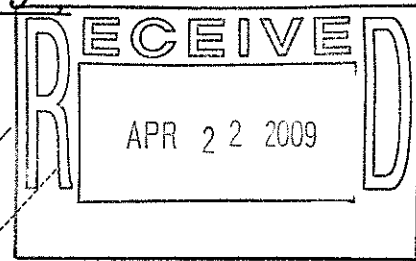


# AMENDED PLAT OF LOT 1, BLUE SPRUCE VILLAGE SUBDIVISION AND LOT 10 AND PART OF LOT 9 GREELEY-BOULDER COLONY SUBDIVISION, LARIMER COUNTY, COLORADO



**CERTIFICATION OF OWNERSHIP AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT BRENT MAHER, JANEL MAHER, AND KROTTER/JOHNSON FAMILY CABINS, LLC BEING THE OWNERS OF THAT PART OF THE SW 1/4 OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 73 WEST, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

LOT 1, BLUE SPRUCE VILLAGE SUBDIVISION, COUNTY OF LARIMER, STATE OF COLORADO;  
 LOT 10, GREELEY-BOULDER COLONY SUBDIVISION, AND A PART OF LOT 9 OF THE GREELEY-BOULDER COLONY SUBDIVISION OF A PART OF THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 73 WEST OF THE 6TH P.M., ACCORDING TO THE BOUNDARIES OF SAID LOT 9 AS CORNERS THEREFORE WERE FIXED BY 2 INCH WOODEN STAKES SET AND ESTABLISHED BY THE SURVEY OF L.L. STIMSON, CIVIL ENGINEER, AS DEPICTED ON MAP OF SAID SUBDIVISION FILED OF RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF LARIMER COUNTY, CO., WHICH PART OF SAID LOT 9 HEREBY CONVEYED LIES SOUTH AND WEST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWEST BOUNDARY OF SAID LOT 9, 21 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 9, AS MARKED BY 2 INCH SQUARE WOODEN STAKES SET BY SURVEYOR L.L. STIMSON IN 1917 AND SHOWN ON SAID MAP; THENCE WITH AN ANGLE OF 119°11' BETWEEN THE LEFT HAND SIDE OF THE DESCRIBED LINE AND THE SOUTHWEST BOUNDARY OF LOT 9, IN A NORTHWESTERLY DIRECTION TO THE BIG THOMPSON RIVER, ALL AS MORE PARTICULARLY SHOWN ON THE ENGINEER'S PLAT RECORDED WITH THE 1992 DEED (AS HEREAFTER DEFINED) AND MARKED BY IRON STAKES SET JULY 24, 1930 BY L.L. STIMSON; TOGETHER WITH THE RIGHTS OF WAY OVER SAID SW 1/4 OF THE SE 1/4 AND SE 1/4 OF THE SW 1/4 OF SAID SECTION 34, APPURTENANT TO SAID LOT 9 AS SET FORTH IN INSTRUMENT RECORDED IN THE LARIMER COUNTY RECORDS IN BOOK 1378 PAGE 111.

CONTAINING 1.35 ACRES MORE OR LESS, HAVE BY THESE PRESENTS CAUSED THE SAME TO BE SURVEYED, TO BE KNOWN AS THE AMENDED PLAT OF LOT 1, BLUE SPRUCE VILLAGE SUBDIVISION AND A PART OF LOT 9 AND LOT 10, GREELEY-BOULDER COLONY SUBDIVISION, ESTES PARK, COLORADO, WITNESS OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2009

BRENT MAHER (OWNER OF PARCEL I)  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009 BY BRENT MAHER

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

JANEL MAHER (OWNER OF PARCEL I)  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009 BY JANEL MAHER

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

KROTTER/JOHNSON FAMILY CABINS, LLC (OWNER OF PARCEL II)  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009 BY KROTTER/JOHNSON FAMILY CABINS, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

**LIENHOLDER'S STATEMENT**  
 THE UNDERSIGNED DOES HEREBY AGREE AND CONSENT TO THIS PLATTING AND DOES ALSO CONSENT TO THE DEDICATION OF THE RIGHTS-OF-WAY AND EASEMENTS DEPICTED HEREON FROM THEIR LIEN IN CONSIDERATION OF THE ACCEPTANCE OF SAID PLATTING.

