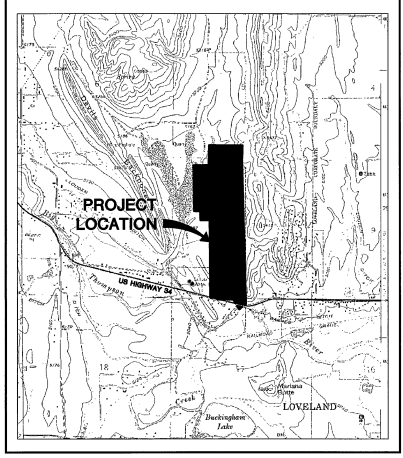


#262769
SCOTT P. WILSON, COUNTY CLERK
COUNTY OF LARIMER, COLORADO
11/10/03 10:48 AM
PAGE 1 OF 4

HIDDEN VALLEY ESTATES II R.L.U.P. 02-S1948

SITUATE IN SECTIONS 5, 8, AND 17 TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
COUNTY OF LARIMER, STATE OF COLORADO

H/516
1/4



VICINITY MAP

CERTIFICATION OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT Backbone Investments, LLC of Loveland, Co., BEING THE OWNERS OF THE TRACT OF LAND SITUATE IN SECTIONS 5, 8 AND 17 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 SOUTH QUARTER CORNER OF SAID SECTION 8, AND CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 8 TO HAVE AN ASSUMED BEARING OF S01°30'12" E AS DETERMINED BY MONUMENTS FOUND AT THE CENTER QUARTER CORNER AND AT THE SOUTH QUARTER CORNER OF SAID SECTION 8, WITH ALL OTHER BEARINGS RELATIVE THERE TO;

THENCE S00°04'43" W 201.89 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES:

1. W78°03'12" W, 56.77 FEET;
2. ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5,773.75 FEET, AN ARC LENGTH OF 120.93 FEET, A CENTRAL ANGLE OF 01°17'00", AND A CHORD WHICH BEARS N78°44'12" W, 120.92 FEET;
3. N02°01'27" W, 23.88 FEET;

THENCE N11°02'27" W, 144.09 FEET;

THENCE S89°01'58" W, 338.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES:

1. N82°52'17" W, 145.13 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;
- THENCE ALONG SAID WEST LINE, N02°08'47" W, 1228.89 FEET TO THE SOUTHWEST SOUTHWEST CORNER OF SAID SECTION 8;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, N02°08'47" W, 1298.07 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 8;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8, N02°08'47" W, 358.04 FEET;

THENCE S89°01'58" W, 338.86 FEET;

THENCE N02°01'27" W, 23.88 FEET;

THENCE N89°10'58" W, 570.08 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE ALONG SAID WEST LINE, N04°04'00" W, 144.42 FEET TO THE WEST SIXTEENTH CORNER OF SECTION 5 AND 8;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, N01°38'14" E, 613.32 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, S02°13'42" W, 613.47 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 8;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, S01°30'12" E, 2,541.51 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 8;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, S01°30'12" E, 2,543.88 FEET TO THE POINT OF BEGINNING.

ALSO, A TRACT OF LAND LOCATED IN SAID SECTION 17, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8, THENCE S89°41'41" W, 306.19 FEET TO THE POINT OF BEGINNING;

THENCE S08°29'12" W, 17.72 FEET;

THENCE S21°29'51" W, 43.00 FEET;

THENCE S42°08'21" W, 120.03 FEET;

THENCE S31°48'09" W, 153.75 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34 THE FOLLOWING TWO COURSES:

