# MORTON SUBDIVISI

A RESUBDIVISION OF LOT 1, LAWRENCE'S PLACE AND LOT B2, SCHULTZ SUBDIVISION. BEING A PART OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68
WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

LOT BI, SCHULTZ SUBDIVISION \$89'41'23"E 629.63' 609.63 79.96 10.00' VACATED BY THIS PLAT. SCHULTZ SUBDIVISION N.W. COR. S.W. 1/4 SEC. 17, T.1.S., R. 68 W FND. #3 REBAR N89'50'38"W N89'41'23"W 29.94 F 8' UTILITY EASEMENT \_ BY BOOK 2703 AT PAGE 889 N89'41'23"W 170.08' 74.62 10.00' PROD:--N89'47'54"W 221.76' & COMMUNITY DITCH 30' 30' LAWRENCE'S PLACE BEARINGS NO0\*01'20"N LINE OF THE S.W. 1/4 LOT 2 BOULEVARD SUBDIVISION LAWRENCE'S PLACE SUBDIVISION LOWELL WEST IGOTH AVENUE 10 178.63' (R&M) W. 147TH COURT WEST ISOND AVE. (60' R.O.W.) - SCHULTZ AMENDED PLAT OF LOT AMENDED PLAT 4-SCHULTZ & NORDLAND AMENDED WILCOY SUBD. WPLAT OF LOT IO AMENDED PLAT RODNEYSCHULTZ SUBDIVISION WILCOX SUDD. SESTATES • FOUND No. 4 REBAR SITE WITH CAP L.S. No. 14070 17 WEST AVENUE 144TH O SET No. 4 REBAR WITH CAP L.S. No. 14070 FOUND No. 4 REBAR WITH CAP L.S. No. 12488 6 22 K 19 20 21 136TH AVENUE WEST VICINITY MAP = 50 ftScale

### DEDICATION AND OWNERSHIP:

KNOW ALL PERSONS BY THESE PRESENTS: that the undersigned, being the owners of that part of the West half of Section 17, Township 1 South, Range 68 West of the 6th. P.M., County of Admes, State of Colorado, and being more particular described as follows: Adems

EAST
BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF LOWELL BLVD, WHENCE THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER BEARS N89'50'38"W 29.94 FEET;

THENCE NO0'01'20"W 179.98 FEET; THENCE \$89'41'23"E 629.63 FEET;

THENCE S00'00'34"W 179.98 FEET; THENCE N89'41'23"W 170.08 FEET TO THE CENTERLINE OF THE COMMUNITY DITCH; THENCE ALONG THE CENTERLINE OF SAID COMMUNITY DITCH THE FOLLOWING 2 COURSES:

1) \$54'30'00"W 55.00 FEET; 2) \$72'30'00"W 70.00 FEET;

THENCE S00'01'20"E 147.78 FEET; THENCE \$51'40'10"W 132.87 FEET: THENCE N89'37'14"W 178.63 FEET;

THENCE N44'49'17"W 63.86 FEET;

THENCE NO0'01'20"W 239.07 FEET; THENCE N89'41'23"W 20.00 FEET; TO THE POINT OF BEGINNING. CONTAINING 4.70 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 "MORTON SUBDIVISION" 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 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 PIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER. EXECUTED THIS DAY OF THE PROPERTY OF THE



### **ACKNOWLEDGMENT**

State Of Colorado) County Of ADAMS) SS

Address\_\_\_

The foregoing instrument was acknowledged before me this 13 TM \_\_\_\_\_,1994, by Tom S. Morton, Vernon F. Rapp and Audrey D. Rapp Witness my hand and sed.

## BASIS OF BEAMINGS

THE WEST LINE OF THE SW 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST. OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEARS NO0'01'20" W TAKEN FROM THE RECORDED PLAT OF LAWRENCE'S PLACE.

### CERTIFICATION

THOMAS E. CAVE, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO VISIBLE ROADS, PIPELINES, 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 I HAVE MADE THE SURVEY BY THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUME SHOWN HEREON.

THOMAS E. CAVE L.S. No. 14070

DATE

### PLANNING COMMISSION APPROVAL

of APRIL

Peres milles

ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS' APPROVAL

PROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS DAY OF

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)

County of Adams) SS

THIS PLAT AND DEDICATION WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, ATTEMM. ON THE DAY OF

MAP No.: 244
RECLPTION No.: 11247 170

557 BURBANK STREET, SUITE M, BROOMFIELD, CO 80020 (303)469-2202 FAX (303)469-9085

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.