

COUNTRY MEADOW ESTATES

CASE NO. 16 - 84

File. 16-MAP 137

A RESUBDIVISION OF LOTS 29 TO 31, AND A PART OF LOTS 35 AND 46, WILCOX SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO.

DEDICATION AND OWNERSHIP:

Know all men by these presents that Gary A. Cooper (husband), and Jeannie E. Cooper (wife), being the owners of that part of the East one-half of Section 17, Township 1 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, being more particularly described as follows: Lots 29 to 31, inclusive, and Lot 35 and the North one-half of Lot 46, EXCEPT the East 30 feet of said Lot 35 and the North one-half of Lot 46, WILCOX SUBDIVISION OF SECTION 17; containing 44.289 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 COUNTRY MEADOW ESTATES 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 a 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 20th day of JUNE 1984.

Gary A. Cooper
Gary A. Cooper (husband)

Jeannie E. Cooper
Jeannie E. Cooper (wife)

ACKNOWLEDGEMENT:

State of Colorado } ss
County of Adams }

The foregoing plat and dedication was acknowledged before me this 20th day of JUNE 1984, by Gary A. Cooper and Jeannie E. Cooper.

Stephen D. Barbarick MARCH 18, 1987 1131 So. HOLLAND CT LAKEWOOD, CO
Notary Public My Commission Expires My Address is

LIENHOLDER CERTIFICATE

The undersigned hereby consents to the dedication and easements shown on this plat and release the same from the encumbrance recorded in Book _____ at Page(s) _____ of the records of the Adams County Clerk and Recorder.

Lincoln W. Abbott Barbara E. Abbott
Lincoln W. Abbott (husband) Barbara E. Abbott (wife)

State of New Mexico } ss
County of Lincoln }

The foregoing plat and dedication was acknowledged before me this 20th day of June 1984, by Lincoln W. Abbott (husband) and Barbara E. Abbott.

Elizabeth L. Montoya
Notary Public

My Commission Expires: 9-16-86

My Address is: P.O. Box 352, Capitan, NM 88316

PLANNING COMMISSION APPROVAL:

Approved by the Adams County Planning Commission this 14th day of June 1984.

Robert D. Wagner
Chairman

BOARD OF COUNTY COMMISSIONERS APPROVAL:

Approved by the Adams County Board of County Commissioners this 1st day of August 1984, subject to the terms and conditions of the Subdivision Development Agreement recorded herewith.

Leo M. Younger Jr.
Chairman

SURVEYOR'S CERTIFICATE:

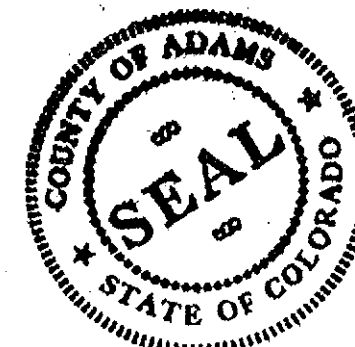
I, Raymond W. Boyer, a registered land surveyor, registered in the State of Colorado, do hereby certify that there are no roads, pipelines, or irrigation ditches, or other easements in evidence or known by me to exist on or across the hereinbefore described property except as shown on this plat. I further certify that 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 hereon.

Raymond W. Boyer
Raymond W. Boyer
Reg. L.S. No. 6973

CERTIFICATE OF THE CLERK AND RECORDER:

This plat was filed for record in the office of the Adams County Clerk and Recorder, in the State of Colorado, at 2:00 P.M. on the 2nd day of August 1984.

William Sokol By: Kay Sakaguchi
County Clerk and Recorder Deputy



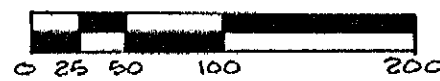
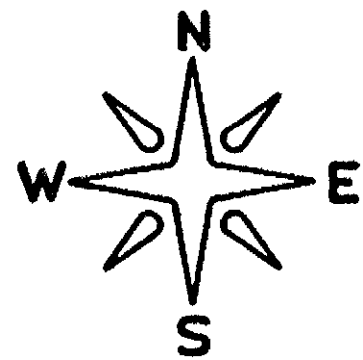
File No. 16