1. S79°14'42" E, 134.09 FEET;
2. ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 6,579.95 FEET, AN ARC LENGTH OF 63.94 FEET, A CENTRAL ANGLE OF 00°38'42", AND A CHORD WHICH BEARS S78°53'32" E, 63.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 194.11 ACRES, MORE OR LESS, HAIR BY THESE PRESENTS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO 12 LOTS AND 9 RESIDUAL LOTS TO BE KNOWN AS HIDDEN VALLEY ESTATES II R.L.U.P. 02-S1948, AND 100 HERSELY ZONABLE AND CONVEY TO AND FOR THE PRIVATE USE OF LOT OWNERS AND RESIDENTS AND THEIR GUESTS AND INVITES AND FOR USE BY EMERGENCY VEHICLES AND EMERGENCY SERVICE PERSONNEL, FOREVER HEREINAFTER THE STREETS OR ROADS AS ARE LAID OUT AND DESIGNATED ON THIS PLAN, AND SO ALSO RESERVE PORTABLE EXAMINATIONS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, TRAILS AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAN, WITNESS OUR HANDS AND SEALS THIS 2nd DAY OF December, 2003.

N.T.S.

BASIS OF BEARING STATEMENT

CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 8 TO HAVE AN ASSUMED BEARING OF S01°30'12" E AS DETERMINED BY MONUMENTS FOUND AT THE CENTER QUARTER CORNER AND AT THE SOUTH QUARTER CORNER OF SAID SECTION 8, WITH ALL OTHER BEARINGS RELATIVE THERE TO.

APPROVAL OF SURVEY PLAT

This 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 measurement. This approval constitutes neither a warranty by Larimer County concerning such compliance, nor a release of liability of the subdivider and his surveyor concerning any noncompliance of this plat with current survey requirements.

Date: 12/3/03
Scott P. Wilson, Colorado P.L.S. No. 142543
Surveyor
Pete V. Green, Larimer County Engineering Department
(Name)

BOARD OF COUNTY COMMISSIONERS APPROVAL

Approved by the Larimer County Board of County Commissioners on this 02 day of December, 2003. All dedications made for public use are hereby accepted on behalf of the people of the County. This does not constitute acceptance of responsibility by the County for the construction, repair or maintenance of any of the streets, bridges, rights-of-way or other improvements designated on this plat.

ATTEST:
Scott P. Wilson
Clerk of the Court



LARIMER COUNTY HEALTH AUTHORITY APPROVAL

Approved by the Larimer County Health Authority on this 3rd day of December, 2003. All construction on this plat for public use are hereby accepted on behalf of the people of the County. This does not constitute acceptance of responsibility by the County for the construction, repair or maintenance of any of the streets, bridges, rights-of-way or other improvements designated on this plat.

Dusty Ryan
Larimer County Health Authority

SURVEYOR'S STATEMENT

I, John S. Van Winkle, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat of Hidden Valley Estates II R.L.U.P. 02-S1948, truly and correctly represents the same as a survey made by me or under my direct supervision.



LIEN HOLDER: LARCLAND, INC.

In witness whereof, we have hereunto set our hands and seals this 2nd day of December, 2003.
BY: Scott P. Wilson
Scott P. Wilson, Surveyor
STATE OF COLORADO) ss.
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me this 2nd day of December, 2003,
by Don F. Williams, President.
Witness my hand and official seal:
My Commission expires 12/10
Notary Public Janice Schley

