

PLAT OF BUCKSKIN HEIGHTS FIRST SUBDIVISION

SITUATE IN SECTION 33 AND SECTION 34, TOWNSHIP 7 NORTH, RANGE 70 WEST OF THE SIXTH P.M., LARIMER COUNTY, COLORADO

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ENGINEER'S CERTIFICATE:

James H. Stewart, a Professional Engineer and Land Surveyor under the Laws of the State of Colorado, being duly sworn on his oath, deposes and says that the survey and plat of Buckskin Heights First Subdivision were made under his supervision, that said plat is an accurate delineation of said survey, that he has read the statements thereon, and that the same are true of his own knowledge.

James H. Stewart
James H. Stewart
Professional Engineer & Land Surveyor

Subscribed and sworn to before me this 8th day of August A.D. 1970.

James P. Johnson
Notary Public

My notarial commission expires November 8, 1971

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

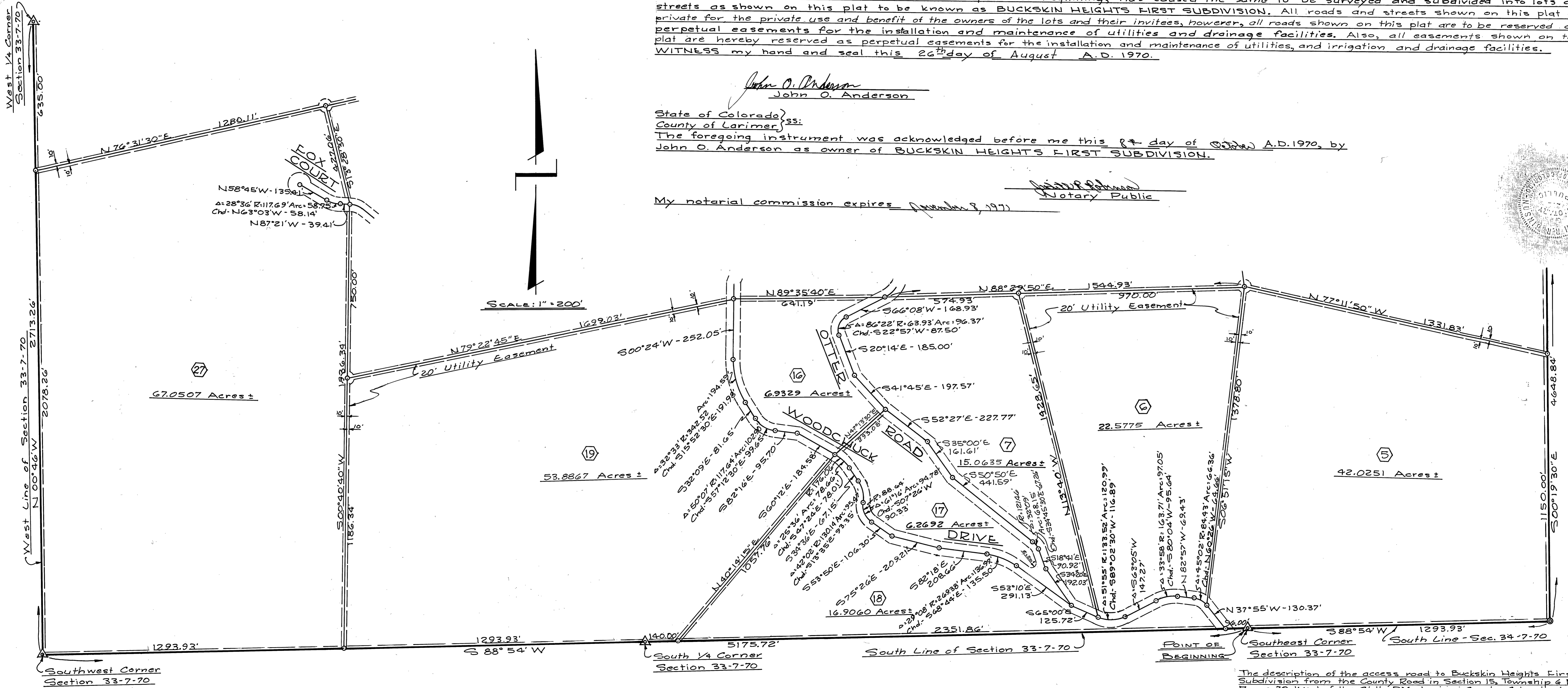
KNOW ALL MEN BY THESE PRESENTS: That, John O. Anderson, being the owner of the following described land, to-wit: A tract of land situate in Sections 33 and 34, Township 7 North, Range 70 West of the Sixth P.M., Larimer County, Colorado, which, considering the South line of said Section 33 as bearing S88°54'W and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at the Southeast corner of said Section 33 and run thence S88°54'W 5175.72 feet to the Southwest corner of said Section 33; thence N00°46'W 2713.26 feet to the West 1/4 corner of said Section 33; thence N36°52'20"E 2235.64 feet; thence S45°45'E 536.38 feet; thence S29°32'E 248.32 feet; thence S16°15'E 180.22 feet; thence along the arc of a 143.12 foot radius curve to the left a distance of 68.65 feet, the long chord of which bears S29°59'30"E 67.99 feet; thence S43°44'E 95.73 feet; thence S63°05'E 177.31 feet; thence along the arc of a 88.97 foot radius curve to the left a distance of 75.18 feet, the long chord of which bears S87°17'30"E 72.97 feet; thence N68°30'E 42.19 feet; thence along the arc of a 96.77 foot radius curve to the left a distance of 75.86 feet, the long chord of which bears N46°02'30"E 73.94 feet; thence N23°35'E 58.35 feet; thence along the arc of a 82.76 foot radius curve to the right a distance of 103.83 feet, the long chord of which bears N59°31'30"E 97.15 feet; thence S84°32'E 62.12 feet; thence