

File 16 Map 827

MARINI SUBDIVISION
A RESUBDIVISION OF LOT 5 BLOCK 1 ZUNI LTD TRACT
LOCATED IN THE SE 1/4, SECTION 8, T1S, R68W, 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

CASE NO. 6-89-Z-AP

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ROMANO MARINI AND LILLIAN G. MARINI BEING THE OWNER OF A PARCEL OF LAND IN LOT 5, BLOCK 1 ZUNI LTD. TRACT, LOCATED IN THE SE 1/4 OF SECTION 8, T1S, R68W, OF THE 6TH PH., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 8; THENCE S00-00-00W ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 1875.18 FEET; THENCE N89-42-23W AND PARALLEL TO THE EAST-WEST CENTERLINE OF SAID SECTION 8, A DISTANCE OF 35.00 FEET TO THE S.E. CORNER OF SAID LOT 5 AND THE TRUE POINT OF BEGINNING THIS DESCRIPTION; THENCE CONTINUING ALONG SAID LINE AND PARALLEL TO SAID EAST-WEST CENTERLINE, A DISTANCE OF 1465.76 FEET TO THE APPROXIMATE CENTERLINE OF THE COMMUNITY DITCH; THENCE CONTINUING ALONG SAID CENTERLINE N41-28-54E, 311.58 FEET; THENCE N30-14-09E, 104.55 FEET; THENCE LEAVING SAID CENTERLINE S89-43-06E, 1206.72 FEET TO THE WEST R.O.W. LINE OF ZUNI STREET; THENCE ALONG SAID R.O.W. LINE S00-00-00W A DISTANCE OF 325.34 FEET TO THE TRUE POINT OF BEGINNING SAID LOT 5 CONTAINING 9.90 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 "MARINI 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 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 AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

EXECUTED THIS 22nd DAY OF MARCH 1989.

OWNERS: ROMANO MARINI AND LILLIAN G. MARINI

Romano Marini
ROMANO MARINI

Lillian G. Marini
LILLIAN G. MARINI

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF MARCH A.D. 1989, BY ROMANO MARINI AND LILLIAN G. MARINI

WITNESS MY HAND AND SEAL Debbie Schuman

MY COMMISSION EXPIRES June 15, 1991

MY ADDRESS IS 6363 20th Ave / Broomfield, CO 80020

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU 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.
2. THE AS MEASURED BEARINGS AND DISTANCES SHOWN HEREON ARE THE RESULTS OF MY BEST INTERPRETATION OF THE EXISTING EVIDENCE FOUND AND NOTED HEREON. THE ORIGINAL CORNERS FOUND VARY FROM 0.16 FEET TO AS MUCH AS 7.0 FEET FROM THE RECORDED DESCRIPTION. IN AN ATTEMPT TO SATISFY THE EXISTING OCCUPATION AND RECENT SURVEY DONE ON ADJACENT PROPERTY TO THE SOUTH AND WEST BY R.L.S. 17669, ROB WISEMAN, SOME CORNERS WERE ACCEPTED AND SOME WERE NOT.
3. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FULL AND CURRENT TITLE COMMITMENT AND THEREFORE SHOWS ONLY ENCUMBRANCES UNCOVERED BY A REASONABLE SEARCH BY THE SURVEYOR.
4. RECORDED BEARINGS AND DISTANCE SHOWN THUS: (R)
MEASURED BEARINGS AND DISTANCE SHOWN THUS: (M)
5. REFERENCE IS MADE TO THAT CERTAIN "MAINTENANCE, MANAGEMENT, AND DISTRIBUTION PLAN" FOR COMMUNITY WELL AND DISTRIBUTION LINES AS RECORDED IN ADAMS COUNTY AT BOOK _____ PAGE _____
6. FIRE APPARATUS ROADS SHALL BE PROVIDED & MAINTAINED FOR ALL BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED.
ACCESS ROADS SHALL BE EXTENDED TO WITHIN 150' OF ANY BUILDING OR PORTION OF A BUILDING.

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS 23rd DAY OF MARCH 1989.

