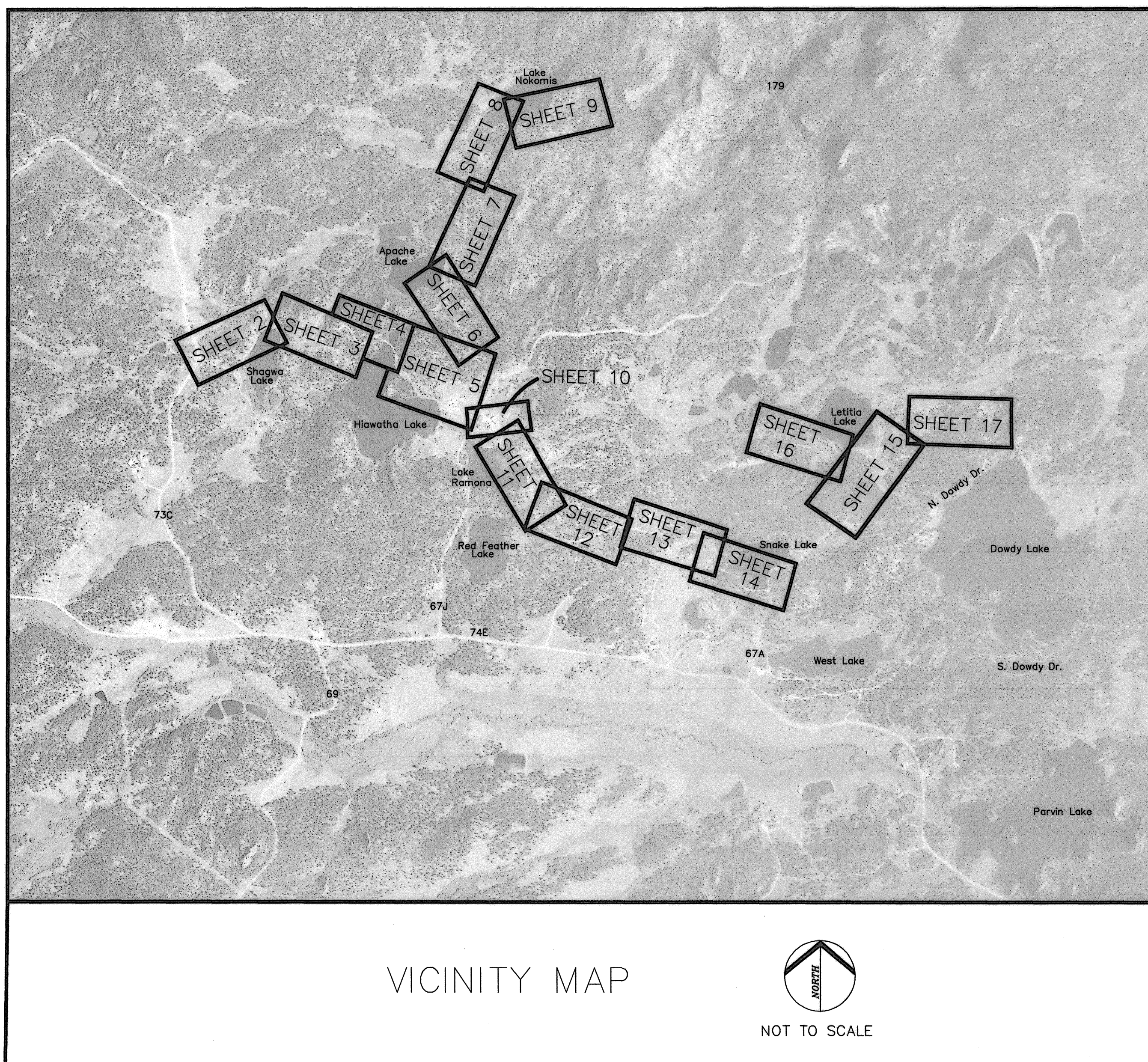


MAP OF PUBLIC ROADS IN RED FEATHER LAKES AREA

BEING A SURVEY OF CERTAIN HISTORIC TRAVELED ROADS RECOGNIZED AS PUBLIC BY ACTION OF
THE LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 20, 2009 IN RED FEATHER LAKES AREA
SITUATE IN AND ACROSS PORTIONS OF SECTION 21, 27, 28 AND 29, TOWNSHIP 10 NORTH, RANGE 73 WEST OF THE 6TH P.M.
COUNTY OF LARIMER, STATE OF COLORADO



1. COVER SHEET – SHEET INDEX
2. HIAWATHA HIGHWAY – WEST HIAWATHA HEIGHTS
3. HIAWATHA HIGHWAY – HIAWATHA HEIGHTS
4. HIAWATHA HIGHWAY – QUAINANCE ESTATE
5. HIAWATHA HIGHWAY & NOKOMIS ROAD – HIAWATHA HEIGHTS
6. NOKOMIS ROAD – QUAINANCE ESTATE
7. NOKOMIS ROAD – SOUTH NOKOMIS LAKE SUBDIVISION
8. NOKOMIS ROAD – SOUTH NOKOMIS LAKE SUBDIVISION
9. NOKOMIS ROAD – SOUTH NOKOMIS LAKE SUBDIVISION
10. MAIN STREET & FIRE HOUSE LANE – DOWNTOWN RED FEATHER LAKES
11. RAMONA DRIVE – HIAWATHA HEIGHTS/RAMONA HEIGHTS
12. RAMONA DRIVE – QUAINANCE ESTATE & RAMONA HEIGHTS
13. RAMONA DRIVE – QUAINANCE ESTATE & RAMONA HEIGHTS
14. RAMONA DRIVE – QUAINANCE ESTATE
15. LETITIA DRIVE & EAGLE TREE CIRCLE – EAST OWASSA HEIGHTS
16. LETITIA DRIVE – QUAINANCE ESTATE & LETITIA LAKE SUBDIVISION
17. EAGLE TREE CIRCLE – LETITIA LAKE SUBDIVISION

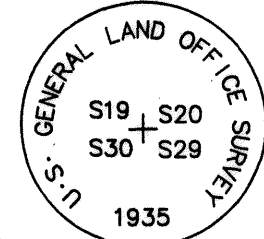
NOTE: THIS SURVEY DOES NOT DEPICT ALL EXISTING STRUCTURES
ALONG THE SURVEYED ROADWAY

PROJECT PURPOSE NOTE:
To create survey alignment drawings and description of certain existing historic traveled roads in
the Red Feather Lakes area pursuant to the Board of County Commissioners actions on
Tuesday, October 20, 2009 to recognize said roads as public.

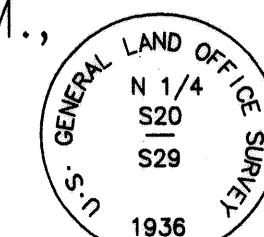
NOTICE: According to Colorado Law, you must commence any legal
action based on any defect in this survey within three years
after you discover such defect. In no event may any legal action
based on any defect in this survey be commenced more than ten
years as from the date of survey shown hereon.

MAP OF
PUBLIC ROADS IN RED FEATHER LAKES AREA
BEING A SURVEY OF CERTAIN HISTORIC TRAVELED ROADS RECOGNIZED AS PUBLIC BY ACTION OF
THE LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 20, 2009 IN RED FEATHER LAKES AREA
SITUATE IN AND ACROSS PORTIONS OF SECTION 21, 27, 28 AND 29, TOWNSHIP 10 NORTH, RANGE 73 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO

FOUND 3 1/4" GLO BRASS
CAP ON 3" PIPE
NW CORNER
SEC. 29, T10N, R73W



NORTH LINE OF THE NW 1/4
(ASSUMED BASIS OF BEARING)



FOUND 2 1/2" GLO BRASS
CAP ON 1" PIPE
N 1/4 CORNER
SEC. 29, T10N, R73W

A centerline of a traveled way situate in the Northwest quarter of Section 29, Township 10 North, Range 73 West of the 6th P.M., County of Larimer, State of Colorado, and being more particularly described as follows:

Considering the North line of the Northwest quarter of said Section 29 as bearing South 88°13'04" East and with all bearings contained herein relative thereto:

Commencing at the Northwest corner of said Section 29; thence South 44°11'17" East 1894.74 feet to the centerline of the traveled way of Hiawatha Highway, said point being the TRUE POINT OF BEGINNING of this description; thence along said centerline South 67°24'25" East 30.25 feet; thence South 59°57'45" East 178.88 feet; thence South 66°46'12" East 97.24 feet; thence South 69°43'39" East 81.48 feet; thence South 78°52'20" East 81.71 feet; thence South 75°15'01" East 114.44 feet; thence 188.73 feet along the arc of a curve concave to the Northwest, having a radius of 140.00 feet, a central angle of 77°14'16", and the long chord which bears North 66°07'51" East 174.76 feet; thence North 27°30'42" East 113.78 feet; thence North 35°40'34" East 101.32 feet; thence North 39°30'45" East 121.55 feet; thence North 31°46'03" East 100.02 feet; thence North 23°13'04" East 92.42 feet; thence 100.75 feet along the arc of a curve concave to the Southeast, having a radius of 200.00 feet, a central angle of 28°51'41", and the long chord which bears North 37°38'57" East 99.69 feet; thence North 52°04'51" East 44.86 feet; thence 78.92 feet along the arc of a curve concave to the South, having a radius of 200.00 feet, a central angle of 22°36'28", and the long chord which bears North 63°23'05" East 78.40 feet; thence North 74°41'18" East 17.34 feet; thence 138.39 feet along the arc of a curve concave to the South, having a radius of 150.00 feet, a central angle of 52°51'41", and the long chord which bears South 78°52'51" East 133.53 feet to the East line of said Northwest quarter, said point bears South 01°36'34" West 845.06 feet from the Northeast corner of said Northwest quarter. The above described centerline is subject to all rights-of-way, easements, and restrictions now in use or on record.

SURVEYOR'S STATEMENT

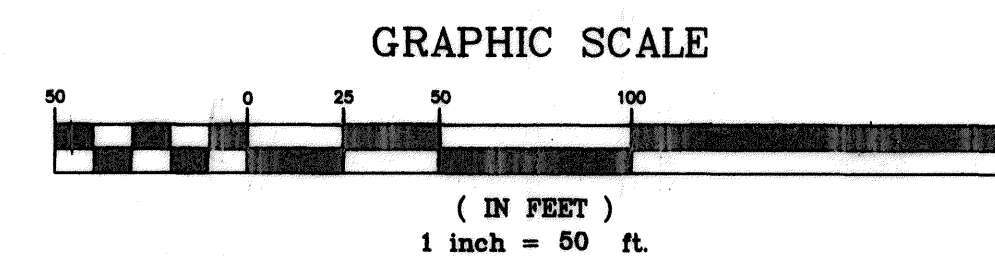
I, Brian T. Nelson, a duly Registered Land Surveyor in the State of Colorado, acting as an agent for Ayres Associates Inc, do hereby represent that the above legal description truly and correctly represents the result of a survey performed by me or under my direction.

Brian T. Nelson, Registered Land Surveyor
Colorado Registration No. 23513



WEST HIAWATHA HEIGHTS

LAKE SHAGWA



LEGEND

- = FOUND #4 REBAR W/ ALUM CAP LS 8641
- = FOUND #4 REBAR W/ PLASTIC CAP LS 8641
- = FOUND #4 REBAR W/ PLASTIC CAP LS 1001
- = FOUND #4 REBAR W/ PLASTIC CAP LS. 23513
- = FOUND #4 REBAR W/ NO CAP
- = FOUND 1" PIPE
- = FOUND #4 REBAR W/ PLASTIC CAP LS 25315
- = FOUND #6 REBAR W/ NO CAP
- = SET #5 REBAR W/ 1.75" ALUM CAP STAMPED "CL ROAD LS 23513"
- = P.I., P.T., OR P.C. ON ROAD CENTERLINE, NO MONUMENT SET

BASIS OF BEARING: Basis of bearing is the North line of the Northwest quarter of Section 29, Township 10 North, Range 73 West, as monument by a 2 1/2" GLO Brass Cap on a 1" pipe at the Northeast corner of the Northwest quarter at a 3 1/4" GLO Brass Cap on a 3" pipe at the Northwest corner of the Northwest quarter. All measurements are U.S. Survey Feet.

