

file 12 map 145

# NORTH SHERIDAN PLAT

PART OF THE SOUTHWEST ONE-QUARTER SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

### DEDICATION

Know all men by these presents that Robert L. Cohen and William Anderson being the owners of the following described tract of land:  
That part of the SW1/4 of Section 31, Township 1 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, described as follows: Beginning at the Southwest corner of Section 31, Township 1 South, Range 68 West of the 6th Principal Meridian; thence South 89°49'30" East on an assumed bearing along the South line of said Section 31 a distance of 936.33 feet; thence North 00°00'00" West along a line parallel to and 936.33 feet East of the West line of said Section 31 a distance of 715.00 feet; thence North 89°49'30" West parallel with said South line a distance of 356.33 feet to a point on the West line of said Section 31; thence South 00°00'00" East along said West line a distance of 715.00 feet to the point of beginning; EXCEPT the South 40.00 feet for Highway R.O.W. Have platted, laid out, and subdivided the same under the name and style of NORTH SHERIDAN PLAT and by these presents hereby grant to the County of Adams, for the use of the public the perpetual right-of-way in, over and across the Streets and Avenues herein shown and not previously dedicated for public use.

Contains 14.509 Acres more or less.

Robert L. Cohen  
Robert L. Cohen, Managing Partner

William Anderson  
William Anderson, Managing Partner

STATE OF COLORADO } SS  
COUNTY OF \_\_\_\_\_

The foregoing plat and dedication was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1969, by Robert L. Cohen and William Anderson.  
My Commission expires October 14, 1972.

Marion E. Alvord  
Notary Public

### APPROVALS

Approved by the Adams County Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1969.

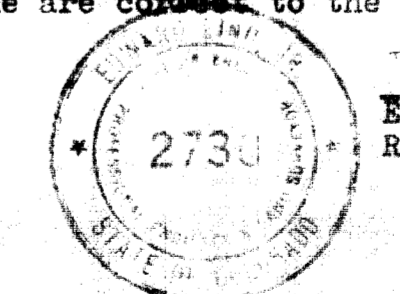
\_\_\_\_\_  
Chairman

Approved by the Adams County Board of Commissioners this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1969.

\_\_\_\_\_  
Chairman

### ENGINEER'S CERTIFICATE

I hereby certify that the accompanying plat and survey thereof were made by me or under my direction and that the same are correct to the best of my knowledge and belief.



Edward Lind, Jr.  
Reg. P.E. & L.S. No. 2730

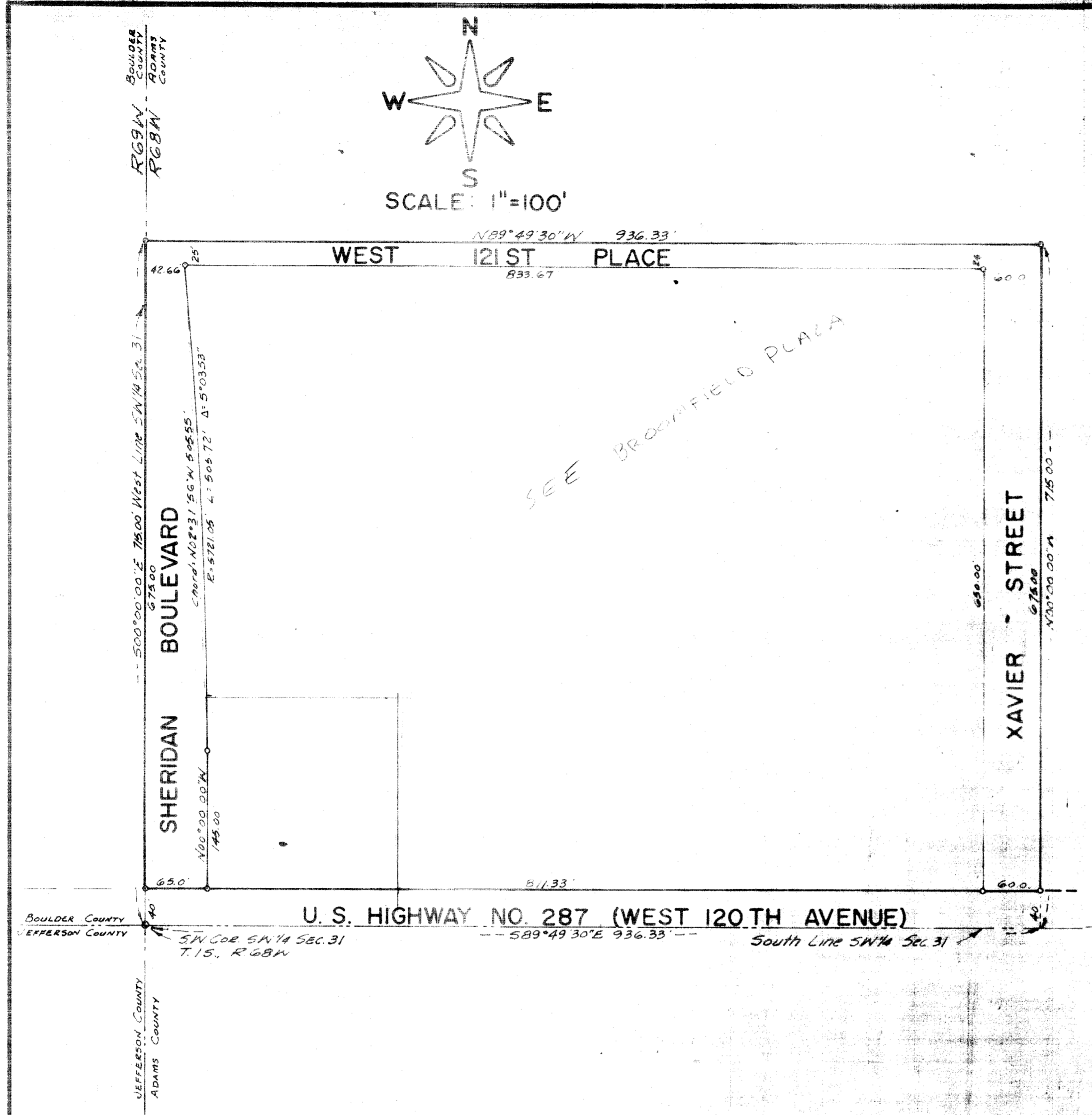
### CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Adams County, Colorado at 1:10 P.M. on the 24 day of April, 1969 A.D.

FILE NO. 12  
MAP NO. 145  
RECEPTION NO. 861963

Charles L. Miller  
County Clerk and Recorder

By Jane Fara  
Deputy



Boulder County  
Jefferson County  
Adams County  
R69W  
R68W  
T15S  
R68W

U.S. HIGHWAY NO. 287 (WEST 120TH AVENUE)  
SW 1/4 Cor SW 1/4 Sec. 31  
T. 15S, R. 68W