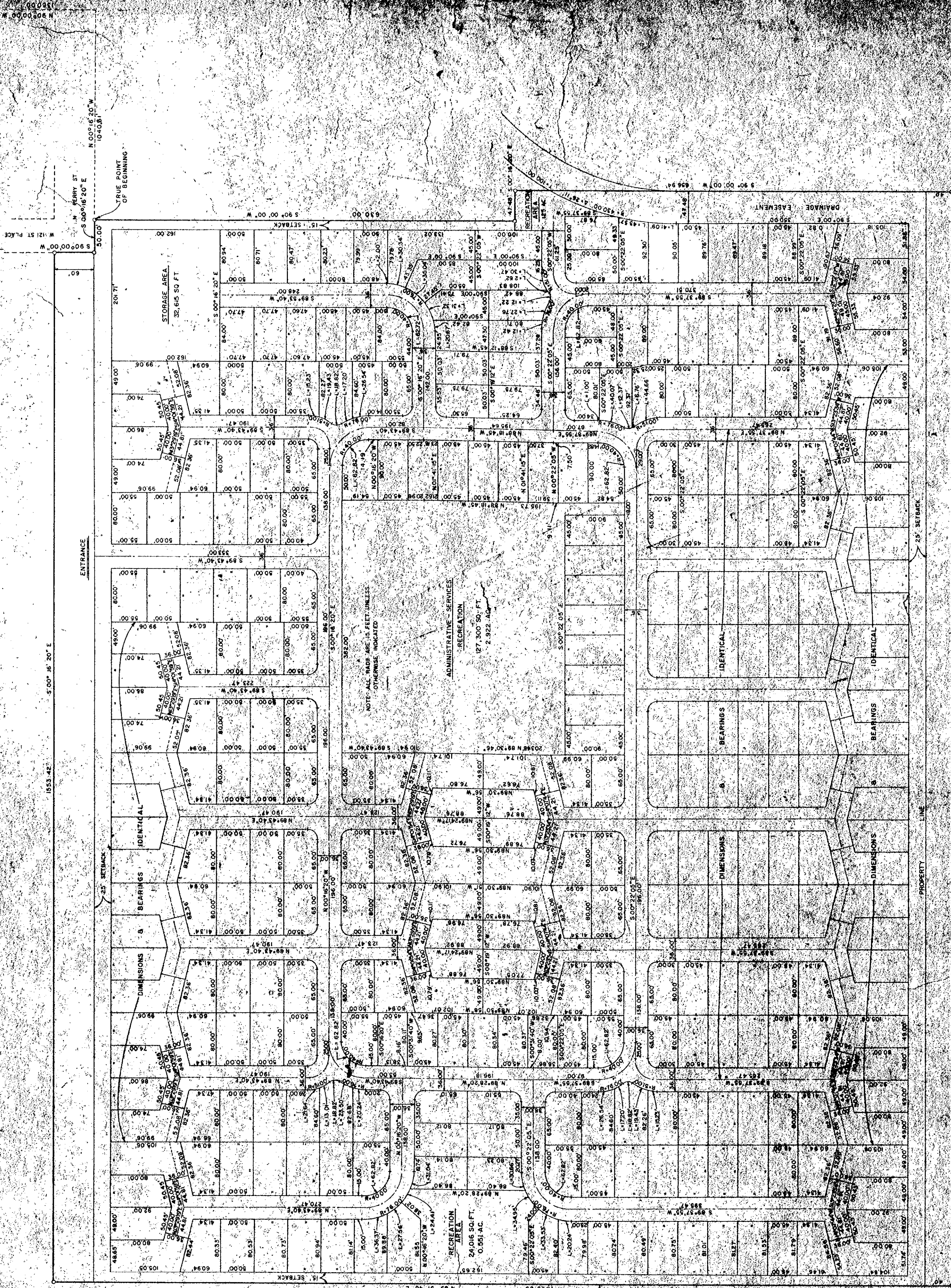
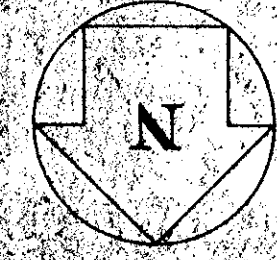


GRAPHIC SCALE



CONTINENTAL ESTATES

PART OF THE

W. 1/2 S.E. 1/4 OF SEC. 31, T. 1 S., R. 68 W., 6TH P.M. ADAMS COUNTY, COLORADO

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT JOE F. OPATRIL AND MINE AND SMELTER SUPPLY COMPANY BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWN-SHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO;

THENCE N. 90°00'00" W. ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1350.00 FEET;

THENCE N. 00°16'20" W. AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1040.81 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S. 90°00'00" W. 630.00 FEET;

THENCE S. 00°16'20" E. 47.48 FEET;

THENCE S. 90°00'00" W. 656.94 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER;

THENCE N. 00°22'05" W. ALONG SAID WEST LINE A DISTANCE OF 1650.00 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE N. 89°57'40" E. ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1349.69 FEET;

THENCE S. 00°16'20" E. 1553.42 FEET TO A POINT ON THE NORTH LINE OF WEST 121ST PLACE;

THENCE S. 90°00'00" W. 60.00 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF PERRY STREET;

THENCE S. 00°16'20" E. 50.00 FEET ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING;

AND CONTAINING 50.265 ACRES MORE OR LESS, HAS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO BLOCKS AND STREETS UNDER THE NAME AND STYLE OF CONTINENTAL ESTATES AND BY THESE PRESENTS HEREBY GRANT TO THE COUNTY OF ADAMS, FOR THE USE OF THE PUBLIC, THE PERPETUAL RIGHT-OF-WAY IN OVER AND ACROSS THE STREETS HEREIN SHOWN AND NOT PREVIOUSLY DEDICATED FOR PUBLIC USE, INCLUDING RIGHT-OF-WAY FOR BOUNDARY STREETS PERRY AND NORTH TENNYSON.

JOE F. OPATRIL

STATE OF COLORADO
COUNTY OF ADAMS

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS
OF 19 BY JOE F. OPATRIL AND MINE AND SMELTER SUPPLY COMPANY
MY COMMISSION EXPIRES 19 19 22 NOTARY PUBLIC

APPROVALS

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS 21 DAY OF August A.D. 19 19

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS 31st DAY OF August A.D. 19 19

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY OF THE ACCOMPANYING PLAT WAS MADE BY ME AND UNDER MY DIRECTION AND BELIEF THAT THE SAME IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO AT 12:30 P.M. ON THE 21st DAY OF August A.D. 19 19

FILE NO. 123

MAP NO. 357

RECEPTION NO. 747712

SCALE: 1" = 100'