CASE NO. 44 - 94-P

File 17 Map 415

SHAKLEE SUBDIVISION

A RESUBDIVISION OF LOT 62 WILCOX SUBDIVISION

LOCATED IN THE S.E. 1/4, SECTION 17, T. 1 S., R. 68 W. OF THE 6TH. P.M.
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

CERTIFICATION OF DEDICATION AND OWNERSHIP

Dedication and Ownership:
Know all men by these presents that Donald C. Shaklee and Victor W. Shaklee, being owners of that part of the Southeast quarter Section 17, Township 1 South, Range 68 West of the 6th P.M., County of Adams, State of Colorado, being more particularly described as follows: Lot 62, Wilcox subdivision; containing 9.06 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 "Shaklee 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 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 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 18th day of February, 1994.

By: Donald C. Shaklee
Donald C. Shaklee

By: Victor W. Shaklee
Victor W. Shaklee

Owners

State of Colorado)
County of Boulder) ss.

The foregoing instrument was acknowledged before me this 18 day of February 1994 by Donald C. Shaklee and Victor W. Shaklee as owners.

Witness my hand and official seal.

My commission expires: 6-28-97

Leslie M. Melvin
Notary Public
(include address)
901 Main St.
Louisville, Co 80027

PLAT NOTES

1.) WATER WELLS ARE LIMITED TO THE LARAMINE FOX-HILLS AQUIFER. THIS AQUIFER IS BETWEEN 730 AND 1,014 FEET BELOW THE GROUND SURFACE. ANNUAL DIVERSION OF WATER FOR EACH LOT IS APPROXIMATELY 0.5 ACRE FEET. SPECIFICS ON ALLOWED USES FOR WATER AND AMOUNT OF IRRIGATION AND/OR WATERING OF LIVESTOCK SHALL BE DETERMINED AT TIME OF WELL PERMITTING.

2.) WATER FOR FIRE FIGHTING IS NOT AVAILABLE TO THESE LOTS. WHEN DEVELOPED, COMPLIANCE WITH NORTH METRO FIRE RESCUE PROTECTION REQUIREMENTS WILL BE A CONDITION OF APPROVAL OF THE BUILDING PERMIT APPLICATION. SAID REQUIREMENTS MAY ADDRESS ACCESS ROAD DESIGN, WATER SUPPLY SOURCES AND DELIVERY SYTEMS, FIRE SPRINKLER SYSTEMS, BUILDING SEPARATION, OR OTHER DESIGN CRITERIA; IN CONFORMANCE WITH THE UNIFORM FIRE CODE.

3.) MINERAL RESOURCES EXIST BELOW THE GROUND SURFACE. OIL AND GAS DRILLING MUST CONFORM TO ALL REQUIREMENTS OF THE COLORADO OIL AND GAS CONSERVATION COMMISSION.

4.) ACCESS TO EACH LOT SHALL BE FROM WEST 144TH COURT ONLY. DIRECT ACCESS TO WEST 144TH AVENUE OR CLAY STREET WILL NOT BE PERMITTED.

BOARD OF COUNTY COMMISSIONERS APPROVAL:

Approved by the Adams County Board of County Commissioners this 6th day of June, 1994 subject to the terms and conditions of the Subdivision Development Agreement recorded herewith.

Chairman

PLANNING COMMISSION APPROVAL:

Approved by the Adams County Planning Commission this 12th day of MAY, 1994.

Chairman

CLERK AND RECORD'S CERTIFICATE:

This plat and dedication was filed for record in the office of Adams County Clerk and Recorder, in the State of Colorado, at 2:00 P.M. on the 31st day of July, 1995.

Reception: C0093925

File: 17 map: 415

County Clerk and Recorder
By: Deputy

SURVEYOR'S CERTIFICATE:

I, Charles R. Melvin, 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 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.