Map No. 137

Reception No. B519685

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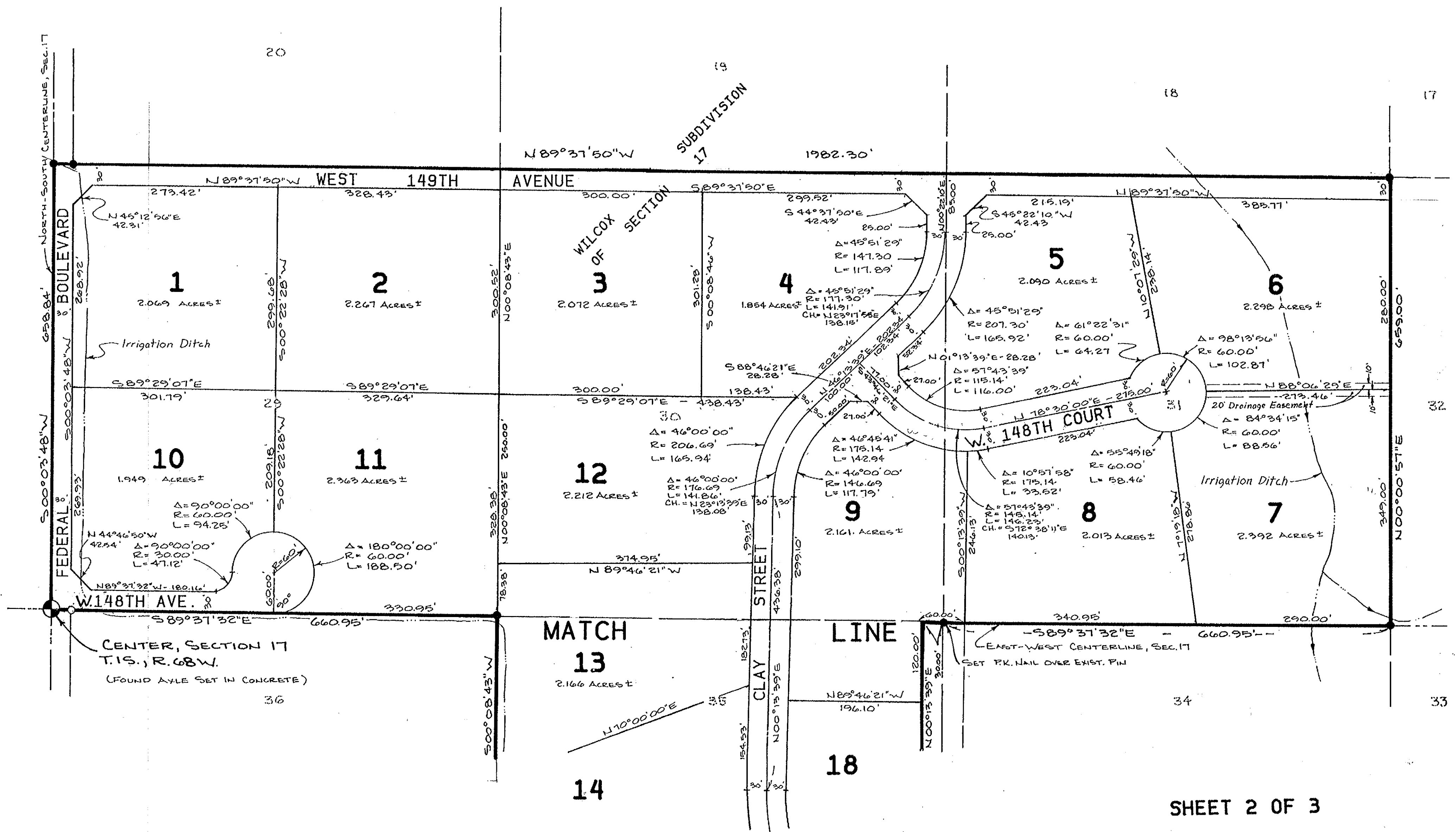
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SCALE: 1" = 100'