NOTICE: According to Colorado Law, you must commence any legal action based on any defect in this survey within three years after you discover such defect. In no event may any legal action based on any defect in this survey be commenced more than ten years as from the date of survey shown hereon.

NOTE: This map is for the sole purpose of describing the centerline of the traveled way. All lots as shown on this map are per recorded amended plats or scaled and plotted from the original plat. The centerline of the traveled way was used to show and locate existing monumentation by others. Any proximity of monumentation by others to actual lot corners, as shown on this map, does not imply record position.

NOTE: EXISTING RIGHTS OF WAY ARE NOT SUPERSEDED BY THIS SURVEY.

Engineers/Scientists/Surveyors
2009 J.R. Nelson, Building 2, Suite 200
P.O. Box 270400
Denver, Colorado 80227
(303) 733-0000



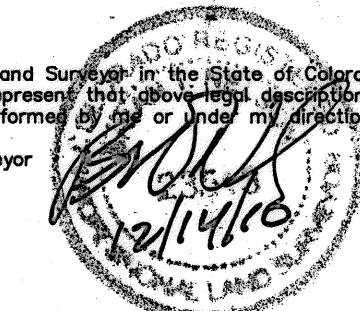
HIAWATHA HIGHWAY TRAVELED WAY
WEST HIAWATHA HEIGHTS

RED FEATHER LAKES
PUBLIC ROADS SURVEY

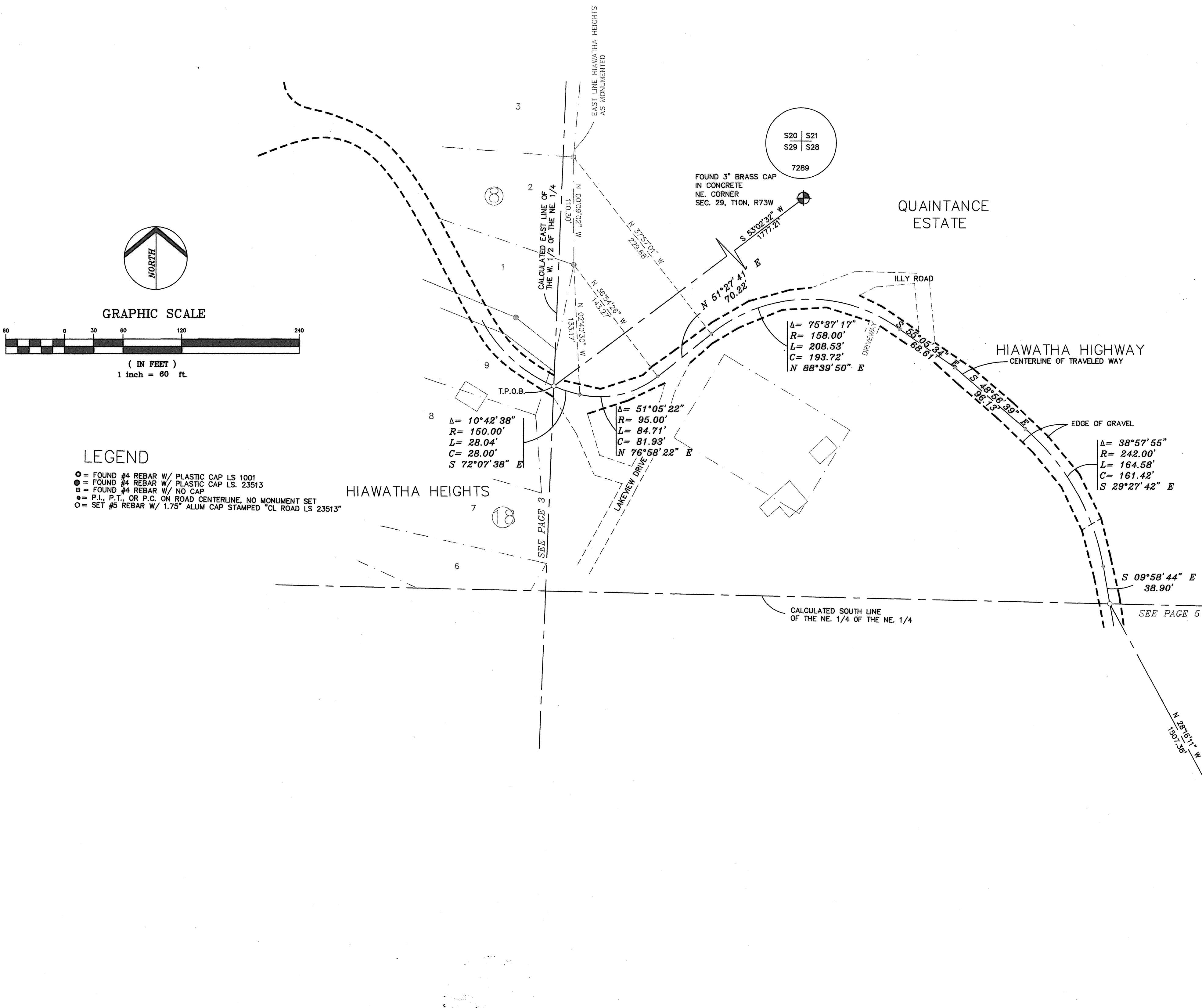
Revisions	Date
County Redlines	10-05-10

Designed By:	btm
Drawn By:	btm
Checked By:	btm
Approved By:	btm
Job #	32-1508
Date	05-10-10

Sheet	2	of	17
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MAP OF
PUBLIC ROADS IN RED FEATHER LAKES AREA
BEING A SURVEY OF CERTAIN HISTORIC TRAVELED ROADS RECOGNIZED AS PUBLIC BY ACTION OF
THE LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 20, 2009 IN RED FEATHER LAKES AREA
SITUATE IN AND ACROSS PORTIONS OF SECTION 21, 27, 28 AND 29, TOWNSHIP 10 NORTH, RANGE 73 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO



LEGAL DESCRIPTION

A centerline of a traveled way situate in the Northeast quarter of Section 29, Township 10 North, Range 73 West, of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

Considering the North line of the Northwest quarter of said Section 29 as bearing South $88^{\circ}13'04''$ East and with all bearings contained herein relative thereto:

Commencing at the Northeast corner of said Section 29; thence South $53^{\circ}02'32''$ West 1777.21 feet to a point on the centerline of the traveled way of Hiawatha Highway, said point also being the TRUE POINT OF BEGINNING of this description; thence along said centerline, 28.04 feet along the arc of a curve concave to the North, having a radius of 150.00 feet, a central angle of $10^{\circ}42'38''$, and the long chord of which bears South $72^{\circ}07'38''$ East 28.00 feet to a point of compound curvature; thence 84.71 feet along the arc of a curve concave to the North, having a radius of 95.00 feet, a central angle of $51^{\circ}05'22''$, and the long chord of which bears North $76^{\circ}58'22''$ East 81.93 feet; thence North $51^{\circ}27'41''$ East 70.22 feet; thence 208.53 feet along the arc of a curve concave to the South, having a radius of 158.00 feet, a central angle of $75^{\circ}37'17''$, and the long chord of which bears North $88^{\circ}39'50''$ East 193.72 feet; thence South $55^{\circ}03'34''$ East 68.61 feet; thence South $48^{\circ}58'39''$ East 96.13 feet; thence 164.58 feet along the arc of a curve concave to the Southwest, having a radius of 242.00 feet, a central angle of $38^{\circ}57'55''$, and the long chord of which bears South $29^{\circ}27'42''$ East 161.42 feet; thence South $09^{\circ}58'44''$ East 38.90 feet to a point that is North $28^{\circ}16'11''$ West 1507.38 feet from the East quarter corner of said Section 29. The above described centerline is subject to all rights-of-way, easements, and restrictions now in use or on record.

SURVEYOR'S STATEMENT
I, Brian T. Nelson, a duly Registered Land Surveyor in the State of Colorado, acting as an agent for Ayres Associates Inc, do hereby represent that above legal description truly and correctly represents the results of a survey conducted by me, or under my direction.
Brian T. Nelson, Registered Land Surveyor
Colorado Registration No. 23513

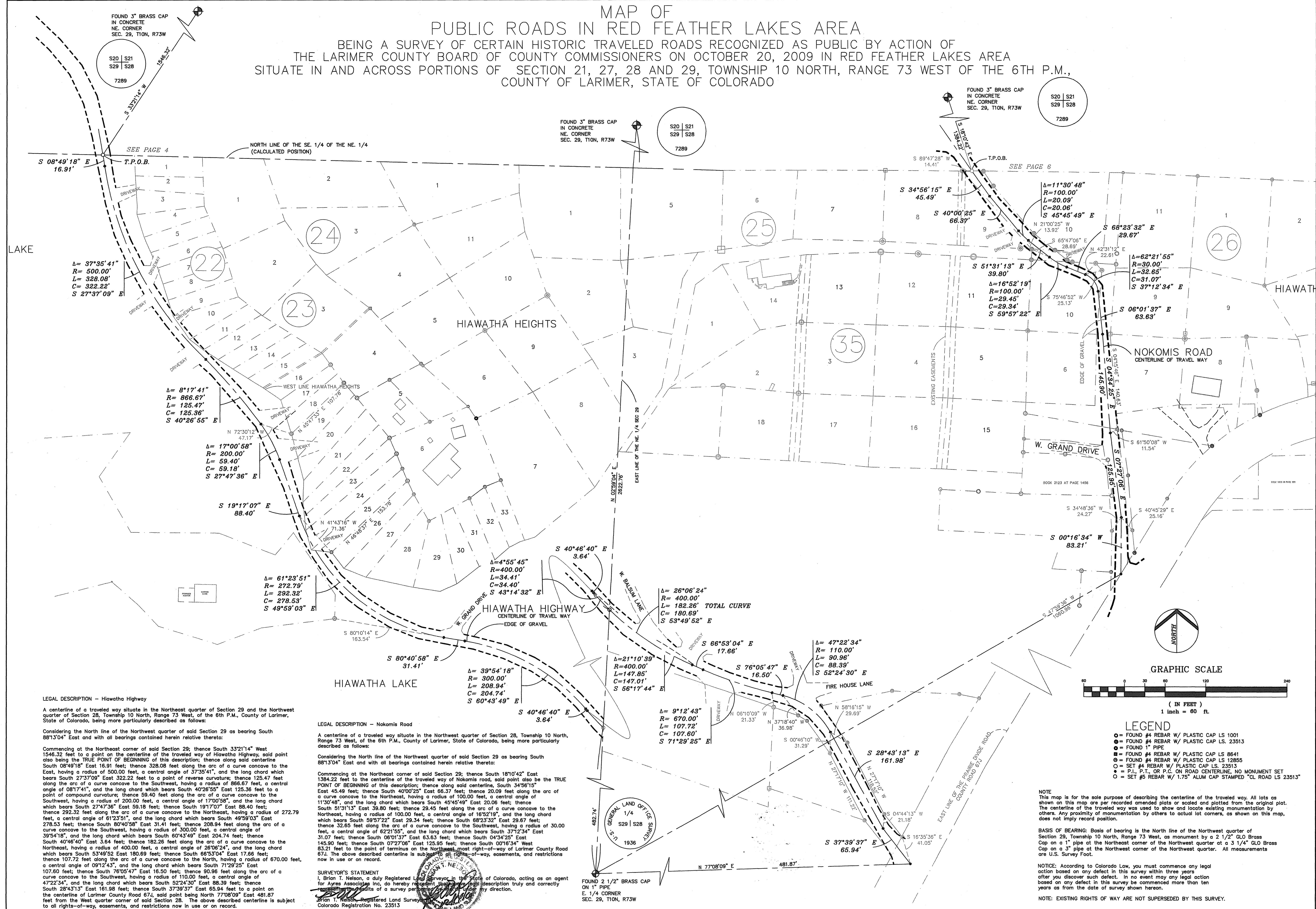
BASIS OF BEARING: Basis of bearing is the North line of the Northwest quarter of Section 29, Township 10 North, Range 73 West, as monument by a 2 1/2" GLO Brass Cap on a 1" pipe at the Northeast corner of the Northwest quarter at a 3 1/4" GLO Brass Cap on a 3" pipe at the Northwest corner of the Northwest quarter. All measurements are U.S. Survey Foot.

