

2629145 07/29/1998 11:40:00 Weld County CO
1 of 1 R 11.00 D 0.00 JR Suki Tsukamoto

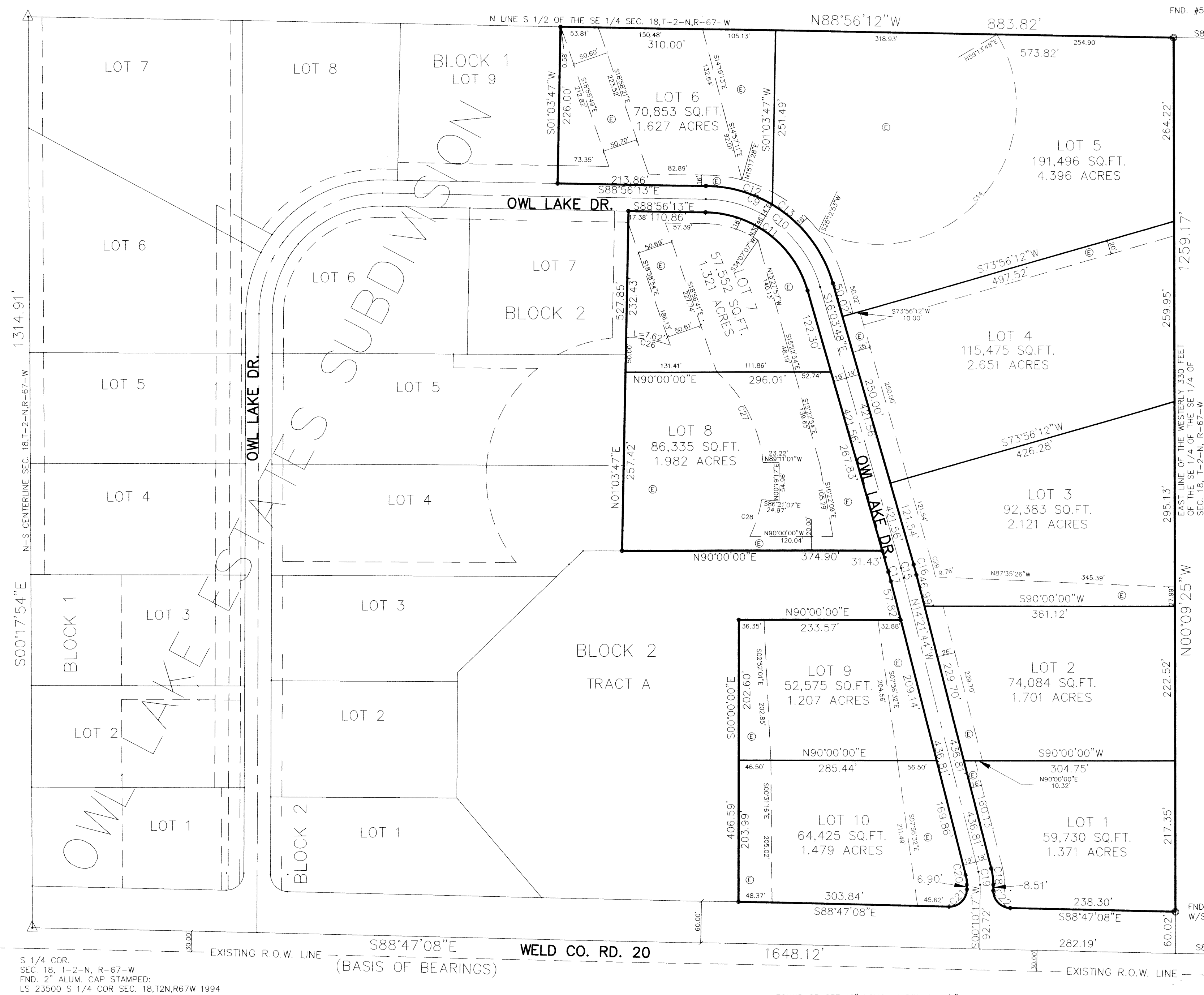
OWL LAKE ESTATES 2ND SUBDIVISION TO THE TOWN OF FIRESTONE

BEING A RESUBDIVISION OF TRACTS B, C, & D OF OWL LAKE ESTATES SUBDIVISION TO THE TOWN OF FIRESTONE, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6th P.M., WELD COUNTY, COLORADO.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C9	234.00'	246.75'	230.45'	S52°30'01"E	72°52'25"
C10	175.00'	222.58'	207.58'	S52°30'01"E	72°52'25"
C11	156.00'	198.41'	185.31'	S52°30'01"E	72°52'25"
C12	194.00'	100.59'	99.46'	S74°04'59"E	29°42'27"
C13	194.00'	146.16'	142.73'	S37°38'47"E	43°09'58"
C14	200.00'	509.58'	382.51'	N42°12'21"E	145°59'08"
C15	500.00'	14.85'	14.85'	S15°12'46"E	01°42'04"
C16	519.00'	15.41'	15.41'	S15°12'46"E	01°42'04"
C17	481.00'	14.28'	14.28'	S15°12'46"E	01°42'04"
C18	34.00'	23.84'	23.78'	S07°05'44"E	14°32'01"
C19	75.00'	19.02'	18.97'	S07°05'44"E	14°32'01"
C20	56.00'	14.20'	14.17'	S07°05'44"E	14°32'01"
C21	25.00'	39.73'	35.68'	S45°41'35"W	91°02'36"
C22	25.00'	38.81'	35.03'	S44°18'25"E	88°59'24"
C26	200.00'	64.83'	64.55'	N80°11'49"W	18°34'20"
C27	200.00'	150.15'	146.65'	S27°04'54"E	43°00'49"
C28	200.00'	55.98'	55.80'	S17°53'07"W	16°02'14"
C29	545.00'	16.18'	16.18'	S15°12'46"E	01°42'04"

N.W. COR. SW 1/4 OF THE SE 1/4
SEC. 18, T-2-N, R-67-W
FND. 3 1/4" ALUM. CAP STAMPED:
W 1/16 SE 1/4 SEC 18, T-2-N, R-67-W
LS 23500 1994 PER WELD COUNTY RECORDS

⊙ = EASEMENT FOR THE USE OF THE FOLLOWING:
DRAINAGE, EXISTING GAS AND OIL COMPANIES
FACILITIES AND LINES, IRRIGATION, LANDSCAPING,
AND UTILITIES.



FND. #5 REBAR W/ SEAL LS 23500
N.E. COR. SE 1/4 OF THE SE 1/4
SEC. 18, T-2-N, R-67-W
FND. 2" ALUM. CAP STAMPED LS 23500
1/16 IN MONUMENT BOX PER WELD COUNTY RECORDS

KNOW ALL MEN BY THESE PRESENTS that we, JZM, LLC being the sole owners and proprietors of the following described land to wit:
