

**AMENDED PLAT OF  
LOTS 15, 16 AND 17, BLOCK 2, THE NEIGHBORHOOD**  
LOCATED IN THE NW1/4 OF SECTION 20, T5N, R72W OF THE 6TH P.M., LARIMER COUNTY, COLORADO

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT PAWNEE MEADOWS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND FARMERS BANK BEING THE OWNERS AND LIENHOLDERS OF THAT PART OF THE NW 1/4 OF SECTION 20, T5N, R72W OF THE 6TH P.M., LARIMER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LOTS 15, 16 AND 17, BLOCK 2, THE NEIGHBORHOOD CONTAINING 0.592 ACRES, MORE OR LESS;

HAVE BY THESE PRESENTS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND BLOCKS TO BE KNOWN AS THE

**AMENDED PLAT OF LOTS 15, 16 AND 17, BLOCK 2, THE NEIGHBORHOOD**

AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE THE STREETS AND EASEMENTS, OTHER THAN UTILITY EASEMENTS, AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO DEDICATE UTILITY AND DRAINAGE EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

PAWNEE MEADOWS, LLC  
A COLORADO LIMITED LIABILITY COMPANY

FARMERS BANK

PAUL M. KOICHEVAR  
MANAGER

KATHERINE M. KOICHEVAR  
MANAGER

BY: JAMES H. MILLER  
PRESIDENT

STATE OF COLORADO)  
COUNTY OF LARIMER)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009 A.D. BY PAUL M. KOICHEVAR AND KATHERINE M. KOICHEVAR AS MANAGERS OF PAWNEE MEADOWS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

STATE OF COLORADO)  
COUNTY OF LARIMER)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009 A.D. BY JAMES H. MILLER AS PRESIDENT FOR FARMERS BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**BOARD OF TRUSTEE'S CERTIFICATE OF APPROVAL**

APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF ESTES PARK, COLORADO, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009 A.D.

