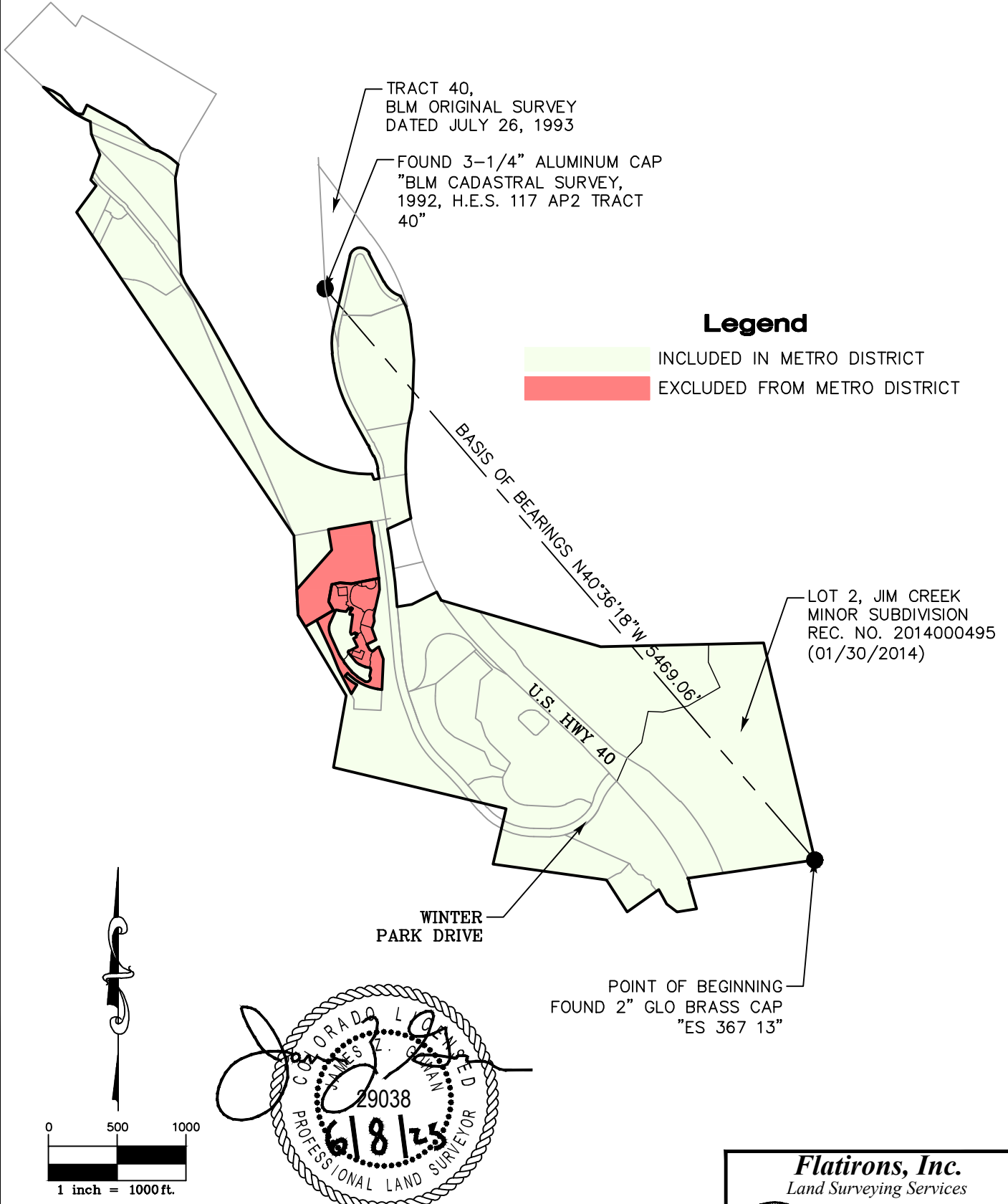


EXHIBIT "B-3"

LOCATED IN TOWNSHIP 2 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
SHEET 8 OF 16