That portion of the South half of the Southeast Quarter of Section 18, Township 2 North, Range 67 West of the Sixth Principal Meridian, County of Weld, State of Colorado being more particularly described as follows:

Tracts B, C, and D of Owl Lake Estates to the Town of Firestone according to the Plat on file at the Clerk and Recorders Office, Weld County, Colorado.
The above described parcel of land contains 19.855 acres more or less.

Have caused the above described tract of land to be surveyed and subdivided into lots, tracts and streets as shown on this plat to be known as Owl Lake Estates 2nd Subdivision to the Town of Firestone and does hereby dedicate and convey to the Town of Firestone and for public use forever the streets and easements as laid out and designated on this plat, provided that acceptance by the Town of this dedication of streets does not impose upon the Town a duty to maintain the streets so dedicated until the streets are constructed and accepted by the Town of Firestone; and does further dedicate to the use of the Town of Firestone and all serving public utilities and other appropriate public entities those easements designated hereon for the purpose indicated. All maintenance of the above described streets and easements shall be performed by the undersigned (and his/her successors in interest) until, with respect to streets only, such time as the Town expressly assumes in writing the duty of such maintenance.

OWNERS: JZM, LLC
John W. Zadel
John W. Zadel, Manager

STATE OF COLORADO)
COUNTY OF WELD)
The foregoing instrument was acknowledged before me this 27 day of July 1998 by John W. Zadel

Witness my hand and official seal.
My commission expires _____
Notary Public
Address: 413 Florence Ct. Firestone CO 80500

TOWN APPROVAL:
This is to certify that the plat of Owl Lake Estates 2nd Subdivision to the Town of Firestone was approved on the 27 day of July 1998 by John W. Zadel Mayor of the Town of Firestone on behalf of the Town of Firestone and upon which this certificate is endorsed for all purposes indicated thereon.

