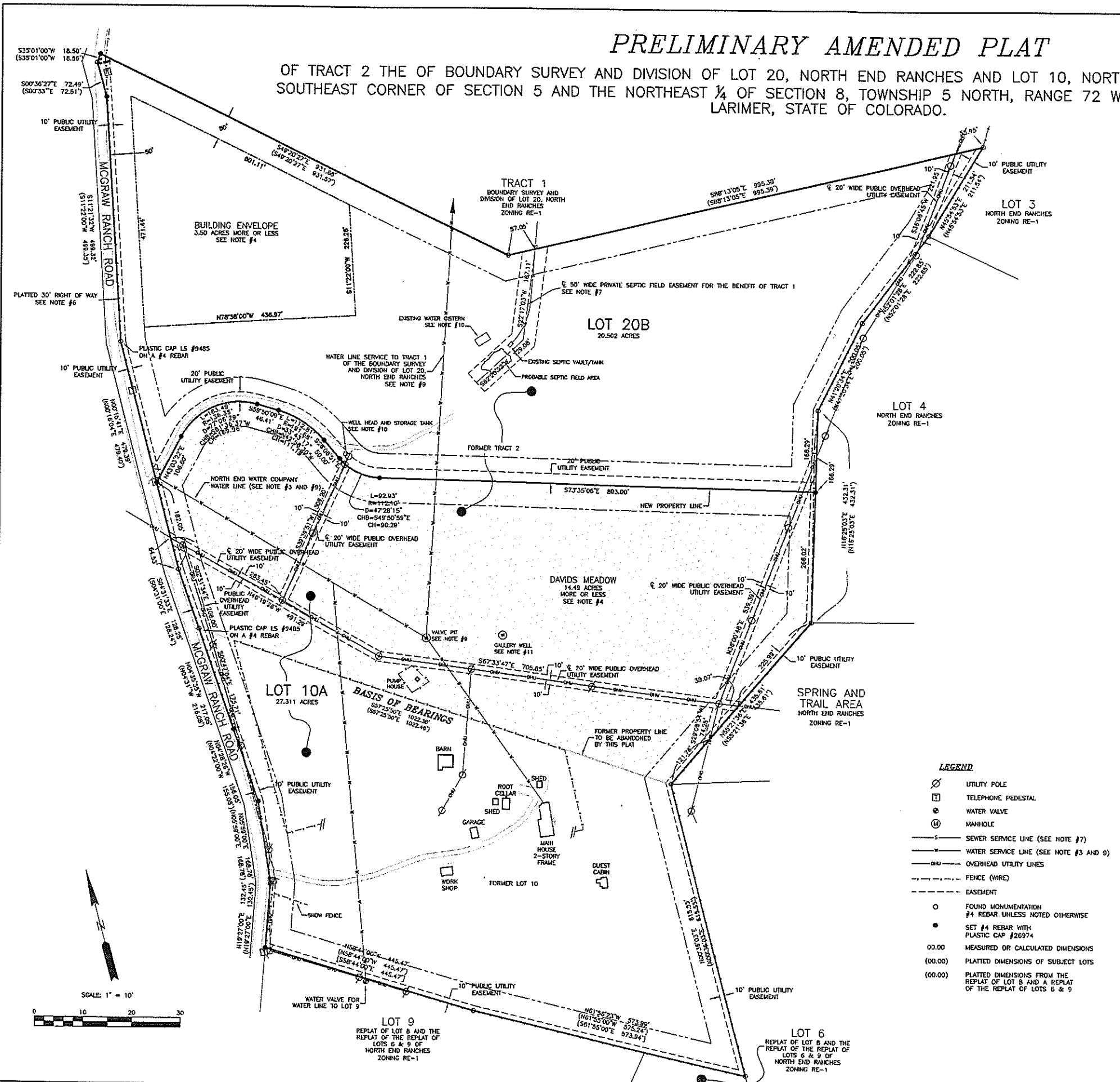


PRELIMINARY AMENDED PLAT

OF TRACT 2 THE OF BOUNDARY SURVEY AND DIVISION OF LOT 20, NORTH END RANCHES AND LOT 10, NORTH END RANCHES, LOCATED IN THE SOUTHEAST CORNER OF SECTION 5 AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 72 WEST OF THE 6th P.M., COUNTY OF LARIMER, STATE OF COLORADO.



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 5 AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 72 WEST OF THE 6th P.M., LARIMER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

PARCEL 1: TRACT 2 OF BOUNDARY SURVEY AND DIVISION OF LOT 20, NORTH END RANCHES, LOCATED IN SECTIONS 4, 5 AND 8, TOWNSHIP 5 NORTH, RANGE 72 WEST OF THE 6th P.M., ACCORDING TO PLAT FILED DECEMBER 12, 1989 AT RECEPTION NO. 89057252, COUNTY OF LARIMER, STATE OF COLORADO.

PARCEL 2: LOT 10, NORTH END RANCHES, LOCATED IN PORTIONS OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 5 NORTH, RANGE 72 WEST OF THE 6th P.M., ACCORDING TO PLAT RECORDED NOVEMBER 4, 1958

CONTAINING 47.813 ACRES MORE OR LESS, HAVE BY THESE PRESENTS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS TO BE KNOWN AS THE AMENDED PLAT OF TRACT 2 OF THE BOUNDARY SURVEY AND DIVISION OF LOT 20, NORTH END RANCHES AND LOT 10, NORTH END RANCHES, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC AND PRIVATE USE THE EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AS ARE LAID OUT AND DESCRIBED ON THIS PLAT, WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____ 20__.

SONYA K. BRIS
 STATE OF COLORADO }
 COUNTY OF LARIMER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__.

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC

NOTICE OF APPROVAL

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

THE NEW LOTS CREATED BY THIS ACTION ARE SUBJECT TO THE SAME RESTRICTIONS, COVENANTS AND REGULATIONS AS SET FORTH IN THE PLAT OF RECORD OF NORTH END RANCHES AND THE BOUNDARY SURVEY AND DIVISION OF LOT 20, NORTH END RANCHES.

SURVEYOR'S CERTIFICATE

I, LORRAE A. SHELTON, A FULLY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF TRACT 2 OF THE BOUNDARY SURVEY AND DIVISION OF LOT 20, NORTH END RANCHES AND LOT 10, NORTH END RANCHES TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

