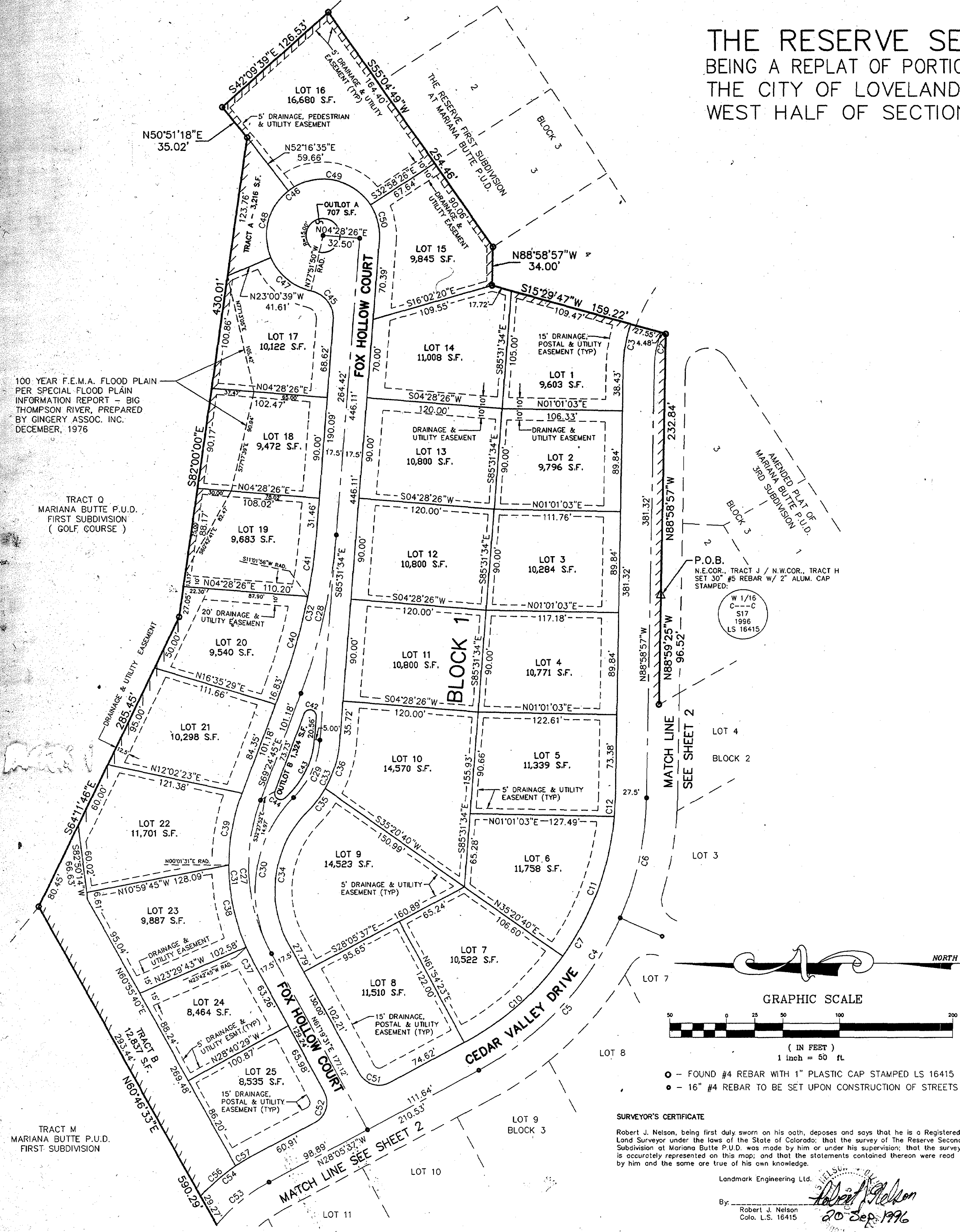


# THE RESERVE SECOND SUBDIVISION AT MARIANA BUTTE P.U.D.

BEING A REPLAT OF PORTIONS OF TRACTS J, H AND M, MARIANA BUTTE P.U.D. FIRST SUBDIVISION TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO, SITUATE IN THE WEST HALF OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M.



