

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 14, SERIES 2016**

A RESOLUTION AUTHORIZING THE EXECUTION OF A QUITCLAIM DEED

WHEREAS, the Town Council of the Town of Timnath (“Town”) pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

WHEREAS, pursuant to Section 15.4 of the Timnath Home Rule Charter (the “Charter”), subject to certain limitations, the Town Council shall approve the purchase, sale, exchange or disposition of any interest in real property by resolution; and

WHEREAS, the Town Council desires to approve of the disposal of its real property interest, as shown in Exhibit A attached hereto, (the “Property”) in order to clarify title, enable re-platting of the Property, and reduce the Town’s ongoing maintenance obligations; and

WHEREAS, the Town Council intends to transfer the Property to WW Development, LLC (the “Developer”), who will in turn transfer the Property to Wildwing Metropolitan District (the “District”) for purposes of long term ownership and maintenance; and

WHEREAS, the Town Council intends to effect such conveyance utilizing the Quitclaim Deed attached hereto as Exhibit B (the “Quitclaim Deed”); and

WHEREAS, the Town Council is familiar with the Quitclaim Deed and finds it to be in the best interest of the Town, its residents, and the general public.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO as follows:

Section 1. Approval of Quitclaim Deed

The Town Council hereby approves and authorizes the Mayor or Town Manager to execute the Quitclaim Deed, and to take any other incidental action required in order affect the conveyance of the above-referenced property, including but not limited to recording said Quitclaim Deed in the Larimer County Real Property Records.

Section 2. Causes of Action Retained

Nothing in this Resolution hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed.

Section 3. Severability

If any part or provision of this Resolution, or its application to any person or circumstance, is adjudged to be invalid or unenforceable, the invalidity or unenforceability of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Resolution that can be given effect without the invalid provision, part or application, and to this end the provisions and parts of this Resolution are declared to be severable.

Section 4. Effective Date

This Resolution shall become effective upon the date of adoption provided below.


INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON FEBRUARY 23, 2016.

TOWN OF TIMNATH, COLORADO



Bryan Voronin, Mayor Pro Tem

ATTEST:



Milissa Peters, CMC
Town Clerk

Exhibit A
(Property Legal Description)

PROPERTY DESCRIPTION

Portions of Tract M

A parcel of land being portions of Tract M of the Wildwing Final Plat Filing No. 1 Amendment No. 2 recorded November 25, 2008 as Reception No. 20080072667 of the Records of Larimer County, situate within the Southeast Quarter (SE1/4) of Section Twenty five (24), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), Town of Timnath, County of Larimer, State of Colorado, more particularly described as follows:

BEGINNING at the Southeast Corner of Lot 10, Block 1 of the Wildwing Subdivision Replat D recorded May17, 2013 as Reception No. 20130037421 of the Records of Larimer County, and assuming the Easterly line of Lots 6 through 10, Block 1 of said Wildwing Subdivision Replat D as bearing North 17°12'09" East a distance of 500.00 feet with all bearings contained herein relative thereto;

The following Five (5) courses are along the boundary lines of the Wildwing Subdivision Replat D recorded May17, 2013 as Reception No. 20130037421 of the Records of Larimer County:

THENCE North 17°12'09" East a distance of 500.00 feet;
THENCE North 13°34'17" East a distance of 137.99 feet;
THENCE North 04°40'34" East a distance of 91.78 feet;
THENCE North 40°19'26" West a distance of 28.28 feet;
THENCE North 85°19'26" West a distance of 251.30 feet to the Easterly Right of Way line of Chandra Street;

The following Three (3) courses are along the Easterly Right of Way lines of Chandra Street:

THENCE North 04°40'34" East a distance of 6.80 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the East a distance of 51.58 feet, said curve has a Radius of 384.00 feet, a Delta of 07°41'48" and is subtended by a Chord bearing North 08°31'28" East a distance of 51.54 feet to a Point of Tangency;
THENCE North 12°22'22" East a distance of 11.69 feet to the Southwest corner of Lot 3, Block 1 of the Wildwing Subdivision Replat D;

The following Four (4) courses are along the boundary lines of the Wildwing Subdivision Replat D recorded May17, 2013 as Reception No. 20130037421 of the Records of Larimer County:

THENCE South 77°37'38" East a distance of 228.53 feet;
THENCE North 57°22'22" East a distance of 28.28 feet;
THENCE North 12°22'22" East a distance of 228.05 feet;
THENCE North 05°12'40" West a distance of 84.43 feet to the Southerly Right of Way line of Wildwing Drive;
THENCE North 83°18'28" East along the Southerly Right of Way line of Wildwing Drive a distance of 9.09 feet;
THENCE South 05°10'25" East departing from said Southerly Right of Way line a distance of 88.50 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Northwest a distance of 147.79 feet, said curve has a Radius of 500.00 feet, a Delta of 16°56'07" and is subtended by a Chord bearing South 03°17'38" West a distance of 147.25 feet to a Point of Tangency;
THENCE South 11°45'42" West a distance of 48.95 feet to a Point of Curvature
THENCE along the arc of a curve concave to the Southeast a distance of 140.66 feet, said curve has a Radius of 700.00 feet, a Delta of 11°30'47" and is subtended by a Chord bearing South 06°00'18" West a distance of 140.42 feet to a Point of Tangency;
THENCE South 00°14'55" West a distance of 95.37 feet to a Point of Curvature
THENCE along the arc of a curve concave to the Northwest a distance of 214.21 feet, said curve has a Radius of 725.00 feet, a Delta of 16°55'44" and is subtended by a Chord bearing South 08°42'47" West a distance of 213.43 feet to a Point of Tangency;
THENCE South 17°10'39" West a distance of 97.07 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Southeast a distance of 100.78 feet, said curve has a Radius of 150.00 feet, a Delta of 38°29'46" and is subtended by a Chord bearing South 02°04'15" East a distance of 98.90 feet to a Point of Reverse Curvature;
THENCE along the arc of a curve concave to the Northwest a distance of 19.98 feet, said curve has a Radius of 15.00 feet, a Delta of 76°18'36" and is subtended by a Chord bearing South 16°50'10" West a distance of 18.53 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve concave to the Southeast a distance of 43.27 feet, said curve has a Radius of 150.00 feet, a Delta of 16°31'39" and is subtended by a Chord bearing South 46°43'38" West a distance of 43.12 feet to a Point of Tangency;
 THENCE South 38°27'49" West a distance of 7.36 feet;
 THENCE South 21°17'21" East a distance of 7.89 feet;
 THENCE South 72°47'51" East a distance of 25.03 feet to a Point of Curvature
 THENCE along the arc of a curve concave to the Northwest a distance of 133.65 feet, said curve has a Radius of 150.00 feet, a Delta of 51°03'02" and is subtended by a Chord bearing North 81°40'38" East a distance of 129.27 feet to a Point of Reverse Curvature;
 THENCE along the arc of a curve concave to the Southeast a distance of 91.10 feet, said curve has a Radius of 90.00 feet, a Delta of 57°59'39" and is subtended by a Chord bearing North 85°08'57" East a distance of 87.26 feet to a Point of Reverse Curvature;
 THENCE along the arc of a curve concave to the North a distance of 8.91 feet, said curve has a Radius of 10.00 feet, a Delta of 51°03'35" and is subtended by a Chord bearing North 88°36'59" East a distance of 8.62 feet to a Point of Reverse Curvature;
 THENCE along the arc of a curve concave to the South a distance of 28.05 feet, said curve has a Radius of 40.00 feet, a Delta of 40°10'59" and is subtended by a Chord bearing North 83°10'41" East a distance of 27.48 feet to a Point of Reverse Curvature;
 THENCE along the arc of a curve concave to the North a distance of 184.80 feet, said curve has a Radius of 400.00 feet, a Delta of 26°28'13" and is subtended by a Chord bearing South 89°57'56" East a distance of 183.16 feet to a Point of Reverse Curvature;
 THENCE along the arc of a curve concave to the South a distance of 142.41 feet, said curve has a Radius of 325.00 feet, a Delta of 25°06'24" and is subtended by a Chord bearing North 89°21'10" East a distance of 141.28 feet to a Point of Reverse Curvature;
 THENCE along the arc of a curve concave to the North a distance of 158.63 feet, said curve has a Radius of 375.00 feet, a Delta of 24°14'12" and is subtended by a Chord bearing North 89°47'16" East a distance of 157.45 feet to a Point of Reverse Curvature;
 THENCE along the arc of a curve concave to the Southwest a distance of 44.74 feet, said curve has a Radius of 32.50 feet, a Delta of 78°52'52" and is subtended by a Chord bearing South 62°53'24" East a distance of 41.29 feet to a Point of Tangency;
 THENCE South 23°26'59" East a distance of 8.17 feet to a Southerly line of Tract M of the Wildwing Final Plat Filing No. 1 Amendment No. 2;
 The following Three (3) courses are along the Southerly lines of Tract M of the Wildwing Final Plat Filing No. 1 Amendment No. 2:
 THENCE North 53°24'54" West a distance of 4.45 feet;
 THENCE North 82°34'52" West a distance of 93.92 feet;
 THENCE South 89°45'55" West a distance of 111.96 feet to the Northeast corner of Tract X of the Wildwing Final Plat Filing No. 1 Amendment No. 2;
 The following Three (3) courses are along the Northerly and Westerly lines of Tract X of the Wildwing Final Plat Filing No. 1 Amendment No. 2:
 THENCE South 87°57'40" West a distance of 123.61 feet;
 THENCE South 45°14'05" East a distance of 21.99 feet;
 THENCE South 00°14'05" East a distance of 217.35 feet to the Southeast corner of said Tract X;
 The following Eleven (11) courses are along the Southerly lines of Tract M of the Wildwing Final Plat Filing No. 1 Amendment No. 2:
 THENCE South 89°45'54" West a distance of 12.00 feet;
 THENCE North 00°14'05" West a distance of 212.38 feet;
 THENCE North 45°14'05" West a distance of 28.28 feet;
 THENCE South 89°45'55" West a distance of 151.13 feet;
 THENCE South 68°14'27" West a distance of 160.94 feet;
 THENCE South 53°56'34" West a distance of 127.54 feet;
 THENCE South 28°31'38" West a distance of 170.09 feet;
 THENCE South 82°14'26" West a distance of 75.54 feet;
 THENCE North 31°28'33" West a distance of 112.95 feet;
 THENCE North 89°04'09" West a distance of 118.57 feet;
 THENCE South 52°25'06" West a distance of 52.86 feet to the Easterly Right of Way line of Chandra Street;
 The following Three (3) courses are along the Easterly Right of Way lines of Chandra Street:
 THENCE North 10°00'34" East a distance of 16.67 feet to a Point of Curvature;