REPRESENTATIVE FOR FIRST NATIONAL BANK OF ESTES (LIENHOLDER)  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009 BY A REPRESENTATIVE OF THE FIRST NATIONAL BANK OF ESTES.

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

**LARIMER COUNTY HEALTH AUTHORITY APPROVAL:**

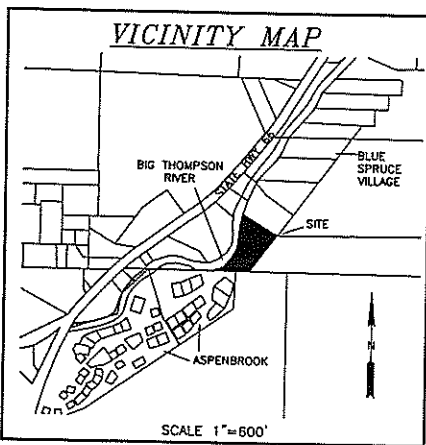
BY THE LARIMER COUNTY HEALTH AUTHORITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009, ALL CONSTRUCTION ON THIS SUBDIVISION, OR ANY LOT THEREIN, INCLUDING THE DEVELOPMENT OF DOMESTIC WATER, AND THE PROVISION OF SEWAGE TREATMENT, SHALL BE DONE IN A MANNER WHICH WILL MEET ALL OF THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF HEALTH, AND THE LARIMER COUNTY PUBLIC HEALTH DEPARTMENT, AND THE OFFICERS AUTHORIZED TO ENFORCE SUCH REQUIREMENTS.

LARIMER COUNTY HEALTH AUTHORITY

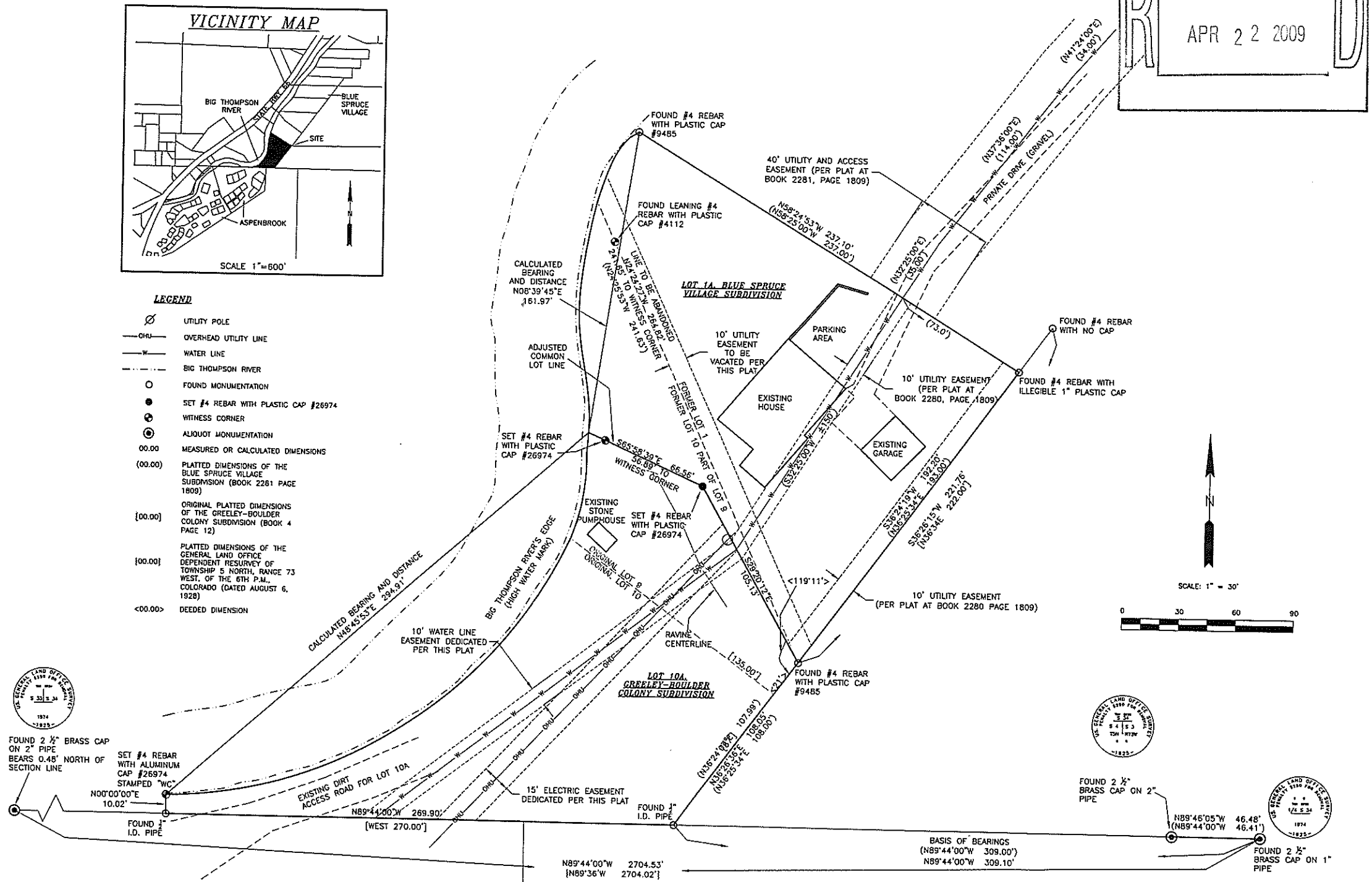
**LARIMER COUNTY COMMISSIONERS' APPROVAL:**