N00°37'W 373.73 feet; thence N89°52'E 304.97 feet; thence along the arc of a 135.43 foot radius curve to the left a distance of 126.01 feet, the long chord of which bears S43°47'E 121.53 feet; thence S70°24'E 198.70 feet; thence along the arc of a 104.07 foot radius curve to the right a distance of 76.38 feet, the long chord of which bears S49°22'30"E 74.67 feet; thence S28°21'E 124.39 feet; thence along the arc of a 190.89 foot radius curve to the right a distance of 325.17 feet, the long chord of which bears N83°23'E 287.26 feet; thence S47°49'E 277.24 feet; thence S58°42'E 283.61 feet; thence along the arc of a 60.00 foot radius curve to the left a distance of 101.70 feet, the long chord of which bears N72°44'30"E 89.26 feet; thence along the arc of a 53.54 foot radius curve to the left a distance of 45.74 feet, the long chord of which bears N00°17'30"W 44.36 feet; thence N24°46'W 274.0 feet; thence along the arc of a 187.16 foot radius curve to the right a distance of 116.13 feet, the long chord of which bears N06°59'30"W 114.27 feet; thence N10°47'E 58.15 feet; thence along the arc of a 106.12 foot radius curve to the right a distance of 130.58 feet, the long chord of which bears N46°02'E 122.49 feet; thence N23°34'20"W 440.73 feet; thence N89°33'E 1285.00 feet; thence S00°27'E 200.00 feet; thence S83°13'E 28.81 feet; thence along the arc of a 112.26 foot radius curve to the left a distance of 94.08 feet, the long chord of which bears N72°46'30"E 91.35 feet; thence N48°46'E 97.52 feet; thence N58°54'15"E 1293.37 feet; thence S00°19'30"E 4648.84 feet to a point on the South line of said Section 34; thence S88°54'W 1293.93 feet to the point of beginning, has caused the same to be surveyed and subdivided into lots and streets as shown on this plat to be known as BUCKSKIN HEIGHTS FIRST SUBDIVISION. All roads and streets shown on this plat are private for the private use and benefit of the owners of the lots and their invitees, however, all roads shown on this plat are to be reserved as perpetual easements for the installation and maintenance of utilities and drainage facilities. Also, all easements shown on this plat are hereby reserved as perpetual easements for the installation and maintenance of utilities, and irrigation and drainage facilities. WITNESS my hand and seal this 26th day of August A.D. 1970.

