

LEGEND

- COMMERCIAL DISTRICT 1
- COMMERCIAL DISTRICT 2
- RESIDENTIAL DISTRICT 3
- RESIDENTIAL DISTRICT 4
- RECREATION DISTRICT 5
- FUTURE INCLUSION AREA
- PROPERTY LINE

* "AIR SPACE PARCEL" INCLUDED IN DISTRICT 2

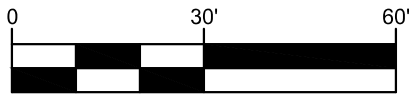
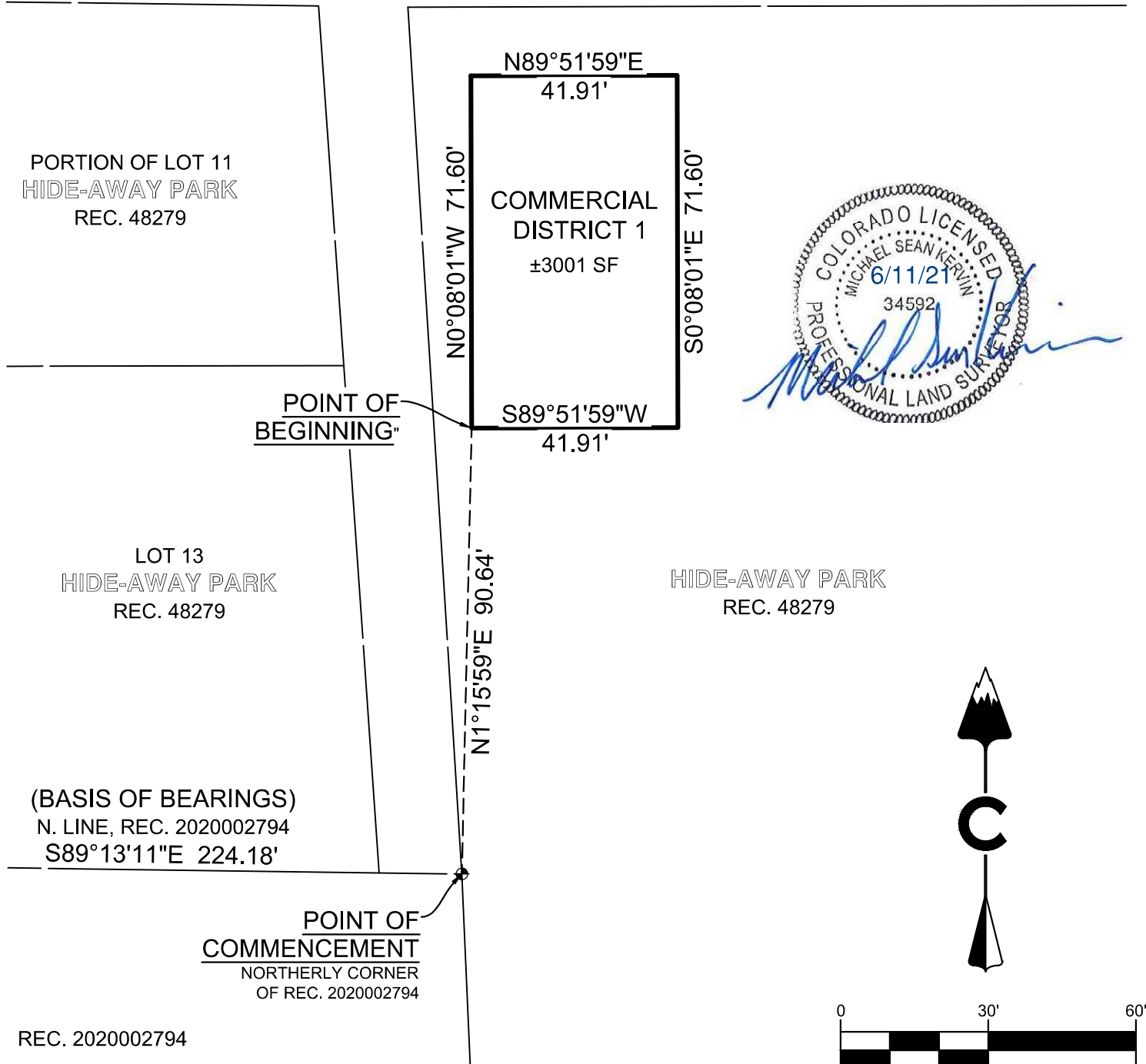
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COOPER CREEK VILLAGE AND SQUARE METROPOLITAN DISTRICTS