LORRAE A. SHELTON
 COLORADO PE AND PLS #28974

SURVEYOR'S NOTES

- THE FOLLOWING DOCUMENTS WERE USED FOR RESEARCH FOR THIS PLAT:
 - ATTORNEY'S TITLE GUARANTEE FUND, INC.'S FILE NO. 194379-29.
 - QUIT CLAIM DEED AT RECEPTION #8091781.
 - THE PLAT OF NORTH END RANCHES.
 - THE BOUNDARY SURVEY AND DIVISION OF LOT 20, NORTH END RANCHES.
 - THE REPLAT OF LOT 8 AND A REPLAT OF THE REPLAT OF LOTS 6 & 9.
- BEARINGS ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF FORMER TRACT 2 BEARS S 57°25'30" E AS SHOWN ON THE BOUNDARY SURVEY AND DIVISION OF LOT 20, NORTH END RANCHES AND AS MENTIONED ON THIS PLAT.
- THE NEW LOTS CREATED BY THIS ACTION ARE SUBJECT TO THE SAME RESTRICTIONS, COVENANTS AND REGULATIONS AS SET FORTH IN THE PLAT OF RECORD OF NORTH END RANCHES, THE BOUNDARY SURVEY AND DIVISION OF LOT 20, NORTH END RANCHES, AND IN THE AMENDMENT TO PLAT OF NORTH END RANCHES AT RECEPTION #118686. A LAND ITEM THAT IS MENTIONED IN THESE DOCUMENTS IS A PERMANENT EASEMENT OVER AND ACROSS EACH OF THE LOTS OF THE PLAT OF NORTH END RANCHES FOR THE INSTALLATION, REPAIR, MAINTENANCE AND ALTERATION OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND OTHER NECESSARY UTILITY LINES FOR THE USE OF THE OWNERS OF ALL LOTS IN SAID SUBDIVISION.
- THIS PROPERTY IS SUBJECT TO A DEED OF CONSERVATION EASEMENT AT RECEPTION #2008041818, HELD BY THE ESTES VALLEY TRUST. THE CONSERVATION EASEMENT DESCRIBES A BUILDING ENVELOPE AS SHOWN ON THE NEW LOT 20B AND AN AREA CALLED DAVID'S MEADOW SHOWN WITH HATCHING ON THE NORTH SIDE OF THE NEW LOT 10A.
- THIS PROPERTY IS SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE LOCATED AND ACKNOWLEDGED BY THE LOCAL CUSTOMERS, LANDS, AND RECORDS OF COURTS; AND THERE IS RESERVED FROM THE LANDS A RIGHT OF WAY THEREFOR FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS CONTAINED IN PATENT RECORDED IN BOOK 113 PAGE 370, BOOK 83 PAGE 165, BOOK 1 PAGE 202, BOOK 3 PAGE 214, BOOK 7 PAGE 73, AND BOOK 113 PAGE 409.
- THIS LOT IS SUBJECT TO THE EASEMENT FOR INGRESS AND EGRESS GRANTED IN RECEPTION #8091781 THAT GRANTS A 30' EASEMENT THROUGH NORTH END RANCHES OVER THE AREA AS SHOWN ON THE PLAT OF NORTH END RANCHES. IT IS THE SAME AS THE PLATTED RIGHT OF WAY ON THE PLAT OF NORTH END RANCHES AND BORDERS THE WESTERN PROPERTY LINE OF THE NEW LOTS 10A AND 20B SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS TO GRANT INGRESS AND EGRESS TO ALL OWNERS OF LAND ON MCGRAW RANCH ROAD SINCE THE PLAT ONLY DEDICATED IT FOR THE PRIVATE USE OF THE NORTH END RANCHES.
- THE SEPTIC FIELD FOR TRACT 1 OF THE BOUNDARY SURVEY AND DIVISION OF LOT 20, NORTH END RANCHES EXHIBITS ON THE NEW LOT 20B OF THIS PLAT. THE SEPTIC FIELD HAS PRESCRIPTIVE RIGHTS TO MAINTAIN THE FIELD AS IS, IF AT ANY TIME IN THE FUTURE, THE FIELD IS MOVED TO ANOTHER LOCATION, THE EASEMENT SHALL THEN BE VACATED BY SUCH ACTION.
- 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.
- THE WATER LINES SHOWN HEREON ARE THE WATER LINES OF THE NORTH END WATER COMPANY AND THEY HAVE A BLANKET EASEMENT FOR THE ALLOWANCE OF SUCH WATER LINES FOR THE USE OF THE OWNERS OF THE LOTS IN THE PLAT OF NORTH END RANCHES.
- THE CISTERN AND WELL ON THE NEW LOT 20B WERE CONSTRUCTED YEARS AGO FOR THE PURPOSE OF BEING A SINGLE FAMILY RESIDENCE ON THE FORMER TRACT 2. THESE IMPROVEMENTS WILL BE TRANSFERRED TO THE NEW LOT 20B.
- THE GALLERY WELL LOCATED IN "DAVID'S MEADOW" IS THE ORIGINAL WELL FOR THE HOMESTEAD OF THIS PROPERTY PRIOR TO DIVISION BY THE PLAT OF NORTH END RANCHES. IF HAS BEEN USED EVER SINCE EVEN THOUGH THE PROPERTY IS PART OF THE NORTH END WATER COMPANY, SINCE THE INCEPTION OF THE NORTH END WATER COMPANY, THE WELL HAS BEEN USED FOR LANDSCAPE IRRIGATION AND LIVESTOCK WATERING.
- THE CONDIMENTS MENTIONED IN NOTE #3 GIVE LOT 10, BEING THE OLD HOMESTEAD SITE, AN EXEMPTION FROM THE RESTRICTION REGARDING SINGLE FAMILY RESIDENCES BUT LIMITING THE TOTAL NUMBER OF WATER USING COTTAGES THEREON TO EIGHT (8) SUCH COTTAGES. THE EXEMPTION MAY NOT BE WAIVED TODAY, HOWEVER IT IS THE REASON THERE ARE SEVERAL STRUCTURES LOCATED ON THE FORMER LOT 10.
- THERE ARE OTHER FENCES INTERNAL TO THE FORMER LOT 10 THAT ARE NOT LOCATED HEREON. THEY WERE INTERMITTENT AND CONTINUOUS IN PARTS BUT DID NOT SEEM TO BEAR ANY CONSEQUENCES ON THIS PLAT.
- THE ZONING OF THESE LOTS IS CURRENTLY RE-1, 10 ACRE MINIMUM. THE BUILDING SETBACKS ARE 30' AS SHOWN HEREON.

