

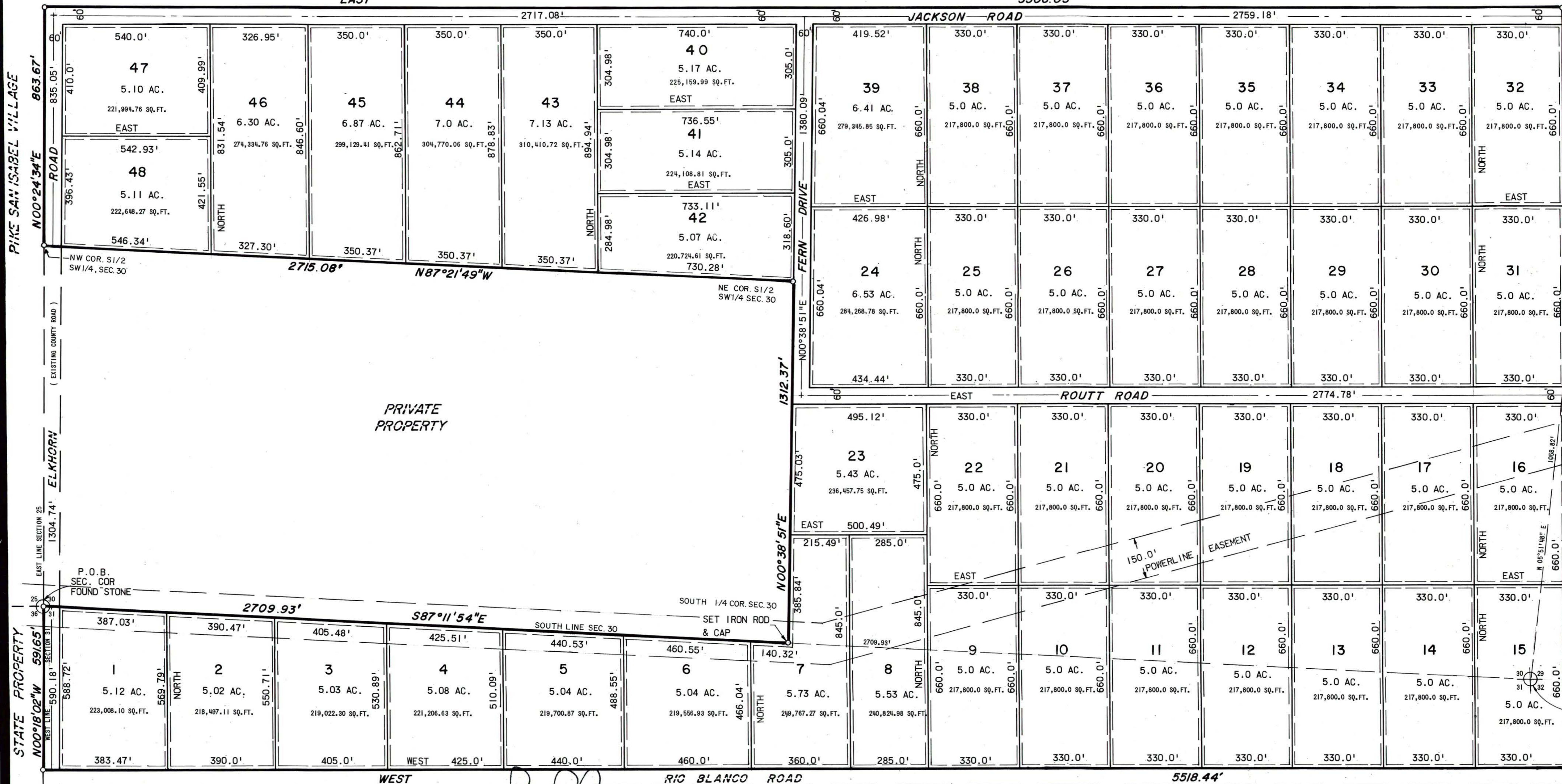
RECEPTION #191079

SOUTH PARK RANCHES FILING NO. 37

PARK COUNTY

FILING NO. 38

Surveyors Statement Oct 22 1971



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT SOUTH PARK LAND AND LIVESTOCK COMPANY INC., A COLORADO CORPORATION, BEING THE OWNERS OF THAT PORTION OF SECTIONS 29, 30, 31 AND 32 TOWNSHIP 11 SOUTH, RANGE 74 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO, TO WIT:

BEGINNING AT THE STATE COORDINATES:
 X = 444,731.010
 Y = 1,938,597.550

CENTRAL ZONE, COUNTY OF PARK, STATE OF COLORADO, SAID POINT BEING SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 74 WEST,

THENCE ALONG SAID SECTION LINE, S. 87° 11' 54" E. A DISTANCE OF 2709.93' TO THE SOUTH 1/4 COR. OF SEC. 30, THENCE N. 00° 38' 51" E. 1312.37' TO THE NE. COR. S1/2 SW1/4, SEC. 30,
 THENCE N. 87° 11' 54" W. A DISTANCE OF 2715.08' TO EAST LINE SECTION 25 & WEST R.O.W. OF ELK HORN ROAD, ALSO THE NW COR. S1/2 SW1/4 SEC. 30,
 THENCE N. 00° 24' 34" E. ALONG THE EAST LINE OF SECTION 25 AND WEST R.O.W. OF ELK HORN ROAD A DISTANCE OF 863.67' TO NORTH R.O.W. OF JACKSON ROAD,
 THENCE EAST ALONG THE NORTHERLY R.O.W. OF JACKSON ROAD A DISTANCE OF 5506.05',
 THENCE SOUTH A DISTANCE OF 2760.01' TO NORTH R.O.W. OF RIO BLANCO ROAD,
 THENCE WEST ALONG THE NORTHERLY R.O.W. OF RIO BLANCO ROAD A DISTANCE OF 5518.44' TO THE WEST R.O.W. OF ELK HORN ROAD & WEST LINE OF SECTION 31,
 THENCE N. 00° 18' 02" W. A DISTANCE OF 591.65' ALONG WEST LINE OF SECTION 31 TO THE POINT OF BEGINNING.

ALL BEARINGS ARE REFERENCED TO THE COLORADO STATE COORDINATE SYSTEM, CENTRAL ZONE, THE PLAT CONTAINS 268.02 ACRES, MORE OR LESS, THAT SAID OWNERS 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 SOUTH PARK RANCHES FILING NUMBER 37, AND DO HEREBY CONVEY IN FEE SIMPLE TO THE COUNTY OF PARK, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE AVENUES, STREETS, DRIVES, ROADS, COURTS AND PLACES HEREON SHOWN, ALSO THE EASEMENTS AS SHOWN HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.

EXECUTED THIS 25 DAY OF Feb A.D. 1972

W. Yamell

OWNERS

FILING NO. 36

ATTORNEY'S OPINION
 I, *Robert P. Cook*, BEING AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT THOSE FILED IN BOOK 211, PAGES 248, 262, 267 & BOOK 186, PAGE 496.
 DATED THIS 25 DAY OF Feb. A.D. 1972
Robert P. Cook
 ATTORNEY

NOTES:

1. A 5/8" REBAR WITH SURVEY CAP HAVE BEEN SET AT ALL CORNERS.
2. A 10' UTILITY EASEMENT SHALL BE GRANTED AROUND THE ENTIRE PERIMETER OF EACH LOT.
3. ROADS GRADES ARE TO COUNTY SPECIFICATIONS.
4. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 25' RADIUS EASEMENT FOR COUNTY MAINTENANCE.
5. FOR THE PROTECTION OF THE BUYER, SEE DECLARATION OF RESTRICTIONS, FILED IN PARK COUNTY, BOOK 211, PAGE 651.

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS 1st DAY OF May, A.D. 1972
John G. O'Connell CHAIRMAN

COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONS, THIS 1st DAY OF May, A.D. 1972, SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY *John G. O'Connell* CHAIRMAN
 ATTEST *Joy C. Carpenter* CLERK

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY AT 2:30 AM ON THE 2 DAY OF May, A.D. 1972, AND DULY FILED AT RECEPTION NO. 191079

Joy C. Carpenter
 COUNTY CLERK AND RECORDER

STATE OF COLORADO
 COUNTY OF Park

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF February, A.D. 1972
 MY COMMISSION EXPIRES 12-8-74

Joy C. Carpenter
 NOTARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON WERE MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, IN STRICT COMPLIANCE WITH COLORADO STATUTES, AND THAT BOTH SURVEY AND PLAT ARE TRUE, ACCURATE AND COMPLETE.

Henry H. Long
 REGISTERED LAND SURVEYOR

2622
 COLORADO LICENSE NO.
 DATE Feb. 18-1972

