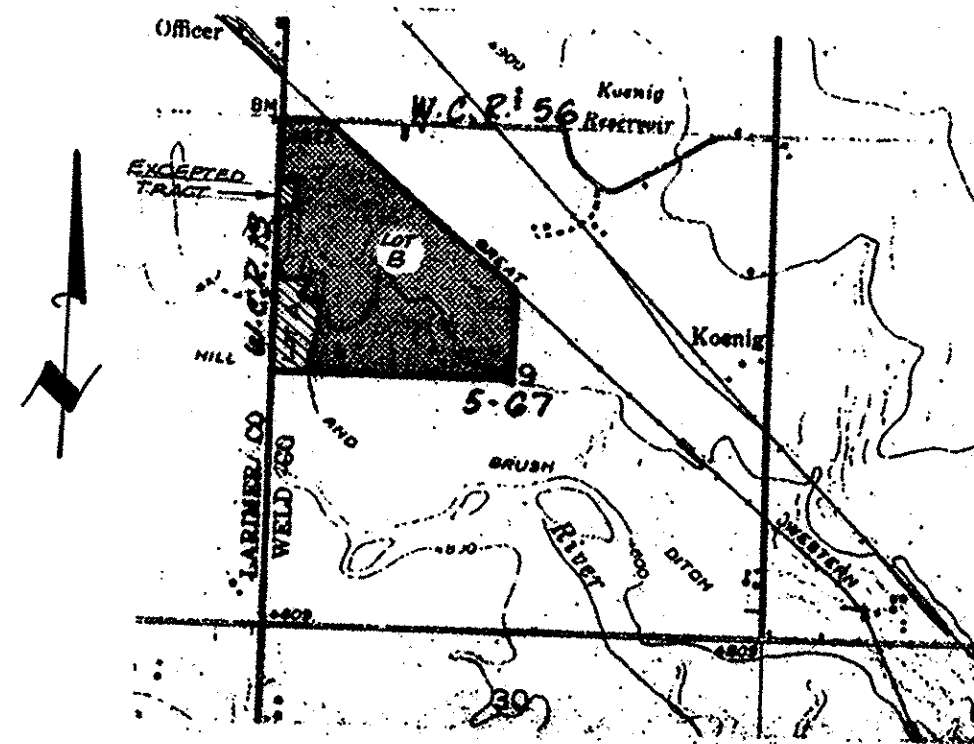


RECORDED EXEMPTION NO. 0957-19-2-RE2183

NW CORNER SECTION 19
T.5N., R.67W. EXIST. 3/4" PIPE
W/ILLIBLE CAP, REF. BY LS 4392
ON 12-15-90, REPLACED W/NO. 6 X 30"
REBAR W/ALUM. CAP LS 7242
S89°59'20"W 438.39'

WCR 56
(60' R.O.W.) &
NORTH LINE NW 1/4, SEC. 19

N 1/4 COR. SEC. 19
T.5N., R.67W.
3/4" PIPE - NO MARKINGS



VICINITY MAP
Scale: 1"=2000'

DATE: May 21, 1998

OWNER: JACKPOT ACRES, A PARTNERSHIP
C/O PAUL JONJAK
2412 - 27th AVENUE PLACE
GREELEY, COLORADO 80631

LEGAL DESCRIPTION

LOT B, AMENDED RECORDED EXEMPTION NO. 0957-19-2-RE 732, ACCORDING TO EXEMPTION PLAT
RECORDED OCTOBER 23, 1991 IN BOOK 1314 AT RECEPTION NO. 2266946, LOCATED IN THE
NW 1/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6th P.M., WELD COUNTY,
COLORADO

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, BEING THE SOLE OWNER IN FEE OF THE ABOVE DESCRIBED PROPERTY DO
HEREBY SUBDIVIDE THE SAME AS SHOWN ON THE ATTACHED MAP. I UNDERSTAND THIS PROPERTY
IS LOCATED IN THE "A" AGRICULTURAL ZONE DISTRICT AND IS ALSO INTENDED TO PROVIDE
AREAS FOR THE CONDUCT OF OTHER USES BY RIGHT, ACCESSORY USES, AND USES BY SPECIAL
REVIEW, AND DO HEREBY DEDICATE, FOR THE BENEFIT OF THE PROPERTY SHOWN OR DESCRIBED
HEREON, EASEMENTS FOR THE PURPOSES SHOWN OR DESCRIBED HEREON.

