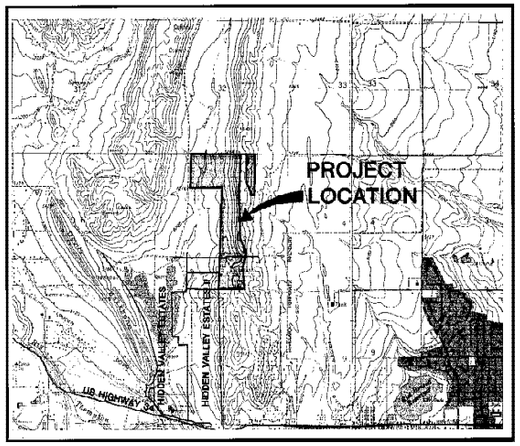
SCOTT DOLL, CLERK
LARIMER COUNTY CO
08/22/2005
09:32:24 AM
NOTIN 2005-0050726 REC FEE $31.00 DOC $0.00
PAGES - 5 FEE $31.00 DOC $0.00 R=$0.00

HIDDEN VALLEY ESTATES III R.L.U.P. 03-S2168

SITUATE IN SECTION 5 TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP
N.T.S.

BASIS OF BEARING STATEMENT

CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 69 WEST, 6TH P.M. TO HAVE AN ASSUMED BEARING OF S89°34'37"E AS DETERMINED BY MONUMENTS FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 5 (NO. 6 REBAR WITH 2 1/2" ALUMINUM CAP STAMPED PLS 32829), AND THE EAST SIXTEENTH CORNER OF SAID SECTION 5, AND SECTION 32 TOWNSHIP 6 NORTH, RANGE 69 WEST (2 1/2" ALUMINUM CAP SET IN CONCRETE CYLINDER STAMPED LS 32829). WITH ALL OTHER BEARINGS RELATIVE THERETO.

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 COMPLIANCE, NOR A RELEASE OR INDEMNITY OF THE SUBDIVIDER AND THE SURVEYOR CONCERNING ANY NONCOMPLIANCE OF THIS PLAT WITH CURRENT SURVEY REQUIREMENTS.

DATE: 6/13/05
Dale V. Green, COLORADO P.L.S. 16044
(SIGNATURE)
Dale V. Grear, LARIMER COUNTY ENGINEERING DEPARTMENT
(NAME)

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS THIS 21st DAY OF June, 2005 ALL DEDICATIONS MADE FOR PUBLIC USE ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OR RESPONSIBILITY BY THE COUNTY FOR CONSTRUCTION, REPAIR, OR MAINTENANCE OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHTS-OF-WAY, OR IMPROVEMENTS DESIGNATED ON THIS PLAT.

CHAIRMAN

ATTEST:
CLERK OF THE BOARD

LARIMER COUNTY CLERK SEAL COLORADO

LARIMER COUNTY HEALTH AUTHORITY APPROVAL

APPROVED BY THE LARIMER COUNTY HEALTH AUTHORITY THIS 13 DAY OF June, 2005 ALL CONSTRUCTION ON THIS SUBDIVISION, OR ANY LOT THEREIN, INCLUDING THE DEVELOPMENT OF DOMESTIC WATER, AND THE PROVISION OF SEWAGE 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.

Doug Ryan
LARIMER COUNTY HEALTH AUTHORITY

SURVEYOR'S STATEMENT

I, ROBERT L. HAHN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF HIDDEN VALLEY ESTATES III R.L.U.P. 03-S2168, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

