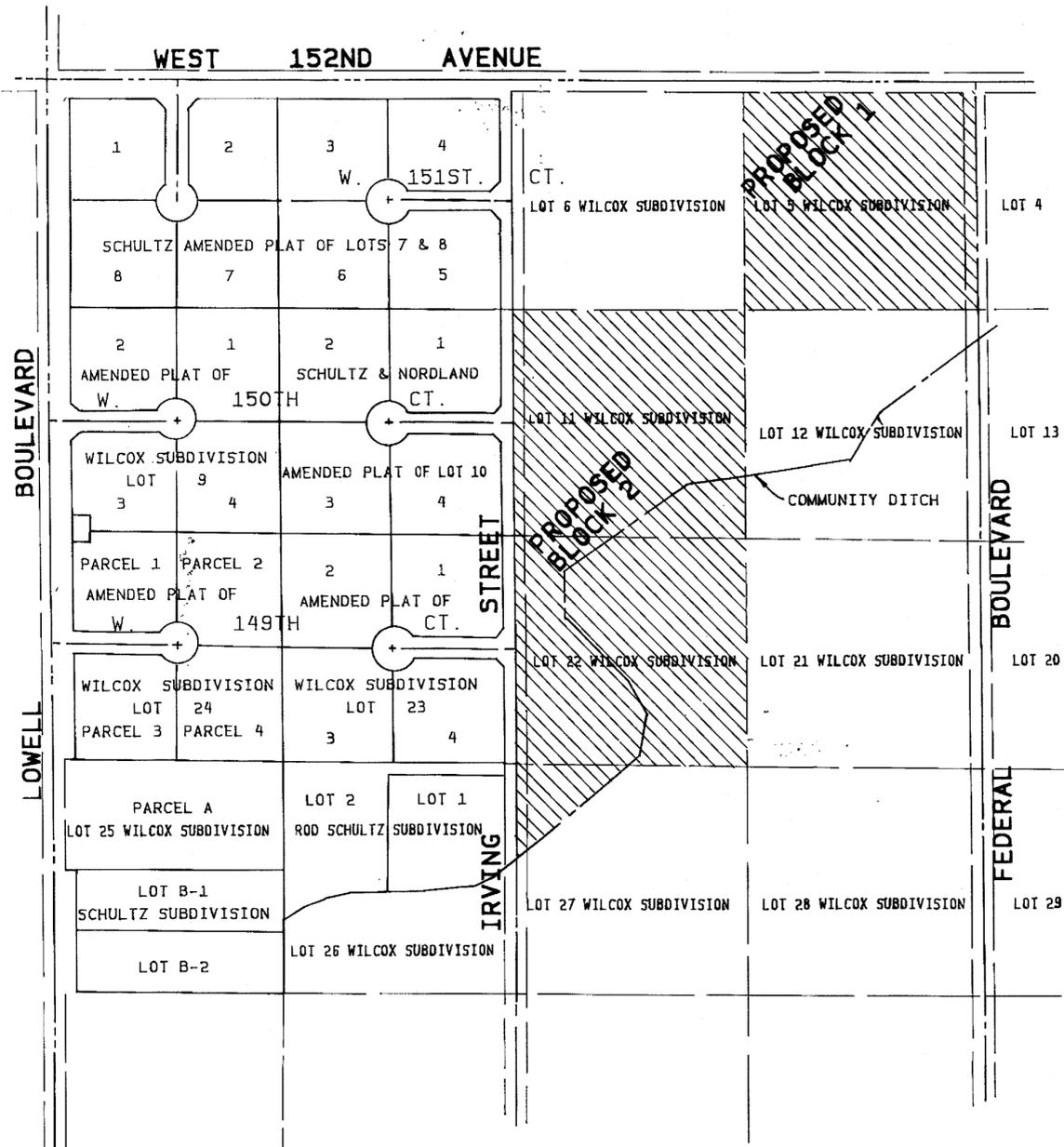
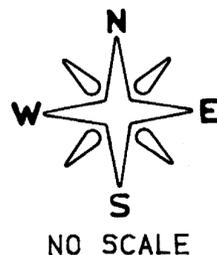


