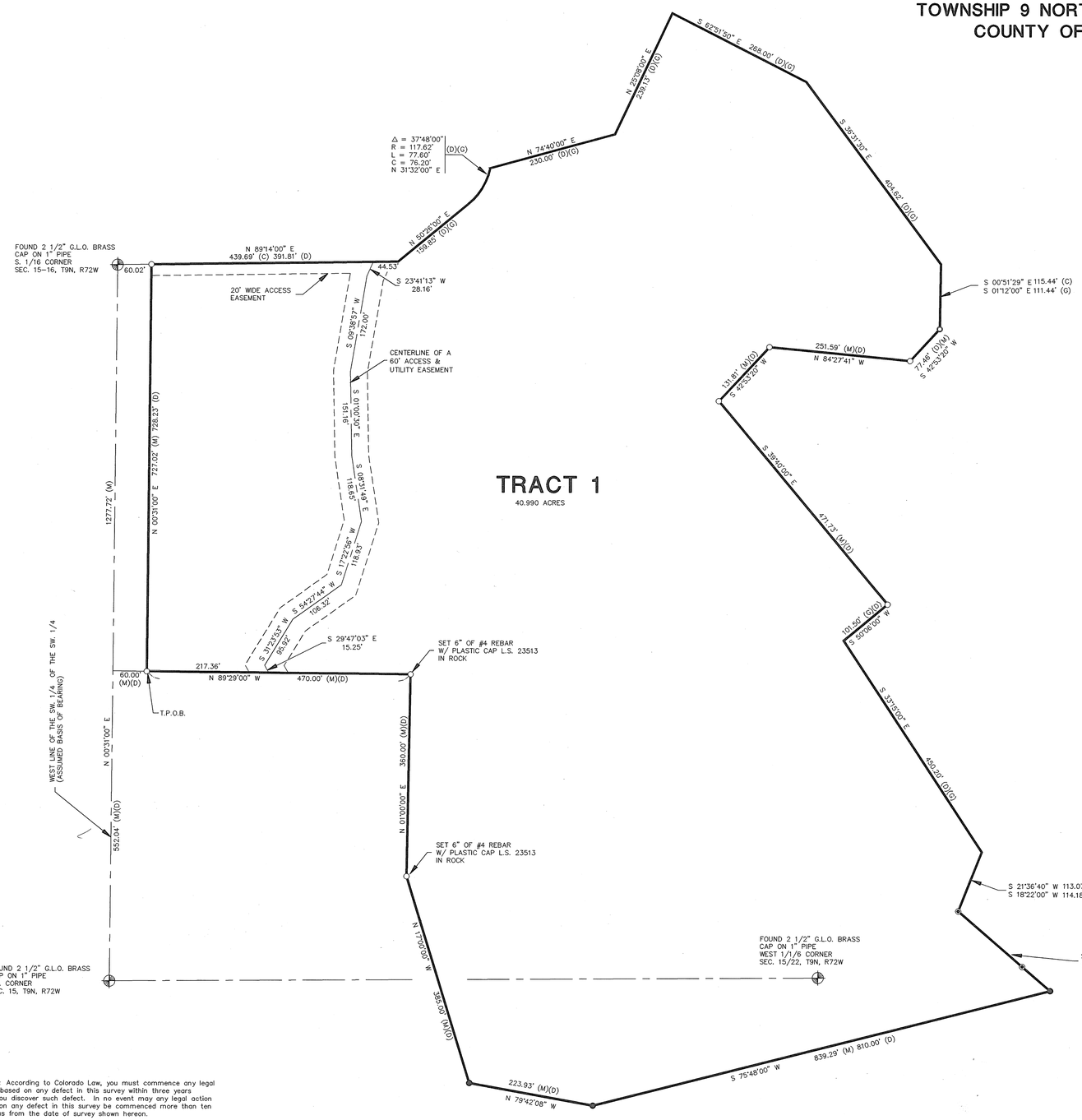
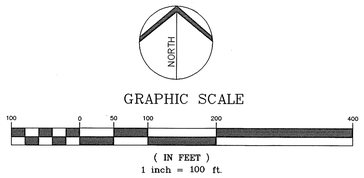
RCPTN # 97011719 02/26/97 08:32:00 # PAGES - 1 FEE - $11.00
M RODENBERGER RECORDER, LARIMER COUNTY CO STATE DOC FEE - $.00

LAND SURVEY PLAT

SITUATE IN THE SW. 1/4 OF SECTION 15 & THE NW. 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 72 WEST, OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO



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.



