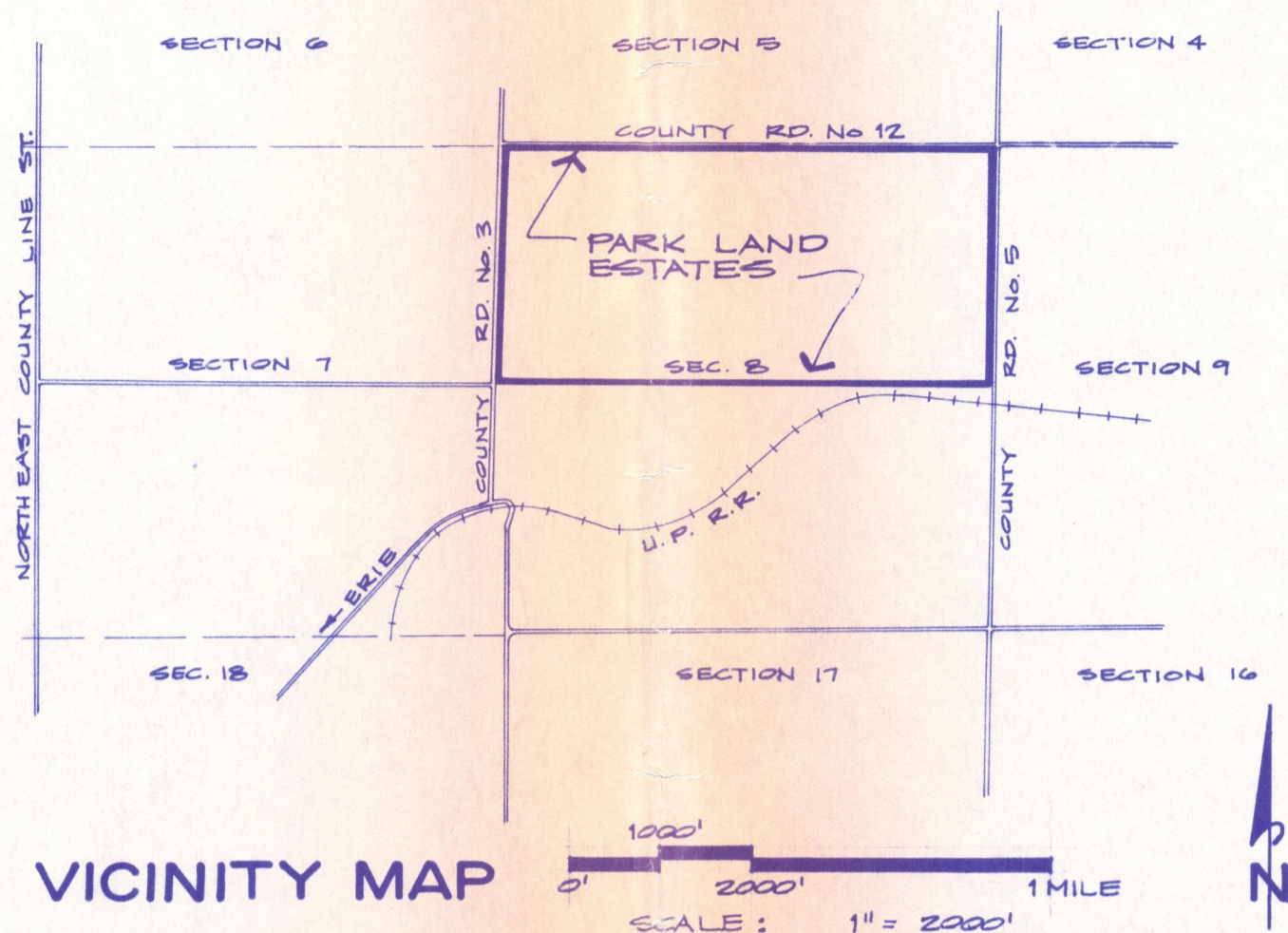


# PARK LAND ESTATES

THE NORTH 1/2 OF SECTION 8, T.1N., R.68W. OF THE 6th P.M., WELD COUNTY, COLORADO

## GENERAL NOTES:

1. THERE WILL BE A 20 FT. WIDE DRAINAGE AND UTILITY EASEMENT AT THE FRONT OF ALL LOTS, ALSO 20 FT. (10 FT. EACH SIDE) DRAINAGE AND UTILITY EASEMENT ON ALL COMMON LOT LINES UNLESS INDICATED OTHERWISE.
2. CONTRACTOR TO NOTIFY COUNTY ENGINEER 48 HOURS PRIOR TO ALL PHASES OF ROAD CONSTRUCTION.
3. TRACT "A" TO BE USED FOR AIRCRAFT MAINTENANCE, AIRCRAFT TIE-DOWN AND RECREATION PURPOSES (9.304 ACRES)
4. TRACT "B" TO BE USED SOLELY FOR THE PURPOSE OF AIRCRAFT TAKE-OFF AND LANDINGS (34.123 ACRES)
5. THERE IS A TOTAL OF NINETY-ONE (91) RESIDENTIAL LOTS
6. TRACTS "C" AND "D" ARE RESERVED FOR USE BY PRESENT AND FUTURE OWNERS OF LOTS IN THIS SUBDIVISION FOR RECREATIONAL USES AND THE CONVEYANCE OF 100 YEAR STORM.
7. NO PERMANENT STRUCTURES SHALL BE BUILT WITHIN THE "100 YEAR FLOOD PLAIN LIMIT" AS ILLUSTRATED ON THIS PLAT.
8. ALL DEFLECTION POINTS ON THE OUTER BOUNDARY AND RIGHT OF WAY LINES OF INTERIOR STREETS AS SHOWN ON THIS PLAT SHALL BE MONUMENTED WITH AN 1/2" REBAR AND DURABLE CAP IMPRINTED WITH THE LAND SURVEYORS REGISTRATION NUMBER RESPONSIBLE FOR THE ESTABLISHMENT OF SAID MONUMENT. EXCEPTING MONUMENTS SHOWN AS BEING FOUND ON SHEETS 2, 3 AND 4 OF THIS PLAT