NOTICE: According to Colorado Law, you must commence any legal action based on any defect in this survey within three years after you discover such defect. In no event may any legal action based on any defect in this survey be commenced more than ten years as from the date of survey shown hereon.

NOTE:
This map is for the sole purpose of describing the centerline of the traveled way. All lots as shown on this map are per recorded amended plats or scaled and plotted from the original plat. The centerline of the traveled way was used to show and locate existing monumentation by others. Any proximity of monumentation by others to actual lot corners, as shown on this map, does not imply record position.

NOTE: EXISTING RIGHTS OF WAY ARE NOT SUPERSEDED BY THIS SURVEY.

MAP OF
PUBLIC ROADS IN RED FEATHER LAKES AREA
BEING A SURVEY OF CERTAIN HISTORIC TRAVELED ROADS RECOGNIZED AS PUBLIC BY ACTION OF
THE LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 20, 2009 IN RED FEATHER LAKES AREA
SITUATE IN AND ACROSS PORTIONS OF SECTION 21, 27, 28 AND 29, TOWNSHIP 10 NORTH, RANGE 73 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO



LEGAL DESCRIPTION - Hiawatha Highway

A centerline of a traveled way situate in the Northeast quarter of Section 29 and the Northwest quarter of Section 28, Township 10 North, Range 73 West, of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

Considering the North line of the Northwest quarter of said Section 29 as bearing South 88°13'04\"/>

Commencing at the Northeast corner of said Section 29; thence South 33°21'14\"/>

LEGAL DESCRIPTION - Nokomis Road

A centerline of a traveled way situate in the Northwest quarter of Section 28, Township 10 North, Range 73 West, of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

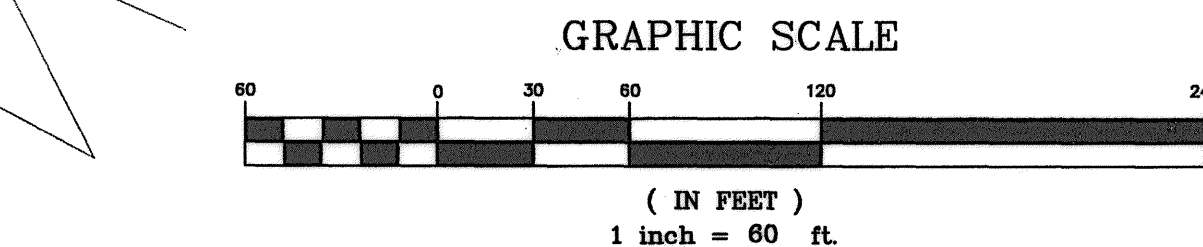
Considering the North line of the Northwest quarter of said Section 29 as bearing South 88°13'04\"/>

Commencing at the Northeast corner of said Section 29; thence South 18°10'42\"/>

SURVEYOR'S STATEMENT

I, Brian T. Nelson, a duly Registered Land Surveyor in the State of Colorado, acting as an agent for Ayres Associates, Inc., do hereby represent that the foregoing description truly and correctly represents the facts and conditions of a survey performed by me or my direction.

Brian T. Nelson, Registered Land Surveyor
Colorado Registration No. 23513



LEGEND

- FOUND #4 REBAR W/ PLASTIC CAP LS 1001
- FOUND #4 REBAR W/ PLASTIC CAP LS 23513
- FOUND 1\"/>

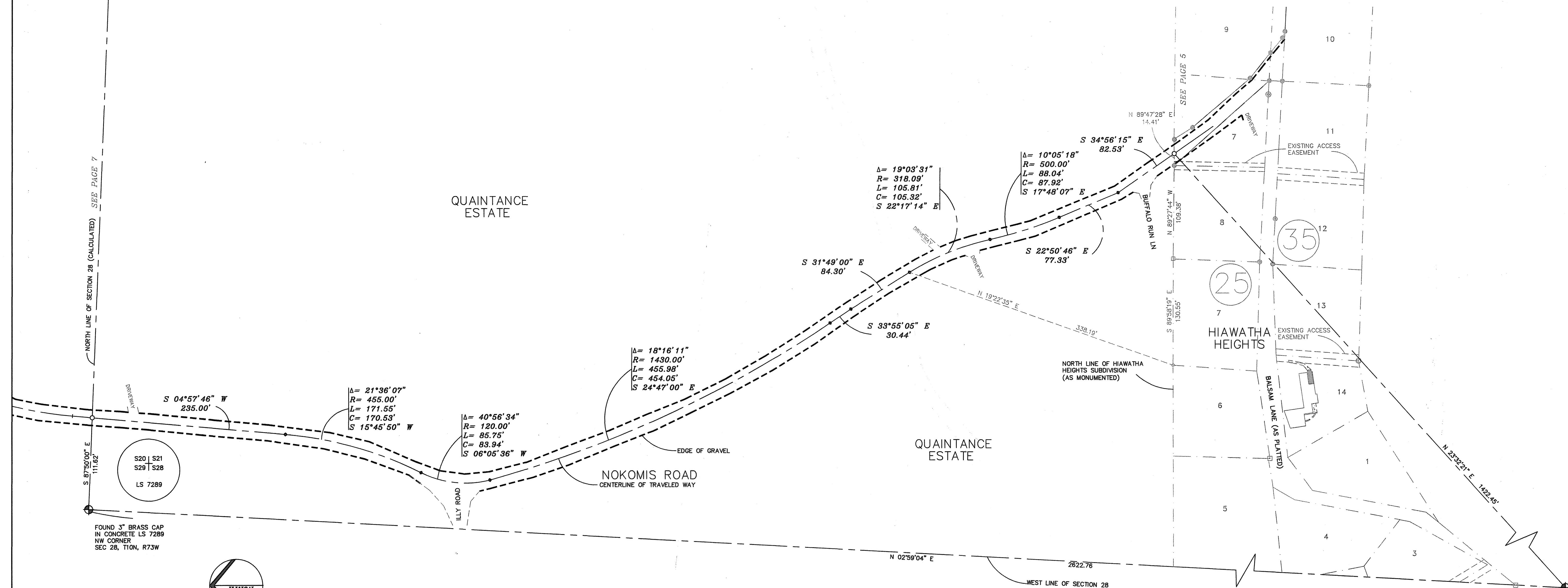
NOTE
This map is for the sole purpose of describing the centerline of the traveled way. All lots as shown on this map are per recorded amended plats or scaled and plotted from the original plat. The centerline of the traveled way was used to show and locate existing monumentation by others. Any proximity of monumentation by others to actual lot corners, as shown on this map, does not imply record position.

BASIS OF BEARING: Basis of bearing is the North line of the Northwest quarter of Section 28, Township 10 North, Range 73 West, as monument by a 2 1/2\"/>

NOTICE: According to Colorado Law, you must commence any legal action based on any defect in this survey within three years after you discover such defect. In no event may any legal action based on any defect in this survey be commenced more than ten years as from the date of survey shown hereon.

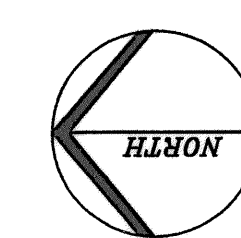
NOTE: EXISTING RIGHTS OF WAY ARE NOT SUPERSEDED BY THIS SURVEY.

MAP OF
PUBLIC ROADS IN RED FEATHER LAKES AREA
BEING A SURVEY OF CERTAIN HISTORIC TRAVELED ROADS RECOGNIZED AS PUBLIC BY ACTION OF
THE LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 20, 2009 IN RED FEATHER LAKES AREA
SITUATE IN AND ACROSS PORTIONS OF SECTION 21, 27, 28 AND 29, TOWNSHIP 10 NORTH, RANGE 73 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO

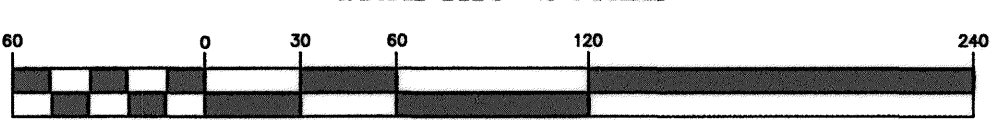


NORTH LINE OF SECTION 28 (CALCULATED) SEE PAGE 7

FOUND 3" BRASS CAP
IN CONCRETE LS 7289
NW CORNER
SEC 28, T10N, R73W



GRAPHIC SCALE



- LEGEND**
- = FOUND #4 REBAR W/ ALUM CAP LS 8641
 - = FOUND #4 REBAR W/ PLASTIC CAP LS 1001
 - = FOUND #4 REBAR W/ PLASTIC CAP LS. 23513
 - = FOUND #4 REBAR W/ NO CAP
 - = FOUND R/L LS 25372
 - = P.I., P.T., OR P.C. ON ROAD CENTERLINE, NO MONUMENT SET
 - = SET #5 REBAR W/ 1.75" ALUM CAP STAMPED "CL ROAD LS 23513"

NOTE
This map is for the sole purpose of describing the traveled way. All lots as shown on this map are per recorded amended plats or scaled and plotted from the original plat. Existing monumentation by others was used to locate the traveled way. Any proximity of monumentation by others to actual lot corners, as shown on this map, does not imply record position.

BASIS OF BEARING: Basis of bearing is the North line of the Northwest quarter of Section 29, Township 10 North, Range 73 West, as monument by a 2 1/2" GLO Brass Cap on a 1" pipe at the Northeast corner of the Northwest quarter at a 3 1/4" GLO Brass Cap on a 3" pipe at the Northwest corner of the Northwest quarter. All measurements are U.S. Survey Feet.

NOTICE: According to Colorado Law, you must commence any legal action based on any defect in this survey within three years after you discover such defect. In no event may any legal action based on any defect in this survey be commenced more than ten years as from the date of survey shown hereon.

NOTE: EXISTING RIGHTS OF WAY ARE NOT SUPERSEDED BY THIS SURVEY.

LEGAL DESCRIPTION

A centerline of a traveled way situate in the Northwest quarter of Section 28, Township 10 North, Range 73 West, of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

Considering the North line of the Northwest quarter of said Section 29 as bearing South 88°13'04" East and with all bearings contained herein relative thereto:

Commencing at the Northwest corner of said Section 28; thence South 87°50'00" East 111.52 feet to a point on the centerline of the traveled way of Nokomis Road, said point being the TRUE POINT OF BEGINNING of this description; thence along said centerline South 04°57'46" West 235.00 feet; thence 171.55 feet along the arc of a curve concave to the Northwest, having a radius of 455.00 feet, a central angle of 21°36'07", and the long chord which bears South 15°45'50" West 170.53 feet to a point of reverse curvature; thence 85.75 feet along the arc of a curve concave to the East, having a radius of 120.00 feet, a central angle of 40°56'34", and the long chord which bears South 06°05'36" West 83.94 feet to a point of compound curvature; thence 455.98 feet along the arc of a curve concave to the Northeast, having a radius of 1430.00 feet, a central angle of 18°16'11", and the long chord which bears South 24°47'00" East 454.05 feet; thence South 33°55'05" East 30.44 feet; thence South 31°49'00" East 84.30 feet; thence 105.81 feet along the arc of a curve concave to the Southwest, having a radius of 318.09 feet, a central angle of 19°03'31", and the long chord which bears South 22°17'14" East 105.32 feet to a point of reverse curvature; thence 88.04 feet along the arc of a curve concave to the Northeast, having a radius of 500.00 feet, a central angle of 10°05'18", and the long chord which bears South 17°48'07" East 87.92 feet; thence South 22°50'46" East 77.33 feet; thence South 34°56'15" East 82.53 feet to the Northerly boundary of Plot of Record and General Plan of Hiawatha Heights Subdivision as monumented, said point being North 23°32'21" East 1422.45 feet from the West quarter corner of said Section 28. The above described centerline is subject to all rights-of-way, easements, and restrictions now in use or on record.

