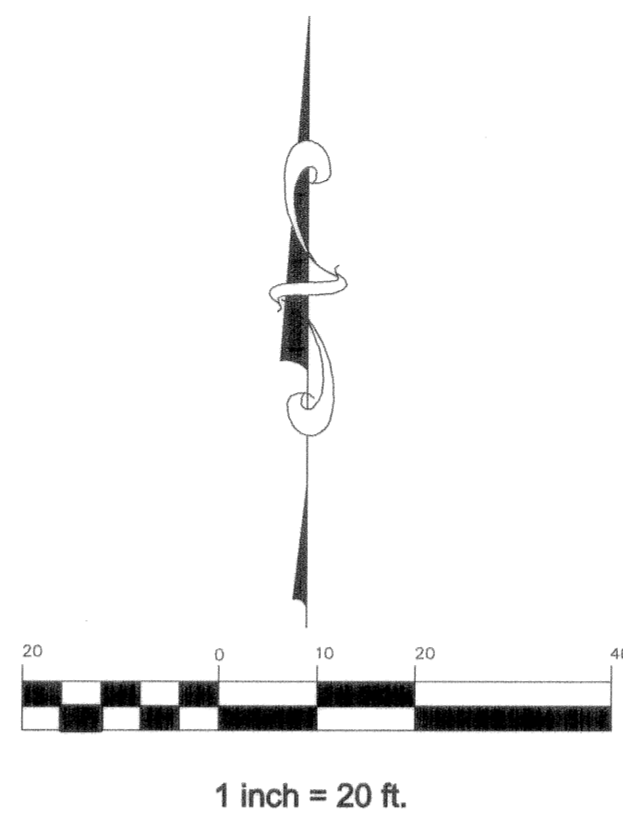
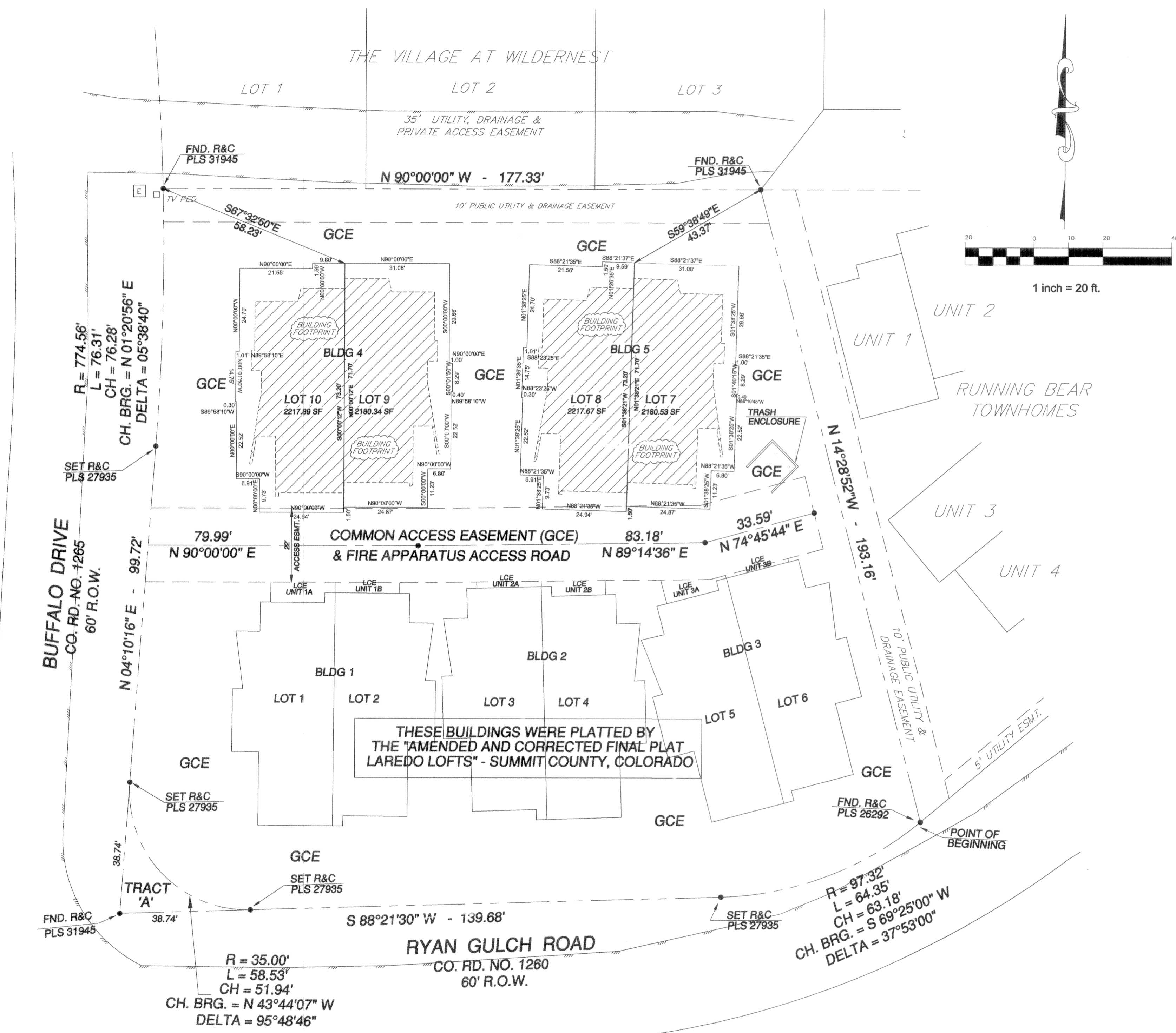


