

Topographic Map Subject shaded blue



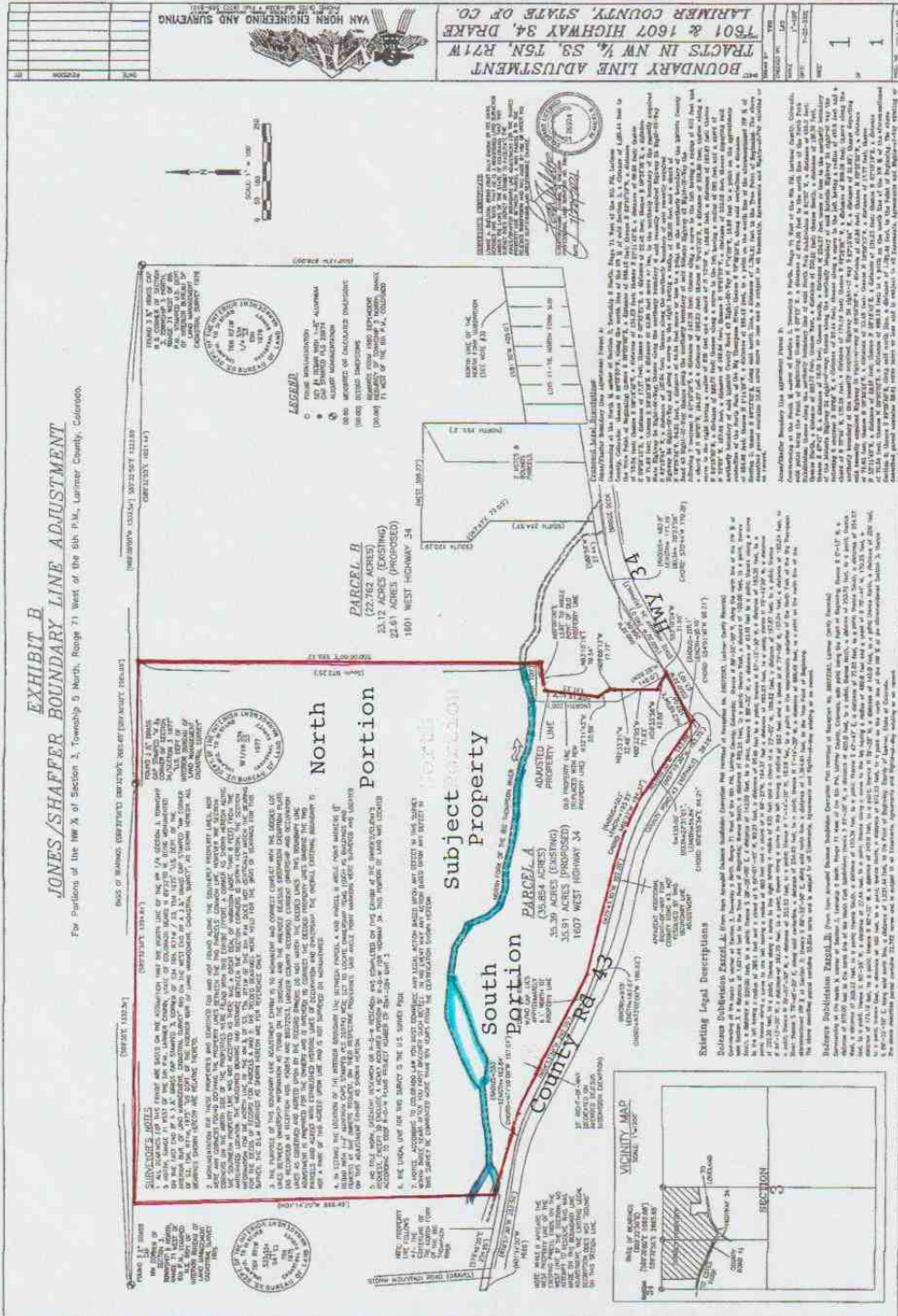
FEMA Flood Map Approximate Location of Improvements



