

MARIA LAKE SUBDIVISION

A PORTION OF THE E 1/2 OF SECTION 20, A PORTION OF THE W 1/2 OF SECTION 21, A PORTION OF THE NE 1/4 OF SECTION 29 AND A PORTION OF THE NW 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN. HUERFANO COUNTY, COLORADO.

Survey S-764

KNOW ALL MEN BY THESE PRESENTS: That Maria Lake Grazing Assoc., LLP, Being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION

A parcel of land being a portion of the E 1/2 of Section 20 and a portion of the W 1/2 of Section 21 and a portion of the NE 1/4 of Section 29 and a portion of the NW 1/4 of Section 28, Township 27 South, Range 65 West of the Sixth Principal Meridian, Huerfano County, Colorado. Said parcel being more particularly described as follows:

BEGINNING at a point on the east line of the said W 1/2 of Section 21 from which the N 1/4 corner of said Section 21 bears N 00°03'03"E (bearing based on a line between the N 1/4 corner and the S 1/4 corner of Section 21, Township 27 South, Range 65 West of the Sixth Principal Meridian, monumented on both ends with a No. 5 rebar with a 1 1/2" aluminum cap P.L.S. 11624, assumed to bear S 00°03'03"W), a distance of 1683.32 feet; thence S 00°03'03"W along said east line, a distance of 3635.56 feet to the said S 1/4 corner of Section 21; thence S 00°00'04"E along the east line of the said NW 1/4 of said Section 28, a distance of 1845.18 feet to a point on the north line of Valdez Cemetery; thence S 89°36'46"W along said north line of Valdez Cemetery, a distance of 106.01 feet to the northwest corner of said Valdez Cemetery; thence S 01°39'42"W along the west line of said Valdez Cemetery, a distance of 188.36 feet to a point on the north right of way line of Colorado State Highway 10; thence along said north right of way line of Colorado State Highway 10 the following four (4) courses:

1. along the arc of a non-tangent curve to the right, whose center bears N 11°57'24"W and having a central angle of 04°18'41" and a radius of 2252.00 feet, a distance of 169.46 feet;
2. S 82°23'17"W, a distance of 2652.56 feet;
3. along the arc of a curve to the left, having a central angle of 07°34'14" and a radius of 5769.33 feet, a distance of 762.31 feet;
4. S 74°48'17"W, a distance of 117.13 feet;

thence N 48°53'52"W, a distance of 62.78 feet; thence along the apparent easterly right of way line of Huerfano County Road No. 120 the following two (2) courses:

1. N 00°06'01"W, a distance of 2552.30 feet;
2. N 00°33'19"E, a distance of 3654.27 feet;

thence N 90°00'00"E, a distance of 3783.40 feet to the POINT OF BEGINNING.

Said parcel contains 518.42 acres, more or less

GENERAL NOTES:

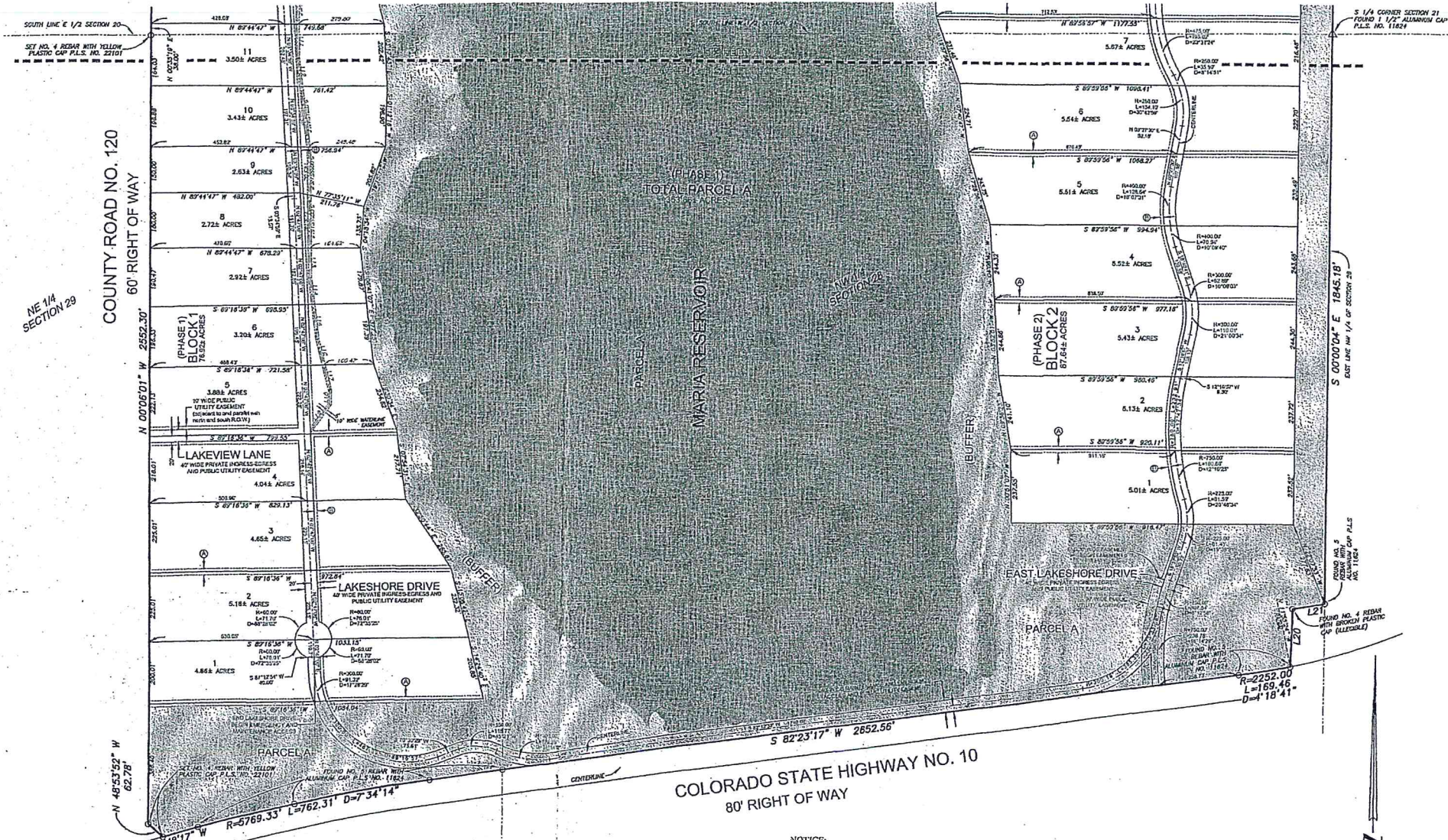
1. Date of Preparation is February 28, 2009.
2. The tract of Land Herein lies with a portion of the E 1/2 of Section 20, a portion of the W 1/2 of Section 21, a portion of the NE 1/4 of Section 29 and a portion of the NW 1/4 of Section 28, Township 27 South, Range 65 West of the Sixth Principal Meridian.
3. Conditions of the sale of specific lots are as follows:
 Maria Lake Grazing Association, LLP being the Developer for Maria Lake Subdivision is responsible for the installation of improvements as listed below and is subject to the following conditions:
 a.) Lots 1-3, Phase One as shown hereon may not be sold until such time as water and electric services are extended to those lots by the developer.
 b.) Lots 1-16, Phase Two as shown hereon may not be sold until such time as water and electric services are extended to those lots by the developer.
4. Sewage treatment is the responsibility of each individual property owner. All facilities shall comply with all applicable State and Regional regulations governing sewage disposal.
5. Unless shown other wise, the following easements are hereby platted for Public Utilities. The sole responsibility for maintenance of easements is hereby vested with the individual property owners.
 A. A 20.00 FT Public Utility Easement being 10.00 FT on both sides of Lot Lines indicated by (A)
 B. A 10.00 FT Public Utility Easement parallel to the 40.00 FT Private Ingress-Egress Easement indicated by (B)
6. Parcel A is for the purpose of Private open space, Drainage, Private Trails, and Public Utilities to be owned and maintained by the Maria Lake Subdivision Homeowners Association.
7. The Covenants, Conditions, Restrictions and Easements for the Maria Lake Subdivision Homeowners Association are recorded under Reception No. _____ in the records of the Huerfano County, Colorado.
8. Fire protection by Huerfano County Fire Protection District.
9. Lots 1-18 and Lot 20 shall not have direct vehicular access to County Road 120.
10. Lot 20, Phase I, per Conditional Use Permit No. 09-012 has been granted the conditional use for Animal Husbandry and H-T animals for so long as they are exercised without interruptions for a period not to exceed twenty-four (24) months.
11. Proposed entry monumentation adjacent to County Road 120 to be maintained by Maria Lake Subdivision Homeowners Association.
12. All Private Roads to provide Ingress and allow for drainage and Public Utilities and are to be maintained by Maria Lake Subdivision Homeowners Association.
13. All Storm culverts facilities to be owned and maintained by the Maria Lake Homeowners Association.
14. Flood plain Statement:
 By graphic plotting only, this property and adjacent properties are in zone "A" (areas determined to be outside of 500 year flood plain) of the Flood Insurance Rate Map, Community Panel Number 080206, New Subfile (b), which bears a flood hazard boundary map date of November 22, 1977, no field surveying was performed to determine these zones and an Elevation Certificate may be needed to verify this determination or apply for a Variance from the Federal Emergency Management Agency.

