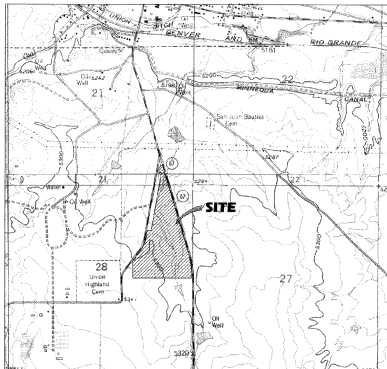


WILLOW CREEK ESTATES

SITUATED IN THE SE 1/4 SE 1/4 SECTION 21 AND THE
 NE 1/4 SECTION 28, T. 19 S., R. 69 W., 6th P.M.,
 CITY OF FLORENCE, COUNTY OF FREMONT, STATE OF COLORADO
 FINAL PLAT



VICINITY MAP
 NOT TO SCALE

VICINITY MAP TAKEN FROM USGS QUAD MAPS FLORENCE & FLORENCE S.E.

BASIS OF BEARINGS:

The bearing between the found rebar and aluminum cap, L.S. 16840, at the northwest corner of Tract C of Colorado West Subdivision Filing No. 2 recorded at reception number 729217 in the office of Montrose County Recorder and the found rebar and aluminum cap, L.S. 16840, at the northwest corner of Lot 28 of said Colorado West Subdivision Filing No. 2 bears N01°10'06" E.

NOTES:

PROOF OF TITLE

The land herein platted and shown upon the written plat is covered by a current policy of title insurance with Chubb as the insurance company. Policy No. 200 72 & 244, Date 2-9-2007

THE FOLLOWING NOTES WERE LISTED ON THE SURVEY BY G. VERKAK & ASSOCIATES, INC.

1. EXISTING UNDERGROUND TELEPHONE LINE, PLUS OR MINUS TEN FEET WIDE, EASTERLY OF THE WESTERLY LINE OF PARCEL "B".
2. PARCELS MAY BE SUBJECT TO WATER, OIL, GAS, AND OTHER MINERAL RESERVATIONS AS CONTAINED IN BOOK 303 AT PAGE 243.
3. NUMEROUS PHYSICAL ENCROACHMENTS ALONG THE EASTERLY LINE OF HIGHLAND PARK SUBDIVISION #4 (FENCES, ETC.).
4. EXISTING FENCE ON THE SOUTH LINE OF PARCEL "C" IS PLUS OR MINUS ONE FOOT OF TRUE LINE.

NOTE:
 THIS MAP WAS PREPARED BASED ON THE BOUNDARY AS SHOWN ON THE "WILLOW CREEK PHASE 1 LOT LINE ADJUSTMENT" MADE BY JAKE C. JACOBSEN AND RECORDED ON THE 20TH DAY OF DECEMBER, 2002 AT RECEPTION NO. 760033, FREMONT COUNTY RECORDS. THIS "RECORD" BOUNDARY NEEDS TO BE VERIFIED PRIOR TO ANY CONSTRUCTION BEING PERFORMED. ANY DIFFERENCES FOUND IN THE "RECORD" BOUNDARY COULD RESULT IN DESIGN CHANGES IN THE ENGINEERING OF THIS PROJECT.

TRACT H	0.068 ACRES
TRACT I	0.025 ACRES
LOTS 1-240	35.589 ACRES
OUTLOT #1	0.603 ACRES
ROAD DEDICATION	14.787 ACRES
OPEN SPACE	10.600 ACRES
TOTAL	61.672 ACRES

DEVELOPER: WMP Florence Capital, LLC
 P.O. Box 381
 Ridgway, CO 81432
 1-970-626-3600

ENGINEER: Del-Mont Consultants, Inc.
 125 Colorado Ave
 Montrose, Colorado 81401
 1-970-286-2261

