

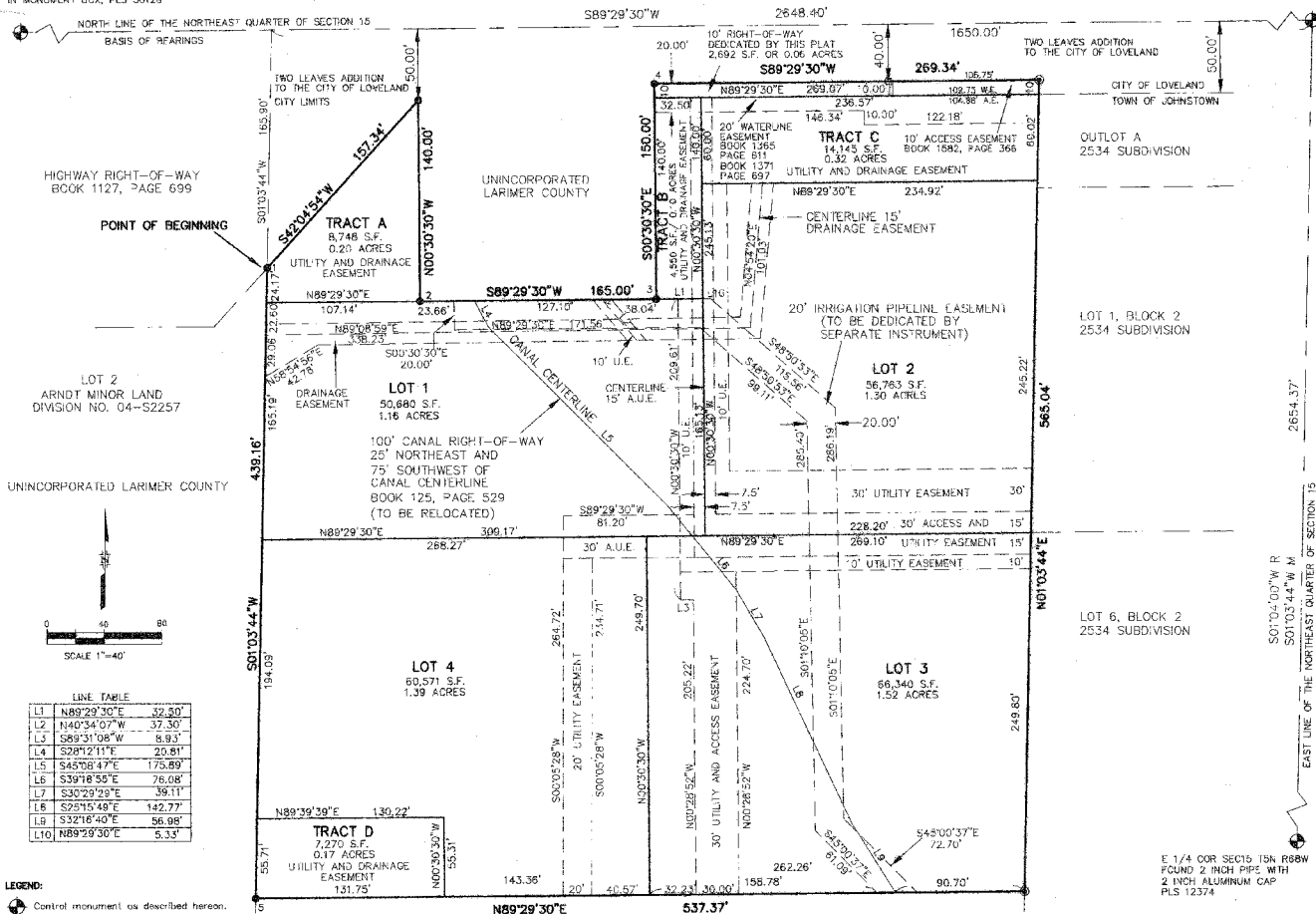
2534 NORTHWEST

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO.

U.S. HIGHWAY 34

N1/4 COR SEC15 T5N R68W
 FOUND 3-1/4 INCH BRASS CAP
 IN MONUMENT BOX, PLS 30126

NE COR SEC15 T5N R68W
 FOUND #6 REBAR WITH 2-1/2 INCH ILLEGIBLE
 ALUMINUM CAP IN MONUMENT BOX

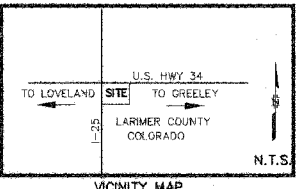


LINE TABLE

L1	N89°29'30"E	32.30'
L2	N40°34'07"W	37.30'
L3	S89°31'08"W	8.93'
L4	S29°12'11"E	20.81'
L5	S45°08'47"E	175.89'
L6	S39°18'55"E	76.08'
L7	S30°29'29"E	39.11'
L8	S29°15'48"E	142.77'
L9	S32°16'40"E	56.98'
L10	N89°29'30"E	5.33'

- LEGEND:**
- Control monument as described herein.
 - M Measured bearing or distance.
 - R Record bearing or distance from description.
 - CDOT 3-1/4 inch aluminum cap in concrete
 - Found #4 rebar and plastic cap PLS 34174 N10°07'55"W 1.31' from corner.
 - Found 2 inch pipe N74°33'03"W 0.67' from corner.
 - Found #4 rebar and plastic cap PLS 12374 N21°31'17"W 1.31' from corner.
 - Found #4 rebar and plastic cap PLS 12374 N10°31'43"W 1.30' from corner.
 - Found #4 rebar and plastic cap PLS 12374 N10°19'03"W 1.68' from corner.
 - Set #4 rebar with plastic cap, PLS 30126.
 - A.U.E. Access and Utility Easement
 - U.E. Utility Easement