SITE DATA CHART:

| | |
|---------------------------------------------|---------------|
| Total Acreage being Platted: | 518.42 Acres |
| Total Number of Proposed Lots (two Phases) | 36 Total Lots |
| Lot 16 Block I, is Community Clubhouse | 5.02 Acres |
| Net Size of the Average (Mean) Lot-Phase I | 3.93 Acres |
| Maximum Lot Size, Block I Phase I | 6.76 Acres |
| Minimum Lot Size, Block I Phase I | 2.02 Acres |
| Net Size of the Average (Mean) Lot-Phase II | 5.66 Acres |
| Maximum Lot Size, Block 2 Phase II | 5.84 Acres |
| Minimum Lot Size, Block 2 Phase II | 3.36 Acres |

Types of Land Use Proposed: Residential Lots, Community Lodge, Open Space and Private Roads.

Area of Land Proposed for Residential Lots: 170.23 Acres
 Area of Land Proposed for Private Open Space: 348.19 Acres
 Area of Land Proposed for Private Roads: 16.78 Acres
 (All Private roads are contained in easements and are included in total Lot Acreage)



DEDICATION:

The above owner has caused said Tract of Land to be surveyed and platted into Lots, Parcels, Private Roads, and Easements as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the Boundaries and Dimensions of said Tract and the location of said Easements, and which Plat so platted shall be known as "Maria Lake Subdivision".

IN WITNESS WHEREOF:

The aforementioned has executed this instrument this 16th day of July, 2009 A.D.

By Eric S. White
 For Maria Lake Grazing Association, LLP
 7373 S. Allan Way, Suite 100
 Centennial, Colorado, 80112

State of Colorado)
 County of Huerfano)

The foregoing Instrument was signed by me this 16th day of July, 2009 A.D. by Eric S. White for Maria Lake Grazing Association, LLP.

Witness my hand and Official Seal.
 Notary Public
 My commission expires: 12/30/12

DEDICATION OF RIGHTS-OF-WAY FOR UTILITY PURPOSES:

Unless otherwise specified, all Utility Easements, as well as all Public and Private Rights-of-Way, shown hereon, are dedicated to the perpetual use of all Utility Companies, for the purpose of installing, Constructing, Replacing, and Maintaining underground utilities and Drainage Facilities including (but not limited to) water, sewer, electric, gas, telephone and television lines; together with the right of Ingress and Egress for such installation, construction, replacement, repair and maintenance, as well as the right to trim interfering trees and brush, in no event shall the Utility Companies exercise the rights herein granted so as to interfere with the use of the Right-of-Way for roadway purposes except to the extent reasonably necessary to enjoy the grant hereby made.