DATE: _____

ROBERT L. HAHN
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 33636

REGISTERED PROFESSIONAL LAND SURVEYOR 6/9/05

CERTIFICATION OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BACKBONE INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNERS OF THAT PART OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH P.M., LARIMER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 5 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 69 WEST, 6TH P.M. TO HAVE AN ASSUMED BEARING OF S89°34'37"E AS DETERMINED BY MONUMENTS FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 5 (NO. 6 REBAR WITH 2 1/2" ALUMINUM CAP STAMPED PLS 32829), AND THE EAST SIXTEENTH CORNER OF SAID SECTION 5, AND SECTION 32 TOWNSHIP 6 NORTH, RANGE 69 WEST (2 1/2" ALUMINUM CAP SET IN CONCRETE CYLINDER STAMPED LS 32829), WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, S89°34'37"E, 1281.34 FEET;
THENCE S00°34'27"W, 1632.46 FEET;
THENCE N89°24'55"W, 164.83 FEET;
THENCE N00°35'05"E, 00.45 FEET;
THENCE N26°03'40"W, 412.59 FEET;
THENCE N00°35'05"E, 1137.84 FEET;
THENCE N89°34'37"W, 231.05 FEET;
THENCE S02°15'16"W, 1,342.40 FEET;
THENCE S00°05'08"W, 505.40 FEET;
THENCE S00°54'23"E, 1444.01 FEET;
THENCE S23°10'25"E, 664.90 FEET;
THENCE S13°47'35"W, 834.73 FEET;
THENCE S04°37'07"E, 800.04 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF NAMAQUA HILLS CENTRAL FIRST FILING (A PLANNED UNIT DEVELOPMENT).
THENCE ALONG SAID NORTHERLY BOUNDARY, S87°53'53"W, 52.45 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5;
THENCE ALONG SAID SOUTH LINE, S89°06'33"W, 1,010.97 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5;
THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, N02°14'20"E, 1373.16 FEET TO THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 5;
THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER, N02°15'11"E, 1,371.87 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 5;
THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, N02°14'27"E, 1,331.01 FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 5;
THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5, S89°29'48"W, 1,290.00 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 5;
THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5 N01°16'36"E, 1,308.71 FEET TO THE WEST SIXTEENTH CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 69 WEST AND SECTION 32, TOWNSHIP 6 NORTH, RANGE 69 WEST;
THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5, S89°36'47"E, 1,311.64 FEET TO THE POINT OF BEGINNING;

CONTAINING 157.517 ACRES (6,861,448 SQUARE FEET), MORE OR LESS AND IS SUBJECT TO RIGHTS-OF-WAY OR EASEMENTS OF RECORD, OR THAT NOW EXIST ON THE GROUND;

HAVE BY THESE PRESENTS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO 14 LOTS TO BE KNOWN AS HIDDEN VALLEY ESTATES III R.L.U.P. 03-S2168, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PRIVATE USE OF LOT OWNERS AND RESIDENTS AND THEIR GUESTS AND INVITEES AND FOR USE BY EMERGENCY VEHICLES AND EMERGENCY SERVICE PERSONNEL FOREVER HEREAFTER THE STREETS OR ROADS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, TRAILS AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____ AD, 2005.

OWNER: BACKBONE INVESTMENTS, LLC

IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 11TH DAY OF JUNE, 2005

BY: Scott L. Charpentier
SCOTT L. CHARPENTIER, MANAGING MANAGER

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11TH DAY OF JUNE, 2005 BY SCOTT CHARPENTIER, MANAGING MANAGER OF BACKBONE INVESTMENTS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 11-12-2006
NOTARY PUBLIC: C. Hassan

NOTARY PUBLIC STATE OF COLORADO

LIEN HOLDER: OLHAUSEN FAMILY LIMITED PARTNERSHIP, LLLP

IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 11TH DAY OF JUNE, 2005

BY: Dale D. Olhausen
GENERAL PARTNER

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11TH DAY OF JUNE, 2005.

BY: DALE D. OLHOUSEN

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 11-12-2006
NOTARY PUBLIC C. Hassan