SURVEYOR'S CERTIFICATE
Robert J. Nelson, being first duly sworn on his oath, says that he is a Registered Land Surveyor under the laws of the State of Colorado; that the survey of Owl Lake Estates 2nd Subdivision to the Town of Firestone, Colorado was made by him or under his supervision; that the survey is accurately represented on this map; and that the statements contained thereon were read by him and the same are true of his own knowledge.

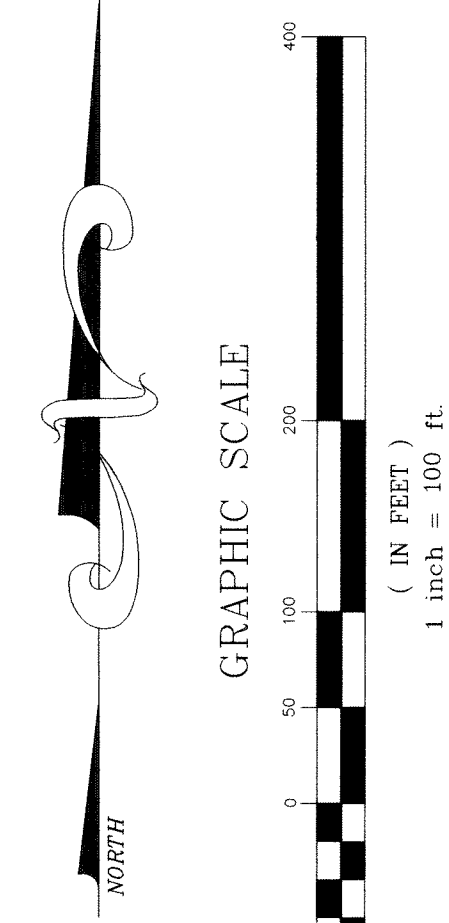
By: Robert J. Nelson
Robert J. Nelson
Colo. L.S. 16415

ATTORNEY'S CERTIFICATE
This is to certify that on the 23rd day of July 1998 I examined the title to the property described hereon and established that the Owners and Proprietors of record of said property are as shown hereon as of said date, and that said Title is free and clear of all monetary liens and encumbrances.
By: Robert J. Nelson
Address: 515 Kimbark Longmont, Co
Registration No. 16415

NOTES:
This survey does not constitute a title search by Landmark Engineering Ltd. of the property shown and described hereon to determine: ownership of the tract of land, compatibility of this description with those of adjacent tracts of land, rights-of-way easements and encumbrance of record affecting this tract of land. The above mentioned items were researched by JOHN W. ZADEL or his agents and provided to this office. The rights-of-way and easements are shown on this plat to the best of my knowledge and belief.
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 action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

Basis of Bearings:
Assuming the South line of the Southeast Quarter of said Section 18 as bearing South 88°47'08" East and with all bearings contained herein relative thereto. The East end of said line being monumented by a 2" alum. cap stamped LS 23500 SE SEC 18, T2N, R67W 1994 in monument box. The West end of said line being monumented by a 2" alum. cap stamped S1/4 SEC 18, T2N, R67W 1994 LS 23500 in monument box.

No residential structure shall be placed within 50 feet of oil and gas mains without the permission of the oil and/or gas main owner.
Irrigation ditch users and all utility companies shall maintain the right of ingress and egress to their respective easement.



S 1/4 COR.
SEC. 18, T-2-N, R-67-W
FND. 2" ALUM. CAP STAMPED:
LS 23500 S 1/4 COR SEC. 18, T2N, R67W 1994

⊙ = FOUND OR SET 16" LONG #4 REBAR W/1" DIAM. PLASTIC SEAL #16415 UNLESS OTHERWISE NOTED.

S.E. COR.
SEC. 18, T-2-N, R-67-W
FND. 2" ALUM. CAP STAMPED:
LS 23500 SE SEC. 18, T2N, R67W 1994
SET IN MONUMENT BOX, PER WELD COUNTY RECORDS

UNREPORTED COPY