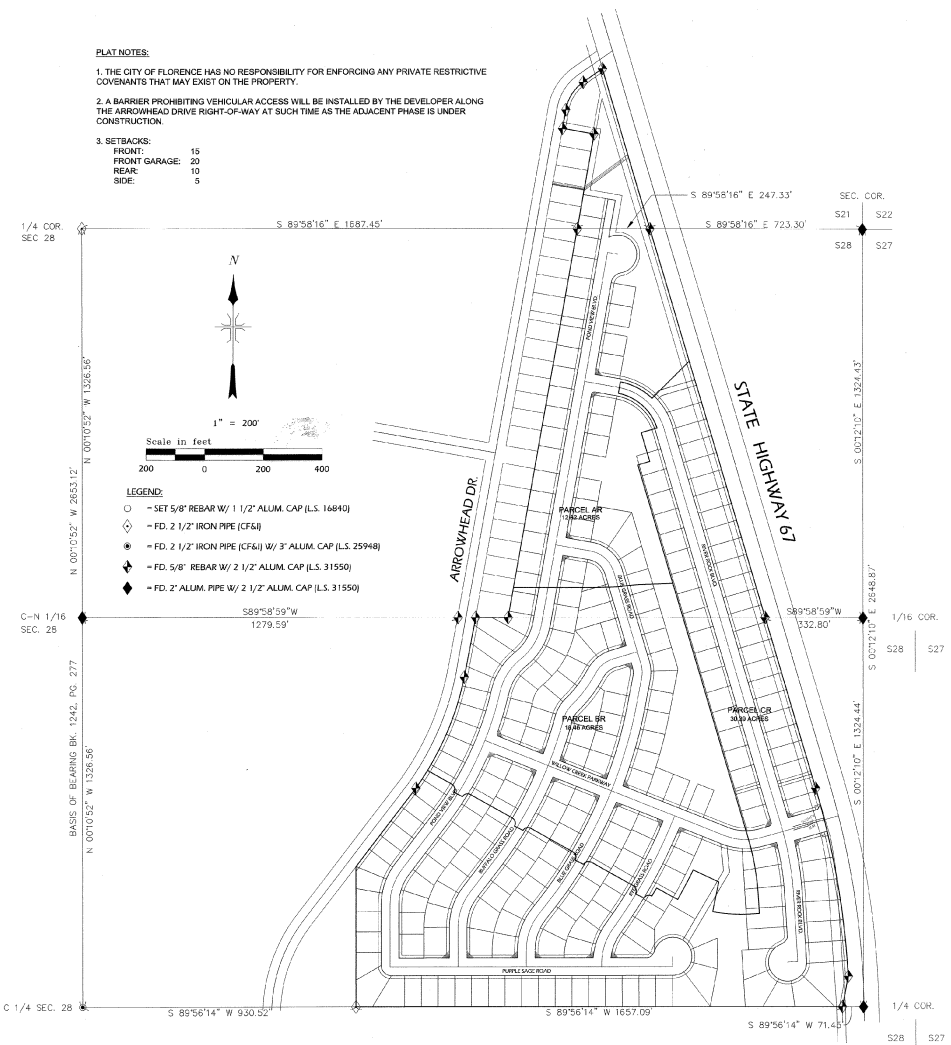
NOTICE:
 According to Colorado Law (15-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover or should have discovered any defect in this survey by commencing more than ten (10) years from the date of the certification shown hereon.

PLAT NOTES:

1. THE CITY OF FLORENCE HAS NO RESPONSIBILITY FOR ENFORCING ANY PRIVATE RESTRICTIVE COVENANTS THAT MAY EXIST ON THE PROPERTY.

2. A BARRIER PROHIBITING VEHICULAR ACCESS WILL BE INSTALLED BY THE DEVELOPER ALONG THE ARROWHEAD DRIVE RIGHT-OF-WAY AT SUCH TIME AS THE ADJACENT PHASE IS UNDER CONSTRUCTION.