Basis of Bearings Detail



BY:MVOYLES FILE:79746_OVERALL_DESCRIPTION.DWG DATE:6/8/2023 11:59 AM

JOB NUMBER: 23-79,746 DRAWN BY: M. VOYLES DATE: JUNE 8, 2023

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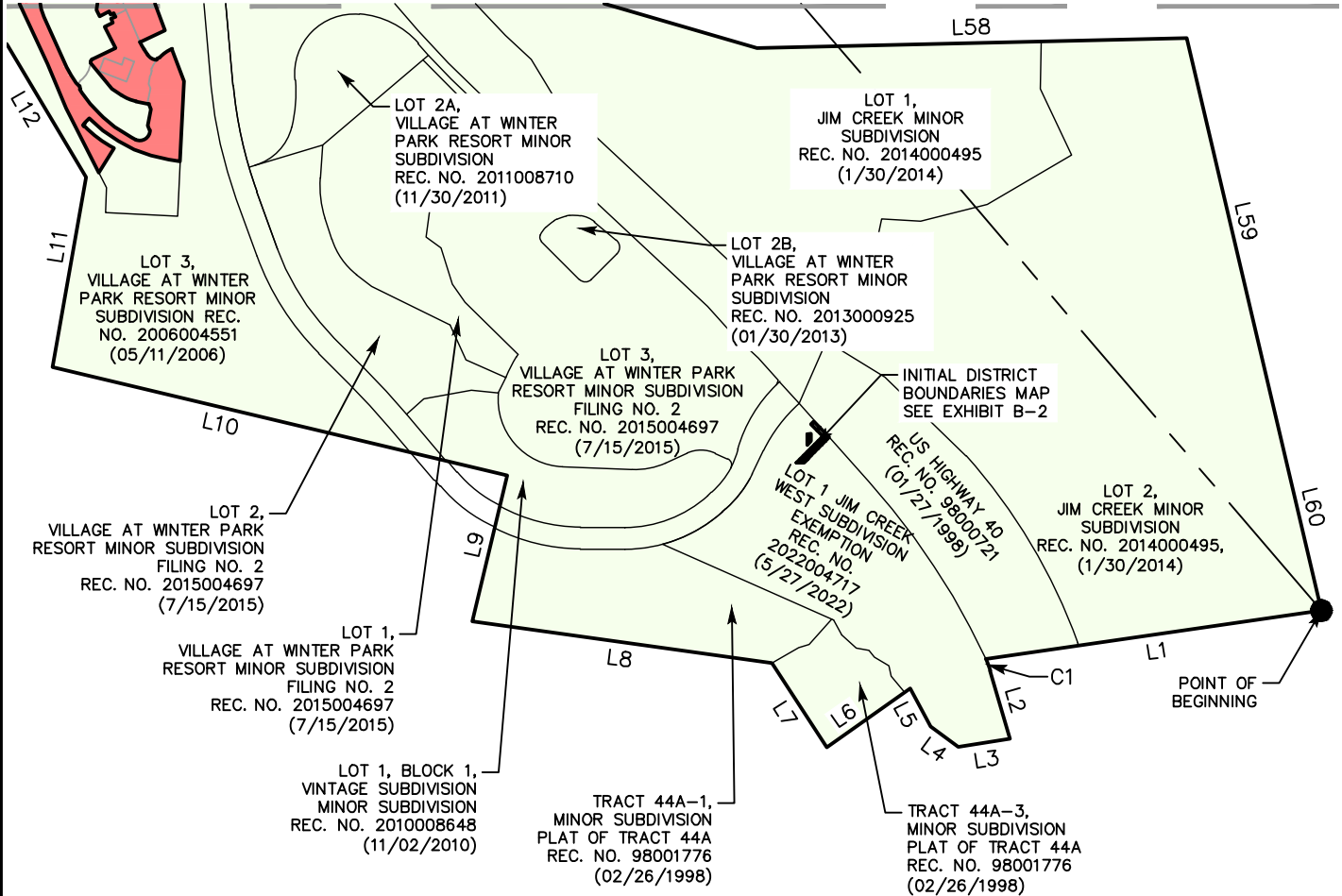
Flatirons, Inc.
Land Surveying Services

655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
www.FlatironsInc.com

EXHIBIT "B-3"

LOCATED IN TOWNSHIP 2 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
SHEET 9 OF 16

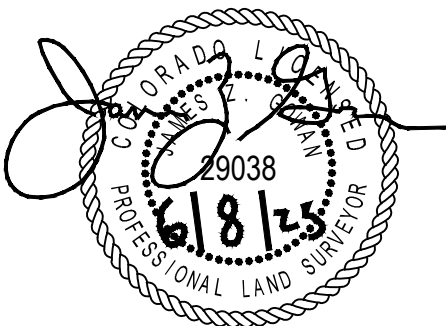
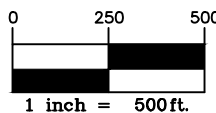
Matchline (See sheet 10)