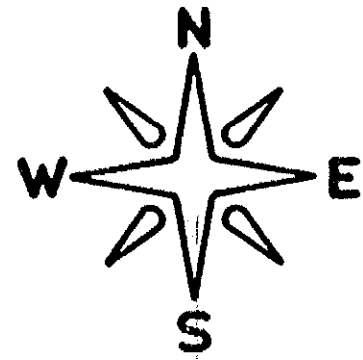
○ DENOTES: #4 REBAR WITH O.A.E.A. CAP
L.S. 6973 - SET

● DENOTES: EXISTING PIN



COUNTRY MEADOW ESTATES

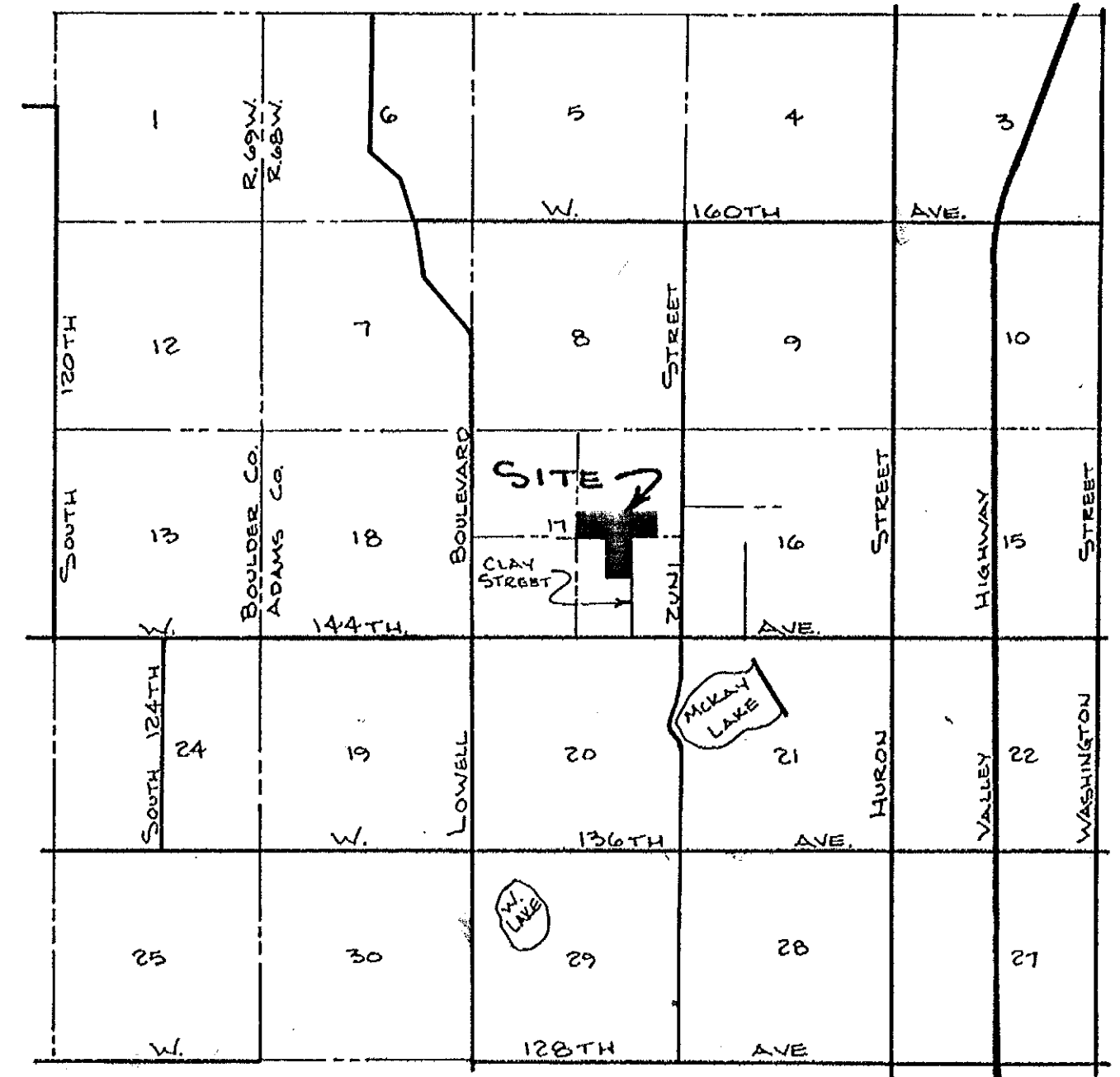