NOTARY PUBLIC STATE OF COLORADO

NOTES

1. The construction of any single family residence in this development will require the installation of residential fire sprinklers unless written permission for variance from this requirement from the fire district is obtained.
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 issuance of a certificate of occupancy shall be submitted to the Building Department. As an alternative, 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 may be required for new habitable construction. Please check with the Larimer County Building Department for requirements prior to submitting a building permit application.
4. Some or 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 plat. If a structure is within 5 feet of the building envelope, the owner/applicant for a building permit will be required to demonstrate that the structure(s) is located within the building envelope prior to the approval of the footing and foundation inspection. This shall be accomplished by a written certification by a Colorado Licensed Surveyor.
5. Lot owners should be advised that there is a potential for nuisance conflicts from wildlife (such as skunks, mountain lions, bears, raccoons, foxes, coyotes, prairie dogs and snakes). The Colorado Division of Wildlife can provide information to property owners about how to handle these situations, but lot owners are responsible for addressing wildlife conflicts if they arise.
6. 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.
7. Prairie dog colonies exist in the general area; prairie dogs can be a nuisance if they migrate to developed residential property. At times these animals are implicated in the transmission of plague to people or their pets. It is important for residents to observe animal control requirements for dogs and cats.
8. Agricultural operations and farming practices on adjacent properties can produce odors, noise and dust. These are a normal part of agriculture and should be expected to occur. In addition, planting, planting, cultivating, spraying, harvesting, and various livestock operations may be carried out at all times including nighttime.
9. If livestock will be kept on these lots, it will be important to carefully manage grazing in order to maintain grass cover in the pasture. Overgrazing will produce bare ground, weeds, erosion and polluted runoff. Management of these lots should be coordinated with drainage and erosion control issues, siting of sanitation systems, fencing and feeding.
10. Larimer County has adopted a Right to Farm Resolution.
11. The following fees shall be collected at building permit issuance for new single-family dwellings: Thompson R2-J school fees, Larimer County fees for County and Regional Transportation Capital Expansion, Larimer County Park Fees (in lieu of dedication), and Rural Land Use Process fees. The fee amount that is current at time of building permit application shall apply.
12. An additional fee not to exceed $5000 shall be assessed against each approved residential lot, to be used solely for a professional traffic study and possible improvements at the US 34-Hidden Valley Drive Intersection per CDOT requirements. Developer shall establish an escrow account with an FDIC insured state or federally licensed financial institution or a title company authorized to do business in Colorado. At the closing of the sale or other conveyance of each residential and common area lot, Developer shall deposit the sum of $5,000 from the sale proceeds or other funds into the escrow account to pay for the required improvements at the US Highway 34 and Hidden Valley Drive intersection.
13. 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 lien being placed on these lots.
14. At time of real estate closing, owner shall provide purchasers of residential lots and residual lands with the Code of the West, a County document which addresses differences between urban and rural living in Larimer County.
15. The owners of the residual land parcels (Common Area Lots A through E) shall be responsible for providing an annual monitoring report for the residual land to Larimer County Rural Land Use Center.
16. 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 in consideration of the approval of this Development. This Agreement was recorded immediately after this plat. All purchasers should obtain and read the Development Agreement.
17. For all information regarding ownership and easements or rights-of-way of record, TST, Inc. relied upon Title Commitment No. 20045637 prepared by Stewart Title of Larimer County on November 10, 2004, at 8:00 a.m. This does not constitute a title search by TST, Inc.
18. Backbone Drive and Hogback Drive shall be maintained by the HOA of Hidden Valley Estates III R.L.U.P. 03-S2168.
19. Common Area Lots A and B are subject to a Conservation Easement held by Colorado Open Lands which is intended to preserve open space, recorded at reception no. 20040092100 on September 20, 2004.
20. An equestrian facility for the private use of the Hidden Valley Estates HOA is permitted on Common Area Lot B, as shown on this plat and described in the Covenants and Development Agreement.
21. Common Area Lots C, D, and E will be owned and maintained by the Homeowners Association.