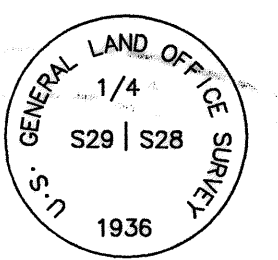
SURVEYOR'S STATEMENT

I, Brian T. Nelson, a duly Registered Land Surveyor in the State of Colorado, acting as an agent for Ayres Associates Inc, do hereby represent that the above legal description truly and correctly represents the results of a survey performed by me or under my direction.

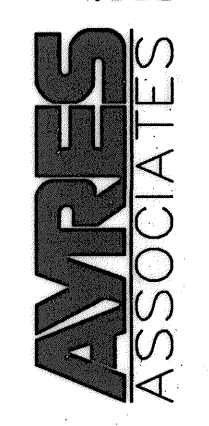
Brian T. Nelson, Registered Land Surveyor
Colorado Registration No. 23513



FOUND 2 1/2" ALUMINUM
CAP ON 1" PIPE
W 1/4 CORNER
SEC 28, T10N, R73W



Engineers/Scientists/Surveyors
Ayres Associates
1400 West 17th Avenue, Suite 200
P.O. Box 270400
Fort Collins, CO 80527
(970) 225-3555



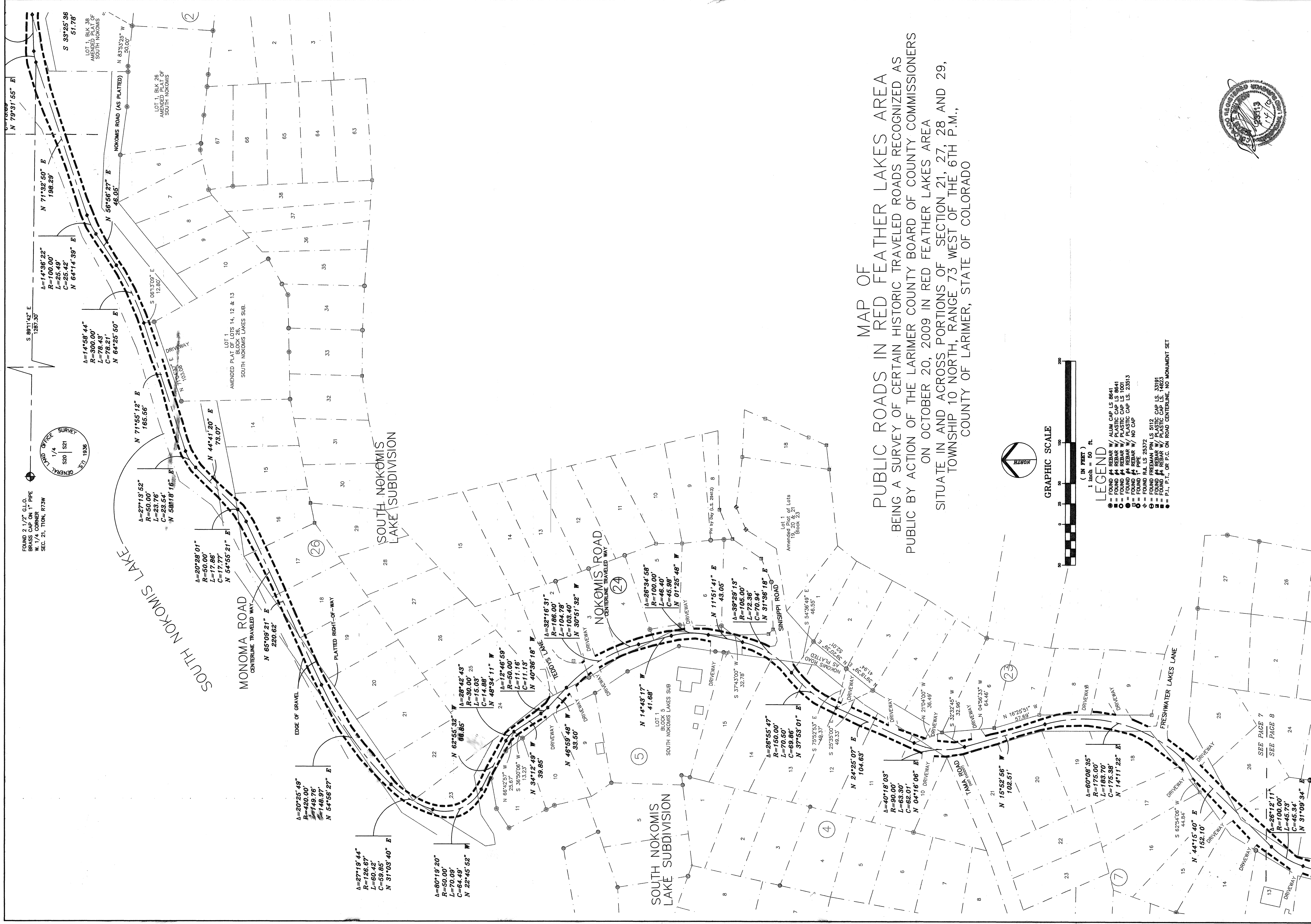
NOKOMIS ROAD TRAVELED WAY
QUAINTANCE ESTATE

RED FEATHER LAKES
PUBLIC ROADS SURVEY

Revisions	Date
County Redlines	10-05-10
Drawn By: PEP	
Checked By: BTN	
Approved By: BTN	
Job #	32-1510
Date	06-20-10

Drawn By: PEP	
Checked By: BTN	
Approved By: BTN	
Job #	32-1510
Date	06-20-10

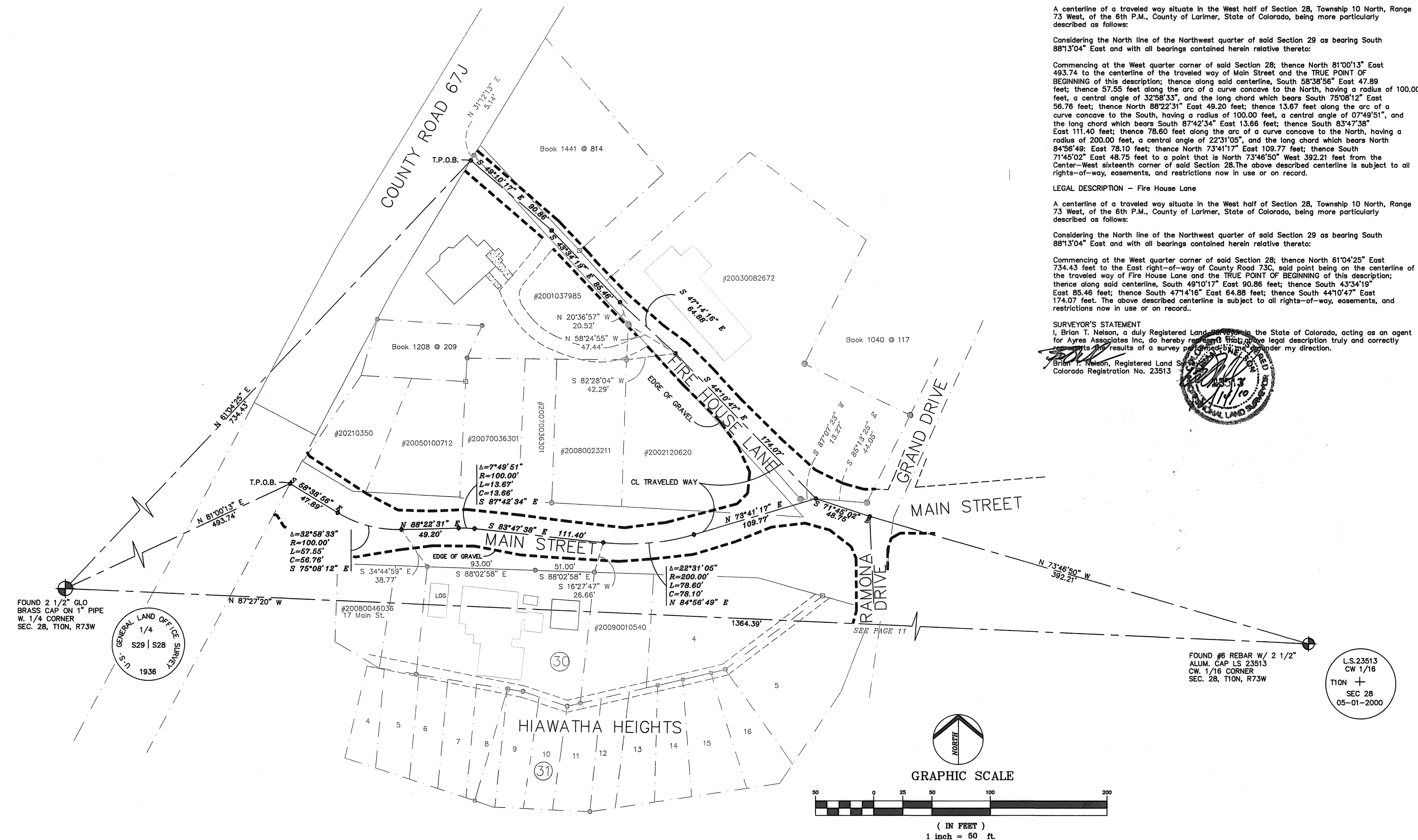
Sheet
6
of
17



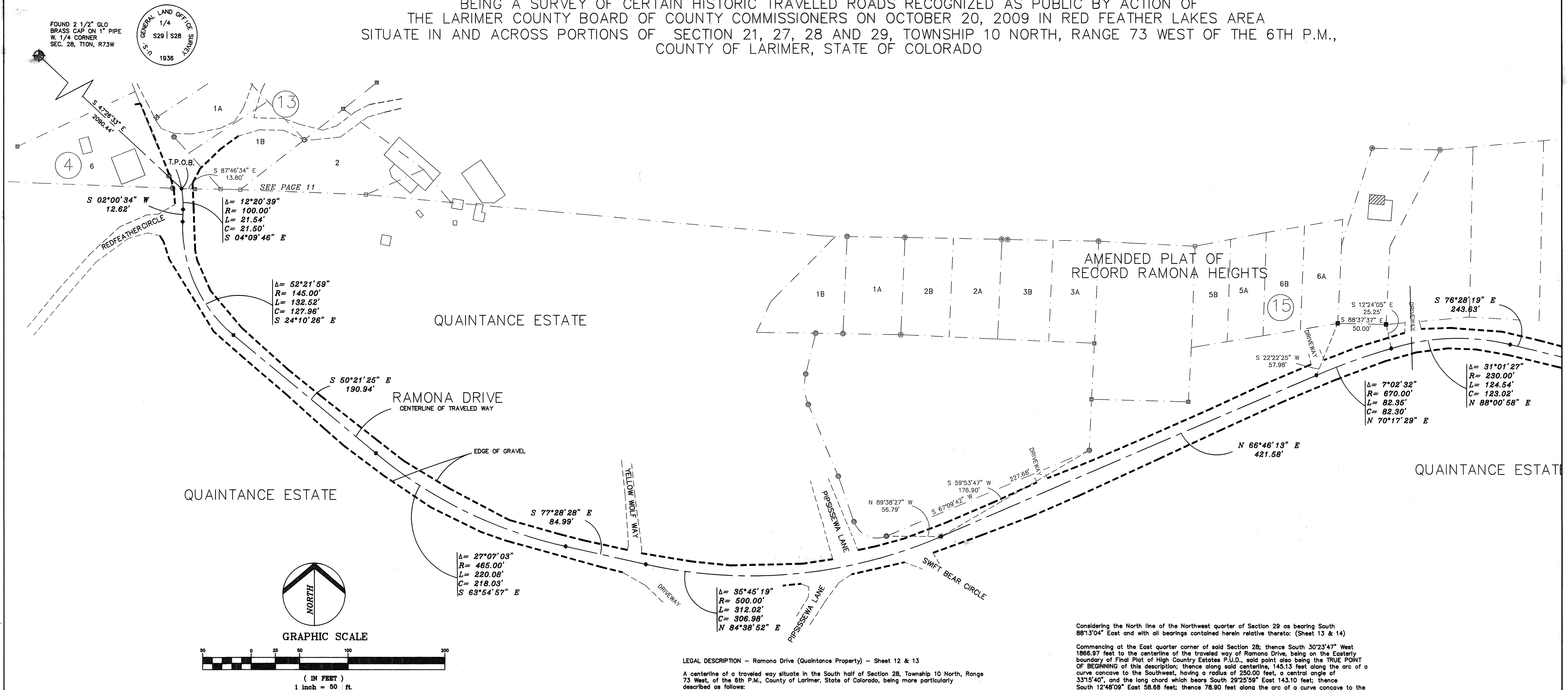
MAP OF
PUBLIC ROADS IN RED FEATHER LAKES AREA
BEING A SURVEY OF CERTAIN HISTORIC TRAVELED ROADS RECOGNIZED AS
PUBLIC BY ACTION OF THE LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS
ON OCTOBER 20, 2009 IN RED FEATHER LAKES AREA
SITUATE IN AND ACROSS PORTIONS OF SECTION 21, 27, 28 AND 29,
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MAP OF
PUBLIC ROADS IN RED FEATHER LAKES AREA
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THE LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 20, 2009 IN RED FEATHER LAKES AREA
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MAP OF
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COUNTY OF LARIMER, STATE OF COLORADO



