

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

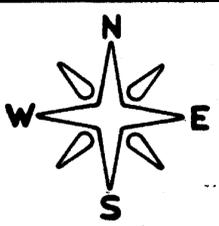
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POSITION EDGE OF PRINT ON THIS LINE

FILE 17 MAP 77



SCALE: 1" = 100'

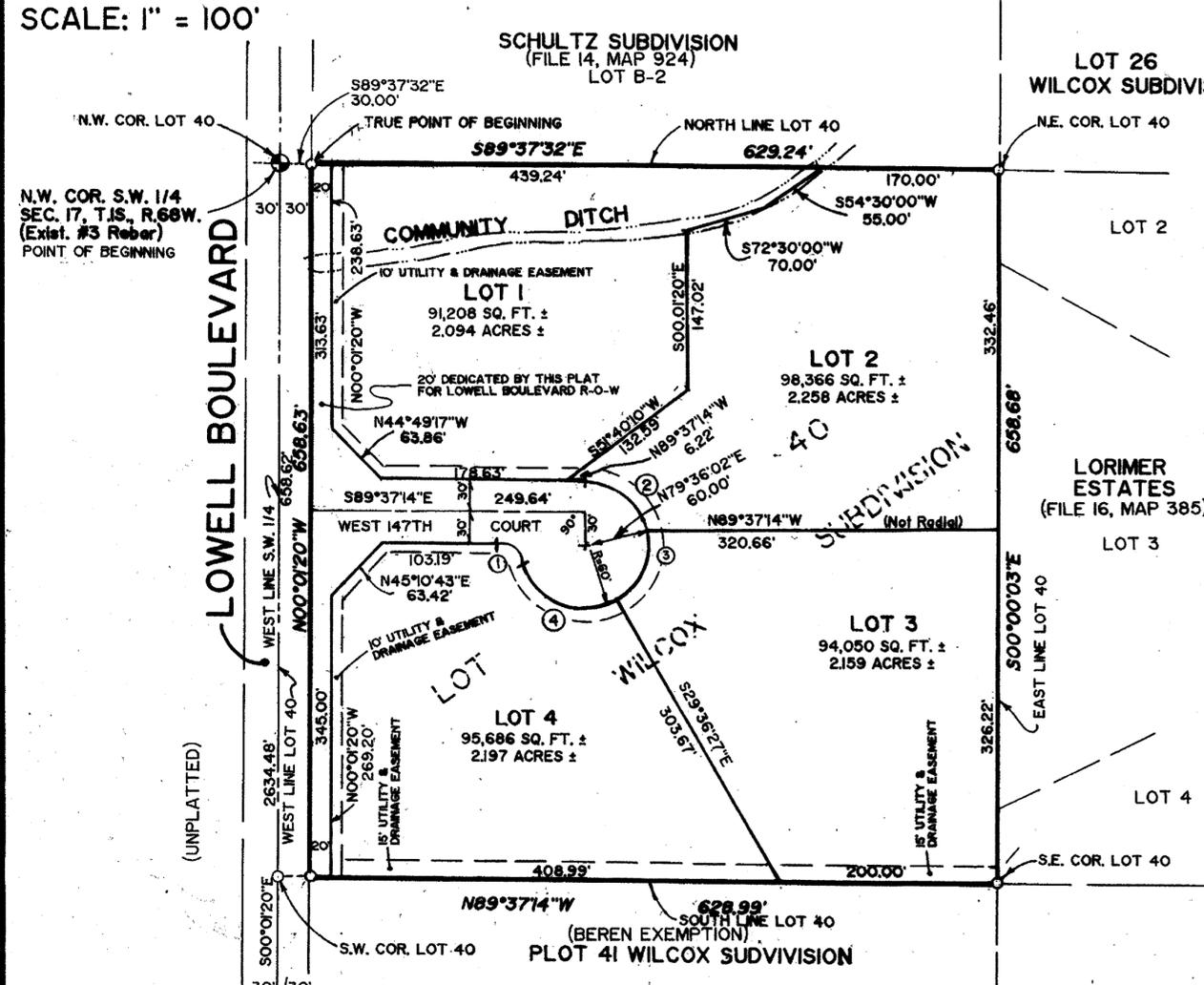
LAWRENCE'S PLACE

CASE NO. 98-91-AP

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO.

