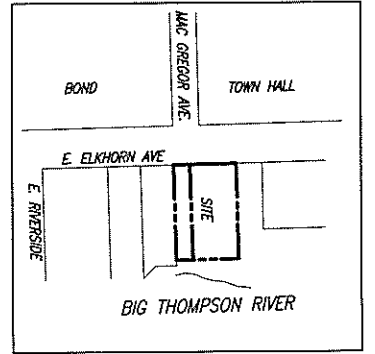


SCHWERY AMENDED PLAT

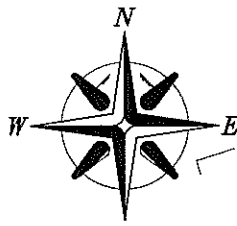
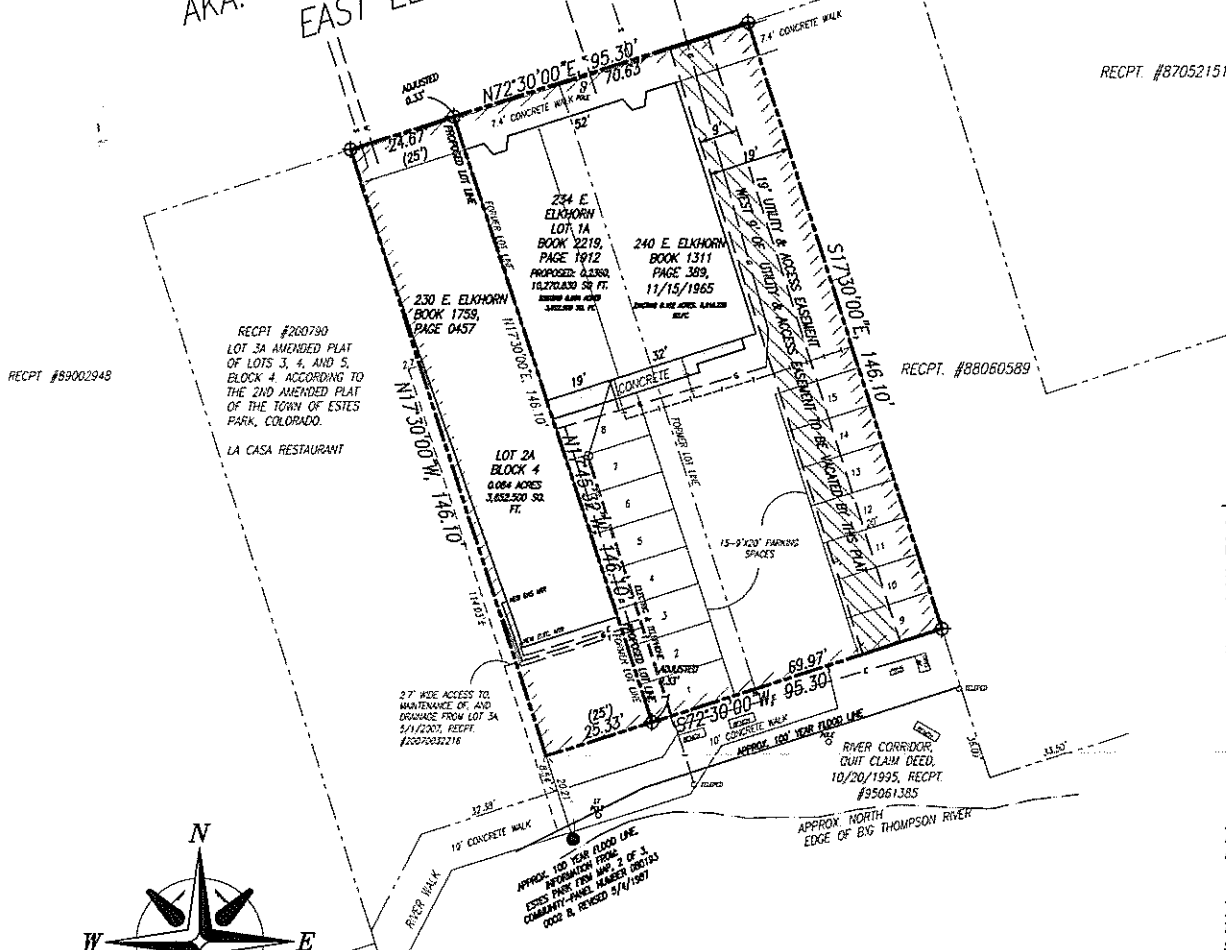
THE AMENDED PLAT OF LOTS 1 & 2, BLOCK 4, OF THE SECOND AMENDED PLAT OF THE TOWN OF ESTES PARK, AND A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 73 WEST OF THE 6TH P.M., TOWN OF ESTES PARK, LARIMER COUNTY, COLORADO.