Considering the North line of the Northwest quarter of Section 29 as bearing South 88°13'04" East and with all bearings contained herein relative thereto: (Sheet 13 & 14)

Commencing at the E 1/4 quarter corner of said Section 28; thence South 30°23'47" West 1866.97 feet to the centerline of the traveled way of Ramona Drive, being on the Easterly boundary of Final Plat of High Country Estates P.L.D., said point also being the TRUE POINT OF BEGINNING of said piece of land along the arc of a curve concave to the arc of a curve concave to the Southwest, having a radius of 250.00 feet, a central angle of 33°15'40", and the long chord which bears South 29°25'59" East 143.10 feet; thence South 12°48'09" East 58.68 feet; thence 78.90 feet along the arc of a curve concave to the east, having a radius of 100.00 feet, a central angle of 10°00'00", and the long chord which bears South 25°43'08" East 78.24 feet; thence South 38°39'08" East 35.03 feet; thence 75.05 feet along the arc of a curve concave to the Southwest, having a radius of 100.00 feet, a central angle of 42°58'52", and the long chord which bears South 17°08'12" East 73.30 feet; thence South 2°01'00" East 95.81 feet; thence 108.08 feet along the arc of a curve concave to the Northeast, having a radius of 70.00 feet, a central angle of 10°00'00", and the long chord which bears South 28°24'33" East 57.78 feet; thence South 61°10'50" East 48.39 feet; thence South 72°05'51" East 108.80 feet; thence 132.40 feet along the arc of a curve concave to the Southwest, having a radius of 180.00 feet, a central angle of 1°00'00", and the long chord which bears South 51°04'33" East 129.60 feet; thence South 30°00'14" East 96.76 feet; thence 84.99 feet along the arc of a curve concave to the Northeast, having a radius of 316.32 feet, a central angle of 15°23'38", and the long chord which bears South 37°42'04" East 84.73 feet to a point of compound curvature; thence 129.60 feet along the arc of a curve concave to the Southwest, having a radius of 180.00 feet, a central angle of 46°03'36", and the long chord which bears South 68°25'41" East 203.43 feet; thence North 88°32'31" East 226.38 feet to the centerline of Larimer County Road 67A, said point being North 34°34'54" East 192.05 feet from the Southeast corner of said Section 28. The above described centerline is subject to all rights-of-way, easements, and restrictions now in use or on record.

LEGAL DESCRIPTION -Ramona Drive (Ramona Heights) - Sheet 13

A centerline of a traveled way situate in the South Half of Section 28, Township 10 North, Range 73 West, of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

Considering the North line of the Northwest quarter of Section 29 as bearing South 88°13'04" East and with all bearings contained herein relative thereto:

Commencing at the east quarter corner of said Section 28; thence South $51^{\circ}34'39''$ West 2153.32 feet to the centerline of the traveled way of Ramon Drive being the southerly boundary of Amended Plat of Record Ramona Heights, a subdivision on record in the office of the Clerk and Recorder of said County, said point also being the TRUE POINT OF BEGINNING of this description; thence along said centerline, 99.01 feet along the arc of a non-tangent curve to the Southeast, having a radius of 67.00 feet, bearing S $55^{\circ}18'$ E 100.00 feet to a new chord which bears North $85^{\circ}50'11''$ East 98.03 feet; thence South $89^{\circ}42'22''$ East 82.2 feet to the southerly boundary of the Amended Plat of Record Ramon Heights. The above described centerline is subject to all rights-of-way, easements, and restrictions now in use or on record.

SURVEYOR'S STATEMENT

I, Brian T. Nelson, a duly Registered Land Surveyor in the State of Colorado, acting as an agent for Ayres Associates Inc, do hereby represent that above legal description truly and correctly represents the results of a survey performed by me or under my direction.

Brian T. Nelson, Registered Land Surveyor
 Colorado Registration No. 23513

NOTE
This map is for the sole purpose of describing the centerline of the traveled way. All lots as shown on this map are per recorded amended plats or scaled and plotted from the original plat. The centerline of the traveled way was used to show and locate existing monumentation by others. Any proximity of monumentation by others to actual lot corners, as shown on this map, does not imply record position.

BASIS OF BEARING: Basis of bearing is the North line of the Northwest quarter of Section 29, Township 10 North, Range 73 West, as monument by a 2 1/2" GLO Brass Cap on a 1" pipe at the Northeast corner of the Northwest quarter at a 3 1/4" GLO Brass Cap on a 3" pipe at the Northwest corner of the Northwest quarter. All measurements are U.S. Survey Foot.

NOTICE: According to Colorado Law, you must commence any legal action based on any defect in this survey within three years after you discover such defect. In no event may any legal action based on any defect in this survey be commenced more than ten years as from the date of survey shown hereon.

NOTE: EXISTING RIGHTS OF WAY ARE NOT SUPERSEDED BY THIS SURVEY.

LEGAL DESCRIPTION - Ramona Drive (Quaintance Property) - Sheet 12 & 13

A centerline of a traveled way situate in the South half of Section 28, Township 10 North, Range 73 West, of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

Considering the North line of the Northwest quarter of Section 29 as bearing South 88°13'04" East and with all bearings contained herein relative thereto:

Commencing at the West quarter corner of said Section 26; thence South 47°26'33" East 2380.41 feet to the intersection of the traveled way of Ramona Drive, being on the southerly boundary of Amended Plat of Record Ramona Heights Subdivision, as monumented, said point also being the TRUE POINT OF BEGINNING of this description; thence along said centerline East 12°56'22" North 1220.08 feet to the intersection of the centerline of the long chord of 100.00 feet, a central angle of 12'20'39"; and the long chord which bears South 04°09'46" East 21.50 feet; thence South 02°20'34" West 12.62 feet; thence 132.52 feet along the arc of a curve concave to the Northeast, having a radius of 145.00 feet, a central angle of 52°21'59"; and the long chord which bears South 70°10'28" East 127.96 feet; thence South 77°22'28" East 122.08 feet; thence 122.08 feet along the arc of a curve concave to the Northeast, having a radius of 465.00 feet, a central angle of 27°07'03"; and the long chord which bears South 63°54'57" East 218.03 feet; thence South 77°28'28" East 84.99 feet; thence 312.02 feet along the arc of a curve concave to the North, having a radius of 500.00 feet, a central angle of 52°21'59"; and the long chord which bears North 77°28'28" East 84.99 feet; thence 306.98 feet; thence North 66°46'13" East 421.58 feet; thence 82.35 feet along the arc of a curve concave to the Southeast, having a radius of 87.00 feet, a central angle of 07°02'32"; and the long chord which bears North 70°17'29" East 82.30 feet to a point of compound curvature; thence North 77°28'28" East 84.99 feet; thence 312.02 feet along the arc of 230.00 feet, a central angle of 31°01'27"; and the long chord which bears North 88°00'58" East 123.02 feet; thence South 76°28'19" East 243.63 feet; thence South 74°28'31" East 193.18 feet; thence 176.41 feet along the arc of a curve concave to the North, having a radius of 180.00 feet, a central angle of 56°09'15"; and the long chord which bears North 77°28'28" East 84.99 feet; thence 312.02 feet along the arc of a curve concave to the North, having a radius of 24.34 feet along the arc of a curve concave to the South, having a radius of 116.00 feet, a central angle of 12°01'29"; and the long chord which bears North 58°22'58" East 24.30 feet; TOGETHER WITH a centerline of a traveled way situate in the South 1/4 of Section 28, Township 10 North, Range 73 West, of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

Considering the North line of the Northwest quarter of Section 29 as bearing South 88°13'04" East and with all bearings contained herein relative thereto: (Sheet 13)

Commencing at the East quarter corner of sold Section 28; thence South 42°31'18" West 2060.47 feet to the southerly boundary of the Amended Plat of Record Ramona Heights, a subdivision of record; thence South 89°00'00" West 100.00 feet to the TRUE POINT OF BEGINNING of this description; thence South 69°42'00" West 541.79 feet; thence South 72°51'08" East 149.34 feet; thence 28.08 feet along the arc of a curve to the right of radius 100.00 feet and central angle 10°00'00" to the TRUE POINT OF BEGINNING of this description; thence South 70°10'15" East 28.07 feet to a point on the 1856.33 feet long chord which bears South 70°10'15" East 28.07 feet to a point on the Northern line of the High Chorus Estates Subdivision, said point also being South 35°24'18" West 1856.33 feet to the East quarter corner of sold Section 28; thence North 89°00'00" West traveled way situate in the Southeast quarter of Section 28 and the Southwest quarter of Section 10, T10N, R10E, Range 10 East, Township 10 North, 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

AVRES
ASSOCIATES
Engineers/Scientists/Surveyors
3665 JFK Parkway, Building 2, Suite 200
P.O. Box 270450
Fort Collins, CO 80527
(970) 223-9559