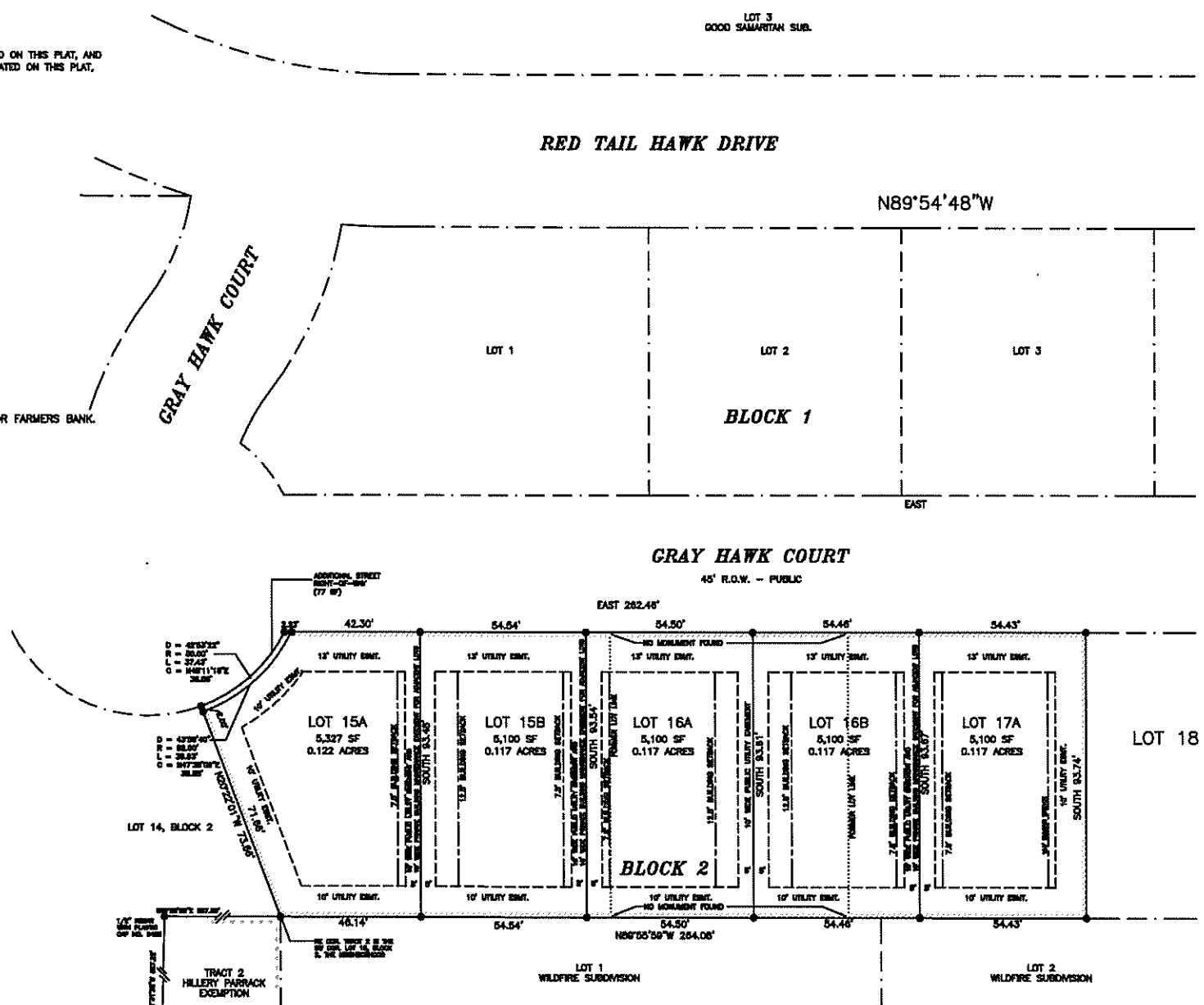
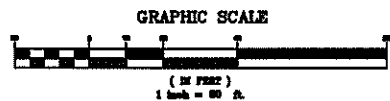
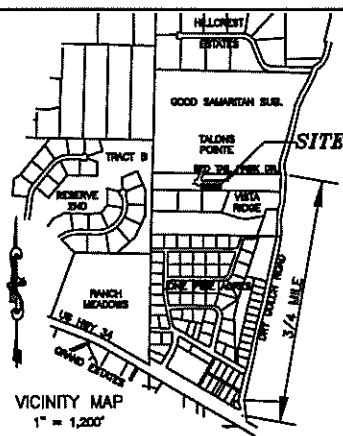
TOWN CLERK \_\_\_\_\_

MAYOR \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, PAUL M. KOICHEVAR, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THE AMENDED PLAT OF LOTS 15, 16 AND 17, BLOCK 2, THE NEIGHBORHOOD TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

PAUL M. KOICHEVAR, P.E. & P.L.S. NO. 15780



- GENERAL NOTES:**
1. ALL PREVIOUSLY PLATTED UTILITY EASEMENTS ARE TO BE VACATED BY THE APPROVAL OF THE FINAL PLAT.
  2. SIDELINE BUILDING SETBACKS ARE SHOWN HEREON. ALL OTHER BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ESTES VALLEY DEVELOPMENT CODE.
  3. ONLY ONE ACCESS DRIVE SHALL BE PERMITTED FOR EACH LOT.
  4. VESTED RIGHTS STATEMENT - APPROVAL OF THIS PLAT CREATES A VESTED RIGHT FOR THREE YEARS, PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED.

ESTES PARK SURVEYORS & ENGINEERS, INC. 1885 SKETCH BOX LANE #6 ESTES PARK, CO 80517 (970) 586-5175	
PROJECT: THE NEIGHBORHOOD	CHECKED BY: PAWNEE MEADOWS, LLC
DRAWN BY: PAK	DATE: SEPT. 16, 2009
REV: OCTOBER 1, 2009	1885 SKETCH BOX LANE #6 ESTES PARK, CO 80517 (970) 586-5175
SHEET: 1 OF 1	PROJECT NO: 3316

**AMENDED PLAT**