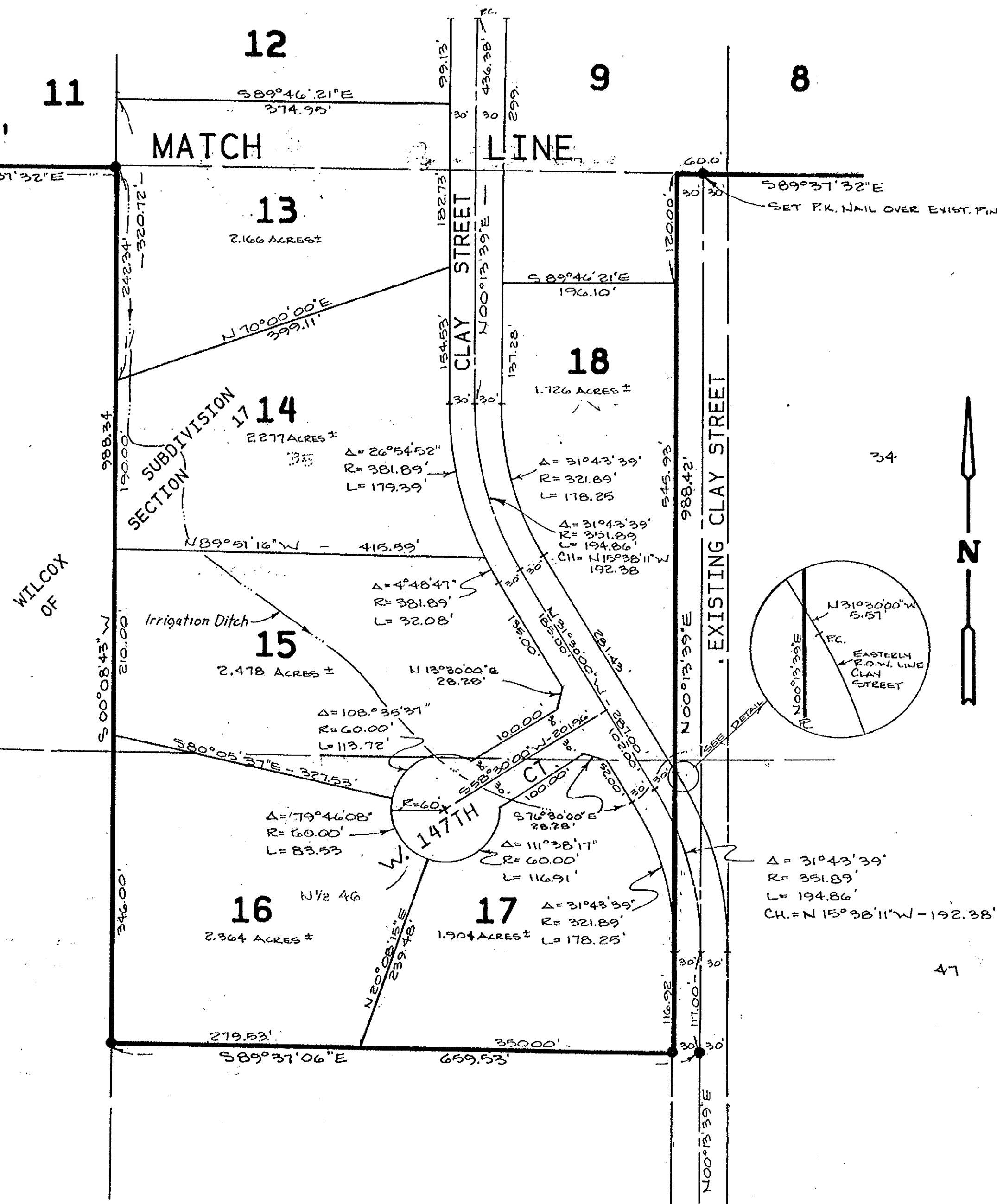
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36



VICINITY MAP

45

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