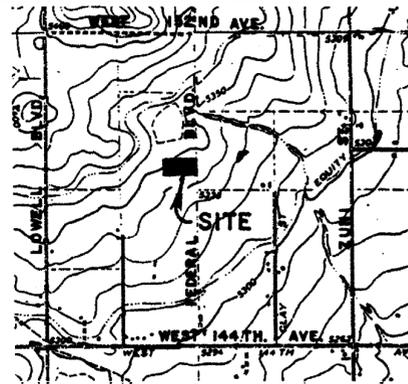


File 17 Map 474

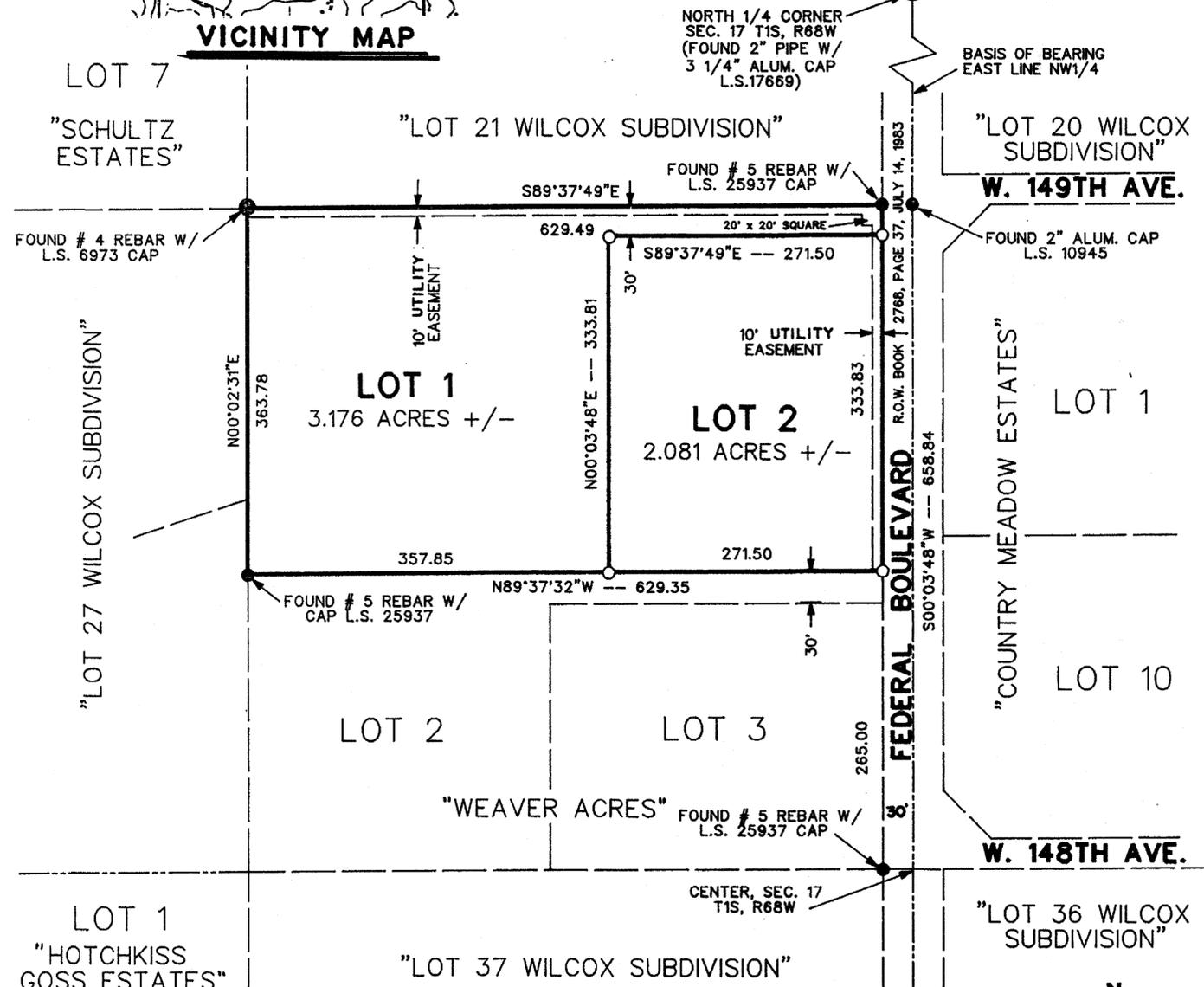
WEAVER ACRES TWO

A PART OF THE NORTHWEST 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 1, WEAVER ACRES)

