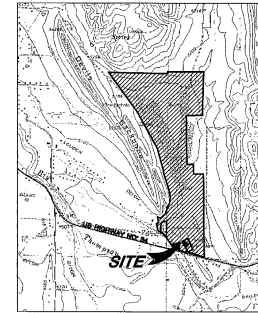


NOTES: 1. THIS PLAN IS TO BE FILED WITH THE COUNTY CLERK OF LARIMER COUNTY, COLORADO, AT THE OFFICE OF THE COUNTY CLERK, 115 S. 13TH ST., FORT COLLINS, COLORADO 80501. 2. THIS PLAN IS TO BE FILED WITH THE COUNTY CLERK OF LARIMER COUNTY, COLORADO, AT THE OFFICE OF THE COUNTY CLERK, 115 S. 13TH ST., FORT COLLINS, COLORADO 80501.

PLAT OF

HIDDEN VALLEY ESTATES R.L.U.P. 01-S1901

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 8, THE SOUTHWEST QUARTER OF SECTION 5, THE SOUTHWEST QUARTER OF SECTION 6, AND THE EAST HALF OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 60 WEST OF THE 6TH P.M.; COUNTY OF LARIMER, STATE OF COLORADO.



CERTIFICATION OF OWNERSHIP AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER(S) OF THAT PART OF THE EAST HALF OF SECTION 5, 7TH, 8TH AND THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 8, THE SOUTHWEST QUARTER OF SECTION 5, AND THE EAST HALF OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 60 WEST OF THE 6TH P.M.; COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID SECTION 8 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8 TO BEAR S89°46'08"W AS DETERMINED BY GPS OBSERVATION, (EAST END OF SAID LINE BEING A 2" ALUMINUM CAP STAMPED LS10740 AND WEST END OF SAID LINE BEING A 1/4" BRASS CAP STAMPED LS16415 WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 8, N89°46'08", 1318.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SAID SECTION 8;

THENCE ALONG SAID LINE, N00°35'52", 31.82 FEET TO THE POINT OF BEGINNING;

THENCE N85°25'11"W, 61.58 FEET TO A 1/4" ALUMINUM COT R.O.M. MARKER STAMPED LS2407 (PERIMETER KNOWN AS A TYPE "B" R.O.M. MARKER);

THENCE N72°12'16"W, 535.68 FEET TO A POINT TO BE KNOWN HEREINAFTER IN THIS DESCRIPTION AS POINT "A", SAID POINT BEING MARKED BY A TYPE "B" R.O.M. MARKER;

THENCE S85°27'04"W, 1033.74 FEET TO A TYPE "A" R.O.M. MARKER;

THENCE N68°14'08"W, 227.08 FEET TO A TYPE "A" R.O.M. MARKER;

THENCE N55°16'48"W, 15.08 FEET TO A 1/4" X 1/4" TALL CONCRETE POST;

THENCE N70°29'38"W, 122.92 FEET;

THENCE N64°07'07"W, 428.28 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 8;

THENCE ALONG SAID WEST LINE, N00°35'52", 584.17 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 7 AND 8, SAID POINT BEING MARKED BY A NO. 4 REBAR WITH 2" ALUMINUM CAP STAMPED LS 31188;

THENCE S02°15'12"E, 148.08 FEET;

THENCE S89°02'02"W, 112.80 FEET;

THENCE S02°15'12"E, 116.16 FEET;

THENCE S18°47'02"W, 88.08 FEET;

THENCE S02°15'12"E, 128.16 FEET TO A POINT ON THE EASTERLY LINE OF THE PARCEL DESCRIBED IN THE QUIET CLAIM DEED FROM STEVEN L. WILD TO RYLE THOMAS FAHNER RECORDED AT RECEPTION NO. 89051983 OF THE LARIMER COUNTY RECORDS;

THENCE ALONG THE SAID EASTERLY LINE THE FOLLOWING THREE COURSES:

- 1. S14°10'27"E, 80.96 FEET;
- 2. S44°10'27"E, 271.40 FEET TO A POINT ON THE WEST LINE OF SECTION 8;
- 3. S00°55'02"W, 1.44 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, THE FOLLOWING TWO COURSES:

- 1. ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1221.25 FEET, A CENTRAL ANGLE OF 17°33'33", AN ARC LENGTH OF 370.73 FEET, A CHORD WHICH BEARS N52°35'53"W AND A CHORD LENGTH OF 389.30 FEET TO A NO. 4 REBAR WITH CAP STAMPED LS20676;
- 2. N0°41'14"W, 160.28 FEET TO A NO. 4 REBAR WITH CAP STAMPED LS12174;

THENCE PARTIALLY ALONG SAID WESTERLY LINE AND PARTIALLY ALONG THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN THE QUIET CLAIM DEED FROM RYLE THOMAS FAHNER TO STEVEN L. WILD RECORDED AT RECEPTION NO. 89051983 OF THE LARIMER COUNTY RECORDS, THE FOLLOWING TWO COURSES:

- 1. N19°46'04"E, 159.82 FEET TO A NO. 4 REBAR WITH CAP STAMPED LS12174;
- 2. N00°55'02"W, 121.10 FEET TO A NO. 4 REBAR WITH ALUMINUM CAP;