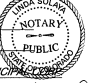


NOTES

1. The construction of any single-family residence will require the installation of residential fire sprinklers because fire hydrants 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 shall be submitted to the Colorado Division of Wildlife as soon as possible. A permanent certificate of occupancy shall be submitted to the Building Department. As an alternative, a builder may present a proposal to the Building Department which specifies that a test will be done within 30 days. A permanent certificate of occupancy can be issued when the proposal 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 stinks, 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 nuisance 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. Prairie dog colonies exist in the general area; prairie dogs can be a nuisance if they migrate to residential property. At times these animals are destructive in the dissemination of plague to people or their pets. It is important for residents to observe animal control requirements for dogs and cats.
7. 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, plowing, planting, cultivating, spraying, harvesting, and various livestock operations may be carried out at all times including nighttime.
8. 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 systems, fencing and feeding.
9. Larimer County has adopted a Right to Farm Resolution.
10. The following fees shall be collected at building permit issuance for new single-family dwellings: Thompson R2-L school fees, Larimer County fees for County and Regional Transportation Capital Expansion, Larimer County Park Fees (in lieu of dedication), and Rural Land Use Project Fee. The annual R2-L fee is current as of time of building permit application date.
11. 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 plat. 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/are located within the building envelope. This shall be accomplished by a written certification by a Colorado Licensed Surveyor. If the structure requires a county Subback and Use Permit rather than a building permit, this surveyor's certification is also required.
12. 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.
13. At time of root estate closing, owner shall provide purchasers of residential lots and residual lots with the Code of the West, a County document which addresses and enforces rules living in Larimer County.
14. The owners of the residual land parcel shall be responsible for providing an annual monitoring report for the residual land to Larimer County Rural Land Use Center.
15. Lots in this Rural Land Plat are subject to the conditions and requirements of a Development Agreement. The Agreement and Larimer County accepted 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.
16. Hunting occurs in this area from September through January. It is illegal to hunt on private land without permission of the owner or person in charge. Waterfowl cannot be hunted within 100 yards of a dwelling, without first obtaining permission from the owner, occupant or person in charge.
17. For all information regarding ownership and easements or rights-of-way of record, TST, Inc. relied upon Title Commitment No. 200337966 prepared by Stewart Title of Larimer County on February 14, 2003, at 7:45 a.m. This does not constitute a title search by TST, Inc.
18. An access easement to Linda L. Will, Trustee of the James A. Will Children's Trust, Gregory Will, and the Ohannes Family Limited Partnership, L.L.C., currently exists in the approximate location of Highway Drive as shown herein. The easement is set forth in the easement agreement recorded in Recordation No. 200212062 at the Larimer County Clerk and Recorder's Office. Pursuant to Section 1.3 of said easement agreement the Grantees must agree to advertise and record a new legal description based upon the alignment as shown herein, thereby voiding the existing easement.
19. A Pristine Habitat Area is shown on each lot east of the building envelopes. No trails, off-terrain vehicles or horseback riding, fencing, grading, structures, or landscaping other than plant species native to the site is permitted within this area.
20. Lot areas outside of the building envelope and/or irrigated areas shall maintain existing landscaping and any new addition or replacement landscaping should be native to this region.
21. No structures or trails or access by the residents of Hidden Valley Estates II R.L.U.P. 02-S1948 is allowed on Residual Lot E.
22. Hidden Valley Drive, Gamble Oak Drive, and Highway 24 shall be maintained by the HVA of Hidden Valley Estates II R.L.U.P. 02-S1948.
23. Residual lots A, B, and C are subject to a Conservation Easement held by Colorado Open Lands which is intended to preserve open space. An equestrian facility is permitted as shown on an Equestrian area on Residual Lot A on this plat and described in the Covenants.
24. As part of the Hidden Valley Estates II R.L.U.P. 02-S1948, one of the residual lots shown in this product is the result of the transfer of a residential development unit from a non-conforming fully-enclosed core parcel located in the Southeast Quarter of the Northeast Quarter of Section 20, Township 5 North, Range 69 West, Larimer County, Colorado.

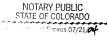
OWNER: BACKBONE INVESTMENTS, LLC

In witness whereof, we have hereunto set our hands and seals this 2nd day of Dec, 2003.
BY: Scott P. Wilson
Scott P. Wilson, Surveyor
STATE OF COLORADO) ss.
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me this 2nd day of December, 2003, by Scott Carpenter, Managing Partner of Backbone Investments, LLC.
Witness my hand and official seal:
My Commission expires 12/10
Notary Public Janice Schley



