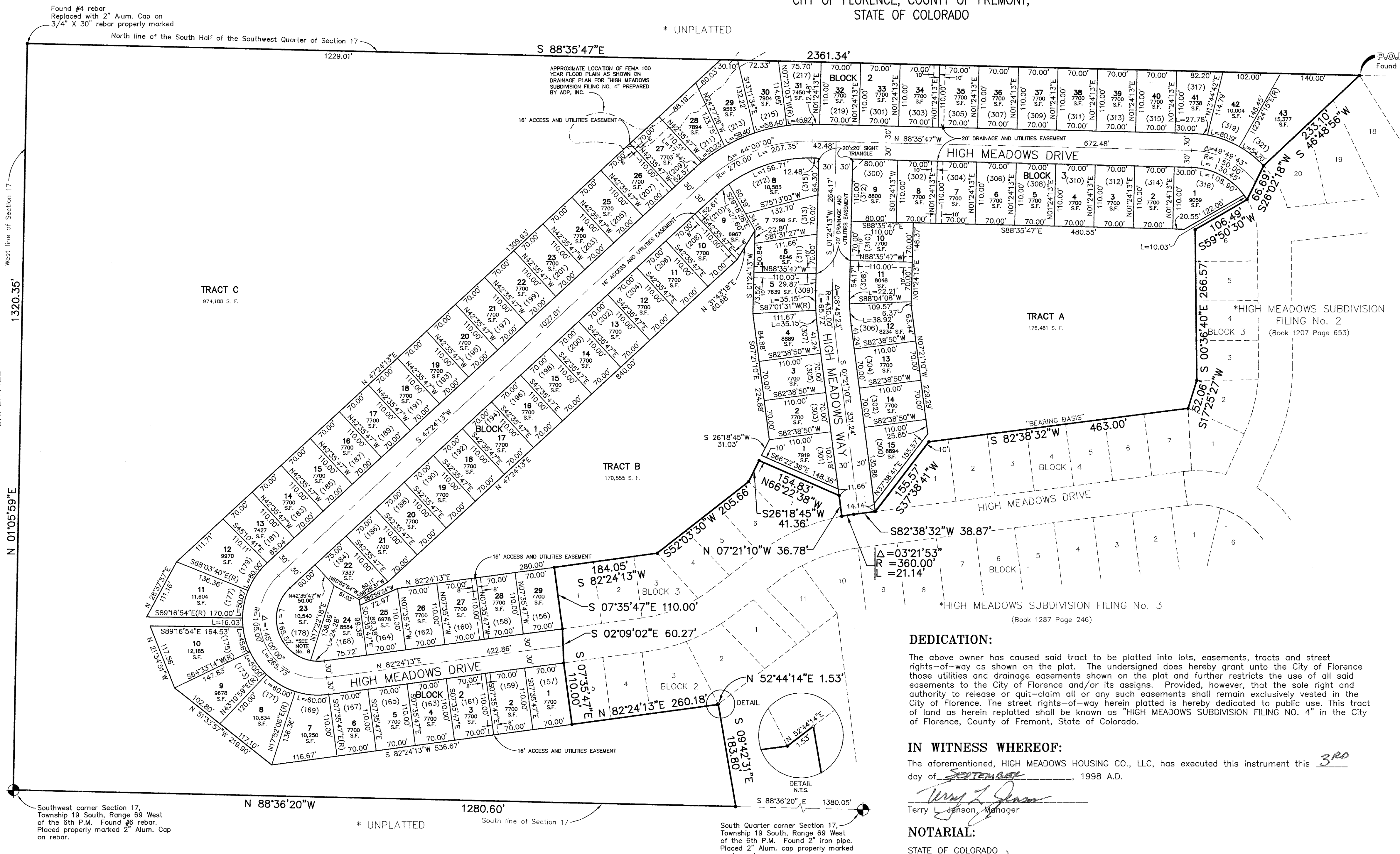
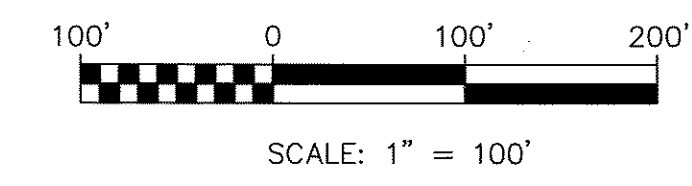
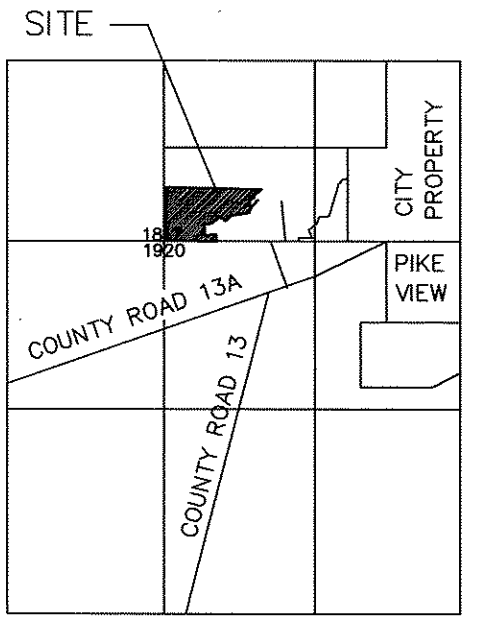