3. SETBACKS:
 FRONT: 15
 FRONT GARAGE: 20
 REAR: 10
 SIDE: 5



**CITY OF FLORENCE
 STD CERTIFICATES/PLAT NOTES**

DEDICATION STATEMENT

The undersigned owner has caused said tract of land to be platted into lots, open space tracts, outlots, rights-of-way and easements as shown on the plat. The undersigned does hereby grant unto the City of Florence, those easements and rights-of-way as shown on the plat (excluding those labeled HCA Sign and Landscape Easements and Tract I), and further restricts the use of those easements and rights-of-way to the City of Florence and/or its assigns provided, however, that the sole right and authority to release or curb claims for or any such easements shall remain exclusively vested in the City of Florence. The undersigned does hereby dedicate Open Space Tracts O.S. A, O.S. B, O.S. C, O.S. D and O.S. E to the Willow Creek Estates Homeowners Association for Open Space and Drainage purposes. The undersigned does hereby dedicate Tract H to the Willow Creek Estates Homeowners Association for Access and Drainage purposes. The undersigned does hereby dedicate Outlot 1 to the Willow Creek Estates Homeowners Association. The undersigned does hereby dedicate HCA Sign and Landscape Easements to the Willow Creek Homeowners Association. This tract of land as herein platted, shall be known as Willow Creek Estates, City of Florence, Fremont County, Colorado.

PUBLIC EASEMENTS

Easements for utilities and drainage facilities are as indicated on the plat or within this statement, with the sole responsibility for maintenance being vested with the adjacent property owners. Except as otherwise noted, exterior subdivision or parcel boundaries, including those adjacent to public ways, are subject to a ten (10) foot utility and drainage easement. Individual interior lot boundaries are subject to a five (5) foot utility and drainage easement on each side of the side lot lines, and a ten (10) foot utility and drainage easement on each side of rear lot lines, and a ten (10) foot utility and drainage easement along all streets, alleys, and other public ways. The sole right and authority to release any or all such easements shall remain exclusively vested in the City of Florence.

ACKNOWLEDGMENT AND ACCEPTANCE OF PLAT

This plat is hereby approved for filing with the Fremont County Clerk and Recorder on this 29 day of June, 2007. The dedication of public ways and public easements shown hereon are accepted by the City of Florence, Fremont County, State of Colorado, subject to the condition that the City shall undertake the maintenance of said public ways only after construction of said public ways has been satisfactorily completed to the City specifications by the subdivider / developer, and all conditions required in the accompanying Subdivision Improvements Agreement have been satisfied, and a resolution of the City Council of Florence, Colorado, accepting the same has been adopted and placed on record.

Andy Cox
 Mayor, City of Florence, Colorado

Abse:
Norma Hatfield
 City Clerk, City of Florence, Colorado

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owners of certain lands in the City of Florence, County of Fremont and State of Colorado to-wit:

PARCEL AR, PARCEL BR and PARCEL CR of WILLOW CREEK PHASE 1 LOT LINE ADJUSTMENT dated October 15, 2001.

Executed this 29th day of June, 2007.

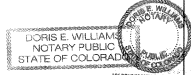
WMP Florence Capital, LLC, A Colorado Limited Liability Company

Jack Petrucci
 Jack Petrucci, Manager

STATE OF COLORADO)
) ss.
 COUNTY OF FREMONT)

The above signatures was acknowledged before me on this June 29 day of 2007
 by Jack Petrucci

Witness my hand and official seal
 My commission expires 5/19/2008
Dan Williams
 Notary
 600 W 3rd St, Florence, Co.



SURVEYOR'S CERTIFICATE

I, Marlin Rawson, a Registered Land Surveyor in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditches or other easements known or known to me to exist on or across said property except as shown on this plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey, and conforms to all applicable requirements of the City Subdivision Regulations and applicable law. I further certify that all monuments shown hereon actually exist and their positions are as shown.

Marlin Rawson 6/20/07
 Marlin Rawson L.S. No. 16840 Date.

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Fremont County, Colorado, at the time of 3:13 pm on the 4th day of October 2007
 under Reception No. 843359

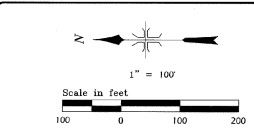
Norma Hatfield
 Clerk and Recorder
 Fremont County, Colorado