John O. Anderson
John O. Anderson

State of Colorado } ss:
County of Larimer }
The foregoing instrument was acknowledged before me this 8th day of August A.D. 1970, by John O. Anderson as owner of BUCKSKIN HEIGHTS FIRST SUBDIVISION.

James P. Johnson
Notary Public

My notarial commission expires November 8, 1971



The description of the access road to Buckskin Heights First Subdivision from the County Road in Section 15, Township 6 North, Range 70 West of the Sixth P.M., Larimer County, Colorado, is recorded in Book 1444 at Page 325 of the Larimer County Clerk & Recorder's Office.

PLAT OF BUCKSKIN HEIGHTS FIRST SUBDIVISION

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APPROVAL: By the Larimer County Planning Commission this 14th day of October A.D. 1970. This approval does not constitute acceptance by the Board of County Commissioners of the County of Larimer of any dedication to public use of streets or other property contained in this plat, which acceptance can be given only by action of the Board of County Commissioners of the County of Larimer. Until such acceptance shall be made, the County of Larimer assumes no responsibility for the construction, repair or maintenance of the streets laid out or dedicated hereon.

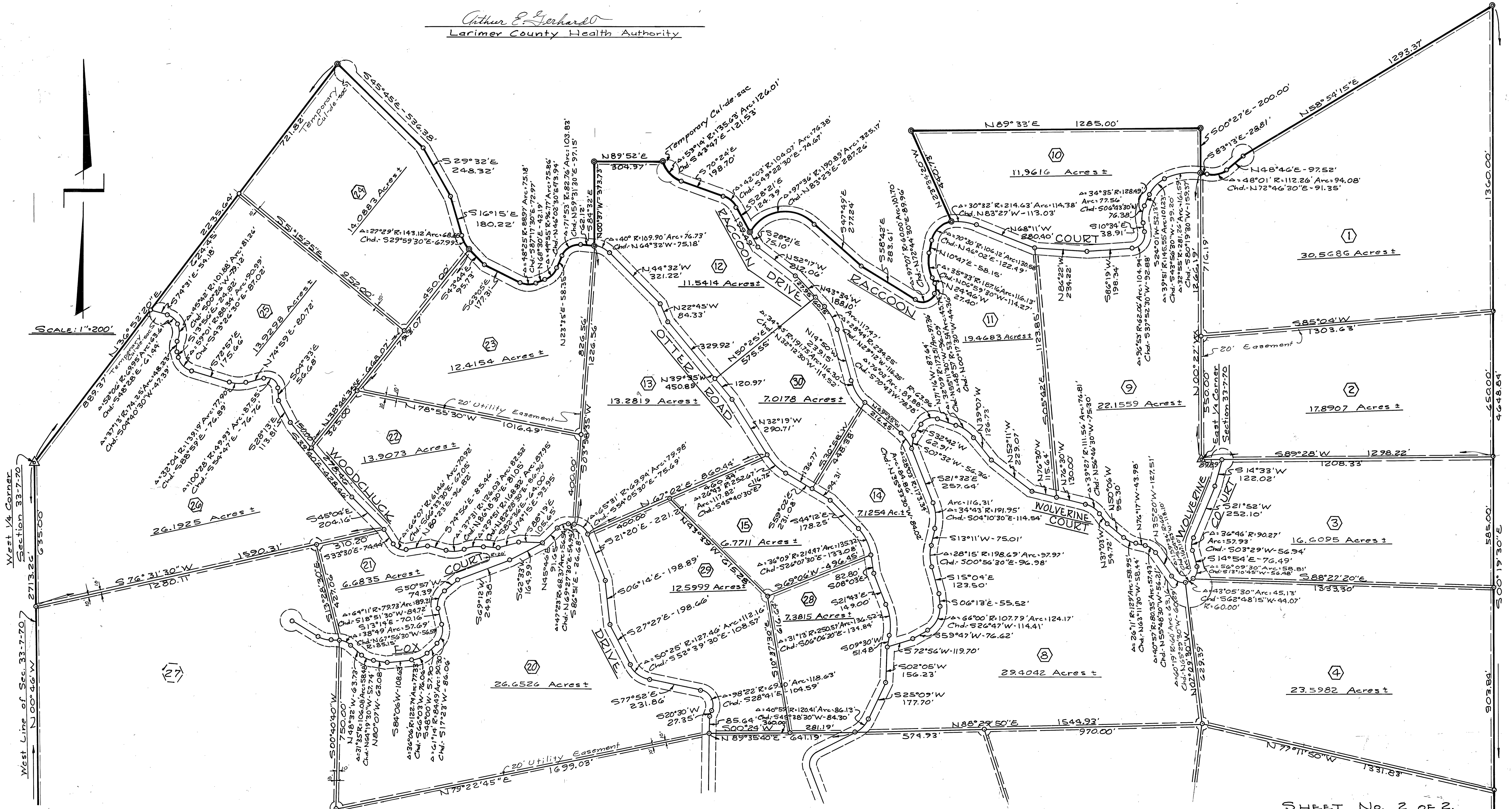
By: Howard Chen
Chairman

Attest: Edwin N. Hanson
Secretary

APPROVAL: By the Larimer County Health Authority this 13th day of October A.D. 1970. 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 and the Larimer County Public Health Department and the officers authorized to enforce such requirements.

