

# WEAVER ACRES

File 16 Map 908

A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH. PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO.  
A RESUBDIVISION OF LOT 28, WILCOX SUBDIVISION

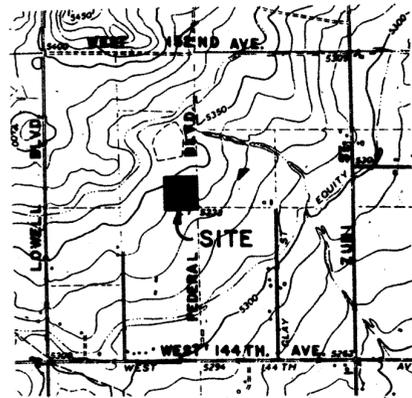
CASE NO. 33-90-P

LOT 5 | LOT 6



"SCHULTZ ESTATES"

LOT 7



VICINITY MAP

"LOT 21 WILCOX SUBDIVISION"



SCALE: 1"=2000'

N 1/4 CORNER  
SEC. 17, T1S, R68W  
(Found 2" Pipe & 3 1/4"  
ALUM. CAP LS 17669)

Basis of Bearing  
East Line NW 1/4

20'x20'  
SQUARE

"LOT 20 WILCOX SUBD."

W. 149 TH. AVE.

Found 2" ALUM.  
CAP LS 10945

Found No. 4  
Rebar W/LS  
6973 CAP

"LOT 27 WILCOX SUBDIVISION"

LOT 1  
5.257 Ac.±

LOT 28, WILCOX SUBDIVISION

UTILITY EASEMENTS  
(BY THIS PLAT)

30' x 330'  
NON-EXCLUSIVE ACCESS  
AND UTILITY EASEMENT  
(BY THIS PLAT)

LOT 2  
2.254 Ac.±

LOT 3  
2.007 Ac.±

W 1/4 CORNER SEC. 17  
T1S, R68W  
(Found No. 3 REBAR)

16' UTILITY EASEMENT  
DEEDED BOOK 2851  
PAGE 663, MARCH 20, 1984

(Found No. 4  
REBAR W/CAP  
LS 6973)

"LOT 37 WILCOX SUBDIVISION"

THE FOLLOWING NOTES AND RESTRICTIONS  
SHALL APPLY TO WEAVER ACRES:

1. ONSITE SEWAGE DISPOSAL SYSTEMS MAY REQUIRE INDIVIDUAL ENGINEERING BY AN ENGINEER AND MAY BE EXPENSIVE TO DESIGN AND CONSTRUCT.
2. ACCESS TO FEDERAL BLVD. FOR ALL THREE LOTS IS PERMITTED ONLY AT ONE LOCATION, AT THE LOT 2 FRONTAGE ON FEDERAL BOULEVARD.
3. MAINTENANCE OF THE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT, FROM THE WEST LINE OF SAID EASEMENT TO THE WEST LINE OF THE ACCESS DRIVE FOR LOT 3, SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 2. MAINTENANCE OF SAID EASEMENT, FROM THE WEST LINE OF THE ACCESS DRIVE FOR LOT 3 TO THE WEST LINE OF THE ACCESS DRIVE FOR LOT 1, SHALL BE EQUALLY SHARED BY THE OWNERS OF LOTS 2 AND 3. MAINTENANCE OF SAID EASEMENT, FROM THE WEST LINE OF THE ACCESS DRIVE FOR LOT 1 TO FEDERAL BOULEVARD, SHALL BE EQUALLY SHARED BY THE OWNERS OF LOTS 1, 2 AND 3.

R.O.W. BOOK 2768, PAGE 37, JULY 14, 1983

FEDERAL BOULEVARD

"MEADOW ESTATES"

LOT 1

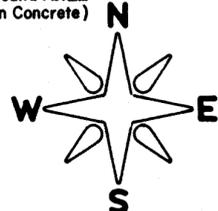
"COUNTRY"

LOT 10

16'x50' UTIL. EASEMENT  
BOOK 3099, PAGE 229  
JAN. 14, 1986

W. 148 TH. AVE.

CENTER, SEC. 17 "LOT 36  
WILCOX SUBD."  
T1S, R68W  
(Found AXLE  
in Concrete)



SCALE: 1"=100'  
0 50 100 200

**CERTIFICATE OF DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 28, WILCOX SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, EXCEPT THE EAST 30.00 FEET THEREOF. CONTAINING: 9.518 ACRES MORE OR LESS;

HAVE BY THESE PRESENTS LAID OUT, PLATED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF WEAVER ACRES 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 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 5TH DAY OF JUNE, 1990.

*Cary G. Weaver*  
CARY G. WEAVER

*Brenda D. Weaver*  
BRENDA D. WEAVER

ACKNOWLEDGEMENT:  
STATE OF COLORADO)  
COUNTY OF ADAMS ) SS

THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS 5TH DAY OF JUNE, 1990 BY CARY G. WEAVER AND BRENDA D. WEAVER

*Joel B. Crowe*, Box 10, FT. LUPTON, CO 80621  
NOTARY PUBLIC (SIGNATURE AND ADDRESS)  
MY COMMISSION EXPIRES: MAY 5, 1994



**LAND SURVEYOR'S CERTIFICATE:**

I, JOEL B. CROWE, A REGISTERED LAND SURVEYOR 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 HERINDEFORCE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THE SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREBON.

DATE: JUNE 5, 1990  
*Joel B. Crowe*  
JOEL B. CROWE, P.L.S 25937



**PLANNING COMMISSION APPROVAL:**

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS 24TH DAY OF MAY, 1990.

*Francis P. Garcia*  
CHAIRMAN

**BOARD OF COUNTY COMMISSIONERS APPROVAL:**

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS 4TH DAY OF JUNE, 1990. SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION DEVELOPMENT AGREEMENT RECORDED HERewith.

*James S. Johns*  
CHAIRMAN

**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 8:47 A. M. ON

THE 12 DAY OF June, 1990.

*Robert Cook*  
COUNTY CLERK AND RECORDER

BY: *Janis L. Reasoner*  
DEPUTY

- SECTION CORNER, DESCRIBED AS SHOWN.
- PIN FOUND, DESCRIBED AS SHOWN. (POSITIONAL TOLERANCE = 0.15')
- NO. 5 REBAR AND LS 25937 CAP SET.

FILE NO. 16  
MAP NO. 908  
RECEPTION NO. B948402



PREPARED: MARCH 20, 1990 - REVISED JUNE 5, 1990