THENCE S82°43'26"E, 113.34 FEET TO A NO. 4 REBAR WITH CAP STAMPED LS16415;

THENCE N40°29'29"E, 255.30 FEET TO A NO. 4 REBAR WITH CAP STAMPED LS16415;

THENCE N02°11'14"E, 16.16 FEET;

THENCE S18°47'02"W, 88.08 FEET;

THENCE S02°15'12"E, 128.16 FEET TO A POINT ON THE WEST LINE OF SECTION 8, SAID POINT BEING MARKED BY A NO. 4 REBAR WITH NO CAP;

THENCE ALONG SAID WEST LINE, N00°35'52", 84.31 FEET TO A 1/4" AND BRASS TAG STAMPED LS16415;

THENCE S02°29'34"W, 23.07 FEET;

THENCE S85°27'04"W, 158.88 FEET;

THENCE N02°15'12"E, 55.65 FEET TO A NO. 4 REBAR WITH CAP, LS16415;

THENCE N07°28'32"E, 150.88 FEET TO A NO. 4 REBAR WITH CAP, LS16415;

THENCE N06°07'11"W, 107.08 FEET TO A NO. 4 REBAR WITH CAP, LS16415;

THENCE N12°10'11"W, 148.47 FEET TO A NO. 4 REBAR WITH CAP, LS16415;

THENCE N18°15'12"E, 245.43 FEET TO THE WEST QUARTER CORNER OF SECTION 8, BEING MARKED BY A 1" REBAR WITH 2" BRASS HEAD STAMPED LS4845;

THENCE N18°24'43"W, 374.02 FEET TO A NO. 4 REBAR WITH CAP STAMPED LS16415;

THENCE N00°20'20"W, 125.21 FEET TO A NO. 4 REBAR WITH CAP STAMPED LS16415;

THENCE N10°20'20"W, 252.42 FEET TO A NO. 4 REBAR WITH CAP STAMPED LS16415;

THENCE N04°47'27"W, 145.10 FEET;

THENCE N02°55'26"W, 109.15 FEET TO A NO. 4 REBAR WITH NO CAP;

THENCE S08°46'30"E, 205.14 FEET TO A POINT ON THE WEST LINE OF SECTION 5, SAID POINT BEING MARKED BY A NO. 4 REBAR WITH CAP STAMPED LS 151415;

THENCE N01°10'26"E, 45.65 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5, SAID POINT BEING MARKED BY A NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED LS116415;

THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 5, SAID POINT BEING MARKED BY A NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED LS116415;

THENCE S08°51'32"E, 1254.19 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5, SAID POINT BEING MARKED BY A NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED LS116415;

THENCE S01°30'14"W, 1264.33 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5, SAID POINT BEING MARKED BY A NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED LS116415;

THENCE ALONG SAID EAST LINE, S85°10'58"W, 570.08 FEET;

THENCE S04°10'26"E, 1700.41 FEET;

THENCE N01°10'26"E, 120.20 FEET;

THENCE S04°10'26"E, 337.72 FEET;

THENCE S04°10'26"E, 1700.41 FEET TO A POINT ON SAID EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER;

THENCE ALONG SAID EAST LINE, S00°49'02"E, 389.04 FEET TO THE WEST SIXTEENTH CORNER OF SECTION 8, SAID POINT BEING MARKED BY A NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED LS116415;

THENCE S04°10'26"E, 120.20 FEET TO A NO. 4 REBAR WITH CAP STAMPED LS116415;

THENCE N05°14'23"E, 222.08 FEET TO A NO. 4 REBAR WITH CAP STAMPED LS116415;

THENCE S04°10'26"E, 120.20 FEET TO A NO. 4 REBAR WITH CAP STAMPED LS116415;

THENCE S05°15'41"W, 188.02 FEET TO THE POINT OF BEGINNING;

EXCEPTED PARCEL CONTAINS 2.05 ACRES;

SAID DESCRIBED LAND CONTAINS 8909.850 S.F., 202.30 ACRES MORE OR LESS AND IS SUBJECT TO ANY AND ALL CONDITIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD ON THAT OR NOW EAST ON THE GROUND.

HAVE BY THESE PRESENTS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO 13 LOTS TO BE KNOWN AS HIDDEN VALLEY ESTATES R.L.U.P. 01-S1901, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PRIVATE USE OF LOT OWNERS/RESIDENTS/DUESY/WRITERS AND FOR THE USE OF EMERGENCY SERVICES PERSONNEL, FOLLOWS HEREAFTER THE STREETS AS ARE LAID OUT AND DESCRIBED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION & DRAINAGE FACILITIES AND ARE LAID OUT AND DESIGNED ON THIS PLAT, WITNESS OUR HANDS AND SEALS THIS 19th DAY OF JUNE AD, 2002.

SURVEY NOTES

1. FOR ALL INFORMATION REGARDING TITLE AND EASEMENTS OR RIGHTS OF WAY OF RECORD, TST RELIED ON FILE NOS. LR 142198 G-3, AND L10 18310N PREPARED BY NORTH AMERICAN TITLE COMPANY EFFECTIVE MARCH 15, 2002 AT 7:30 A.M. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY TST INC.