Charles R. Melvin
L.S. NO. 22576

FILE NO. 17
MAP NO. 415
RECEPTION NO. C0093925

FILE 17 MAP 415

DRAWN BY: KIM	DATE: 1-25-'94
CHECKED BY: CRM	DRAWING NO.:
JOB NO.:	SHEET 2 OF 2

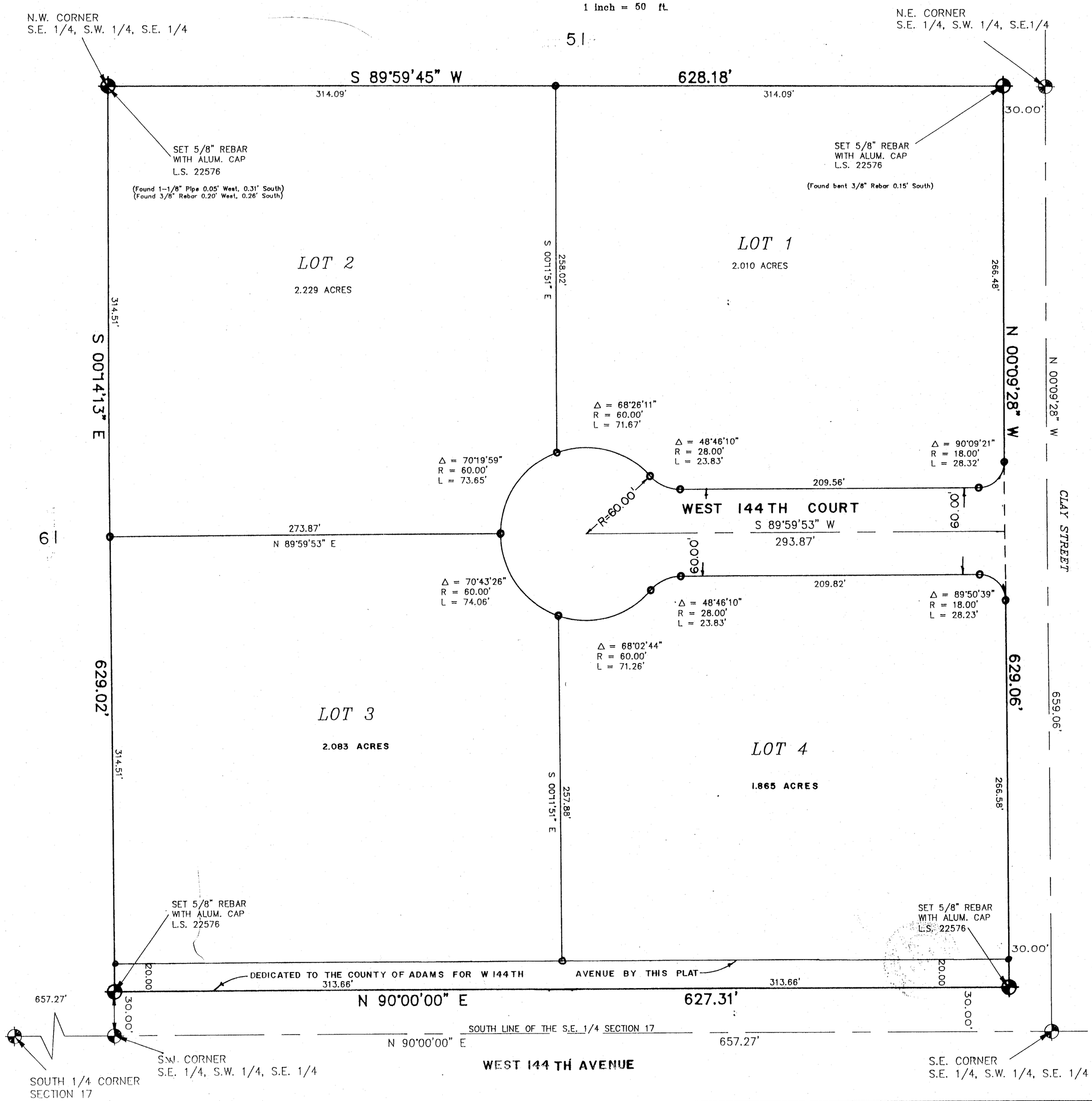
GRAPHIC SCALE

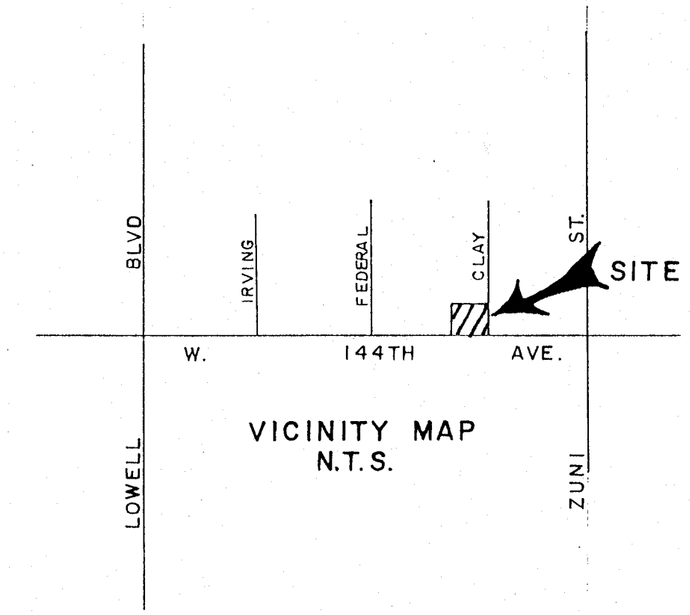
