

POSITION EDGE OF PRINT ON THIS LINE

File: 17 Map: 575

MAULER SUBDIVISION

A REPLAT OF A PORTION OF LOT 4, BLOCK 1, ZUNI LTD. TRACT
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE 6th P.M.
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

CASE NO. 154-95-AP

DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT JUDITH S. MAULER (A SINGLE PERSON), BEING THE OWNER OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 4, BLOCK 1, ZUNI LTD. TRACT, EXCEPT THAT PART THEREOF DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE N89°45'50"W ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 1073.20 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE S12°04'15"W ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 195.16 FEET; THENCE S89°45'50"E PARALLEL WITH THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 1114.01 FEET TO THE EAST LINE OF SAID LOT 4; THENCE N00°00'00"E ALONG SAID EAST LINE A DISTANCE OF 191.01 FEET TO THE POINT OF BEGINNING; CONTAINING 5.06 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "MAULER SUBDIVISION" AND DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE 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 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.

SURVEYOR'S CERTIFICATE:

I, BRYAN ZIMMERMAN, A PROFESSIONAL LAND SURVEYOR, REGISTERED 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 I HAVE MADE THE SURVEY BY THIS PLAT, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.



P.L.S. NO. 27944

EXECUTED THIS 15th DAY OF July, 1996.

OWNERS:

Judith S. Mauler
JUDITH S. MAULER

ACKNOWLEDGEMENT:

STATE OF COLORADO } SS
COUNTY OF ADAMS }

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July, 1996 BY JUDITH S. MAULER.

Camille Cave
NOTARY PUBLIC



MY COMMISSION EXPIRES 6/6/98

MY ADDRESS IS: 557 BURBANK ST., STE. M, BROOMFIELD, CO 80020

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS 25th DAY OF JULY, 1996

Perry Miller
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS 7th DAY OF August, 1996

S. DeHaven
CHAIRMAN

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 3:05 P.M. ON THE 22nd DAY OF August, 1996.

Robert Jack
COUNTY CLERK AND RECORDER



BY: Andy Graybill
DEPUTY

| DATE | REVISION | BY |
|---------|-----------------|----|
| | | |
| | | |
| | | |
| | | |
| 7/12/96 | COUNTY COMMENTS | BZ |

JOB NO: 1MAU0101
DRAWING: 1MAU0101.DWG
DATE OF DRAWING: 9/25/95
DATE OF SURVEY: 8/16/95
DRAWN BY: BB/BZ
APPROVED BY: PRE/JHL



557 BURBANK STREET
SUITE M & O
BROOMFIELD, COLORADO 80020
(303)489-2202 FAX: (303)489-9085

FILE NO. 17
MAP NO. 575
RECEPTION NO. 020773

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

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

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

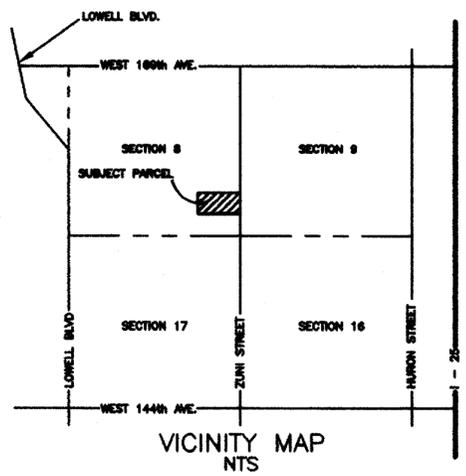
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