OWNER

Scott J. Charpentier, Scott Charpentier Managing Partner, STATE OF COLORADO

County of Larimer; The foregoing instrument was acknowledged before me this 19th day of June, 2002, by Scott J. Charpentier; Witness my hand and official seal; My Commission expires 02-23-2004; Kelly Public

LIEN HOLDER

James L. Crowder, President, Crowder Family Investments, LLC, James L. Crowder and Elizabeth A. Crowder

State of Hawaii; The foregoing instrument was acknowledged before me this 17th day of June, 2002, by James L. Crowder, President and Elizabeth A. Crowder, Secretary of Crowder Family Investments, LLC; Witness my hand and official seal; Kelly A. Crumpton, Notary Public, History Public

LIEN HOLDER

Tom Fawcett, State of Colorado; The foregoing instrument was acknowledged before me this 19th day of June, 2002, by Tom Fawcett; Witness my hand and official seal; My Commission expires 02-23-2004; Kelly Public

GENERAL NOTES

- 1. THE CONSTRUCTION OF ANY SINGLE-FAMILY RESIDENCE IN THIS DEVELOPMENT WILL REQUIRE THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLERS BECAUSE FIRE HAZARDS AND/OR A PUBLIC WATER SUPPLY ARE NOT PRESENT TO PROVIDE FIRE PROTECTION.
2. PASSIVE RADON MITIGATION MEASURES SHALL BE INCLUDED IN CONSTRUCTION OF RESIDENTIAL STRUCTURES ON THESE LOTS. THE RESULTS OF A RADON DETECTION TEST CONDUCTED IN NEW DWELLINGS (ONCE THE STRUCTURE IS ENCLOSED BUT PRIOR TO OBTAINANCE OF A CERTIFICATE OF OCCUPANCY) SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT. AS AN ALTERNATE, A BUILDER MAY PRESENT A PREPAID RECEIPT FROM A RADON TESTER WHICH SPECIFIES THAT A TEST WILL BE DONE WITHIN 30 DAYS. A PERMANENT CERTIFICATE OF OCCUPANCY CAN BE ISSUED WHEN THE PREPAID RECEIPT IS SUBMITTED.
3. ENGINEERED FOOTINGS AND FOUNDATIONS ARE REQUIRED FOR NEW RESIDENTIAL CONSTRUCTION.
4. LOT OWNERS SHOULD BE ADVISED THAT THERE IS A POTENTIAL FOR NUISANCE CONFLICTS FROM WILDLIFE (SUCH AS SKUNKS, MOUNTAIN LIONS, BEARS, RACCOONS, FOXES, COYOTES, PINE BEARS AND SNAKES). THE COLORADO DIVISION OF WILDLIFE CAN PROVIDE INFORMATION TO PROPERTY OWNERS REGARDING HOW TO HANDLE THESE SITUATIONS, BUT LOT OWNERS ARE RESPONSIBLE FOR ADDRESSING WILDLIFE CONFLICTS IF THEY ARISE.
5. DURING CERTAIN TIMES OF THE YEAR MOSQUITOES MAY PRESENT A SIGNIFICANT NUISANCE. LARIMER COUNTY DOES NOT HAVE A MOSQUITO ABATEMENT PROGRAM. ANY MOSQUITO ABATEMENT ACTIVITY WILL BE THE RESPONSIBILITY OF THE HOMEOWNER; SUCH ACTIVITY MUST BE ACCORDING TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
6. PHRASE TOOD COLONIES EXIST IN THE GENERAL AREA. PHRASE TOODS CAN BE A NUISANCE IF THEY MIGRATE TO DEVELOPED RESIDENTIAL PROPERTY. AT THESE THESE ANIMALS ARE HARMFUL TO THE TRANSMISSION OF RABBIT, LARIMER COUNTY BARK FEES (IN LIEU OF EDUCATIONAL AND RURAL LAND USE PROCESS FEES). THE FEE AMOUNT THAT IS CURRENT AT THE TIME OF BUILDING PERMIT APPLICATION SHALL APPLY.
7. SOME OF ALL LOTS IN THIS DEVELOPMENT INCLUDE BUILDING ENVELOPES. ALL STRUCTURES MUST BE LOCATED WITHIN THESE LARIMER COUNTY APPROVED BUILDING ENVELOPES. AS SHOWN ON THE APPROVED SUBDIVISION PLAN. PRIOR TO THE APPROVAL OF THE FOOTING AND FOUNDATION INSPECTION, THE OWNER/APPLICANT FOR A BUILDING PERMIT WILL BE REQUIRED TO DEMONSTRATE THAT THE STRUCTURE(S) IS LOCATED WITHIN THE BUILDING ENVELOPE. THIS SHALL BE ACCOMPLISHED BY A WRITTEN CERTIFICATION BY A LICENSED LICENSED SURVEYOR. IF THE STRUCTURE REQUIRES A COUNTY SETBACK AND USE PERMIT RATHER THAN A BUILDING PERMIT, THIS SURVEYOR'S CERTIFICATION IS ALSO REQUIRED.
8. LARIMER COUNTY SHALL NOT MAINTAIN ROADS OR STREETS IN THIS DEVELOPMENT. MAINTENANCE OF THE STREETS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. FAILURE TO MAINTAIN STREETS MAY RESULT IN A LITIGATION FILING ON THESE LOTS.
9. AT THE TIME OF REAL ESTATE CLOSING, OWNER SHALL PROVIDE PURCHASERS OF RESIDENTIAL LOTS AND RESIDENTIAL LANDS WITH THE COPE OF THE WEST, A COUNTY DOCUMENT WHICH ADDRESSES DIFFERENCES BETWEEN URBAN AND RURAL LIVING IN LARIMER COUNTY.
10. THE OWNER OF THE RESIDENTIAL LAND PARCEL SHALL BE RESPONSIBLE FOR PROVIDING AN ANNUAL MONITORING REPORT FOR THE RESIDENTIAL LAND TO LARIMER COUNTY RURAL LAND USE CENTER.
11. LOTS IN THIS RURAL LAND PLAN ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF A DEVELOPMENT AGREEMENT. THE DEVELOPER AND LARIMER COUNTY EXECUTED THIS AGREEMENT AS A CONDITION OF THE APPROVAL OF THIS DEVELOPMENT. THIS AGREEMENT WAS RECORDS IMMEDIATELY AFTER THIS PLAT. ALL PURCHASERS SHOULD OBTAIN AND READ THE DEVELOPMENT AGREEMENT.
12. THIS PLAT RESERVES A UTILITY AND ACCESS EASEMENT FOR LOT 1 AND FOR LOT 2 ACCESS RESIDENT LOT 4. A LOCATION OF EASEMENTS SHALL BE DETERMINED BY SEPARATE INSTRUMENT AT A FUTURE DATE.
13. HIDDEN VALLEY DRIVE DRAINAGE IMPROVEMENTS HAVE BEEN DESIGNED TO PASS THE 100 YEAR STORM DRAINAGE EVENT. HOWEVER, HIDDEN VALLEY DRIVE CAN BE OVERTOPPED BY UP TO 12" OF STORM WATER IN THE 100 YEAR EVENT.

