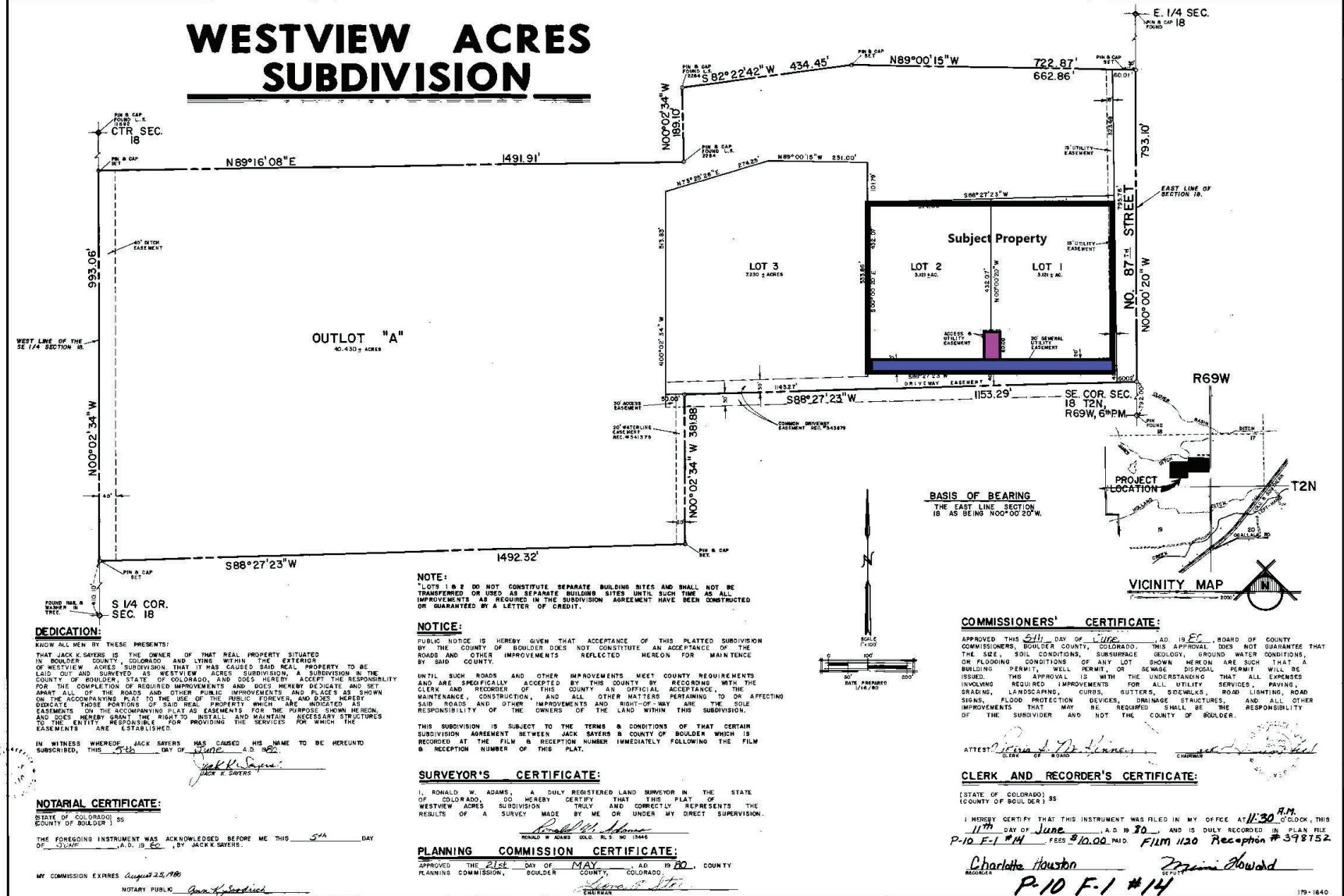


# WESTVIEW ACRES SUBDIVISION



## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT JACK K. SAYERS IS THE OWNER OF THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO AND LYING WITHIN THE EXTERIOR OF WESTVIEW ACRES SUBDIVISION, THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS WESTVIEW ACRES SUBDIVISION, A SUBDIVISION IN THE COUNTY OF BOULDER, STATE OF COLORADO, AND DOES HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS AND DOES HEREBY DEDICATE AND SET ASIDE ALL OF THE ROADS AND OTHER PUBLIC IMPROVEMENTS AND PLACES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND DOES HEREBY GUARANTEE THEREFOR THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE ENTIRE RESPONSIBILITY FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

IN WITNESS WHEREOF, JACK SAYERS HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED, THIS 25th DAY OF JUNE, A.D. 1980, BY JACK K. SAYERS.

## NOTARIAL CERTIFICATE:

STATE OF COLORADO  
COUNTY OF BOULDER ) SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF JUNE, A.D. 1980, BY JACK K. SAYERS.

MY COMMISSION EXPIRES August 25, 1980

NOTARY PUBLIC: *Ann F. Sedwick*

## NOTE:

"LOTS 1 & 2 DO NOT CONSTITUTE SEPARATE BUILDING SITES AND SHALL NOT BE TRANSFERRED OR USED AS SEPARATE BUILDING SITES UNTIL SUCH TIME AS ALL IMPROVEMENTS AS REQUIRED IN THE SUBDIVISION AGREEMENT HAVE BEEN CONSTRUCTED OR GUARANTEED BY A LETTER OF CREDIT."

## NOTICE:

PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE COUNTY OF BOULDER DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND OTHER IMPROVEMENTS REFLECTED HEREON FOR MAINTENANCE BY SAID COUNTY.

UNTIL SUCH ROADS AND OTHER IMPROVEMENTS MEET COUNTY REQUIREMENTS AND ARE SPECIFICALLY ACCEPTED BY THIS COUNTY BY RECORDING WITH THE CLERK AND RECORDER OF THIS COUNTY AN OFFICIAL ACCEPTANCE, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND OTHER IMPROVEMENTS AND RIGHT-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND WITHIN THIS SUBDIVISION.

THIS SUBDIVISION IS SUBJECT TO THE TERMS & CONDITIONS OF THAT CERTAIN SUBDIVISION AGREEMENT BETWEEN JACK SAYERS & COUNTY OF BOULDER WHICH IS RECORDED AT THE FILM & RECEPTION NUMBER IMMEDIATELY FOLLOWING THE FILM & RECEPTION NUMBER OF THIS PLAT.

## SURVEYOR'S CERTIFICATE:

I, RONALD W. ADAMS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF WESTVIEW ACRES SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

RONALD W. ADAMS, S.D.S. NO. 15446

## PLANNING COMMISSION CERTIFICATE:

APPROVED THE 25th DAY OF MAY, A.D. 1980, COUNTY PLANNING COMMISSION, BOULDER COUNTY, COLORADO.

## COMMISSIONERS' CERTIFICATE:

APPROVED THIS 25th DAY OF JUNE, A.D. 1980, BOARD OF COUNTY COMMISSIONERS, BOULDER COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SEE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE COUNTY OF BOULDER.

ATTEST: *Charles Houston* CLERK OF BOARD

## CLERK AND RECORDER'S CERTIFICATE:

(STATE OF COLORADO)  
(COUNTY OF BOULDER) SS  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:30 A.M. 11th DAY OF JUNE, A.D. 1980, AND IS ONLY RECORDED IN PLAT FILE P-10 F-1 #14, RESS \$10.00, FILED 1120 Reception #398752.

Charlotte Houston

RECORDER

*William Howard*

CLERK

P-10 F-1 #14

P-10 F-1 #14