* FOR LINE AN CURVE INFORMATION SEE SHEETS 13 AND 14

Legend

- INCLUDED IN METRO DISTRICT
- EXCLUDED FROM METRO DISTRICT



JOB NUMBER: 23-79,746 DRAWN BY: M. VOYLES DATE: JUNE 8, 2023

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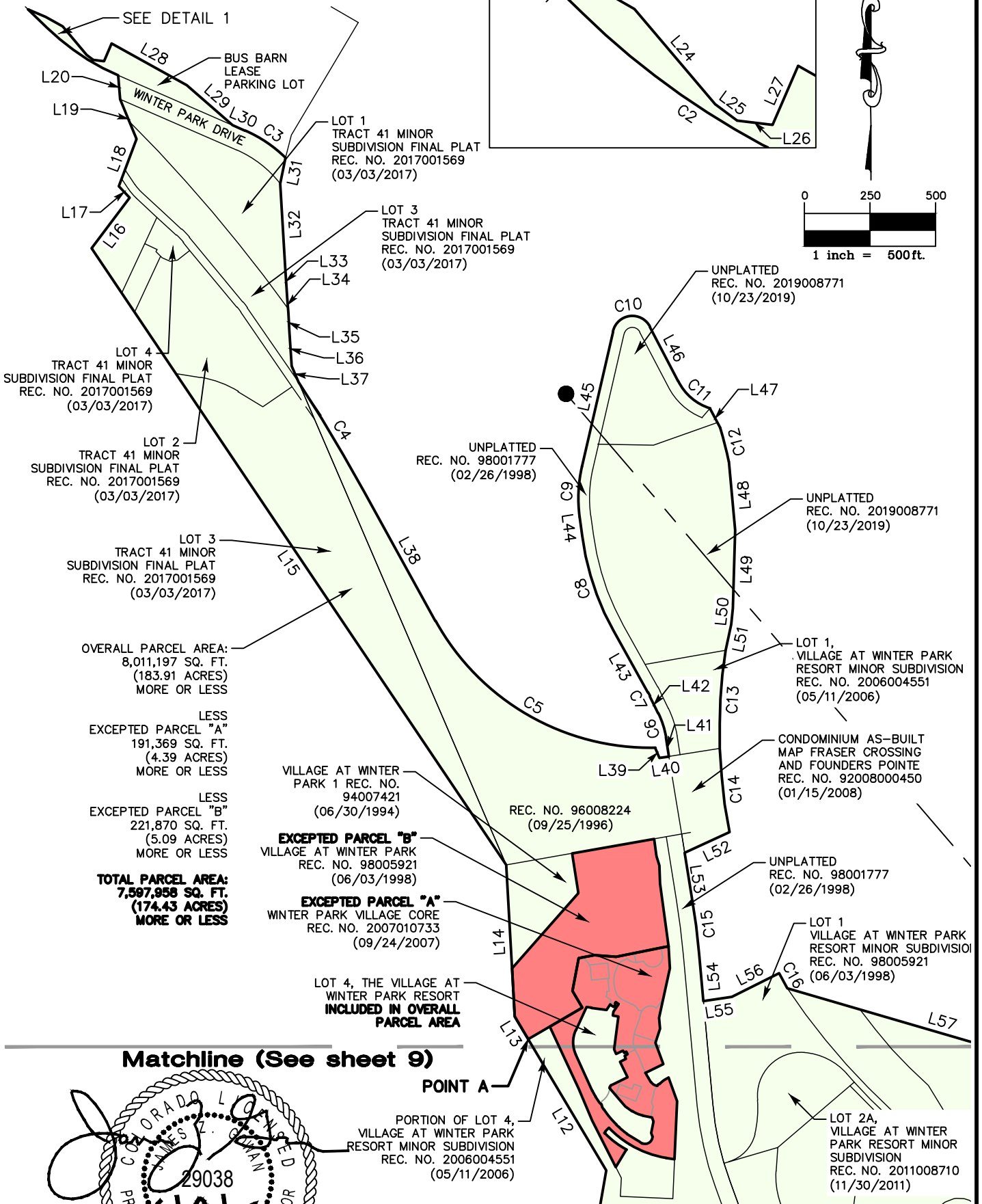
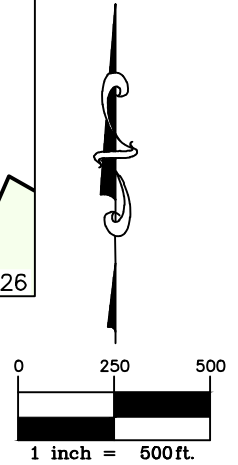
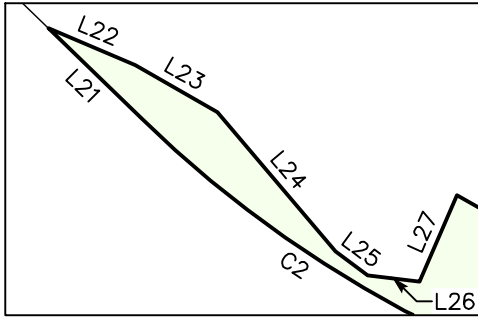
EXHIBIT "B-3"

