

**Final Plat of Schultz Subdivision  
Lots B-1 and B-2  
A Resubdivision of Parcel B,  
A part of Lot 25, Wilcox Subdivision,  
Adams County, Colorado**

DEDICATION:

**File-14-MAP 924**

Know all men by these presents that Ross W. and Ella E. Schultz being the owners of that part of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 1 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, more particularly described as follows, to wit:  
Lot B-1

Commencing at the West one-quarter corner of said Section 17, a steel pin found in place; thence N 00°01'20" W along the West line of said Section 17 and the centerline of Lowell Blvd. a distance of 179.38 feet to the True Point of Beginning; thence S 89°37'43" E a distance of 30.00 feet to a point on the East right-of-way line of Lowell Blvd.; thence continuing S 89°37'43" E a distance of 629.17 feet; thence N 00°01'14" E a distance of 179.40 feet; thence N 89°37'50" W a distance of 629.30 feet to a point on the East right-of-way line of Lowell Blvd.; thence continuing N 89°37'50" W a distance of 30.00 feet to the centerline of said Lowell Blvd.; thence S 00°01'20" E a distance of 179.38 feet to the Point of Beginning, containing 2.715 acres more or less; and excepting from this description that part lying within the right-of-way of Lowell Blvd., said part being the westerly 30.00 feet of the above described parcel.  
Lot B-2

Beginning at the West one-quarter corner of said Section 17, a steel pin found in place; thence S 89°37'32" E a distance of 30.00 feet to the East right-of-way line of Lowell Blvd.; thence continuing S 89°37'32" E along the South line of said Lot 25 a distance of 629.24 feet to the Southwest corner thereof; thence N 00°01'14" E a distance of 179.41 feet; thence N 89°37'43" W a distance of 629.17 feet to the East right-of-way line of Lowell Blvd.; thence continuing N 89°37'43" W a distance of 30.00 feet to the centerline of said Lowell Blvd.; thence S 00°01'20" E a distance of 179.38 feet to the Point of Beginning, containing 2.715 acres more or less; and excepting from this description that part lying within the right-of-way of Lowell Blvd., said part being the westerly 30.00 feet of the above described parcel.

Has by these presents laid out, platted and subdivided the same into lots as shown on this plat under the name and style of "Lots B-1 and B-2", and do hereby grant to the County of Adams, State of Colorado for the use of the public, the streets and other public ways and lands hereon shown. Also, the easements are reserved, as shown, for public utility and drainage.  
Executed this 14<sup>th</sup> day of February, A.D. 1983.

Russ W. Schultz                      Ella E. Schultz  
RUSS W. SCHULTZ                      ELLA E. SCHULTZ

STATE OF COLORADO )  
  ) SS  
COUNTY OF ADAMS )

The foregoing dedication was acknowledged before me this 14 day of February, A.D., 1983, by Russ W. and Ella E. Schultz. My commission expires 1-11-83.

Forest Mordel                      Notary Public  
Address: 474 So. Pratt way  
Schwand, Colo 80226

Approved by the Adams County Planning Commission this 11<sup>th</sup> day of February, A.D., 1983.

Arnold P. [Signature]  
Chairman

Approved by the Adams County Board of County Commissioners this 14<sup>th</sup> day of March, A.D., 1983 Subject to the terms and conditions of the Subdivision Development Agreements recorded herewith.

Leo M. Younger Jr.  
Chairman

This Plat was filed for record in the office of the Adams County Clerk and Recorder, in the State of Colorado, at 2:30 P.M. on the 24<sup>th</sup> day of March, A.D., 1983.

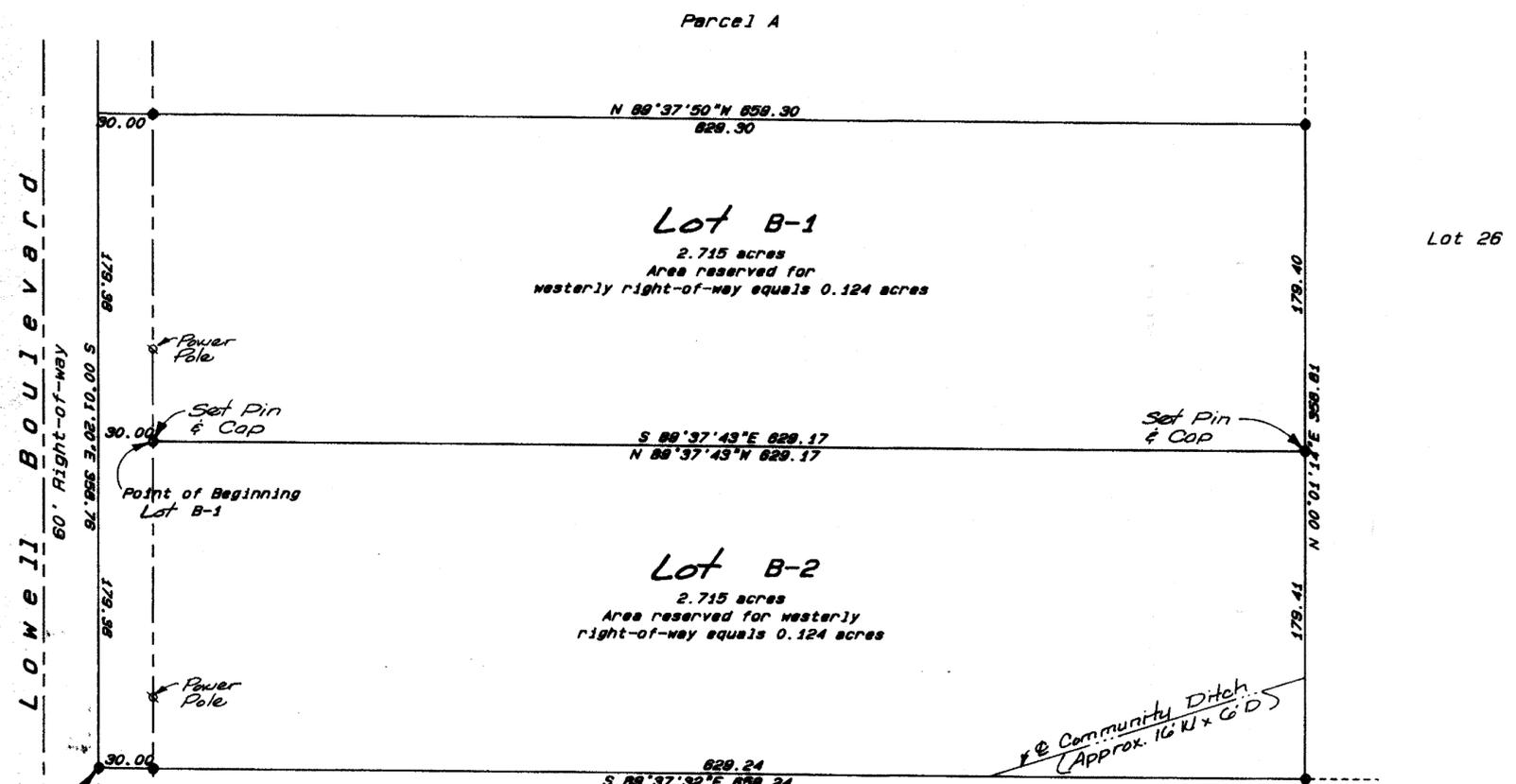
By: Leopoldo Sakaguchi                      William Sokol  
Deputy    County Clerk & Recorder



CERTIFICATE OF SURVEY

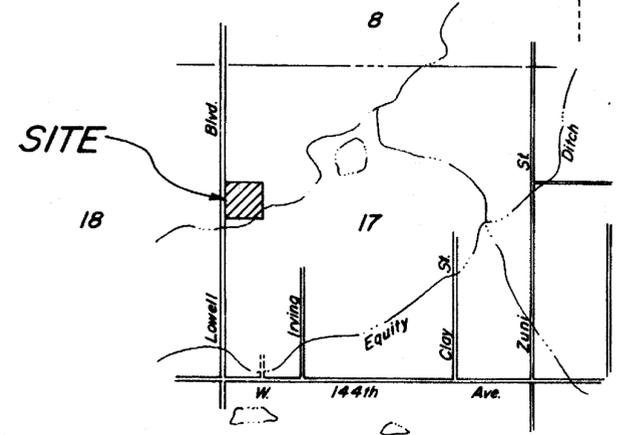
I, Joseph D. Tjepkes, a Registered Land Surveyor, registered in the State of Colorado do hereby certify that there are no roads, pipelines, irrigation ditches or other easements in evidence or known by me to exist on or across the here-in-before described property except as shown on this plat. I further 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.

File No. 14  
Map No. 924  
Reception No. B426262



Point of Beginning Lot B-2  
Point of Commencing Lot B-1  
West 1/4 Corner,  
Section 17, Township 1 South,  
Range 68 West

- Notes:
1. Basis of Bearings: Final Plat Wilcox Subdivision.
  2. Indicates found pin and cap. L.S. 11710. + ⊙
  3. Indicates found pin and cap. L.S. 12488. ⊙
  4. This plat supercedes all previous plats.



P.O. BOX 978  
AVON, CO. 81620  
(303) 949-5072

**Inter-Mountain Engineering Ltd.**

1420 VANCE STREET  
LAKEWOOD, CO. 80215  
(303) 232-0158