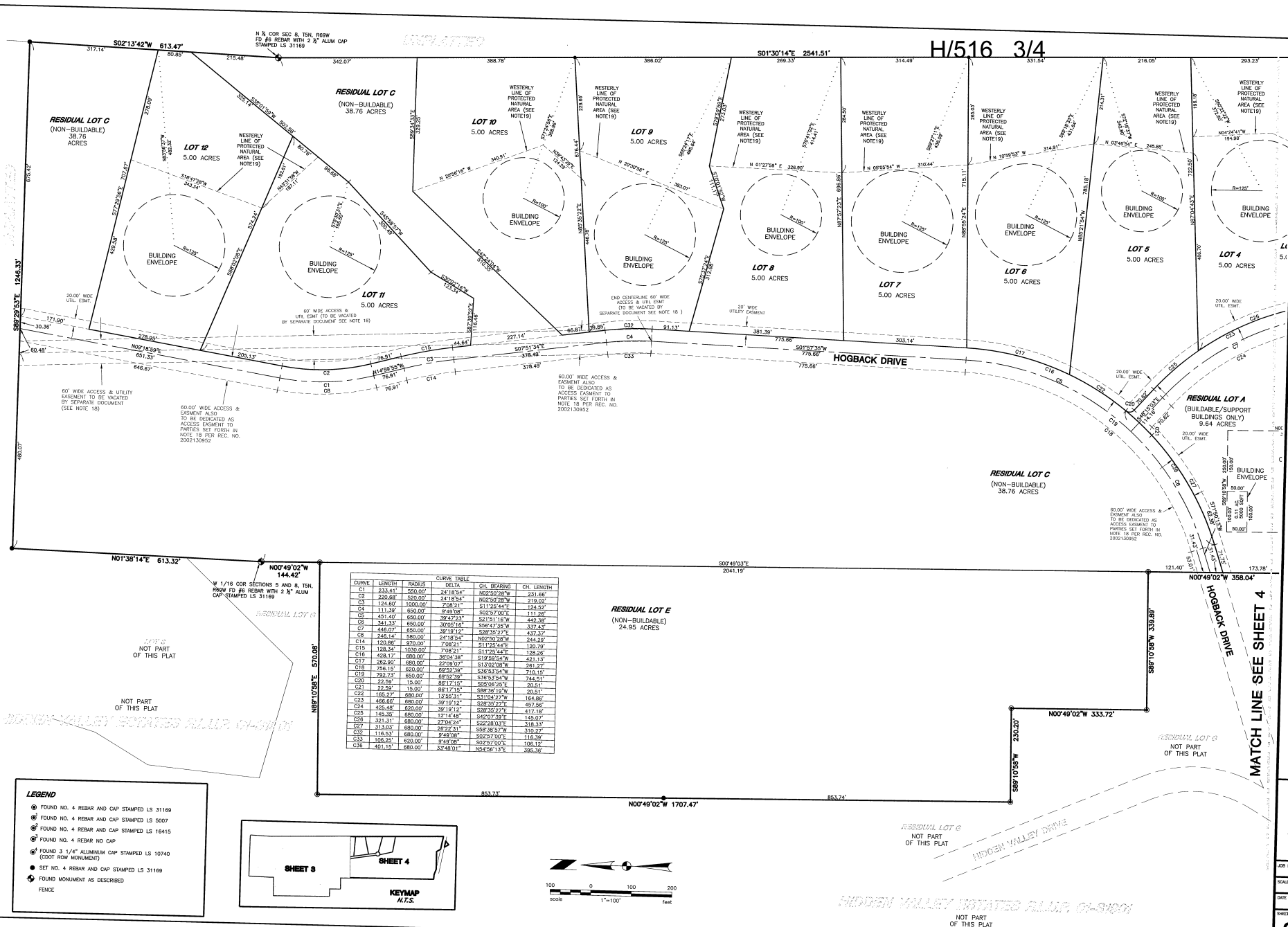
OWNER: CITY OF LOVELAND, A COLORADO MUNICIPAL CORPORATION

In witness whereof, we have hereunto set our hands and seals this 2nd day of December, 2003.
BY: Don F. Williams
Don F. Williams, City Manager
STATE OF COLORADO) ss.
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me this 2nd day of December, 2003, by Don F. Williams, City Manager.
Witness my hand and official seal:
My Commission expires July 21, 2004
Notary Public Maria D. Byrne



