RODNEY SCHULTZ SUBDIVISION A PART OF LOT 26, WILCOX SUBDIVISION, A SUBDIVISION OF A PART OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO. AMENDED PLAT OF WILCOX SUBDIVISION LOT 23 LOT 22, WILCOX SUBDIVISION SCALE: 1" = 100"LOT 3 LOT 4 N.E. COR. LOT 26 PARCEL 4 N. LINE LOT 26 LILLOW SUBDIVISION ~~ N89°37'50"W 659.49 --N.W. COR. LOT 26 -- 629.49'-589°37'50"E WILLOX SUBDIVISION 332.18' AMENDED PLAT
WILCOX SUBDIVISION
LOT 24 N0000114"E DEDICATED FOR IRVING 30.00° STREET BY THIS PLAT LOT 2 LOT 1 2.901 ACRES + 2.444 ALRES + LCI 2E N49°58'00"E N49°58'00"E 78.75 N76°10'00"E 73.04 WILCOX SUBDIVISION 86.05 105.23 STREE N84º38'00'E LOT 27, WILCOX SUBDIVISION 191.28 N88°48'00"E ō N58°07'00'E 57.55 165°48 00"E CO0.50 CENTERLINE N55°26'00"E COMMUNITY DITCH 78.31 TRUE POINT OF BEGINNING IRVING WILCOX SUBDIVISION -- N89° 37'34"W -659.24' --S.W. COR. LOT 86 S.E. COR. LOT 26 WILLOX SUBDIVISION LOT'38, WILCOX SUBDIVISION MILLON GUBOINISION WILCOX SUBDIVISION LOT 39, WILCOX SUBDIVISION 160TH AVENUE ~ 60 15 O DENOTES: #4 REBAR WITH 10 O.A. EA CAP LS. 6973 · DENOTES: EXISTING PIN 152ND アくのことの SCHULTZ AMENDED PLAT AMENDED FLAT WILLOX SUBO, --SCHULTZ & NOCOLAND AMENDED PLAT OF LOTIO المد م 13 Sugarision Lot 23 15 N AMENDED PLAT -WILLOX SUBP. LOT 24 144TH WEST AVENUE 20 PLAT NOTE: 22 The owners of lots 1 and 2 are to porticipate in an improvement district for the poving of all 136TH

AVENUE

streets in Section 17, Township 1 South, Range 68 West, If such o district is formed by the

Adoms County Commissioners.

WEST

NO SCALE

VICINITY MAP

DEDICATION

Know all men by these presents that Rodney W. Schultz, 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, Adams County, Colorado, more particularly described as follows:

That part of Lot 26. Wilcox Subdivision of Section 17. Township 1 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, described as: Beginning at the Southwest corner of Lot 26. said Wilcox Subdivision; thence NOO°00'03"W on a bearing taken from the West line of SCHULTZ & NORDLAND AMENDED PLAT OF LOT 10, a subdivision of a part of said Section 17, along the West line of said Lot 26 a distance of 200.31 feet to a point on the centerline of the Community Ditch, said point being the True Point of Beginning; thence along the Centerline of said Community Ditch the following courses and distances:

CASE. NO. 40-85-P

ond distances:

N55*26'00"E, 78.31 feet;
N65*48'00"E, 62.00 feet;
N86*48'00"E, 191.28 feet;
N84*38'00"E, 167.75 feet;
N84*38'00"E, 57.55 feet;
N84*38'00"E, 78.75 feet to a point on the East line of soid Lot 26; thence N00°01'14"E along soid Lot 26; the Northeast corner of said Lot 26; thence N89°37'50"W along the North line of said Lot 26 a distance of 659.49 feet to the Northwest corner of said Lot 26; thence 500°00'03"E along the West line of said Lot 26 a distance of 485.37 feet to the True Point of Beginning. contains 5.537 acres more or less.

Has by these presents laid out, platted, and subdivided the same into lots as shown on this plat under the name and style of RODNEY SCHULTZ SUBDIVISION and do herety dedicate to the County of Adams, State of Colorado for the 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 maintenence of utilities and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, sewer lines, water lines; together with a 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 monor. Executed this

Rodney W. Schultz

ACKNOWLEDGEMENT:

State of Colorado) ss

County of Adoms)

My Commission Expires:

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 futher certify that the survey was performed by me or under my direct responsibility. supervision and enecking, and that this plat accurately represents said sui and that all manuments exist as shown hereon.

> Kaymond W. Bayer.
> Raymond W. Bayer Reg. P.L.S. No. 6973

PLANNING COMMISSION APPROVAL:

Approved by the Adoms County Planning Commission this 11 day of Mpri

Chairman

BOARD OF COUNTY COMMISSIONERS APPROVAL:

Approved by the Adoms County Board of County Commissioners this 22 day of

CERTIFICATE OF THE CLERK AND RECORDER

This plot was filed for record in the office of the Adams County Clerk and Recorder, in the State of Colorado, at 1215 p.M., on the 2nd day of 7000, 1985.

William Sokol Deputy

> File No. _ Map No. Reception No. B.57/39

County Clerk and Recorder