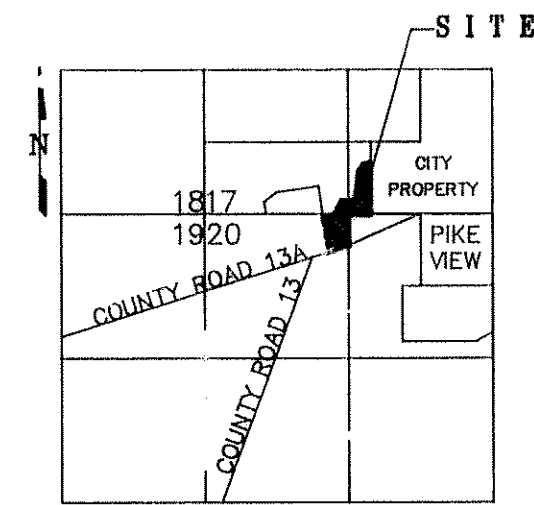
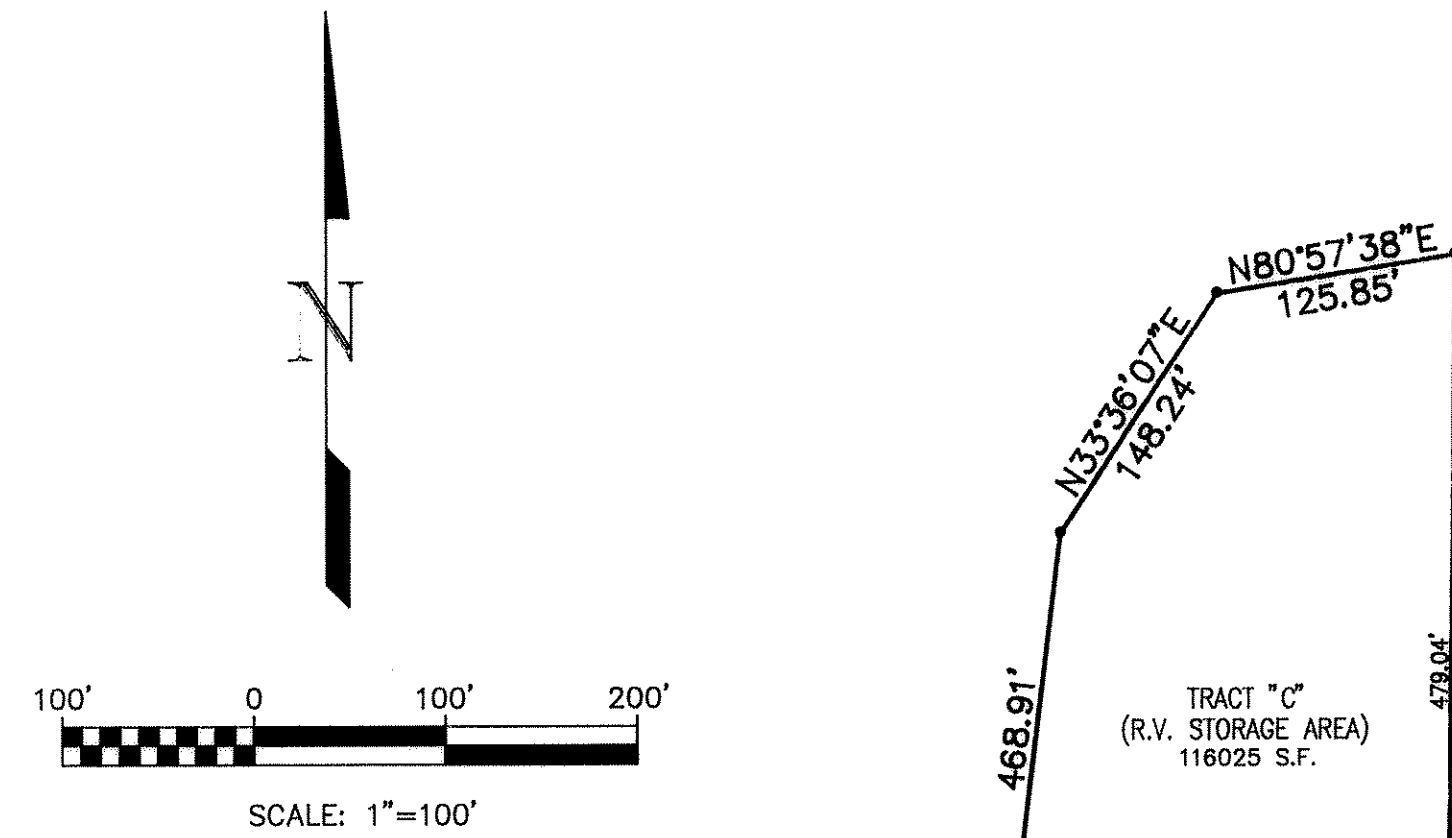