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

REVISIONS		
By	Date	Description

DRAWN RLH
CHECKED JSV
DESIGNED RLH
FILENAME 007_plat cover

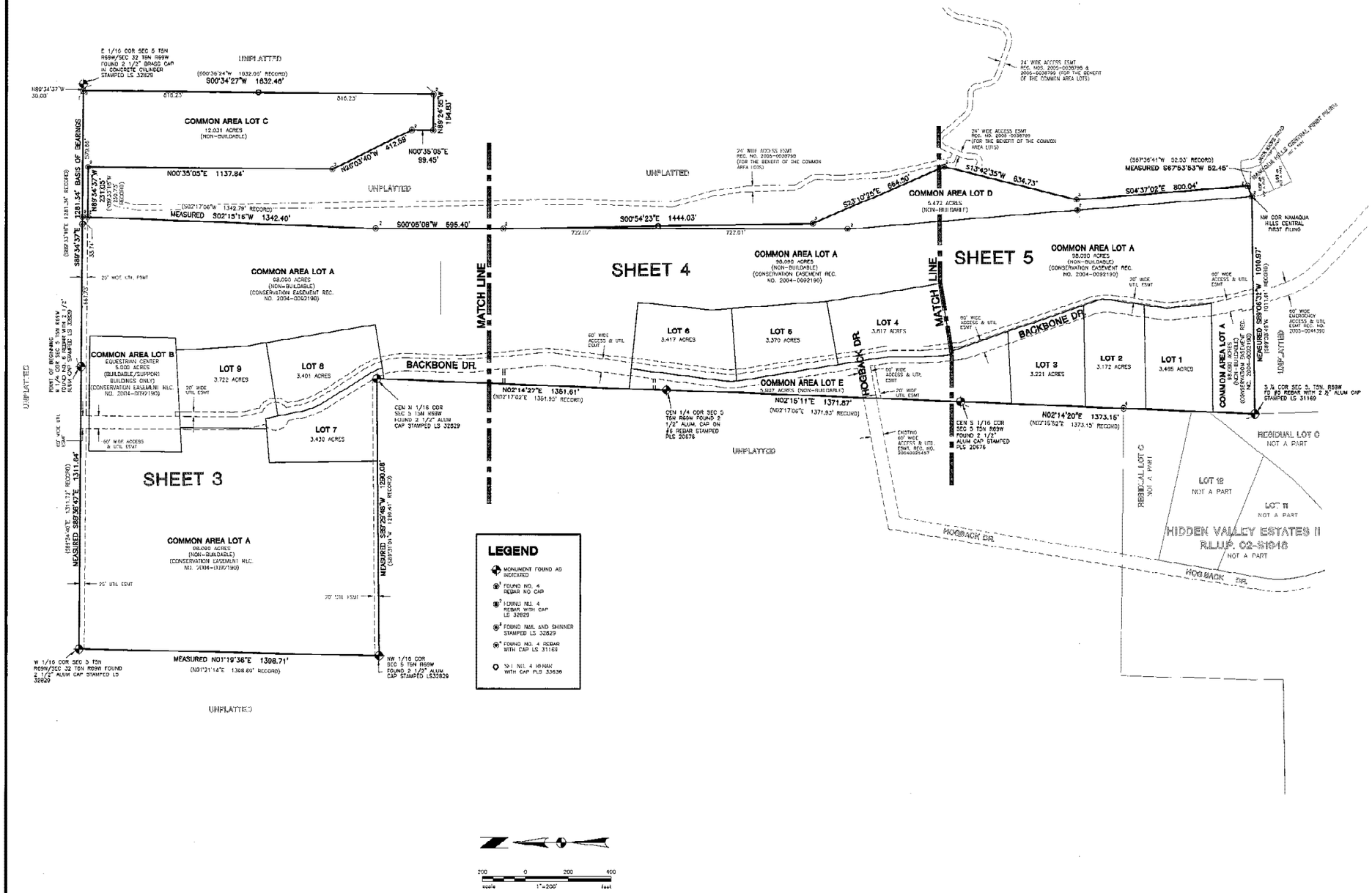
HIDDEN VALLEY ESTATES III R.L.U.P. 03-S2168

