

LAGO VISTAS

SW 1/4, E 1/2 NW 1/4, W 1/2 NE 1/4, SECTION 14, TOWNSHIP 24 SOUTH, RANGE 67 WEST, 6th. P.M.
PUEBLO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS THAT: Rancho San Westcliffe LLC, being the owner of the following described real property:

The SW 1/4, the E 1/2 of the NW 1/4, and the W 1/2 of the NE 1/4, of Section 14, Township 24 South, Range 67 West, of the 6th. P.M.
Pueblo County, Colorado. Containing 328.31 Acres More or Less.

EXCEPTING THEREFROM:

A portion of the SW 1/4, Section 14, Township 24 South, Range 67 West, of the 6th P.M., Pueblo County, Colorado, being more particularly described as follows:

Beginning at the SW corner of the SW 1/4, said Section 14; thence N 00° 27' 00" W, along the West line of the said SW 1/4, and the East boundary line of Colorado City, Unit 13, amended, a distance of 1893.74 feet, to a point on said line whose elevation is 6080 feet; thence continuing along the 6080 elevation the following five (5) courses:

- 1) S 39° 23' 29" E, a distance of 268.39 feet;
- 2) S 33° 58' 58" E, a distance of 337.14 feet;
- 3) S 18° 27' 47" E, a distance of 290.01 feet;
- 4) S 16° 46' 03" E, a distance of 473.89 feet;
- 5) S 53° 17' 40" E, a distance of 163.07 feet, thence departing the 6080 elevation, S 84° 51' 33" E, a distance of 236.08 feet, to a point whose elevation is 6055; thence departing the 6055 elevation, S 86° 38' 01" E, a distance of 257.25 feet, to a point whose elevation is 6008; thence continuing along the 6008 elevation the following six (6) courses:

- 1) S 83° 50' 37" E, a distance of 208.24 feet;
- 2) N 80° 58' 41" E, a distance of 221.03 feet;
- 3) N 59° 44' 47" E, a distance of 358.70 feet;
- 4) N 62° 18' 08" E, a distance of 409.06 feet;
- 5) N 43° 29' 08" E, a distance of 495.37 feet;
- 6) N 62° 39' 29" E, a distance of 49.72 feet, to a point on the East line of the SW 1/4, said Section 14 and the West boundary line of Colorado City, Unit 11, amended; thence S 00° 41' 31" E, along said line a distance of 1329.73 feet, to the SE corner of the SW 1/4, said Section 14; thence N 89° 34' 25" W, along the South line of said SW 1/4, and the North line of Colorado City, amended, a distance of 2693.69 feet, to the Point of Beginning, Containing 54.68 Acres, More or Less.

Has caused said real property of be laid out and surveyed as Lago Vistas, a subdivision in the County of Pueblo, State of Colorado, and does hereby dedicate those portions of said real property which are indicated as Right-of-Way and easements on the accompanying plat and does hereby grant the right to install and maintain necessary structures to the entity responsible for providing the services for which the easements are established, and hereby dedicate and set apart the private road Right-of-Way as shown on the accompanying plat to the Lago Vistas Homeowners Association in perpetuity and/or to the owners or their successors and assigns of lots in the Lago Vistas Homeowners Association.

In Witness whereof, the following have set their hand:

James E. Young Date: 6-22-06
James E. Young, President, Rancho San Westcliffe, LLC

STATE OF COLORADO)
) ss
COUNTY OF PUEBLO)

The foregoing instrument was acknowledged before me this 22ND Day of JUNE, 2006, A.D.
by Rancho San Westcliffe LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

My Commission Expires: 10/21/07
James E. Young
Notary Public

FOR VALUE RECEIVED, the undersigned consents to the subdivision of the land shown on this Lago Vistas Subdivision Plat, and joins in the dedication of all streets, easements, rights-of-way shown hereon, and subordinates its interest in the property described in this Lago Vistas Subdivision Plat to any Subdivision Improvements Agreement between the Subdivider and the County of Pueblo executed in conjunction therewith.

Kenneth W. Berry Date: 6-22-06
Kenneth W. Berry, Assistant Vice President
Sunflower Bank N.A.

STATE OF COLORADO)
) ss
COUNTY OF PUEBLO)

The foregoing instrument was acknowledged before me this 22 Day of June, 2006, A.D.
by Kenneth W. Berry, Assistant Vice President, Sunflower Bank N.A.