SURVEYOR'S STATEMENT:

I RANDY G. REEVES, a Professional Land Surveyor registered in the State of Colorado, hereby certify to Maria Lake Grazing Association, LLP, a Colorado Limited Liability Partnership, that a survey of the above described premises was conducted under my responsible charge in December 2009 and that this plat of Maria Lake Subdivision, complies with the requirements of Plats and maps as set forth in Section 38-33-209 et seq. C.R.S. 1992 and with the minimum standards for Land Survey and Plats as set forth in Section 38-51-106 et. seq. C.R.S. 1994.

By Randy G. Reeves
 PROFESSIONAL LAND SURVEYOR NO. 22101

NOTES:

- 1) A search for recorded rights of way and easements was done by Dotter Abstract Company, Order No. 27202 with an Effective Date of February 2, 2009 at 8:00 AM.
- 2) Bearings based on a line between the N 1/4 corner and the S 1/4 corner of Section 21, Township 27 South, Range 65 West of the Sixth Principal Meridian, monumented on both ends with a No. 5 rebar with a 1 1/2" aluminum cap P.L.S. 11624, assumed to bear S 00°03'03"W

NOTICE:

According to C.R.S. 13-80-105, 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 certificate shown hereon.

BOARD OF COUNTY COMMISSIONERS APPROVAL AND DEDICATION:

This Plat of Maria Lake Subdivision has been reviewed and approved by the Huerfano County Board of Commissioners this _____ day of _____, 2009. The Preliminary Plat for this subdivision was approved on _____, 2009. There is no Dedication of Roads to Huerfano County and the County shall NOT undertake maintenance of such roads.

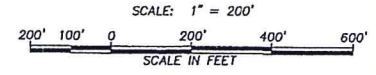
CHAIRPERSON HUERFANO COUNTY PLANNING COMMISSION
 CHAIRPERSON HUERFANO COUNTY BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER:

State of Colorado)
 County of Huerfano)

I hereby Certify that this Instrument was Filed for Record in My office at _____ o'clock _____ M, This _____ day of _____, 2009 A.D. and Duly Recorded under Reception Number _____

Recorder: _____ By: Deputy



| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 68.84 | S84°28'10"W |
| L2 | 36.48 | N82°52'24"E |
| L3 | 44.16 | N82°52'24"E |
| L4 | 47.36 | S11°52'24"W |
| L5 | 36.48 | S82°52'24"E |
| L6 | 74.72 | S82°52'24"E |
| L7 | 152.88 | S11°52'24"W |
| L8 | 36.48 | S82°52'24"E |
| L9 | 44.16 | S11°52'24"W |
| L10 | 68.84 | S11°52'24"W |
| L11 | 110.32 | S00°11'24"E |
| L12 | 55.00 | S02°12'24"E |
| L13 | 152.88 | S02°12'24"E |
| L14 | 87.36 | S07°12'24"E |
| L15 | 110.32 | S07°12'24"E |
| L16 | 68.84 | S14°20'24"E |
| L17 | 44.16 | S16°21'24"E |
| L18 | 22.08 | S02°12'24"W |
| L19 | 104.27 | S17°01'24"W |
| L20 | 154.36 | S07°12'24"E |
| L21 | 106.61 | S02°12'24"W |
| L22 | 106.61 | S02°12'24"W |

Mangini Reeves, Inc.
 Professional Engineers and Professional Land Surveyors
 4718 North Elizabeth St., Pueblo, CO
 (719) 544-0855 Fax (719) 544-0876

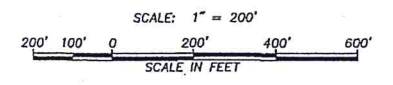
OWNER/TITLE: MARIA LAKE GRAZING ASSOCIATION, LLP
 JOB DESCRIPTION: MARIA LAKE SUBDIVISION
 DETAILED BY: RAS DATE: 3-3-09
 JOB NUMBER: 2008-142 SCALE: 1" = 200'
 FILE NAME: 08142SUB-PRELIM SHEET NO.
 REF JOB NO.: 1 OF 3

191 of 3
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 REBUN DIVIARD
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MARIA LAKE SUBDIVISION

A PORTION OF THE E 1/2 OF SECTION 20, A PORTION OF THE W 1/2 OF SECTION 21, A PORTION OF THE NE 1/4 OF SECTION 29 AND A PORTION OF THE NW 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN. HUERFANO COUNTY, COLORADO.