EXHIBIT

NORTHWEST QUARTER, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

VASQUEZ ROAD



1 inch = 30 ft.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 21-019 DR: KDS
DATE: 6-11-21 DS: MSK
SHEET 1 OF 1



CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM



JUNE 11, 2021

**LEGAL DESCRIPTION
COMMERCIAL DISTRICT I**

COMMERCIAL DISTRICT I IS A PORTION OF HIDEAWAY PARK, A SUBDIVISION PLAT RECORDED SEPTEMBER 21, 2016 AT RECEPTION NO. 48279 IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE, AND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 33, T1S, R75W OF THE 6TH P.M., TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THAT DEED RECORDED AT RECEPTION NO. 2020002794, SAID GRAND COUNTY RECORDS, BEARING S 89° 13' 11" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO,

COMMENCING AT THE NORTHERLY CORNER OF THAT DEED RECORDED AT RECEPTION NO. 2020002794, SAID GRAND COUNTY RECORDS, THENCE N 01° 15' 59" E, 90.64 FEET TO THE POINT OF BEGINNING;

THENCE N 00° 08' 01" W, 71.60 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 14.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF VASQUEZ ROAD RIGHT-OF-WAY;

THENCE N 89° 51' 59" E, 41.91 FEET ALONG A LINE THAT IS PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID VASQUEZ ROAD RIGHT-OF-WAY;

THENCE S 00° 08' 01" E, 71.60 FEET;



THENCE S 89° 51' 59" W, 41.91 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 3,001 SQUARE FEET, MORE OR LESS.



