File: 18 Map: 435

CASE NO. PLT 2001 - 00010

A RESUBDIVISION OF LOT 19, WILCOX SUBDIVISION, A SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO SHEET 1 OF 2

DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT KENNETH GREIN, BEING THE OWNER OF THAT PARCEL DESCRIBED IN THE FOLLOWING LEGAL DESCRIPTION:

LOT 19, WILCOX SUBDIVISION, A SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO. CONTAINS 9.99 ACRES MORE OR LESS.

BASIS OF BEARINGS: THE SOUTH LINE SAID LOT 19 IS ASSUMED TO BEAR N89'37'49"W.

KENNETH GREIN

State of Colorado) s.s.

The foregoing plat and dedication was acknowledged before me this 14th day of May 20 61, by Kenneth Grein.

Santan Stock

My Commission Expires: 3-1-03

My Address Is: 450 5. 446 Auc. Gricken, Co



WATER SUPPLY LIMITATIONS:

- A. OUTSIDE IRRIGATION IS LIMITED TO 1880 SQUARE FEET.
- B. ANIMALS ARE LIMITED TO TWO HORSES OR SIMILAR LIVESTOCK EQUIVALENT.

NOTES:

- ALL EASEMENTS SHOWN ARE UTILITY AND DRAINAGE EASEMENTS UNLESS OTHERWISE NOTED. EASEMENT WIDTHS ARE 8' UNLESS OTHERWISE NOTED. ALL EASEMENTS ALONG ROADS ARE ALSO SLOPE EASEMENTS.
- 2. ENGINEERED INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS) MAY BE REQUIRED ON CERTAIN LOTS. ENGINEERED ISDS ARE LARGER AND MORE COSTLY THAN CONVENTIONAL SYSTEMS. LOT SPECIFIC SOILS AND PERCOLATION TESTS SHALL BE USED TO DETERMINE THE TYPE AND SIZE OF ISDS. IN ADDITION, TEST PITS WILL BE REQUIRED TO FURTHER EVALUATE THE SOILS, PRIOR TO ISSUANCE OF A PERMIT FOR THE ISDS. BASED ON THE EVALUATION OF THE SOILS IN THE TEST PIT, TRI—COUNTY HEALTH DEPARTMENT MAY RECOMMEND AN ENGINEERED OR LARGER ISDS THAN THE MINIMUM REQUIRED BASED SOLELY UPON THE PERCOLATION TEST RESULTS.

SUITABLE AREA NEEDS TO BE DESIGNATED ON EACH LOT SITE PLAN FOR BOTH PRIMARY AND REPLACEMENT WASTEWATER ABSORPTION AREAS. REPLACEMENT OF THE PRIMARY ABSORPTION AREA MAY BE REQUIRED, IF FAILURE OF THE PRIMARY AREA OCCURS. THESE AREAS NEED TO MEET ALL TRI-COUNTY HEALTH DEPARTMENT SETBACK REQUIREMENTS, AND ARE TO REMAIN FREE OF ANY IMPROVEMENTS, E.G., IRRIGATED LANDSCAPE, PAVING, OUT-BUILDINGS, ETC..

- 3. NO BUILDING PERMITS WILL BE ISSUED FOR ANY LOT IN ANY PHASE OF CONSTRUCTION, UNTIL ALL PUBLIC IMPROVEMENTS, IN ANY PHASE, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED AND ARE UNDER PRELIMINARY ACCEPTANCE OF THE ADAMS COUNTY DEPARTMENT OF PLIBLIC WORKS
- 4. EIGHT-FOOT (8') WIDE UTILITY EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT AND REAR LOT LINES OF EACH LOT WITHIN THE SUBDIMSION OR PLATTED AREA. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEPHONE CABLE, AND TELECOMMUNICATION FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS WITHIN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
- 5. THE DEVELOPER SHALL PROVIDE A BUILDING ENVELOPE FREE OF ALL UNDERGROUND PIPELINES AND WILL BE RESPONSIBLE FOR REMOVING, RELOCATING AND/OR REDIRECTING ANY UNDISCOVERED PIPELINES WITHIN THE BUILDING ENVELOPES.
- 6. ADAMS COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF ANY COVENANTS, CONDITIONS OR RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.
- 7. NO DIRECT ACCESS TO ADJACENT LOTS SHALL BE PERMITTED FROM WEST 149TH AVENUE.
- 8. THERE MAY BE EXISTING UNDERGROUND GAS AND/OR OIL LINES WITHIN UNDOCUMENTED EASEMENTS WITHIN THIS DEVELOPMENT. THIS IS A GENERAL NOTE INFORMING THAT SUCH LINES OR EASEMENTS MAY EXIST ON ANY LOT AND CANNOT BE ACCURATELY LOCATED ON ANY PLATS AND THAT THE SURVEYOR/ENGINEER IS NOT LIABLE OR RESPONSIBLE FOR ANY BUILDING RESTRICTIONS OR LIMITATIONS CAUSED BY THESE LINES OR EASEMENTS. RESPONSIBILITY IS WITH THE OWNER/DEVELOPER TO LOCATE ANY SUCH LINES SO AS TO PROVIDE AN ACCEPTABLE BUILDING ENVELOPE.
- 9. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY TO THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND. SHOULD THE OWNERS FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.