WITNESS MY HAND AND OFFICIAL SEAL:

My Commission Expires: 7-28-2006
Wendy M. Mathews
Notary Public

Owners of subsurface mineral interests is Rancho San Westcliffe, LLC, whose address is 445 Roxbury Circle, Colorado Springs, Colorado 80906. Research for subsurface mineral interests was done by Security Title Guaranty Co., File No. S0099731 and having an effective date of November 9, 2005.

Maintenance of onsite drainage improvements, greenbelt areas, and private roads shall be the sole responsibility of the Lago Vistas Property Owners Association, Inc., as set forth in the Declaration of Covenants, Conditions and Restrictions of Lago Vistas Subdivision, as recorded at Reception No. 1681900 in the records of the Pueblo County Clerk and Recorder.

SURVEYORS CERTIFICATION: I, Daniel L. Wachob, a Professional Land Surveyor registered in the State of Colorado, hereby certify to Rancho San Westcliffe LLC, that a survey of the above described premises was performed by me or under my responsible charge in March 2005, and that this plat of Lago Vistas complies with the minimum standards for Land Survey Plats as set forth in Section 38-51-106 et. Seq. C.R.S. 1995 (as amended)

By: Daniel L. Wachob
Daniel L. Wachob, Professional Land Surveyor
Wachob and Wachob, Inc.
Colorado City, Colorado

Date: 6/22/06

COMMISSIONERS CERTIFICATION: This plat approved and dedications accepted on this 24th Day of January, 2006 A.D. by the Board of County Commissioners, County of Pueblo, State of Colorado. This approval does not guarantee that the size, soil conditions, or flooding conditions of any specific lot shown hereon are such that a building permit, or sewage disposal permit will be issued. This approval is with the understanding that all expenses involving required improvements as set forth in the Subdivision Improvements Agreement, as recorded at Reception No. 1681900 in the records of the Pueblo County Clerk and Recorder shall be the responsibility of the subdivider and not the County of Pueblo.

By: Matt J. Feulen Date: 6/26/06
Matt J. Feulen, Chairperson of the Board of County Commissioners

ATTEST: Chris C. Munoz Date: 06/26/06
Clerk of the Board

PLANNING COMMISSION CERTIFICATION: Reviewed this 20th Day of December, 2005 A.D.
Pueblo County Planning Commission, County of Pueblo, State of Colorado.

By: Bill Croley
Bill Croley, Chairperson

NOTES:

The source of research for recorded rights-of-way and easements is Security Title Guaranty Co. File No. S0099731 and having an effective date of November 9, 2005.

All roads within Lago Vistas Subdivision are hereby dedicated and set apart as private roads to be maintained by the Lago Vistas Homeowners Association in perpetuity and/or to the owners or their successors and assigns of the lots in the Lago Vistas Homeowners Association, and are not to be maintained by, nor dedicated to Pueblo County.

The exterior boundary lines of this subdivision are subject to a 20 foot Public Utility Easement, except where noted.

The Interior lot lines of this subdivision are subject to a 10 foot Public Utility Easement along rear lot lines and both side lot lines, except where noted.

Engineer designed individual sewage disposal systems may be required on any or all lots with in this subdivision.

Geotechnical testing and analyses is required to determine if engineered footing and foundation plans are necessary for construction on these lots. A copy of the report and any required engineered plans must be submitted with building permit applications.

Lago Vistas Subdivision is within 1.5 miles of two faults. All dwellings within Lago Vistas Subdivision shall be designed using the International Building Code's seismic zone 2 requirements.