- LEGEND**
- ⊗ UTILITY POLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊙ WATER VALVE
 - ⊙ MANHOLE
 - S SEWER SERVICE LINE (SEE NOTE #7)
 - W WATER SERVICE LINE (SEE NOTE #3 AND 9)
 - OU OVERHEAD UTILITY LINES
 - FENCE (WIRE)
 - EASEMENT
 - FOUND MONUMENTATION #4 REBAR UNLESS NOTED OTHERWISE
 - SET #4 REBAR WITH PLASTIC CAP #26974
 - 00.00 MEASURED OR CALCULATED DIMENSIONS
 - (00.00) PLATTED DIMENSIONS OF SUBJECT LOTS
 - (00.00) PLATTED DIMENSIONS FROM THE REPLAT OF LOTS 6 & 9

BY	
REVISION	
DATE	

VAN HORN ENGINEERING AND SURVEYING
 1043 FISH CREEK RD., ESTES PARK, COLORADO 80517
 PHONE: (970) 586-9388 • FAX: (970) 586-8101

PRELIMINARY AMENDED PLAT
TRACT 2 AND LOT 10 OF
NORTH END RANCHES, ESTES PARK, CO

SHEET 1 OF 1

PROJECT

DRAWN BY: JWC

CHECKED BY: LAS

SCALE: 1"=40'

