

GROBLEBE SUBDIVISION

CASE NO. : _____

IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 1 OF 2

DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER(S) OF OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SECTION 11;
THENCE N00°25'49"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11, A DISTANCE OF 2,652.36 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 11;
THENCE N00°25'49"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 1,632.67 FEET;
THENCE S89°52'59"E, A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTHERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 00357145, ADAMS COUNTY PUBLIC RECORDS SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N00°25'49"W, ALONG A LINE LYING 70.00 FEET EASTERLY AND PARALLEL WITH SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, A DISTANCE OF 500.02 FEET;
THENCE S89°52'35"E, A DISTANCE OF 831.08 FEET;
THENCE S00°27'01"E, A DISTANCE OF 499.92 FEET TO A POINT ON SAID NORTHERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. C0357145;
THENCE N89°53'00"W, A DISTANCE OF 831.25 FEET TO THE POINT OF BEGINNING.

INCLUDING ANY AND ALL WATER RIGHTS FOR THE LEGAL DESCRIPTION ABOVE. CONTAINS 9.54 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF GROBLEBE SUBDIVISION. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THIS PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

EXECUTED THIS _____ DAY OF _____, 20_____.

FOR JOY GROBLEBE AND TRAVIS GROBLEBE:

JOY GROBLEBE, OWNER

TRAVIS GROBLEBE, OWNER

ACKNOWLEDGMENT:

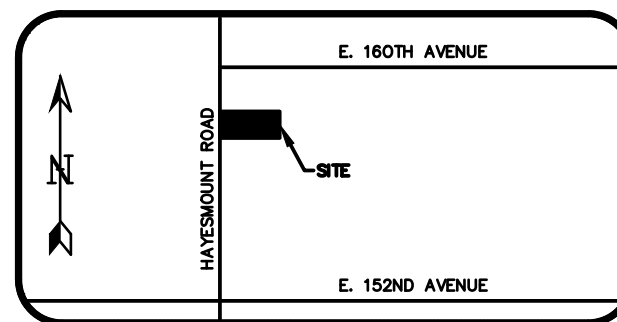
STATE OF COLORADO)
COUNTY OF ADAMS)

THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS DAY _____ OF _____, 20_____, BY JOY GROBLEBE, OWNER, AND TRAVIS GROBLEBE, OWNER.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

MY ADDRESS IS: _____.



VICINITY MAP
NOT TO SCALE

PLAT NOTES:

1. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
2. THIS PARCEL OF LAND LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DELINEATED IN THE F.E.M.A., FLOOD INSURANCE RATE MAP, MAP NUMBER 08001C0304J, MAP REVISED JANUARY 20, 2016.
3. THE LINEAL UNITS USED AND SHOWN HEREON IS U. S. SURVEY FOOT.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-885521-CO, DATED DECEMBER 29, 2017 AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY ACROSS THESE PREMISES.

BASIS FOR BEARINGS:

BASIS FOR BEARINGS: ALL BEARINGS CONTAINED HEREIN ARE BASED UPON THE ASSUMPTION THAT THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11 BEARS N00°18'41"W AND MONUMENTED AS FOLLOWS: THE SOUTHWEST CORNER OF SECTION 11 BEING A FOUND 2.5" BRASS CAP, LS 9852, IN RANGE BOX. THE WEST QUARTER CORNER OF SECTION 11 BEING A FOUND 2" ALUM. CAP, LS 25937, IN RANGE BOX.

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, 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 THIS 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.

RAYMOND W. BAYER
REG. L.S. NO. 6973

APPROVALS:

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20_____.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS DAY OF _____, 20_____.

CHAIR

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 _____:_____.M., ON THE DAY OF _____, AD., 20_____.

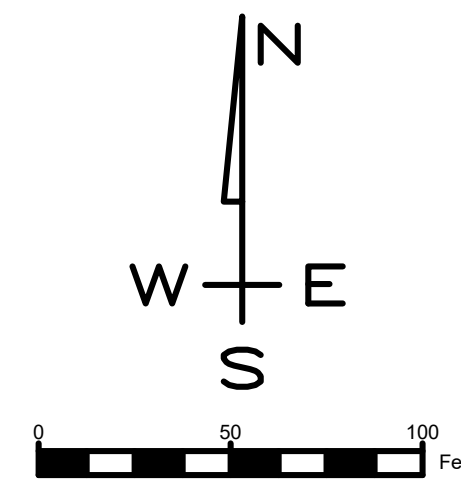
BY: _____ DEPUTY _____ COUNTY CLERK AND RECORDER

RECEPTION NO: _____.

R.W. BAYER & ASSOCIATES, INC.
12170 TEJON ST., NO 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 FAX: (303) 452-4515

GROBLEBE SUBDIVISION

IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 2 OF 2



SCALE: 1" = 50'

LEGEND

- ◆ SECTION CORNER AS DESCRIBED
- FOUND NO. 5 REBAR & CAP, LS 36561

UNPLATTED
OWNERS: MARVIN D. AND DIANE E. KERMER
REC. NO. C0570560

UNPLATTED
OWNERS: MARVIN D. AND DIANE E. KERMER
REC. NO. C0570560