JACKPOT ACRES, A PARTNERSHIP:

PAUL JONJAK

CAROL POTTER

STATE OF COLORADO } ss
COUNTY OF WELD }

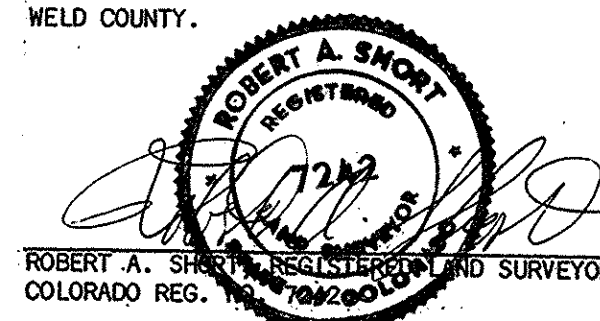
THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 21st
DAY OF May, 1998. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: July 15, 1998

Gerald B. McRae
NOTARY PUBLIC 1231-8TH AVE, Greeley, CO 80631

SURVEYOR'S CERTIFICATE

I, ROBERT A. SHORT, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY
CERTIFY THAT THIS RECORDED EXEMPTION PLAT WAS PREPARED UNDER MY PERSONAL SUPERVI-
SION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF. I FURTHER CERTIFY
THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS, AND
LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR LAND SURVEYORS, AND
WELD COUNTY.

DATE: 5-21-98

COUNTY APPROVAL

THIS PLAT IS ACCEPTED AND APPROVED FOR FILING. Mona Daniels-Tirka
DIRECTOR, DEPT. OF PLANNING SERVICES

NOTARIAL CERTIFICATE

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th
DAY OF May, 1998. WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: 02/03/2002

Sharon Marquez
NOTARY PUBLIC

SHARON K. MARQUEZ
NOTARY PUBLIC
STATE OF COLORADO

Scale: 1"=200'

LEGEND

- MONUMENTS FOUND: AS DESCRIBED
- ▲ MONUMENT REPLACED: AS DESCRIBED
- MONUMENT SET: NO. 4 REBAR W/CAP LS 7242

BASIS OF BEARINGS:
ASSUME THE WEST LINE
OF THE NW 1/4, SECTION 19,
TO BEAR N 00° 21' 50" E
AS MONUMENTED.

TRACT DESCRIBED
IN BOOK 1277
REC. NO. 02228461
(SEPT. 26, 1990)

NOTES:

- 1) THE INSTALLATION OF ANY SEPTIC SYSTEM WITHIN THE 100-YEAR FLOODPLAIN SHALL COMPLY WITH THE WELD COUNTY I.S.D.S. FLOODPLAIN POLICY. IN ACCORDANCE WITH THE COLORADO I.S.D.S. REGULATIONS, NO SEPTIC SYSTEM SHALL BE INSTALLED WITHIN THE FLOODWAY.
- 2) ALL CONSTRUCTION OR IMPROVEMENTS OCCURRING IN THE FLOODPLAIN AS DELINEATED ON FEMA COMMUNITY PANEL MAP #80266-0615-C, DATED SEPTEMBER 28, 1982, SHALL REQUIRE A FLOOD HAZARD DEVELOPMENT PERMIT AS REQUIRED BY THE FLOOD HAZARD OVERLAY DISTRICT REQUIREMENTS OF SECTION 26 OF THE WELD COUNTY ZONING ORDINANCE.
- 3) ALL PROPOSED OR EXISTING STRUCTURES WILL/DO MEET THE MINIMUM SETBACK AND OFFSET REQUIREMENTS FOR THE ZONE DISTRICT IN WHICH THE PROPERTY IS LOCATED.
- 4) ANY FUTURE STRUCTURES ON SITE MUST OBTAIN THE APPROPRIATE ZONING AND BUILDING PERMITS.

CENTER SECTION 19
NO. 4 REBAR W/1/2"
ALUM. CAP LS 12374
SET & REF. BY
LS 12374, 2-26-87

NOTE: AT THE REQUEST OF OUR CLIENT, RECORDED EASEMENTS AND RIGHTS-OF-WAY HAVE NOT BEEN RE-
SEARCHED BY US OR SHOWN ON THIS PLAT. THE EASEMENTS AND RIGHTS-OF-WAY WHICH MAY BE SHOWN HEREON MAY
NOT BE COMPLETE, ARE BASED ON GENERAL INFORMATION, AND ARE TO BE USED ONLY IN THIS CONTEXT.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN
THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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
THE CERTIFICATION SHOWN HEREON.

McRAE & SHORT, INC. 1231 8TH AVE. GREELEY, COLO. 80631
SCALE: 1"=200' DWN: GNL/NLW CK: GEM DATE: MAY 21, 1998 M&S PROJ. NO. 98055