

GOLUBA & GOLUBA P.C.
ATTORNEYS AT LAW
823 COOPER AVENUE
P.O. BOX 931
GLENWOOD SPRINGS, COLORADO 81602

TELEPHONE: (970) 945-9141
FAX: (970) 945-9143

NEIL W. GOLUBA

golubapc@comcast.net

June 5, 2017

Community Development Department
Attn: Glenn Hartman
108 8th Street, Suite 401
Glenwood Springs, CO 81601

Re: Plat Amendment of Parcel A, Springridge Reserve PUD, Phase 1

Dear Glenn:

I received your letter of June 1, 2017 and discussed the matters contained therein with Kelly Cave. Pursuant to my discussion with Kelly, she requested email confirmation from the Niemeyers of my authority to process the Application, as well as email confirmation from David McConaughy, the attorney for Springridge Reserve Homeowners Association, confirming his and the requisite number of Springridge Reserve owners' approval of the Application. It is my understanding that you received copies of such email confirmations. In addition, I am providing herewith the following:

1. Copy of the Niemeyer's Deed;
2. List of property owners within 200 feet of the Niemeyer Parcel not included in the previous list provided; and
3. Statement of Authority for Springridge Reserve Homeowners Association signed by John Currier, its President.

With regard to the Niemeyer Property, William Andrew Niemeyer and Shirley Jackson Niemeyer are the sole mineral owners.

Community Development Department
Attn: Glenn Hartman
Page 2
June 5, 2017

Please let me know if anything further is required. Otherwise, please schedule a date for the Directors' Decision so that we may proceed with the Public Notice requirements.

Very truly yours,

NEIL W. GOLUBA

A handwritten signature in black ink, appearing to read 'Neil W. Goluba', written over the typed name.

NWG:lsc
Enclosures



Quit Claim Deed
(Pursuant to 38-30-116 C.R.S.)

THIS DEED, made on _____ by **SUNSHINE RIDGE, LLC** Grantor(s), of the County of _____ and State of **COLORADO** for the consideration of ***** Ten Dollars and Other Good and Valuable Consideration ***** dollars in hand paid, hereby sells and quitclaims to **WILLIAM ANDREW NIEMEYER AND SHIRLEY JACKSON NIEMEYER** Grantee(s), as Joint Tenants, whose street address is **10427 SUNLIGHT DRIVE, LAFAYETTE, CO 80026** County of **GARFIELD**, State of **COLORADO**, the following real property in the County of **GARFIELD**, and State of **Colorado**, to wit:

SEE ATTACHED "EXHIBIT A"
also known by street and number as **5744 COUNTY ROAD 117 GLENWOOD SPRINGS CO 81601**

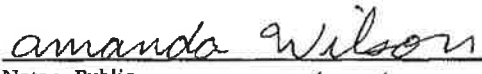
with all its appurtenances.



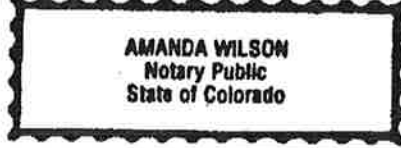
WILLIAM ANDREW NIEMEYER, MANAGING MEMBER

State of **COLORADO**)
)ss
County of **BOULDER**)

The foregoing instrument was acknowledged before me this day of 2nd July by **WILLIAM ANDREW NIEMEYER, MANAGING MEMBER**



Notary Public
My commission expires 11/14/2012



When recorded return to: **WILLIAM NIEMEYER**
10427 SUNLIGHT DRIVE, LAFAYETTE, CO 80026



Affidavit of Instruction for Preparation of a Quit Claim Deed

Each undersigned party hereby requests that LAND TITLE GUARANTEE COMPANY ("LTGC") act as scrivener for each undersigned party in preparing the Quit Claim Deed. Each undersigned party agrees to hold LTGC harmless from any liability, damages or expenses arising out of the preparation of the Quit Claim Deed. Each undersigned party hereby represents and acknowledges that a.) LTGC has recommended that the undersigned parties consult with legal counsel regarding the subject conveyance; b.) LTGC has not advised or instructed the undersigned parties regarding the creation, effect or adequacy of the Quit Claim Deed; c.) The Quit Claim Deed shall be prepared on a form that is approved by the undersigned parties; d.) The undersigned parties shall review the completed Quit Claim Deed and make all necessary modifications; and e.) LTGC has recommended that the undersigned parties review their existing title policies and consult with their title insurer, or legal counsel, regarding the effect, if any, of the subject conveyance on existing coverage. The undersigned Grantor(s) state that it is their intent to convey the property located at **5744 COUNTY ROAD 117 GLENWOOD SPRINGS CO 81601** to the following Grantee(s).

