

**LEGAL DESCRIPTION**

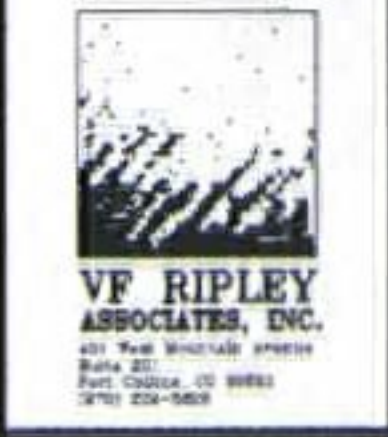
**STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION AND DECLARATION OF PROTECTIVE COVENANTS:**  
 Know all men by these presents that the undersigned, being the owner(s) and proprietors of the following described land to-wit:

A tract of land located in the Northwest quarter of Section 1, Township 7 North, Range 69 West, of the 6th P.M. of Larimer County, Colorado, being more particularly described as follows:

Considering the East/West centerline of said Section 1 as bearing South 89°44'22" East and with all bearings contained herein relative thereto:

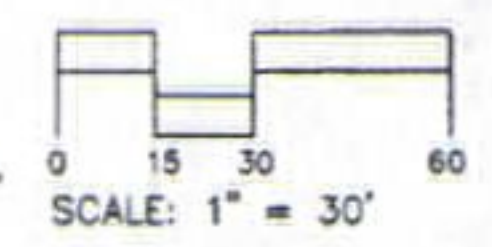
Commencing at the West quarter corner of said Section 1; thence along the said East/West centerline Section 1, South 89°44'22" East 1753.02 feet (as previously recorded) to the East line of Block 5, Replat No. 1 of Evergreen Park, from which the Southeast corner of said Block 5 bears South 00°00'00" West 160.23 feet; thence along said East line Block 5, North 00°00'00" East 5.34 feet to the Southwest corner of that certain tract of land as described in Book 2175 Page 1213 Parcel 1, records of said Clerk and Recorder; thence along the South line said Book 2175 Page 1213, South 89°34'20" East 172.18 feet to the TRUE POINT OF BEGINNING of this description; thence North 00°05'40" East 326.65 feet to the centerline of an existing 75.00 foot wide transmission line easement, as shown on the said plat of Replat (No. 1) of Evergreen Park; thence along said centerline, South of Evergreen Park; thence along said centerline, South 89°34'20" E 540.98 feet to the West right-of-way of Redwood Street, as shown on the said Plat; thence along the said West right-of-way, South 00°00'23" East 283.15 feet; thence continuing along the said West right-of-way, 23.63 feet along the arc of a curve concave to the Northwest, having a central angle of 90°16'01", a radius of 15.00 feet, the chord of said curve bears South 45°07'38" West 21.26 feet to the North right-of-way of Conifer Street as shown on the said plat; thence along the said North right-of-way, 111.37 feet along the arc of a curve concave to the South having a central angle of 24°00'00", a radius of 265.87 feet, the chord of said curve bears South 78°15'38" West 110.56 feet; thence continuing along said North right-of-way, South 66°15'38" West 17.25 feet to the said South line tract in Book 2175 Page 1213; thence along the said South line, North 89°44'22" West 402.45 feet to the TRUE POINT OF BEGINNING.

Containing 4,000 acres more or less have caused the same to be surveyed and subdivided into lots and streets as shown on this Plat to known as Plat of New Beginnings Phase 1 of Redwood Village Commons and is subject to all easements and rights-of-way now on record or existing or indicated on this plat and does hereby dedicate and convey to and for public use, forever hereafter, the streets and easements as are laid out and designated on this plat.



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| PDP     |          |
| DATE    | 10/29/02 |
| JOB NO. | R02-055  |
| DRAWN   | AJ       |
| CHECKED | JR       |
| REVISED | 02/12/03 |

**WING SHADOW**  
 AT NEW BEGINNINGS  
 PHASE 1 OF REDWOOD VILLAGE COMMONS  
 FORT COLLINS COLORADO



This is a Land Use Planning Document,  
 not a Construction Document.  
 Refer to Civil Engineering Plans.