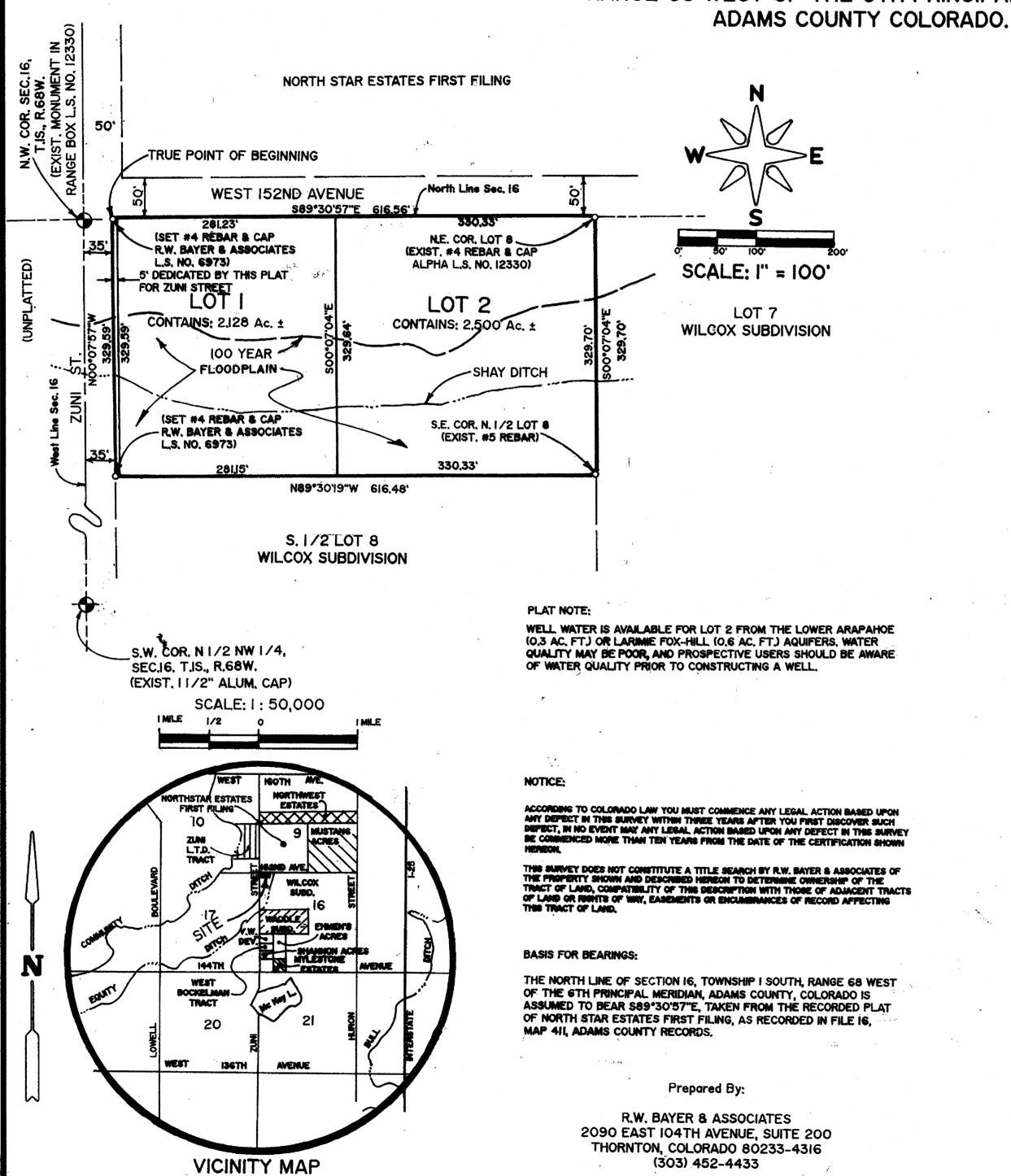
NIKKEL ESTATES

A PART OF THE N I /2 OF PLOT 8, WILCOX SUBDIVISION OF SECTION 16, TOWNSHIP I SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. Case No.<u>143-92-P</u>



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HARVEY L. AND NORA J. NIKKEL BEING THE OWNERS OF THAT PART OF LOT 8, WILCOX SUBDIVISION OF SECTION 18, TOWNSHIP I SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY COLORADO, DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE \$89°30'57"E ALONG THE NORTH LINE OF SAID SECTION 16 A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A POINT ON THE NORTH LINE OF SAID LOT 8; THENCE CONTINUING \$89'30'57"E ALONG SAID LINE A DISTANCE OF 616,56' FEET TO THE NORTHEAST CORNER OF SAID LOT 8, THENCE SOO OF 04 "E ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 329,70 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF SAID LOT 8; THENCE NB9'30'19"W ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF LOT 8 A DISTANCE OF 616.48 FEET TO A POINT 35,00 FEET EAST OF THE WEST LINE OF SAID SECTION IS: THENCE NOO"07"57"W PARALLEL WITH SAID WEST LINE A DISTANCE OF 329.59 FEET TO THE TRUE POINT OF BEGINNING CONTAINS 4.665 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT SUBDIVIDED AND PLATTED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF NIGKEL ESTATES AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, 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 UTILITY AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, SEWER LINES, WATER LINES, TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENENCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

EXECUTED THIS 2 ND DAY OF FERRUARY 19 93

	The state of the s
HARVEY L. NIKKEL	Mara Dikkel

VCKNOMI	FOGE	ACNT.

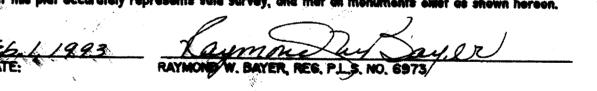
STATE OF COLORADO) ss COUNTY OF ADAMS)

THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME TH

1995, BT. HARVET L. AND NORA J. NIKKEL	· · · · · · · · · · · · · · · · · · ·
MY ADDRESS'IS: 4955 E. 74th Ave. Commerce city ed	
MY COMMISSION EXPIRES: 4/8/96 Custal Sound	CRYSTAL SPRONK NGTARY PUBLIC
NOTARY PUBLIC	STATE OF COLORADO
the control of the co	

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, 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.



PLANNING COMMISSION APPROVAL: APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS 14TH DAY OF TANKERY . 1993.

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _______ DAY OF FEBRUARY 1993, SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION DEVELOPMENT AGREEMENT RECORDED HEREWITH

CERTIFICATE OF THE CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD INTHE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT : 45pm., ON THE 3 DAY OF 1993.

COUNTY CLERK AND RECOR MAP NO.: _// 7 RECEPTION NO.: 8/120578 DATE PREPARED: 01/26/93