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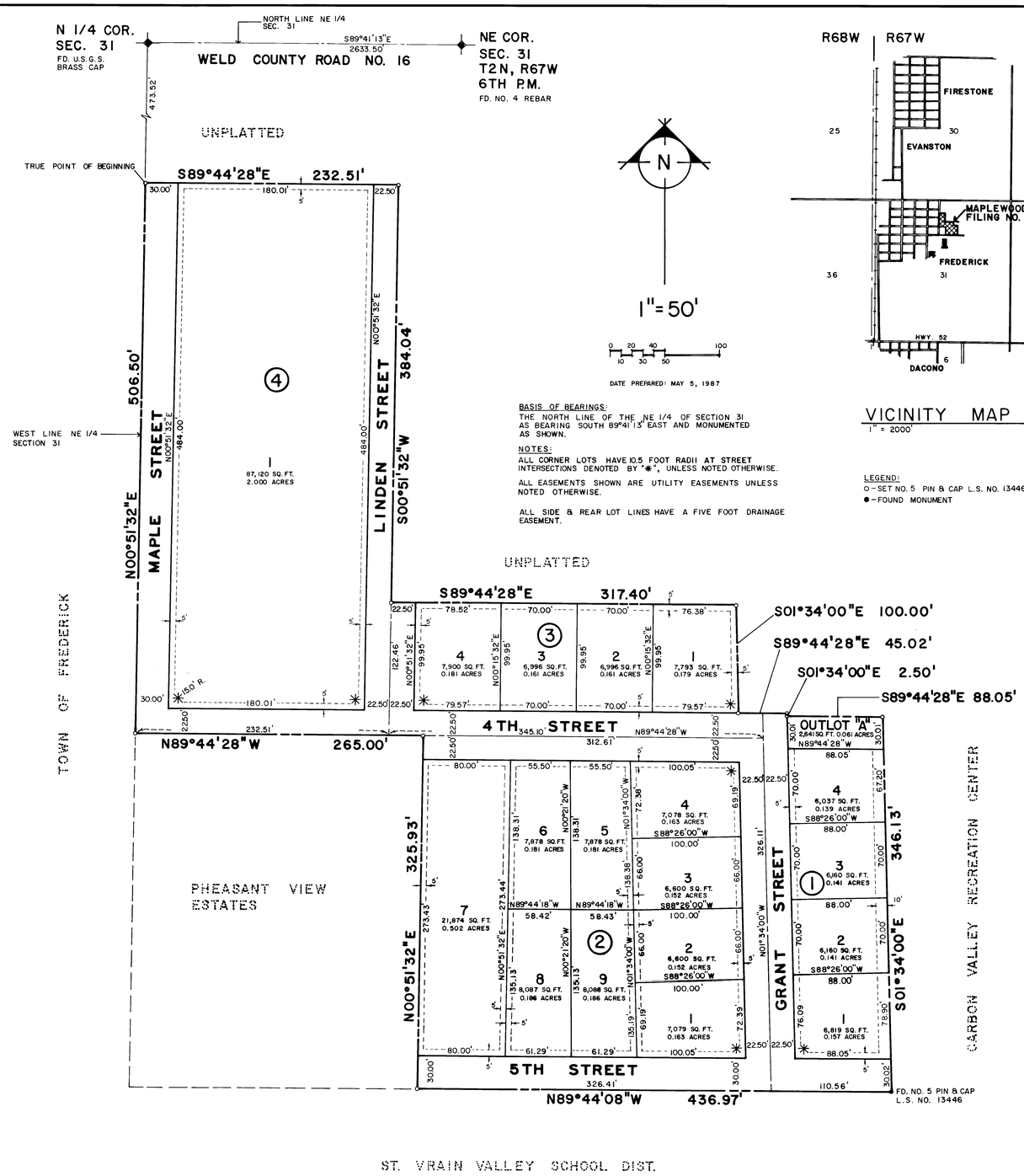
B 1159 REC 02102856 06/09/87 16:39 $10.00 1/001
F 1397 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO

MAPLEWOOD SUBDIVISION FILING NO. ONE

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO.