SL 11-20-15
 SKR 2065

THENCE along the arc of a curve concave to the West a distance of 61.18 feet, said curve has a Radius of 166.00 feet, a Delta of 21°06'56" and is subtended by a Chord bearing North 00°32'54" West a distance of 60.83 feet to a Point of Tangency; THENCE North 11°06'22" West a distance of 81.77 feet to the Southwest corner of Lot 10, Block 1 of the Wildwing Subdivision Replat D; THENCE South 79°43'18" East along the Southerly line of Lot 10, Block 1 a distance of 243.16 feet to the POINT OF BEGINNING.

TOGETHER WITH that portion of Tract M of the Wildwing Final Plat Filing No. 1 Amendment No. 2 located in the Southeasterly portion thereof and more particularly described as follows:

COMMENCING at the Southeast corner of said Tract M;

THENCE South 89°59'42" West along a Southerly line of said Tract M a distance of 47.73 feet;
THENCE North 53°24'54" West continuing along a Southerly line of said Tract M a distance of 69.59 feet to the POINT OF BEGINNING;
THENCE North 53°24'54" West continuing along a Southerly line of said Tract M a distance of 110.68 feet;
THENCE South 66°54'43" East a distance of 17.84 feet
THENCE South 51°41'41" East a distance of 88.18 feet
THENCE South 37°07'04" East a distance of 5.41 feet to the POINT OF BEGINNING.

Said described parcels of land contain a total of 138,201 sq. ft. or 3.173 acres, more or less.