Legal Address of Property: **SEE ATTACHED "EXHIBIT A"**

The undersigned Grantee(s) direct LTGC to vest title under said Quit Claim Deed as: Joint Tenants Tenants in Common

Executed this 22nd day of June, 2009

Grantor(s):

WILLIAM ANDREW NIEMEYER

Print Name
William Andrew Niemyer
Signature

Print Name

Signature

Print Name

Signature

Print Name

Signature

Grantees(s):

WILLIAM ANDREW NIEMEYER

Print Name
William Andrew Niemyer
Signature

SHIRLEY JACKSON NIEMEYER

Print Name
Shirley Jackson Niemyer
Signature

Print Name

Signature

Print Name

Signature

EXHIBIT A

A PARCEL OF LAND SITUATED IN LOT 8 OF SECTION 10 AND IN LOT 1, 2 AND 7 OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10;
THENCE N 89 DEGREES 48'29" E ALONG THE SOUTHERLY LINE OF SAID SECTION 10 1530.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, THE TRUE POINT OF BEGINNING
THENCE CONTINUING ALONG SAID NORTHERLY LINE N 89 DEGREES 48'29" E 1130.84 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID SECTION 15;
THENCE S 00 DEGREES 37'33" E ALONG THE EASTERLY LINE OF SAID LOT 1 1716.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE S 89 DEGREES 40'20" W ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 476.64 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF COUNTY ROAD NO. 117;
THENCE THE FOLLOWING TWELVE (12) COURSES ALONG SAID EASTERLY RIGHT OF WAY 1. N 27 DEGREES 39'44" W 396.53 FEET
2. N 27 DEGREES 55'27" W 112.87 FEET
3. N 19 DEGREES 50'42" W 106.59 FEET
4. N 23 DEGREES 10'32" W 229.20 FEET
5. N 23 DEGREES 17'21" W 47.18 FEET
6. N 19 DEGREES 24'19" W 224.58 FEET
7. N 20 DEGREES 48'49" W 203.08 FEET
8. N 27 DEGREES 40'39" W 139.10 FEET
9. N 28 DEGREES 23'49" W 276.27 FEET
10. N 26 DEGREES 44'43" W 319.36 FEET
11. N 26 DEGREES 34'18" W 151.43 FEET
12. N 10 DEGREES 50'00" W 443.68 FEET
THENCE LEAVING SAID EASTERLY RIGHT OF WAY N 58 DEGREES 53'46" E 394.75 FEET TO A POINT ON THE EASTERLY LINE OF LOT 8 OF SAID SECTION 10;
THENCE S 00 DEGREES 32'29" E ALONG SAID EASTERLY LINE 918.07 FEET TO THE TRUE POINT OF BEGINNING.

COUNTY OF GARFIELD
STATE OF COLORADO

Garfield County Land Explorer

Parcel	Physical Address	Owner	Account Num	Mailing Address
239513000104	Not available GLENWOOD SPRINGS LLC	GUNDOG ENTERPRISES	R081005	840 FABIANHILL RANCH ROAD GLENWOOD SPRINGS, CO 81607
239513000105	Not available GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION	SPRINGFIELD RESERVE	R042000	PO BOX 1000 GLENWOOD SPRINGS, CO 81602
239515100015	1555 105 COUNTY RD GLENWOOD SPRINGS	PINKHAM, WILLIAM D	R000009	1000 COUNTY ROAD 129 GLENWOOD SPRINGS, CO 81602-2200
239515200011	117 COUNTY RD GLENWOOD SPRINGS	3G LLLP	R080098	2604 W COUNTY RD 4 GLENWOOD, CO 81601
239515200012	5649 117 COUNTY RD GLENWOOD SPRINGS	Kenneth J. & Laura E. Jackson	R080999	5649 County Road 117 Glenwood Springs, CO 81601
239515200140	5744 117 COUNTY RD GLENWOOD SPRINGS	NIEMEYER, WILLIAM ANDREW & SHIRLEY STANSON	R001011	2242 16TH STREET SOUDEB, CO 80002
239515210002	117 COUNTY RD GLENWOOD SPRINGS	ROARING FORK SCHOOL DISTRICT RE-1	R080594	1405 GRAND AVENUE GLENWOOD SPRINGS, CO 81601
239515211013	Not available GLENWOOD SPRINGS	OAK MEADOWS DEVELOPMENT CORPORATION	R007594	PO BOX 1298 GLENWOOD SPRINGS, CO 81602-1298
239515409001	Not available GLENWOOD SPRINGS	OAK MEADOWS DEVELOPMENT CORPORATION	R080262	PO BOX 1298 GLENWOOD SPRINGS, CO 81602-1298
ROW	Not available null			



Garfield County

STATEMENT OF AUTHORITY

Pursuant to C.R.S. §38-30-172, the undersigned executes this Statement of Authority on behalf of Springridge Reserve Homeowners Association, a Colorado non-profit corporation (corporation, limited liability company, general partnership, registered limited liability partnership, registered limited liability limited partnership, limited partnership association, government agency, trust or other), an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is Springridge Reserve Homeowners Association
and is formed under the laws of Colorado
The mailing address for the Entity is PO Box 1330, Glenwood Springs, CO 81602

The name and/or position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity is John Currier, President

The limitations upon the authority of the person named above or holding the position described above to bind the Entity are as follows (if no limitations, insert "None"): None

Other matters concerning the manner in which the Entity deals with any interest in real property are (if no other matter, leave this section blank): _____

EXECUTED this 2nd day of June, 2017.

Signature: [Handwritten Signature]
Name (printed): John Currier
Title (if any): President

STATE OF COLORADO)
)SS.
COUNTY OF MUDA)

The foregoing instrument was acknowledged before me this 2nd day of June, 2017
by John Currier, on behalf of Springridge Reserve Homeowners Association, a
Colorado non-profit Corporation _____.

Witness my hand and official seal.
My commission expires: 1.9.18 (Date) Paula Illian Moore (Notary Public)

[SEAL]