COMMISSIONERS' APPROVAL

Approved by the Larimer County Board of County Commissioners this 30th day of June, 2002. All dedications are hereby accepted on behalf of the public. This approval does not constitute acceptance of responsibility by the County for construction, repair or improvement of any streets, highways, alleys, bridges, rights-of-way or improvements designed on this plat.

LARIMER COUNTY HEALTH AUTHORITY APPROVAL

Approved by the Larimer County Health Authority this 25th day of June, 2002. All construction on this subdivision, or any lot therein, including the development of domestic water and the provision of sewer treatment, shall be done in a manner which will meet all of the requirements of the Colorado Department of Health and the Larimer County Public Health Department, and the officers authorized to enforce such requirements.

SURVEYORS STATEMENT

I, John S. Van Hise, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat of Hidden Valley Estates R.L.U.P. 01-S1901, truly and correctly represents the results of a survey made by me or under my direct supervision.

APPROVAL OF SURVEY PLAT

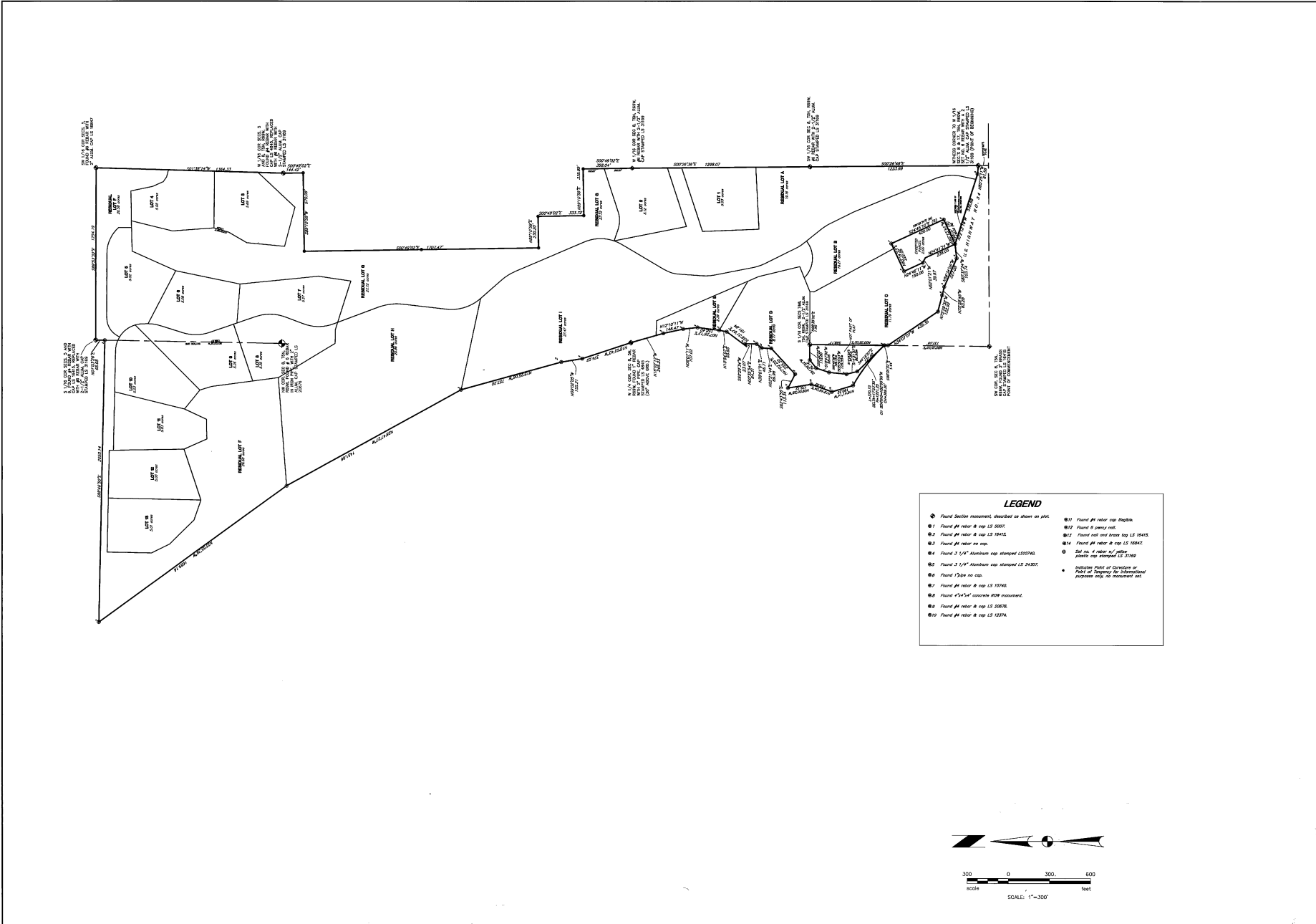
This Final Plat has been reviewed and is hereby approved as to form as complying with all current survey requirements of Larimer County and of State law pertaining to platting and monumentation. This approval constitutes neither a warranty by Larimer County concerning such monumentation, nor a release of liability by the subdivision's land surveyor. Date: 6/13/02; John S. Van Hise, Colorado P.L.S. No. 14634; Dale V. Green, Larimer County Engineering Department