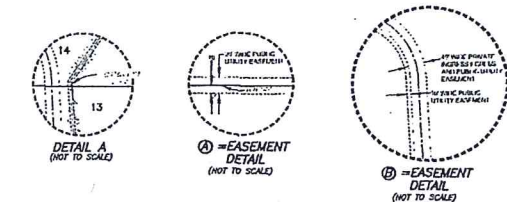
Summs-764 P. 2



| LINE | LENGTH | BEARING |
|------|--------|--------------|
| L1 | 62.54 | S82°01'07\" |
| L2 | 38.49 | N72°43'24\"W |
| L3 | 44.78 | N72°07'42\"W |
| L4 | 47.55 | S11°06'54\"W |
| L5 | 26.86 | S42°28'43\"W |
| L6 | 74.09 | S52°24'55\"W |
| L7 | 158.35 | S71°17'18\"W |
| L8 | 36.88 | S11°26'12\"W |
| L9 | 44.53 | S17°02'42\"E |
| L10 | 66.81 | S04°48'42\"E |
| L11 | 110.92 | S00°11'17\"E |
| L12 | 92.51 | S02°18'58\"E |
| L13 | 55.00 | S00°04'11\"E |
| L14 | 82.25 | S07°14'30\"E |
| L15 | 112.92 | S07°14'30\"E |
| L16 | 86.53 | S14°50'17\"E |
| L17 | 83.03 | S16°29'32\"E |
| L18 | 42.25 | S00°11'21\"W |
| L19 | 154.27 | S12°01'17\"W |
| L20 | 106.36 | S01°15'42\"W |
| L21 | 108.01 | S00°24'42\"W |
| L22 | 108.81 | S02°22'22\"W |



VICINITY MAP
(NOT TO SCALE)



