COUNTRY MEADOW ESTATES

A RESUBDIVISION OF LOTS 29 TO 31, AND A PART OF LOTS 35 AND 46, WILCOX SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO.

DEDICATION AND OWNERSHIP:

Know all men by these presents that Gary A. Cooper (husband), and Jeannie E. Cooper (wife), being the owners of that part of the East one-half of Section 17, Township 2 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, being more particularly described as follows: Lots 29 to 31, inclusive, and Lot 46 and the North one-half of Lot 46, EXCEPT the East 50 feet of said Lot 35 and the North one-half of Lot 46, WILCOX SUBDIVISION OF SECTION 17; containing 44.269 acres more or less, have by these presents laid, platted and subdivided the same into lots as shown on this plat under the name and style of COUNTRY MEADOW ESTATES and are hereby dedicating the County of Adams, State of Colorado, for public use all streets, sidewalks, and public ways and lands as shown on this plat, forever, and also reserve those portions of real property which are hereby dedicated as utility easements on this plat, for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, water lines, sewer lines; together with a right to trim interfering trees and brush, together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines; said easements and rights to be utilized in a reasonable and prudent manner. Executed this 20th day of June, 1984.

Gary A. Cooper (husband)  Jeannie E. Cooper (wife)

ACKNOWLEDGMENT:

State of Colorado 
County of Adams 

The foregoing plat and dedication was acknowledged before me this 20th day of June, 1984 by Gary A. Cooper and Jeannie E. Cooper.

Stephen W. Babiak
Notary Public
MARCH 18, 1987
1154 S. Havana Ct. Livewood, Co
My Commission Expires 10/26/86
My Address is

LIENHOLDER CERTIFICATE

The undersigned hereby consents to the dedication and easements shown on this plat and release the same from the encumbrances recorded in Book 277, at Page(s) 228 of the records of the Adams County Clerk and Recorder.

Elizabith A. Dierking
Notary Public
My Commission Expires: 09/16/88
My Address: 1950 S. 550, Casper, WY 82604

PLANNING COMMISSION APPROVAL:

Approved by the Adams County Planning Commission this 14th day of June, 1984.

Dale H. Dyagas
Chairman

BOARD OF COUNTY COMMISSIONERS APPROVAL:

Approved by the Adams County Board of County Commissioners this 14th day of June, 1984, subject to the terms and conditions of the Subdivision Development Agreement recorded herewith.

Leo M. Youngren Jr.
Chairman

SURVEYOR'S CERTIFICATE:

J. Raymond W. Bayer, a registered land surveyor, registered in the State of Colorado, do hereby certify that there are no roads, pipelines, or irrigation ditches, or other easements in evidence or known by me to exist on or across the hereinbefore 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 represents said survey, and that all monuments exist as shown herein.

J. Raymond W. Bayer
Reg. L. S. No. 6873
March 18, 1987

CERTIFICATE OF THE CLERK AND RECORDER:

This plat was filed for record in the office of the Adams County Clerk and Recorder, in the State of Colorado, at 201 W. 2nd St. on the 25th day of August, 1984.

William Lehot
County Clerk and Recorder

By: Tony Sakaguchi
Deputy

File No. 16
Map No. 137
Reception No. 8279685

SHEET 1 OF 3
COUNTRY MEADOW ESTATES

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SCALE: 1" = 100 ft