LOCATED IN TOWNSHIP 2 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
SHEET 10 OF 16

Legend

- INCLUDED IN METRO DISTRICT
- EXCLUDED FROM METRO DISTRICT

Detail 1



LOT 4
TRACT 41 MINOR
SUBDIVISION FINAL PLAT
REC. NO. 2017001569
(03/03/2017)

LOT 2
TRACT 41 MINOR
SUBDIVISION FINAL PLAT
REC. NO. 2017001569
(03/03/2017)

LOT 3
TRACT 41 MINOR
SUBDIVISION FINAL PLAT
REC. NO. 2017001569
(03/03/2017)

OVERALL PARCEL AREA:
8,011,197 SQ. FT.
(183.91 ACRES)
MORE OR LESS

LESS
EXCEPTED PARCEL "A"
191,369 SQ. FT.
(4.39 ACRES)
MORE OR LESS

LESS
EXCEPTED PARCEL "B"
221,870 SQ. FT.
(5.09 ACRES)
MORE OR LESS

**TOTAL PARCEL AREA:
7,597,958 SQ. FT.
(174.43 ACRES)
MORE OR LESS**

Matchline (See sheet 9)



* FOR LINE AN CURVE
INFORMATION SEE SHEETS
13 AND 14

JOB NUMBER: 23-79,746 DRAWN BY: M. VOYLES DATE: JUNE 8, 2023