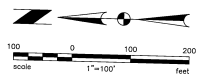
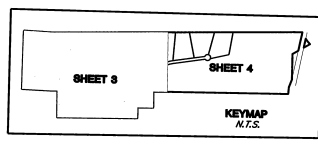
SEARCHED	INDEXED
SERIALIZED	FILED
DEC 11 2003 FBI - DENVER	
DRWN	RLH
CHECKED	JSY
DESIGNED	
PLATING	002_plat cover
HIDDEN VALLEY ESTATES II R.L.U.P. 02-S1948 FINAL PLAT COVER SHEET	
TST, INC. Consulting Engineers 748 Shoshone Way, Box 9 Fort Collins, Colorado 970-228-0537	
JOB NO.	877-002
SCALE	N/A
DATE	12/1/2003
SHEET NUMBER	1 OF 4

H/516 3/4



CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	233.41	650.00	24°18'54"	N02°50'28"W	231.66
C2	220.68	500.00	24°18'54"	N02°50'28"W	219.00
C3	124.60	1000.00	7°08'21"	S11°25'44"E	124.52
C4	111.39	650.00	9°49'58"	S02°37'03"E	111.26
C5	451.40	650.00	32°47'23"	S21°51'16"W	445.38
C6	341.33	650.00	30°02'18"	S32°47'35"W	337.43
C7	446.07	650.00	35°15'12"	S38°32'27"E	437.37
C8	246.14	650.00	24°18'54"	N02°50'28"W	244.29
C9	120.86	650.00	7°08'21"	S11°25'44"E	120.79
C10	128.34	1000.00	7°08'21"	S11°25'44"E	128.27
C11	458.17	650.00	32°08'07"	S13°02'09"W	451.17
C12	282.90	650.00	22°08'07"	S13°02'09"W	281.27
C13	256.15	650.00	62°52'39"	S32°47'35"W	251.15
C14	256.15	650.00	62°52'39"	S32°47'35"W	251.15
C15	222.50	15.00	88°17'15"	S05°06'29"E	20.51
C16	222.50	15.00	88°17'15"	S05°06'29"E	20.51
C17	185.27	650.00	1°50'51"	S88°35'16"W	20.51
C18	458.66	650.00	32°19'12"	S13°02'09"W	451.15
C19	425.49	650.00	35°19'12"	S28°45'27"E	421.15
C20	145.30	650.00	17°44'46"	S42°07'38"E	145.07
C21	301.31	650.00	22°04'24"	S12°28'03"E	318.33
C22	313.03	650.00	26°22'31"	S08°16'29"W	310.27
C23	115.33	650.00	4°48'08"	S02°37'00"E	114.39
C24	108.20	650.00	4°48'08"	S02°37'00"E	106.12
C25	401.10	650.00	37°48'01"	N04°36'13"E	395.36

- LEGEND**
- ⊙ FOUND NO. 4 REBAR AND CAP STAMPED LS 31169
 - ⊙ FOUND NO. 4 REBAR AND CAP STAMPED LS 5007
 - ⊙ FOUND NO. 4 REBAR AND CAP STAMPED LS 19415
 - ⊙ FOUND NO. 4 REBAR NO CAP
 - ⊙ FOUND 3 1/4" ALUMINUM CAP STAMPED LS 10740 (CDOT ROW MONUMENT)
 - ⊙ SET NO. 4 REBAR AND CAP STAMPED LS 31169
 - ⊙ FOUND MONUMENT AS DESCRIBED
 - FENCE