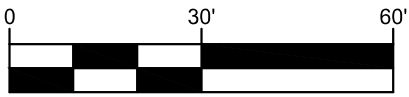
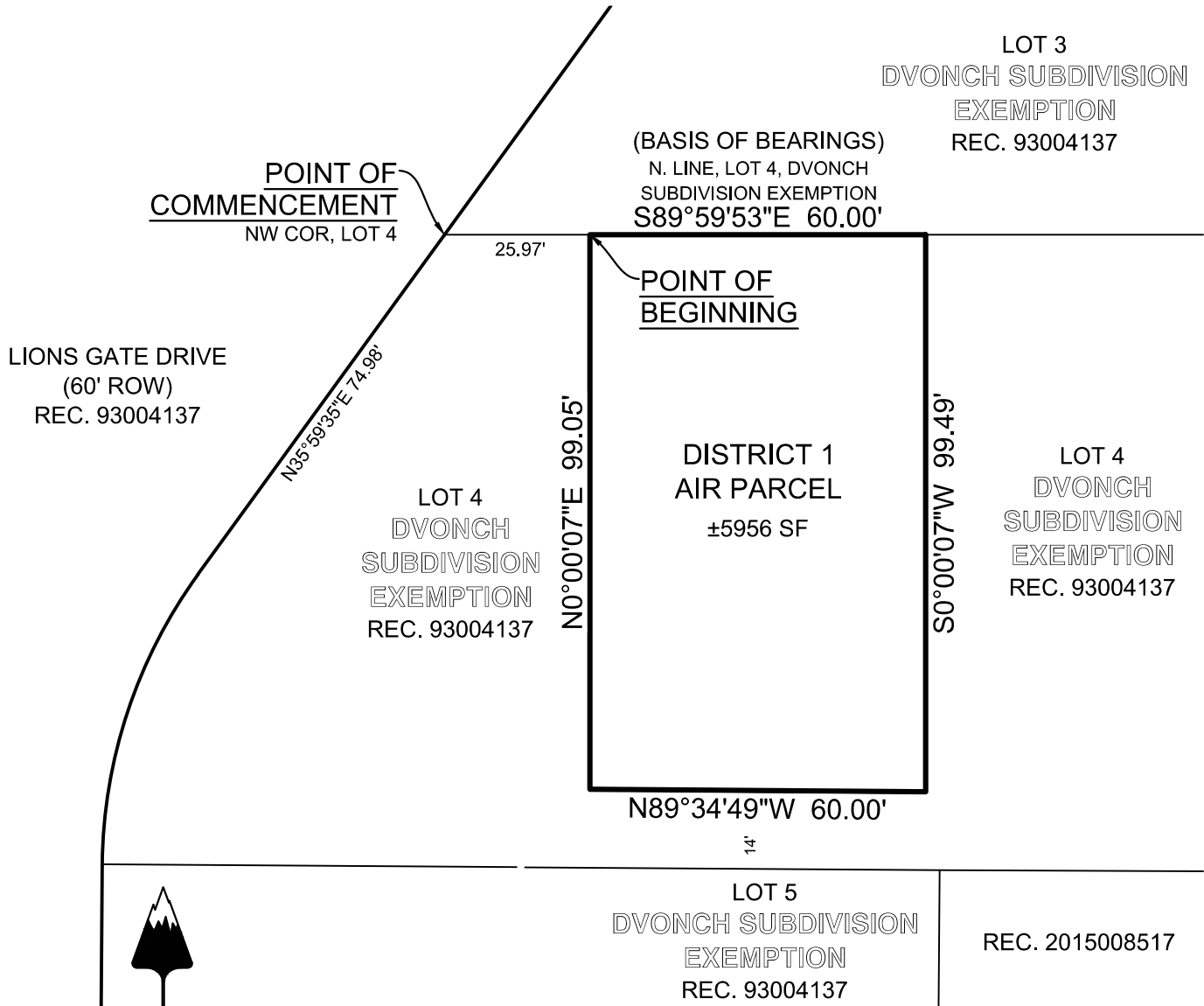
Michael Sean Kervin, PLS 34592
Date: 6-11-21
Project: 21-019
For and on Behalf of
Core Consultants, Inc.

Notes:

- 1.) NOTICE: According to Colorado law you must commence any legal action based upon 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.
- 2.) Legal description was prepared by Michael S, Kervin, PLS, 3473 South Broadway Blvd., Englewood, CO 80113.

EXHIBIT

NORTHWEST QUARTER, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO



1 inch = 30 ft.



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 21-019
DATE: 6-17-21
SHEET 1 OF 1

DR: KDS
DS: MSK

CORE CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
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JUNE 17, 2021

**LEGAL DESCRIPTION
DISTRICT I AIR SPACE PARCEL**

DISTRICT I AIR SPACE PARCEL IS A PORTION OF LOT 4, DVONCH SUBDIVISION EXEMPTION, A SUBDIVISION PLAT RECORDED MAY 11, 1993 AT RECEPTION NO. 93004137 IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE, AND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 33, T1S, R75W OF THE 6TH P.M., TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF SAID LOT 4, BEARING S 89° 59' 53" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO,

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4, THENCE S 89° 59' 53" E, 60.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 89° 59' 53" E, 60.00 FEET ALONG THE NORTH LINE OF SAID LOT 4;

THENCE S 00° 00' 07" W, 99.49 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 14.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOT 4;

THENCE N 89° 34' 49" W, 60.00 FEET ALONG A LINE THAT IS PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOT 4;



THENCE N 00° 00' 07" E, 99.05 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 5,956 SQUARE FEET, MORE OR LESS.



Michael Sean Kervin, PLS 34592
Date: 6-17-21
Project: 21-019
For and on Behalf of
Core Consultants, Inc.

Notes:

- 1.) NOTICE: According to Colorado law you must commence any legal action based upon 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.
- 2.) Legal description was prepared by Michael S, Kervin, PLS, 3473 South Broadway Blvd., Englewood, CO 80113.