## CHAVEZ SUBDIVISION File-16-MAP-477 A RESUBDIVISION OF LOT 57, WILCOX SUBDIVISION, A PART OF THE SOUTHWEST ONE-QUARTER, OF THE SOUTHWEST ONE-QUARTER, OF THE SOUTHWEST ONE-QUARTER, OF SECTION 17, TOWNSHIP I SOUTH, RANGE 68 WEST, OF THE 6 TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO. (SHEET | OF 1) W 1/4 cor.2 section 17, TIS, R68W, OF THE 6TH PM. LOT 58 WILCOX SUBDIVISION -344.50' - -\$ 89°33'38" DEDICATION: 314.50 Butility easement KNOW ALL MEN BY THESE PRESENTS, that Victor F. Chavez, and Laura L. Chavez, being the owners of certain lands in Adams County, State of Colorado, have laid out, platted and subdivided, as shown on this map, the land described as **APPROVALS** Planning Commission Approval: 9 (2.16) follows : Approved by the Adams County Planning Commission Ø (Legal Description) this 13th day of March, 1986. O) E 1/2 LOT- 57, WILCOX SUBDIVISION, ADAMS COUNTY, COLORADO. $\sigma$ Beginning at the southwest corner of Section 17. Township, I South, Range 68 West of the 6TH Principal Meridian, Thence S 89°34'26' E' a distance of 344.106 Шl N 00000'00". feet, Thence N 00°02'03"E a distance of 30.00 feet to the true Point of Beginning at the SW corner of CHAVEZ SUBDIVISION, Thence continuing N 00°02'03"E a distance of 629.92 feet, Thence S 89°33'38"E a distance of 314.50 feet, EQUITY DITCH DOOK 3128 PAGE 492 \$ 89°34 02" E Q Thence S 00°04'06" W a distance of 629.85 feet, Thence N 89°34'26"W and 30.00 feet north of the south line of said Section 17, a distance of 314.127 W 1/2 LOT-57 Board of County Commissioners Approval: feet to the true P.O.B., containing 4.54 Acre more or less, EXCEPT the south 30.00 feet thereof, dedicated to ADAMS COUNTY, containing 0.22 Acre more orless. BLCK WILCOX SUBDIVISION. BLVD 30 Have laid out, platted, and subdivided the same into lots 1 and 2, Approved by the Adams County Board of County (MARY I. DeBaca) Commissioners this 7th day of april, 1984. Leo My Gounger Jr Block I, under the name of CHAVEZ SUBDIVISION. OWNERSHIP: Victor F. Chavez and Laura L. Chavez, cowners The foregoing instrument was acknowledged before me this 28 day of October, 19 85. Witness my hand and official seal. 157.06 157.06 -30' DEDICATED TO ADAMS COUNTY 2-16 N 89°34'26"W-12 314.125 ARUADACO 8 0403 My Commission Expires: MARCU 6 1986 -<u>34</u>4.106' S 89°34'26" S:1/4 cor centerline 144 TH AVENUE sw cor. section 17. section 17, TIS, R68W, 6TH.P.M. TIS, R68W, 6TH P.M. SURVEYOR'S CERTIFICATE: I, Daniel R. Mertz Jr., a registered land surveyor, registered in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditchs, 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 I have made the survey by this plat, that this plat accurately represents said survey, and that all monuments exist as shown hereon. SCALE =1"=100" Clerk and Recorder's Certificate State of Colorado SS BASELINE ROAD County of Adams This plat was filed for record in the office of the PLAT NOTES Adams County Clerk and Recorder, in the State of Colorado. EQUITY DITCH 14 4 TH AVE. NOTES and RESTRICTIONS: NONE at 3:30 P.M. on the 15 day of October A.D., 1986. DITCH: ROW 25'FROM (50')(OWNERS: EQUITY DITCH ASSOCIATION) 3. MINERAL OWNERS: VICTOR & LAURA L. CHAVEZ 14490 Lowell Blvd Broomfield, CO. 80020 TY OF AN VICTOR & ANDREA GAMMEL 3461 W. 144 TH LOWEL Broomfield, CO. 80020 128 TH AVE. 4. Responsibility and maintenance of private drives are the owners. 5. All drives shall have adequate width and turn-arounds for emergency vehicles. Reception No. 8687.265 6. Easements are 5 wide on each side of all lot lines except where noted, (5 easements are not shown above.) 7. This development shall comply with the provisions of the 1985 Uniform Fire Code. 120 TH 8. Plans showing access roadways and water supply shall be submitted to Fire Marshol's Office WRYN (UPDATE: MARCH 28, 1986-CORRECT DITCH NAME TO EQUITY) OCTOBER 25, 1985 (FINAL PLAT) for approval prior to construction. AUGUST 3,1985 (PRELIM) JOB NO. 62603 PIN & CAP ON TRUE CORS ! D.R. MERTZ & ASSOCIATES INC. 8224 PIERCE CT. ARVADA COLORADO 80003 PH 421-5780