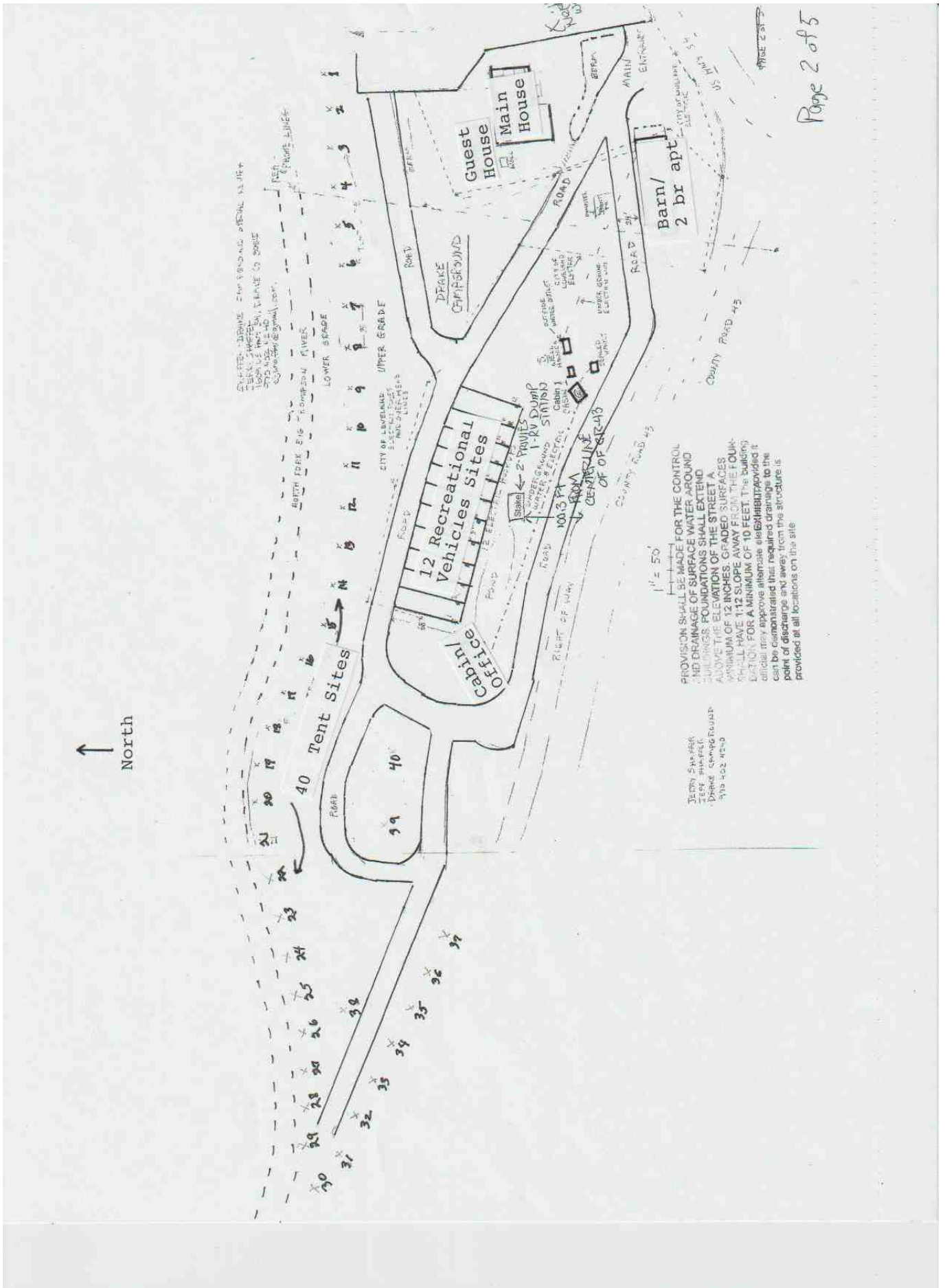
Boundary Line Adjustment Exhibit

RECEPTION #20210077223, 8/13/2021 4:28:26 PM, 5 of 5, \$33.00
 Angela Myers, Clerk & Recorder, Larimer County, CO