APPROVED BY THE LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE COUNTY FOR CONSTRUCTION, REPAIR OR MAINTENANCE OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS AMENDED PLAT.

CHAIRMAN (STATE OF COLORADO) ATTEST: CLERK OF THE BOARD



- LEGEND**
- UTILITY POLE
  - OHU — OVERHEAD UTILITY LINE
  - W — WATER LINE
  - BTR — BIG THOMPSON RIVER
  - FOUND MONUMENTATION
  - SET #4 REBAR WITH PLASTIC CAP #26974
  - ⊙ WITNESS CORNER
  - ⊙ ALIQUOT MONUMENTATION
  - 00.00 MEASURED OR CALCULATED DIMENSIONS
  - (00.00) PLATTED DIMENSIONS OF THE BLUE SPRUCE VILLAGE SUBDIVISION (BOOK 2281 PAGE 1809)
  - {00.00} ORIGINAL PLATTED DIMENSIONS OF THE GREELEY-BOULDER COLONY SUBDIVISION (BOOK 4 PAGE 12)
  - [00.00] PLATTED DIMENSIONS OF THE GENERAL LAND OFFICE DEPENDENT RESURVEY OF TOWNSHIP 5 NORTH, RANGE 73 WEST, OF THE 6TH P.M., COLORADO (DATED AUGUST 6, 1928)
  - <00.00> DEEDED DIMENSION



**APPROVAL OF SURVEY PLAT:**

THIS FINAL PLAT HAS BEEN REVIEWED AND IS HEREBY APPROVED AS TO FORM AS COMPLYING WITH ALL CURRENT SURVEY REQUIREMENTS OF LARIMER COUNTY AND OF STATE LAW PERTAINING TO PLATTING AND MONUMENTATION. THIS APPROVAL CONSTITUTES NEITHER A WARRANTY BY LARIMER COUNTY CONCERNING SUCH COMPLIANCE, NOR A RELEASE OR INDEMNITY OF THE SUBDIVIDER AND HIS SURVEYOR CONCERNING ANY NONCOMPLIANCE OF THIS PLAT WITH CURRENT SURVEY REQUIREMENTS.