**RAMONA DRIVE TRAVELED WAY
QUAINTANCE ESTATE
& RAMONA HEIGHTS**

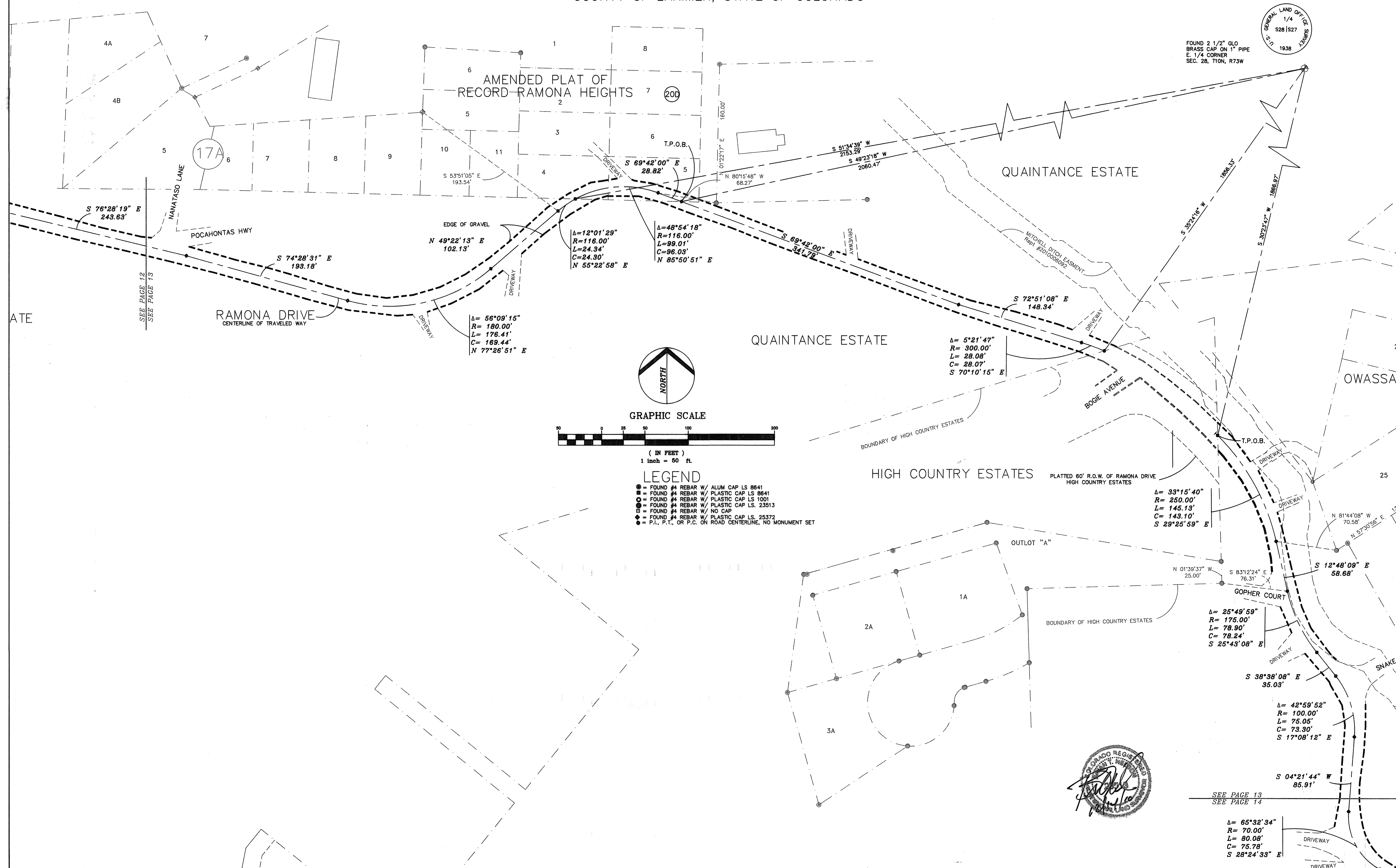
RED FEATHER LAKES PUBLIC ROADS SURVEY

Revisions	Date
County Redlines	10-05-10

Filename: Quaint_SofRamaona.dwg

Drawn By: PEP
Checked By: BTN
Approved By:BTN
Job #: 32-1510
Date: 06-10-10

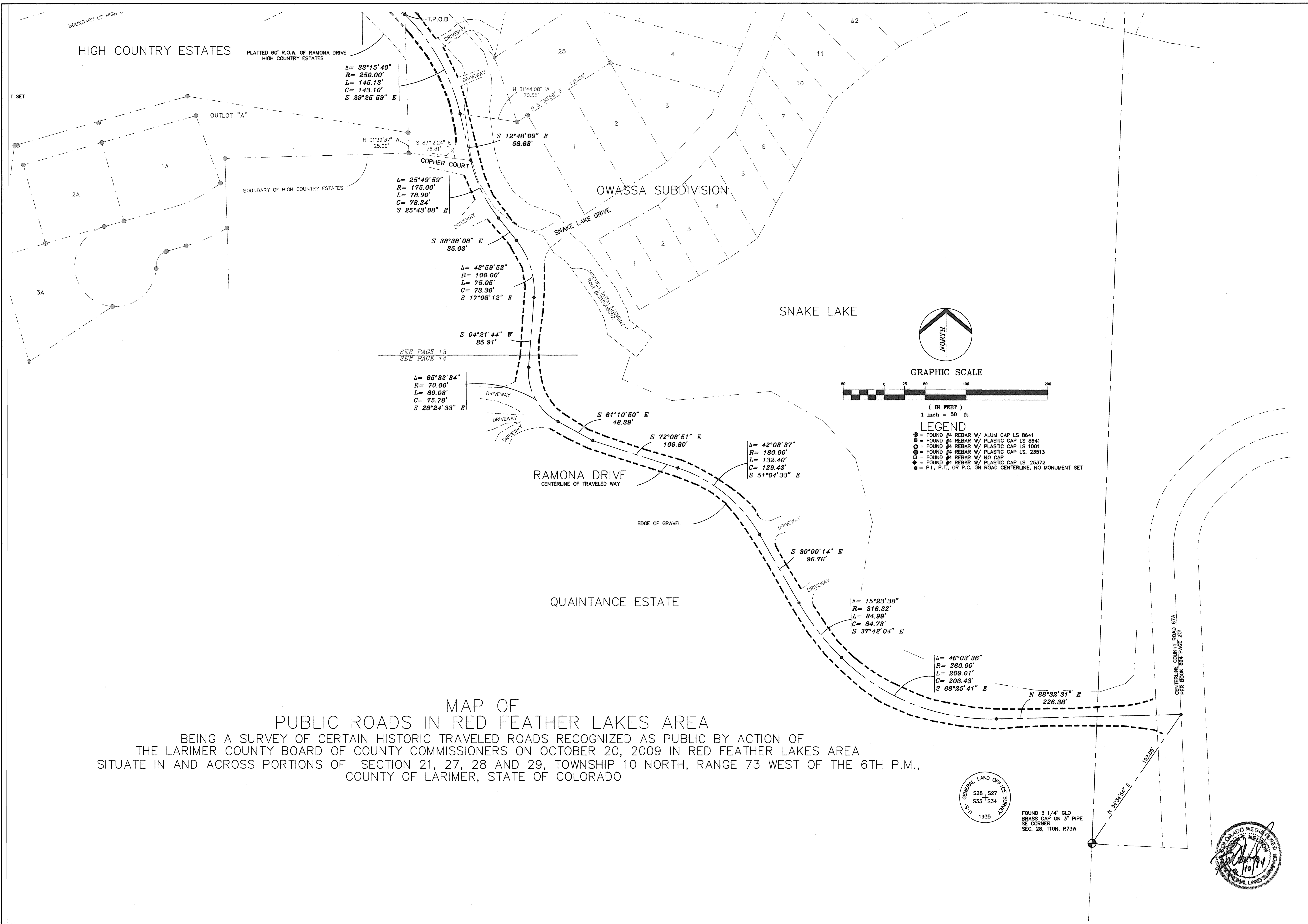
Sheet 12 of 17



Revisions	Date
County Redlines	10-05-10

Filename: C:\cist\cse\cse000000.dwg

Drawn By: PEP
Checked By: BTN
Approved By: BTN
Job #: 32-1510
Date: 06-10-10



Engineers/Scientists/Surveyors
AVRES
ASSOCIATES
3445 E. 1st Avenue, Suite 200
Fort Collins, CO 80527
(970) 225-5556

**RAMONA DRIVE TRAVELED WAY
QUAINTANCE ESTATE**

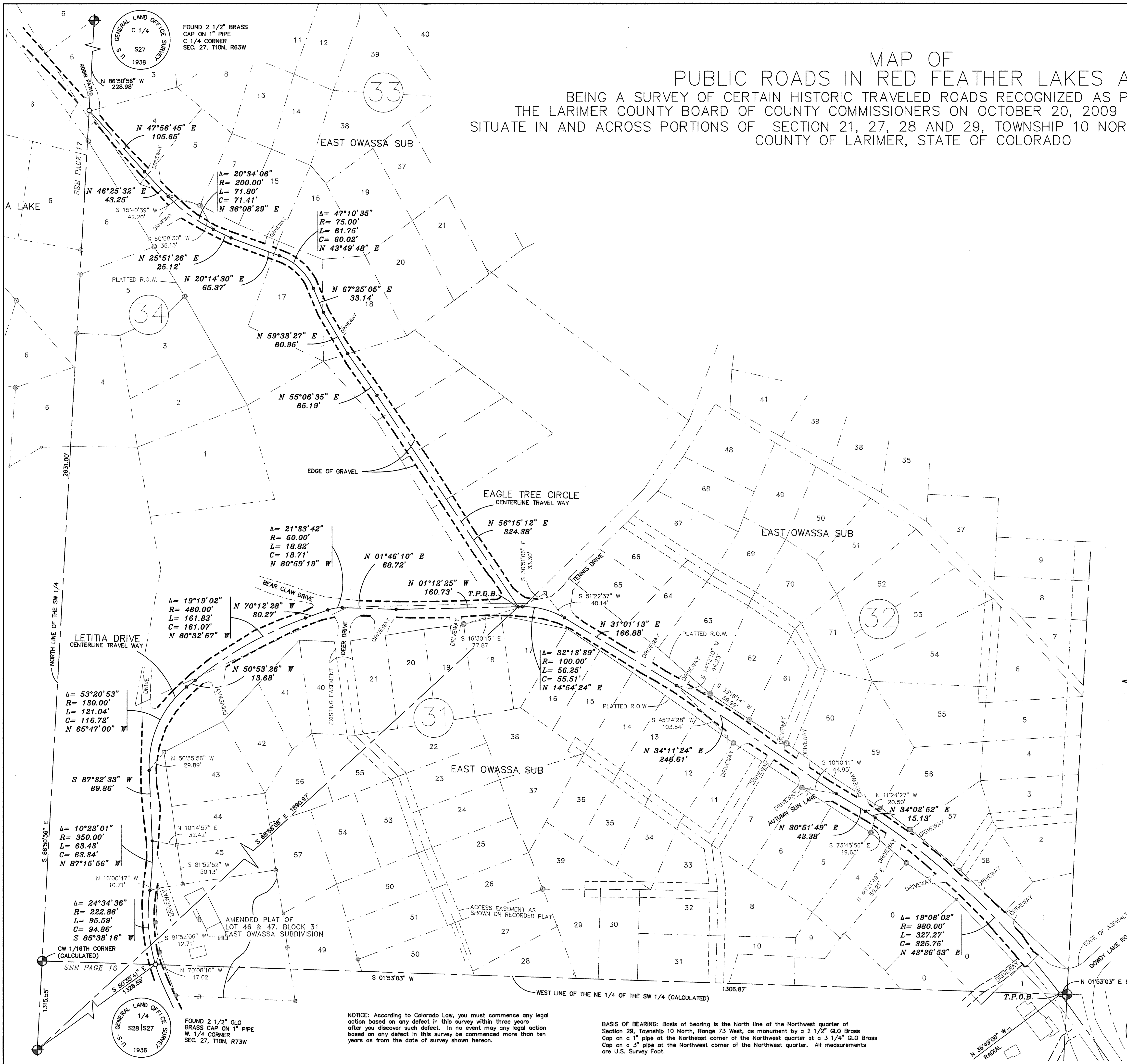
**RED FEATHER LAKES
PUBLIC ROADS SURVEY**

Revisions	Date
County Redlines	10-05-10

Designed By:	PEP
Drawn By:	BTN
Checked By:	BTN
Approved By:	BTN
Job #:	32-1507
Date:	06-10-10

Sheet	14	of	17
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Filename: Quint_L_SofRamona.dwg



MAP OF
PUBLIC ROADS IN RED FEATHER LAKES AREA
BEING A SURVEY OF CERTAIN HISTORIC TRAVELED ROADS RECOGNIZED AS PUBLIC BY ACTION OF
THE LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 20, 2009 IN RED FEATHER LAKES AREA
SITUATE IN AND ACROSS PORTIONS OF SECTION 21, 27, 28 AND 29, TOWNSHIP 10 NORTH, RANGE 73 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION - Letitia Drive

A centerline of a traveled way situate in the Southwest quarter of Section 27, Township 10 North, Range 73 West, of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

