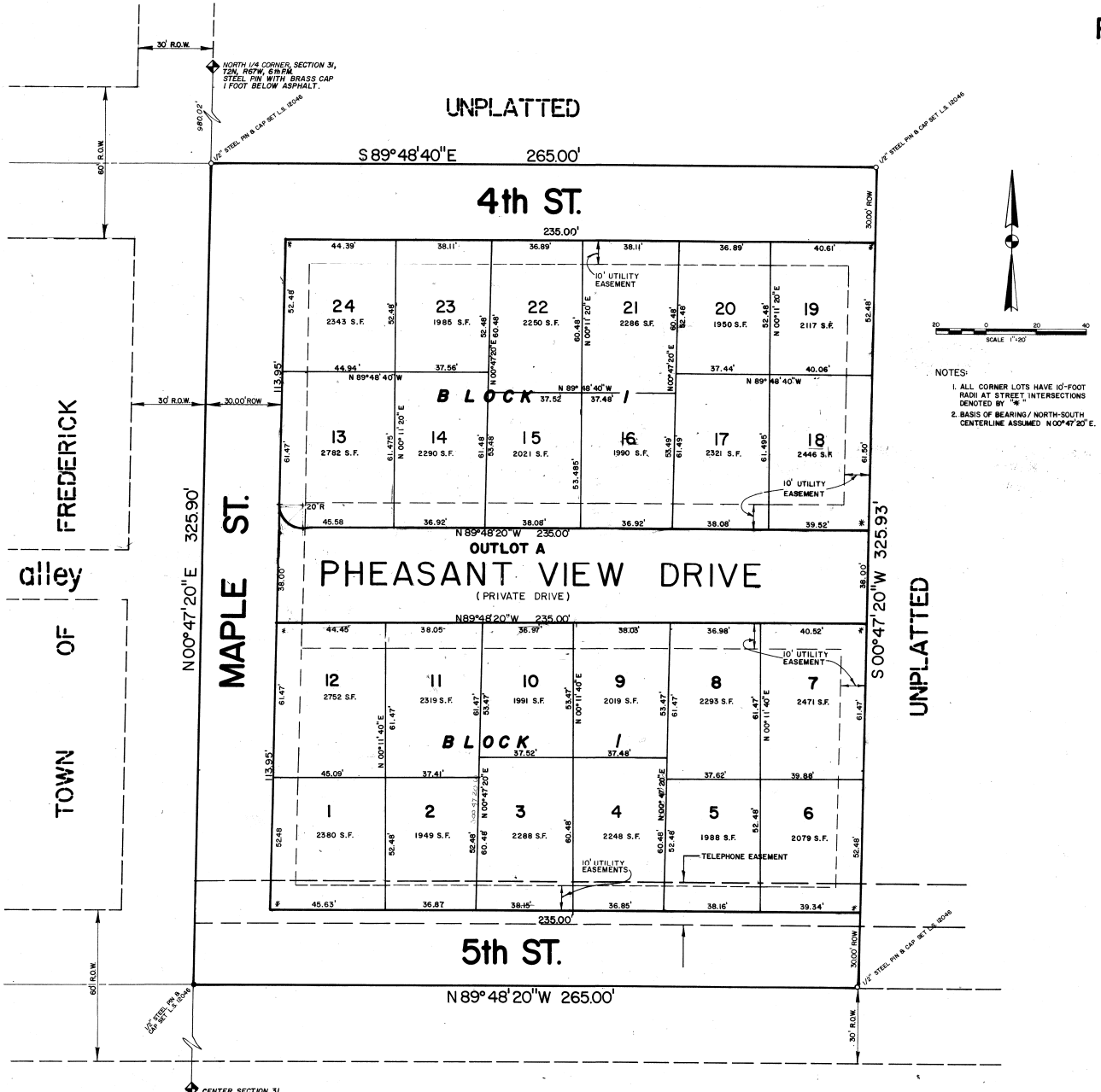
B 1009 REC 01942523 10/04/83 13:52 $10.00 1/001
F 1113 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO

Re 3474

1024-7

REPLAT 'A' of PHEASANT VIEW ESTATES

A PART OF THE NW1/4, NE1/4, SECTION 31, T2N, R67W, OF THE 6TH P.M.; TOWN OF FREDERICK, WELD COUNTY, COLORADO.



SCALE 1"=20'

NOTES:
1. ALL CORNER LOTS HAVE 10'-FOOT RADII AT STREET INTERSECTIONS DENOTED BY "*"
2. BASIS OF BEARING / NORTH-SOUTH CENTERLINE ASSUMED N 00°47'20" E.

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT JAMES A HEPP AND GAYLE HEPP AND LEROY HOFFMAN AND JEANETTE HOFFMAN, BEING OWNERS OF THAT PART OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 31 FROM WHENCE THE NORTH ONE-QUARTER CORNER OF SECTION 31 BEARS NORTH 00°47'20" EAST, 980.02 FEET; THENCE SOUTH 89°48' 40" EAST, 265.00 FEET; THENCE SOUTH 00°47'20" WEST, 325.93 FEET, THENCE NORTH 89°48'20" WEST, 265.00 FEET, THENCE NORTH 00°47'20" EAST, 325.90 FEET; CONTAINING 1.983 ACRES MORE OR LESS; SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, HAVE BY THESE PRESENTS LAID OUT, SURVEYED, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, , PUBLIC WALKWAYS, AS ARE LAID OUT AND DESIGNATED ON THIS PLAT.

WITNESS OUR HANDS AND SEALS THIS 29 DAY OF September, A.D. 1983.

James A. Hepp
JAMES A. HEPP

Gayle Hepp
GAYLE HEPP

Leroy Hoffman
LEROY HOFFMAN

Jeanette Hoffman
JEANETTE HOFFMAN

NOTARIAL CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF WELD }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF September, A.D. 1983. BY James A. Hepp, Gayle Hepp, Leroy Hoffman & Jeanette Hoffman

MY COMMISSION EXPIRES 9/20/85.

Charles L. Kinney
NAME
1666 Sherman Ave. Longmont, Co
ADDRESS

TOWN BOARD APPROVAL

APPROVED BY THE TOWN BOARD THIS 3 DAY OF Oct, A.D. 1983. 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.

Deanna DeSantis
ATTEST

Holly Wm Hall
MAYOR

SURVEYOR'S CERTIFICATE

I, LYNN D. LANTZ, 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.

Lynn D. Lantz
LYNN D. LANTZ L.S. 12046

SCALE: 1"=20'	McCARTY - HURST AND ASSOCIATES CONSULTING ENGINEERS
DRAWN: P.S.	416 COFFMAN AT - LONGMONT, COLORADO 80501
CHECKED: R.A.D.	
APPROVED: L.D.L.	JOB NO. 1024-7 DATE 5/14/81 SHEET 1 OF 1