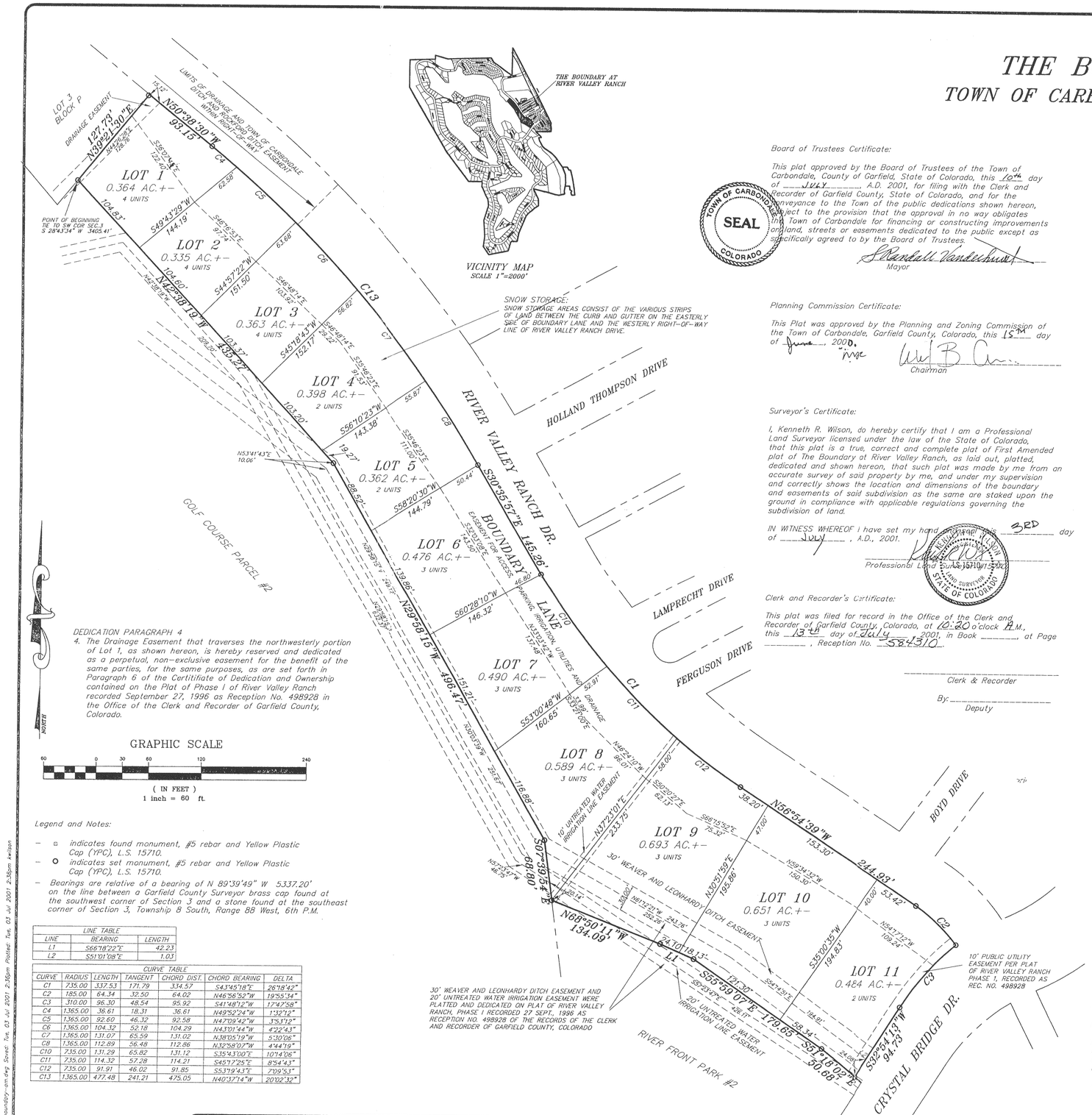
FIRST AMENDED PLAT OF
THE BOUNDARY AT RIVER VALLEY RANCH,
TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO



DEDICATION PARAGRAPH 4

4. The Drainage Easement that traverses the northwesterly portion of Lot 1, as shown hereon, is hereby reserved and dedicated as a perpetual, non-exclusive easement for the benefit of the same parties, for the same purposes, as are set forth in Paragraph 6 of the Certitifiate of Dedication and Ownership contained on the Plat of Phase I of River Valley Ranch recorded September 27, 1996 as Reception No. 498928 in the Office of the Clerk and Recorder of Garfield County, Colorado.