HIGH MEADOWS SUBDIVISION FILING NO. 4

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



- NOTES:**
- Basis of Bearings: being a portion of the North line of Block 4, High Meadows Subdivision Filing No. 3, monumented as shown and assumed to bear S 82°38'32" W.
 - -- indicates survey monument set with a #4 rebar with surveyors cap, P.L.S. # 18465.
● -- indicates recovered survey monument being a #4 rebar with surveyors cap P.L.S. #18465, unless otherwise shown.
 - * -- indicates not part of this subdivision
 - 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.
 - All lot lines are non-radial to curves unless indicated by (R), Radial.
 - () indicates street address
 - There shall be no tree/shrub plantings or obstructions placed within the sight triangles shown hereon.
 - There shall be no tree/shrub plantings within the 5 foot utility easement on Lot 23, Block 1 adjacent to High Meadows Drive or within the street right-of-way adjacent to said Lot 23.
 - Tracts A, B and C are open space to be owned and maintained by the Homeowners Association for drainage, utilities, recreation and other uses to be determined by the Homeowners Association.

CERTIFICATES OF APPROVAL:

This is to certify that this plat was submitted to and approved by the Planning Commission of Florence, Colorado.
Dated this 9th day of September, 1998.
[Signature]
Planning Commission Chairman

This is to certify that this plat was submitted to and approved by the City Manager of Florence, Colorado.
Dated this 9th day of Sept, 1998 A.D.
[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 hereon.
Dated this 9th day of Sept, 1998 A.D.
[Signature]
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 9:55 A.M.,
this 9th day of September, 1998 A.D., in
Book 1337 at Page 882 under Reception No. L85105
[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 plat was surveyed and drawn under his direct responsibility and supervision 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.

[Signature]
Date SEPT 3, 1998
Daniel L. Kupferer
Colorado Registered Professional Land Surveyor No. 18465

DEDICATION:

The above owner has caused said tract to be platted into lots, easements, tracts and street rights-of-way as shown on the plat. The undersigned does hereby grant unto the City of Florence those utilities and drainage easements shown on the plat and further restricts the use of all said 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 rights-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. 4" in the City of Florence, County of Fremont, State of Colorado.

IN WITNESS WHEREOF:

The aforementioned, HIGH MEADOWS HOUSING CO., LLC, has executed this instrument this 3rd day of SEPTEMBER, 1998 A.D.
[Signature]
Terry L. Jensen, Manager

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned instrument was acknowledged before me this 3rd day of SEPTEMBER, 1998 A.D., by Terry L. Jensen

Witness my Hand and Seal:
Address: 3520 AUSTIN BLUFFS PKWY
COL. SPES. CO 80918
[Signature]
Notary Public
Commission Expires AUGUST 27, 2000

EASEMENTS:

Unless otherwise shown, all side lot lines are subject to a ten foot utility and drainage easement lying five feet on each side of lot lines. Front and rear lot lines are subject to a five foot utility easement. Easements for public purposes, including utilities, are as stated hereon, with the sole responsibility for maintenance being vested with the adjacent property owners.