WILLOW CREEK ESTATES

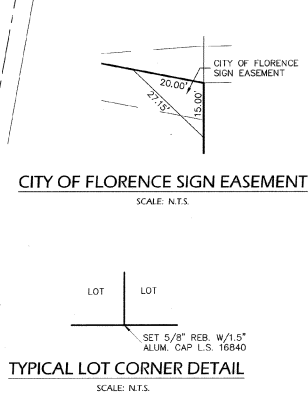
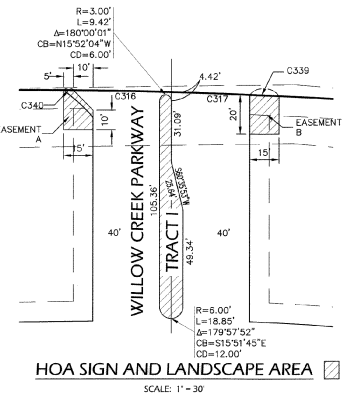
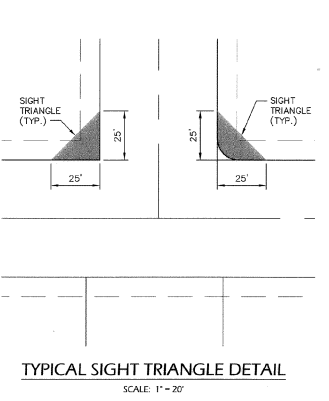
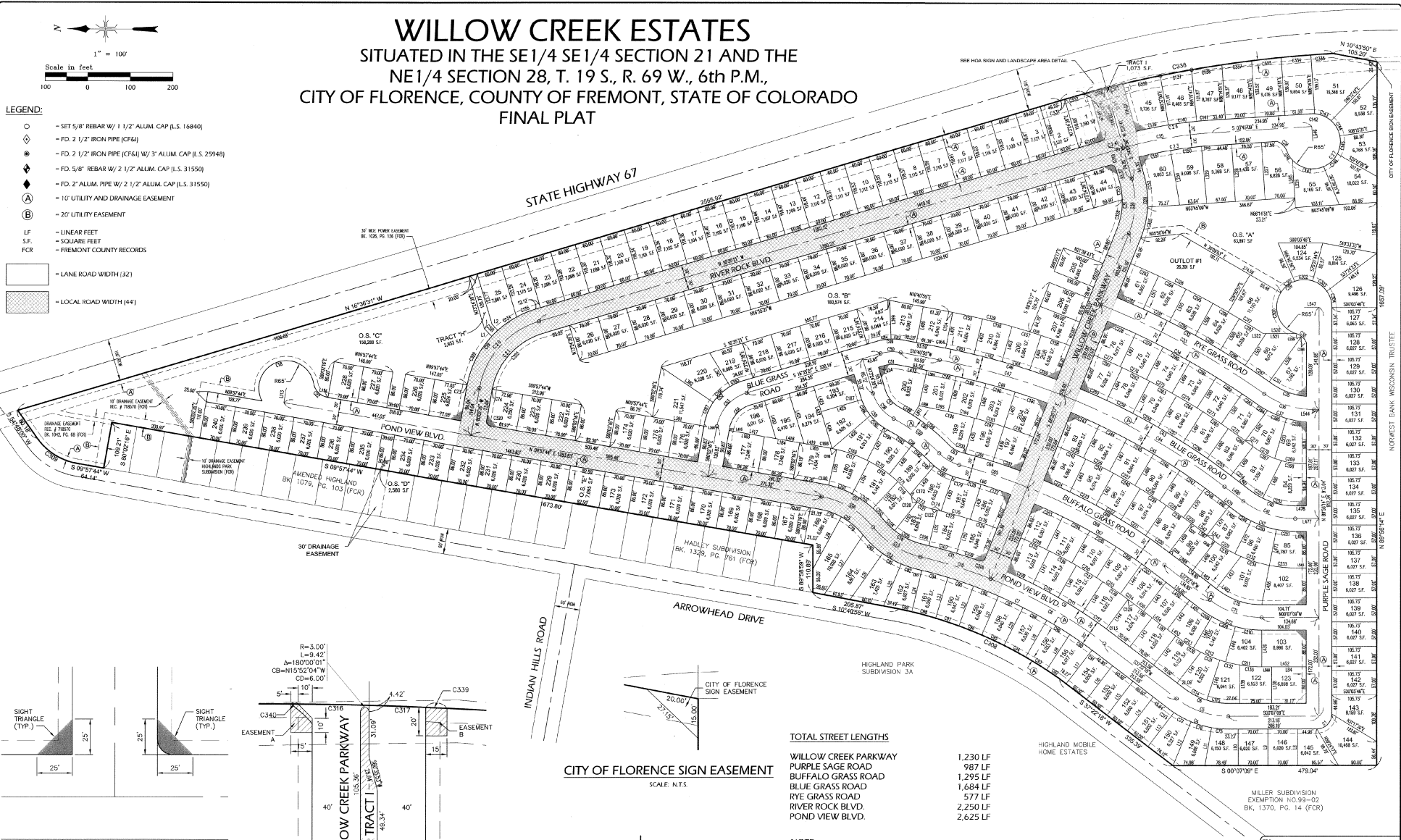
	DEL-MONT CONSULTANTS, INC. ENGINEERING • SURVEYING • PLANNING <small>125 COLORADO AVE • MONTROSE, CO 81401 • TEL: 970-286-2261 • FAX: 970-286-2261</small> <small>WWW.DELMONT.COM • INFO@DEL-MONT.COM</small>	
	PROJECT: FCH/HL/D/AG DATE: 5/9/07 SHEET: 0270-final2 TOTAL: 0270	CLIENT: JACK PETRUCCIELLI ADDRESS: P.O. BOX 381 RIDGWAY, CO 81432 TEL: 970-626-3600 TYPE: FINAL PLAT

