HERO ACRES SUBDIVISION
A RESUBDIVISION OF A PART OF LOT 36, WILCOX SUBDIVISION, A SUBDIVISION A PART OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

SCALE: 1" = 100'

LEGEND:
○ DENOTES NO. 4 REBAR AND CAP
○ DENOTES EXIST. NO. 4 REBAR AND CAP

CHART OF LOTS

<table>
<thead>
<tr>
<th>Lot</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>2.25 +/- ACRES</td>
</tr>
<tr>
<td>1</td>
<td>2.53 +/- ACRES</td>
</tr>
<tr>
<td>3</td>
<td>2.22 +/- ACRES</td>
</tr>
<tr>
<td>2</td>
<td>2.25 +/- ACRES</td>
</tr>
<tr>
<td>5</td>
<td>2.54 +/- ACRES</td>
</tr>
<tr>
<td>35</td>
<td>9.54 ACRES</td>
</tr>
</tbody>
</table>

Dedication and Ownership:
Know all men by these presents, that the undersigned, being the owners of

A PART OF LOT 36, WILCOX SUBDIVISION, LYING WITHIN THE SOUTHEAST ONE-
QUARTER OF SECTION 17, TOWNSHIP 1南, RANGE 68 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 36, THENCE ALONG THE
EAST PROPERTY LINE THEREOF, 320.44 FEET, THENCE N 0° 00' 00" E, 403.16
FEET TO A POINT ON THE EAST HIGHWAY-60 LINE OF SEDGLEY,
THENCE SOUTH ALONG THE WEST PROPERTY LINE OF SAID LOT 36,
THENCE N 63° 25' 23" W, 320.44 FEET TO A POINT ON THE NORTH PROPERTY
LINE OF SAID LOT 36, THENCE ALONG THE NORTH Property LINE, 403.16
FEET TO THE BEGINNING, TOGETHER WITH

A PART OF LOT 36, WILCOX SUBDIVISION, LYING WITHIN THE SOUTHEAST ONE-
QUARTER OF SECTION 17, TOWNSHIP 1 南, RANGE 68 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 36, THENCE ALONG THE
SOUTH PROPERTY LINE THEREOF, 403.16 FEET TO A POINT ON THE EAST
HIGHWAY-60 LINE OF SEDGLEY, THENCE EAST ALONG THE NORTH
PROPERTY LINE OF SAID LOT 36, 320.44 FEET TO A POINT ON THE WEST
PROPERTY LINE OF SAID LOT 36, THENCE ALONG THE WEST Property LINE, 403.16
FEET TO THE BEGINNING, TOGETHER WITH

Contains 9.54 Acres more or less.

Basics of Bearings: The East R.O.W. line of Federal Boulevard is assumed to bear N0°05'48"E.

Here by these presents, laid out, platted and subdivided the same into lots as shown
on this plat under the name and style of HERO ACRES SUBDIVISION, and do hereby
dedicate to the County of Adams, State of Colorado, for public use, all streets,
and other public ways and lands as shown on this plat, forever, and also
reserve those portions of real property which are located as easements on this plat,
for the installation and maintenance of utility and drainage facilities, including
but not limited to electric lines, gas lines, water lines and sewer lines together
with the 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 used in a responsible and prudent manner.

Doug Abbott

Acknowledgement
State of Colorado
County of Adams

The foregoing plat and dedication was procured before me this 8th day of May, 1979, by Doug Abbott.

My Commission Expires

Surveyor’s Certificate

I, Curt E. Acklam, a registered land surveyor in the State of Colorado do hereby certify that there are no roads, pipelines, irrigation ditches or other easements in evidence or known to 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 hereon.

Curt E. Acklam, PLS No. 23027

Vicinity Map

NOTE: ACCESS TO ALL LOTS SHALL BE TAKEN FROM THE PRIVATE ROAD
AND NO DIRECT ACCESS SHALL BE PERMITTED ON FEDERAL BOULEVARD,
WITH THE EXCEPTION OF LOT 4, WHICH MAY ACCES WEST 148TH AVENUE.