PLANNING COMMISSION APPROVAL: Approved by the Adams County Planning Commission this 17th day of August, 1993. E Perry Irulla

BOARD OF COUNTY COMMISSIONERS APPROVAL: Approved by the Adams County Board of County Commissioners this 2300 day of 440457, 1993 subject to the terms and conditions of the subdivision development agreement recorded herewith.

CERTIFICATE OF THE CLERK AND RECORDER: This plat and dedication was filed for record in the office of the Adams County Clerk and Recorder, in the State of Colorado, at 8:00 A.m. on the day of 6 1993.



I, K.A. Allen, a registered land surveyor in the State of Colorado, do hereby state that there are no roads, pipelines, irrigation ditches, or other easements in evidence or known by me to exist on or across the hereinbefore described property except as shown on this plat. I further state that I have made the survey for this plat, that this plat accurately represents said survey, and that all monuments exist as shown hereon.

Colorado Registered Land Surveyor 27257 November 19, 1993

Notes:

1. This land survey plat does not constitute a title search by T. M. Stroede Surveying to determine ownership, easements, or rights of way of record.

For information regarding ownership, easements, or rights of way of record T. M. Stroede Surveying relied upon Security Title Guaranty Company title commitment W024996~1 dated October 7, 1992 at 8:00 a.m.

- 2. Additional information regarding easements and rights of way was obtained from the plat of WILCOX SUBDIVISION OF SECTION 17 in Book 1 at page 9 of the records of the Adams County Clerk and Recorder and a right of way dedication deed in Book 2768 at page 48 of the Adams County Clerk and Recorders
- 3a. The dimensions shown as (a.m.) represent dimensions as measured in the field or calculated from field measured dimensions.
- b. the dimensions shown as (p) represent record dimensions from or protracted from the plat of WILCOX SUBDIVISION OF SECTION 17.
- c. The dimensions shown as (r) represent record dimensions cited in Book 2768 at page 48 or Book 2734 at page 533.

 4. There is field and accessory evidence that a ditch (Equity Ditch) of unknown size formerly crossed this parcel. The ditch has been filled in and the actual alignment of that ditch can no longer be determined in the field.

 5. There may be a lack of sufficient water available for fire fighting purposes in this area. Contact West Adams County Fire District prior to any
- building permit applications to verify availability of water.
- 6. 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 action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

DEDICATION AND OWNERSHIP

Case Number 67-93-P

Know all men by these presents that Michael E. Flore and JoAnn Flore, husband and wife; Anthony E. Flore and Lydia Flore, husband and wife; Larry E. and Patricia Diane Flore, husband and wife; and Flore and Sons, Inc., a Colorado Corporation being the owners of that part of the SW 1/4 of Section 17, Township 1 South, Range 68 West, Sixth P.M., Adams County, Colorado, being more particularly described as follows:

In Book 2734 at page 533 and corrected in Book 4005 at page 866 as Lot 53, WILCOX SUBDIVISION OF SECTION 17, T 1 S, R 68 W, EXCEPT THE EASTERLY 30 FEET THEREOF,

AND EXCEPT THAT PORTION CONVEYED TO FRED E. SIMPSON III AND PATRICIA ANN SIMPSON BY DEED RECORDED APRIL 8, 1983, IN BOOK 2734 AT PAGE 533, MORE

NORTH-SOUTH CENTERLINE OF SAID SECTION 17 A DISTANCE OF 1317.68 FEET TO THE NORTHEAST CORNER OF PARCEL A, LOT 53, THE POINT OF BEGINNING; THENCE N89'36'57"W A DISTANCE OF 30,00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FEDERAL BOULEVARD; THENCE CONTINUING N89'36'57"W A DISTANCE OF 628.75 FEET TO THE NORTHWEST CORNER OF PARCEL A, LOT 53; THENCE SOU'02'31"W A DISTANCE OF 329.39 FEET TO THE SOUTHWEST CORNER OF PARCEL A, LOT 53; THENCE S89'36'48"E A DISTANCE OF 628.63 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FEDERAL BOULEVARD; THENCE CONTINUING S89'36'48"E A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 17; THENCE ALONG SAID CENTERLINE NOO'03'48"E A DISTANCE OF 329.42 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO; and containing 206,960 square feet, 4.75 acres more or less;

have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat under the name and style of FIORE SUBDIVISION FILING NO. 1 and do hereby dedicate to the County of Adams, State of Colorado, for public use all streets, and other public ways and lands as shown on this plat, forever, and also reserve those portions of real property which are labeled as utility easements on this plat, for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, water

lines, sewer lines; together with the right to trim interfering trees and brush, together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines; said easements and rights to be utilized in a responsible and prudent manner.	
EXECUTED THIS 23 DAY OF Agreember, 1993.	
By: While E. Fiore	
ACKNOWLEDGEMENT: State of Colorado Iss County of Adams I The foregoing plat and dedication was acknowledged before me on this AB day of November , 1993, by Michael E. Flore.	
My Commission Expires: 7-3-95 My Address is: 685762 5500 Plane Notary Public By Jelun Flore	
State of Colorado [ss County of Adams] The foregoing plat and dedication was acknowledged before me on this 23 day of November , 1993, by JoAnn Flore.	
My Commission Expires: 7-3-95 My Address Is: 6867 w. 58 Place Notary Public By: Anthony E. Flore	
State of Colorado]ss County of Adams } The foregoing plat and dedication was acknowledged before me on this 23 day of <u>November</u> , 1993, by Anthony E. Flore.	
My Commission Expires: 7-3-95 My Address is: 6857 W. 650 Plans Notary Public By: Rydia Fiore Lydia Fiore	
State of Colorado (ss County of Adams) The foregoing plat and dedication was acknowledged before me on this <u>23</u> day of <u>November</u> , 1993, by Lydia Flore.	
My Commission Expires: 7-3-95 My Address) is: 10857 w. 5800 Place Notary Public Exercise Larry E. Flore	
Stale of Colorado (ss County of Adams) The foregoing plat and dedication was acknowledged before me on this <u>AB</u> day of <u>Norvembu</u> , 1993, by Larry E. Flore.	
My Commission Expires: 7-3-95 Danette J. Canalin My Address is: 10552 LD-53rd Place Notary Public	
Patricia Diane Flore	
State of Colorado {ss County of Adams } The foregoing plat and dedication was acknowledged before me on this <u>23</u> day of <u>Notrembua</u> , 1993, by Patricia Diane Flore.	
My Commission Expires: 7-3-95 My Address Is: 685 1 W. 530 Place Notary Public Notary Public Larry F. Flore, President Flore & Sons, Inc.	
State of Colorado (ss County of Adams) The foregoing plat and dedication was acknowledged before me on this Assumption Dovernion, 1993, by Larry E. Fiore, President Flore & sons, in	Inc.
My Commission Expires: 7-3-95 My Address is: 10857 w. 58 Place Notary Public 1995 FILE NO. 17	

Kaallen 11.19.93

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