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

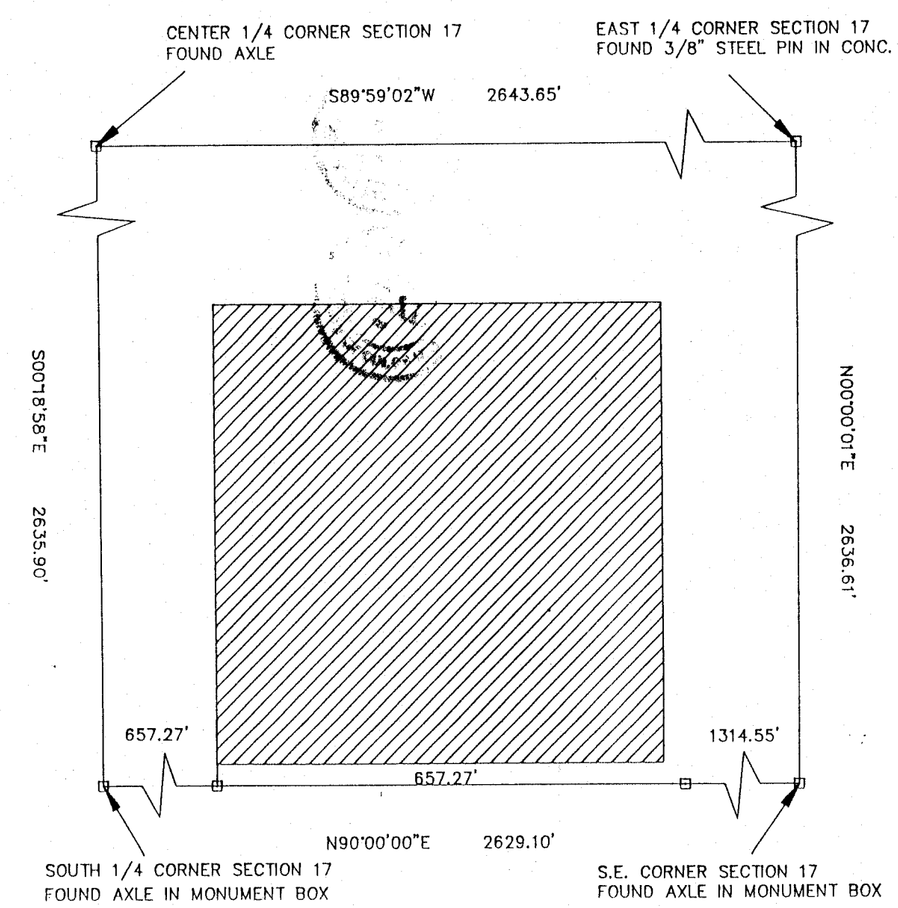
SHAKLEE SUBDIVISION

A RESUBDIVISION OF LOT
62 WILCOX SUBDIVISION





VICINITY MAP
N.T.S.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 17 AS BEING N90°00'00"E (ASSUMED)

o **DENOTES LOT CORNER.**