9. VEHICULAR ACCESS FOR LOT 12 BLOCK 4 MAY BE TAKEN NO CLOSER THAN 100 FT. FROM THE INTERSECTION OF COUNTY ROAD No. 5 AND No. 12. NO OTHER VEHICULAR ACCESS FROM COUNTY ROAD No. 3, 5 OR 12 WITHOUT PERMISSION OF THE COUNTY ENGINEER WILL BE PERMITTED
10. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH 1/2 OF SEC. 8, AS DETERMINED BY U.S.B.L.M. SURVEY OF 1952
11. A \$1000 LIEN CAN BE PLACED ON ANY PROPERTY BY THE OFFENDED PARTY AS A RESULT OF THE REMOVAL OF WATER FROM ANY OF THE DITCHES OR LATERALS BY THAT PARTY OWNER. SAID LIEN SHALL RUN IN FAVOR OF THE OFFENDED PARTY.



## CERTIFICATE OF DEDICATION, OWNERSHIP AND MAINTENANCE:

KNOW ALL MEN BY THESE PRESENTS THAT PARK LAND ASSOCIATES, A TRUST, BEING THE OWNER OF CERTAIN LANDS IN WELD COUNTY, COLORADO DESCRIBED AS THE NORTH 1/2 OF SECTION 8, T.1N., R.68W. OF THE 6th P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 8, THENCE  
 1) N 01° 18' 00" E A DISTANCE OF 2674.10 FT. TO THE N.W. SEC. CORNER; THENCE  
 2) N 84° 54' 40" E A DISTANCE OF 2784.79 FT. TO THE N. 1/4 CORNER; THENCE  
 3) N 89° 52' 13" E A DISTANCE OF 2721.62 FT. TO THE N.E. SEC. CORNER; THENCE  
 4) S 01° 07' 07" W A DISTANCE OF 2674.00 FT. TO THE E. 1/4 CORNER; THENCE  
 5) S 81° 53' 53" W A DISTANCE OF 5482.55 FT. TO THE W. 1/4 CORNER AND THE POINT OF BEGINNING CONTAINING IN ALL 330.27 ACRES SUBJECT TO ALL EASEMENTS, ROADS AND RIGHTS OF WAY EXISTING OR OF RECORD OR AS SHOWN ON THIS PLAT:

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF PARK LAND ESTATES AND DO HEREBY GRANT TO THE ERIE COAL CREEK DITCH AND RESERVOIR COMPANY ADDITIONAL RIGHT-OF-WAY EASEMENT, AND DO HEREBY GRANT AN IRRIGATION DITCH EASEMENT FOR THE KOCH LATERAL AND DO HEREBY GRANT AN IRRIGATION DITCH EASEMENT FOR THE SMITH AND CONKLIN LATERAL AS RESPECTIVELY SHOWN ON THIS PLAT; AND DO HEREBY GRANT THE RIGHT OF EMERGENCY ACCESS BY APPROPRIATE EMERGENCY SERVICE ENTITIES THROUGH THE AIRCRAFT TAXI EASEMENTS SHOWN ON THIS PLAT WHICH ARE OTHERWISE RESERVED FOR AIRCRAFT TAXI-USE TO THE BENEFIT OF PARK LAND ESTATES INC.; AND DO HEREBY DEDICATE TO THE PUBLIC ALL ROADWAYS AND ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT; AND DO HEREBY RESERVE OTHER RIGHTS-OF-WAY AND EASEMENTS FOR PURPOSES SHOWN HEREON. THE ABOVE RIGHT-OF-WAY EASEMENTS SPECIFICALLY GRANTED FOR IRRIGATION DITCH PURPOSES WILL REVERT TO THE OWNERS OF THE LOTS UPON WHICH SUCH EASEMENTS APPEAR AFTER A PERIOD OF THREE YEARS OF NON-USE OF SAID IRRIGATION DITCH. IT IS FURTHER UNDERSTOOD AND AGREED TO BY THE OWNER THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE OWNER OR HIS ASSIGNS CONSTRUCTS THE STREETS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT. EXECUTED THIS 16 DAY OF Nov. A.D. 1976

PARK LAND ASSOCIATES, A TRUST

<i>Donald Mobley</i> DONALD MOBLEY, TRUSTEE	<i>Dean E. Cochran</i> DEAN E. COCHRAN, TRUSTEE	<i>Ken Tallman</i> KEN TALLMAN, TRUSTEE
<i>Thomas N. Gautier</i> THOMAS N. GAUTIER, TRUSTEE	<i>James R. Ernst</i> JAMES ERNST, TRUSTEE	<i>Doris J. McPeeters</i> DORIS J. McPEETERS, TRUSTEE
	<i>Darrell D. Puffer</i> DARRELL D. PUFFER, TRUSTEE	

STATE OF COLORADO }  
 COUNTY OF \_\_\_\_\_ } s.s.

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY DONALD MOBLEY, TRUSTEE; DEAN E. COCHRAN, TRUSTEE; KEN TALLMAN, TRUSTEE; THOMAS N. GAUTIER, TRUSTEE; JAMES ERNST, TRUSTEE; DORIS J. McPEETERS, TRUSTEE; AND DARRELL D. PUFFER, TRUSTEE THIS 16 DAY OF Nov. 1976.

MY COMMISSION EXPIRES: April 1, 1980, NOTARY PUBLIC: H. Blaine Smith

## PLANNING COMMISSION APPROVAL:

THIS PLAT APPROVED BY THE WELD COUNTY, COLORADO PLANNING COMMISSION THIS 9th DAY OF September 1977

*John C. Jackson*  
CHAIRMAN

## SURVEYOR'S CERTIFICATE:

I, RICHARD TORREY, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS DONE UNDER MY SUPERVISION AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY

*Richard Torrey* OCT. 26, 1976  
 RICHARD TORREY  
 COL. L.S. No. 11010

## RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO AT 1:31 P.M. ON THE 20th DAY OF Sept. A.D. 1977 IN BOOK 809 PAGE RECEPTION 1730931