6



Site Diagram Sketch Drake Campground



Page 2 of 5

Photographs Street and Parcel

Client	Shaffer, Jon L./Jeff/Joe/Lacy J (8/15); Shaffer, Jeff(3/15) Shaffer, Jerry (4/15)				
Property Address	1607 US Highway 34				
City	Drake	County	Larimer	State	CO Zip Code 80515
Appraiser	Gregory Wild, Gregory Wild, LLC				



Subject viewing from Highway 34



Viewing north along County Road 43



Viewing south along County Road 4



Subject tents sites view from Co. Rd. 43



Subject river front view from Co. Rd. 43



Subject along east side of County Rd. 43



Main Entry to Subject



Subject's Highway 34 frontage



Subject north of river (28 acres +/-)



Viewing southerly along North Fork



Viewing northerly along North Fork



Viewing southeast along North Fork

G-1 Main House Improvement: the subject property is improved with five major structures that were built from 1960 to 2007. The buildings have been identified in relation to building numbers assigned by the Larimer County Assessors Office.

1. Main House: Assessor Building Number: 1

Year Built:	1900
Year Update:	2016 according to one of the owners the residence was completely gutted on the interior to the exterior stud walls with solid core interior doors, cabinets, floor coverings, skylights. Added vinyl double pane windows, spay foam insulation throughout majority of main level. Installed new kitchen cabinets, counters, and appliances. Roofing replaced in 2002. Vinyl siding along exterior incorporated with stone facing exterior walls.
Gross Living Area above grade (GLA):	2,487 square feet
Design:	Two levels with a main level and an upper level. Built in one car garage between upper level south bedrooms and the upper
Foundation:	mixture of stone and block
Roofing:	asphalt shingle replaced in 2002
Heating:	forced air propane fuel
Plumbing:	updated added in 2016; grinder pump system to move sewage up to empty into on site vault
Windows:	vinyl double pane with four bay windows
Doors and Trim:	solid core interior, several pocket doors, barn sliding doors, painted interior wood trim
Flooring:	mixture of carpet, hardwood, ceramic tile, and laminate
Special Features:	vaulted ceiling and wood burning stove in living room, skylights, bay windows, built in dresser in primary bedroom closets, stained wood beam accents in main level, built in cabinets in garage.
On site:	Entry porch to main level foyer, large patio area off mud room, wood deck along rear east side of residence, walk way deck to rear of primary bedroom. Both natural and planted landscaping.