SURVEYOR'S CERTIFICATE

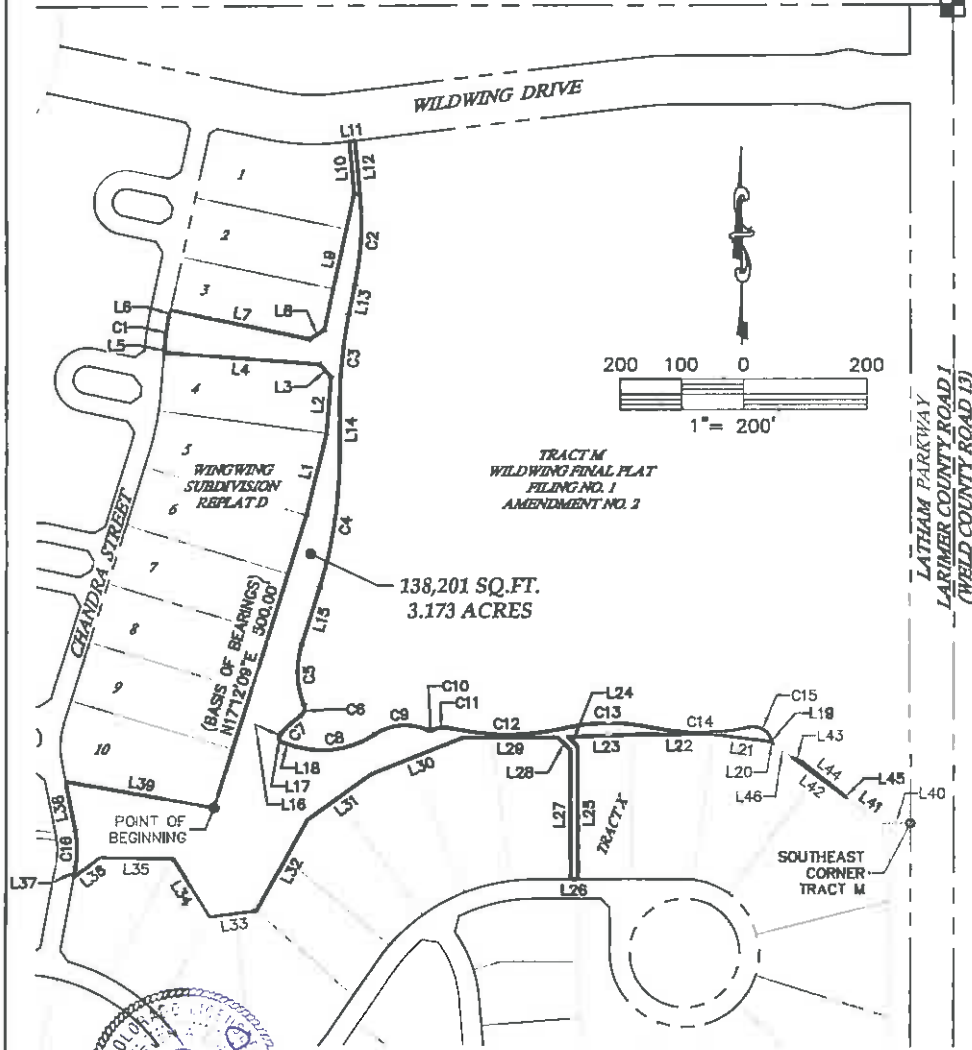
I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Steven A. Lund – on behalf of King Surveyors
Colorado Registered Professional
Land Surveyor #34995

KING SURVEYORS
650 Garden Drive
Windsor, Colorado 80550
(970) 686-5011

EAST QUARTER CORNER
SECTION 24, T.7N., R.68W.



34995

 11-20-2015

Steven A. Lund On Behalf Of King Surveyors
 Colorado Registered Professional
 Land Surveyor #34995

NOTE: This exhibit drawing is not intended to be a monumented land survey. It's sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.