Considering the North line of the Northwest quarter of said Section 29 as bearing South 88°13'04\"

Commencing at the Southwest sixteenth corner of said Section 27; thence along the West line of the Northeast quarter of said Southwest quarter, North 01°53'03\"

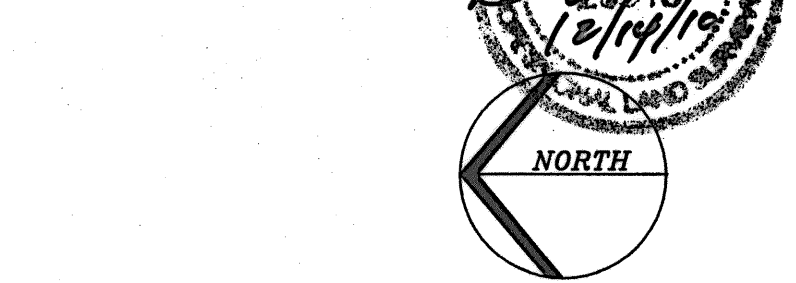
LEGAL DESCRIPTION - Eagle Tree Circle

A centerline of a traveled way situate in the Southwest quarter of Section 27, Township 10 North, Range 73 West, of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

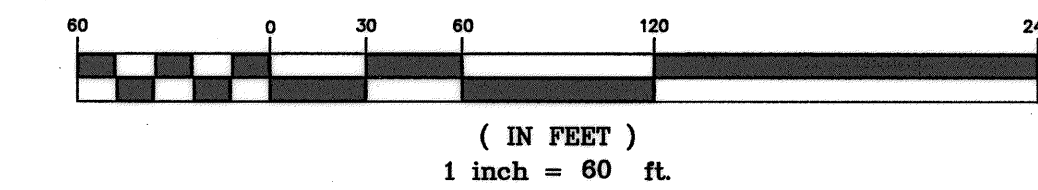
Considering the North line of the Northwest quarter of said Section 29 as bearing South 88°13'04\"

Commencing at the West quarter corner of said Section 27; thence South 68°58'08\"

SURVEYOR'S STATEMENT
I, Brian T. Nelson, a duly Registered Land Surveyor in the State of Colorado, acting as an agent for Ayres Associates Inc. do hereby represent that the legal description truly and correctly represents the results of a survey performed by me in my direction.



GRAPHIC SCALE



LEGEND

- = FOUND #4 REBAR W/ ALUM CAP LS 8641
- = FOUND #4 REBAR W/ PLASTIC CAP LS 8641
- = FOUND #4 REBAR W/ PLASTIC CAP LS 1001
- = FOUND #4 REBAR W/ PLASTIC CAP LS. 23513
- = FOUND #4 REBAR W/ NO CAP
- = FOUND 2\"
- = SET #5 REBAR W/ 1.75\"

NOTE
This map is for the sole purpose of describing the centerline of the traveled way. All lots as shown on this map are per recorded amended plats or scaled and plotted from the original plat. The centerline of the traveled way was used to show and locate existing monumentation by others. Any proximity of monumentation by others to actual lot corners, as shown on this map, does not imply record position.

NOTE: EXISTING RIGHTS OF WAY ARE NOT SUPERSEDED BY THIS SURVEY.

NOTICE: According to Colorado Law, you must commence any legal action based on any defect in this survey within three years after you discover such defect. In no event may any legal action based on any defect in this survey be commenced more than ten years as from the date of survey shown hereon.

BASIS OF BEARING: Basis of bearing is the North line of the Northwest quarter of Section 29, Township 10 North, Range 73 West, as monument by a 2 1/2\"

Engineers/Scientists/Surveyors
Ayres Associates
1000 1/2
Fort Collins, CO 80527
(970) 222-5050

LETITIA DRIVE AND EAGLE TREE CIRCLE
TRAVELED WAYS
EAST OWASSA HEIGHTS SUBDIVISION

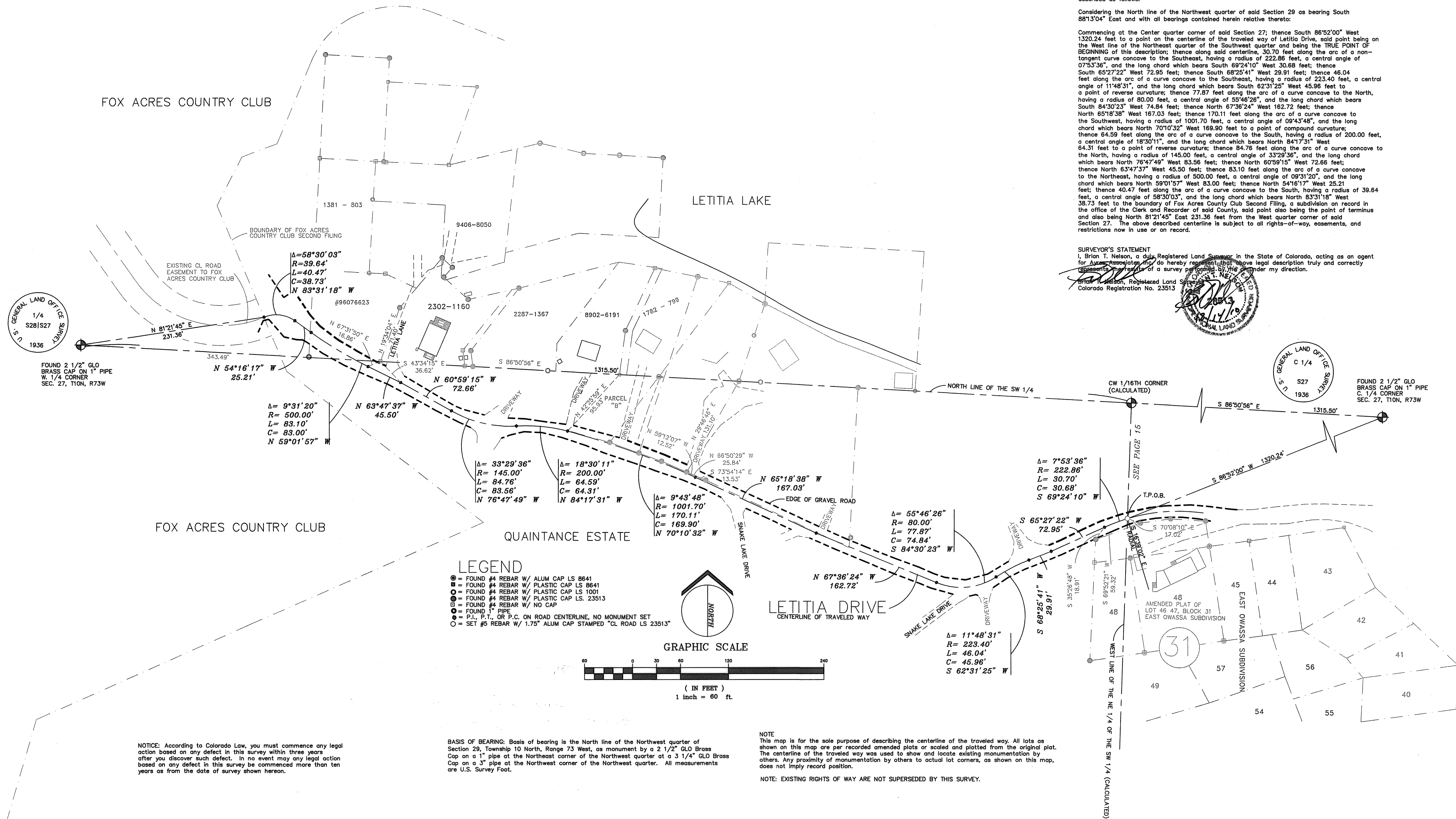
RED FEATHER LAKES
PUBLIC ROADS SURVEY

Revisions	Date
County Redlines 10-05-10	

Drawn By: PEP	Checked By: BTN
Approved By: BTN	Job #: 32-1510
Date: 06-20-10	

Sheet	15	of	17
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MAP OF
PUBLIC ROADS IN RED FEATHER LAKES AREA
BEING A SURVEY OF CERTAIN HISTORIC TRAVELED ROADS RECOGNIZED AS PUBLIC BY ACTION OF
THE LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 20, 2009 IN RED FEATHER LAKES AREA
SITUATE IN AND ACROSS PORTIONS OF SECTION 21, 27, 28 AND 29, TOWNSHIP 10 NORTH, RANGE 73 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO



LEGAL DESCRIPTION

A centerline of a traveled way situate in the West half of Section 27, Township 10 North, Range 73 West, of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

Considering the North line of the Northwest quarter of said Section 29 as bearing South 88°13'04" East and with all bearings contained herein relative thereto:

Commencing at the Center quarter corner of said Section 27; thence South 86°52'00" West 1320.24 feet to a point on the centerline of the traveled way of Letitia Drive, said point being on the West line of the Northeast quarter of the Southwest quarter and being the TRUE POINT OF BEGINNING of this description; thence along said centerline, 30.70 feet along the arc of a non-tangent curve concave to the Southeast, having a radius of 222.86 feet, a central angle of 07°53'36", and the long chord which bears South 69°24'10" West 30.68 feet; thence South 65°27'22" West 72.95 feet; thence South 68°25'41" West 29.91 feet; thence 46.04 feet along the arc of a curve concave to the Southeast, having a radius of 223.40 feet, a central angle of 11°48'31", and the long chord which bears South 62°31'25" West 45.96 feet to a point of reverse curvature; thence 77.87 feet along the arc of a curve concave to the North, having a radius of 80.00 feet, a central angle of 55°46'26", and the long chord which bears South 84°30'23" West 74.84 feet; thence North 67°38'24" West 162.72 feet; thence North 65°18'38" West 167.03 feet; thence 170.11 feet along the arc of a curve concave to the Southwest, having a radius of 1001.70 feet, a central angle of 09°43'48", and the long chord which bears North 70°10'32" West 169.90 feet to a point of compound curvature; thence 64.59 feet along the arc of a curve concave to the South, having a radius of 200.00 feet, a central angle of 18°30'11", and the long chord which bears North 84°17'31" West 64.31 feet to a point of reverse curvature; thence 84.76 feet along the arc of a curve concave to the North, having a radius of 145.00 feet, a central angle of 33°29'36", and the long chord which bears North 78°47'49" West 83.56 feet; thence North 60°59'15" West 72.66 feet; thence North 63°47'37" West 45.50 feet; thence 83.10 feet along the arc of a curve concave to the Northeast, having a radius of 500.00 feet, a central angle of 09°31'20", and the long chord which bears North 59°01'57" West 83.00 feet; thence North 54°16'17" West 25.21 feet; thence 40.47 feet along the arc of a curve concave to the South, having a radius of 39.64 feet, a central angle of 58°30'03", and the long chord which bears North 83°31'18" West 38.73 feet to the boundary of Fox Acres Country Club Second Filing, a subdivision on record in the office of the Clerk and Recorder of said County, said point also being the point of terminus and also being North 81°21'45" East 231.36 feet from the West quarter corner of said Section 27. The above described centerline is subject to all rights-of-way, easements, and restrictions now in use or on record.

SURVEYOR'S STATEMENT

I, Brian T. Nelson, a duly Registered Land Surveyor in the State of Colorado, acting as an agent for Ayres Associates, Inc. do hereby represent that the above legal description truly and correctly represents the centerline of a survey performed by me according to my direction.

