HERON LAKES FIFTEENTH FILING

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owner of HERON LAKES SEVENTH FILING, located in the Southeast Quarter of Section 3, Township 4 North, Range 69 West, of the Fourth Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

Lots 13-36, Lots 57-72, and Tracts C, F and G, Heron Lakes Seventh Filing Second Amended Plat recorded at Reception No. 10154189, containing 268,179 square feet or 6.157 acres more or less. Have laid out, plotted, and subdivided the above described land, under the name and style of HERON LAKES SEVENTH FILING, and hereby present the plats to the Town of Berthoud in the same simple, direct and public “right-of-way” as shown in the plats, and grant to the Towns of Berthoud and rights-of-way and all right, title and interest and property in the above described lands, containing all surface, subterranean and all interests within or upon the lands hereby conveyed or dedicated for the purpose of providing public streets, sidewalks, alleys, parks, school purposes, utilities, drainage,境界, watered streets, water systems, water supply systems, sanitary systems, nature reserves, parks, playgrounds, and other public uses shown on the plats.

OWNER:

COUNTY OF LARIMER

OWNER:

containing 268,179 square feet or 6.157 acres more or less.

The foregoing instrument was acknowledged before me this _____ day of ___________________, 20____, by

WITNESS MY HAND AND OFFICIAL SEAL

_______________________________

LIENHOLDER:

STATE OF COLORADO

COUNTY OF LARIMER

LRS

The foregoing instrument was acknowledged before me this day of _____________ , 20____, by

Witness my hand and official seal

_______________________________

STATE OF COLORADO

COUNTY OF LARIMER

LRS

The foregoing instrument was acknowledged before me this day of _____________ , 20____, by

Witness my hand and official seal

_______________________________

STATE OF COLORADO

COUNTY OF LARIMER

LRS

The foregoing instrument was acknowledged before me this day of _____________ , 20____, by

Witness my hand and official seal

_______________________________

Note:

1. The Town of Berthoud is the first file of Tract 13, Heron Lakes First Addition as bearing South 89° 12’ 44” West, as ascertained or shown.

2. All information regarding covenants, right of way or title of record. Northern Engineering is listed as surveyor.

3. A true and correct list of the plat is shown on the plat as filed.

4. A true and correct list of the plat is shown on the plat as filed.

5. The survey by the Town of Berthoud, Colorado as shown on the plat is true and correct.

6. Northern Engineering Services, Inc. has only the required responsibility of providing for the on-ground monumentation of the exterior corners created by this platting procedure within one year of the effective date of a sales contract. The surveyor's understanding that said owner, client and entities have reviewed said documents and understand their impact, if any, on the subject property.

7. Any easements created by separate document and shown hereon are for reference purposes only. Refer to recorded document for their use and review. It is the surveyor's understanding that said owner, client and entities have reviewed said documents and understand their impact, if any, on the subject property.


9. The foregoing plat is approved for filing and accepted by the Town of Berthoud, Colorado this day of _____________ , 20____.

10. A copy of the title commitment and the documents contained therein were provided to the owner, client and those entities listed hereon for their use and review. It is the surveyor's understanding that said owner, client and entities have reviewed said documents and understand their impact, if any, on the subject property.

11. The survey of HERON LAKES FIFTEENTH FILING was made under my supervision and the results are correct.

12. The survey of HERON LAKES FIFTEENTH FILING was made under my supervision and the results are correct.

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RIGHT TO FARM STATEMENT

The Town of Berthoud has adopted a “Right to Farm” policy. All new and existing residents are expected to read and understand the policy. For a copy of the policy, please contact the Town of Berthoud.

APPROVAL CERTIFICATES

Approved by the Town Administrator of the Town of Berthoud, Colorado this day of _____________ , 20____.

Approved by the Town Administrator of the Town of Berthoud, Colorado this day of _____________ , 20____.

TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO