

SURVEYOR'S CERTIFICATE

I, Ronnie E. Hogan, a duly registered land surveyor in the State of Colorado, do hereby certify that this Amended Plat of River Glen truly and correctly represents the results of a survey made by me or under my direct supervision.

*Ronnie E. Hogan*  
Ronnie E. Hogan Colo. P.E. No. 4895

APPROVALS

Approved by the Larimer County Board of County Commissioners this 24<sup>th</sup> day of July, A.D., 1974. This approval does not constitute acceptance by highways, alleys or other property contained in the Replat, and until such acceptance shall be made, the County of Larimer assumes no responsibility for the construction, repair, or maintenance of the streets, highways, or alleys, or other properties laid out and dedicated hereon.

*W. Al. Shaw*  
Chairman

ATTEST

*Dorothy Ann Medlin*  
Clerk of the Board

Approved by the Larimer County Health Department this 27<sup>th</sup> day of June, A.D. 1974. This Subdivision is provided with common facilities, namely public water treatment and distribution system, public sewage collection and treatment system. All lots shown hereon, and their improvements and appurtenances thereto, shall connect and use these facilities. Construction of sewer and water lines shall meet the requirements of the Colorado Department of Health and the Larimer County Health Department as outlined in the Larimer County Water and Sewer Standards and Procedures Manual. Effluent requirements for sewage treatment shall conform to the current applicable State Laws. The Home Owners Association or equivalent shall use and maintain said common facilities in conformance with all applicable laws, rules and regulations.

*Arthur E. Gerhard*  
Larimer County Health Authority

NOTE: Maintenance of all roads, common areas, and common facilities within this subdivision shall be the responsibility of all property owners within this subdivision through the River Glen Homeowners Association. Failure to adequately maintain these roads shall result in a lien upon the lots affected.

AMENDED PLAT OF  
RIVER GLEN

BEING A SUBDIVISION OF A PORTION OF THE  
SOUTHEAST 1/4 OF SECTION 27, AND THE  
NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 4  
NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
LARIMER COUNTY, COLORADO.

Key

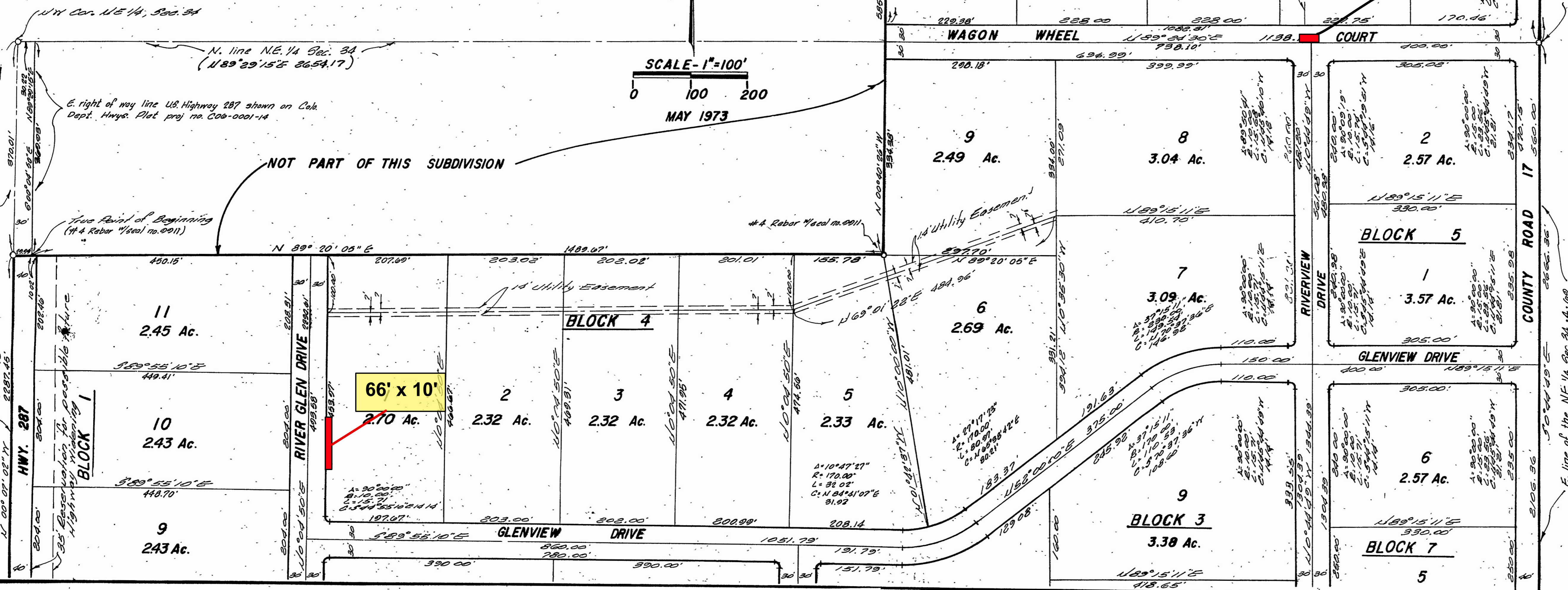
Yellow box indicates size of  
area needing repair