DESIGNED BY	RELH
CHECKED BY	JSY
DESIGNED	RELH
FILENAME	002_plat

12-N-03

HIDDEN VALLEY ESTATES II RLLUP. 02-S1948
FINAL PLAT

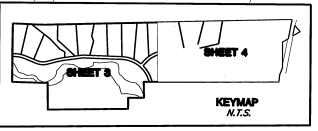
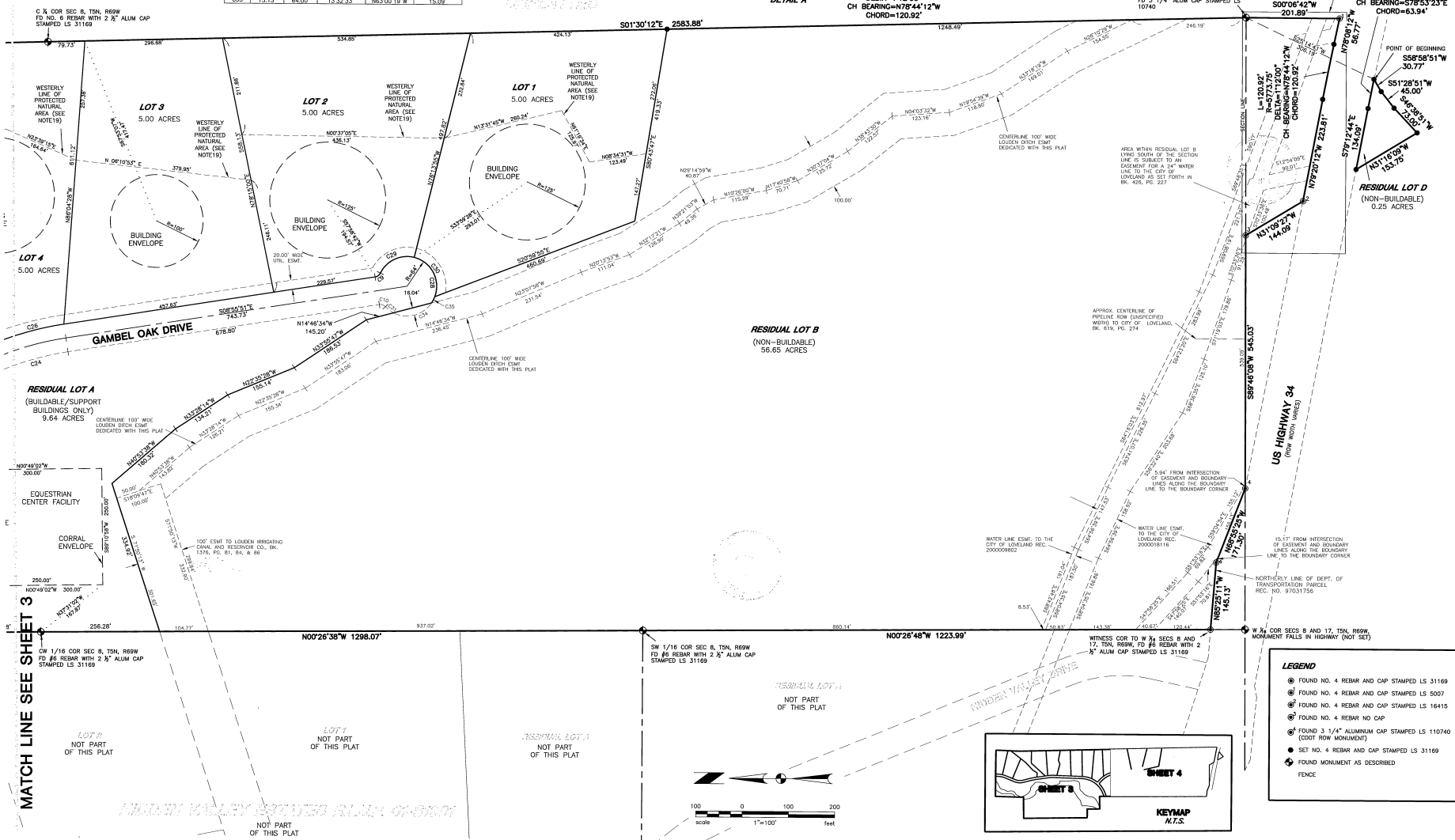
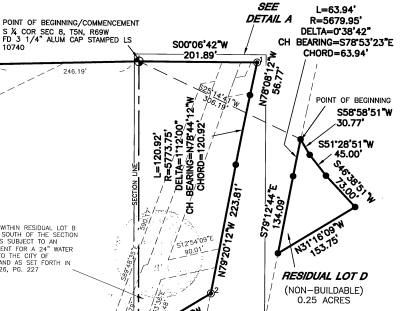
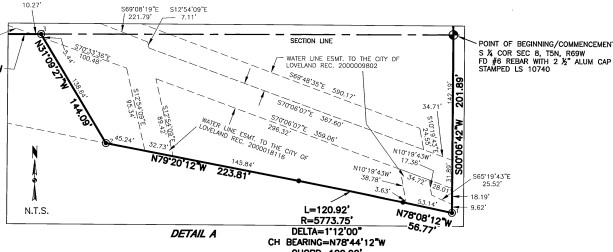
TST
TST, INC.
Consulting Engineers
748 Indiana Ave., Suite 9
Boulder, CO 80502
Tel: 303-440-0000
Fax: 303-440-0004