# FINAL PLAT OF LAREDO LOFTS TOWNHOMES SECOND ADDITION SUMMIT COUNTY, COLORADO



**OWNERS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS THAT: AP DEVELOPMENT CORPORATION, A MINNESOTA CORPORATION, BEING THE OWNER OF A TRACT OF LAND SITUATED IN, SUMMIT COUNTY, COLORADO AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 23, BLOCK 2, WILDERNEST FILING NO. 1; THENCE 64.35 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 37°53'00", A RADIUS OF 97.32 FEET AND A CHORD WHICH BEARS S88°22'00"W 63.18 FEET DISTANT; THENCE S88°21'30"W A DISTANCE OF 139.68 FEET; THENCE 68.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 95°48'46", A RADIUS OF 35.00 FEET AND A CHORD WHICH BEARS N43°44'07"E 51.94 FEET DISTANT; THENCE N04°10'16"E A DISTANCE OF 99.72 FEET; THENCE 78.31 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°38'40", A RADIUS OF 774.58 FEET AND A CHORD WHICH BEARS N01°20'56"E 78.28 FEET DISTANT; THENCE S90°00'00"E A DISTANCE OF 177.33 FEET; THENCE S14°28'52"E A DISTANCE OF 183.16 FEET TO THE POINT OF BEGINNING CONTAINING 43,288.38 SQUARE FEET OR 0.994 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF "LAREDO LOFTS TOWNHOMES SECOND ADDITION" HAS LAID OUT, PLATTED, AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT. DOES HEREBY DEDICATE TO THE COUNTY OF SUMMIT, STATE OF COLORADO, THE STREETS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON FOR USE AS SUCH AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS PUBLIC UTILITY EASEMENTS TO THE COUNTY OF SUMMIT FOR USE BY THE PUBLIC UTILITY COMPANIES IN THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY LINES AND FACILITIES. IT IS UNDERSTOOD THAT THE DEDICATION OF PUBLIC RIGHTS-OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN THE ACCEPTANCE OF ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE COUNTY OF SUMMIT.

IN WITNESS WHEREOF, THE SAID OWNER, AP DEVELOPMENT CORPORATION, HAS CAUSED ITS NAME TO HEREUNTO BE SUBSCRIBED THIS 4th DAY OF February, 2009.