Chita McPherson
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS 3rd DAY OF April 1989, SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION DEVELOPMENT AGREEMENT RECORDED HEREWITH.

Elaine G. Valente
CHAIRMAN

SURVEYOR'S CERTIFICATE:

I, JOHN D. WILLEY, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY FOR AND ON THE BEHALF OF R.&W. ENGINEERING AND SURVEYING, INC. THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREBY DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY OF THIS PLAT, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

John D. Willey
JOHN D. WILLEY
R.L.S. 23528



3/16/89
DATE

CLERK AND RECORDERS CERTIFICATE:

THIS PLAT AND DEDICATION WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 9:30 A.M. ON THE 13 DAY OF April 1989.

William J. Baker
COUNTY CLERK AND RECORDER

BY: Jessie L. Pearson
DEPUTY

FILE NO. 16
MAP NO. 827
REC. NO. 8876063

COUNTY SURVEYOR'S CERTIFICATE:

DEPOSITED THIS _____ DAY OF _____ 198____, AT _____ M,
IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS AND
RIGHT-OF-WAY SURVEYS AT PAGE _____, RECEPTION NUMBER _____
THIS LAND SURVEY PLAT COMPLIES WITH SECTION
38-51-102, COLORADO REVISED STATUTES.

COUNTY SURVEYOR

REV: 2/21/89

R&W ENGINEERING & SURVEYING, INC.
8600 RALSTON ROAD · ARVADA, CO. 80002
(303) 423-3300

description MARINI SUBDIVISION IN THE SE 1/4 SECTION 8, T1S, R68W, 6th PM ADAMS COUNTY, COLORADO	scale 1" = 100' drawn by JCM checked by JDW date 11/30/88
prepared for ROMANO & LILLIAN MARINI	job no 105-88-525 sheet 1 of 2

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

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POSITION EDGE OF PRINT ON THIS LINE