*Mary Ann Fawcett*  
CLERK AND RECORDER

*Jean Barber*  
DEPUTY

File No. 2177 Fee: \$40.00

## CERTIFICATE OF APPROVAL:

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF WELD COUNTY, COLORADO. WITNESS MY HAND AND CORPORATE SEAL THIS 19 DAY OF September A.D. 1977

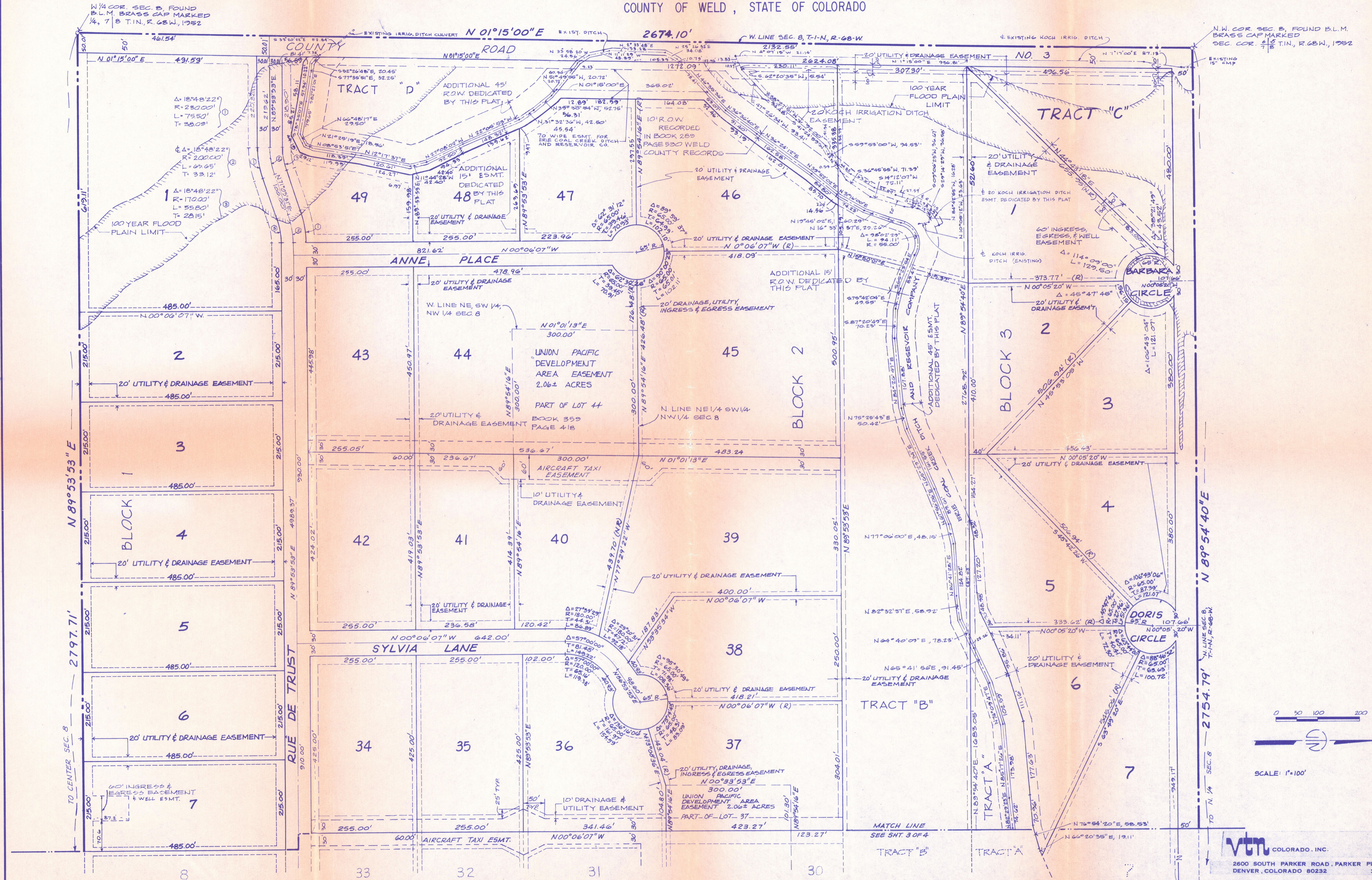
ATTEST: *Mary Ann Fawcett*  
*Jean Barber*  
 CLERK AND RECORDER