NORTH

VICINITY MAP
NOT TO SCALE



60' ROW
AKA: U.S. HIGHWAY 34 BUSINESS RT.
EAST ELKHORN AVENUE



SCALE: 1"=20'
DATE PREPARED: 1/13/2009

LEGEND:

- FND. #4 REBAR W/ YELLOW CAP. LS#9485
- ⊕ SET #5 REBAR W/ ALUM. CAP. LS#29415
- () PLATTED INFORMATION

NOTES:

LAND AMERICA TITLE INSURANCE: THEP0001119, 3/31/2006 FOR LOT 1, NO TITLE COMMITMENT SUPPLIED BY LOT 2, HOWEVER, ENGLAND SURVEYING, INC. USED THE IMPROVEMENT LOCATION CERTIFICATE SUPPLIED BY VAN HORN ENGINEERING, PROJECT NO. 2005-04-01 ALONG WITH TITLE WORK SUPPLIED FOR LOT 1, BLOCK 2 FOR LAND AMERICA, THEP0001119, DATED 3/31/2006. ENGLAND SURVEYING, INC. DID NO ADDITIONAL TITLE RESEARCH.
1. ITEM 7 OF THE TITLE COMMITMENT REFERS TO A RESERVATION OF RIGHT OF PROPRIETOR OF ANY PENETRATING VEH OR LOOSE TO EXTRACT HIS ORE, IN U.S. PATENT RECORDED 9/14/1876, BOOK 1, PAGE 207.
2. ITEM 11 REFERS TO A MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT, 7/10/1979, BOOK 1967, PAGE 933, THE SPECIFIC LOCATION OF EASEMENT IS NOT DEFINED.
3. ITEMS 12 & 13 REFER TO EASEMENT AGREEMENTS, RECORDED 5/7/1990, RECP. #90019025 & #90019029, NOT SPECIFIC IN THEIR LOCATIONS.
4. ITEM 14 REFERS TO A QUIT CLAIM DEED, 10/20/1995, RECP. #95061385 TO THE TOWN OF ESTES PARK, REGARDING THE RIVER CORRIDOR EASEMENT AREA, (SAD AREA LIES DIRECTLY SOUTH AND ADJACENT TO THE PROPERTY SHOWN HEREON).

BASIS OF BEARING:

BEARINGS ARE BASED ON THE SOUTH ROW LINE OF ELKHORN AVENUE, SAID LINE ALSO BEING THE NORTH LINE OF LOTS 1 & 2, OF SAID BLOCK 4, ASSUMED AS BEARING, N72°30'00"E, AND ALL OTHER BEARINGS HEREIN RELATIVE THERETO.

BOUNDARY LINE ADJUSTMENT STATEMENT

BOUNDARY LINES INDICATED ON THIS MAP ARE ADJUSTMENTS OF FORMER BOUNDARY LINES OF THE PROPERTY DEPICTED HEREON. SUCH ADJUSTMENTS DO NOT CREATE ADDITIONAL LOTS OR BUILDING SITES FOR ANY PURPOSES. THE AREA ADDED TO EACH LOT, SHOWN HEREON BY SUCH ADJUSTMENT SHALL BE CONSIDERED AN ADDITION TO, SHALL BECOME PART OF AND SHALL BE CONVEYED WITH, EACH LOT AS SHOWN.