Red Box indicates approximate  
location of repair

NOT TO SCALE!

General surface cracking is present on  
much of Wagon Wheel Court and Riverview  
Drive. Less severe surface cracking on all  
other roads in subdivision.

TRACT "B"  
8.20 Ac. (Net)



KNOW ALL MEN BY THESE PRESENTS, that we the undersigned being the Owners of the following described property located in the Southeast Quarter of Section 27, and in the Northeast Quarter of Section 34, Township 4 North, Range 69 West, of the 6th. Principal Meridian, County of Larimer, State of Colorado, more particularly described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of said Section 34, and considering the West line of the Northeast Quarter of said Section 34 as bearing South 00°07'02" East and with all bearings contained herein relative thereto; thence along the North line of the Northeast Quarter of said Section 34 North 89°29'15" East 30.22 feet to the East right-of-way line of U.S. Highway 287 as shown on Highway Plat, Colorado Department of Highways, Project No. C06-0001-14; thence along said East right-of-way line South 0°04'50" East 369.93 feet to a number 4 rebar with Seal No. 9911; said point being the True Point of Beginning; thence North 89°20'05" East 1489.67 feet to a number 4 rebar with Seal No. 9911; thence North 0°40'26" West 585.64 feet to a number 4 rebar with Seal No. 9911; thence continuing North 0°40'26" West 349.63 feet; thence South 75°00'00" East 183.37 feet; thence North 57°00'00" East 930.00 feet; thence East 107.66 feet to a point on the East line of the Southeast Quarter of Section 27, Township 4 North, Range 69 West from which the Southeast Corner of the Southeast Quarter of said Section 27 bears South 101°15'15" East; thence along the East line of the Southeast Quarter of said Section 27 South 101°15'15" East 1018.15 feet to the Southeast Corner of the Southeast Quarter of said Section 27; thence along the East line of the Northeast Quarter of Section 34, Township 4 North, Range 69 West South 0°44'49" East 2666.36 feet to the Southeast Corner of the Northeast Quarter of said Section 34; thence along the South line of the Northeast Quarter of said Section 34 South 89°40'42" West 2683.43 feet to the Southwest Corner of the Northeast Quarter of said Section 34; thence along the West line of the Northeast Quarter of said Section 34 North 00°07'02" West 2287.45 feet to a line which bears North 89°20'05" East and passes through the True Point of Beginning; thence along said line North 89°20'05" East 29.99 feet to the True Point of Beginning; containing 170.613 Acres, more or less, have by these presents laid out and surveyed as "Amended Plat of River Glen", and do hereby dedicate and convey to and for public use forever hereafter the streets, as 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.

OWNERS:

Glenview Court, a limited partnership

James H. Tull

Arthur L. Bronstein

State of Colorado } ss  
County of Boulder

The foregoing dedication was acknowledged before me this 19<sup>th</sup> day of June, A.D. 1974, by James H. Tull and Arthur L. Bronstein.

My Commission expires 2-20-78.  
Witness my hand and seal.

*Eileen Bragg*  
Notary Public

LIEBHOLDERS

*Claribel Miller - Clara Belle Miller*  
Claribel Miller, also known as Clara Belle Miller

John J. Miller

State of Colorado } ss  
County of Boulder

The foregoing instrument was subscribed and sworn to before me this 17<sup>th</sup> day of June, 1974 by Claribel Miller, also known as Clara Belle Miller, and John J. Miller.

Witness my hand and official seal.  
My Commission expires 1-16-78.

*Vern E. Stach*  
Notary Public

NOTE:  
LOT AREAS SHOWN ARE GROSS.

NOTE:  
THERE SHALL BE NO VEHICULAR  
ACCESS TO HIGHWAY 287.

NOTE:  
THERE SHALL BE A 30 FOOT UTILITY  
EASEMENT EACH SIDE OF ALL LOT  
LINES UNLESS OTHERWISE INDICATED.