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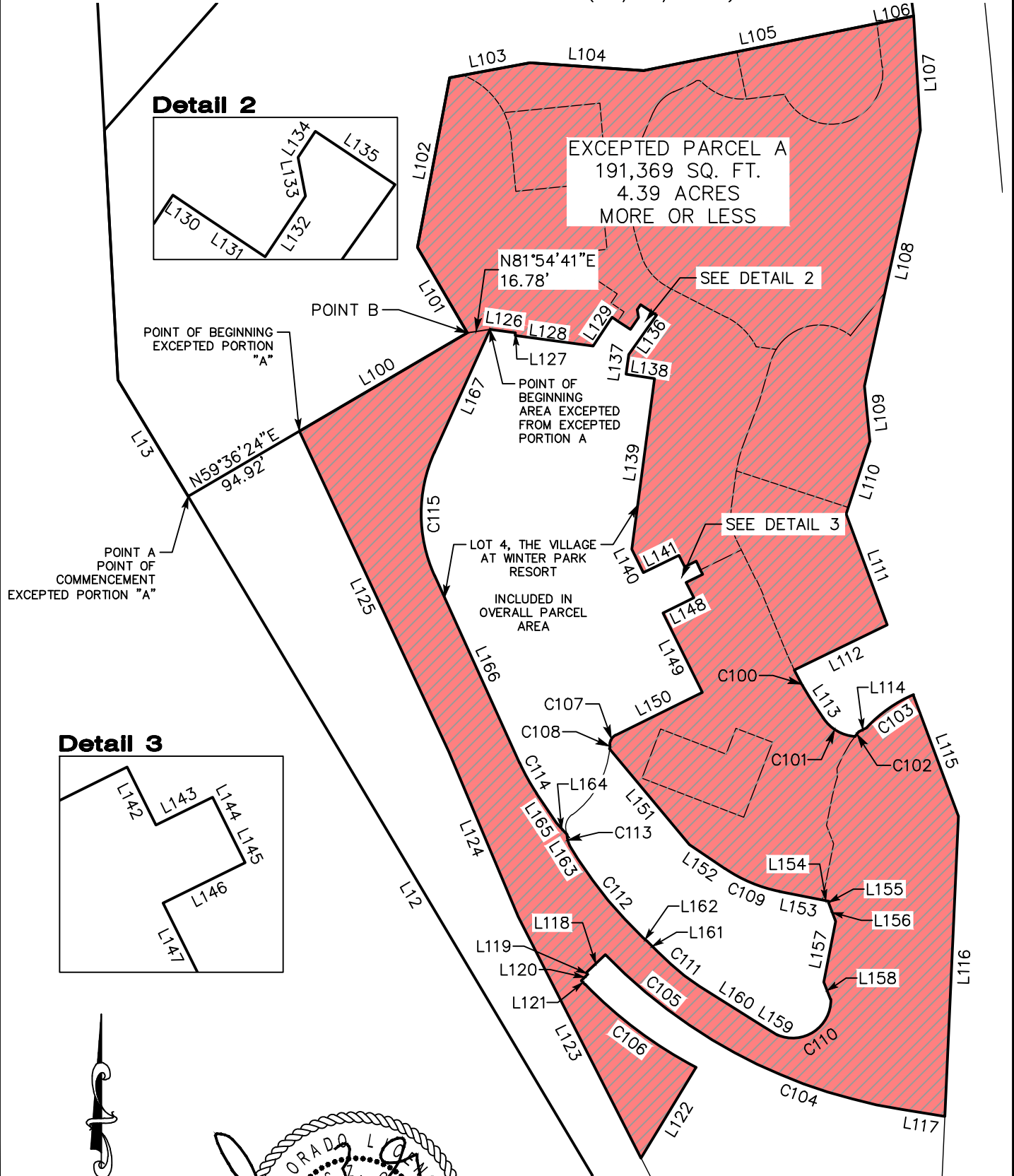
655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
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EXHIBIT "B-3"

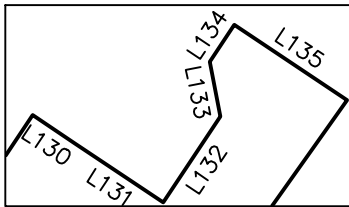
LOCATED IN TOWNSHIP 2 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
SHEET 11 OF 16

Excepted Portion "A"

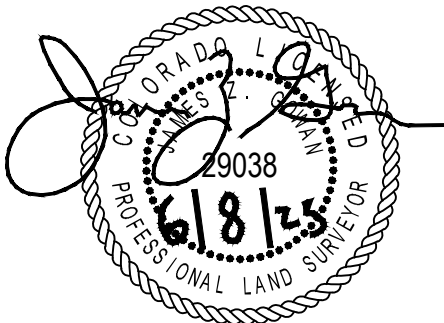
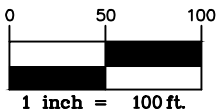
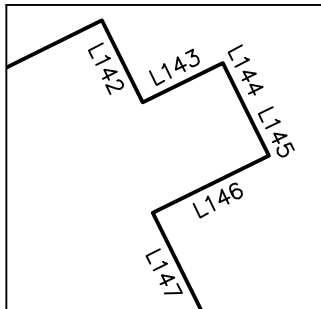
WINTER PARK VILLAGE CORE – REC. NO. 2007010733 (09/24/2007)



Detail 2



Detail 3



* FOR LINE AN CURVE
INFORMATION SEE SHEETS
15 AND 16

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JOB NUMBER: 23-79,746 DRAWN BY: M. VOYLES DATE: JUNE 8, 2023

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EXHIBIT "B-3"