BOARD OF TRUSTEES' CERTIFICATE

APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF ESTES PARK, COLORADO BY A RESOLUTION ADOPTED ON THIS _____ DAY OF 20____.

TOWN CLERK _____ MAYOR _____

SURVEYOR'S CERTIFICATE

I, RICHARD A. ENGLAND, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SCHWERY AMENDED PLAT, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION.

RICHARD A. ENGLAND, COLORADO REGISTRATION #29415

DATE _____

NOTICE OF APPROVAL

APPROVAL OF THIS PLAN CREATES A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OFF TITLE 24, C.R.S. AS AMENDED.

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT, IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CERTIFICATE OF OWNERSHIP AND DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT ABUNDANT PROPERTIES, LLC, (KEVIN SCHWERY, JOHN C. LYLES, TIM CARNEY) AND GARY BIEN & KIRK BIEN BEING THE OWNERS, AND HERBERT BECKER, VIVIAN E. BECKER, AND STANDARD INSURANCE BEING THE LIEN HOLDERS OF THAT PART OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 73 WEST OF THE 6TH P.M., TOWN OF ESTES PARK, LARIMER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LOTS 1 & 2, BLOCK 4, OF THE SECOND AMENDED PLAT, FILED 4/8/1998, AND A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 73 WEST OF THE 6TH P.M., TOWN OF ESTES PARK, LARIMER COUNTY, COLORADO; CONTAINING 0.320 ACRES OR 13,923.330 SQ. FT., MORE OR LESS; HAVE BY THESE PRESENTS CAUSE THE SAME TO BE SURVEYED AND SUBMITTED INTO LOTS TO BE KNOWN AS THE SCHWERY AMENDED PLAT, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC USE FOREVER HEREAFTER THIS STREETS ARE LAID OUT AND DESIGNATED ON THIS PLAT AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

ABUNDANT PROPERTIES OF THE ROCKIES, LLC ABUNDANT PROPERTIES OF THE ROCKIES, LLC
KEVIN SCHWERY (OWNER) JOHN C. LYLES (OWNER)

ABUNDANT PROPERTIES OF THE ROCKIES, LLC
TIM CARNEY (OWNER)
STATE OF COLORADO) SS
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

HERBERT BECKER, LIEN HOLDER VIVIAN E. BECKER, LIEN HOLDER
STATE OF COLORADO) SS
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

GARY BIEN (OWNER) KIRK BIEN (OWNER)
STATE OF COLORADO) SS
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

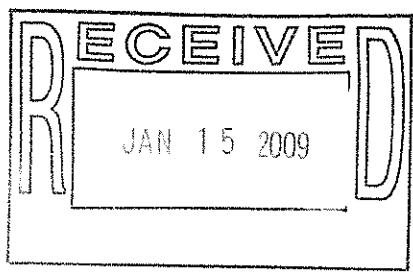
(LIEN HOLDER)
STANDARD INSURANCE REP. BY STANCORP MFG. INVESTORS L.L.C., SERVICE ESSEX FINANCIAL GROUP L.L.C.
STATE OF COLORADO) SS
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____



DATE	REVISION	BY
1/13/2009	CHANGES & EASEMENT	LE
1/13/2009	FINAL REVISION	LE
PROJECT TITLE: SCHWERY AMENDED PLAT		
CLIENT: ABUNDANT PROPERTIES OF THE ROCKIES, LLC		
DESIGNED BY: RAE	APPROVED BY: RAE	JOB NO. 176.16
DRAWN BY: LE	DATE: 1/13/2009	SHEET 1
CHECKED BY: RAE	SCALE: AS SHOWN	SHEET 1



OFFICE: LYONS