WILLOW CREEK ESTATES

SITUATED IN THE SE 1/4 SE 1/4 SECTION 21 AND THE
 NE 1/4 SECTION 28, T. 19 S., R. 69 W., 6th P.M.,
 CITY OF FLORENCE, COUNTY OF FREMONT, STATE OF COLORADO
FINAL PLAT



- LEGEND:**
- - SET 5/8" REBAR W/ 1 1/2" ALUM. CAP (I.S. 16840)
 - ◇ - FD. 2 1/2" IRON PIPE (CF6A)
 - - FD. 2 1/2" IRON PIPE (CF6A) W/ 3" ALUM. CAP (I.S. 25948)
 - ◆ - FD. 5/8" REBAR W/ 2 1/2" ALUM. CAP (I.S. 31550)
 - ◆ - FD. 2" ALUM. PIPE W/ 2 1/2" ALUM. CAP (I.S. 31550)
 - Ⓐ - 10' UTILITY AND DRAINAGE EASEMENT
 - Ⓑ - 20' UTILITY EASEMENT
 - LF - LINEAR FEET
 - S.F. - SQUARE FEET
 - FCR - FREMONT COUNTY RECORDS
- [White Box] - LANE ROAD WIDTH [32']
 - [Hatched Box] - LOCAL ROAD WIDTH [44']