POSITION EDGE OF PRINT ON THIS LINE

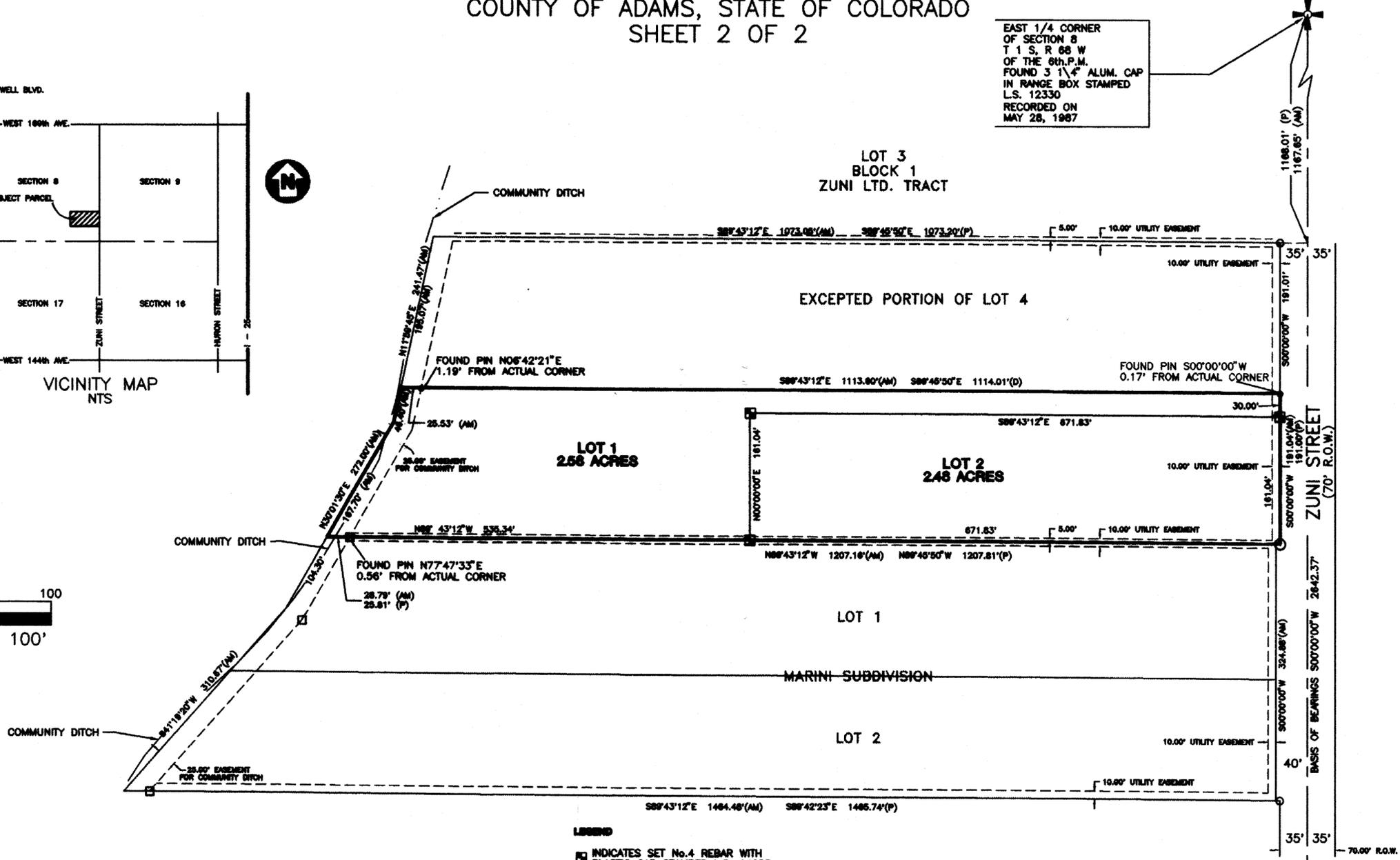
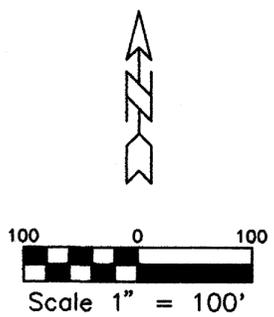
MAULER SUBDIVISION

A REPLAT OF A PORTION OF LOT 4, BLOCK 1, ZUNI LTD. TRACT
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE 6th P.M.
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

EAST 1/4 CORNER
OF SECTION 8
T 1 S, R 68 W
OF THE 6th P.M.
FOUND 3 1/4" ALUM. CAP
IN RANGE BOX STAMPED
L.S. 12330
RECORDED ON
MAY 26, 1987



VICINITY MAP
NTS



- LEGEND**
- INDICATES SET No.4 REBAR WITH PLASTIC CAP STAMPED L.S. 14083.
 - INDICATES FOUND No.4 REBAR WITH PLASTIC CAP STAMPED L.S. 6973.
 - INDICATES FOUND No.5 REBAR WITH ALUM. CAP STAMPED L.S. 23528.
 - INDICATES FOUND No.4 REBAR WITH PLASTIC CAP STAMPED L.S. 2730.
 - INDICATES FOUND No.4 REBAR WITH BROKEN CAP.
 - ⊕ INDICATES MONUMENT AS DESCRIBED
 - (AM) INDICATES ACTUAL MEASUREMENT.
 - (P) INDICATES PLATTED MEASUREMENT.
 - (D) INDICATES DEEDED MEASUREMENT.

SOUTHEAST CORNER
OF SECTION 8
T 1 S, R 68 W
OF THE 6th P.M.
FOUND 3 1/4" ALUM. CAP
IN RANGE BOX STAMPED
L.S. 12330
RECORDED ON
DEC 28, 1988

NOTE:
THE BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4
OF SECTION 8, T1S, R68W, OF THE 6TH P.M. BEING MONUMENTED
AS SHOWN ON THIS PLAT, SAID BEARING BEING S00°00'00"W.

| DATE | REVISION | BY |
|---------|-----------------|----|
| 7/12/96 | COUNTY COMMENTS | BZ |

JOB NO: 1MAU0101
DRAWING: 1MA00101.DWG
DATE OF DRAWING: 9/25/95
DATE OF SURVEY: 8/16/95
DRAWN BY: BB/BZ
APPROVED BY: PRE/JHL

ACCURATE
567 BURBANK STREET
SUITE M & O
BROOMFIELD, COLORADO 80020
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NOTICE: ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER SUCH DEFECT IS FIRST DISCOVERED. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.