BASIS OF BEARINGS STATEMENT

CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8 (FEN, RESB) AS HAVING AN ASSUMED BEARING OF S89°46'08"W, AS DETERMINED BY MOVEMENTS FOUND AT THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 8, WITH ALL BEARINGS CORRECTED RELATIVE THERETO;

Vertical sidebar containing project information: H-483 1/7, DRAWN ROR, CHECKED JSV, DESIGNED JSV, FILENAME plot, HIDDEN VALLEY ESTATES R.L.U.P. 01-S1901, FINAL PLAT, TST INC., Consulting Engineers, 745 Weber Way, Ste. 4, Fort Collins, Colorado 80526-2502, JOB NO. 977-001, SCALE 1" = 100', DATE 6/13/2002, SHEET 1 OF 7

4014



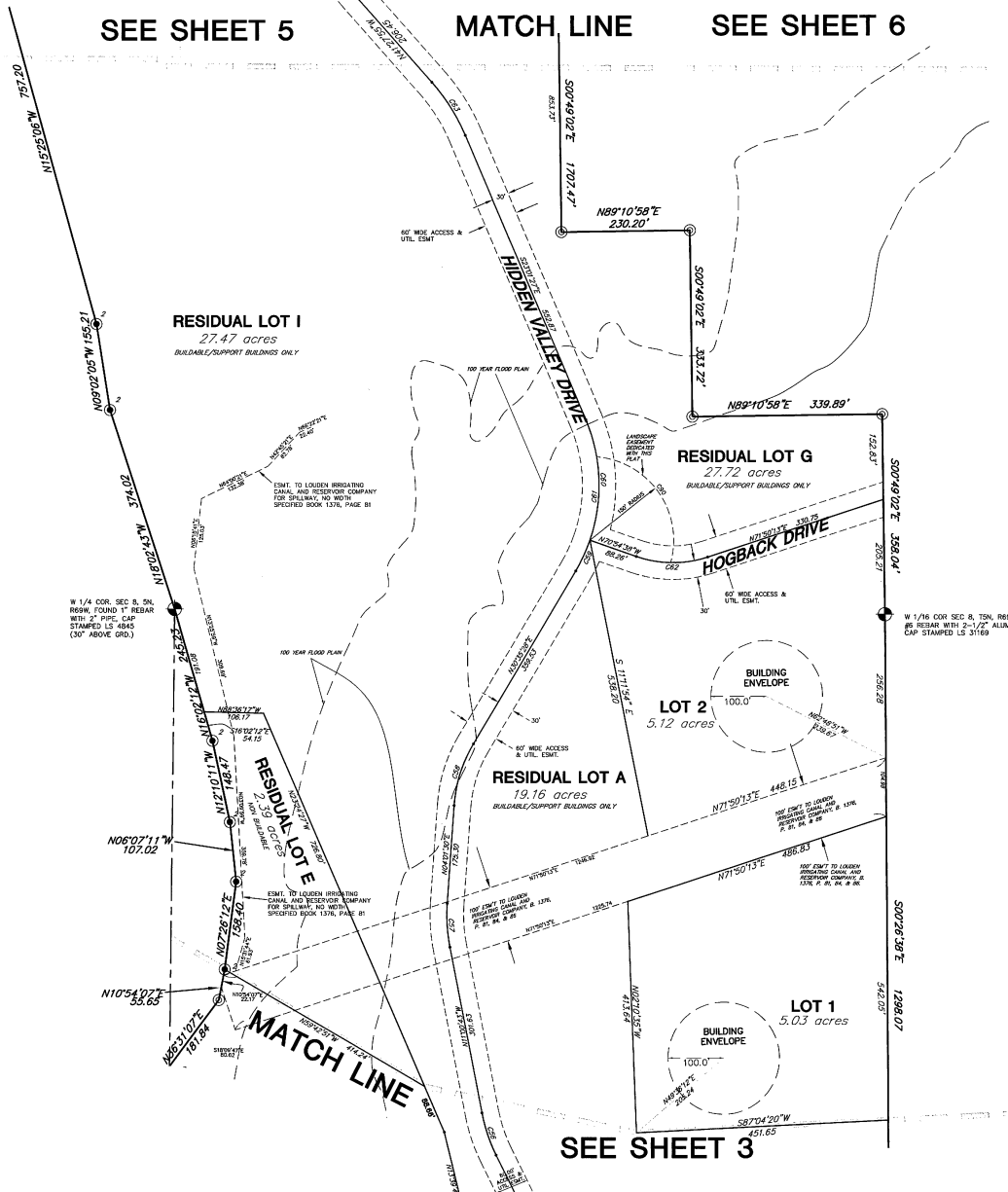
DATE	06/13/02
REVISION	
NO.	2
BY	
DATE	
DRWN	RCH/RLH
CHECKED	JSY
DESIGNED	
TITLE	PLAT SHEET 2
HIDDEN VALLEY ESTATES RLUP, 01-S1901	
FINAL PLAT	
TST, INC. Consulting Engineers 748 Wilshire Way, Ste. D Fort Collins, Colorado 970-225-0507	
JOB NO.	977-001
SCALE	1" = 300'
DATE	06/13/02
REV.	
SHEET	2 OF 7

