



RATIFICATION OF PLAT

Name of Plat: Boyd Subdivision Filing No. 1, El Paso County, Colorado

Owners: Christopher T. Boyd and Jessica M. Boyd

Lender/Lien Holder: Points West Community Bank

Legal Description: SEE ATTACHED EXHIBIT "A"

KNOW ALL MEN BY THESE PRESENTS that Points West Community Bank, by virtue of that certain Deed of Trust to the Public Trustee of El Paso County, Colorado recorded under Reception Number 221137601 of the records of said County, does hereby ratify and confirm the plat of the subdivision known as Boyd Subdivision Filing No. 1, El Paso County, Colorado, which consists of the property described in attached Exhibit "A".

By signing this Ratification of Plat, the undersigned specifically agrees to be bound by all terms and conditions of the above described document to the same extent as if the undersigned had executed the same. Because the above described document is a Plat, this Ratification specifically applies to all street, drainage and utility easements shown on said plat.

Points West Community Bank

By: [Signature]
Name: Royce Danford
Title: VP

STATE OF Colorado)
) SS
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 28 day of November, 2022 by Royce Danford as Vice President of Points West Community Bank.

Notary Public [Signature]
My commission expires: 08232023

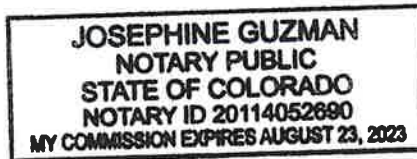


EXHIBIT "A"

LAND DESCRIPTION: *(Boyd Subdivision Filing No. 1)*

**A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF LOT 2, SECTION 7 ,
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:**

**(BEARINGS REFERRED TO HEREIN ARE BASED ON THE EAST LINE OF THE
SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION
12, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO, BEARING N 00°07'55" W.)**

**BEGINNING (P.O.B.) AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE N
00°07'55" W, A DISTANCE OF 1326.89 FEET ALONG THE WEST LINE OF SAID LOT
2 TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF SAID LOT 2,**

**THENCE N 89°36'06" E, A DISTANCE OF 1183.91 FEET ALONG THE NORTH LINE OF
THE SOUTH ONE-HALF OF SAID LOT 2;**

**THENCE S 00°21'22" W, A DISTANCE OF 1326.19 FEET TO A POINT ON THE SOUTH
LINE OF SAID LOT 2;**

**THENCE S 89°33'44" W, A DISTANCE OF 1172.62 FEET ALONG THE SOUTH LINE OF
SAID LOT 2 TO THE SOUTHWEST CORNER THEREOF AND THE POINT OF
BEGINNING;**

SAID TRACT CONTAINS 1,562,936 SF (35.880 ACRES), MORE OR LESS.