*June K. Steinmacker*  
CHAIRMAN

*By: Orway, Deputy*

# PARK LAND ESTATES

THE N 1/2 OF SECTION 8, T 1 N, R 68 W, 6th P.M.  
 COUNTY OF WELD, STATE OF COLORADO



N 1/4 COR. SEC. 8, FOUND B.L.M. BRASS CAP MARKED 1/4, 7 1/8 T.1N., R. 68W., 1952

N.W. COR. SEC. 8, FOUND B.L.M. BRASS CAP MARKED SEC. COR. 1/8 T.1N., R. 68W., 1952

N 89°53'53" E

2797.71'

TO CENTER SEC. 8

N 89°54'40" E

2754.79'

TO N. 1/4 SEC. 8

REVISED 5-10-77  
 (ADDED TRACT "D" AND KOCH IRRIG. DITCH ESMT.)

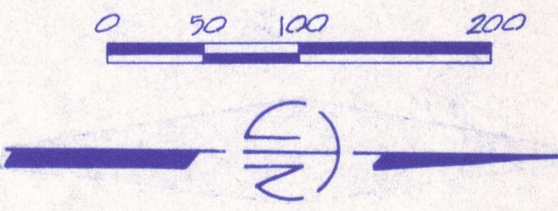
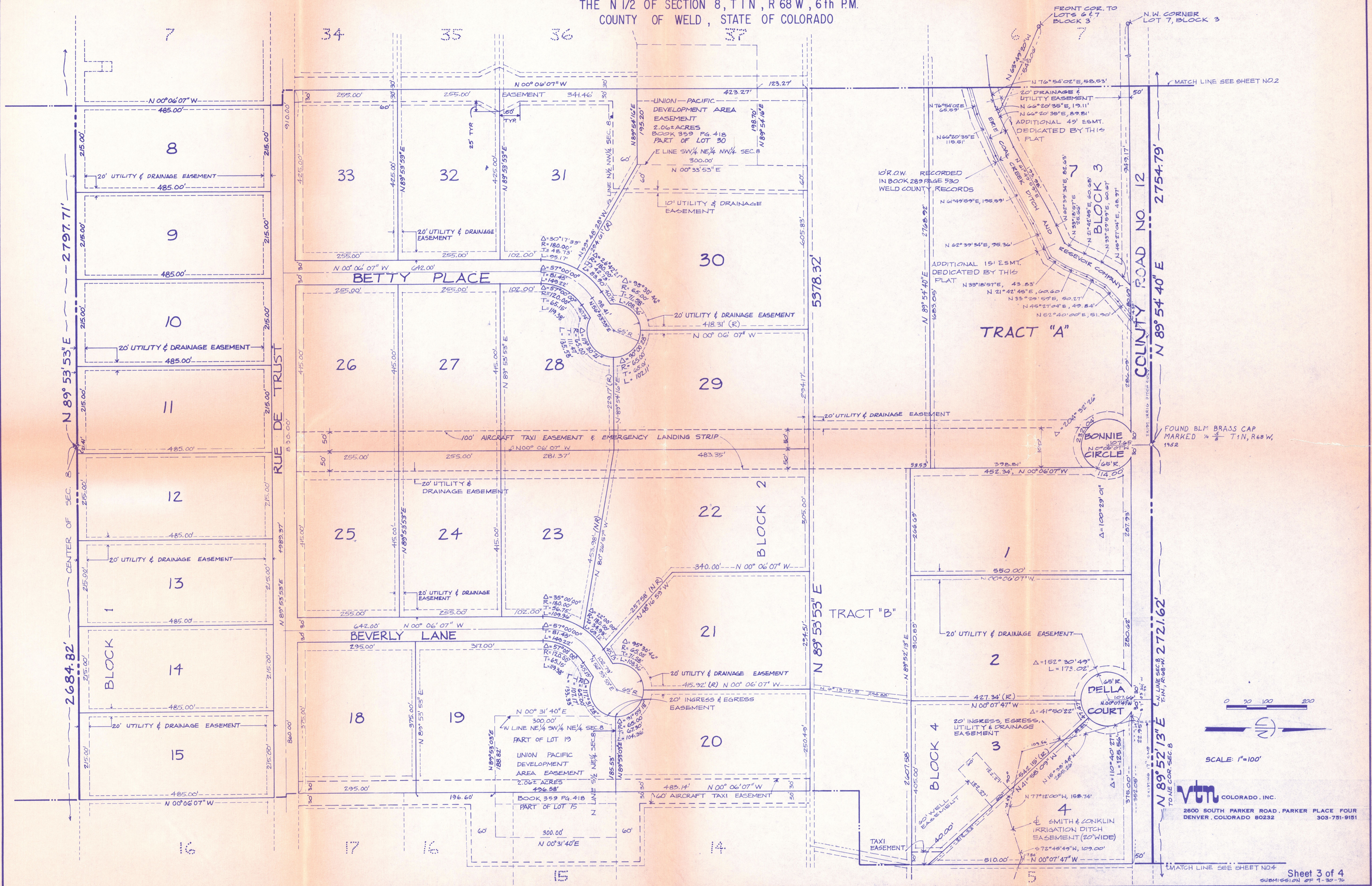
**VCM COLORADO, INC.**  
 2600 SOUTH PARKER ROAD, PARKER PLACE FOUR  
 DENVER, COLORADO 80232 303-751-9151