FINAL PLAT COVER SHEET

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

JOB NO. 0977.0007.00
SCALE N/A
DATE 6/3/05
SHEET NUMBER 1 OF 5

4998



REVISIONS		
No.	Date	Description

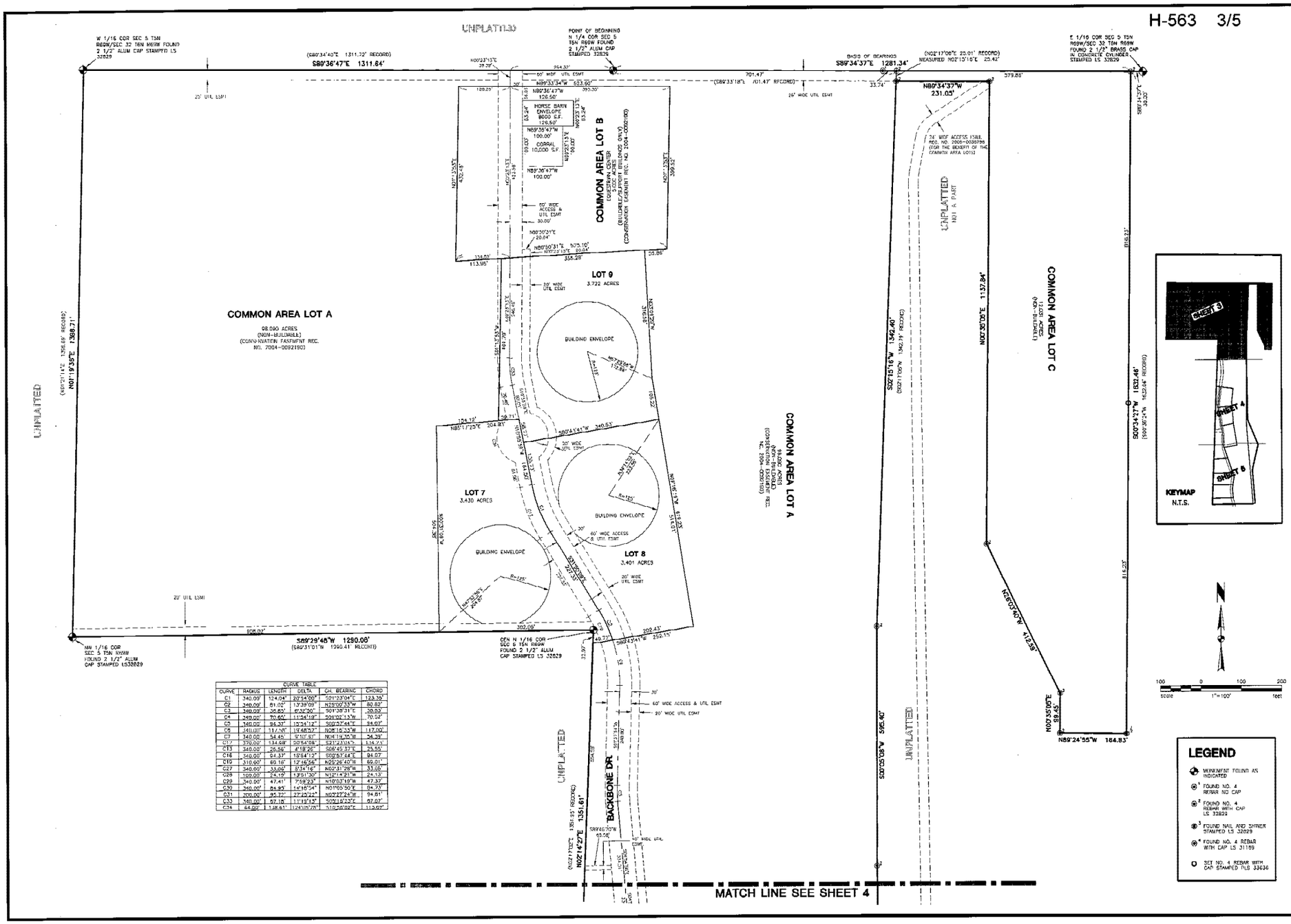
DRAWN RLH
CHECKED JSV
DESIGNED RLH
FILENAME 007_FPLAT_BNDRY

HIDDEN VALLEY ESTATES III R.L.U.P. 03-S2168

FINAL PLAT OUTER BOUNDARY

TST
TST, INC.
Consulting Engineers
748 Walters Way, Bldg. D
Fort Collins, Colorado
970-226-0557
fax 970-226-0204