Photographs Main House

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Front viewing northwest



West side



Rear viewing west



Foyer



Living Room



Kitchen and Dining Room



Laundry Room



Primary Bedroom



Privacy Bathroom



Bedroom southwest corner



Common Bathroom



Garage Interior

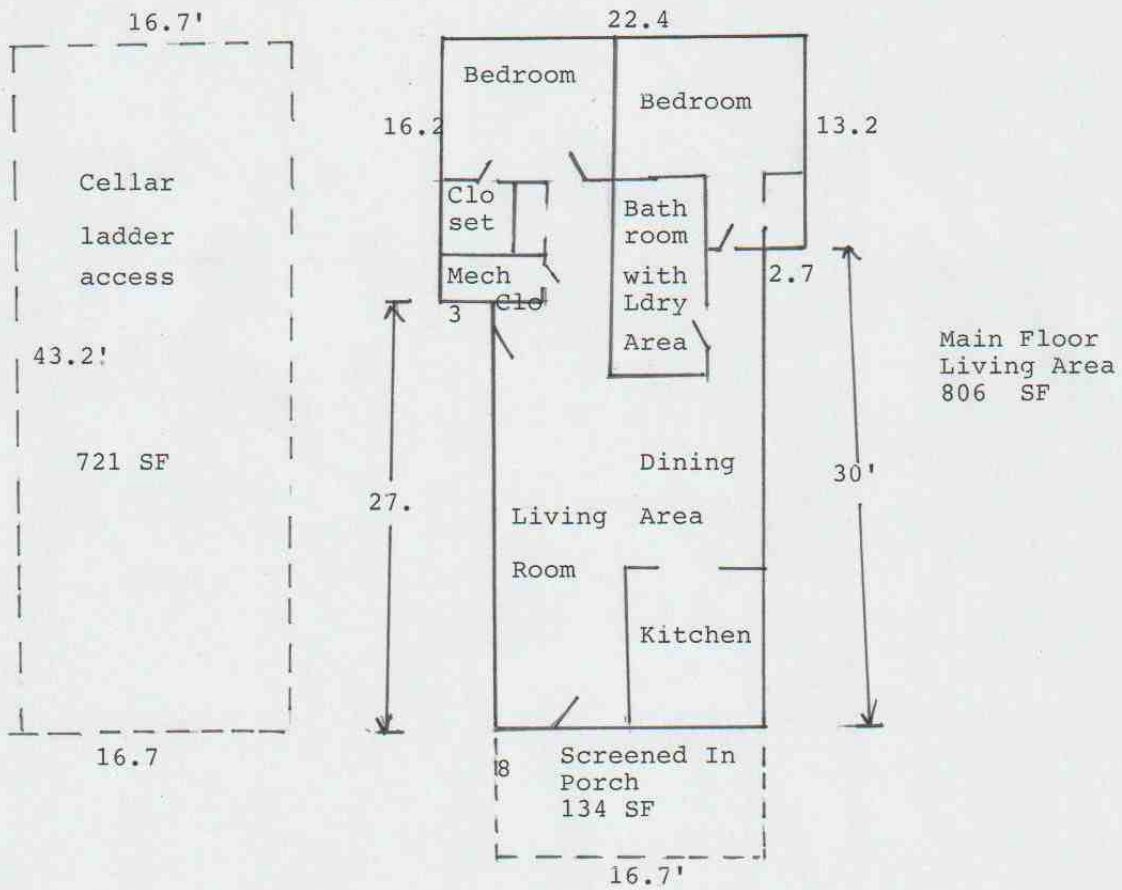
G-2 Guest House Improvement (Joes) Assessor Building Number 2

Year Built: 1960
 Year Update: 2016
 Gross Living Area
 above grade (GLA): 806 square feet
 Design: One story with cellar, 721 square feet, that has adequate head clearance to function as a basement. Interior access to the cellar via ladder.
 Foundation: block
 Roofing: asphalt shingle
 Heating: forced air propane fuel
 Plumbing: updated in 2016; grinder pump system to move sewage up to empty into on site vault
 Windows: vinyl double pane
 Doors and Trim: stained interior doors and wood trim
 Flooring: hardwood
 Special Features: vaulted ceilings, built in cabinet in laundry room area, upgraded kitchen cabinets with pull out shelving, finished large pantry area in cellar, 134 square foot screened in front porch.

G-3 Cabin Office Improvement: Assessor Building Number 3:

Year Built: 1980
 Year Update: unknown
 Gross Living Area
 above grade (GLA): 621 square feet
 Design: Log cabin with second story loft area
 Foundation: Post and pier
 Roofing: asphalt shingle
 Exterior: log
 Heating: wood stove only
 Plumbing: small kitchen on main level and bathroom. Laundry room on second story loft area.
 Windows: vinyl double pane
 Doors and Trim: stained interior door and wood trim
 Flooring: mixture laminate, wood, and ceramic tile
 Special Features: vaulted ceilings with extensive use of wood structural beams, built in cabinet in second story loft with an 80 square foot balcony. Main level has a wood walkway and a front wood deck.