# SCHULTZ ESTATES

File-16-Map-306

CASE NO: 75-85-GDP

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



VICINITY MAP

**DEDICATION:**

Know all men by these presents that W.W.C., INC., Rodney W. Schultz (President), and Russ W. Schultz (Secretary), being the owner of that part of the Northwest one-quarter of Section 17, Township 1 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

That part of Lots 11, 22, and 27 of Wilcox Subdivision of Section 17, Township 1 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, described as follows: Beginning at the Northeast corner of said Lot 11; thence S00°02'31"W along the East line of Lot 11 and Lot 22 a distance of 1317.66 feet to the Southeast corner of said Lot 22; thence N89°37'50"W along the South line of said Lot 22 a distance of 382.33 feet to a point on the centerline of the Community Ditch; thence S46°22'26"W along said centerline a distance of 383.03 feet to a point on the West line of said Lot 27; thence N00°01'14"E along the West line of said Lots 11, 22, and 27 a distance of 1583.58 feet to a point on the North line of said Lot 11; thence S89°38'32"E along said North line a distance of 659.99 feet to the Point of Beginning. Contains 20.802 acres more or less.

ALSO;

That part of Lot 5, Wilcox Subdivision of Section 17, Township 1 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, described as follows: Beginning at the Southwest corner of said Lot 5; thence N00°02'31"E along the West line of Lot 5 a distance of 628.83 feet to a point 30.00 feet South of the North line of the Northwest one-quarter of said Section 17; thence S89°38'58"E parallel with said North line a distance of 660.23 feet to a point on the East line of said Northwest one-quarter; thence S00°03'48"W along said East line a distance of 628.91 feet to a point on the South line of said Lot 5; thence N89°38'32"W along said South line a distance of 659.99 feet to the point of beginning. Contains 9.530 acres more or less.

Has by these presents laid out, platted, and subdivided the same into Lots and Blocks as shown on this plat under the name and style of SCHULTZ 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 6th day of August, 1985

W.W.C., INC.

*Rodney W. Schultz*  
Rodney W. Schultz (President)

*Russ W. Schultz*  
Russ W. Schultz (Secretary)

**ACKNOWLEDGEMENT:**

State of Colorado )  
County of Adams ) ss

The foregoing plat and dedication were acknowledged before me this 14th day of August, 1985, by W.W.C., INC., Rodney W. Schultz (President), and Russ W. Schultz (Secretary)

*Andy K. Kucera* 7-27-86 1224 W. 1st St.  
Notary Public My Commission Expires: My Address is:

**SURVEYOR'S CERTIFICATE**

I, Raymond W. Bayer, 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, and checking, and that this plat accurately represents said survey, and that all monuments exist as shown hereon.

*Raymond W. Bayer*  
Raymond W. Bayer, Reg. P.L.S. No. 6973

**PLANNING COMMISSION APPROVAL:**

Approved by the Adams County Planning Commission this 14th day of August, 1985

*Reemany Pompanio*  
Chairman

**BOARD OF COUNTY COMMISSIONERS APPROVAL:**

Approved by the Adams County Board of County Commissioners this 28th day of August, 1985, subject to the terms and conditions of the Subdivision Development Agreement recorded herewith.