HIGH MEADOWS SUBDIVISION FILING NO. 1

A PORTION OF SECTION 17 AND 20, TOWNSHIP 19 SOUTH,
RANGE 69 WEST OF THE 6th P.M.,
CITY OF FLORENCE, COUNTY OF FREMONT
STATE OF COLORADO



VICINITY MAP
N.T.S.

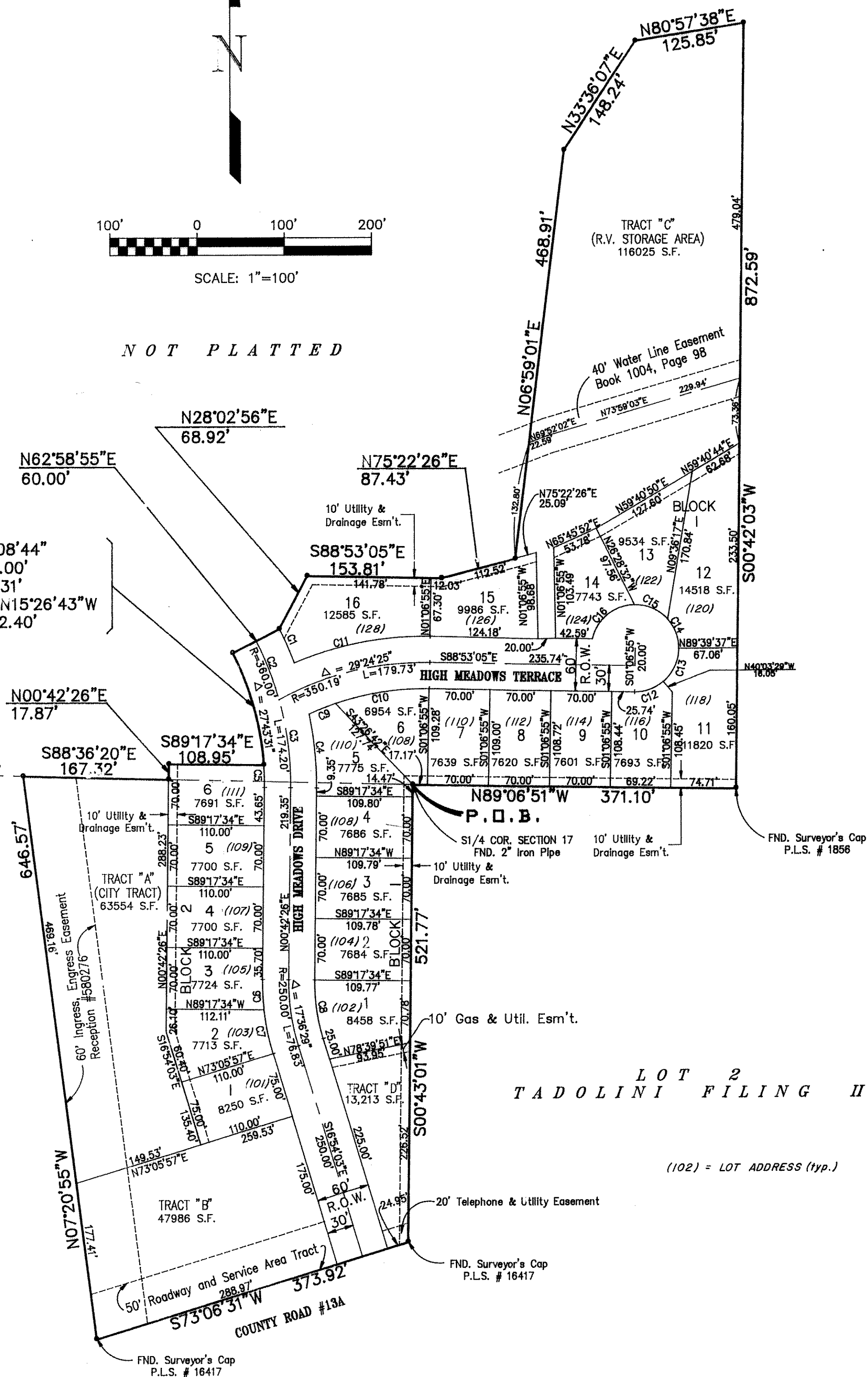


NOT PLATTED

$\Delta = 23^{\circ}08'44''$
 $R = 330.00'$
 $L = 133.31'$
 $CH B = N15^{\circ}26'43''W$
 $CH = 132.40'$

S.W. COR. OF SECTION 17
FND. # 0 Rebar
Basis of Bearing (Assumed)
 $N00^{\circ}42'26''E$
2660.65'

CURVE	DELTA	RADIUS	LENGTH
C1	06°17'57"	390.00'	42.88'
C2	11°13'20"	380.00'	72.39'
C3	16°21'11"	380.00'	101.81'
C4	21°31'52"	390.00'	85.30'
C5	04°34'47"	330.00'	26.38'
C6	07°02'11"	280.00'	34.39'
C7	10°04'18"	280.00'	51.88'
C8	17°36'28"	220.00'	87.61'
C9	05°48'50"	320.19'	32.49'
C10	19°29'03"	320.19'	108.88'
C11	24°02'36"	380.19'	159.54'
C12	41°10'24"	50.00'	35.93'
C13	48°22'27"	50.00'	43.08'
C14	42°19'29"	50.00'	38.94'
C15	49°15'04"	50.00'	42.98'
C16	78°22'33"	50.00'	66.65'



KNOW ALL MEN BY THESE PRESENTS:

That Jo Ann L. Helenberg, being the owner of the following described tract of land to wit:

A parcel of land located in the Northwest Quarter of the Northeast Quarter of Section 20 and the Southeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 17, Township 19 South, Range 69 West of the 6th P.M., City of Florence, County of Fremont, State of Colorado more particularly described as follows:

Beginning at the North Quarter Corner of Section 20, said point also being the Northeast Corner of Lot 1 of 'TADOLINI FILING II' as recorded in Book 1047 Reception No. 589189 of the records of the Clerk and Recorder's Office of said Fremont County;