JOB NO. 0977.0007.00
SCALE 1" = 200'
DATE 6/3/05
SHEET 2 OF 5



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CHORD
C1	340.00'	124.04'	20°54'00"	S21°23'04"E	123.35'
C2	340.00'	51.02'	13°39'09"	N25°00'33"W	50.82'
C3	340.00'	35.60'	6°32'30"	S01°36'31"E	35.53'
C4	340.00'	70.62'	11°54'18"	S01°02'13"W	70.52'
C5	340.00'	34.37'	12°24'12"	S02°57'44"E	34.07'
C6	340.00'	117.30'	19°46'52"	S08°16'33"W	117.00'
C7	340.00'	54.45'	9°10'47"	N04°18'30"W	54.39'
C12	370.00'	134.68'	20°54'00"	S21°23'04"E	134.01'
C13	340.00'	26.56'	4°18'26"	S06°45'37"E	26.55'
C16	340.00'	94.37'	15°54'12"	S00°57'44"E	94.07'
C18	310.00'	60.10'	12°46'54"	N25°26'40"W	59.97'
C27	340.00'	33.06'	5°34'16"	N02°31'28"W	33.05'
C28	100.00'	24.19'	13°51'30"	N12°14'21"W	24.13'
C29	340.00'	47.41'	7°59'23"	N19°03'19"W	47.37'
C30	340.00'	84.95'	14°18'04"	N01°05'50"E	84.73'
C31	200.00'	95.72'	27°25'22"	N00°27'24"W	94.81'
C32	340.00'	67.15'	11°19'13"	S05°18'23"E	67.07'
C34	64.00'	138.61'	124°05'26"	S10°58'02"E	113.07'