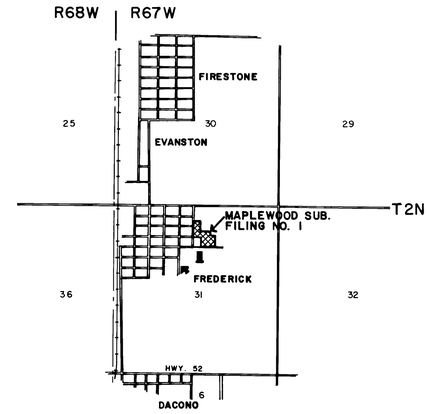
DATE PREPARED: MAY 5, 1987

BASIS OF BEARINGS:
THE NORTH LINE OF THE NE 1/4 OF SECTION 31 AS BEARING SOUTH 89°41'13" EAST AND MONUMENTED AS SHOWN.

NOTES:
ALL CORNER LOTS HAVE 10.5 FOOT RADII AT STREET INTERSECTIONS DENOTED BY "*", UNLESS NOTED OTHERWISE.

ALL EASEMENTS SHOWN ARE UTILITY EASEMENTS UNLESS NOTED OTHERWISE.

ALL SIDE & REAR LOT LINES HAVE A FIVE FOOT DRAINAGE EASEMENT.



VICINITY MAP
1" = 2000'

LEGEND:
O - SET NO. 5 PIN & CAP L.S. NO. 13446
● - FOUND MONUMENT

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT: GRANT BROTHERS, A COLORADO PARTNERSHIP, BEING OWNER OF THAT PART OF THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 31, WHENCE THE NORTHEAST CORNER OF SAID SECTION 31 BEARS SOUTH 89°41'13"EAST 2633.50 FEET AND ALL BEARINGS BEING RELATIVE THERETO; THENCE ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 31, SOUTH 00°51'32"WEST 473.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°44'28"EAST 232.51 FEET; THENCE SOUTH 00°51'32"WEST 384.04 FEET; THENCE SOUTH 89° 44'28"EAST 317.40 FEET; THENCE SOUTH 01°34'00"EAST 100.00 FEET; THENCE SOUTH 89°44'28"EAST 45.02 FEET; THENCE SOUTH 01°34'00"EAST 2.50 FEET; THENCE SOUTH 89°44'28"EAST 88.05 FEET; THENCE SOUTH 01°34'00"EAST 346.13 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED IN BOOK 639 AT RECEPTION NO. 1561477; THENCE ALONG SAID NORTH LINE AT RECEPTION NO. 1561477, NORTH 89°44'08"WEST 436.97 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED IN BOOK 643 AT RECEPTION NO. 1565421 (PHEASANT VIEW ESTATES SUBDIVISION); THENCE ALONG THE EAST LINE OF SAID PARCEL OF LAND AT RECEPTION NO. 1565421, NORTH 00°51'32"EAST 325.93 FEET; THENCE ALONG THE NORTH LINE OF SAID PARCEL OF LAND AT RECEPTION NO. 1565421, NORTH 89°44'28"WEST 265.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 31; THENCE ALONG SAID WEST LINE NORTH 00°51'32"EAST 506.50 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 6.885 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS MAPLEWOOD SUBDIVISION FILING NO. ONE, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER THE STREET, 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 ARE AS LAID OUT AND DESIGNATED ON THIS PLAT,

WITNESS OUR HANDS AND SEALS THIS 4th DAY OF JUNE, A.D. 1987.

GRANT BROTHERS, A COLORADO PARTNERSHIP

DOUGLAS M. GRANT, GENERAL PARTNER — WALLACE H. GRANT, GENERAL PARTNER

NOTARIAL CERTIFICATE:

STATE OF COLORADO)
COUNTY OF BOULDER)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF JUNE A.D., 1987.

MY COMMISSION EXPIRES 7-20-88

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, RONALD W. ADAMS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROCKY MOUNTAIN CONSULTANTS, INC.
BY RONALD W. ADAMS, COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 13446

TOWN BOARD APPROVAL:

APPROVED BY THE TOWN BOARD THIS 4th DAY OF June, A.D. 1987. 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, HIGHWAYS, ALLEYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

ATTEST — MAYOR

ROCKY MOUNTAIN CONSULTANTS, INC.
1960 INDUSTRIAL CIRCLE, SUITE A
LONGMONT, CO. 80501
(303) 772-5282 (METRO) 665-6283
RMC

JOB NO. 8-0716.00400 1 OF 1
MAPLEWOOD SUBDIVISION FILING NO. ONE