Thence S. 00° 43' 01" W., along the common lot line of Lots 1 & 2 of said 'TADOLINI FILING II', a distance of 521.77 feet to a point on the northerly right-of-way of County Road #13A;

Thence S. 73° 06' 31" W., along said northerly right-of-way, a distance of 373.92 feet to the Southwest Corner of a 60' Ingress and Egress easement to Lot 1 of said 'TADOLINI FILING II';

Thence N. 07° 20' 55" W., along the west line of said 60' Ingress and Egress easement, a distance of 646.57 feet to a point on the south line of said Section 17;

Thence S. 88° 36' 20" E., along said south line, a distance of 167.32 feet;

Thence N. 00° 42' 26" E., a distance of 17.87 feet;

Thence S. 89° 17' 34" E., a distance of 108.95 feet, to a point of curve;

Thence along said curve to the left, nontangent to aforementioned course, having a central angle of 23° 08' 44", a radius of 330.00 feet, a chord bearing of N. 15° 26' 43" W., a chord of 132.40 feet for an arc length of 133.31 feet;

Thence N. 62° 58' 55" E., on a radial extension of aforementioned curve, a distance of 60.00 feet;

Thence N. 28° 02' 58" E., a distance of 68.92 feet;

Thence S. 88° 53' 05" E., a distance of 153.81 feet;

Thence N. 75° 22' 26" E., a distance of 87.43 feet;

Thence N. 06° 59' 01" E., a distance of 468.91 feet;

Thence N. 33° 36' 07" E., a distance of 148.24 feet;

Thence N. 80° 57' 38" E., a distance of 125.85 feet;

Thence S. 00° 42' 03" W., a distance of 872.59 feet to a point on the north line of said Section 20;

Thence N. 89° 06' 51" W., along said north line, a distance of 371.10 feet to the Point of Beginning and containing 11.53 acres more or less.

