

# CERTIFICATE OF OWNERSHIP

Know all men by these presents that Teetering Rock Ranch Inc. and Sean Bolduc being sole owner(s) in fee simple of all that real property situated in Teller County, Colorado described as follows:

Tracts 1, 2 and 10, Billups & Barnes Subdivision (unplatted), containing 59.854 acres more or less Have by these presents laid out and platted the same as shown on this plat under the name and style of EXEMPTION PLAT OF BILLUPS & BARNES SUBDIVISION TRACTS 1R, 2R AND 10R, an exemption plat of lands in the County of Teller.

EXECUTED this 28 day of July, A.D., 2006

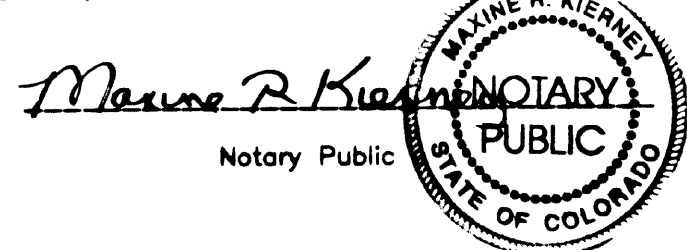
Janeen McWhorter (Officer/President) Sean Bolduc (owner)  
Teetering Rock Ranch Inc. (Owner)

STATE OF COLORADO )  
COUNTY OF TELLER ) SS

The foregoing Certificate of Ownership was acknowledged before me this 28 day of July, A.D. 2006, by Janeen McWhorter (Officer/President for Teetering Rock Ranch Inc.) and Sean Bolduc

Witness my Hand and Seal:

My Commission Expires: 6-16-11  
Address: 3932 Whither Dr  
Colorado Spgs, CO 80910



## LAND DESCRIPTION AS DEEDED:

A tract of land located in a portion of the Southwest One-quarter (SW1/4) of Section 6, Township 13 South (T13S), Range 70 West (R70W) of the 6TH P.M., County of Teller, State of Colorado, being more particularly described as follows:

Tracts 1, 2 and 10, Billups and Barnes Subdivision (unplatted) as described in Warranty Deeds recorded under Reception Numbers 526788 and 569826 and Correction Warranty Deed, recorded under Reception Number 489697, all in the records of the Clerk and Records Office, County of Teller, State of Colorado.

Said tract contains 59.854 acres more or less.

## BASIS OF BEARINGS:

The bearings for this survey are based upon the West line of the Southwest One-quarter (SW1/4) of Section 6, T13S, R70W of the 6TH P.M., County of Teller, State of Colorado, being also the West line of a tract of land as described in Warranty Deed, Recorded under Reception No. 488773 in the records of the Clerk and Records Office of said County, being monumented at the Southwest corner of said tract of land, by a found 3/4" Iron pipe and at the Northwest corner of said tract of land by a found Aluminum cap marked "UWE LS 5076". Said line assumed to bear N02°31'38"E, a distance of 1913.60 feet measured.

## TITLE CERTIFICATE:

Title America does hereby certify that he, she, or it has examined the Title to all lands shown upon this EXEMPTION PLAT and that Title to such lands is vested in TEETERING ROCK RANCH INC and SEAN BOLDUC, free and clear of all liens, taxes and encumbrances, except as follows: as noted below under the Mortgage and Lienholder Subordination Agreement.

Dated this 21st day of August, A.D., 2006

John J. Suberville  
Authorized Representative

## BOARD OF COUNTY COMMISSIONERS' CERTIFICATE:

This Exemption Plat is approved by the Board of County Commissioners of Teller County, Colorado this 21 day of September, A.D., 2006, after filing with the Clerk and Recorder of Teller County. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions, flooding conditions, or any other matter or condition of any lot shown hereon are such that a building permit, sewage disposal permit or any other required permit will be issued.