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. (13-BD-105 C.R.S. 2012)



KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 | fax: (970) 686-5821
 www.kingsurveyors.com

PROJECT NO: 2015096
 DATE: 11/17/2015
 CLIENT: HARTFORD HOMES
 DWG: 2015096EXH-TRACT M
 DRAWN: CSK CHECKED: SAL

LINE TABLE		
LINE	BEARING	LENGTH
L1	N13°34'17"E	137.99'
L2	N04°40'34"E	91.78'
L3	N40°19'26"W	28.28'
L4	N85°19'26"W	251.30'
L5	N04°40'34"E	6.80'
L6	N12°22'22"E	11.69'
L7	S77°37'38"E	228.53'
L8	N57°22'22"E	28.28'
L9	N12°22'22"E	228.05'
L10	N05°12'40"W	84.43'
L11	N83°18'28"E	9.09'
L12	S05°10'25"E	88.50'
L13	S11°45'42"W	48.95'
L14	S00°14'55"W	95.37'
L15	S17°10'39"W	97.07'
L16	S38°27'48"W	7.36'

LINE TABLE		
LINE	BEARING	LENGTH
L17	S21°17'21"E	7.89'
L18	S72°47'51"E	25.03'
L19	S23°26'59"E	8.17'
L20	N53°24'54"W	4.45'
L21	N82°34'52"W	93.92'
L22	S89°45'55"W	111.96'
L23	S87°57'40"W	123.61'
L24	S45°14'05"E	21.99'
L25	S00°14'05"E	217.35'
L26	S89°45'54"W	12.00'
L27	N00°14'05"W	212.38'
L28	N45°14'05"W	28.28'
L29	S89°45'55"W	151.13'
L30	S68°14'27"W	160.94'
L31	S53°58'34"W	127.54'
L32	S28°31'38"W	170.09'

LINE TABLE		
LINE	BEARING	LENGTH
L33	S82°14'26"W	75.54'
L34	N31°28'33"W	112.95'
L35	N89°04'09"W	118.57'
L36	S52°25'06"W	52.86'
L37	N10°00'34"E	16.67'
L38	N11°06'22"W	81.77'
L39	S79°43'18"E	243.16'
L40	S89°59'42"W	47.73'
L41	N53°24'54"W	69.59'
L42	N53°24'54"W	110.88'
L43	S66°54'43"E	17.84'
L44	S51°41'41"E	88.18'
L45	S37°07'04"E	5.41'
L46	N53°24'54"W	37.86'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	51.58'	384.00'	7°41'48"	51.54'	N08°31'28"E
C2	147.79'	500.00'	18°58'07"	147.25'	S03°17'38"W
C3	140.68'	700.00'	11°30'47"	140.42'	S08°00'18"W
C4	214.21'	725.00'	18°55'44"	213.43'	S08°42'47"W
C5	100.78'	150.00'	38°29'46"	98.90'	S02°04'15"E
C6	18.88'	15.00'	76°18'36"	18.53'	S16°50'10"W
C7	43.27'	150.00'	16°31'39"	43.12'	S46°43'38"W
C8	133.65'	150.00'	51°03'02"	128.27'	N81°40'38"E
C9	91.10'	90.00'	57°59'39"	87.26'	N85°08'57"E
C10	8.91'	10.00'	51°03'35"	8.62'	N88°36'59"E
C11	28.05'	40.00'	40°10'59"	27.48'	N83°10'41"E
C12	184.80'	400.00'	26°28'13"	183.16'	S89°57'56"E
C13	142.41'	325.00'	25°06'24"	141.28'	N89°21'10"E
C14	158.63'	375.00'	24°14'12"	157.45'	N89°47'16"E
C15	44.74'	32.50'	78°52'52"	41.29'	S62°53'24"E
C16	61.18'	165.00'	21°06'56"	60.83'	N00°32'54"W



Steven A. Lund - On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #34995



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PROJECT NO: 2015096
DATE: 11/17/2015
CLIENT: HARTFORD HOMES
DWG: 2015096EXH-TRACT M
DRAWN: CSK CHECKED: SAL

Exhibit B
(Quitclaim Deed)

QUITCLAIM DEED

THIS DEED is dated February 24, 2016, and is made between the TOWN OF TIMNATH, a Colorado municipal corporation, the "Grantor," and WW DEVELOPMENT, LLC, a Colorado Limited Liability Company, the "Grantee," whose mailing address is c/o Gary Hoover 1218 West Ash St., Suite A, Windsor, CO 80550.

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of Larimer and State of Colorado, as described in Exhibit A ("Legal Description"), attached hereto and incorporated herein, as follows:

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

TOWN OF TIMNATH,
a Colorado municipal corporation

Signed: [Signature]

By: Bryan Voronin

Its: Mayor Pro Tem

STATE OF COLORADO)
County of Larimer) ss.