MATCH LINE

SEE SHEET 5

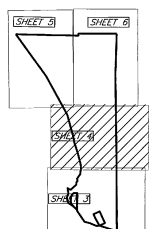
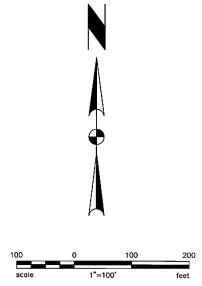
MATCH LINE

SEE SHEET 6

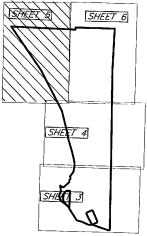


LEGEND

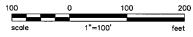
- ⊕ Found Section monument, described as shown on plat.
- ⊙ Found #1 rebar @ cap LS 3507.
- ⊙ Found #1 rebar @ cap LS 3510.
- ⊙ Found #1 rebar @ cap.
- ⊙ Found 3 1/4" Aluminum cap stamped LS0740.
- ⊙ Found 3 1/4" Aluminum cap stamped LS 2430.
- ⊙ Found #1 rebar @ cap LS 10740.
- ⊙ Found #1 rebar @ cap LS 10742.
- ⊙ Found #1 rebar @ cap LS 10746.
- ⊙ Found #1 rebar @ cap LS 12274.
- ⊙ Found #1 rebar @ cap.
- ⊙ Found #1 rebar @ cap LS 10842.
- ⊙ Set no. 4 rebar w/ yellow plastic cap stamped LS 31169.
- ⊙ Found #1 rebar cap (single).
- ⊙ Found #1 rebar cap.
- ⊙ Found nail and brass tag LS 10445.
- ⊙ Found #1 rebar @ cap LS 10842.
- ⊙ Set no. 4 rebar w/ yellow plastic cap stamped LS 31169.
- ⊙ Indicates Dubl. of Certificate or Point of Tangency for informational purposes only, no monument set.



DATE	
DRAWN	RCR
CHECKED	JSV
DESIGNED	
FILENAME	PLAT
HIDDEN VALLEY ESTATES P.L.L.P. 01-S1901	
FINAL PLAT	
TST	
TST, INC. Consulting Engineers 748 Wharton Way, Bldg. D Fort Collins, Colorado 970-226-0557	
JOB NO.	877-001
SCALE	1" = 100'
DATE	06/13/02
SHEET	4 OF 7