Arthur E. Gerhard
Larimer County Health Authority

PUBLIC HEALTH COVENANT:
This subdivision is not provided with Public Sewer Facilities. Permits must be obtained before the installation of any sanitary disposal system. Approval of plat does not guarantee that the size or soil conditions of any lot shown hereon are such that a sewage disposal permit may be issued. It is also hereby agreed by the Subdivider, his heirs, successors and assigns, that in the event that the proper authorities of the Larimer County Health Department shall determine that the surface or subsurface water in the area is becoming contaminated by the use of septic tanks, the owners of the properties in the subdivision shall install, at their own expense, a commercial or private sewage disposal system. This is a covenant running with the land.



988545

No. _____

Buckskin Heights 1st

Sub.

Grantor

TO

Grantee

Misc.

46 F 2 OCT 21

County of Larimer
State of Colorado

CLERK AND RECORDER

James P. Thompson

70 OCT 21 PM

STATE OF COLO.
LARIMER COUNTY
CERTIFIED AND FILED

I hereby certify that this instrument was filed for
record in my office at _____ clock

M.

10:00

OCT 21 1970

and

is duly recorded in book 1444

at page 679 P 8 F 3 # 26

James P. Thompson

Recorder

By *Greg S. Dreison*

Deputy

PLAT OF BUCKSKIN HEIGHTS SECOND SUBDIVISION

SITUATE IN THE SOUTH 1/2 OF SECTION 28, AND THE SOUTHEAST 1/4 OF SECTION 29, AND THE NORTHEAST 1/4 OF SECTION 32, AND THE NORTH 1/2 OF SECTION 33, AND THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 70 WEST OF THE SIXTH P.M., LARIMER COUNTY, COLORADO