The foregoing instrument was acknowledged before me this 24 day of February 2016, by Bryan Voronin as Mayor Pro Tem of the Town of Timnath, a Colorado municipal corporation.

Witness my hand and official seal.

My commission expires: 8/8/16

Melissa A. Peters
Notary Public

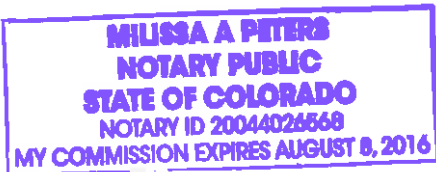


EXHIBIT A
Legal Description

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THENCE along the arc of a curve concave to the North a distance of 184.80 feet, said curve has a Radius of 400.00 feet, a Delta of 26°28'13" and is subtended by a Chord bearing South 89°57'56" East a distance of 183.16 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve concave to the South a distance of 142.41 feet, said curve has a Radius of 325.00 feet, a Delta of 25°06'24" and is subtended by a Chord bearing North 89°21'10" East a distance of 141.28 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve concave to the North a distance of 158.63 feet, said curve has a Radius of 375.00 feet, a Delta of 24°14'12" and is subtended by a Chord bearing North 89°47'16" East a distance of 157.45 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve concave to the Southwest a distance of 44.74 feet, said curve has a Radius of 32.50 feet, a Delta of 78°52'52" and is subtended by a Chord bearing South 62°53'24" East a distance of 41.29 feet to a Point of Tangency;

THENCE South 23°26'59" East a distance of 8.17 feet to a Southerly line of Tract M of the Wildwing Final Plat Filing No. 1 Amendment No. 2;

The following Three (3) courses are along the Southerly lines of Tract M of the Wildwing Final Plat Filing No. 1 Amendment No. 2:

THENCE North 53°24'54" West a distance of 4.45 feet;

THENCE North 82°34'52" West a distance of 93.92 feet;

THENCE South 89°45'55" West a distance of 111.96 feet to the Northeast corner of Tract X of the Wildwing Final Plat Filing No. 1 Amendment No. 2;

The following Three (3) courses are along the Northerly and Westerly lines of Tract X of the Wildwing Final Plat Filing No. 1 Amendment No. 2:

THENCE South 87°57'40" West a distance of 123.61 feet;

THENCE South 45°14'05" East a distance of 21.99 feet;

THENCE South 00°14'05" East a distance of 217.35 feet to the Southeast corner of said Tract X;

The following Eleven (11) courses are along the Southerly lines of Tract M of the Wildwing Final Plat Filing No. 1 Amendment No. 2:

THENCE South 89°45'54" West a distance of 12.00 feet;

THENCE North 00°14'05" West a distance of 212.38 feet;

THENCE North 45°14'05" West a distance of 28.28 feet;

THENCE South 89°45'55" West a distance of 151.13 feet;

THENCE South 68°14'27" West a distance of 160.94 feet;

THENCE South 53°56'34" West a distance of 127.54 feet;

THENCE South 28°31'38" West a distance of 170.09 feet;

THENCE South 82°14'26" West a distance of 75.54 feet;

THENCE North 31°28'33" West a distance of 112.95 feet;

THENCE North 89°04'09" West a distance of 118.57 feet;

THENCE South 52°25'06" West a distance of 52.86 feet to the Easterly Right of Way line of Chandra Street;

The following Three (3) courses are along the Easterly Right of Way lines of Chandra Street:

THENCE North 10°00'34" East a distance of 16.67 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the West a distance of 61.18 feet, said curve has a Radius of 166.00 feet, a Delta of 21°06'56" and is subtended by a Chord bearing North 00°32'54" West a distance of 60.83 feet to a Point of Tangency; THENCE North 11°06'22" West a distance of 81.77 feet to the Southwest corner of Lot 10, Block 1 of the Wildwing Subdivision Replat D; THENCE South 79°43'18" East along the Southerly line of Lot 10, Block 1 a distance of 243.16 feet to the POINT OF BEGINNING.