SUBMISSION OF 9-30-76 Sheet 2 of 4

LA-1507-A-001-A

# PARK LAND ESTATES

THE N 1/2 OF SECTION 8, T 1 N, R 68 W, 6th P.M.  
 COUNTY OF WELD, STATE OF COLORADO



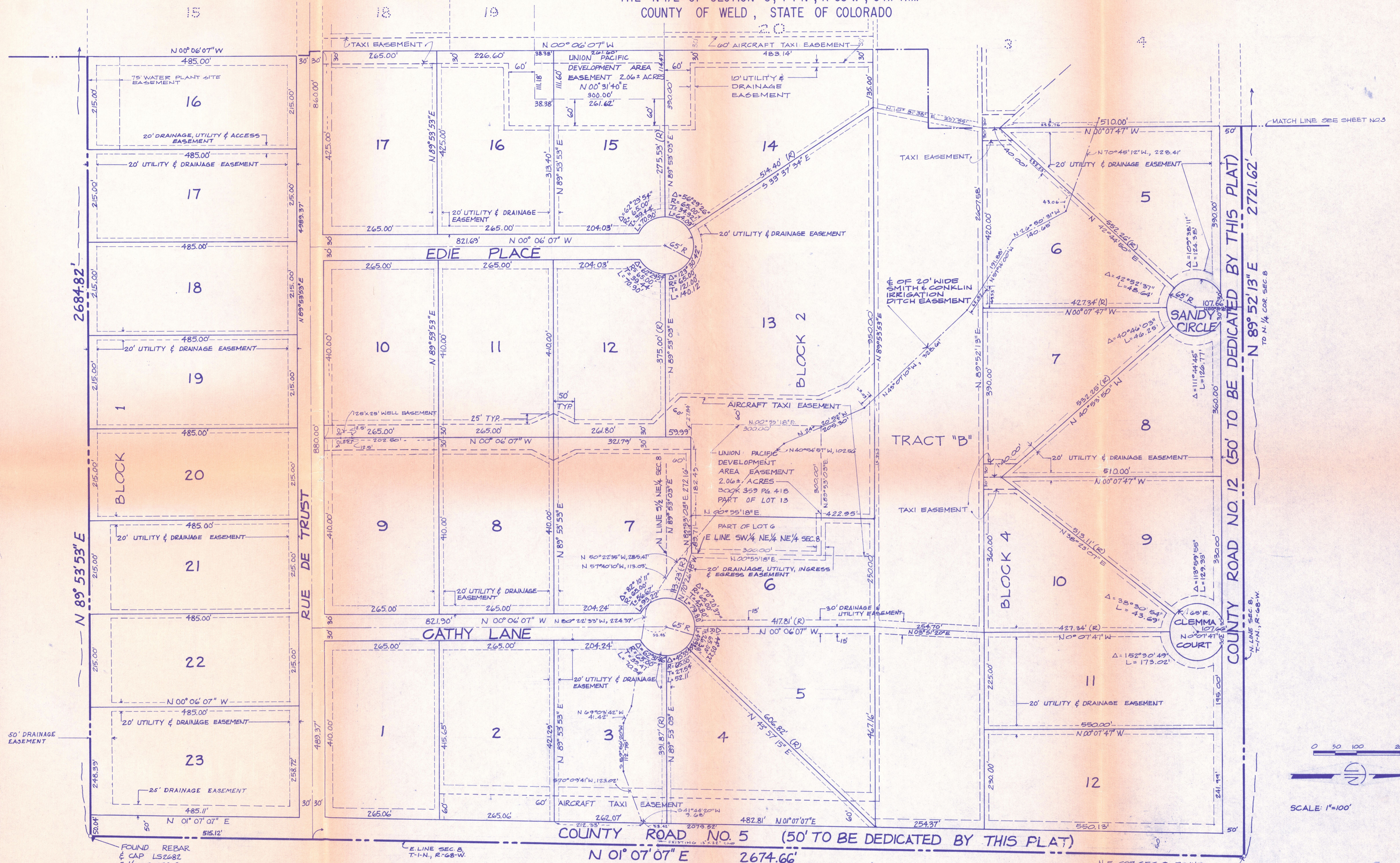
SCALE: 1"=100'