LEGEND

(M) = MEASURED
(D) = DESCRIBED
(G) = DESCRIBED PER THE PLAT OF GLACIER VIEW MEADOWS SUBDIVISION – SIXTH FILING
(C) = CALCULATED
○ = FOUND #4 REBAR W/ NO CAP
◉ = FOUND #5 REBAR W/ 1" ALUM. CAP L.S. 1650
● = FOUND #4 REBAR W/ CAP L.S. 23513
○ = SET 18" OF #4 REBAR W/ CAP L.S. 23513 EXCEPT WHERE NOTED.

LEGAL DESCRIPTION FOR TRACT 1, HOWLING COYOTE RANCH

A parcel of land situate in the Southwest quarter of Section 15, and the Northwest quarter of Section 22, Township 9 North, Range 72 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

Considering the West line the Southwest quarter of the Southwest quarter of said Section 15 as bearing North 00°31'00" East, and with all bearings contained herein relative thereto:

Commencing at the Southwest corner of said Section 15; thence along the West line of said Southwest quarter of the Southwest quarter of Section 15, North 00°31'00" East 552.04 feet thence South 89°29'00" East 60.00 feet to the TRUE POINT OF BEGINNING of this description; thence North 00°31'00" East 727.02 feet (previously described as 728.23 feet) to a point of the South line of Glacier View Meadows Subdivision, Sixth Filing, a subdivision on record in the office of the Clerk and Recorder of said County; thence along the South and West boundary line of said Glacier View Meadows Subdivision, Sixth Filing the following nine (9) courses and distances: (1) North 89°14'00" East 439.69 feet (previously described as 391.81 feet); (2) North 50°26'00" East 159.85 feet; (3) 77.60 feet along the arc of a curve concave to the West, having a radius of 117.62 feet, a central angle of 37°48'00", and the long chord which bears North 31°32'00" East 76.20 feet; (4) North 74°40'00" East, non-tangent to the last described curve, 230.00 feet; (5) North 25°08'00" East 239.13 feet; (6) South 62°51'50" East 268.00 feet; (7) South 36°31'30" East 404.62 feet; (8) South 00°51'29" East 115.44 feet (previous described as South 01°12'00" East 111.44 feet) to an existing #4 rebar; (9) South 42°53'20" West 77.46 feet; thence North 84°27'41" West 251.59 feet; thence South 42°53'20" West 131.81 feet; thence South 39°40'00" East 471.73 feet to an existing #4 rebar, said point also being on the West boundary line of said Glacier View Meadows Subdivision, Sixth Filing; thence along said West line the following four (4) courses and distances: (1) South 50°06'00" West 101.50 feet; (2) South 33°15'00" East 450.20 feet; (3) South 21°36'40" West 113.07 (previously described as South 18°22'00" West 114.18 feet) to an existing #5 rebar and 1 1/2" aluminum cap; (4) South 49°13'25" East 217.06 feet (previously described South 49°12'00" East 230.00 feet) through existing monumentation; thence South 75°48'00" West 839.29 feet (previously described as 810.00 feet); thence North 79°42'08" West 223.93 feet; thence North 17°00'00" West 385.00 feet; thence North 01°00'00" East 360.00 feet; thence North 89°29'00" West 470.00 feet to the point of beginning. The above described parcel contains 40.990 acres, and 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, do hereby represent that the above boundary survey 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

COLORADO REGISTERED BRIAN T. NELSON 23513 PROFESSIONAL LAND SURVEYOR

AYRES ASSOCIATES
Engineers/Scientists/Surveyors
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P.O. Box 270449
Fort Collins, CO 80522
(970) 229-9555

LAND SURVEY PLAT

TRACT 1
HOWLING COYOTE RANCH

Revisions	Date

Filename: Tract1.dwg

Designed By: BTN
Drawn By: BTN
Checked By: BTN
Approved By: BTN
Job #: 340403
Date: 02-04-97

Sheet 1 of 1

DRAWING NUMBER LS-1019 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 07SAR

LS-1019