Legend and Notes:

- ▫ indicates found monument, #5 rebar and Yellow Plastic Cap (YPC), L.S. 15710.
- O indicates set monument, #5 rebar and Yellow Plastic Cap (YPC), L.S. 15710.
- Bearings are relative of a bearing of N 89°39'49" W 5337.20' on the line between a Garfield County Surveyor brass cap found at the southwest corner of Section 3 and a stone found at the southeast corner of Section 3, Township 8 South, Range 88 West, 6th P.M.

LINE TABLE

LINE	BEARING	LENGTH
L1	S66°18'22"E	42.23
L2	S51°01'08"E	1.03

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD DIST.	CHORD BEARING	DELTA
C1	735.00	337.53	171.79	334.57	S43°45'18"E	26°18'42"
C2	185.00	64.34	32.50	64.02	N46°56'52"W	19°55'34"
C3	310.00	96.30	48.54	95.92	S41°48'12"W	17°47'58"
C4	1365.00	36.61	18.31	36.61	N49°52'24"W	1°32'12"
C5	1365.00	92.60	46.32	92.58	N47°09'42"W	3°53'12"
C6	1365.00	104.32	52.18	104.29	N43°01'44"W	4°23'43"
C7	1365.00	131.07	65.59	131.02	N38°05'19"W	5°30'06"
C8	1365.00	112.89	56.48	112.86	N32°58'07"W	4°44'19"
C10	735.00	131.29	65.82	131.12	S35°43'00"E	10°14'06"
C11	735.00	114.32	57.28	114.21	S45°17'25"E	8°54'43"
C12	735.00	91.91	46.02	91.85	S53°19'43"E	7°09'53"
C13	1365.00	477.48	241.21	475.05	N40°37'14"W	20°02'32"

Board of Trustees Certificate:

This plat approved by the Board of Trustees of the Town of Carbondale, County of Garfield, State of Colorado, this 10th day of JULY, A.D. 2001, for filing with the Clerk and Recorder of Garfield County, State of Colorado, and for the conveyance to the Town of the public dedications shown hereon, subject to the provision that the approval in no way obligates the Town of Carbondale for financing or constructing improvements on land, streets or easements dedicated to the public except as specifically agreed to by the Board of Trustees.

TOWN OF CARBONDALE SEAL COLORADO

Randall Vanderhurst
Mayor

Planning Commission Certificate:

This Plat was approved by the Planning and Zoning Commission of the Town of Carbondale, Garfield County, Colorado, this 15th day of June, 2000.

Chairman

Surveyor's Certificate:

I, Kenneth R. Wilson, do hereby certify that I am a Professional Land Surveyor licensed under the law of the State of Colorado, that this plat is a true, correct and complete plat of First Amended plat of The Boundary at River Valley Ranch, as laid out, platted, dedicated and shown hereon, that such plat was made by me from an accurate survey of said property by me, and under my supervision and correctly shows the location and dimensions of the boundary and easements of said subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

IN WITNESS WHEREOF I have set my hand this 3RD day of JULY, A.D., 2001.

KENNETH R. WILSON 15710 LAND SURVEYOR STATE OF COLORADO

Professional Land Surveyor, L.S. 15710

Clerk and Recorder's Certificate:

This plat was filed for record in the Office of the Clerk and Recorder of Garfield County, Colorado, at 10:20 o'clock A.M., this 13th day of July, 2001, in Book _____, at Page _____, Reception No. 584310.

Clerk & Recorder

By: _____
Deputy

CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, that THE EP BOUNDARY, LLC, a Colorado limited liability company, being the owner in fee simple of the following described real property situated in the County of Garfield, State of Colorado, to wit:

A tract of land situate in Section 3, Township 8 South, Range 88 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point on the easterly line of Lot 3, Block P, River Valley Ranch, Phase I, Town of Carbondale, County of Garfield, State of Colorado whence the SW corner of said Section 3 bears S 28°43'34" W 3405.41' feet; thence N 39°21'30" E 127.73 feet along said easterly line to the south right-of-way line of River Valley Ranch Drive; thence along said south right-of-way line the following courses: S 50°38'30" E 93.15 feet; thence 477.48 feet along the arc of a curve to the right, having a radius of 1365.00 feet, a central angle of 20°02'32", and subtending a chord bearing S 40°37'14" E 475.05 feet; thence S 30°35'57" E 145.26 feet; thence 337.53 feet along the arc of a curve to the left, having a radius of 735.00 feet, a central angle of 26°18'42", and subtending a chord bearing S 43°45'18" E 334.57 feet; thence S 56°54'39" E 244.93 feet; thence 64.34 feet along the arc of a curve to the right, having a radius of 185.00 feet, a central angle of 19°55'34", and subtending a chord bearing S 46°56'52" E 64.02 feet to the northwesterly right-of-way line of Crystal Bridge Drive; thence along said northwesterly right-of-way line the following courses: 96.30 feet along the arc of a curve to the left, having a radius of 310.00 feet, a central angle of 17°47'58", and subtending a chord bearing S 41°48'12" W 95.92 feet; thence S 32°54'13" W 94.73 feet to the northeasterly line of River Front Park No.2, of said River Valley Ranch,Phase I; thence along said northeasterly line the following courses: N 51°18'02" W 50.68 feet; thence N 55°59'07" W 179.65 feet; thence N 66°18'22" W 42.23 feet; thence N 68°50'11" W 134.09 feet to the easterly line of Golf Course Parcel No. 2, of said River Valley Ranch, Phase I; thence along said easterly line the following courses: N 7°39'54" W 68.80 feet; thence N 29°58'15" W 496.47 feet; thence N 42°38'19" W 435.27 feet to the point of beginning. containing 5.205 acres more or less.

Has by these presents laid out, platted and subdivided the same into eleven (11) lots as shown hereon, and designates the same as First Amended Plat of The Boundary at River Valley Ranch, in the Town of Carbondale, County of Garfield, State of Colorado, and does hereby make the following dedications and grants:

1. The Easement for Boundary Lane shall be for Access, Parking, Utilities, Irrigation and Drainage shown hereon ("Boundary Lane") is hereby reserved to the undersigned owner and granted to the Boundary Association as a perpetual, non-exclusive easement for the purposes of ingress and egress to the lots shown hereon from River Valley Ranch Drive, for private parking, and for installation, operation, maintenance, repair and replacement of underground utilities, drainage and irrigation systems, and water features. Owner reserves the right in subsequent Resubdivision Plats or Condominium Maps of individual lots shown hereon to designate and restrict the authorized users of said Boundary Lane for access purposes as it crosses a particular lot, and to declare and establish limited common areas or limited common elements within said Boundary Lane for private parking or other private uses for the benefit of individual townhome of condominium units that have been constructed on said individual lots.
2. All public and private utility companies shall have the non-exclusive use and benefit of the above-described Boundary Lane for the installation, operation, maintenance, repair and replacement of underground utility lines and facilities. Said companies shall be obligated to exercise such utility easement rights in a reasonable and prudent manner, and to restore the surface of any lands damaged or disturbed by the exercise of such rights to at least as good a condition as existed prior to such exercise.
3. The 10 foot Untreated Water Irrigation Line Easement shown hereon along the common boundary between Lots 8 and 9 is hereby reserved to the undersigned owner and granted to The Boundary Association and the owner or owners from time to time of neighboring Golf Course Parcel No. 2 as a perpetual, non-exclusive easement for purposes of installing, operating, maintaining, repairing and replacing an underground untreated water irrigation line. The undersigned owner reserves the right to cross said easement with all forms of access thoroughfares and vehicular traffic, with other utility lines and drainage and irrigation systems that do not interfere with the irrigation line, and with surface water features.
4. (See paragraph 4 at left of sheet)

Executed this 6th day of July, 2001.

OWNER: THE EP BOUNDARY, LLC, a Colorado limited liability company

By: Dan L. Fitchett Jr., Managing Member

State of Colorado (CO)
County of Eagle) SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 6th day of July, 2001, by Dan L. Fitchett Jr. as Managing Member of The EP Boundary, LLC, a Colorado limited liability company.