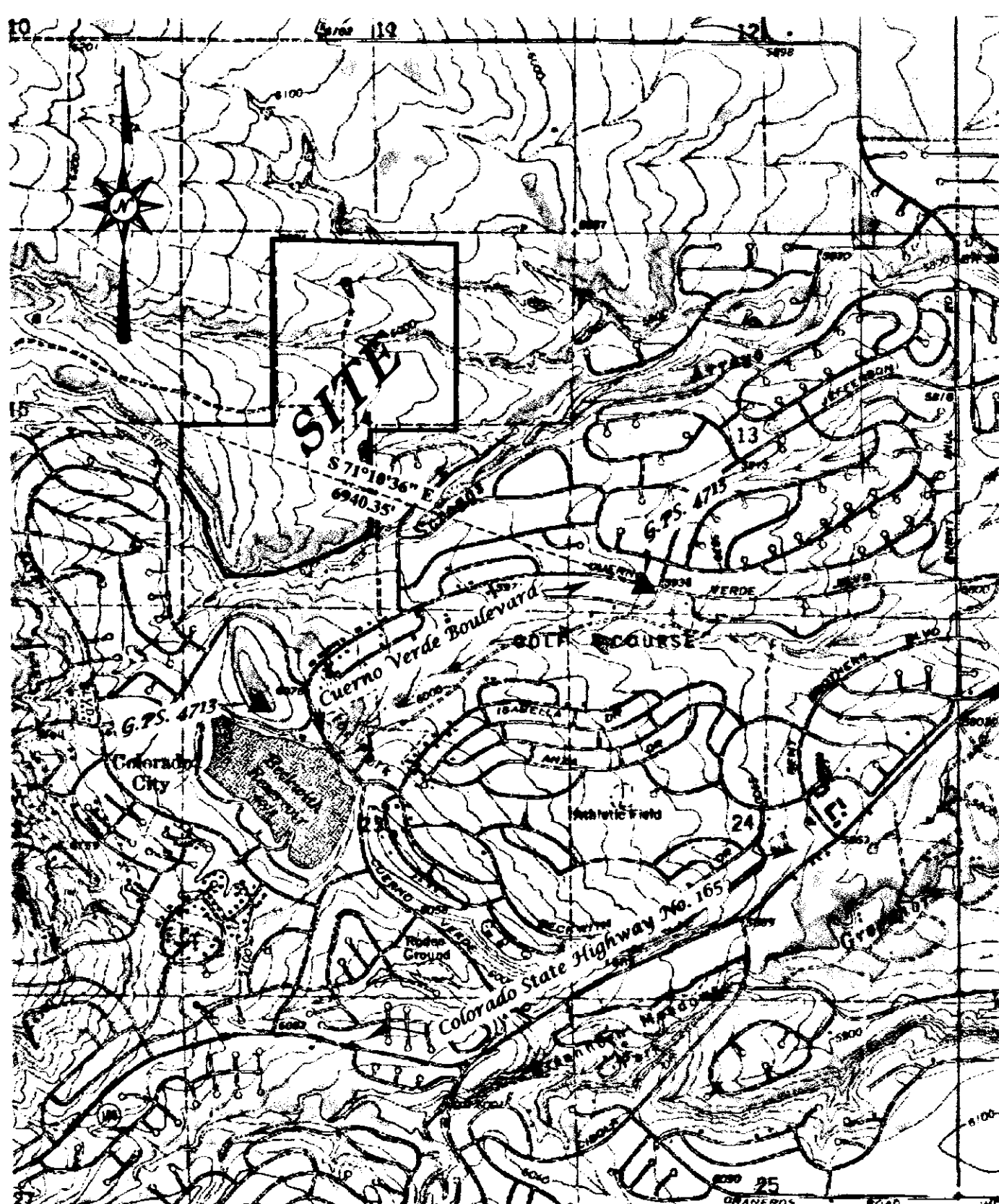
All Bearings and Distances shown on this plat are based on NAD83(1992) Horizontal Datum, and NAVD88 Vertical Datum, Zone: 0503 Colorado South, State Plane in US Survey Feet

Distances shown hereon, except as noted are grid distances. The combination factor for this plat is 1.000342303. The ground distance when divided by the combination factor will provide the grid distance, and the ground coordinates when divided by the combination factor will provide the grid coordinates based on the Colorado State Plane Coordinate System of 1992. The Pueblo County GPS monuments used for this survey are MANGINI, 4723, 4727, and 4713.

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 a 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.

notice is hereby given that acceptance of this platted subdivision by the county of Pueblo does not constitute an acceptance of the roads and other improvements for maintenance by Pueblo County. Until such roads and other improvements meet Pueblo County Requirements and are specifically accepted by Resolution of the Board of County Commissioners and such resolution is recorded with the Pueblo County clerk and Recorder, the maintenance, construction, and all other matters pertaining to or affecting said roads and other improvements and rights-of-way are the sole responsibility of the owners of the land within this subdivision.