TOGETHER WITH that portion of Tract M of the Wildwing Final Plat Filing No. 1 Amendment No. 2 located in the Southeasterly portion thereof and more particularly described as follows:

COMMENCING at the Southeast corner of said Tract M:

THENCE South 89°59'42" West along a Southerly line of said Tract M a distance of 47.73 feet;
THENCE North 53°24'54" West continuing along a Southerly line of said Tract M a distance of 69.59 feet to the POINT OF BEGINNING;
THENCE North 53°24'54" West continuing along a Southerly line of said Tract M a distance of 110.68 feet;
THENCE South 66°54'43" East a distance of 17.84 feet
THENCE South 51°41'41" East a distance of 88.18 feet
THENCE South 37°07'04" East a distance of 5.41 feet to the POINT OF BEGINNING.

Said described parcels of land contain a total of 138,201 sq. ft. or 3.173 acres, more or less.

SURVEYOR'S CERTIFICATE

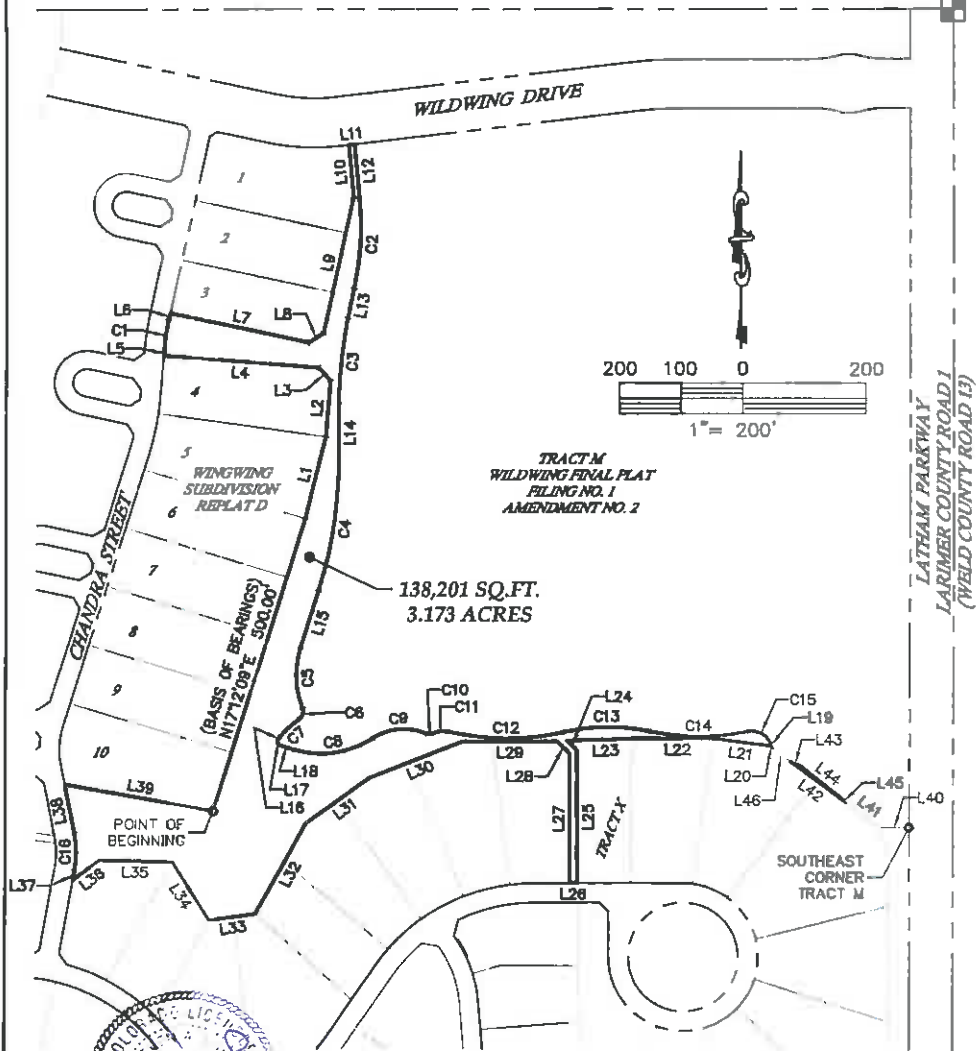
I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Steven A. Lund – on behalf of King Surveyors
Colorado Registered Professional
Land Surveyor #34995

KING SURVEYORS
650 Garden Drive
Windsor, Colorado 80550
(970) 686-5011

EAST QUARTER CORNER
SECTION 24, T.7N., R.68W.