KNOW ALL MEN BY THESE PRESENTS that we the undersigned being all the owners and lienholders of the following described property, except any existing public streets, roads or highways, located in the West Half of Section 17, Township 5 North, Range 69 West of the 6th P.M., Larimer County, Colorado also being a replat of portions of Tract J, H and M, Mariana Butte P.U.D. First Subdivision to the City of Loveland, Colorado being more particularly described as follows:

Beginning at the Center West Sixteenth Corner of said Section 17; said point also being a point on the Northernly line of the Amended Plat of Mariana Butte P.U.D. Third Subdivision to the City of Loveland according to the plat on file in the office of the Clerk and Recorder, records of said County; thence along the East-West centerline of said Section 17 and along the Northernly line of said Amended Plat of Mariana Butte P.U.D. Third Subdivision North 88°59'25" West 96.52 feet to a point on the Westerly line of said Amended Plat of Mariana Butte P.U.D. Third Subdivision; thence along said Westerly line South 29°30'10" East 219.53 feet to a point on the Westerly right-of-way line of Rossum Drive; said point also being a point on a curve concave to the Southeast having a central angle of 56°00'36" and a radius of 299.99 feet; a radial line passing through said point bears North 37°58'36" West; thence Southwesterly along the arc of said curve and along said Westerly right-of-way line 293.26 feet to the end of said curve; thence tangent from said end of curve and continuing along said Westerly right-of-way line South 03°59'12" East 269.11 feet to a point on the Westerly line of Tract L said Mariana Butte P.U.D. First Subdivision; thence along said Easterly line the following four courses and distances; North 55°01'06" West 161.11 feet; thence North 16°13'07" West 225.64 feet; thence North 29°30'10" West 473.61 feet; thence North 47°31'26" West 378.90 feet; thence departing said Easterly line North 60°46'33" East 590.29 feet to a point on the Southernly line of Tract O said Mariana Butte P.U.D. First Subdivision; thence along said Southernly line the following four courses and distances; South 84°11'46" East 285.45 feet; thence South 82°00'00" East 430.01 feet; thence North 50°51'18" East 35.02 feet; thence South 42°09'39" East 126.53 feet to a point on the Northernly line of The Reserve First Subdivision at Mariana Butte P.U.D. to the City of Loveland according to the plat on file in the office of the Clerk and Recorder, records of said County; thence along the Northernly and Westerly lines of said The Reserve First Subdivision at Mariana Butte P.U.D. the following three courses and distances; South 55°04'49" West 254.46 feet; thence North 88°58'57" West 34.00 feet; thence South 15°29'47" West 159.22 feet to a point on the Northernly line of said Amended Plat of Mariana Butte P.U.D. Third Subdivision; thence along said Northernly line North 88°58'57" West 232.84 feet to the POINT OF BEGINNING;

containing 14.397 acres more or less  
do hereby subdivide the same into lots, blocks, recreation areas, passageways, streets, future streets, utility and other easements as shown on this map, and do hereby designate and dedicate all such recreation areas, parks, passageways, streets, future streets and easements, other than utility easements, to and for public use, 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 The Reserve Second Subdivision at Mariana Butte P.U.D. to the City of Loveland, Colorado.

All expenses involving necessary improvements for a water system, sanitary sewer system, storm sewer system, curbs and gutters, sidewalks, street improvements, street signs, traffic control signs, alley grading and surfacing, gas service, electric service, grading and landscaping shall be paid by the Owner.  
Public Improvements shall be designed and approved prior to the development of the subdivision.  
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 certification shown hereon.

**BASIS OF BEARINGS:**  
Assumed the East-West Centerline of Section 17, Township 5 North, Range 69 as bearing North 88°59'25" West and with all bearings contained herein relative thereto. The East-West centerline being monumented as shown hereon.

APPROVED this 20th day of October 1996 by the CITY ENGINEERING DIVISION of the CITY OF LOVELAND, COLORADO.  
BY: *Greg Mulvaney*  
Sr. Transportation Engineer

APPROVED this 17th day of October 1996 by the CURRENT PLANNING MANAGER of the CITY OF LOVELAND, COLORADO.  
BY: *Alan Duff*  
CURRENT PLANNING MANAGER

This plat is approved and all areas dedicated to the public are accepted this 20th day of September 1996, by the CITY COUNCIL of the CITY OF LOVELAND, COLORADO.  
BY: *Deva Edwards* MAYOR  
*Robert L. Nelson* ATTEST

APPROVED this 22nd day of October 1996 by the CITY PLANNING COMMISSION of the CITY OF LOVELAND, COLORADO.  
BY: *Greg Mulvaney* CHAIRPERSON