VICINITY MAP
SCALE 1" = 2000'

1681904
Page: 1 of 3
06/28/2006 11:32Z
Chris C. Munoz PuebloCityClerkRec PLAT R 31.00 D 0.00

Wachob and Wachob, Inc.
Professional Land Surveyors, Colorado City, Colorado
P.O. Box 19376, Zip 81019 Phone (719)-676-3665

Job Name: BONDURANT.rtv		
Scale: 1" = 200'		Drawn By: W.S.B
Date: 6-22-2006		
Job No. 2004-123		Sheet 1/3

LAGO VISTAS

SW 1/4, E 1/2 NW 1/4, W 1/2 NE 1/4, SECTION 14, TOWNSHIP 24 SOUTH, RANGE 67 WEST, 6th. P.M.
PUEBLO COUNTY, COLORADO

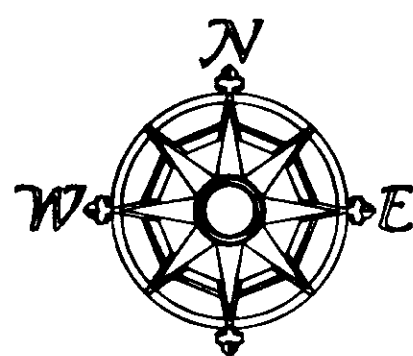
L-747 2/3

LEGEND

- △ FOUND MARKED STONE
- FOUND 5/8" REBAR, NO CAP, per Colorado City Unit No. 13 Boundary (Replaced with 3/4" rebar, and aluminum cap)
- SET 3/4" REBAR, WITH ALUMINUM CAP
- SET 1/2" REBAR, WITH YELLOW CAP
- SET 1/2" REBAR, WITH RED CAP (offset on Road Right-of-Way)

BASIS OF BEARINGS: N 0°26'30" W, along the West line of the SW 1/4 of Section 14, Township 24 South, Range 67 West, of the 6th T.M., monumented as shown hereon.

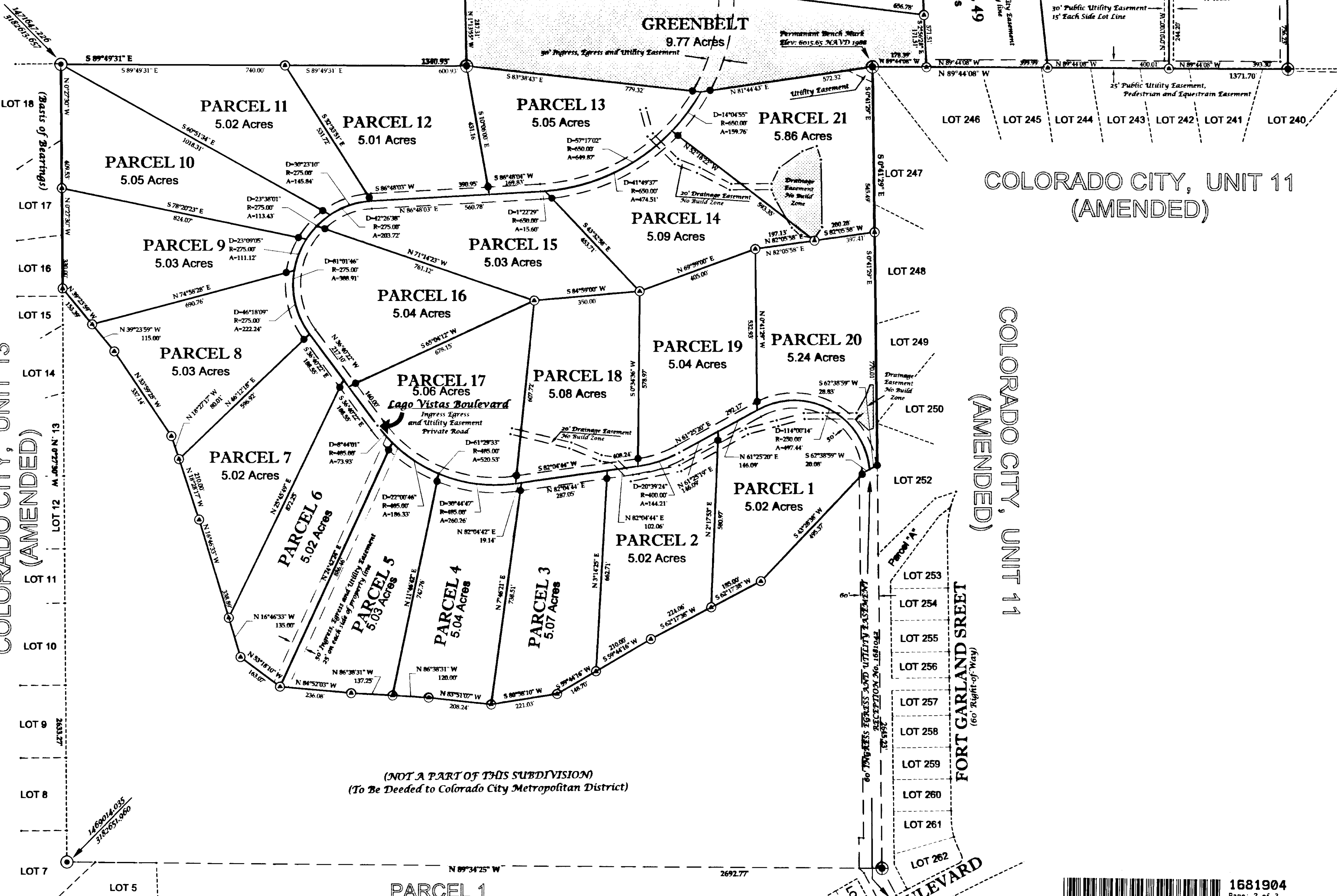
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200' 0 200' 400'