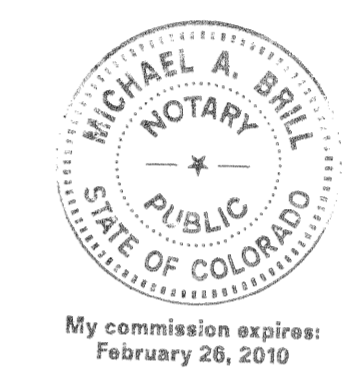
OWNER:  
*[Signature]* S.V.P.  
KENT WEICHT, AP DEVELOPMENT CORPORATION AS SENIOR VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF Colorado  
COUNTY OF Summit  
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF February, 2009  
BY KENT WEICHT AS SENIOR VICE PRESIDENT OF AP DEVELOPMENT CORPORATION, A MINNESOTA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 02/26/2010



**MORTGAGE HOLDER CERTIFICATE**

Wells Fargo Bank, N.A. DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT.  
BY: *[Signature]*  
NAME: JANET R. FLORE  
TITLE: AUP DATE: 1-30-09

**TITLE COMPANY'S CERTIFICATE**

Highland TITLE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH LANDS IS IN THE DEDICATION FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:  
DOT-887424

DATED THIS 27th DAY OF January, 2009

**APPROVAL BY CHAIRMAN OF BOARD OF COUNTY COMMISSIONERS**

THE SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO DOES HEREBY APPROVE THIS TOWNHOUSE PLAT AT A MEETING HELD ON THIS 24th DAY OF February, 2009, AND HEREBY ACCEPT DEDICATION OF PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. ACCEPTANCE OF PUBLIC RIGHTS-OF-WAY FOR STREETS OF ROADS DOES NOT CONSTITUTE ACCEPTANCE FROM MAINTENANCE OF ROADS CONSTRUCTED THEREIN. THE PROCEDURE FOR ACCEPTANCE OF ROADS FOR MAINTENANCE PURPOSES SHALL BE AS STATED IN THE SUMMIT COUNTY ROAD & BRIDGE DESIGN AND CONSTRUCTION STANDARDS OR SUCH REGULATIONS SHALL BE ADOPTED IN LIEU OF THE SUMMIT COUNTY ROAD & BRIDGE DESIGN AND CONSTRUCTION STANDARDS.

BY: *[Signature]*  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

**CLERK AND RECORDER'S ACCEPTANCE**

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS 24th DAY OF February, 2009 AND FILED FOR RECORD AT 11:39 O'CLOCK P.M. RECORDED UNDER RECEPTION NO. 909936 IN BOOK 8 AT PAGE 2  
SIGNATURE: *[Signature]* BY: *[Signature]*

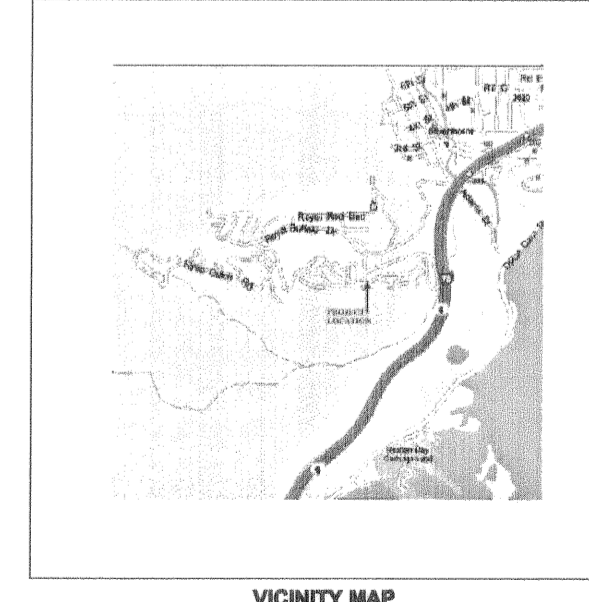
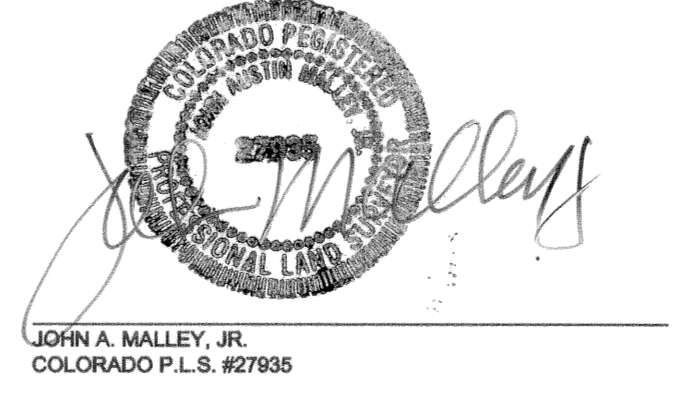
**TREASURER'S CERTIFICATE**