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 action based upon any defect in this survey be commenced more then ten years from the date of certification shown hereon.

CERTIFICATE OF SURVEY:

I, Curt E. Acklam, a registered land surveyor in the State of Colorado do hereby certify that there are no roads, irrigation ditches, or other easements in evidence or known by me to exist on or across the herein before 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 registrating and survey and that all monuments exist as shown hereon.

Curt E. Acklam — LS NO 23027 (For and on behalf of Acklam & Associates, Inc.)

PLANNING COMMISSION APPROVAL:

pproved by the Adams County Planning Commission this 10th day of MAY

CEW Chairperson

BOARD OF COUNTY COMMISSIONERS APPROVAL:

Approved by the Adams County Board of County Commissioners this day of NAY Subject to the terms and conditions of the Subdivision Development Agreement recorded herewith.

Master J. Harm

CERTIFICATE OF THE CLERK AND RECORDER:

Deputy and Menull

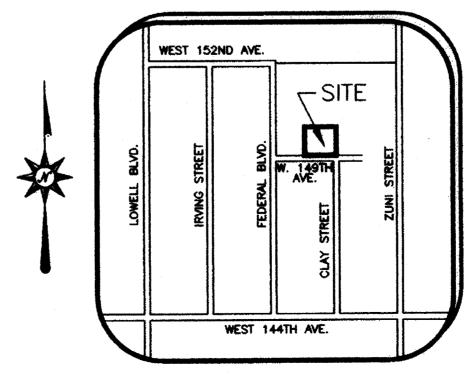
County Clerk and Recorder John

FILE NO.: 135

RECEPTION NUMBER: CO800493

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	15.00	14.60'	14.03'	S 2753'20" E	55'46'16"	7.94
Ç2	65.00	73.54	69.68	S 23"21"50" E	64'49'18"	41.27
C3	65.00	102.62'	92.29'	N 54'16'26" E	90"27"14"	65.52
C4	65.00'	93.40	85.57'	\$ 39'19'59" E	82"19"56"	56.84
C5	65.00'	61.19'	58.95	N 28'48'02" E	53'56'04"	33.07
C6	15.00	14.60'	14.03'	N 27'52'56" E	55'46'16"	7.94'

LINE	BEARING	DISTANCE	
LI	N 45'10'59" E	28.19	
L2	N 44'49'01" W	28.38'	
L3	N 89'40'04" W	30.00	
L4	N 89'37'49" W	30.00'	



VICINITY MAP SCALE: 1" = 2000'



CEA

SWAIN SUBDIVISION A RESUBDIVISION OF LOT 19, WILCOX SUBDIVISION, A SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO SHEET 2 OF 2 - NW CORNER LOT 19 NE CORNER LOT 19-LOT 14 North Line Lot 19-LOT 15 S 89'40'04" E 660.29' EX. NO. 3 REBAR -10,000 sq. ft. area for Individual Sewage Disposal System LOT 2 2.50 ACRES GROSS 2.42 ACRES NET LOT 3 2.50 ACRES GROSS 2.43 ACRES NET SCALE: 1" = 50'CENTERLINE 50' DITCH EASEMENT DENOTES EXISTING PIN AND CAP (No. 14975) (No. 14976) LOT 18 S 88"10"01" E 280.42" DECATUR (No. 14925) (No. 14926) LOT 1 2.49 ACRES GROSS 2.02 ACRES NET LOT 4 2.50 ACRES GROSS 2.02 ACRES NET 30.00' 30.00' SW CORNER LOT 19-- SE CORNER LOT 19 WEST 149TH **AVENUE** 315.26 N 89°37'49" W 660.51' South Line Lot 19

LOT 4

LOT 5

LOT 13

LOT 20

LOT 2

COUNTRY MEADOW ESTATES