CASE NO. 36-94-P



N
SCALE: 1" = 2000'



CERTIFICATE OF DEDICATION:

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

LOT 1, WEAVER ACRES, COUNTY OF ADAMS, STATE OF COLORADO,
CONTAINING 5.257 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 "WEAVER ACRES TWO" 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 29 DAY OF November, 1995, BY:

Cary G. Weaver *Brenda D. Weaver*
CARY G. WEAVER BRENDA D. WEAVER

ACKNOWLEDGEMENT:

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

THIS 29th DAY OF November, 1995, BY CARY G. WEAVER AND BRENDA D. WEAVER.

Margaret Hainrich
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-3-96

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 MARCH 10, 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: 11-29-95

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS 14th DAY OF DECEMBER, 1995.

Penny Miller
CHAIRPERSON

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS 18th DAY OF DECEMBER, 1995.

Clare G. White
CHAIRPERSON

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 3:17 P.M. ON THE 11th

DAY OF January, 1996.

Robert Jack *Dandy Graybill*
COUNTY CLERK AND RECORDER DEPUTY

FILE NO. 17
MAP NO. 474
RECEPTION NO. CO139331

THE FOLLOWING NOTES AND RESTRICTIONS SHALL APPLY TO WEAVER ACRES TWO:

- ONSITE INDIVIDUAL SEWAGE DISPOSAL SYSTEM MAY REQUIRE ENGINEERING BY AN ENGINEER AND MAY BE EXPENSIVE TO DESIGN AND CONSTRUCT.
- POSITIONAL TOLERANCES OF PROPERTY CORNER MONUMENT LOCATIONS TO MEASUREMENTS SHOWN ON THIS PLAT EQUAL PLUS OR MINUS 0.2 OF A FOOT.
- BASIS OF BEARING IS CONSIDERING THE NORTH LINE OF LOT 1, WEAVER ACRES, MONUMENTED AS SHOWN, AS BEARING SOUTH 89 DEGREES 37'49" EAST AS SHOWN ON THE PLAT OF WEAVER ACRES, RECORDED JUNE 12, 1990, FILE 16, MAP 908.
- WATER FOR FIRE FIGHTING PURPOSES MAY NOT BE AVAILABLE TO THESE LOTS, WHEN DEVELOPED, COMPLIANCE WITH THE NORTH METRO FIRE RESCUE AUTHORITY FIRE PROTECTION REQUIREMENTS WILL BE A CONDITION OF APPROVAL OF THE BUILDING PERMIT APPLICATION. SAID REQUIREMENTS MAY ADDRESS ACCESS ROAD DESIGN, WATER SUPPLY SOURCE AND DELIVERY SYSTEM, FIRE SPRINKLER SYSTEMS, BUILDING SEPARATION, OR OTHER DESIGN CRITERIA, IN CONFORMANCE WITH THE UNIFORM FIRE CODE.
- ACCESS TO FEDERAL BLVD. FOR LOT 2 IS PERMITTED ONLY BY WAY OF EXISTING NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT ON LOT 2, WEAVER ACRES.
- THE WATER SUPPLY FOR LOT 1 WILL BE SUPPLIED BY EITHER THE MILE HIGH WATER COMPANY OR FROM A WELL DRILLED INTO THE LARAMIE FOX-HILL AQUIFER, BEING LOCATED BETWEEN ABOUT 740 AND 1030 FEET BELOW THE SURFACE OF THE GROUND. THIS WELL SHOULD PROVIDE FOR ORDINARY HOUSEHOLD USES INSIDE ONE SINGLE FAMILY DWELLING AND IRRIGATION OF APPROXIMATELY 11,000 SQUARE FEET OF LAWN OR GARDEN.
- MINERAL INTERESTS EXIST BENEATH THIS PROPERTY SEPARATE FROM SURFACE RIGHTS. DRILLING ON THIS PROPERTY MUST MEET THE STANDARDS OF THE COLORADO OIL & GAS CONSERVATION COMMISSION.

- LEGEND:
- Found Section Corner, described as shown.
 - Found Corner, described as shown.
 - Set No. 5 Rebar W/ L.S. 25937 Cap.