Improvement Sketch Guest House (Joe's)



Photographs Guest House

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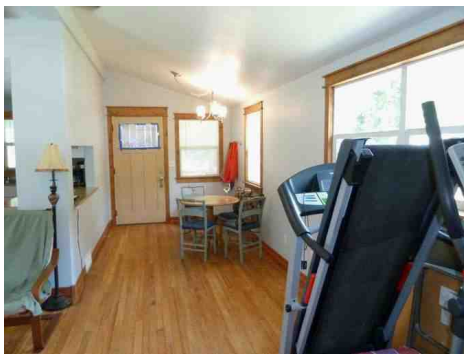
Front viewing northeast



Front viewing southeast



Rear viewing west



Front entry room



Viewing east



Kitchen



Northeast bedroom



Southeast bedroom



Bathroom



Laundry hoop ups in bathroom

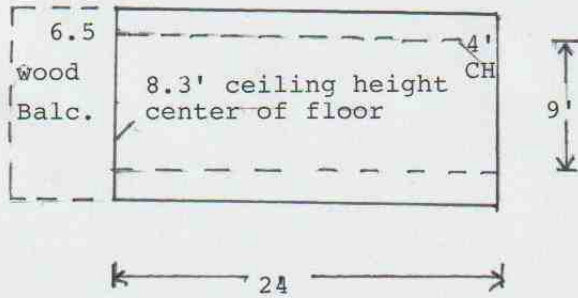


Cellar

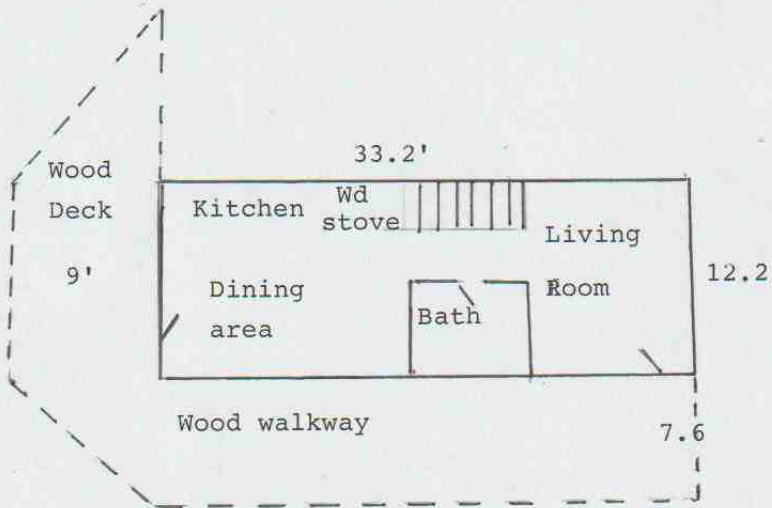


Finished pantry area

Improvement Sketch Cabin Office



Second Story: 24' X 9 = 216 SF



Main Level: 405 SF

Total Living Area: 621 SF

Photographs Cabin Office

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Front and north side



Front and south side



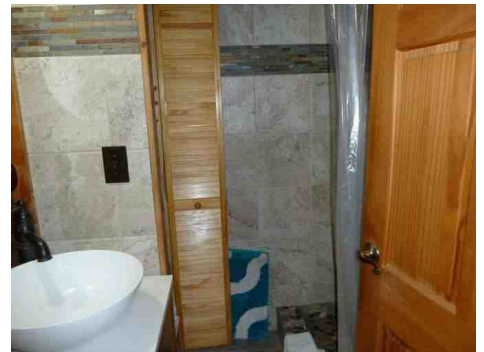
Rear and south side



Front room



Front room and kitchen



Bathroom



Living room



Stairs to loft bedroom



Loft bedroom



Stairs down



Laundry



View from balcony

G - 4 and 5 Barn and Cottage Improvements: Assessor Building Number id's 10 and 20

Year Built: 1960
 Year Update: unknown
 Gross Building Area: 2,042 square feet
 Design: One story. Building is segregated into five areas. At the southeast corner is a two bedroom apartment with a full kitchen, full bathroom, and a living room. The condition is fair to poor and likely not habitable at this time. At the northeast corner of the building is a storage area and a laundry room with a half bathroom. The middle portion of the building has a concrete slab floor utilized for equipment storage. The rear portion of the building is a two car garage with two overhead garage doors one along the north side and one along the rear or west side.