SCALE 1" = 200'

N/F QUIRICO ET AL



(NOT A PART OF THIS SUBDIVISION)
(To Be Deeded to Colorado City Metropolitan District)

PARCEL 1
COLORADO CITY, (AMENDED)

All Bearings and Distances shown on this plat are based on NAD83(1992) Horizontal Datum, and NAVD88 Vertical Datum, Zone: 0503 Colorado South, State Plane in US Survey Feet

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Chris C. Puno Public/City/ClickRec PLRT R 31.00 D 0.00

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Professional Land Surveyors, Colorado City, Colorado
P.O. Box 19376, Zip 81019 Phone (719)-676-3665

Job Name: BONDURANT.trv

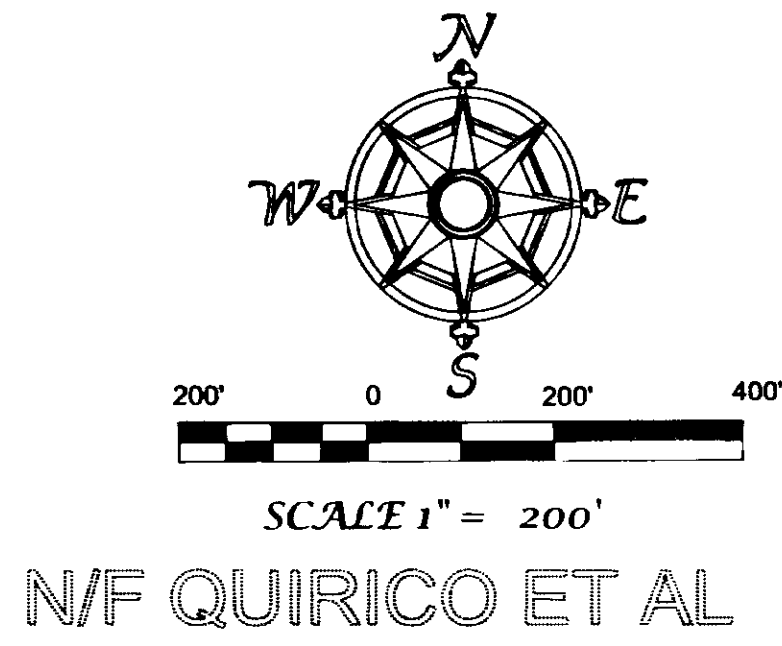
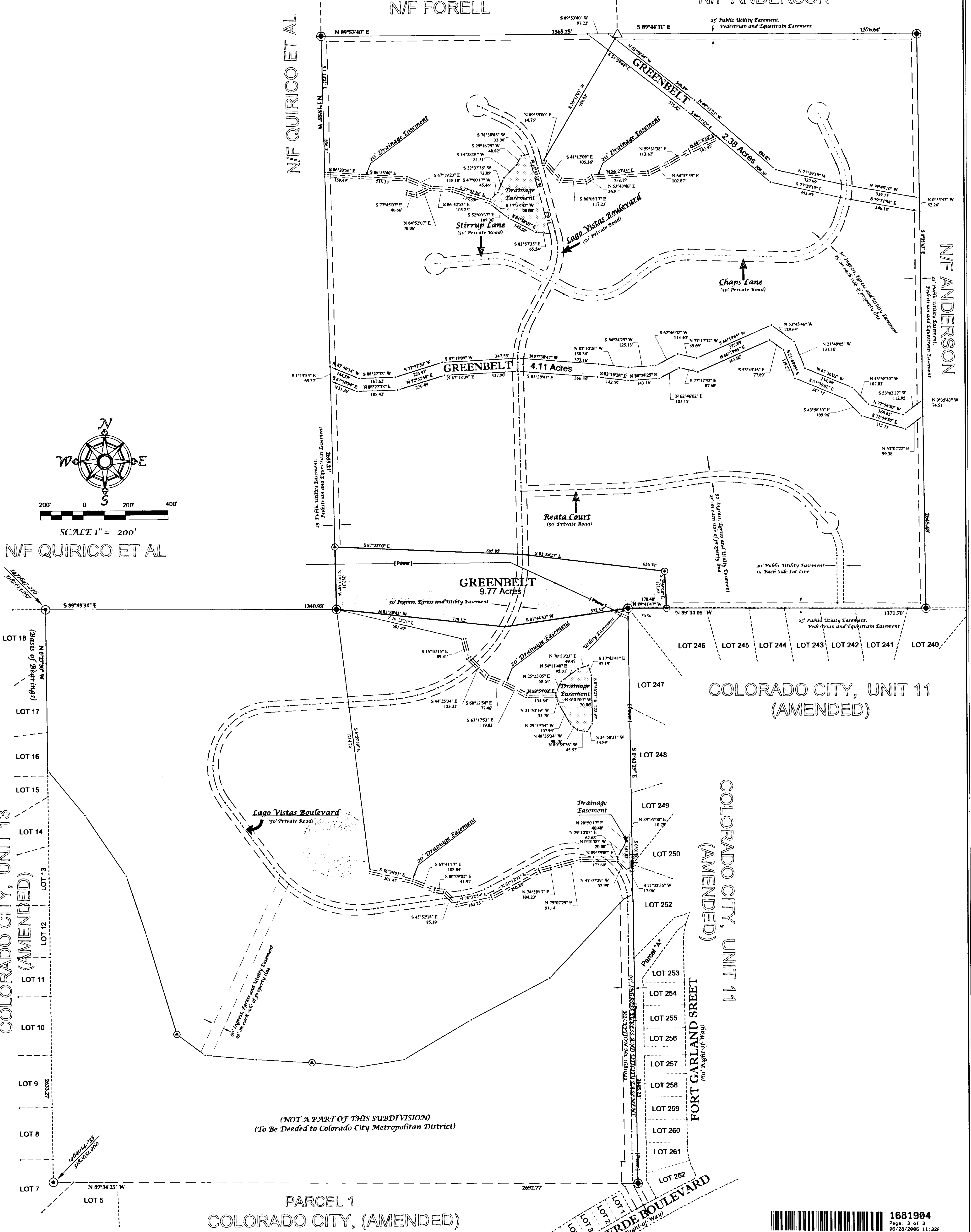
Scale: 1" = 200' Drawn By: W.S.B

Date: 6-22-2006

Job No. 2004-123 Sheet 2/3

LAGO VISTAS EASEMENT PLAT

SW 1/4, E 1/2 NW 1/4, W 1/2 NE 1/4, SECTION 14, TOWNSHIP 24 SOUTH, RANGE 67 WEST, 6th. P.M.
PUEBLO COUNTY, COLORADO



N/F QUIRICO ET AL

COLORADO CITY, UNIT 13
(AMENDED)

COLORADO CITY, UNIT 11
(AMENDED)

COLORADO CITY, UNIT 11
(AMENDED)

FORT GARLAND SREET
(60' Right-of-Way)

CUERNO VERDE BOULEVARD
(100' Right-of-Way)

PARCEL 1
COLORADO CITY, (AMENDED)

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Page: 3 of 3
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Chris C. Munoz PuebloCityClicks PLAT R 31.00 D 0.00

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Job Name: BONDURANT.trv	Drawn By: W.S.B
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Job No. 2004-123	Sheet 3/3