STATE OF COLORADO) )SS  
COUNTY OF LARIMER)  
The foregoing instrument was acknowledged before me this 20th day of September 1996, by Robert J. Nelson for Landmark Engineering Ltd.  
Witness my hand and official seal.  
My commission expires 2/01/96  
BY: *Robert J. Nelson* Notary Public  
Address: *Alma Haven, Co. 80532*

OWNER: CEDAR VALLEY LTD.  
*Kenneth L. Morey*  
KENNETH L. MOREY as Attorney in Fact for WENDELL F. MOREY, General Partner

STATE OF COLORADO) )SS  
COUNTY OF LARIMER)  
The foregoing instrument was acknowledged before me this 18th day of September 1996 by *Kenneth L. Morey*  
Witness my hand and official seal.  
My commission expires 7/19/99  
*Walter Thompson*  
Notary Public  
Address: *1225 Popocatepec Place, Loveland, CO 80537* (see seal above)

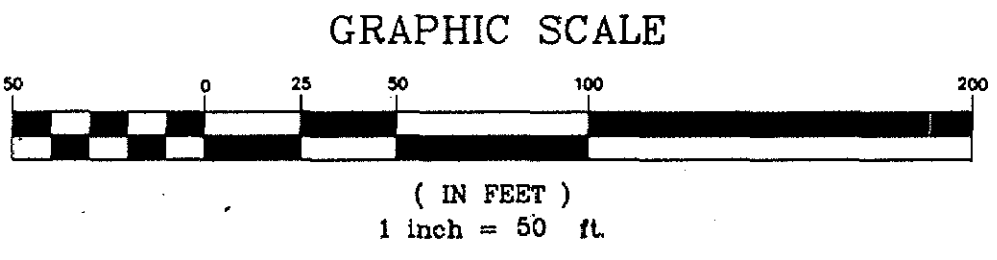
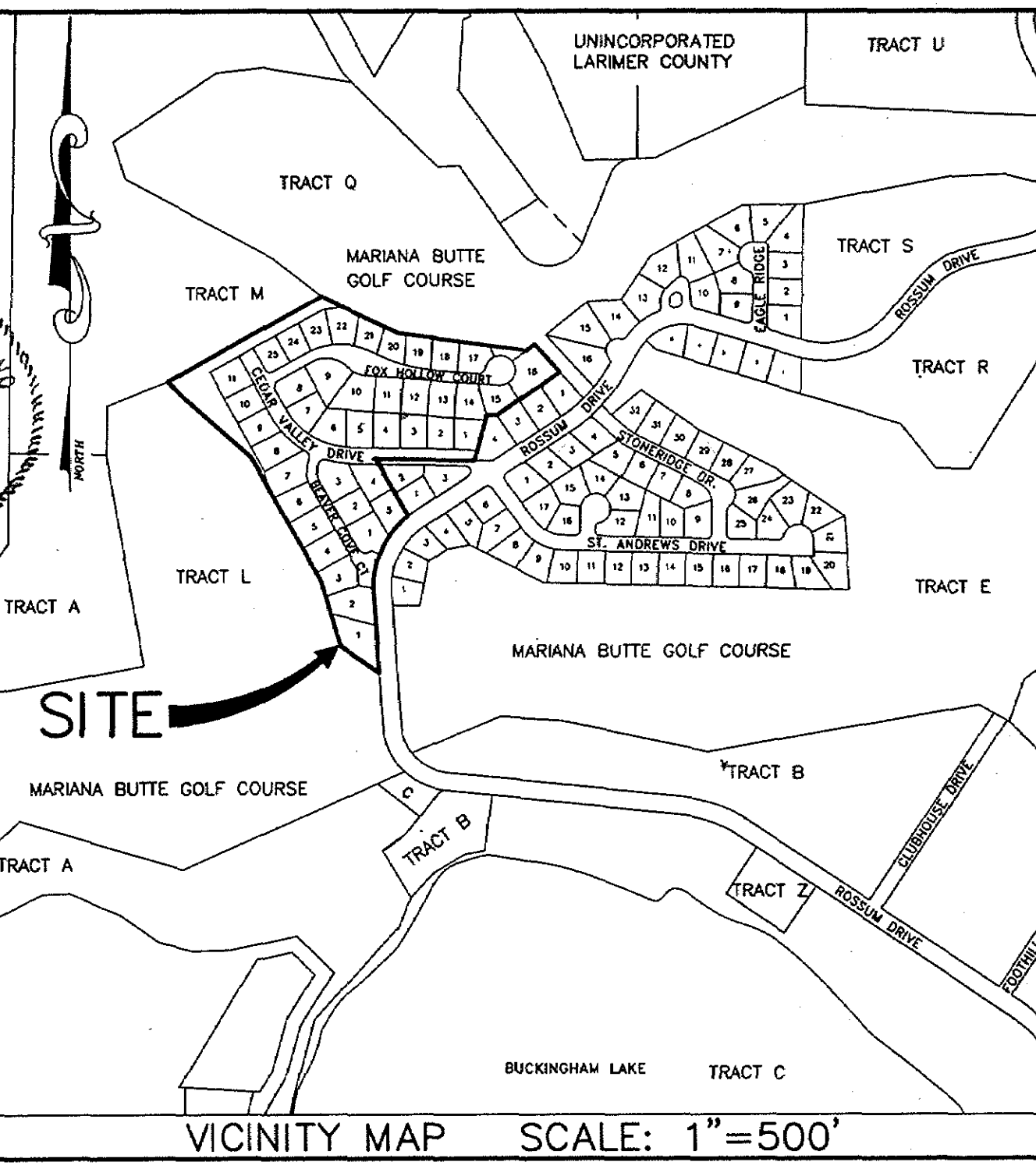
OWNER: PANORAMIC WEST PARTNERSHIP, A COLORADO PARTNERSHIP  
*Kenneth L. Morey*  
KENNETH L. MOREY, General Partner

