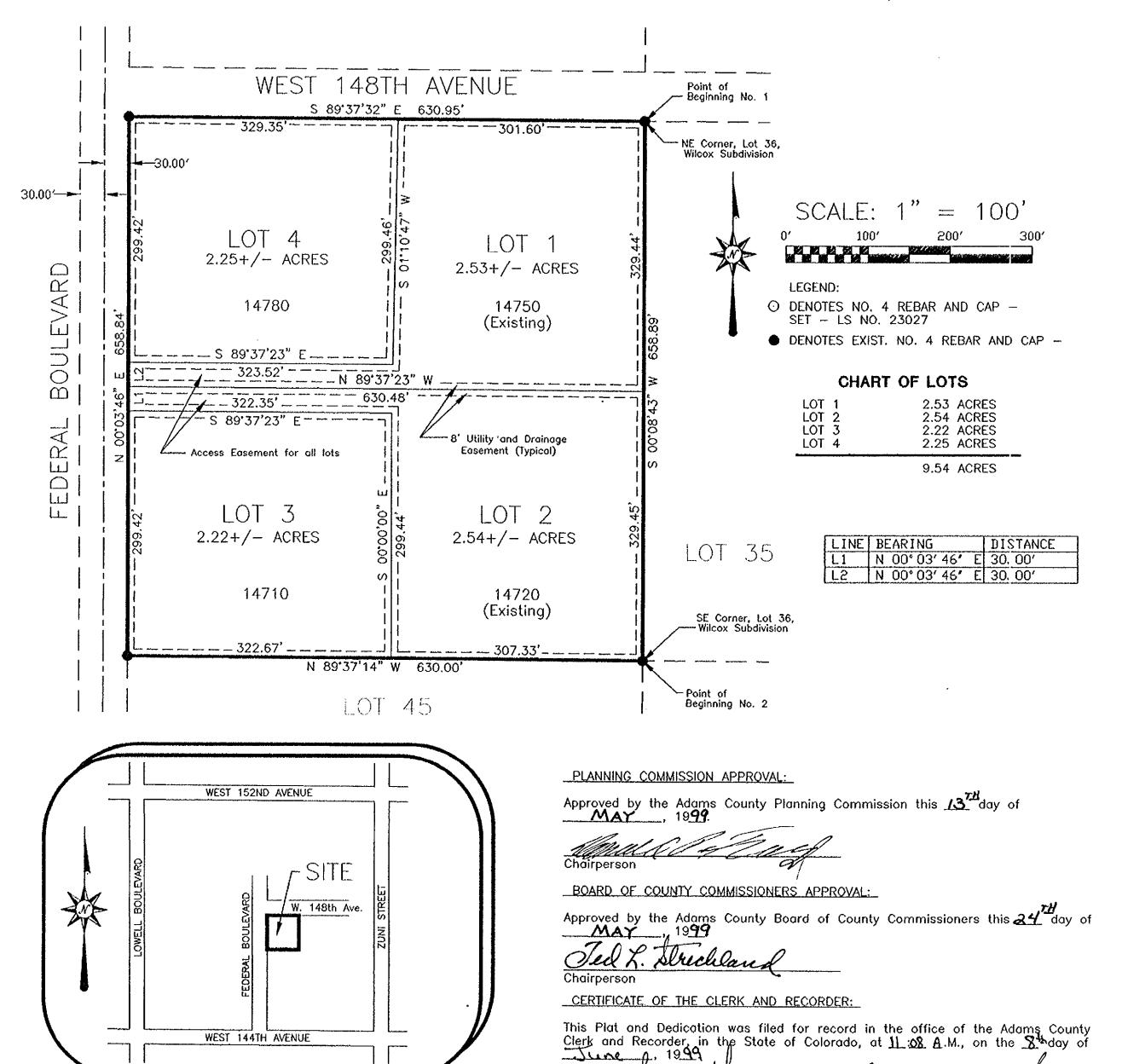
HERO ACRES SUBDIVISION

A RESUBDIVISION OF A PART OF LOT 36, WILCOX SUBDIVISION, A SUBDIVISION A PART OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO



Deputy

VICINITY MAP

NOT TO SCALE

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.

NOTE: ACCESS TO ALL LOTS SHALL BE TAKEN FROM THE PRIVATE ROAD AND NO DIRECT ACCESS SHALL BE PERMITTED ON FEDERAL BOULEVARD, WITH THE EXCEPTION OF LOT 4, WHICH MAY ACCESS WEST 148TH AVENUE.

County Clerk and Recorder

DEDICATION AND OWNERSHIP:

Know all men by these presents that the undersigned, being the owners of

A PART OF LOT 36, WILCOX SUBDIVISION, LYING WITHIN THE SOUTHEAST ONE—QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 36, THENCE ALONG THE EAST PROPERTY LINE S 00'08'43" W, 329.44 FEET, THENCE N 89'37'23" W, 630.48 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD, SAID POINT ALSO BEING ON THE WEST PROPERTY LINE OF SAID LOT 36, THENCE ALONG SAID PROPERTY LINE N 00'03'46" E 329.42 FEET TO THE NORTHWEST CORNER SAID LOT 36, THENCE ALONG THE NORTH LINE SAID LOT 36 S 89'37'32" E, 630.95 FEET TO THE POINT OF BEGINNING TOGETHER WITH

A PART OF LOT 36, WILCOX SUBDIVISION, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, MORE PARTICULARLY

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 36, THENCE ALONG THE SOUTH PROPERTY LINE N 89'37'14" W, 630.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD, SAID POINT ON THE EAST PROPERTY LINE OF SAID LOT 36, THENCE N 00'03'46" E, 329.42 FEET, THENCE S 89'37'23" E, 630.48 FEET TO A POINT ON THE EAST PROPERTY LINE OF SAID LOT 36, THENCE ALONG SAID PROPERTY LINE S 00'08'43" W, 329.45 FEET TO THE POINT OF BEGINNING.

Contains 9.54 Acres more or less.

Basis of Bearings: The East R.O.W. line of Federal Boulevard is assumed to bear

Have by these presents laid out, platted and subdivided the same into Lots as Have by these presents laid out, platted and subdivided the same into Lots as shown on this plat under the name and style of HERO ACRES SUBDIVISION, 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 easements on this plat, for the installation and maintenance of utility and drainage facilities, including but not limited to electric lines, gas lines, water lines and 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 used in a responsible and prudent manner.

ACKNOWLEDGMENT

State of Colorado

County of Adams

The foregoing plat and dedication was the total before me this ____, 19*99*, by Doug \$866

My Commission Expires

My address is: Drighton

SURVEYOR'S CERTIFICATE:

I, Curt E. Acklam, a registered land surveyor in the State of Colorado do hereby certify 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 certify that the survey was performed by me or under my direct responsibility, supervision and checking and that this plat accurately represents said survey and that all monuments exist as shown hereon.

Curt E. Acklam, PLS No. 23027

62 MAP NO. Co55 2462 RECEPTION NO.

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