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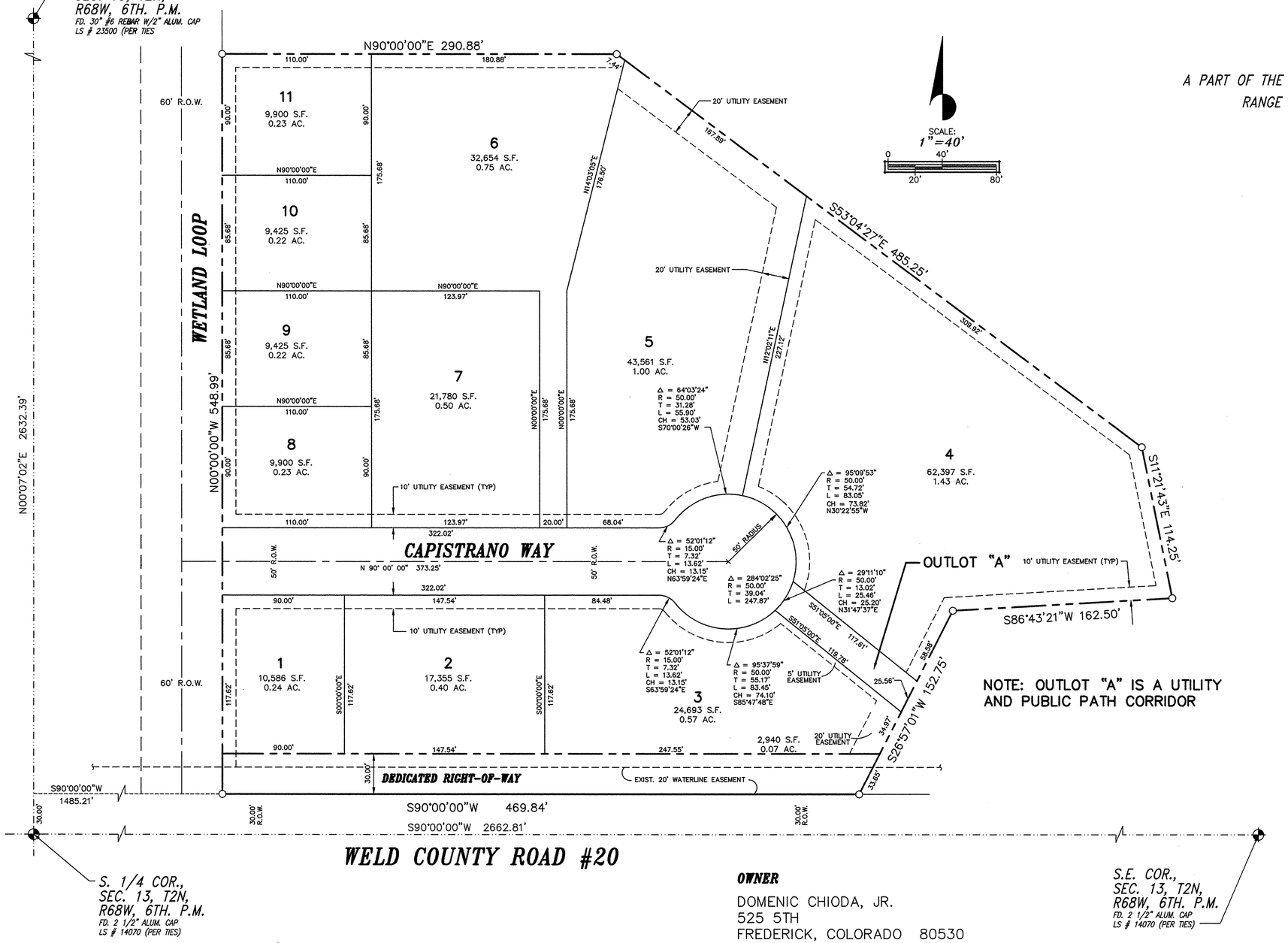
2684306 04/02/1999 12:22P Weld County CO
1 of 1 R 11.00 D 0.00 JA Suki Tsukamoto

CANSANO RANCH FINAL PLAT

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO



CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT DOMENIC CHIODA, JR., BEING THE OWNER OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 68 WEST, WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SECTION 13; THENCE ALONG THE SOUTH LINE OF SAID SECTION 13, SOUTH 90°00'00" EAST 1,485.21 FEET; THENCE NORTH 00°00'00' WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°00'00" WEST 548.99 FEET; THENCE NORTH 90°00'00" EAST 290.88 FEET; THENCE SOUTH 53°04'27" EAST 485.25'; THENCE SOUTH 11°21'43" EAST 114.25 FEET; THENCE SOUTH 86°43'21" WEST 162.50 FEET; THENCE SOUTH 26°57'01AAA' WEST 152.75 FEET; THENCE SOUTH 90°00'00" WEST 469.84 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 6.728 ACRES MORE OR LESS;

HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS CANSANO RANCH, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, ALLEYS, PUBLIC WALKWAYS, PARKS AND OPEN SPACES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. WITNESS MY HAND AND SEALS THIS 13 DAY OF August, A.D. 1998.

EXECUTED THIS 13th DAY OF August, 1998.

Domenic Chioda Jr.
DOMENIC CHIODA, JR.

STATE OF COLORADO)
) SS.
COUNTY OF Weld)

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BRFORE ME THIS 13th DAY OF August, 1998, BY Domenic Chioda, Jr.

MY COMMISSION EXPIRES: 6/28/2002
WITNESS MY HAND AND OFFICIAL SEAL.

Marcia Lieuman
NOTARY PUBLIC

EXECUTED THIS 12TH DAY OF AUGUST, 1998.

FIRSTATE ~~FIRST STATE~~ BANK OF COLORADO

BY: ROCCO VILLANI, ~~VICE PRESIDENT~~ BRANCH PRESIDENT

STATE OF COLORADO)
) SS.
COUNTY OF Adams)

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BRFORE ME THIS 12th DAY OF August, 1998, BY Rocco A. Villani Branch President of Firstate Bank of Colorado

MY COMMISSION EXPIRES: May 30, 2001
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 30, 2001

BOARD OF TRUSTEES APPROVAL

APPROVED BY THE BOARD OF TRUSTEES THIS 23rd DAY OF July, A.D. 1998. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FOR CONSTRUCTION OF ANY STREETS, ALLEYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

Edward J. Taglente — 3-23-99
MAYOR — DATE

ATTEST

Karen Berkosh — 3-23-99
TOWN CLERK — DATE

OWNER

DOMENIC CHIODA, JR.
525 5TH
FREDERICK, COLORADO 80530

ZONING

P.U.D.–RESIDENTIAL

NUMBER OF LOTS

NUMBER OF LOTS IS 11.

LEGEND

○ SET #5 PIN AND CAP L.S. # 13446

✥ CONTROL CORNERS

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SEC. 13, T2N, R68W OF THE 6TH. P.M., WELD COUNTY, COLORADO AS BEARING S 90° 00' 00" W AND MONUMENTED AS SHOWN HEREON.

SURVEYORS CERTIFICATE

I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

RONALD W. ADAMS
COLORADO REGESTERED
PROFESSIONAL LAND SURVEYOR
NO. 13446

DATE: 8/10/98
JOB NO. 97.015.00

1 OF 1

CANFP01.DWG

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