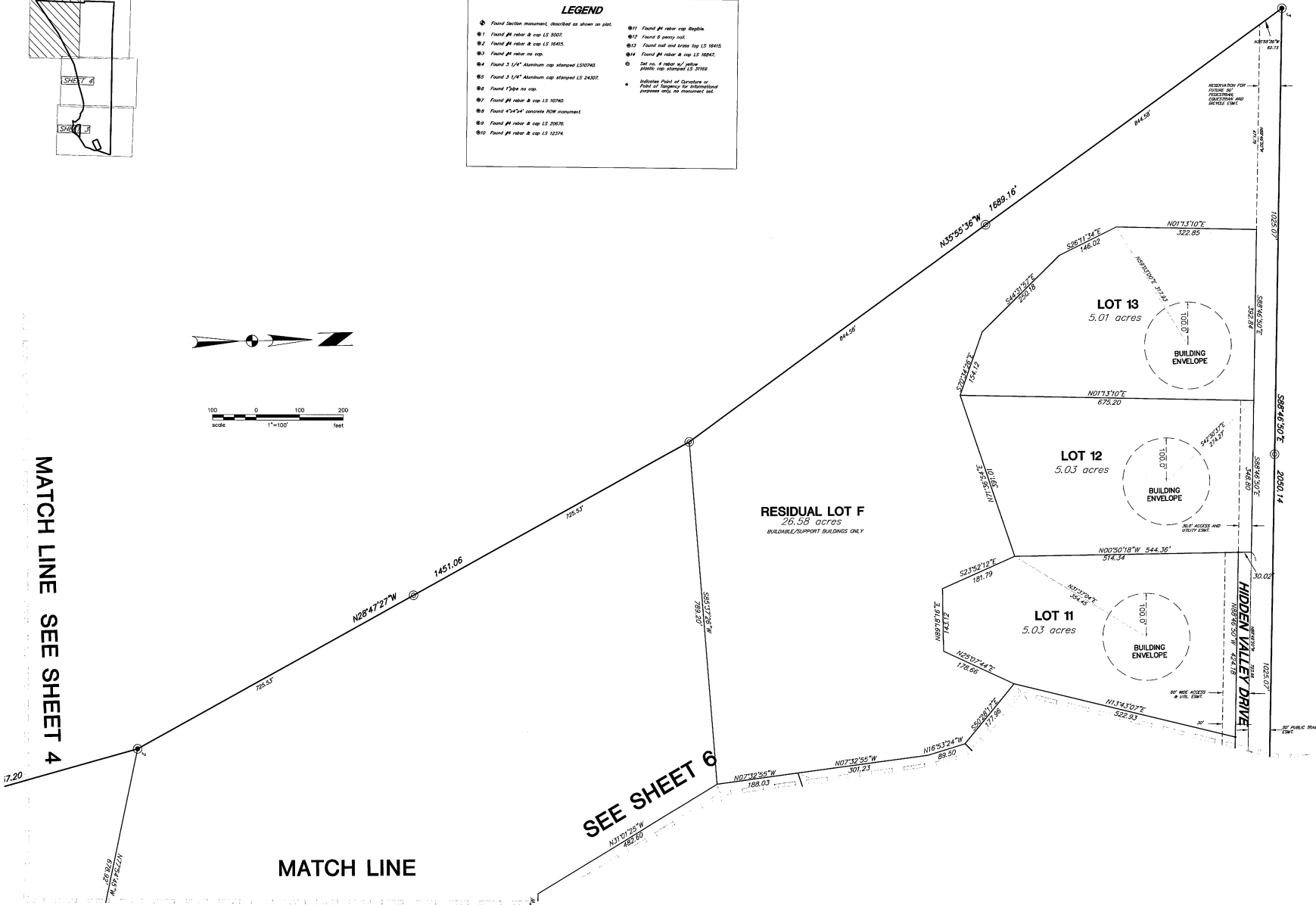
LEGEND	
◆ Found Section monument, described as shown on plat.	⊙11 Found #4 rebar cap Bayble.
⊙1 Found #4 rebar & cap LS 2602.	⊙12 Found 6 penny nail.
⊙2 Found #4 rebar & cap LS 16415.	⊙13 Found nail and screw top LS 16415.
⊙3 Found #4 rebar no cap.	⊙14 Found #4 rebar & cap LS 16442.
⊙4 Found 3 1/4" Aluminum cap stamped LS20740.	⊙ Set no. 4 rebar w/ 1/2" plastic cap stamped LS 3152
⊙5 Found 3 1/4" Aluminum cap stamped LS 24302.	• Indicates Point of Curvature or Point of Tangency for information purposes only, no monument set.
⊙6 Found 1 3/8" no cap.	
⊙7 Found #4 rebar & cap LS 10740.	
⊙8 Found 4"x4"x4" concrete ROM monument.	
⊙9 Found #4 rebar & cap LS 20676.	
⊙10 Found #4 rebar & cap LS 12274.	



MATCH LINE SEE SHEET 4

MATCH LINE

SEE SHEET 6



DATE	01/11/02
DRAWN	RCR
CHECKED	JST
RECORDED	
FILENAME	plot

HIDDEN VALLEY ESTATES RLLUP. 01-S1901

FINAL PLAT



TST, INC.
Consulting Engineers
748 Whalers Way, Bldg. D
Fort Collins, Colorado
970-226-0557

JOB NO. 977-001

SCALE 1" = 100'