*Chairman*  
Chairman

**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 3:50 P.M., on the 29th day of August, 1985.

*William Sold* By: *Ley Sakaguchi*  
County Clerk and Recorder Deputy

Map No. 16  
Reception No. 306  
File No. B596401



SHULTZ AMENDED PLAT OF LOT 7 AND LOT 8

AMENDED PLAT OF LOT 10

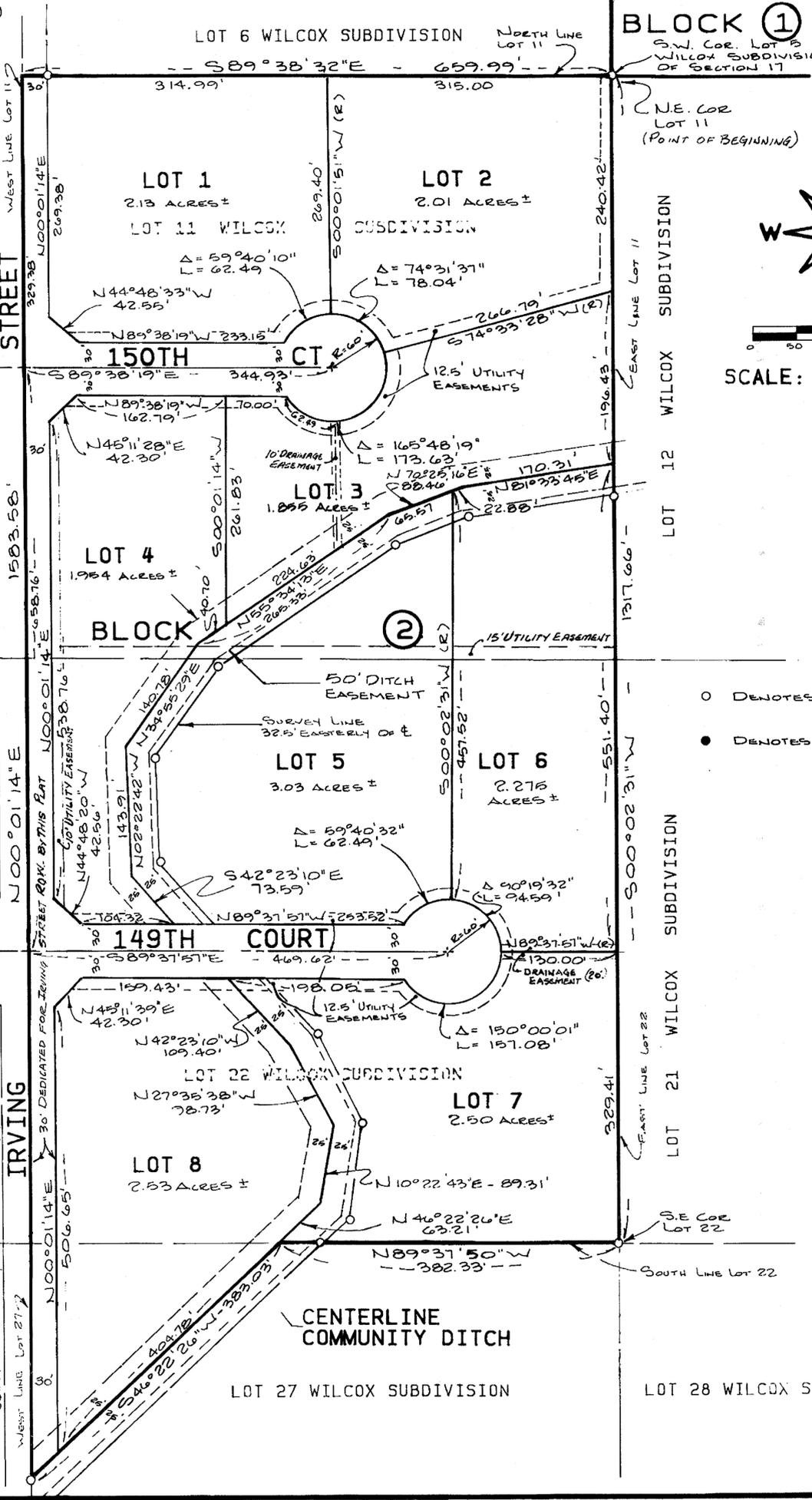
SCHULTZ AND NORDLAND

SUBDIVISION LOT 23

AMENDED PLAT WILCOX

ROD SCHULTZ SUBDIVISION

LOT 2

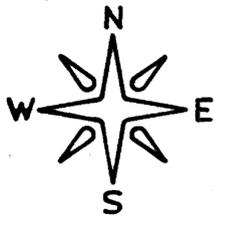


# SCHULTZ ESTATES

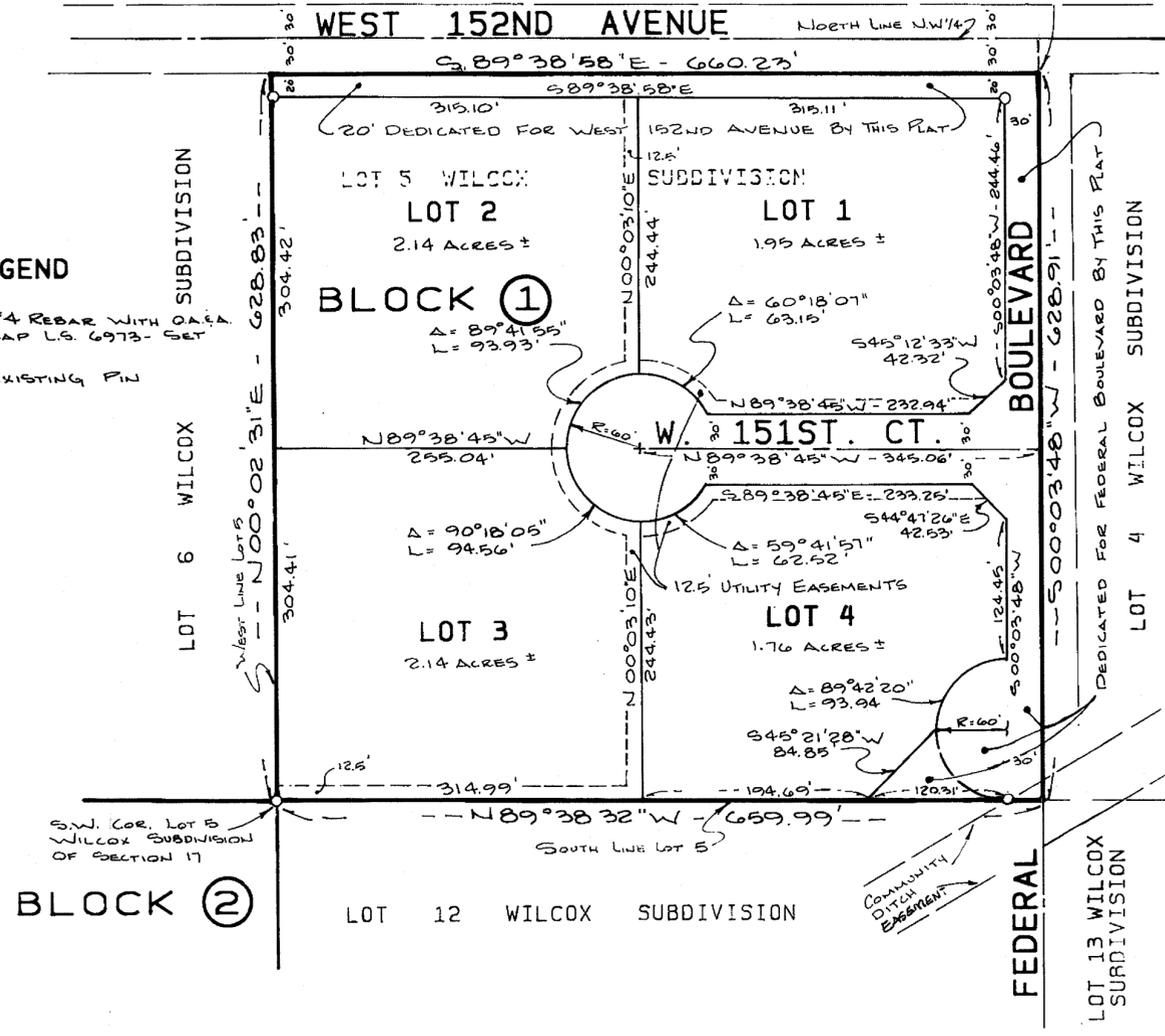
PART OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO.

**PLAT NOTE:**

No buildings, fences, trees, shrubs, or other improvements are to be erected on ditch right-of-way. No trash dumping will be permitted on ditch right-of-way.



SCALE: 1" = 100'



**BASIS FOR BEARINGS:**

The West line of SCHULTZ ESTATES bears N00°01'14"E, taken from the East line of SCHULTZ AND NORDLAND AMENDED PLAT OF LOT 10 and the AMENDED PLAT OF WILCOX SUBDIVISION LOT 23.

**PLAT NOTE:**

The owners of Lots 1 thru 4, Block 1, and the owners of Lots 1 thru 8, Block 2, are to participate in an improvement district for the paving of all streets in Section 17, Township 1 South, Range 68 West, if such a district is formed by the Adams County Commissioners.