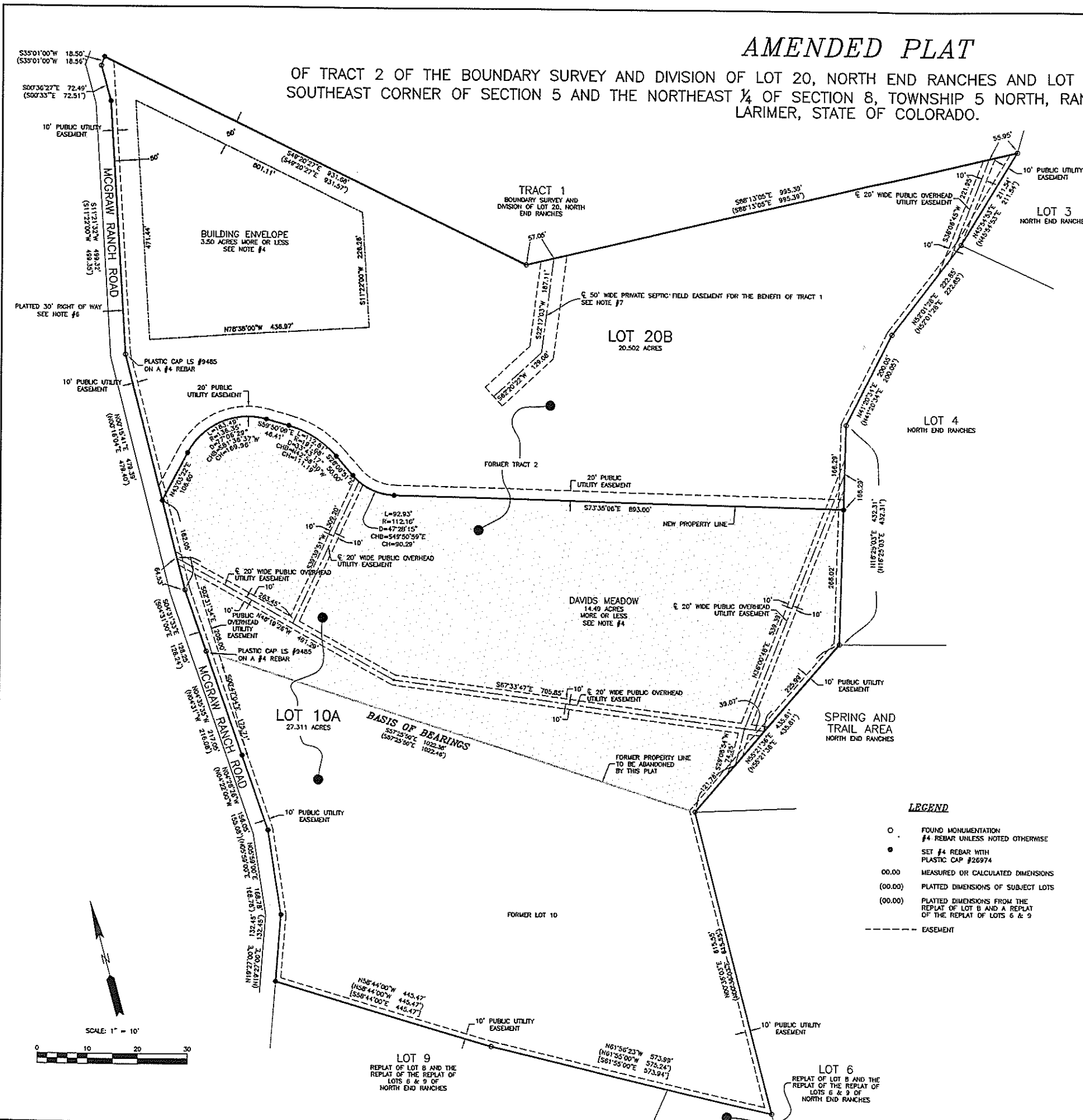
DATE: 05-27-2009

SHEET 1 OF 1

PROJ. NO. 2008-09-26

AMENDED PLAT

OF TRACT 2 OF THE BOUNDARY SURVEY AND DIVISION OF LOT 20, NORTH END RANCHES AND LOT 10, NORTH END RANCHES, LOCATED IN THE SOUTHEAST CORNER OF SECTION 5 AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 72 WEST OF THE 6th P.M., COUNTY OF LARIMER, STATE OF COLORADO.



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 5 AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 72 WEST OF THE 6th P.M., LARIMER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

PARCEL 1: TRACT 2 OF BOUNDARY SURVEY AND DIVISION OF LOT 20, NORTH END RANCHES, LOCATED IN SECTION 4.5 AND 8, TOWNSHIP 5 NORTH, RANGE 72 WEST OF THE 6th P.M. ACCORDING TO PLAT FILED DECEMBER 12, 1989 AT RECEPTION NO. 89057232, COUNTY OF LARIMER, STATE OF COLORADO.

PARCEL 2: LOT 10, NORTH END RANCHES, LOCATED IN PORTIONS OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 5 NORTH, RANGE 72 WEST OF THE 6th P.M. ACCORDING TO PLAT RECORDED NOVEMBER 4, 1988.

CONTAINING 200 ACRES MORE OR LESS, HAVE BY THESE PRESENTS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS TO BE KNOWN AS THE AMENDED PLAT OF TRACT 2 OF BOUNDARY SURVEY AND DIVISION OF LOT 20, NORTH END RANCHES AND LOT 10, NORTH END RANCHES, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC AND PRIVATE USE THE EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____ 20__.

SONYA K. BHNS
 STATE OF COLORADO }
 COUNTY OF LARIMER } SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__
 BY SONYA K. BHNS.
 WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC

NOTICE OF APPROVAL

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

SURVEYOR'S CERTIFICATE

I, LONNIE A. SHELDON, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT OF TRACT 2 OF BOUNDARY SURVEY AND DIVISION OF LOT 20, NORTH END RANCHES AND LOT 10, NORTH END RANCHES, TRACT AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