SHEET 1 OF 1

O - DENOTES: EXISTING PIN



CURVE DATA

1	R = 25.00'
	Δ = 72°53'43"
	L = 31.81'
	Ch = 553°10'22"E
	29.70'
	R = 60.00'
2	Δ = 79°13'16"
	L = 82.96'
	Ch = N50°00'36"W
	76.51'
	R = 60.00'
	Δ = 70°47'31"
3	L = 74.13'
	Ch = N24°59'47"E
	69.51'
	R = 60.00'
4	Δ = 102°52'56"
	L = 107.74'
	Ch = S68°09'59"E
	93.84'

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER(S) OF THAT PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

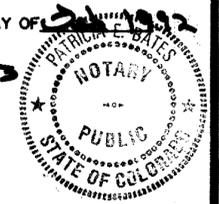
LOT 40, WILCOX SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 17; THENCE S89°37'32"E ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 30.00 FEET SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING S89°37'32"E ALONG THE NORTH LINE OF SAID LOT 40 A DISTANCE OF 629.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 40; THENCE S00°00'03"E ALONG THE EAST LINE OF SAID LOT 40 A DISTANCE OF 658.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 40; THENCE N89°37'14"W ALONG THE SOUTH LINE OF SAID LOT 40 A DISTANCE OF 628.99 FEET TO A POINT 30.00 FEET EAST OF THE WEST LINE OF LOT 40; THENCE N00°01'20"W PARALLEL WITH THE WEST LINE OF SAID LOT 40 A DISTANCE OF 658.63 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 9.512 ACRES MORE OR LESS.

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, SEWER LINES, WATER LINES; TOGETHER WITH A 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 17TH DAY OF July, 1992.

Wilma G. Lorimer
WILMA G. LORIMER

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF ADAMS) ss
THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS 17th DAY OF July, 1992, BY WILMA G. LORIMER.
MY ADDRESS IS: 2099 E. 101st Ave, Thornton, Co 80233
MY COMMISSION EXPIRES: 3-8-93 Patricia S. Bates
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, OR IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ACROSS THE HEREBEFORE 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.

August 14, 1991 *Raymond W. Bayer*
DATE RAYMOND W. BAYER
REG. P.L.S. NO. 6973



PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS 24th DAY OF October, 1991.
Ed Lefpart
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS 4th DAY OF November, 1991, SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION DEVELOPMENT AGREEMENT RECORDED HERewith.
Harold C. ...
CHAIRMAN

CERTIFICATE OF THE CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT 12:30 P.M. ON THE 24th DAY OF July, 1992.
Robert Jack COUNTY CLERK AND RECORDER
Janis L. Pearson DEPUTY

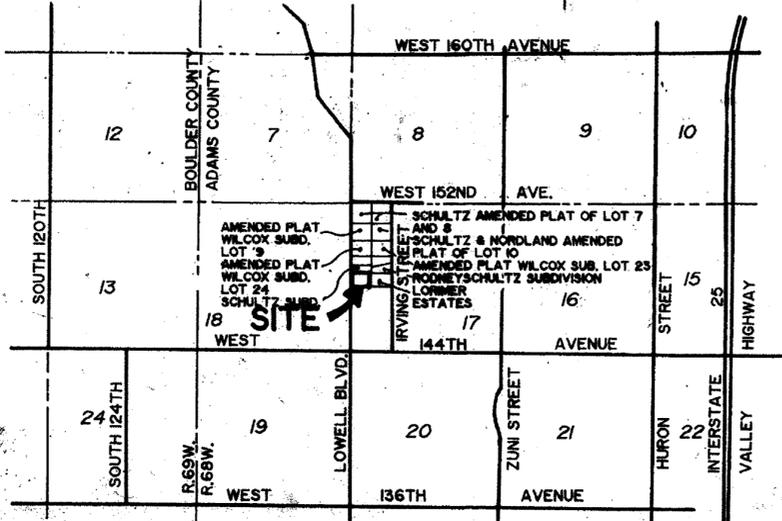


S.W. COR. S.W. 1/4 SEC. 17, T.1S., R.68W. (Exst. Axle in Range Box)

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.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

BASIS FOR BEARINGS:
THE WEST LINE OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO; BEARS N00°02'27"W, TAKEN FROM THE RECORDED PLAT OF AMENDED PLAT OF WILCOX SUBDIVISION LOT 24.



VICINITY MAP

SCALE: 1" = 4000'

PREPARED BY:
R.W. BAYER & ASSOCIATES
1333 WEST 120TH AVENUE, SUITE 109
WESTMINSTER, COLORADO 80234
(303) 452-4433

REVISED: JANUARY, 9, 1992
DATE PREPARED: AUGUST 14, 1991

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MAP NO: 77
RECEPTION NO: B107986