James A. Dyer  
Chairperson, Board of County Commissioners  
Teller County, Colorado

Witness my hand and seal of the County of Teller

Julianne Morales  
Clerk to the Board of County Commissioners

## MORTGAGEE AND LIENHOLDER SUBORDINATION AGREEMENT:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as beneficiary of Deeds of Trust recorded on the 5TH day of July, 2005 under Reception No. 582081 and the 18TH day of December, 2005 at Reception No. 588722 in the public records of Teller County, Colorado concerning the above described tract of land, hereby undertakes and agrees that their interest thereunder shall be subject and subordinate in each and every respect to this Exemption Plat, and that any and all increases, renewals, modifications, extensions, substitutions, replacements and/or consolidations of said Deeds of Trust, and any future lien, mortgage or deed of trust affecting the premises subject to this Exemption Plat, held by the undersigned, now are and shall at all times continue to be subjective and subordinate in each and every respect to this Exemption Plat.

EXECUTED this 16th day of August, A.D., 2006

By: Reggie Shepherd Title: Recording Officer

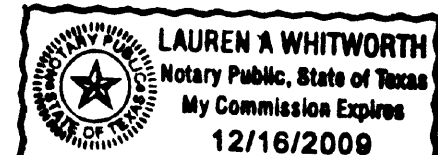
STATE OF Texas )  
COUNTY OF Dallas ) SS

The foregoing Mortgagee and Lienholder Agreement was acknowledged before me this 16th day of August, 2006 A.D.

By: Reggie Shepherd

Witness my Hand and Seal:

Lauren A. Whitworth  
Notary Public, State of Texas  
My Commission Expires  
12/16/2009



My Commission Expires: 12/16/2009

## CLERK AND RECORDER'S CERTIFICATE:

This Exemption Plat was filed for record in the Office of the Clerk and Recorder of Teller County at 9:45 o'clock AM on this 22nd day of September, 2006 and is duly recorded at Reception No. 599137

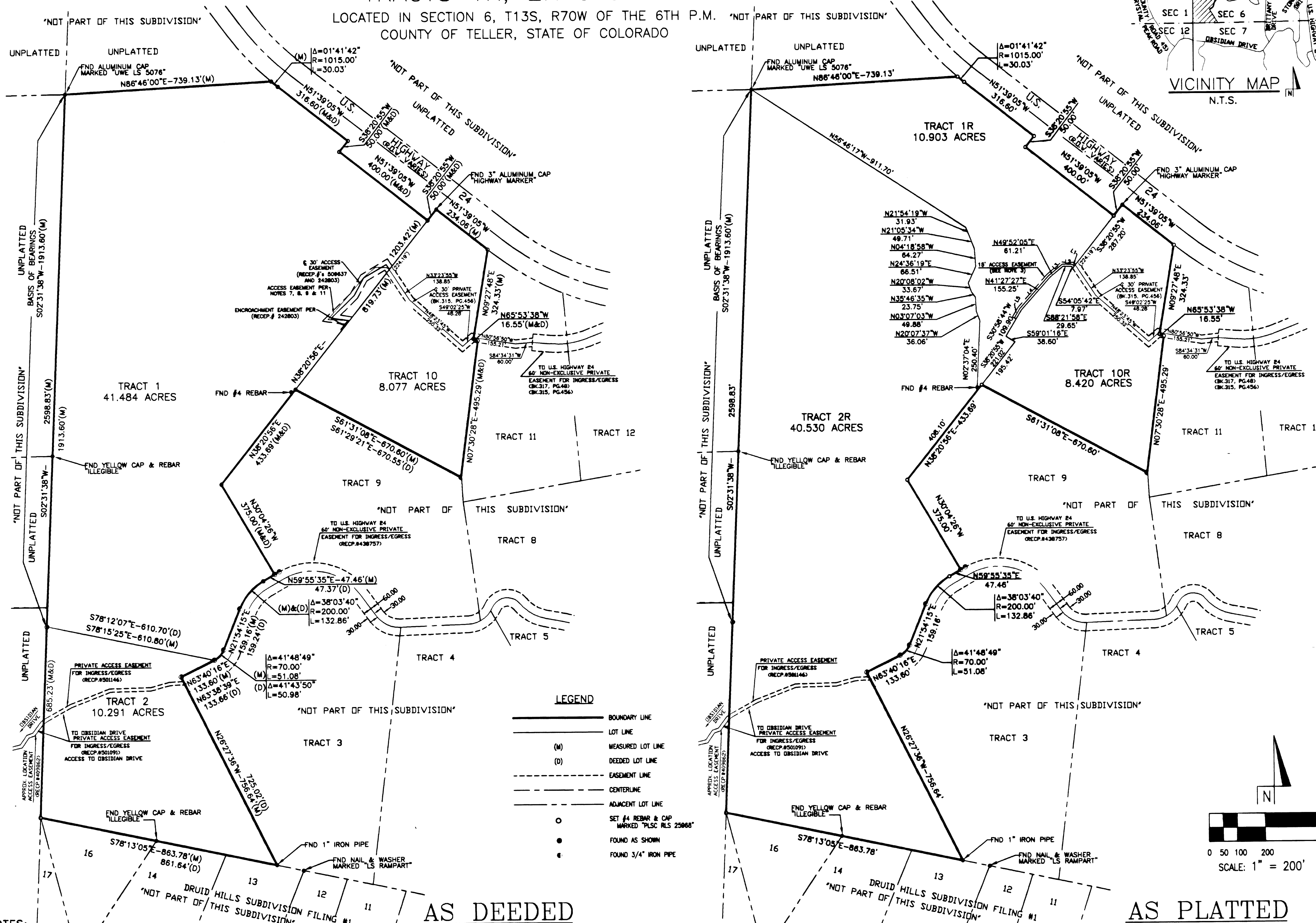
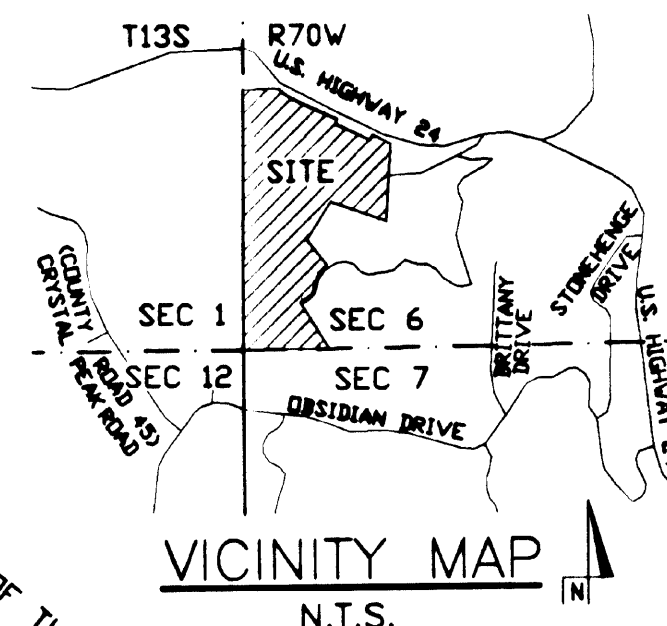
Patricia A. Crowson Clerk and Recorder

By: Stephen B. Deputy



PINNACLE LAND SURVEYING COMPANY, INC.  
121 County Road 5, Divide CO 80816 687-7360

# EXEMPTION PLAT BILLUPS & BARNES SUBDIVISION TRACTS 1R, 2R and 10R LOCATED IN SECTION 6, T13S, R70W OF THE 6TH P.M. 'NOT PART OF THIS SUBDIVISION' COUNTY OF TELLER, STATE OF COLORADO



## NOTES:

This property is subject to the following:

- This development is subject to the Teller County Right to Farm and Ranch Policy, adopted as Resolution 08-12-99(47) by the Board of County Commissioners of Teller County on August 12, 1999, as may be amended.
- This survey does not constitute a title search by Pinnacle Land Surveying Company to determine ownership of the easements of record. For all information regarding easement, rights-of-way and title of record, Pinnacle Land Surveying Company relied upon Commitments for Title Insurance, prepared by Warranty Title, Inc. Case No. W1080802 dated Dec. 20, 2005 and Security Title Guaranty Company. Commitment No. S0100375 dated November 14, 2005.
- Recording of this plat will vacate the easements recorded under Reception No. 242803, 509637 and 585100, and the Notice's recorded under Reception No. 501091 of the records of Teller County, Colorado. No width given in description, described as over and across the existing roadway.
- Terms, conditions, provisions and obligations of Grant of Easement as described in the instrument recorded January 25, 2000 at Reception No. 501148 of the records of Teller County, Colorado.
- Terms, conditions, provisions and obligations of Access Easement Agreement as described in the instrument recorded April 21, 1999 at Reception No. 490862 of the records of Teller County, Colorado.

## AS DEEDED

- Referring to Tracts 1 & 10: Terms, conditions, provisions and obligations of Notice as described in the instrument recorded August 17, 2004 at Reception No. 570147 of the records of Teller County, Colorado.
- Terms, conditions, provisions and obligations of Declaration as described in the instrument recorded August 17, 2004 at Reception No. 570148 of the records of Teller County, Colorado.
- Terms, conditions, provisions and obligations of Notice as described in the instrument recorded August 17, 2004 at Reception No. 570149 of the records of Teller County, Colorado.
- Terms, conditions, provisions and obligations of Grant of Easement as described in the instrument recorded September 15, 2000 at Reception No. 509637 of the records of Teller County, Colorado.
- Terms, conditions, provisions and obligations of Grant of Easement as described in the instrument recorded September 13, 2005 at Reception No. 585100 of the records of Teller County, Colorado. For the existing road under Reception No. 509637.
- Referring to Tract 10: Those rights as conveyed by Deed recorded August 31, 1976 in Drawer 20, Card 1457 at reception No. 249817.
- Easement for deck encroachment as described in document recorded October 20, 1975 in Drawer 18, Card 12 at Reception No. 242803.
- All access easements as shown are for ingress and egress to the adjoining properties. Ownership and maintenance of these easements are vested in the adjoining property owners.

LINE	LENGTH	BEARING
L1	10.61'	N54°05'42"W
L2	34.83'	N88°21'58"W
L3	64.62'	N49°52'05"E
L4	156.49'	N41°27'27"E
L5	38.59'	S30°58'44"W

OWNERS:  
TEETERING ROCK RANCH INC  
4478 U.S. Highway 24  
Florissant, CO 80816

SEAN BOLDUC  
1031 Manitou Avenue  
Manitou Springs, CO 80829

## PURPOSE STATEMENT:

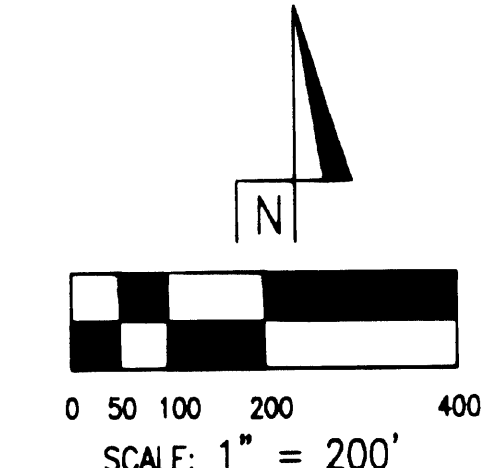
The purpose of this plat is to adjust the common lot lines between Tracts 1, 2 and Tracts 1 and 10, Billups & Barnes Subdivision.

## SURVEYOR'S CERTIFICATION:

The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that the accompanying plat was surveyed and drawn under his direct supervision and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge and belief.

PINNACLE LAND SURVEYING CO., INC.

John W. Towner 8/18/06  
John W. Towner, Registered Professional Land Surveyor No. 22368



## AS PLATTED

TRACTS 1R, 2R & 10R, BILLUPS & BARNES SUBDIVISION  
DRAWN BY: MWW CHECKED BY: JWT DATE: 07-26-06  
JOB NO.: 04D04900 DWG: 04D04900SEP.DWG SHEET 1 OF 1