Foundation: concrete slab and unknown
 Roofing: asphalt shingle
 Exterior: wood frame siding
 Heating: unknown and wood stove
 Plumbing: small kitchen on main level and bathroom. Laundry room on second story loft area.

Windows: mixture
 Doors and Trim: various
 Flooring: mixture
 Special Features: covered front porch

5. Cottage: Assessor Building Number (unknown building square feet does not match any assessor office data improvements. Building id # 20 cottage 96 SF year built 2016 is unknown)

Year Built: unknown
 Year Update: current
 Gross Building Area: 176 square feet main level and 96 square feet second story sleeping loft above

Design: One story guest cottage with a loft area above main level for a sleeping area. Small bathroom at the corner of the main level and small kitchen area.

Foundation: concrete
 Roofing: asphalt shingle
 Exterior: log
 Heating: none seasonal use
 Special Features: covered front porch

Photographs Barn with 2 bedroom apartment

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Front viewing west



Front viewing southeast



Rear viewing east



Kitchen and living room



Bedroom



Second bedroom



Full



Storage room



Laundry and half bathroom



Equipment storage

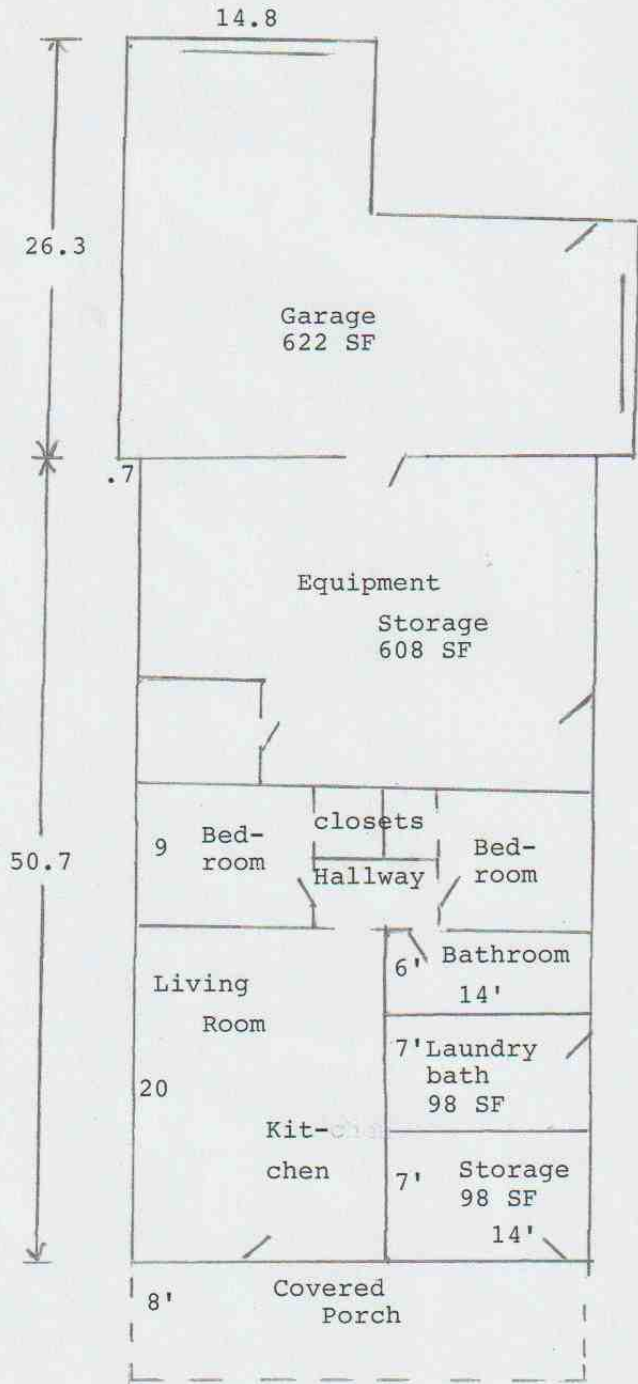


Garage viewing south



Garage viewing west

Improvement Sketch Barn



Garage:	622	SF
Equipment storage	608	
Two Bedroom apartment:	616	
Laundry room/bath:	98	
Storage:	98	
Gross Building area:	2,042	SF

Photographs Cottage

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Front



Rear



Main Floor



Bathroom



Kitchen



Loft bedroom

G - 6, 7, and 8 Restroom Pump House Improvements Assessor id's 30 & 40