I, THE UNDERSIGNED DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF Jan. 2009 UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.  
DATED THIS 20th DAY OF Feb, 2009

SIGNATURE: *[Signature]*  
SUMMIT COUNTY TREASURER

**SURVEYOR'S STATEMENT**

I, JOHN A. MALLEY, JR., BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE PREPARED BY ME AND UNDER MY SUPERVISION, AND BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.  
DATED THIS 29th DAY OF JANUARY, 2009



- SURVEY NOTES**
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OF PUBLIC OR PRIVATE RECORDS BY LINEAR SIGHT, INC. FOR THE DISCOVERY OR DETERMINATION OF TITLE, OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES. LINEAR SIGHT, INC. RELIED UPON RECORDED INFORMATION FROM THE SUBDIVISION EXEMPTION PLAT OF LOT 23, BLOCK 2 AS RECORDED UNDER RECEPTION NUMBER 823758, DATED JUNE 8, 2008, OF THE RECORDS OF THE SUMMIT COUNTY CLERK AND RECORDER, FOR EASEMENTS AND RIGHTS-OF-WAY.
  - DECLARATION, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WILDERNEST SUBDIVISION IS RECORDED UNDER RECEPTION NO. 114407
  - THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAREDO LOFTS TOWNHOMES IS RECORDED ON April 26, 2009 UNDER RECEPTION NO. 853199 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE ("DECLARATION").
  - NO BUILDING OVERHANGS ARE PERMITTED IN THE BUFFALO DRIVE AND RYAN GULCH RIGHTS-OF-WAY.
  - ALL DEVELOPMENT WITHIN THE WILDERNEST SUBDIVISION IS SUBJECT TO THE APPROVED PUD PLANS. THE PLANS SHALL BE BINDING AND SHALL NOT BE ALTERED UNLESS APPROVED BY THE COUNTY THROUGH THE APPROPRIATE REVIEW PROCEDURES
  - BUILDING SETBACK IS 25 FEET FROM THE BUFFALO DRIVE AND RYAN GULCH RIGHTS-OF-WAY.
  - GCE = GENERAL COMMON ELEMENT REAL ESTATE AND IMPROVEMENTS CONSTRUCTED THEREON FOR THE COMMON USES OF SOME OR ALL OF THE OWNERS AND ALL OTHER PARTS OF THE PROJECT NECESSARY OR CONVENIENT TO ITS EXISTENCE, MAINTENANCE OR SAFETY, OR NORMALLY IN COMMON USE AND ARE MORE PARTICULARLY DESCRIBED IN THE DECLARATION.
  - LCE = LIMITED COMMON ELEMENT THOSE PARTS OF COMMON ELEMENTS WHICH ARE LIMITED TO AND RESERVED FOR THE EXCLUSIVE USE OF THE OWNER OR OWNERS OF A PARTICULAR TOWN HOME AND ARE MORE PARTICULARLY DESCRIBED IN THE DECLARATION.
  - THE LOT LINES SHOWN HEREON EXTEND INTO THE "COMMON ACCESS EASEMENT (GCE) / FIRE APPARATUS ACCESS ROAD". THIS IS A RESULT OF THE REQUIRED 3' OFFSET FROM THE STRUCTURE, INCLUDING OVERHANGS. THE EXTERIOR WALLS OF THE BUILDINGS ARE SHOWN TO INDICATE THAT NO PORTION OF THE BUILDING ENDOACHES INTO THE "COMMON ACCESS EASEMENT (GCE) / FIRE APPARATUS ACCESS ROAD". THIS ROAD SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.

FINAL PLAT OF  
**LAREDO LOFTS TOWNHOMES  
SECOND ADDITION**  
SUMMIT COUNTY, COLORADO

**LINEAR SIGHT INC.**  
3865 Beasley Drive Erie, CO 80516  
720.890.7253

SCALE: 1" = 20'  
DATE: 29-JAN-2009  
JOB #: 2006-004  
SHEET 1 OF 1

Case H-131-A