STATE OF COLORADO) )SS  
COUNTY OF LARIMER)  
The foregoing instrument was acknowledged before me this 18th day of September 1996 by *Kenneth L. Morey*  
Witness my hand and official seal.  
My commission expires 7/19/99  
*Walter Thompson*  
Notary Public  
Address: *1225 Popocatepec Place, Loveland, CO 80537* (see seal above)

LIENHOLDER: HOME STATE BANK  
*Lee TeDESCO*  
LEE TEDESCO

STATE OF COLORADO) )SS  
COUNTY OF LARIMER)  
The foregoing instrument was acknowledged before me this 19th day of September 1996 by *Lee TeDESCO*

Witness my hand and official seal.  
My commission expires 9-23-96  
*Sam Thompson*  
Notary Public  
Address: *925 Cleveland Ave, Loveland, CO 80537*



○ - FOUND #4 REBAR WITH 1" PLASTIC CAP STAMPED LS 16415  
● - 16" #4 REBAR TO BE SET UPON CONSTRUCTION OF STREETS

**SURVEYOR'S CERTIFICATE**  
Robert J. Nelson, being first duly sworn on his oath, deposes and says that he is a Registered Land Surveyor under the laws of the State of Colorado; that the survey of The Reserve Second Subdivision at Mariana Butte P.U.D. was made by him or under his supervision; that the survey is accurately represented on this map; and that the statements contained thereon were read by him and the same are true of his own knowledge.

Landmark Engineering Ltd.  
By: *Robert J. Nelson*  
Colo. L.S. 16415  
Date: *20 Sep 1996*

100 YEAR F.E.M.A. FLOOD PLAIN PER SPECIAL FLOOD PLAIN INFORMATION REPORT - BIG THOMPSON RIVER, PREPARED BY GINGERY ASSOC. INC. DECEMBER, 1976

TRACT Q MARIANA BUTTE P.U.D. FIRST SUBDIVISION (GOLF COURSE)

TRACT M MARIANA BUTTE P.U.D. FIRST SUBDIVISION

REVISIONS	Date

**Landmark Engineering Ltd.**  
ENGINEERS/ARCHITECTS/PLANNERS/SURVEYORS  
3521 West Elstower Blvd., Loveland, Colorado 80537  
(970) 667-6286 Denver (303) 625-7124 Fax (970) 667-6298

