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## **VAQUERO ESTATES**

BEING A SUBDIVISION OF A PORTION OF THE SW 1/4 OF SEC. 21, T4N, R69W OF THE 6th P.M., LARIMER COUNTY, COLORADO.

Witness my hand and official seal.

My commission expires

Notary Public

of Berthoud Nation

/¶he foregoing

instrument was acknowledged before me this Aday of 1981 by Raleigh N. Alford as

COUNTY OF LARIMER)

SS.

STATE OF COLORADO)

Raleigh N/

Alfordy V

T.R.

Yelek

APPROVED by the Larimer County Board of Commissioners this day of the streets, highways, and roads as set forth on the within plat are heyeby accept Statutes, 1973, 43-2-201(1)(a). The acceptance of the dedications made herein are as public to does not constitute adding the roads, streets, and highways as set forth in this plat to the road system and the County does not accept nor assume any responsibility for the construction, any streets, highways, roads, alleys, bridges, rights-of-way or other improvements designated Approved by the Larimer County Planning Commission this  $\mathbf{g}_{\mathbf{k}}^{\mathbf{k}}$  day of Deputy and Acting Clerk of the Board All dedications a pted pursuant to Colorad highways only. This ac County preliminary or so, repair, or maintenance d on this plat. 600

## PUBLIC HEALTH COVENANT

Virgil M. Miles, General

Jerold L Miles Associates

No III , a Limited

**Partnership** 

Containing 91.36 acres, more or less; have by these presents caused the same to be surveyed and subdivided into lots and tracts to be known as Vaquero Estates Planned Unit Development, and do hereby dedicate and convey as public highways pursuant to Colorado Revised Statutes 43-2-201(1)(a) the streets, roads, and highways as laid out and designated on this plat; and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilites as laid out and designated on this plat.

Beginning at the Southwest corner of said Section 21; thence along the West line of the Southwest One Quarter of said Section 21 North 01°21'02" East 1315.58 feet to a point from which the West One Quarter of said Section 21 bears North 01°21'02" East 1327.00 feet; thence departing said West line North 65°53'12" East 810.06 feet; thence South 56°10'10" East 168.14 feet; thence South 77°26'55" East 156.17 feet; thence North 72°26'49" East 383.50 feet; thence South 70°51'53" East 384.83 feet; thence South 79°41'42" East 731.87 feet; thence North 75°59'58" East 224.07 feet to the East line of the Southwest One Quarter of said Section 21; thence along said East line South 01°25'37" West 1449.97 feet to the South One Quarter of said Section 21; thence departing said East line and along the South line of the Southwest One Quarter of said Section 21 North 88°03'49" West 2657.19 feet, more or less, to the Point of Beginning.

Considering the West line of the Southwest One Quarter of said Section 21 as bearing North 01°21'02" East and with all bearings contained herein relative thereto.

That portion of the Southwest One Quarter of Section 21, Township 4 North, Range 69 West of the Sixth Principal Meridian, being more particularly described as follows:

KNOW ALL MEN BY THESE PRESENTS that Virgit M. Miles as general partner for Jerold L. Miles Associates No. III, a limited part-nership, being all the owners of the following described property in Larimer County, Colorado, to wit:

STATE OF COLORADO )

OF LARIMER )

SS.

and official seal:

Notary Public

of Jer old L. Miles Associates No. III, a Limited Partnership.

19 2/ by Virgil M. Miles as

The lots in this subdivision will be required to connect to a common sewage collection and disposal system, to be built as part of the subdivision improvements. The system will be operated and maintained by the Homeowner's Association of Western Mini Ranches Subdivision and Vaquero Estates Planned Unit Development. These Homeowner's Associations are non-profit organizations established for maintenance purposes. Approved by the Larimer County Health Department this day of 12,7, 19,7. All construction on this subdivision or any lot therein including the development of domestic water and the provision of sewage disposal shall be done in a manner which will meet all the requirements of the Colorado Department of Health, the Larimer County Health Department and the offices authorized to enforce such requirements.

Supara &

Until such time as the roads in this subdivision are accepted for maintenance by a public entity, all roads, streets, private drives, drainage facilities, irrigation ditches, and open space except County Roads 6 and 21. shall be maintained by the Vaquero Estates P.U.D. Homeowners Association. Failure to adequately maintain said roads and common space may result in a lien upon the properties affected, as outlined in Section 3-4 (5) G of the Larimer County Subdivision Resolution.

Due to Shrink - Swell soils present in some designed by a qualified Engineer. FOUNDATION REQUIREMENT areas of the subdivision, it may be necessary that foundations be

John J. Hall, being first duly sworn on his oath, deposes and says: that he is a registered land surveyor under the laws of the State of Colorado; that the survey of Vaquero Estates Planned Unit Development 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.

HOGAN AND

OLHAUSEN,

INC.

colorado L.S. 15278

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State Of Colorado) SS County of Larimer) SS

The foregoing instrument was acknowledged before me this day of June, 1981, by A. ...

Witness my hand and official seal.

My Counts ion expires

Notice Public

ss my hand and official seal.

John E. Soderberg

enholder: SODERGERG BROTHERS

SURVEYOR'S CERTIFICATE:

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