6 and 7: Restrooms: Assessor Building id number 30 and 40

Year Built: 2016 and 2017

Year Update: current

Gross Building Area: each building is 104 square feet. Both restroom buildings placed on 12' x 19' (228 SF) concrete pad. Each building has two restrooms for customer use.

8 - Pump Houses providing domestic water: 5' x16' (80 SF), and 5' x 11' (55 SF).

Photographs Restrooms and Pump Houses

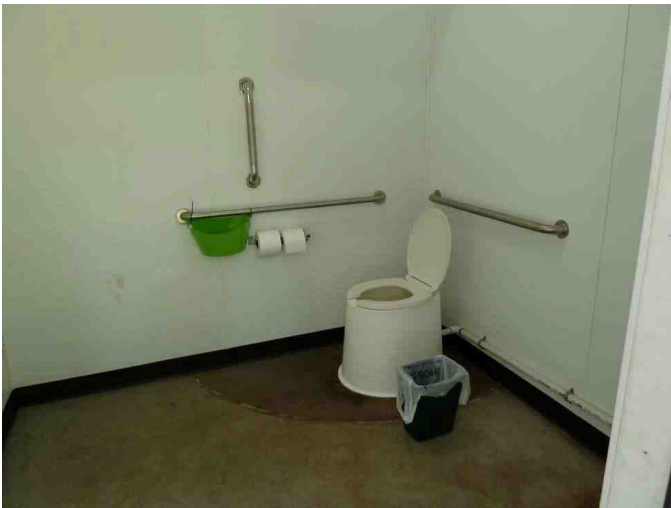
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One of two restroom buildings



Restroom smaller stall



Restroom larger stall



One of two Pump Houses



Interior small pump house



Interior larger pump house

G - 9 - RV Park and Accessory Improvements Assessor id 50

Assessor indicated year built of 2020 with square footage of 6,705 square feet. Age and square footage is unknown reference .

8. Miscellaneous Support Buildings: no Assessor Office identifications

concrete basketball 24' x 28' (672 SF).

Cabin/Office: to the west are three detached storage sheds, 6' x 6' (36 SF), 8' x 8' (64 SF), and 12' x 12' (144 SF). To the north a gazebo, 9' x 10' (90 SF), and a chicken coop.

Guest House (Joes) north an 8' x 12' (96 SF) storage shed

Main House: north shed 10' x 12' (120 SF) and south storage shed 6' x 16' (96 SF)

Cottage:

court 24' x 28' (672 SF) and playground area

Barn: south shed 10' x 12' ; west shed 6' x 12" (72 SF); and north shed 12' x 8' (96 SF)

Photographs RV and Tent sites, support improvements

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RV sites



RV sites



Tent sites along river



Tent Sites



3 sheds west of cabin



6' x 16' shed



10' x 12' shed



6' x 12' shed



12' x 8' shed



10' x 12' shed



8' x 12' shed



9' x 10' gazebo