DEDICATION:

The above owner has caused said tract to be replatted into lots, easements, tracts and street right-of-way as shown on the replat. The undersigned does hereby grant unto the City of Florence those easements shown on the replat and further restricts the use of all easements to the City of Florence and/or its assigns. Provided, however, that the sole right and authority to release or quit claim all or any such easements shall remain exclusively vested in the City of Florence. The street right-of-way herein platted is hereby dedicated to public use. This tract of land as herein replatted shall be known as "HIGH MEADOWS SUBDIVISION FILING NO. 1" in the City of Florence, County of Fremont, State of Colorado.

IN WITNESS WHEREOF:

The aforementioned, Jo Ann L. Helenberg, has executed this instrument this 31st day of March, 1994A.D.

Jo Ann L. Helenberg
Jo Ann L. Helenberg

NOTARIAL:

STATE OF COLORADO }
COUNTY OF FREMONT } SS

The above and aforementioned instrument was acknowledged before me this 31st day of Mar, 1994A.D., by Jo Ann L. Helenberg

Witness my Hand and Seal: *[Signature]* my Comm. Exp. 7-6-96

EASEMENTS:

All side lot lines are subject to a ten (10) foot utility and drainage easement lying five feet on either side of lot lines. Easements for public purposes, including utilities, are as stated hereon, with the sole responsibility for maintenance being vested with the adjacent property owners.

NOTES:

- All boundary corners are set with a #4 rebar and Surveyor's Cap, P.L.S. #28669 unless otherwise noted.
- This survey does not constitute a title search by L.D.C., Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, L.D.C., Inc. relied upon a commitment for Title Insurance, prepared by First American Title Insurance Company, Policy No. J-199027 797-01, dated July 15, 1993.
- Tract "A" (City Tract) is hereby dedicated to the City of Florence.
- Tract "B" is to be owned and maintained by the Homeowners Association for open space, entry feature, mailboxes and other uses to be determined by the Homeowners Association.
- Tract "C" is to be owned and maintained by the Homeowners Association.
- Tract "D" is open space to be owned and maintained by the Homeowners Association for park and other uses to be determined by the Homeowners Association.
- The approval of this replat vacates all prior plats for the area described by this replat.

CERTIFICATES OF APPROVAL:

This is to certify that this replat was submitted to and approved by the Planning Commission of Florence, Colorado.

Dated this 31 day of March, 1994A.D.
Mark E. [Signature]
Planning Commission Chairman

This is to certify that this replat was submitted to and approved by the City Manager of Florence, Colorado

Dated this 31 day of March, 1994A.D.
Harriet E. [Signature]
City Manager

ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT

The undersigned Mayor of the City of Florence does hereby acknowledge and accept, on behalf of the City of Florence, this Plat and the easements shown thereon.

Dated this 31 day of March, 1994A.D.
Neil D. Norman
Mayor of the City of Florence

RECORDING:

STATE OF COLORADO }
COUNTY OF FREMONT } SS

This Plat was filed for record in the Office of the County Clerk and Recorder of Fremont County, Colorado, at 12:50 P.M., this 23rd day of March, 1994A.D., in

Book 1180 at Page 774 under Reception No. 615479

Nancy [Signature]
Fremont County Clerk and Recorder

SURVEYOR'S CERTIFICATION:

The undersigned Registered Land Surveyor in the State of Colorado does hereby certify that the accompanying replat was surveyed and drawn under his direct responsibility, and that the checking and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief, and opinion.

James M. Wooldridge
28669

James M. Wooldridge Date 3-18-94
Colorado Registered Professional Land Surveyor No. 28669

LDC INC.
PLANNING, SURVEYING, LAND SERVICES
1880 E. Dublin Blvd., Suite E
Colorado Springs, CO 80918
Phone (719) 528-6133

Notice: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover 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 the certification shown hereon.

HIGH MEADOWS SUBDIVISION FILING NO. 1
A PORTION OF SECTION 17 & 20, TOWNSHIP 19 SOUTH, RANGE 69 WEST OF THE 6th P.M.

DRAWN BY: DDS/RRA DATE: 02/14/94
CHECKED BY: SHEET: 10F 1