TOTAL STREET LENGTHS

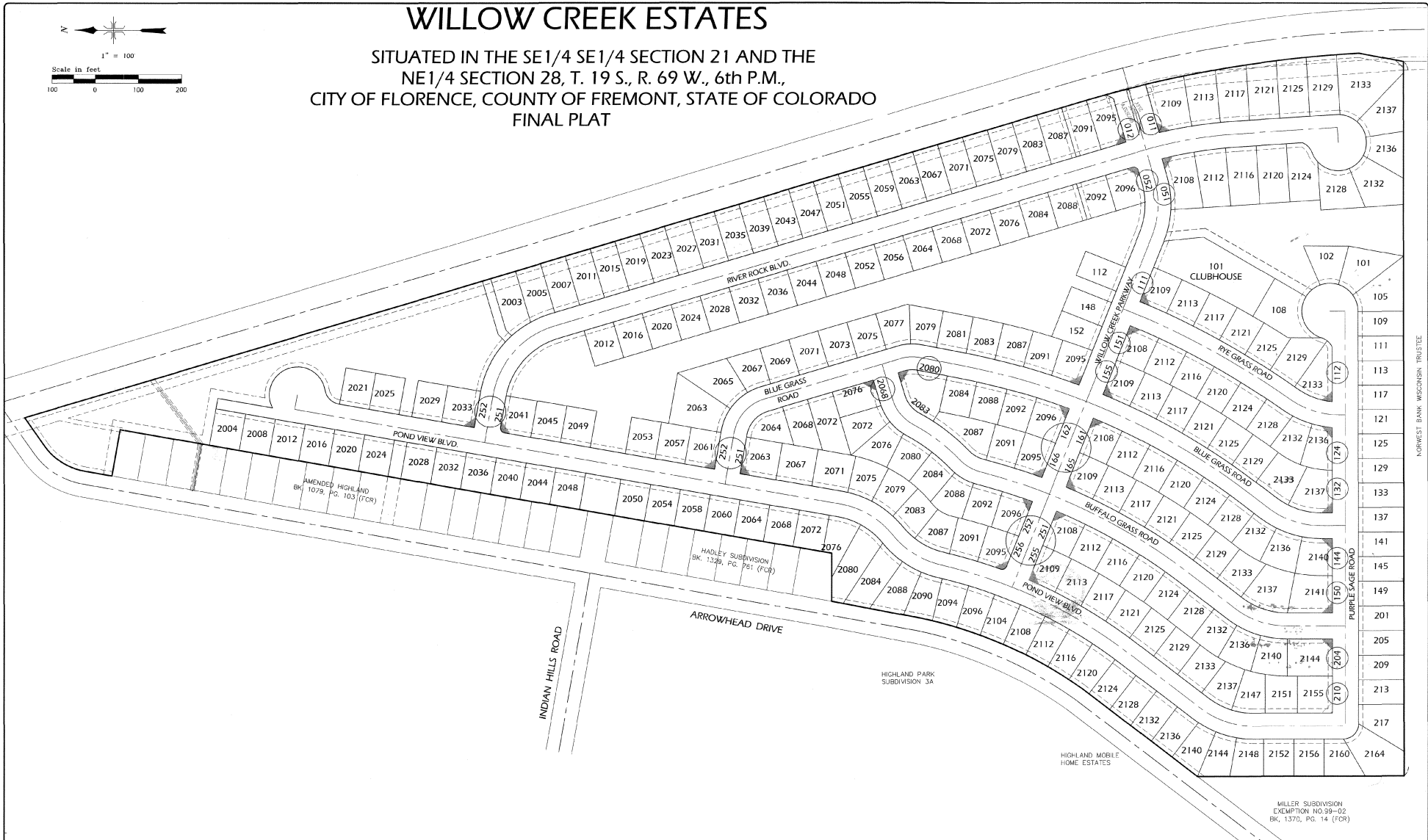
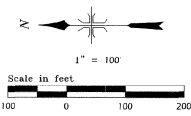
WILLOW CREEK PARKWAY	1,230 LF
PURPLE SAGE ROAD	987 LF
BUFFALO GRASS ROAD	1,295 LF
BLUE GRASS ROAD	1,684 LF
RYE GRASS ROAD	577 LF
RIVER ROCK BLVD.	2,250 LF
POND VIEW BLVD.	2,625 LF

NOTE:
 ALL OPEN SPACE (O.S.) AND OUTLOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

DMC		DEL-MONT CONSULTANTS, INC. ENGINEERING • SURVEYING • PLANNING	
PROJECT: PCH/JLD/DMG	DATE: 5/9/07	DRAWN BY: JACK PETRUCELLI	
2 of 4		P.O. BOX 381 RIDGWAY, CO 81432 970-626-3800	
0270-final2		0270	
FINAL PLAT			

WILLOW CREEK ESTATES

SITUATED IN THE SE1/4 SE1/4 SECTION 21 AND THE
 NE1/4 SECTION 28, T. 19 S., R. 69 W., 6th P.M.,
 CITY OF FLORENCE, COUNTY OF FREMONT, STATE OF COLORADO
 FINAL PLAT



KEY
 NORTH = EVEN
 SOUTH = ODD
 EAST = ODD
 WEST = EVEN

NOTE
 CORNER LOT NUMBERS ARE SHOWN IN CIRCLES

		DIL MONT CONSULTANTS, INC. <small>REGISTERED PROFESSIONAL ENGINEERS</small> <small>12000 E. 10th Avenue • Suite 100 • Denver, CO 80231 • 303.751.1000</small> <small>www.dmc-nat.com • www.enr.com</small>	
		PREPARED BY: PCH/JLD/DJG	DATE: 5/9/07
SHEET: 4 of 4	REC: 0270-final12	JOB NO.: 0270	PROJECT: WILLOW CREEK ESTATES ADDRESSES SHEET NO.: P.O. BOX 381 RIDGWAY, CO 81432 970-626-3800 DATE: FINAL PLAT

NORTHWEST BANK, WISCONSIN, FROSTEE