**VTN COLORADO, INC.**  
 2600 SOUTH PARKER ROAD, PARKER PLACE FOUR  
 DENVER, COLORADO 80232 303-751-9151

LA-807-A-001-A

# PARK LAND ESTATES

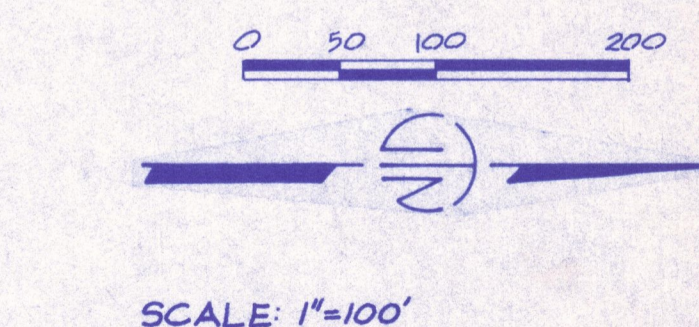
THE N 1/2 OF SECTION 8, T 1 N, R 68 W, 6th P.M.  
 COUNTY OF WELD, STATE OF COLORADO



MATCH LINE SEE SHEET NO. 3

COUNTY ROAD NO. 12 (50' TO BE DEDICATED BY THIS PLAT)  
 N 89° 52' 13" E 2721.62'  
 TO N 1/4 COR. SEC. 8

2684.82'  
 N 89° 53' 53" E



FOUND REBAR  
 & CAP LS2682  
 E 1/4 COR. SEC. 8,  
 T-1-N, R-68-W

E. LINE SEC. 8,  
 T-1-N, R-68-W.

COUNTY ROAD NO. 5 (50' TO BE DEDICATED BY THIS PLAT)  
 N 01° 07' 07" E 2674.66'

N.E. COR. SEC. 8, FOUND  
 S.L.M. BRASS CAP MARKED  
 SEC. COR. 814  
 T-1-N, R-68-W  
 1952

**VTV** COLORADO, INC.  
 2800 SOUTH PARKER ROAD, PARKER PLACE FOUR  
 DENVER, COLORADO 80232 303-751-9151