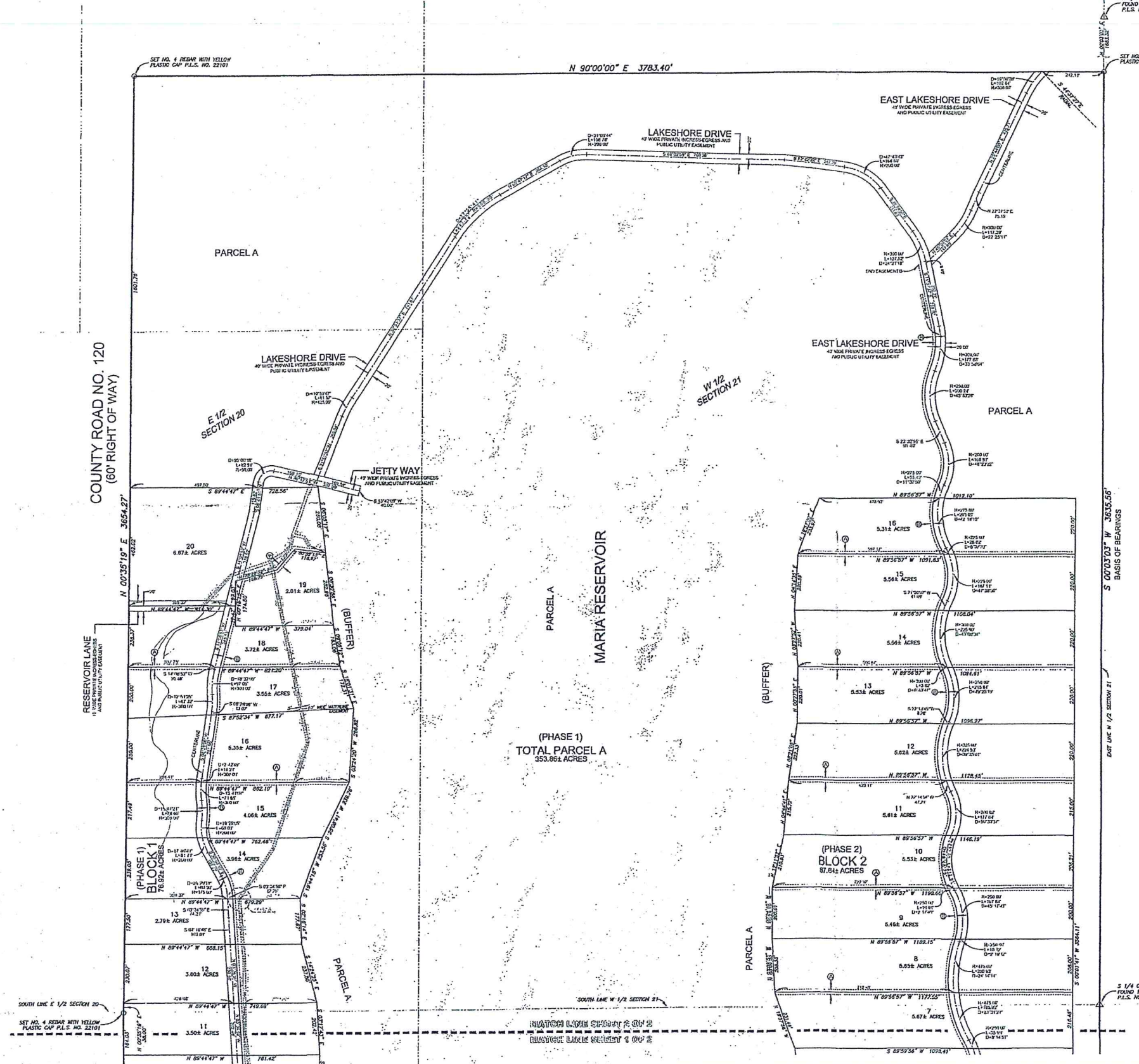
7-3-09

Mangini Reeves, Inc.
Professional Engineers and Professional Land Surveyors
4718 North Elizabeth St. - Pueblo, CO
(719) 544-0855 Fax (719) 544-0876

OWNER/TITLE: MARIA LAKE GRADING ASSOCIATION, LLP
JOB DESCRIPTION: (LAND ACQUISITION AND) WAREHOUSING, LLC
MARIA LAKE SUBDIVISION

DETAILED BY: RMS DATE: 3-3-09
JOB NUMBER: 2008-142 SCALE: 1" = 200'
FILE NAME: 08142SUB-PRELIM SHEET NO.:
REF JOB NO.: 2 OF 3