JOB NO. 977-002
SCALE 1" = 100'
DATE 12/1/2003
SHEET 3 OF 4

HIDDEN VALLEY ESTATES II RLLUP. 02-S1948
FINAL PLAT
 TSI
 TSI, INC.
 Consulting Engineers
 148 Midway Reg. Bldg. 0
 Fort Collins, Colorado
 970-228-2667
 Fax: 970-228-0004
 JOB NO: 977-002
 SCALE: 1" = 100'
 DATE: 12/1/2003
 SHEET: **4 OF 4**

H/516
4/4

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C9	14.47	15.00	55°16'35"	N86°34'08"W	13.92
C10	14.47	15.00	55°16'35"	N18°42'26"E	13.92
C25	143.35	880.00	1°21'14.45"	S42°02'35"E	145.07
C28	331.31	880.00	2°04'24"	S22°28'03"E	318.33
C29	339.65	84.00	30°03'07"	S81°04'59"W	60.00
C29	87.10	84.00	7°28'30"	S22°13'10"E	80.53
C30	107.75	84.00	5°22'22"	S01°50'45"W	95.48
C31	21.95	84.00	1°17'48"	N50°30'50"E	21.86
C34	92.82	84.00	8°24'50"	N14°40'34"W	84.73
C35	15.15	84.00	1°23'53"	N82°00'19"W	15.02



- LEGEND**
- FOUND NO. 4 REBAR AND CAP STAMPED LS 31169
 - FOUND NO. 4 REBAR AND CAP STAMPED LS 5007
 - ⊗ FOUND NO. 4 REBAR AND CAP STAMPED LS 16415
 - ⊕ FOUND NO. 4 REBAR NO CAP
 - ⊙ FOUND 3 1/4" ALUMINUM CAP STAMPED LS 110740
 - ⊘ FOOT ROW MONUMENT
 - ⊚ SET NO. 4 REBAR AND CAP STAMPED LS 31169
 - ⊛ FOUND MONUMENT AS DESCRIBED
 - FENCE

C & COR SEC B, T24N, R69W
FD #6 REBAR WITH 2" ALUM CAP
STAMPED LS 31169

SW 1/16 COR SEC B, T24N, R69W
FD #6 REBAR WITH 2" ALUM CAP
STAMPED LS 31169

W 1/4 COR SECS 8 AND 17, T24N, R69W,
MONUMENT FALLS IN HIGHWAY (NOT SET)

SW 1/16 COR SEC B, T24N, R69W
FD #6 REBAR WITH 2" ALUM CAP
STAMPED LS 31169

MATCH LINE SEE SHEET 3

LOT 7
NOT PART
OF THIS PLAT

LOT 1
NOT PART
OF THIS PLAT

RESIDUAL LOT A
NOT PART
OF THIS PLAT

RESIDUAL LOT A
NOT PART
OF THIS PLAT