My commission expires: 10/22/03
Witness my hand and official seal

Stacy A. King
Notary Public

STACY A. KING NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 10/22/2003

PLAT NOTES

1. The lands within The Boundary at River Valley Ranch are subject to the terms and conditions of the Amended and Restated Master Declaration of Protective Covenants for River Valley Ranch (including the Declarant's reserved rights under Article 6 thereof) recorded March 25, 1998 in Book 1059 at Page 623 in the Office of the Clerk and Recorder of Garfield County, Colorado, as amended by First Amendment recorded January 18, 1999 as Reception No. 538914 and by Second Amendment recorded August 22, 2000 as Reception No. 567997 of said records, as said Master Declaration may be further amended from time to time. This First Amended Plat of the Boundary at River Valley Ranch constitutes a Supplemental Plat as defined in Section 2.57 of said Master Declaration.
2. The lands within The Boundary at River Valley Ranch are subject to the terms and conditions of the Amended and Restated Fourth Supplemental Declaration to Master Declaration of Protective Covenants for River Valley Ranch recorded July 13, 2001 as Reception No. 584312 in the Office of the Clerk and Recorder of Garfield County, Colorado, as said Amended and Restated Fourth Supplemental Declaration may be amended from time to time.
3. The lands within The Boundary at River Valley Ranch are subject to the terms and conditions of the Amended and Restated Declaration for The Boundary (including the Delarant's reserved rights under Article 4 thereof) recorded July 13, 2001 as Reception No. 584311 in the Office of the Clerk and Recorder of Garfield County, Colorado, as said Amended and Restated Declaration may be amended form time to time.
4. The lands within The Boundary at River Valley Ranch are subject to the terms and conditions of the Subdivision Improvements Agreement recorded May 13, 1999 as Reception No. 545481 and of the Amendment thereto recorded July 13, 2001 as Reception No. 584309 in the Office of the Clerk and Recorder of Garfield County, Colorado.
5. Each lot depicted on this First Amended Plat is a building envelope within which may be constructed from time to time, in the discretion of the undersigned owner, a multiplex structure containing the number of townhome or condominium units that are indicated for that lot. Upon substantial completion of each structure, the undersigned owner shall have and hereby reserves the right to resubdivide/condominiumize the lot into the appropriate number of townhome or condominium units. Each such Resubdivision Plat or Condominium Map may declare and establish common areas or common elements (including limited common areas or limited common elements), and may reserve and/or grant additional easements for drainage, irrigation, water feature, underground utility, and/or other appropriate purposes.
6. This First Amended Plat amends, supersedes and replaces in its entirety that certain Final Plat of The Boundary at River Valley Ranch recorded May 13, 1999 as Reception No. 545479 in the Office of the Clerk and Recorder of Garfield county, Colorado, and all dedications, easements and other matters made or shown thereon are hereby fully and forever vacated, terminated, and declared to be of no further force or effect.

Certification of Mortgagee Consent

The undersigned, being the holder of a Deed of Trust upon the real property which is platted and subdivided as shown upon the within Final Plat, hereby certifies that it has reviewed the within Final Plat and by this Certification does hereby consent to said Final Plat and to the recording thereof, and to all dedications made by and upon said Final Plat as stated in the Certification of Dedication and Ownership set forth hereon, and does hereby subordinate any interest that it may have in and to the Property subject to such dedications to the entities to which such dedication are made.

Dated this 5th day of July, 2001.

ALPINE BANK

By: Trish Meredith
Sr. Vice President

NOTARY PUBLIC FARRAH ROBERTS STATE OF COLORADO
My Commission Expires 8/23/07

STATE OF COLORADO)
COUNTY OF Garfield) ss

The foregoing Certification was acknowledged before me this 5th day of July, 2001, by Trish Meredith as Sr Vice President of Alpine Bank.

My commission expires: 8/23/07
WITNESS MY HAND AND SEAL: Farrah Roberts
Notary

Notice:
According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SCHMUESER | GORDON | MEYER
ENGINEERS & SURVEYORS

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THE BOUNDARY
at RIVER VALLEY RANCH

NUMBER	REVISION	DATE	BY

FINAL PLAT

Job No. 2000-174.001	1
Drawn by: KRW	
Date: JUNE 2001	OF 1
Approved:	
File: boundary-am	

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L:\ken\projects\rvr\boundary-am.dwg Tue Jul 03 14:38:52 2001 SGM Inc. (Place your Initials Here)
L:\ken\projects\rvr\boundary-am.dwg Thu Jul 12 10:48:28 2001 SGM Inc. (Place your Initials Here)
L:\ken\projects\rvr\boundary-am.dwg Saved: Tue, 03 Jul 2001 2:36pm Plotted: Tue, 03 Jul 2001 2:38pm kwilson