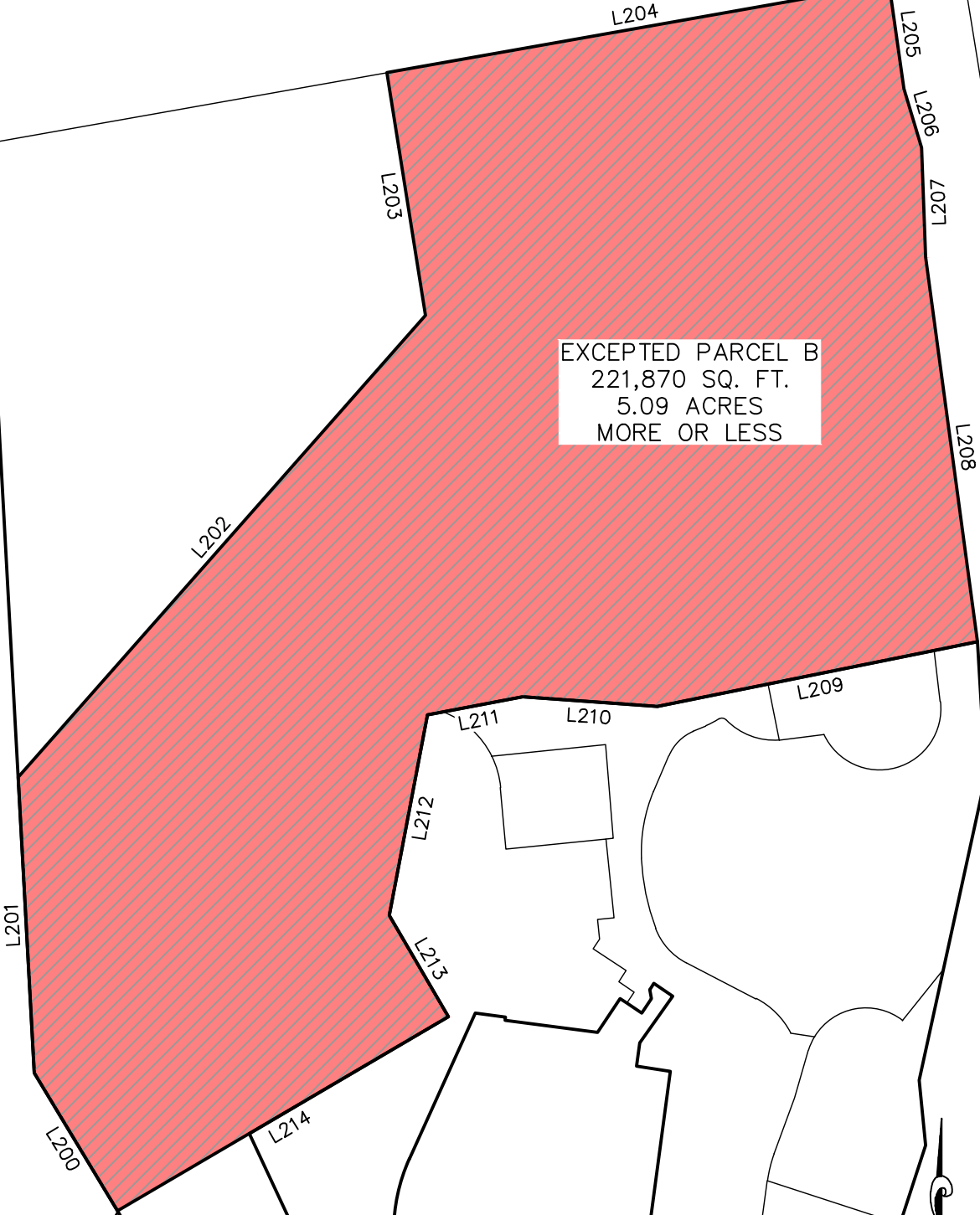
LOCATED IN TOWNSHIP 2 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

SHEET 12 OF 16

Excepted Portion "B"

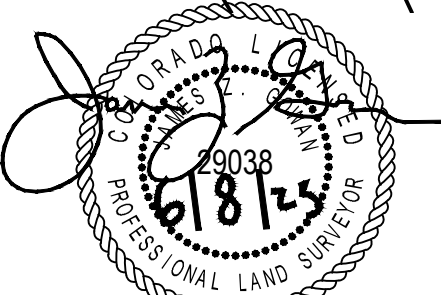
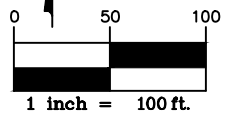
VILLAGE AT WINTER PARK - REC. NO. 98005921 (06/03/1998)

EXCEPTED PARCEL B
221,870 SQ. FT.
5.09 ACRES
MORE OR LESS



POINT A
POINT OF BEGINNING
EXCEPTED PORTION "B"

* FOR LINE AN CURVE
INFORMATION SEE SHEET 16



JOB NUMBER: 23-79,746 DRAWN BY: M. VOYLES DATE: JUNE 8, 2023

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