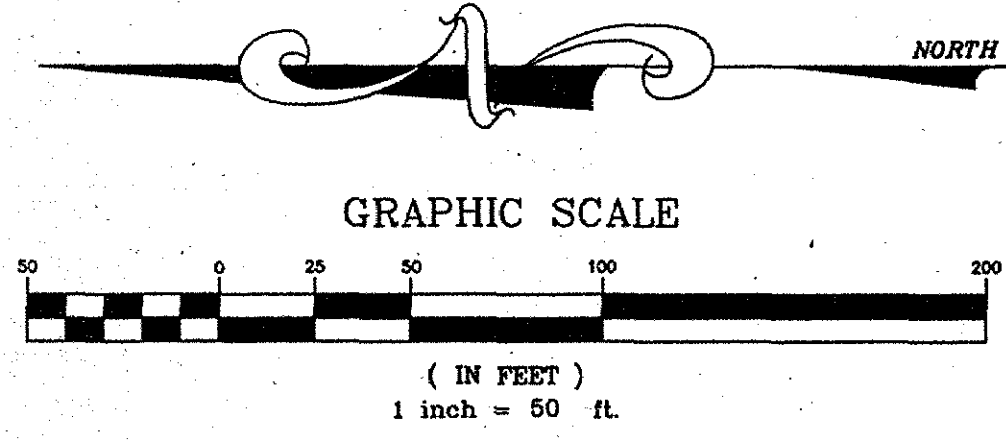
DATE: MAY, 1996  
SCALE: 1"=50'  
DRAWN: P.A.H.  
CHECKED: P.A.H.  
APPROVED: R.J.N.

CLIENT: CEDAR VALLEY PARTNERSHIP  
TITLE: THE RESERVE SECOND SUBDIVISION AT MARIANA BUTTE P.U.D.  
JOB NO.: MORW  
2G3J03-A2  
SHEET 1 OF 2

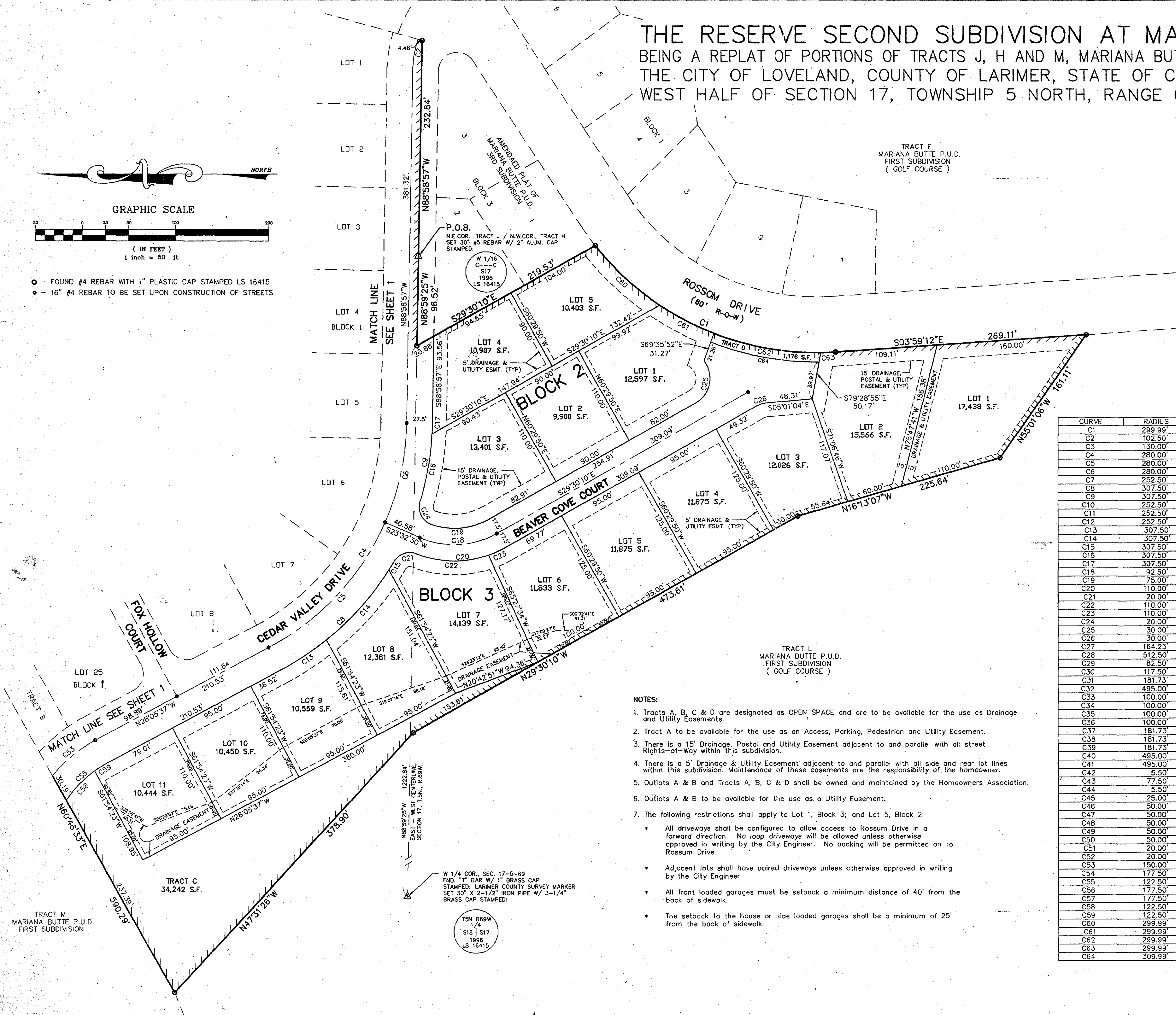
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# THE RESERVE SECOND SUBDIVISION AT MARIANA BUTTE P.U.D.