TRACT M
WILDWING FINAL PLAT
FILING NO. 1
AMENDMENT NO. 2

138,201 SQ. FT.
3.173 ACRES

11-20-2015

Steven A. Lund On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #34995

NOTE: This exhibit drawing is not intended to be a monumented land survey. It's sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.

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. (13-80-105 C.R.S. 2012)



KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821
www.kingsurveyors.com

PROJECT NO: 2015096
DATE: 11/17/2015
CLIENT: HARTFORD HOMES
DWG: 2015096EXH-TRACT M
DRAWN: CSK CHECKED: SAL

LINE TABLE		
LINE	BEARING	LENGTH
L1	N13°34'17"E	137.99'
L2	N04°40'34"E	91.78'
L3	N40°19'26"W	26.28'
L4	N85°19'26"W	251.30'
L5	N04°40'34"E	6.80'
L6	N12°22'22"E	11.69'
L7	S77°37'38"E	228.53'
L8	N57°22'22"E	28.28'
L9	N12°22'22"E	228.05'
L10	N05°12'40"W	84.43'
L11	N83°18'28"E	9.09'
L12	S05°10'25"E	88.50'
L13	S11°45'42"W	48.95'
L14	S00°14'55"W	95.37'
L15	S17°10'39"W	97.07'
L16	S38°27'49"W	7.36'

LINE TABLE		
LINE	BEARING	LENGTH
L17	S21°17'21"E	7.89'
L18	S72°47'51"E	25.03'
L19	S23°26'59"E	8.17'
L20	N53°24'54"W	4.45'
L21	N82°34'52"W	93.92'
L22	S89°45'55"W	111.96'
L23	S87°57'40"W	123.61'
L24	S45°14'05"E	21.99'
L25	S00°14'05"E	217.35'
L26	S89°45'54"W	12.00'
L27	N00°14'05"W	212.38'
L28	N45°14'05"W	28.28'
L29	S89°45'55"W	151.13'
L30	S68°14'27"W	160.94'
L31	S53°56'34"W	127.54'
L32	S28°31'38"W	170.09'

LINE TABLE		
LINE	BEARING	LENGTH
L33	S82°14'26"W	75.54'
L34	N31°28'33"W	112.95'
L35	N89°04'09"W	118.57'
L36	S52°25'06"W	52.86'
L37	N10°00'34"E	16.67'
L38	N11°06'22"W	81.77'
L39	S79°43'18"E	243.16'
L40	S89°59'42"W	47.73'
L41	N53°24'54"W	69.59'
L42	N53°24'54"W	110.88'
L43	S68°54'43"E	17.84'
L44	S51°41'41"E	88.18'
L45	S37°07'04"E	5.41'
L46	N53°24'54"W	37.86'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	51.58'	384.00'	7°41'48"	51.54'	N08°31'28"E
C2	147.79'	500.00'	16°56'07"	147.25'	S03°17'38"W
C3	140.66'	700.00'	11°30'47"	140.42'	S06°00'18"W
C4	214.21'	725.00'	16°55'44"	213.43'	S08°42'47"W
C5	100.78'	150.00'	38°29'46"	98.90'	S02°04'15"E
C6	18.88'	15.00'	76°18'36"	18.53'	S16°50'10"W
C7	43.27'	150.00'	16°31'39"	43.12'	S46°43'38"W
C8	133.65'	150.00'	51°03'02"	129.27'	N81°40'38"E
C9	91.10'	90.00'	57°59'39"	87.26'	N85°08'57"E
C10	8.91'	10.00'	51°03'35"	8.62'	N88°36'59"E
C11	28.05'	40.00'	40°10'59"	27.48'	N83°10'41"E
C12	184.80'	400.00'	26°28'13"	183.16'	S89°57'56"E
C13	142.41'	325.00'	25°06'24"	141.28'	N89°21'10"E
C14	158.63'	375.00'	24°14'12"	157.45'	N89°47'16"E
C15	44.74'	32.50'	78°52'52"	41.29'	S62°53'24"E
C16	61.18'	166.00'	21°06'56"	60.83'	N00°32'54"W



Steven A. Lund - On Behalf Of King Surveyors
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