Brian T. Nelson, Registered Land Surveyor
Colorado Registration No. 23513

FOX ACRES COUNTRY CLUB

LETITIA LAKE

FOX ACRES COUNTRY CLUB

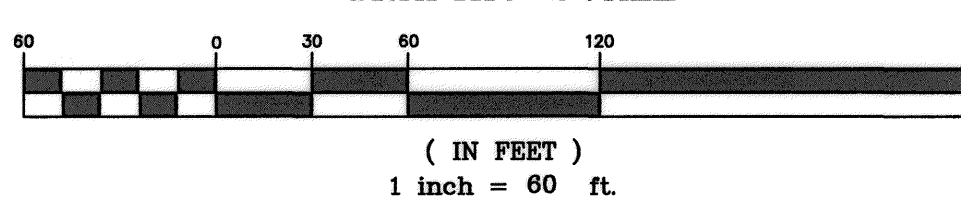
QUAINTANCE ESTATE

LETITIA DRIVE
CENTERLINE OF TRAVELED WAY

LEGEND

- = FOUND #4 REBAR W/ ALUM CAP LS 8641
- = FOUND #4 REBAR W/ PLASTIC CAP LS 8641
- = FOUND #4 REBAR W/ PLASTIC CAP LS 1001
- = FOUND #4 REBAR W/ PLASTIC CAP LS 23513
- = FOUND #4 REBAR W/ NO CAP
- = FOUND 1" PIPE
- = P.I., P.T., OR P.C. ON ROAD CENTERLINE, NO MONUMENT SET
- = SET #5 REBAR W/ 1.75" ALUM CAP STAMPED "CL ROAD LS 23513"

GRAPHIC SCALE



NOTICE: According to Colorado Law, you must commence any legal action based on any defect in this survey within three years after you discover such defect. In no event may any legal action based on any defect in this survey be commenced more than ten years as from the date of survey shown hereon.

BASIS OF BEARING: Basis of bearing is the North line of the Northwest quarter of Section 29, Township 10 North, Range 73 West, as monument by a 2 1/2" GLO Brass Cap on a 1" pipe at the Northeast corner of the Northwest quarter at a 3 1/4" GLO Brass Cap on a 3" pipe at the Northwest corner of the Northwest quarter. All measurements are U.S. Survey Foot.

NOTE: This map is for the sole purpose of describing the centerline of the traveled way. All lots as shown on this map are per recorded amended plots or scaled and plotted from the original plot. The centerline of the traveled way was used to show and locate existing monumentation by others. Any proximity of monumentation by others to actual lot corners, as shown on this map, does not imply record position.

NOTE: EXISTING RIGHTS OF WAY ARE NOT SUPERSEDED BY THIS SURVEY.

LEGAL DESCRIPTION

A centerline of a traveled way situate in the North half of Section 27, Township 10 North, Range 73 West, of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

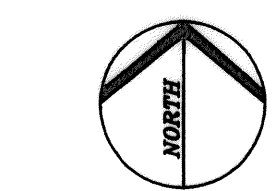
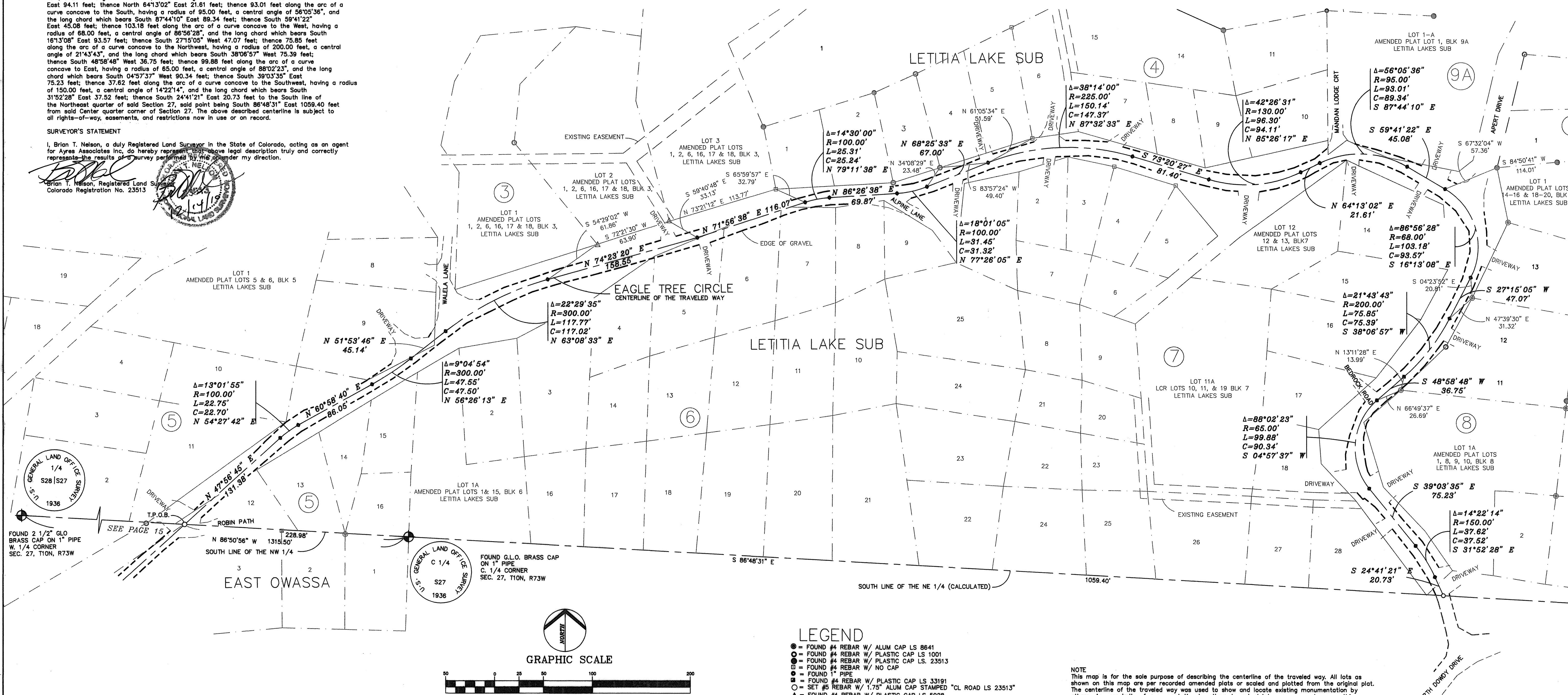
Considering the North line of the Northwest quarter of Section 29, Township 10 North, Range 73 West, of the 6th P.M., as bearing South 88°13'04" East and with all bearings contained herein relative thereto:

Commencing at the Center quarter corner of said Section 27; thence along the South line of said Northwest quarter of Section 27, North 86°50'56" West 228.98 feet to the centerline of the traveled way of Eagle Tree Circle, said point also being the TRUE POINT OF BEGINNING of this description; thence along said traveled way North 47°56'45" East 131.38 feet; thence 22.75 feet along the arc of a curve concave to the Southeast, having a radius of 100.00 feet, a central angle of 13°01'55", and the long chord which bears North 54°27'42" East 22.70 feet; thence North 60°58'40" East 86.05 feet; thence 47.55 feet along the arc of a curve concave to the Northwest, having a radius of 300.00 feet, a central angle of 09°04'54", and the long chord which bears North 56°26'13" East 47.50 feet; thence North 51°53'46" East 45.14 feet; thence 117.77 feet along the arc of a curve concave to the South, having a radius of 300.00 feet, a central angle of 22°29'35", and the long chord which bears North 63°08'33" East 117.02 feet; thence North 74°23'20" East 158.55 feet; thence North 71°56'38" East 116.07 feet; thence 25.31 feet along the arc of a curve concave to the South, having a radius of 100.00 feet, a central angle of 14°30'00", and the long chord which bears North 79°11'38" East 25.24 feet; thence North 86°26'38" East 69.87 feet; thence 31.45 feet along the arc of a curve concave to the North, having a radius of 100.00 feet, a central angle of 18°01'05", and the long chord which bears North 77°28'05" East 31.32 feet; thence North 88°25'33" East 67.00 feet; thence 150.14 feet along the arc of a curve concave to the South, having a radius of 225.00 feet, a central angle of 38°14'00", and the long chord which bears North 87°32'33" East 147.37 feet; thence South 73°20'27" East 81.40 feet; thence 98.30 feet along the arc of a curve concave to the North, having a radius of 130.00 feet, a central angle of 42°26'31", and the long chord which bears North 85°28'17" East 94.11 feet; thence North 64°13'02" East 21.61 feet; thence 93.01 feet along the arc of a curve concave to the South, having a radius of 95.00 feet, a central angle of 56°05'36", and the long chord which bears South 87°44'10" East 89.34 feet; thence South 59°41'22" East 45.08 feet; thence 103.18 feet along the arc of a curve concave to the West, having a radius of 68.00 feet, a central angle of 86°56'28", and the long chord which bears South 16°13'08" East 93.57 feet; thence South 27°15'05" West 47.07 feet; thence 75.85 feet along the arc of a curve concave to the Northwest, having a radius of 200.00 feet, a central angle of 21°43'43", and the long chord which bears South 38°06'57" West 75.39 feet; thence South 48°58'48" West 36.75 feet; thence 99.88 feet along the arc of a curve concave to the East, having a radius of 65.00 feet, a central angle of 88°02'23", and the long chord which bears South 04°57'37" West 90.34 feet; thence South 39°03'35" East 75.23 feet; thence 37.62 feet along the arc of a curve concave to the Southwest, having a radius of 150.00 feet, a central angle of 14°22'14", and the long chord which bears South 31°52'28" East 37.52 feet; thence South 24°41'21" East 20.73 feet to the South line of the Northeast quarter of said Section 27, said point being South 86°48'31" East 1059.40 feet from said Center quarter corner of Section 27. The above described centerline is subject to all rights-of-way, easements, and restrictions now in use or on record.

SURVEYOR'S STATEMENT

I, Brian T. Nelson, a duly Registered Land Surveyor in the State of Colorado, acting as an agent for Ayres Associates Inc, do hereby represent that the above legal description truly and correctly represents the results of a survey performed by me or under my direction.

Brian T. Nelson, Registered Land Surveyor
Colorado Registration No. 23513



GRAPHIC SCALE



LEGEND

- = FOUND #4 REBAR W/ ALUM CAP LS 8641
- = FOUND #4 REBAR W/ PLASTIC CAP LS 1001
- = FOUND #4 REBAR W/ PLASTIC CAP LS 23513
- = FOUND #4 REBAR W/ NO CAP
- = FOUND 1" PIPE
- = FOUND #4 REBAR W/ PLASTIC CAP LS 33191
- = SET #5 REBAR W/ 1.75" ALUM CAP STAMPED "CL ROAD LS 23513"
- ▲ = FOUND #4 REBAR W/ PLASTIC CAP LS 5028
- = P.I., P.T., OR P.C. ON ROAD CENTERLINE, NO MONUMENT SET

NOTE: This map is for the sole purpose of describing the centerline of the traveled way. All lots as shown on this map are per recorded amended plats or scaled and plotted from the original plat. The centerline of the traveled way was used to show and locate existing monumentation by others. Any proximity of monumentation by others to actual lot corners, as shown on this map, does not imply record position.

BASIS OF BEARING: Basis of bearing is the North line of the Northwest quarter of Section 29, Township 10 North, Range 73 West, as monument by a 2 1/2" GLO Brass Cap on a 1" pipe at the Northeast corner of the Northwest quarter at a 3 1/4" GLO Brass Cap on a 3" pipe at the Northwest corner of the Northwest quarter. All measurements are U.S. Survey Foot.

NOTE: EXISTING RIGHTS OF WAY ARE NOT SUPERSEDED BY THIS SURVEY.

NOTICE: According to Colorado Law, you must commence any legal action based on any defect in this survey within three years after you discover such defect. In no event may any legal action based on any defect in this survey be commenced more than ten years as from the date of survey shown hereon.

AYRES ASSOCIATES
Engineers/Scientists/Surveyors
1000 West 10th Avenue, Suite 100
Fort Collins, CO 80521
(970) 225-5028

**EAGLE TREE CIRCLE TRAVELED WAY
LETITIA LAKE SUBDIVISION**

**RED FEATHER LAKES
PUBLIC ROADS SURVEY**

Revisions	Date
County Redlines	10-05-10

Designed By:	BTN
Drawn By:	BTN
Checked By:	BTN
Approved By:	BTN
Job #:	32-1510
Date:	06-20-10

Sheet	17	of	17
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Filename: letitia.dwg