BEING A REPLAT OF PORTIONS OF TRACTS J, H AND M, MARIANA BUTTE P.U.D. FIRST SUBDIVISION TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO, SITUATE IN THE WEST HALF OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M.



- - FOUND #4 REBAR WITH 1" PLASTIC CAP STAMPED LS 16415
- - 16" #4 REBAR TO BE SET UPON CONSTRUCTION OF STREETS



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	299.99	293.26	281.72	S24°01'05"W	56°00'36"
C2	102.50	32.67	32.53	N79°51'08"W	18°15'38"
C3	130.00	39.62	39.46	N80°15'09"W	17°27'36"
C4	280.00	297.56	283.75	S58°32'17"E	60°53'20"
C5	280.00	187.49	184.00	S47°16'34"E	38°21'53"
C6	280.00	110.07	109.37	S77°43'14"E	22°31'27"
C7	252.50	268.33	255.88	S58°32'17"E	60°53'20"
C8	307.50	170.69	168.51	S43°59'47"E	31°48'19"
C9	307.50	85.40	85.13	S81°01'34"E	15°54'47"
C10	252.50	117.06	116.01	S41°22'29"E	26°33'43"
C11	252.50	134.15	132.58	S69°52'33"E	30°26'25"
C12	252.50	17.13	17.12	S87°02'21"E	03°53'12"
C13	307.50	58.84	58.75	S33°34'31"E	10°57'47"
C14	307.50	101.86	101.39	S48°32'46"E	18°58'43"
C15	307.50	10.00	10.00	S58°58'02"E	01°51'48"
C16	307.50	74.37	74.19	S79°59'53"E	13°51'25"
C17	307.50	11.03	11.03	S87°57'16"E	02°03'21"
C18	92.50	85.64	82.61	S02°58'50"E	53°02'40"
C19	75.00	62.96	61.13	S05°27'16"E	48°05'49"
C20	110.00	97.79	94.61	S04°02'01"E	50°56'18"
C21	20.00	28.39	26.07	N19°13'54"W	81°20'04"
C22	110.00	78.46	76.81	S01°00'06"W	40°52'05"
C23	110.00	19.33	19.31	S24°28'04"E	10°04'13"
C24	20.00	30.84	27.87	S62°45'44"W	88°20'11"
C25	30.00	51.85	45.64	S79°01'07"E	99°01'53"
C26	30.00	12.82	12.72	N17°15'37"W	24°29'06"
C27	164.23	141.20	136.89	N85°57'23"E	49°15'44"
C28	512.50	144.13	143.66	S77°28'10"E	16°06'49"
C29	82.50	57.77	56.60	S65°27'56"E	40°07'16"
C30	117.50	150.26	140.23	N82°02'24"W	73°16'10"
C31	181.73	156.25	151.48	N85°57'23"E	49°15'44"
C32	495.00	139.21	138.75	S77°28'10"E	16°06'49"
C33	100.00	70.02	68.60	S65°27'56"E	40°07'16"
C34	100.00	127.88	119.34	N82°02'24"W	73°16'10"
C35	100.00	25.85	25.78	S52°48'43"E	14°48'48"
C36	100.00	44.17	43.81	S72°52'21"E	25°18'27"
C37	181.73	15.74	15.73	S63°48'23"W	04°57'44"
C38	181.73	75.29	74.75	N78°09'23"E	23°44'16"
C39	181.73	65.22	64.87	S79°41'37"E	20°33'44"
C40	495.00	82.55	82.46	S74°11'25"E	09°33'19"
C41	495.00	56.66	56.63	S82°14'49"E	06°33'30"
C42	5.50	15.73	10.89	S12°31'50"W	163°53'11"
C43	77.50	59.91	58.43	N63°22'47"W	44°17'35"
C44	5.50	14.57	10.67	S34°40'38"W	151°49'14"
C45	25.00	35.93	32.91	N53°18'18"E	82°20'16"
C46	50.00	228.93	75.28	N36°41'42"W	262°20'16"
C47	50.00	47.87	46.06	S39°33'45"W	54°51'11"
C48	50.00	65.70	61.07	N75°22'02"W	75°17'14"
C49	50.00	82.68	73.58	N09°39'05"E	94°44'59"
C50	50.00	32.68	32.10	N75°45'00"E	37°26'52"
C51	20.00	31.21	28.14	S16°36'57"W	89°25'08"
C52	20.00	31.62	28.43	S73°23'03"E	90°34'52"
C53	150.00	60.18	59.78	N39°35'16"W	22°59'17"
C54	177.50	60.31	60.02	N37°49'40"W	19°28'06"
C55	122.50	60.40	59.79	N42°13'11"W	28°15'07"
C56	177.50	41.13	41.03	N40°55'28"W	13°16'31"
C57	177.50	19.19	19.18	N31°11'25"W	06°11'35"
C58	122.50	44.37	44.12	N45°58'12"W	20°45'04"
C59	122.50	16.04	16.03	N31°50'38"W	07°30'02"
C60	299.99	94.77	94.38	S42°58'22"W	18°06'03"
C61	299.99	65.79	65.66	S27°38'24"W	12°33'55"
C62	299.99	116.60	116.06	S10°12'12"W	22°18'28"
C63	299.99	15.90	15.90	S02°28'07"E	03°02'10"
C64	309.99	118.50	117.78	N10°22'31"E	21°54'08"