The 16 foot Access and Utilities easements are for the HIGH MEADOWS HOMEOWNERS ASSOCIATION access to Tracts A, B and C and for utilities use, with the sole responsibility for maintenance being vested with the HIGH MEADOWS HOMEOWNERS ASSOCIATION. There shall be no fence within said access and utilities easement.

There shall be no fences within the 20 foot Drainage and Utilities easements between Lots 7 and 8, Block 3 and between Lots 34 and 35, Block 2, with the sole responsibility of said easements being vested with the HIGH MEADOWS HOMEOWNERS ASSOCIATION.

KNOW ALL MEN BY THESE PRESENTS:

That HIGH MEADOWS HOUSING CO., LLC, a Colorado Limited Liability Company, being the owner of the following described tract of land to wit:

A parcel of land located in the South half 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, also being a portion of Lot 1 of "Tadolini - A Boundary Line Adjustment" as recorded under Reception No. 580276 in said records, more particularly described as follows:

Beginning at the Northeast corner of Lot 18, Block 2, High Meadows Subdivision Filing No. 2 as recorded in Book 1207 at Page 653 of the records of the Clerk and Recorder's office of said Fremont County: The following five (5) courses are along the Westerly boundary of said High Meadows Subdivision Filing No. 2: 1) Thence S46°48'56" W, 233.10 feet; 2) Thence S 26°02'18" W, 66.69 feet; 3) Thence S 59°50'30" W, 106.49 feet; 4) Thence S 00°36'40" E, 266.57 feet; 5) Thence S 17°25'27" W, 52.06 feet to the Northwest corner of Lot 1, Block 3 of said High Meadows Subdivision Filing No. 2, said corner also being the Northeast corner of Lot 7, Block 4, High Meadows Subdivision Filing No. 3 (Book 1287 at page 246, said records); The following fourteen (14) courses are along the Northerly, Westerly and Southerly boundary of said High Meadows Subdivision Filing No. 3: 1) Thence S 82°38'32" W, 463.00 feet; 2) Thence S 37°38'41" W, 155.57 feet; 3) Thence S 82°38'32" W, 38.87 feet; 4) Thence along the arc of a curve to the left, said curve having a central angle of 03°21'53", a radius of 360.00 feet, for an arc distance of 21.14 feet; 5) Thence N 07°21'10" W, 36.78 feet; 6) Thence N 66°22'38" W, 154.83 feet; 7) Thence S 26°18'45" W, 41.36 feet; 8) Thence S 52°03'30" W, 205.66 feet; 9) Thence S 82°24'13" W, 184.05 feet; 10) Thence S 07°35'47" E, 110.00 feet; 11) Thence S 02°09'02" E, 60.27 feet; 12) Thence S 07°35'47" E, 110.00 feet; 13) Thence N 82°24'13" E, 260.18 feet; 14) Thence N 52°44'14" E, 1.53 feet; Thence S 09°42'31" E, 183.80 feet to a point on the South line of the Southwest quarter of said Section 17; Thence N 88°36'20" W, 1280.60 feet along said South line to the Southwest corner of said Section 17; Thence N 01°05'59" E, 1320.35 feet along the West line of the Southwest quarter of said Section 17 to the North line of the South half of the Southwest quarter of said Section 17; Thence S 88°35'47" E, 2361.34 feet along said North line to the Point of Beginning; Containing 49.930 acres, more or less.

LDC, Inc.
PLANNING, SURVEYING, LAND SERVICES
3520 Austin Bluffs Parkway
Colorado Springs, CO 80918
(719) 528-6133 FAX (719) 528-6848

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	City comments	AJB	07/28/98
2	Final City Comments	MSJ	08/12/98
3	Easement clarification	MFS	08/25/98
4	Add addresses, change ownership	MSJ	09/03/98

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. 4			
PROJECT NO.	Drawn By:	Date:	Checked By:
94090.4	AJB	05/29/98	DLK
			Sheet: 1 of 1