DATE: \_\_\_\_\_  
 (SIGNATURE) \_\_\_\_\_ COLORADO P.L.S. NO. \_\_\_\_\_  
 (NAME) \_\_\_\_\_ LARIMER COUNTY ENGINEERING DEPARTMENT.

**SURVEYOR'S CERTIFICATE:**

I, LONNIE A. SHELDON, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY OF THE AMENDED PLAT OF LOT 1, BLUE SPRUCE VILLAGE SUBDIVISION AND LOT 10 AND PART OF LOT 9, GREELEY-BOULDER COLONY SUBDIVISION, LARIMER COUNTY, COLORADO, TRULY AND CORRECTLY REPRESENTS THE RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

LONNIE A. SHELDON, PLS # 26974

**BOUNDARY LINE ADJUSTMENT STATEMENT:**

BOUNDARY LINES INDICATED ON THIS MAP ARE ADJUSTMENTS OF FORMER BOUNDARY LINE OF THE PROPERTIES 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 IS TO BE CONSIDERED AN ADDITION TO, SHALL BECOME A PART OF, AND SHALL BE CONVEYED TOGETHER WITH, EACH LOT AS SHOWN.

**VESTED RIGHTS STATEMENT:**

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

**SURVEYOR'S NOTES:**

1. THE PURPOSE OF THIS AMENDED PLAT IS TO RECONFIGURE THE TWO LOTS AS SHOWN.
2. THE BLUE SPRUCE VILLAGE CONDOMINIUMS, UNITS 6, 7, 8, AND 9, LOT 3 BLUE SPRUCE VILLAGE SUBDIVISION, A P.U.D., LARIMER COUNTY, COLORADO (BOOK 2291, PAGE 1128) AND THE GREELEY-BOULDER COLONY SUBDIVISION, ESTES PARK, COLORADO (BOOK 4, PAGE 12) PLATS AND PAST VAN HORN ENGINEERING AND SURVEYING, INC. SURVEYS WERE USED FOR EASEMENT RESEARCH. NO OTHER RESEARCH WAS PERFORMED BY VAN HORN ENGINEERING AND SURVEYING, INC.
3. THESE PROPERTIES AND THEIR OWNERS HAVE BEEN THROUGH AN ARBITRATION ACTION TO DETERMINE (SETTLE) AN ADJUSTED COMMON LOT LINE AS SHOWN.
4. THE LINEAL UNIT USED FOR THIS SURVEY IS THE U.S. SURVEY FOOT.
5. THE NORTHWEST PROPERTY LINE OF BOTH AFFECTED LOTS IS THE HIGH WATER MARK OF THE BIG THOMPSON RIVER, AS IT WAS ON THE PREVIOUS RECORDED PLATS. THE NORTHWEST SET CORNER OF THE NEW LOT LINE DIVIDING LOT 1A AND LOT 10A IS A WITNESS CORNER TO THE HIGH WATER MARK DUE TO THE DYNAMIC NATURE OF THE SUBSTRATE ALONG THE HIGH WATER MARK.
6. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS OF THE DATE YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE CERTIFICATION DATE SHOWN HEREON.

**BASIS OF BEARINGS STATEMENT:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SW 1/4 OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 73 WEST MONUMENTED ON EACH END AS DESCRIBED HEREON. SAID LINE BEARS N89°44'00"W AND ALL BEARINGS SHOWN HEREON ARE RELATIVE TO SAID LINE.

BY	
REVISION	
DATE	

**VAN HORN ENGINEERING AND SURVEYING**  
 1043 FISH CREEK RD., ESTES PARK, COLORADO 80517  
 PHONE: (970) 356-9388 • FAX: (970) 358-8101

**AMENDED PLAT**  
**2250 HWY 66**  
**LARIMER COUNTY, COLORADO**

SHEET	PROJECT
DRAWN BY:	CML
CHECKED BY:	LAS
SCALE:	1"=30'
DATE:	04-22-09
SHEET	1
OF	1