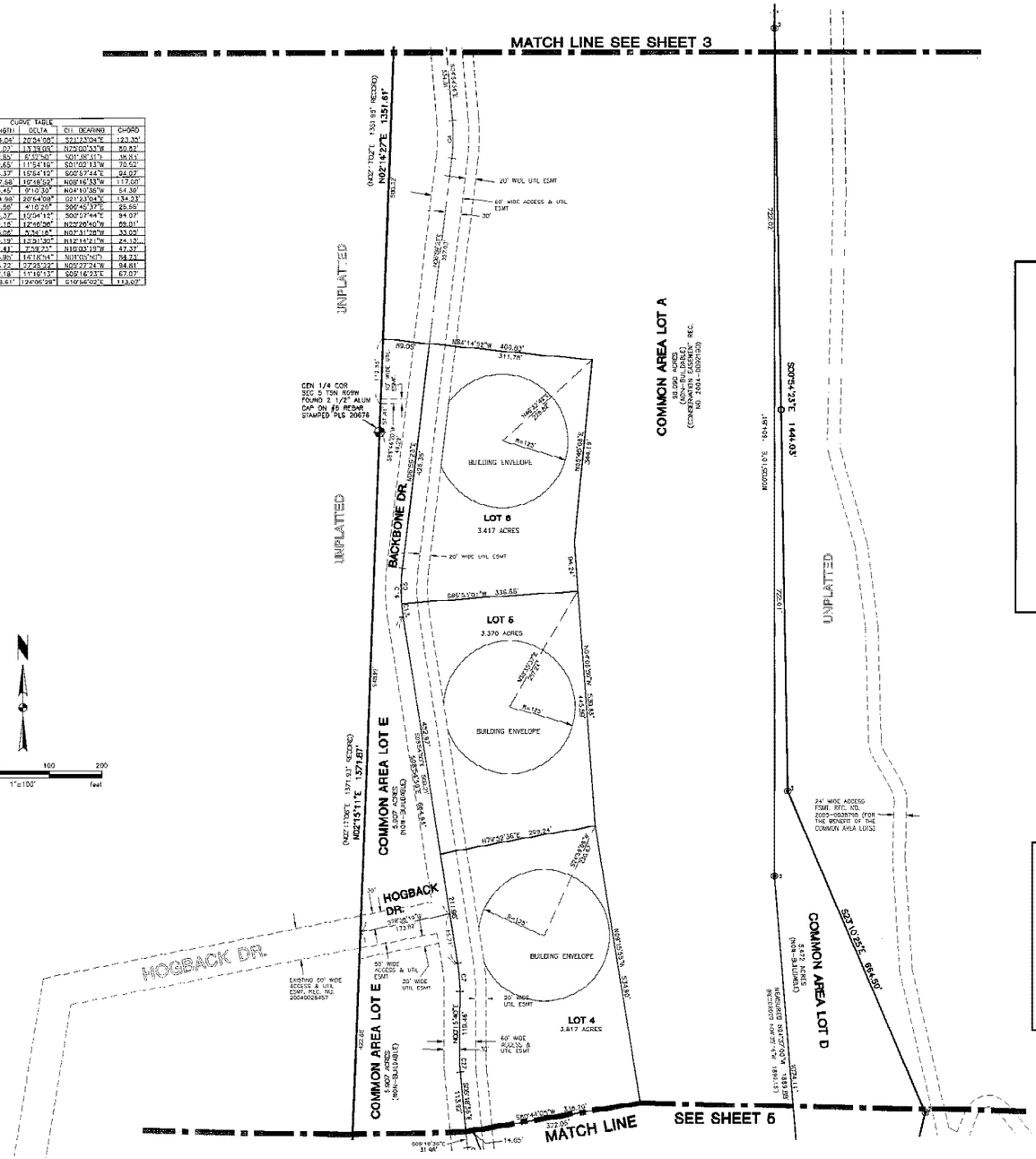
DRAWN RLH
CHECKED JSV
DESIGNED RLH
FILENAME 007_FPLAT

HIDDEN VALLEY ESTATES III R.L.U.P. 03-S2168

FINAL PLAT

TST
TST, INC.
Consulting Engineers
748 Whalers Way, Bldg. D
Fort Collins, Colorado
970-226-0557
fax 970-226-0204

JOB NO. 0977.0007.00
SCALE 1" = 100'
DATE 6/3/05
SHEET 3 OF 5



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CHORD
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C3	340.00'	38.85'	6°32'50"	N31°38'31"E	38.83'
C4	340.00'	70.63'	11°54'19"	S01°00'13"W	70.52'
C5	340.00'	94.37'	15°54'12"	S00°57'44"E	94.07'
C6	340.00'	117.58'	19°48'52"	N08°16'33"W	117.00'
C7	340.00'	54.45'	9°10'35"	N04°10'36"W	54.39'
C12	370.00'	134.98'	20°54'09"	S21°23'04"E	134.23'
C13	340.00'	25.56'	4°18'20"	S00°45'37"E	25.55'
C16	340.00'	94.37'	15°54'12"	S00°57'44"E	94.07'
C19	310.00'	69.16'	12°46'56"	N22°28'40"W	69.01'
C27	340.00'	33.06'	5°34'16"	N07°31'28"W	33.05'
C28	108.00'	24.19'	12°51'50"	N12°14'21"W	24.13'
C29	340.00'	47.41'	7°59'27"	N18°03'19"W	47.37'
C30	340.00'	86.85'	14°18'04"	N11°03'05"W	86.63'
C31	200.00'	95.72'	27°25'22"	N09°27'24"W	94.81'
C33	340.00'	67.18'	11°19'13"	S05°16'23"E	67.07'
C34	64.00'	138.61'	124°05'29"	S10°56'02"E	113.07'

100 0 100 200
scale 1"=100' feet

KEYMAP
N.T.S.

SHEET 3
SHEET 5

LEGEND

- MONUMENT FOUND AS INDICATED
- FOUND NO. 4 REBAR NO CAP
- FOUND NO. 4 REBAR WITH CAP LS 32829
- FOUND NAIL AND SHINER STAMPED LS 32829
- FOUND NO. 4 REBAR WITH CAP LS 31165
- SET NO. 4 REBAR WITH CAP STAMPED PLS 33636

