

MS 21-005

RATIFICATION OF PLAT

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

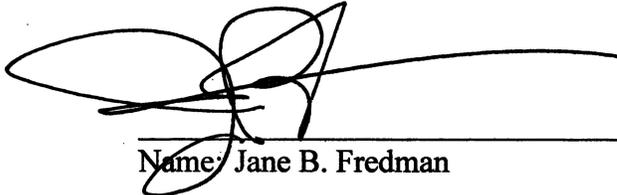
Owners: Michael B. Crowe, Ruth C. Griffith-Crowe and Robert T. Crowe

Lender/Lien Holder: Jane B. Fredman

Legal Description: SEE ATTACHED EXHIBIT "A"

KNOW ALL MEN BY THESE PRESENTS that Jane B. Fredman, by virtue of that certain Deed of Trust to the Public Trustee of El Paso County, Colorado recorded under Reception Number 222075727 of the records of said County, does hereby ratify and confirm the plat of the subdivision known as Crowe 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.



Name: Jane B. Fredman

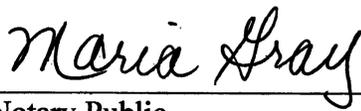
Title: Lender

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 2nd day of June, 2022 by Jane B. Fredman as Lender.

Witness my hand and seal.
My commission expires:

MARIA GRAY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004017598
MY COMMISSION EXPIRES JULY 13, 2024



Notary Public

Chuck Broerman
06/15/2022 08:55:09 AM
Doc \$0.00 2
Rec \$18.00 Pages

El Paso County, CO

222082016

EXHIBIT "A"

LEGAL DESCRIPTION: (Crowe Subdivision Filing No. 1)

**THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE
SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 66
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 NORTH LINE OF THE
SOUTHWEST ONE-QUARTER OF SAID SECTION 28, BEARING
N 89°50'24" E.)**

**BEGINNING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 28,
THENCE S 00°27'11" E, A DISTANCE OF 663.63 FEET ALONG SAID EAST LINE OF
THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28;**

**THENCE S 89°55'04" W, A DISTANCE OF 1318.17 FEET ALONG THE NORTH LINE
OF LOT 1, ANDRENE SUBDIVISION, AS RECORDED IN RECEPTION NO. 1199606,
OF THE PUBLIC RECORDS OF SAID EL PASO COUNTY, TO THE NORTHWEST
CORNER OF SAID LOT 1, ANDRENE SUBDIVISION.**

**THENCE N 00°25'38" W, A DISTANCE OF 661.84 FEET ALONG THE WEST LINE OF
THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION
28;**

**THENCE N 89°50'24" E, A DISTANCE OF 1317.86 FEET ALONG THE NORTH LINE
OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28 TO THE POINT OF
BEGINNING.**

SAID TRACT CONTAINS 873,478 SF (20.052 ACRES), MORE OR LESS.