- NOTES:
- Tracts A, B, C & D are designated as OPEN SPACE and are to be available for the use as Drainage and Utility Easements.
  - Tract A to be available for the use as an Access, Parking, Pedestrian and Utility Easement.
  - There is a 15' Drainage, Postal and Utility Easement adjacent to and parallel with all street Rights-of-Way within this subdivision.
  - There is a 5' Drainage & Utility Easement adjacent to and parallel with all side and rear lot lines within this subdivision. Maintenance of these easements are the responsibility of the homeowner.
  - Outlots A & B and Tracts A, B, C & D shall be owned and maintained by the Homeowners Association.
  - Outlots A & B to be available for the use as a Utility Easement.
  - The following restrictions shall apply to Lot 1, Block 3; and Lot 5, Block 2:
    - All driveways shall be configured to allow access to Rossom Drive in a forward direction. No loop driveways will be allowed unless otherwise approved in writing by the City Engineer. No backing will be permitted on to Rossom Drive.
    - Adjacent lots shall have paired driveways unless otherwise approved in writing by the City Engineer.
    - All front loaded garages must be setback a minimum distance of 40' from the back of sidewalk.
    - The setback to the house or side loaded garages shall be a minimum of 25' from the back of sidewalk.

W 1/4 COR., SEC. 17-5-69  
FND. "T" BAR W/ 1" BRASS CAP  
STAMPED: LARIMER COUNTY SURVEY MARKER  
SET 30" X 2-1/2" IRON PIPE W/ 3-1/4"  
BRASS CAP STAMPED:

TSN R69W  
1/4  
S18 | S17  
1998  
LS 16415

REVISIONS	Description	By	Date

**Landmark ENGINEERING Ltd.**  
ENGINEERS/ARCHITECTS/PLANNERS/SURVEYORS  
3521 West Fox Hollow Blvd., Loveland, Colorado 80537  
(970) 667-6266 Denver (303) 629-7124 Fax (970) 667-6296

DATE: MAY, 1998  
SCALE: 1"=50'  
DRAWN: P.A.H.  
CHECKED: P.A.H.  
APPROVED: R.J.N.

CLIENT: CEDAR VALLEY PARTNERSHIP  
TITLE: THE RESERVE SECOND SUBDIVISION AT MARIANA BUTTE P.U.D.

JOB NO.: MORW  
2G3J03-A2

SHEET 2 OF 2

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