

SUCH ACRES

A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.
(A RESUBDIVISION OF LOT 2, WEAVER ACRES AND PARCEL A, WHITE EXEMPTION)

CASE NO. 094-94-AP

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF THAT PART OF THE SOUTHWEST 1/4 AND PART 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, WEAVER ACRES, COUNTY OF ADAMS, STATE OF COLORADO, CONTAINING: 2.254 ACRES MORE OR LESS, AND:

LOT 37, WILCOX SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THAT PORTION CONVEYED IN DEED RECORDED JULY 14, 1983 IN BOOK 2788 AT PAGE 47 TO ADAMS COUNTY FOR PUBLIC RIGHT-OF-WAY AND EXCEPT THAT PORTION CONVEYED IN DEED RECORDED NOVEMBER 15, 1983 IN BOOK 2810 AT PAGE 318, COUNTY OF ADAMS, STATE OF COLORADO, CONTAINING: 5.000 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 "SUCH ACRES" AND DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR PUBLIC USE ALL STREETS AND 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 AND 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 31ST DAY OF August, 1994, BY:

Dwight A. Such
Dwight A. Such
Julia A. Such
Julia A. Such
Kenneth B. Kohler
Kenneth B. Kohler
Joylee E. Kohler
Joylee E. Kohler

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF ADAMS)
THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME

THIS 31 DAY OF August, 1994, BY DWIGHT A. SUCH, JULIA A. SUCH, KENNETH B. KOHLER AND JOYLEE E. KOHLER.

Tamara Schell
Notary Public
My Commission Expires: 3-19-96

TAMARA SCHELL
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 7/19/98

LAND SURVEYOR'S CERTIFICATE:

I, JOEL B. CROWE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO IRRIGATION DITCHES, PIPELINES, ROADS, 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 AS A RESULT OF A FIELD SURVEY COMPLETED JUNE 2, 1994, THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING; THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

Joel B. Crowe
JOEL B. CROWE, L.S. 25937
DATE: 8-26-94


PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS 22ND DAY OF SEPTEMBER, 1994.

BOARD OF COUNTY COMMISSIONERS APPROVAL:

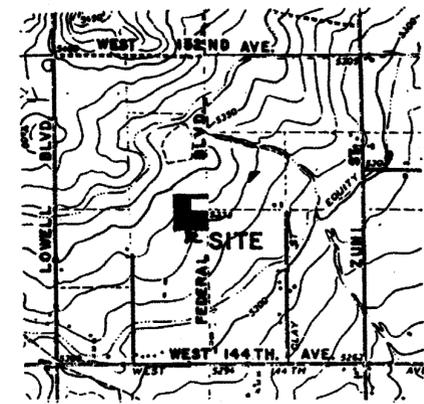
APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS 28TH DAY OF September, 1994.

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT 9:00 AM ON THE 3RD

DAY OF October, 1994.
Robert Sack
Robert Sack
BY: *Dan Houghton*
Dan Houghton
COUNTY CLERK AND RECORDER DEPUTY

FILE NO. 17
MAP NO. 302
RECEPTION NO. 00020821

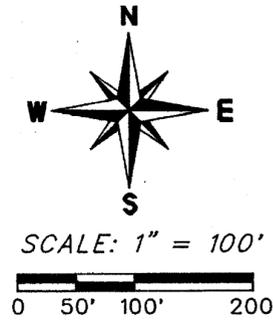


VICINITY MAP

SCALE: 1" = 2000'

THE FOLLOWING NOTES AND RESTRICTIONS SHALL APPLY TO SUCH ACRES:

- ON SITE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS MAY REQUIRE ENGINEERING BY AN ENGINEER AND MAY BE EXPENSIVE TO DESIGN AND CONSTRUCT.
- POSITIONAL TOLERANCE OF PROPERTY CORNER MONUMENT LOCATIONS TO MEASUREMENTS SHOWN ON THIS PLAT EQUAL PLUS OR MINUS 0.2 OF A FOOT.
- BASIS OF BEARINGS IS CONSIDERING THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 17, MONUMENTED AS SHOWN, AS BEARING SOUTH 00 DEGREES 03'48" WEST AS SHOWN ON THE PLAT OF THE WHITE EXEMPTION, (SURVEY 54) RECORDED OCTOBER 21, 1983, AT RECEPTION NO. 467668.



SCALE: 1" = 100'

- LEGEND:
- Found Section Corner, described as shown.
 - Found Corner, described as shown. (POSITIONAL TOLERANCE = 0.15')
 - Set No. 5 Rebar W/ L.S. 25937 Cap.