| # | DATE | REVISIONS (COMMENTS) | CHECKED BY |
|---|------|----------------------|------------|
| | | | |



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5-764

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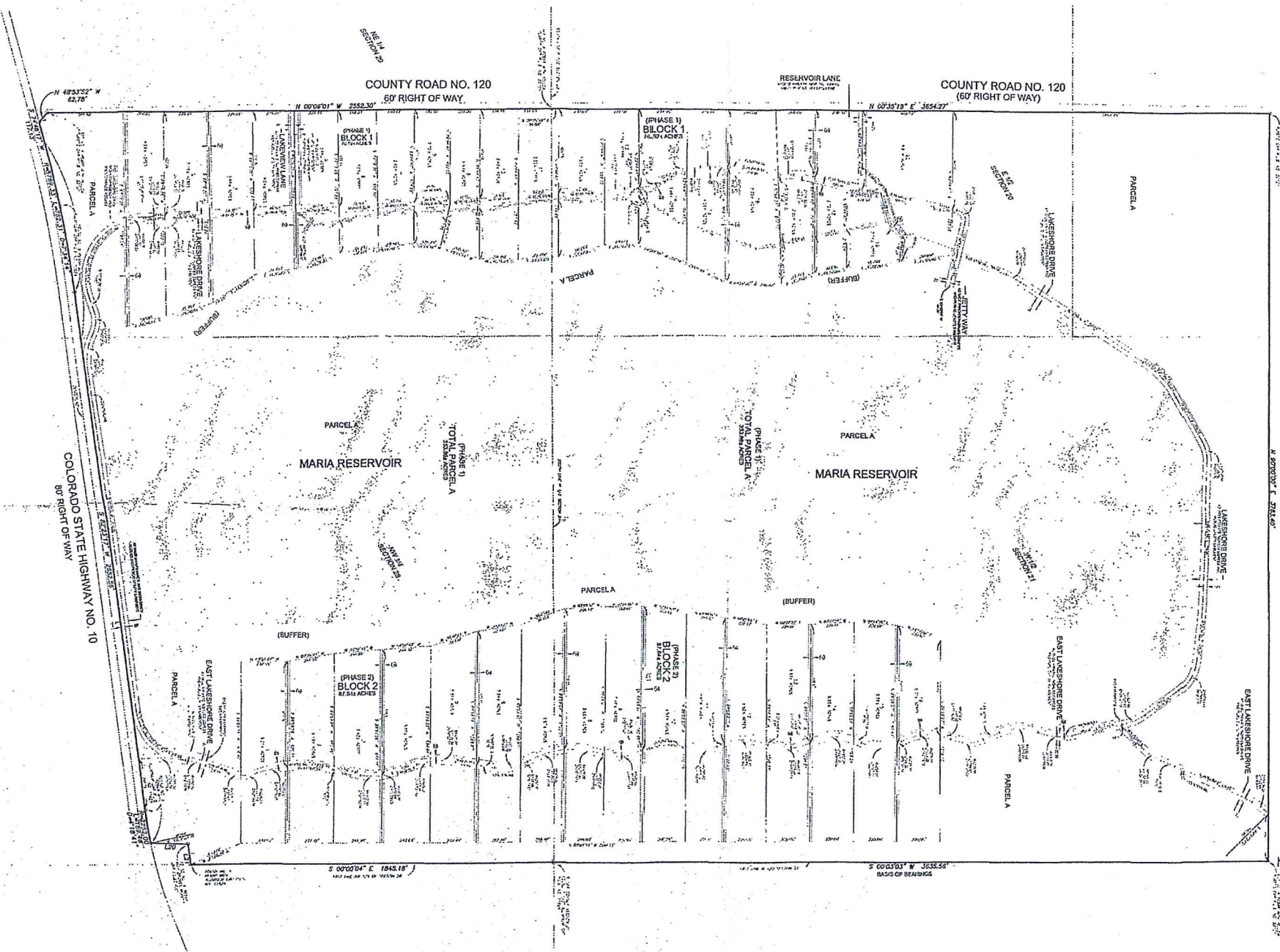
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MARIA LAKE SUBDIVISION

Pg 3

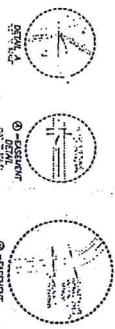
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COMPOSITE SHEET

Shirley S. 764



SCALE: 1" = 300'

| LINE | LINE STYLE | SYMBOL |
|------|---------------------------|----------|
| 1 | SUBDIVISION | SOLID |
| 2 | SECTION | DASHED |
| 3 | TOWNSHIP | DOTTED |
| 4 | RANGE | DOTTED |
| 5 | PRINCIPAL MERIDIAN | DOTTED |
| 6 | SECTION CORNER | CIRCLE |
| 7 | TOWNSHIP CORNER | SQUARE |
| 8 | RANGE CORNER | TRIANGLE |
| 9 | PRINCIPAL MERIDIAN CORNER | CROSS |
| 10 | SECTION CORNER | CIRCLE |
| 11 | TOWNSHIP CORNER | SQUARE |
| 12 | RANGE CORNER | TRIANGLE |
| 13 | PRINCIPAL MERIDIAN CORNER | CROSS |



Shirley S. 764
7-9-02

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