MARINI SUBDIVISION

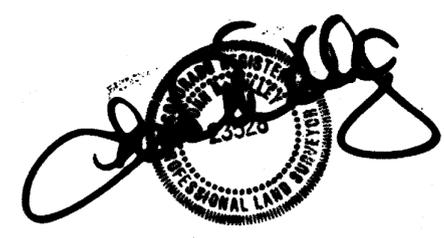
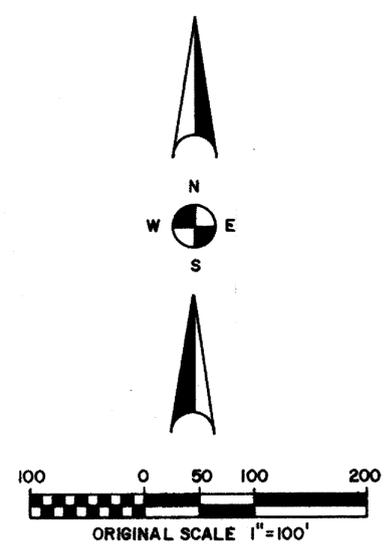
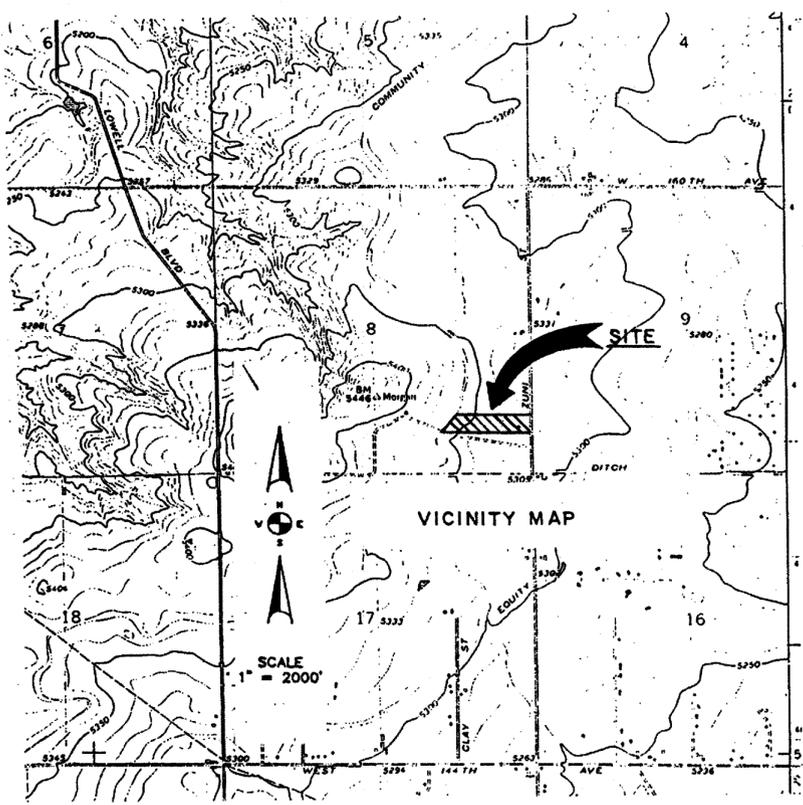
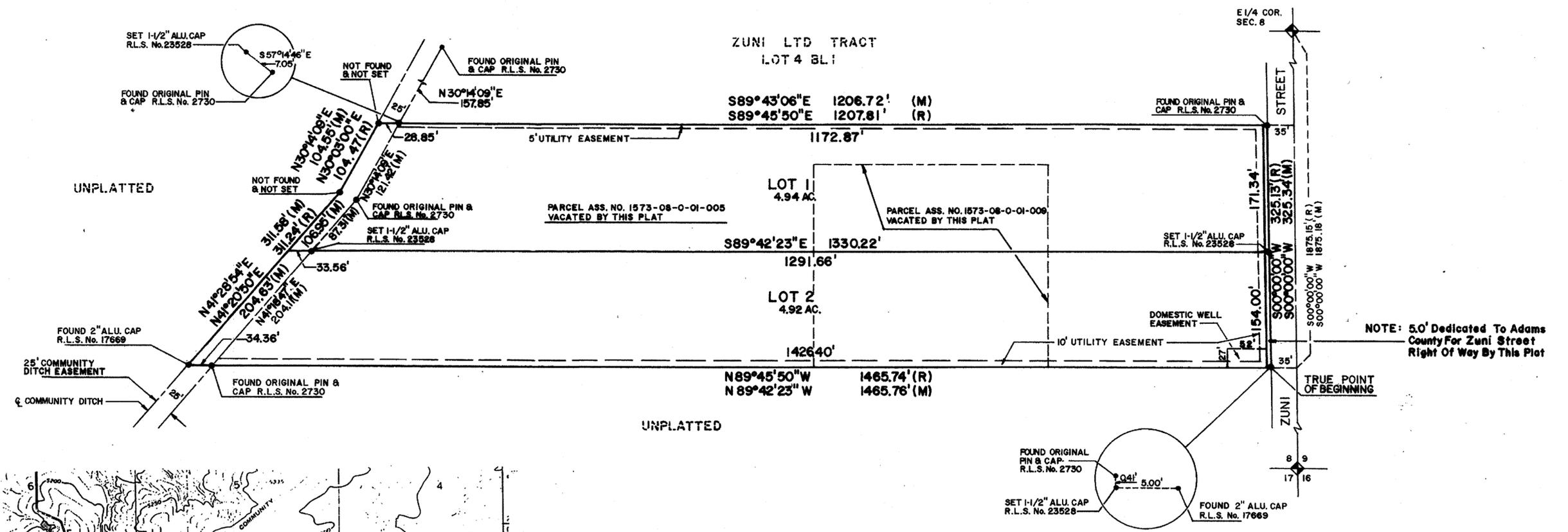
A RESUBDIVISION OF LOT 5 BLOCK 1 ZUNI LTD. TRACT

LOCATED IN THE SE 1/4, SECTION 8, T1S, R68W, 6TH P.M.

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2

CASE NO. 6-89-Z-AP



REV: 2/21/89

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