REVISIONS		
By	Date	Description

DRAWN: RLH
CHECKED: JSV
DESIGNED: RLH
FILENAME: 007_FPLAT

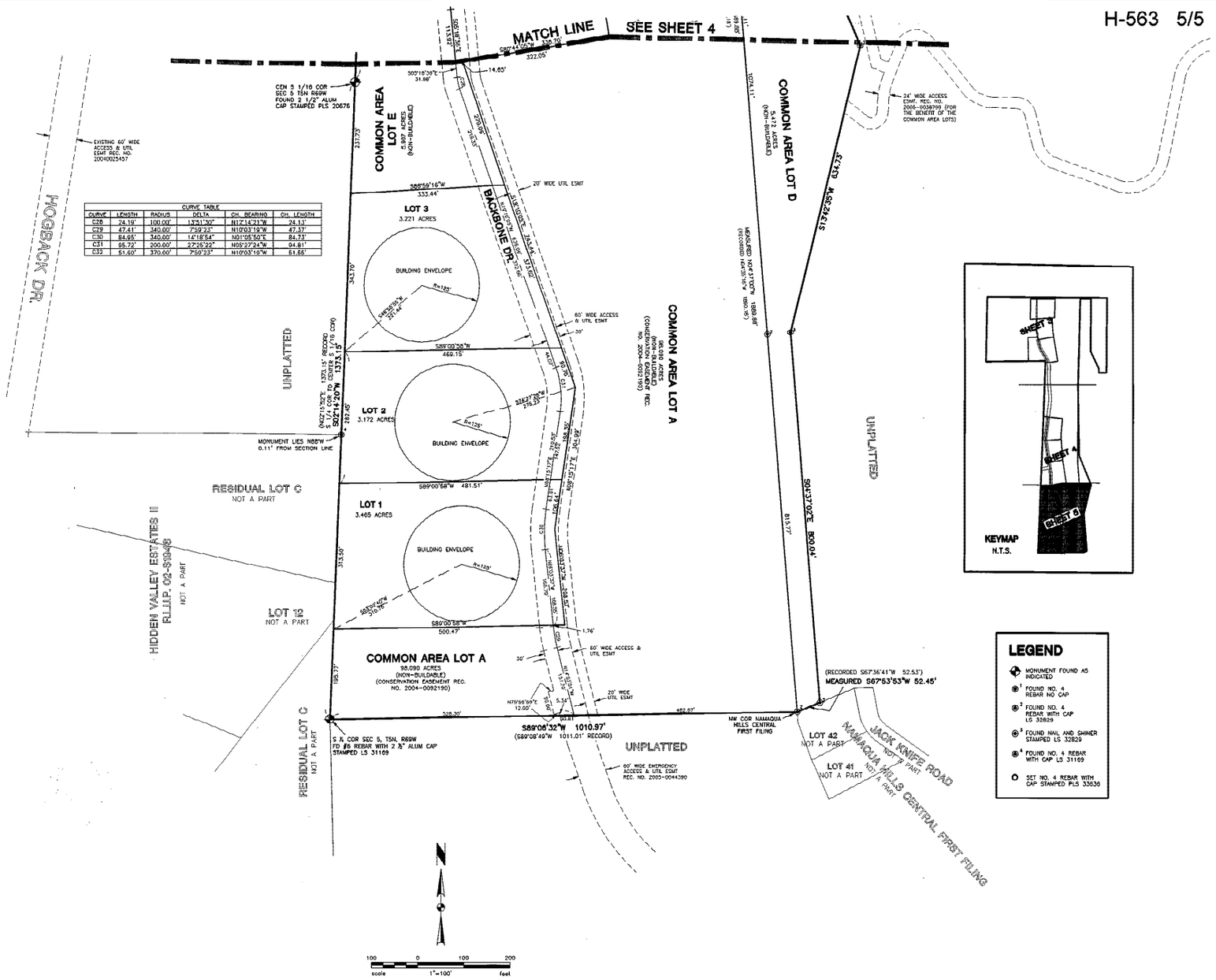
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 33636 6/6/05

HIDDEN VALLEY ESTATES III R.L.U.P. 03-S2168

FINAL PLAT

TST
TST, INC.
Consulting Engineers
748 Whalers Way, Bldg. D
Fort Collins, Colorado
970-226-0557
fax 970-226-0564

JOB NO. 0977.0007.00
SCALE 1" = 100'
DATE 6/3/05
SHEET 4 OF 5



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C28	24.19'	100.00'	13°51'30"	N12°14'21"W	24.13'
C29	47.41'	340.00'	7°59'23"	N10°03'19"W	47.37'
C30	84.95'	340.00'	14°18'54"	N01°05'50"E	84.73'
C31	95.72'	200.00'	27°25'22"	N09°27'24"W	94.81'
C32	51.60'	370.00'	7°50'23"	N10°03'19"W	51.56'

LEGEND

- MONUMENT FOUND AS INDICATED
- FOUND NO. 4 REBAR NO CAP
- FOUND NO. 4 REBAR WITH CAP LS 32829
- FOUND NAIL AND SHINER STAMPED LS 32829
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REVISIONS		
By	Date	Description

DRAWN RLH
CHECKED JSV
DESIGNED RLH
FILENAME 007_FPLAT

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 33636 6/6/05

HIDDEN VALLEY ESTATES III R.L.U.P. 03-S2168

FINAL PLAT

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SHEET 5 OF 5