- NOTES:**
- Bearings based on the north line of the northeast quarter of Section 15, Township 5 North, Range 68 West or South 89°29'30" West according to the plat of Tract M.L.D. No. 86-120838 between monuments shown herein.
 - Security Title Guaranty Company Commitment S0139434 Amendment No. 1 dated October 15, 2006 was relied upon for record date regarding rights-of-way, easements and encumbrances in the preparation of this map.
 - According to Colorado law, you MUST commence any legal action based on any defect in this survey within THREE years after you first discovered 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.



DEDICATION: KNOW ALL PERSONS BY THESE PRESENTS that the undersigned, being all the owners and lien holders of the following described property, except any existing public streets, roads or highways, which property is all that part of the northeast quarter of Section 15, Township 5 North, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

A portion of the northeast quarter of Section 15, Township 5 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, County of Larimer, State of Colorado; being the same lands conveyed to Murray Dred dated June 14, 2004 and recorded in the Larimer County Clerk and Recorder's Office on June 15, 2004 of Reception No. 20040057891; and being more particularly described as follows:

Considering the north line of the northeast quarter of said Section 15 as bearing South 89°29'30" West with all bearings contained herein relative thereto;

Commencing at the northeast corner of said Section 15; thence South 89°29'30" West along the north line of the northeast quarter of Section 15 a distance of 1650.00 feet; thence along the 01°03'44" West parallel with the east line of the northeast quarter of Section 15 a distance of 185.90 feet to the Point of Beginning; thence South 01°03'44" West a distance of 435.16 feet; thence North 89°29'30" East a distance of 537.37 feet; thence North 01°03'44" East a distance of 565.04 feet to the south right-of-way line of U.S. Highway 34; thence South 89°29'30" West along the south right-of-way line of Highway 34 a distance of 208.24 feet; thence South 00°30'30" East a distance of 150.00 feet; thence South 89°29'30" West a distance of 165.00 feet; thence North 00°30'30" West a distance of 140.00 feet to the south right-of-way line of Highway 34; thence South 42°04'54" West along the south right-of-way line of Highway 34 a distance of 157.34 feet to the Point of Beginning, containing 271,739 square feet or 6.24 acres more or less and is subject to all easements and right-of-ways on record or existing, do hereby subdivide the same into lots, blocks, tracts, right-of-ways, and easements, as shown on this plat; and do hereby designate and dedicate: (1) all such right-of-ways and easements, other than utility easements and private easements, to and for public use, except where indicated otherwise on this map; and (2) all such utility easements to and for public use for the installation and maintenance of utility, irrigation and drainage facilities; and do hereby designate the same as 2534 NORTHWEST subdivision to the Town of Johnstown, Colorado.

OWNER:
 Location, Location, Location, LLC, a Colorado limited liability company
 By: *Randy Woodard*
 As: *manager LLC*
 STATE OF COLORADO }
 COUNTY OF Larimer }
 The foregoing instrument was acknowledged before me this 6th day of July, 2007, by *Randy Woodard* as *manager LLC*.
 Witness my hand and official seal 2/20/2007
 My commission expires February 27, 2011
Sandra R. Chapman
 Notary Public

LENDHOLDER:
 Bank of Colorado
 By: *Randy Woodard*
 As: *Branch Manager*
 STATE OF COLORADO }
 COUNTY OF Larimer }
 The foregoing instrument was acknowledged before me this 6th day of July, 2007, by *Randy Woodard* as *Branch Manager*.
 Witness my hand and official seal 2/20/2007
 My commission expires February 27, 2011
Sandra R. Chapman
 Notary Public

PLANNING COMMISSION:
 This plat, to be known as 2534 NORTHWEST, is approved by action of the Planning and Zoning Commission of the Town of Johnstown, Colorado at a regular meeting held on the ___ day of _____, 2007.

By: *[Signature]*
 Chair, Planning and Zoning Commission

TOWN COUNCIL:
 This plat, to be known as 2534 NORTHWEST, is approved and accepted by the Town of Johnstown, by Resolution Number _____ passed and adopted at a final reading at a regular meeting of the Board of Trustees of the Town of Johnstown, Colorado held on the ___ day of _____, 2007.

By: *[Signature]*
 Mayor

SURVEYOR'S CERTIFICATION:
 I, Steven B. Varricco, being a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey and plat herewith designated as final reading at a regular meeting of the Board of Trustees of the Town of Johnstown, Colorado held on the ___ day of _____, 2007, and the statements contained herein were read by me and the same are true to the best of my knowledge. Dated this 6th day of July, 2007.

Steven B. Varricco
 Steven B. Varricco, P.L.S. 30126

NO.	DESCRIPTION	BY	DATE

2725 ROCKY MOUNTAIN AVE.
 SUITE 140 CO. 80438
 JOHNSTOWN, CO 80438
 (970) 613-1147 TEL
 (970) 613-1887 FAX



2534 NORTHWEST
 NE1/4 SEC15, T5N, R68W

DRAWN BY	
DATE: SHEET	
CHECKED	
DATE:	
REVISION #	
JOB NO./DRAWING	