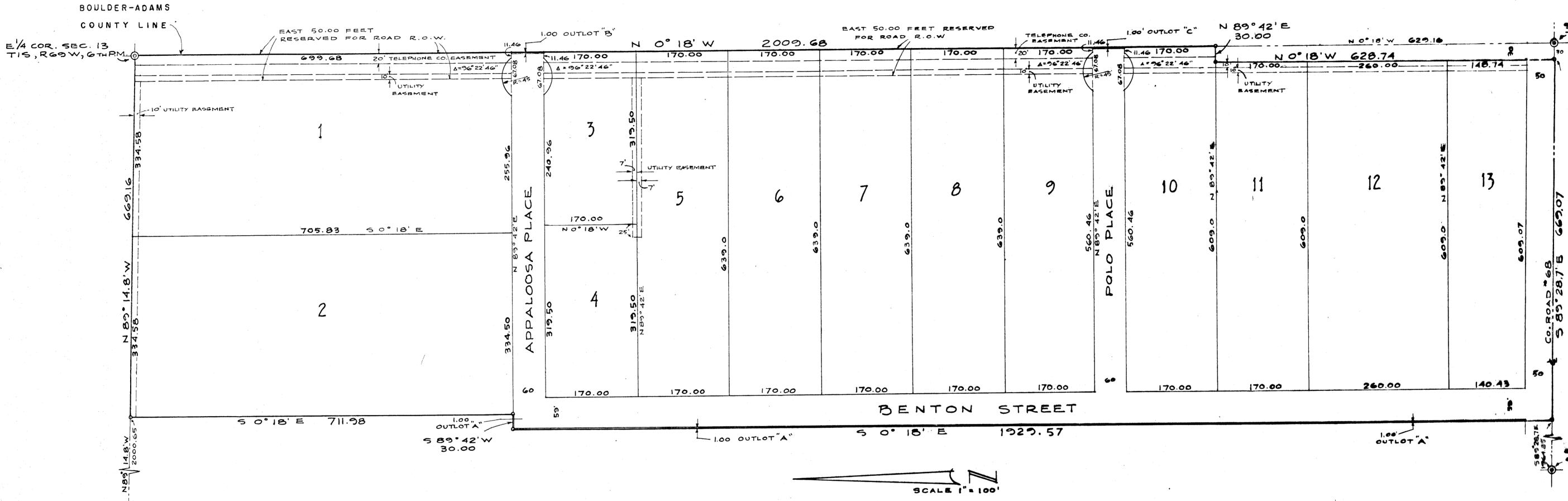
PONY ESTATES

A SUBDIVISION OF A PART OF THE EAST 699.00 FEET OF SEC. 13, T15, R69W, GTH P.M. COUNTY OF BOULDER, STATE OF COLORADO.



ENGINEER'S CERTIFICATE I, JAMES T. HASELWOOD, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, STATE OF COLORADO NO. 4403, DO HEREBY CERTIFY THAT THE SURVEY OF "PONY ESTATES" WAS MADE UNDER MY DIRECTION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

CENTER OF

SEC. 13 ---

COUNTY COMMISSIONER'S APPROVAL THE ACCOMPANYING PLAT IS ACCEPTED AS A SUBDIVISION AND APPROVED FOR FILING, PROVIDED HOWEVER, THAT THE COUNTY OF BOULDER WILL UNDERTAKE MAINTENANCE OF THE STREETS ONLY AFTER THEY HAVE BEEN CONSTRUCTED BY OTHERS ACCORDING TO BOULDER CO. SPECIFICATIONS.

PLANNING COMMISSION APPROVAL APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF BOULDER, COLORADO, THIS 2/st DAY OF February A.D. 1964

CLERK AND RECORDER'S CERTIFICATE STATE OF COLORADO 55 COUNTY OF BOULDER I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 12:50 PM O'CLOCK, THIS 2 DAY OF MARCH A.D. 1964 AND WAS RECORDED IN PLANFILE R-1-1-22 RECEPTION NUMBER 750169 FEE \$600 PAID

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT M.K. HUBBARD, THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND HAS LAID OUT PLATTED AND SUBDIVIDED SAME INTO LOTS UNDER THE NAME AND STYLE OF "PONY ESTATES" MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE E'A CORNER OF SECTION 13, TIS, ROOW OF THE GO PM.; THENCE N 89 14.8'W, GG9.16 FEET ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 13; THENCE SO'IB'E, 711.98 FEET PARALLEL TO THE EAST LINE OF SAID SECTION 13; THENCE S 85°42'W, 30.00 FEET; THENCE'S 0°18'E, 1929.87 FEET TO THE SOUTH LINE OF SAID SECTION 13; THENCE 589"28.7" E ,669.07 FEET ALONG THE SOUTH LINE OF SAID SECTION 13; THENCE N 0°18'W, G28.74 FEET; THENCE N 89°42'E, 30.00 FEET; THENCE NO 18'W, 2009.68 FEET ALONG THE EAST LINE OF SAID SECTION 13 TO THE TRUE POINT OF BEGINNING; AND BY THESE PRESENTS DO GRANT TO THE COUNTY OF BOULDER FOR THE USE OF THE PUBLIC FOREVER THE PERPETUAL RIGHT- OF-WAY IN, THRU, OVER AND ACROSS THE STREETS, PLACES AND ROADS SHOWN ON THE PLAT AND NOT PREVIOUSLY DEDICATED. UTILITY AND DRAINAGE EASEMENTS ARE GRANTED TO THE COUNTY OF BOULDER.

THAT ALL EXPENSES INVOLVED IN THE NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, GRADING, LANDSCAPING, CURBS, SIDEWALKS AND STREET PAVING SHALL BE FINANCED BY THE PURCHASER OR THE SELLER NOT THE COUNTY OF BOULDER.

IN WITHESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _ 20 th DAY OF February A.D. 1964.

STATE OF COLORADO
COUNTY OF BOULDER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF February A.D. 1964

WITHEST ME HAND AND SEAL CHMISSION EXPIRES

RECORDED - PLAN FILE R-1-1-22