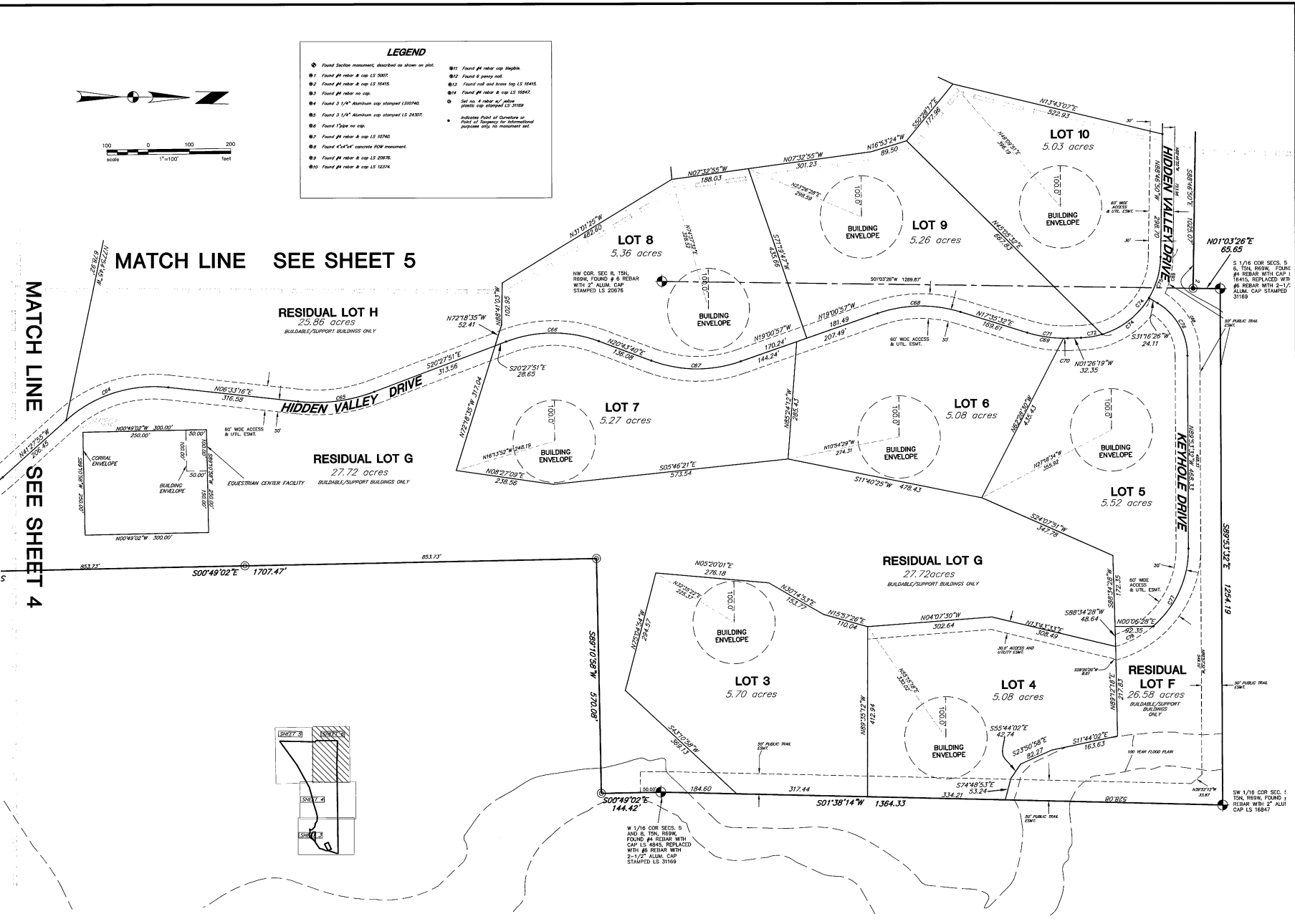
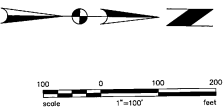
DATE 6/13/2002

SHEET

5 OF 7

LEGEND

- ⊙ Found Section monument, described as shown on plot.
- ⊙ Found #1 rebar & cap LS 3007.
- ⊙ Found #1 rebar & cap LS 10415.
- ⊙ Found #1 rebar on cap.
- ⊙ Found 3 1/2" Aluminum cap stamped LS10740.
- ⊙ Found 3 1/2" Aluminum cap stamped LS 24307.
- ⊙ Found 1 7/8" rebar on cap.
- ⊙ Found #1 rebar & cap LS 10740.
- ⊙ Found #1 rebar & cap LS 20076.
- ⊙ Found #1 rebar & cap LS 12374.
- ⊙ Found #1 rebar cap 58916.
- ⊙ Found 6 penny nail.
- ⊙ Found nail and brass tag LS 10415.
- ⊙ Found #1 rebar & cap LS 10462.
- ⊙ Call no. 4 rebar w/ yellow 1/8" dia cap stamped LS 31009.
- ⊙ Indicates Point of Curvature or Point of Tangency for informational purposes only, no monument set.



MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 5

DATE		DRAWN	RCR	<p>HIDDEN VALLEY ESTATES R.L.P. 01-S1901</p> <p style="text-align: right;">FINAL PLAT</p>
CHECKED		DESIGNED	JBY	
FLORIANE		FLORIANE	PLAT	
<p>5 1/8 COR. SECS. 5 & 6, T5N, R69W, FOUND #4 REBAR WITH CAP-1 16415, REPLACED WITH #6 REBAR WITH 2-1/2" ALUM. CAP STAMPED 31559</p>				
<p>5 1/8 COR. SECS. 5 & 6, T5N, R69W, FOUND #4 REBAR WITH CAP-1 16415, REPLACED WITH #6 REBAR WITH 2-1/2" ALUM. CAP STAMPED 31559</p>				
<p>TST</p> <p>TST, INC. Consulting Engineers 748 Whales Way, Bldg. D Fort Collins, Colorado 970-225-0557</p>				
JOB NO.	977-001			<p>6 OF 7</p>
SCALE	1" = 100'			
DATE	06/13/02			
SHEET	6 OF 7			