LONNIE A. SHELDON
 COLORADO PE AND PLS #22874

SURVEYOR'S NOTES


- THE FOLLOWING DOCUMENTS WERE USED FOR RESEARCH FOR THIS PLAT:
 - ATTORNEY'S TITLE GUARANTEE FUND, INC.'S PLS NO. 18479-02.
 - DEED TO TRACT 2 OF NORTH END RANCHES.
 - THE BOUNDARY SURVEY AND DIVISION OF LOT 20, NORTH END RANCHES.
 - THE REPLAT OF LOT 8 AND A REPLAT OF LOTS 6 & 9.
- BEARINGS ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF FORMER TRACT 2 BEARS S 57°25'50" E AS SHOWN ON THE BOUNDARY SURVEY AND DIVISION OF LOT 20, NORTH END RANCHES AND AS MENTIONED ON THIS PLAT.
- THE NEW LOTS CREATED BY THIS ACTION ARE SUBJECT TO THE SAME RESTRICTIONS, COVENANTS AND REGULATIONS AS SET FORTH IN THE PLAT OF RECORD OF NORTH END RANCHES, BOUNDARY SURVEY AND DIVISION OF LOT 20, NORTH END RANCHES, AND IN THE AMENDMENT TO PLAT OF NORTH END RANCHES AT RECEPTION #18480. A LAND ITEM THAT IS MENTIONED IN THESE DOCUMENTS IS A PERMANENT EASEMENT OVER AND ACROSS EACH OF THE LOTS OF THE PLAT OF NORTH END RANCHES FOR THE INSTALLATION, REPAIR, MAINTENANCE AND ALTERATION OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND OTHER NECESSARY UTILITY LINES FOR THE USE OF THE OWNERS OF ALL LOTS IN SAID SUBDIVISION.
- THIS PROPERTY IS SUBJECT TO A DEED OF CONSERVATION EASEMENT AT RECEPTION #200000016, HELD BY THE ESTES VALLEY LAND TRUST. THE CONSERVATION EASEMENT DESIGNATES A BUILDING ENVELOPE AS SHOWN ON THE NEW LOT 20B AND AN AREA CALLED DAVIDS MEADOW SHOWN WITH HATCHING ON THE NORTH SIDE OF THE NEW LOT 10A.
- THIS PROPERTY IS SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECORDED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; AND THERE IS RESERVED FROM THE LANDS A RIGHT OF WAY THEREON FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS CONTAINED IN PATENT RECORDED IN BOOK 113 PAGE 370, BOOK 86 PAGE 144, BOOK 1 PAGE 202, BOOK 1 PAGE 214, BOOK 7 PAGE 73, AND BOOK 113 PAGE 409.
- THIS LOT IS SUBJECT TO THE EASEMENT FOR INGRESS AND EGRESS GRANTED IN RECEPTION #89073893 THAT GRANTS A 30' EASEMENT THROUGH NORTH END RANCHES OVER THE AREA AS SHOWN ON THE PLAT OF NORTH END RANCHES. IT IS THE SAME AS THE WESTERN PROPERTY LINE OF THE NEW LOTS 10A AND 20B SHOWN HEREON.
- THE SEPTIC FIELD FOR TRACT 1 OF THE BOUNDARY SURVEY AND DIVISION OF LOT 20, NORTH END RANCHES ENCRUSTED ON THE NEW LOT 20B OF THIS PLAT, THE SEPTIC FIELD HAS PREScriptive RIGHTS TO MAINTAIN THE FIELD AS IS. IF AT ANY TIME IN THE FUTURE, THE FIELD IS MOVED TO ANOTHER LOCATION, THE EASEMENT SHALL THEN BE VACATED BY SUCH ACTION.
- 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.

BOARD OF COUNTY COMMISSIONERS' APPROVAL:
 APPROVED BY THE LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____ 20__
 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 PLAT.

CHAIRMAN

LARIMER COUNTY HEALTH AUTHORITY APPROVAL:
 APPROVED BY THE LARIMER COUNTY HEALTH AUTHORITY THIS _____ DAY OF _____ 20__ ALL CONSTRUCTION ON THIS SUBDIVISION, OR ANY LOT THEREON, INCLUDING THE DEVELOPMENT OF DOMESTIC WATER AND THE PROVISION OF SEWER TREATMENT, SHALL BE DONE IN A MANNER WHICH MEETS 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.

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 ADJUSTMENTS OF FORMER 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.

BY	
REVISION	
DATE	
 VAN HORN ENGINEERING AND SURVEYING 1043 FISH CREEK RD., ESTES PARK, COLORADO 80517 PHONE: (970) 586-9386 • FAX: (970) 586-8101	
AMENDED PLAT TRACT 2 AND LOT 10 OF NORTH END RANCHES, ESTES PARK, CO	
SHEET	1
PROJECT	
DRAWN BY	JWC
CHECKED BY	LAS
SCALE	1"=40'
DATE	05-27-2009
SHEET	1
OF	1
PROJ. NO.	2008-08-26