©1970-2023 Buckskin Heights Road Association

STATEMENT OF OWNERSHIP, SUBDIVISION, AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That, John O. Anderson, being the owner of the following described land, to-wit: A tract of land situate in Sections 28, 29, 32, 33, and 34, Township 7 North, Range 70 West of the Sixth P.M., Larimer County, Colorado, which, considering the South line of said Section 33 as bearing S88°54'W and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at the West 1/4 corner of said Section 33 and run thence N36°52'30"E 2235.64 feet; thence S45°45'E 536.38 feet; thence S29°32'E 248.32 feet; thence S16°15'E 180.22 feet; thence along the arc of a 143.12 foot radius curve to the left a distance of 68.66 feet, the long chord of which bears S29°59'30"E 67.99 feet; thence S43°44'E 95.73 feet; thence S63°05'E 177.31 feet; thence along the arc of a 88.97 foot radius curve to the left a distance of 75.18 feet, the long chord of which bears S87°17'30"E 72.97 feet; thence N68°30'E 42.19 feet; thence along the arc of a 96.77 foot radius curve to the left a distance of 75.86 feet, the long chord of which bears N46°02'30"E 73.94 feet; thence N23°35'E 58.35 feet; thence along the arc of a 82.76 foot radius curve to the right a distance of 103.83 feet, the long chord of which bears N59°31'30"E 97.15 feet; thence S84°32'E 62.12 feet; thence N00°37'W 373.73 feet; thence N89°52'E 304.97 feet; thence along the arc of a 135.63 foot radius curve to the left a distance of 126.01 feet, the long chord of which bears S43°47'E 121.53 feet; thence S70°24'E 198.70 feet; thence along the arc of a 104.07 foot radius curve to the right a distance of 76.38 feet, the long chord of which bears S49°22'30"E 74.67 feet; thence S28°21'E 124.39 feet; thence along the arc of a 190.89 foot radius curve to the right a distance of 325.17 feet, the long chord of which bears N83°23'E 287.26 feet; thence S47°49'E 277.24 feet; thence S58°42'E 283.61 feet; thence along the arc of a 60.00 foot radius curve to the left a distance of 101.70 feet, the long chord of which bears N72°44'30"E 89.96 feet; thence along the arc of a 53.54 foot radius curve to the left a distance of 45.74 feet, the long chord of which bears N00°17'30"E 44.36 feet; thence N24°46'W 27.40 feet; thence along the arc of a 187.16 foot radius curve to the right a distance of 116.13 feet, the long chord of which bears N06°59'30"W 114.27 feet; thence N10°47'E 58.15 feet; thence along the arc of a 106.12 foot radius curve to the right a distance of 130.58 feet, the long chord of which bears N46°02'E 122.49 feet; thence N23°34'20"W 440.73 feet; thence, along said East line, 500'27"E 200.00 feet; thence to a point on the East line of the Northeast 1/4 of said Section 33; thence, along said East line, 500'27"E 200.00 feet; thence S83°13'E 28.81 feet; thence along the arc of a 112.26 foot radius curve to the left a distance of 94.08 feet, the long chord of which bears N72°46'30"E 91.35 feet; thence N48°46'E 97.52 feet; thence N58°54'15"E 123.37 feet; thence N00°19'30"W 646.38 feet; thence S89°23'W 1304.04 feet to a point on the East line of the Southeast 1/4 of said Section 28; thence N00°05'E 1334.35 feet to a point on the North line of the South 1/2 of the South 1/2 of said Section 28; thence N89°28'W 526.11 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 28; thence S87°08'W 1301.19 feet; thence N01°30'W 1355.61 feet; thence S87°03'W 507.58 feet; thence S37°44'30"E 150.52 feet; thence S50°54'E 130.76 feet; thence along the arc of a 228.84 foot radius curve to the right a distance of 135.86 feet, the long chord of which bears S33°53'30"E 133.88 feet; thence S16°53'E 80.22 feet; thence along the arc of a 57.14 foot radius curve to the left a distance of 127.32 feet, the long chord of which bears S46°57'W 102.57 feet; thence along the arc of a 60.00 foot radius curve to the left a distance of 134.88 feet, the long chord of which bears S54°02'30"W 100.35 feet; thence S02°42'E 315.18 feet; thence along the arc of a 185.42 foot radius curve to the left a distance of 118.84 feet, the long chord of which bears S55°36'30"E 96.55 feet; thence S70°42'E 156.64 feet; thence N84°44'E 112.87 feet; thence along the arc of a 165.45 feet, the long chord of which bears S67°17'E 158.95 feet; thence S01°55'E 984.75 feet; thence S00°46'E 711.26 feet; thence S61°57'10"W 1480.69 feet; thence S00°29'30"E 1344.88 feet; thence N88°18'E 1322.64 feet to the point of beginning, has caused the same to be surveyed and subdivided into lots and streets as shown on this plat to be known as BUCKSKIN HEIGHTS SECOND SUBDIVISION. All roads and streets shown on this plat are private for the private use and benefit of the owners of the lots and their invitees, however, all roads shown on this plat are to be reserved as perpetual easements for the installation and maintenance of utilities and drainage facilities. Also, all easements shown on this plat are hereby reserved as perpetual easements for the installation and maintenance of utilities, irrigation, and drainage facilities.

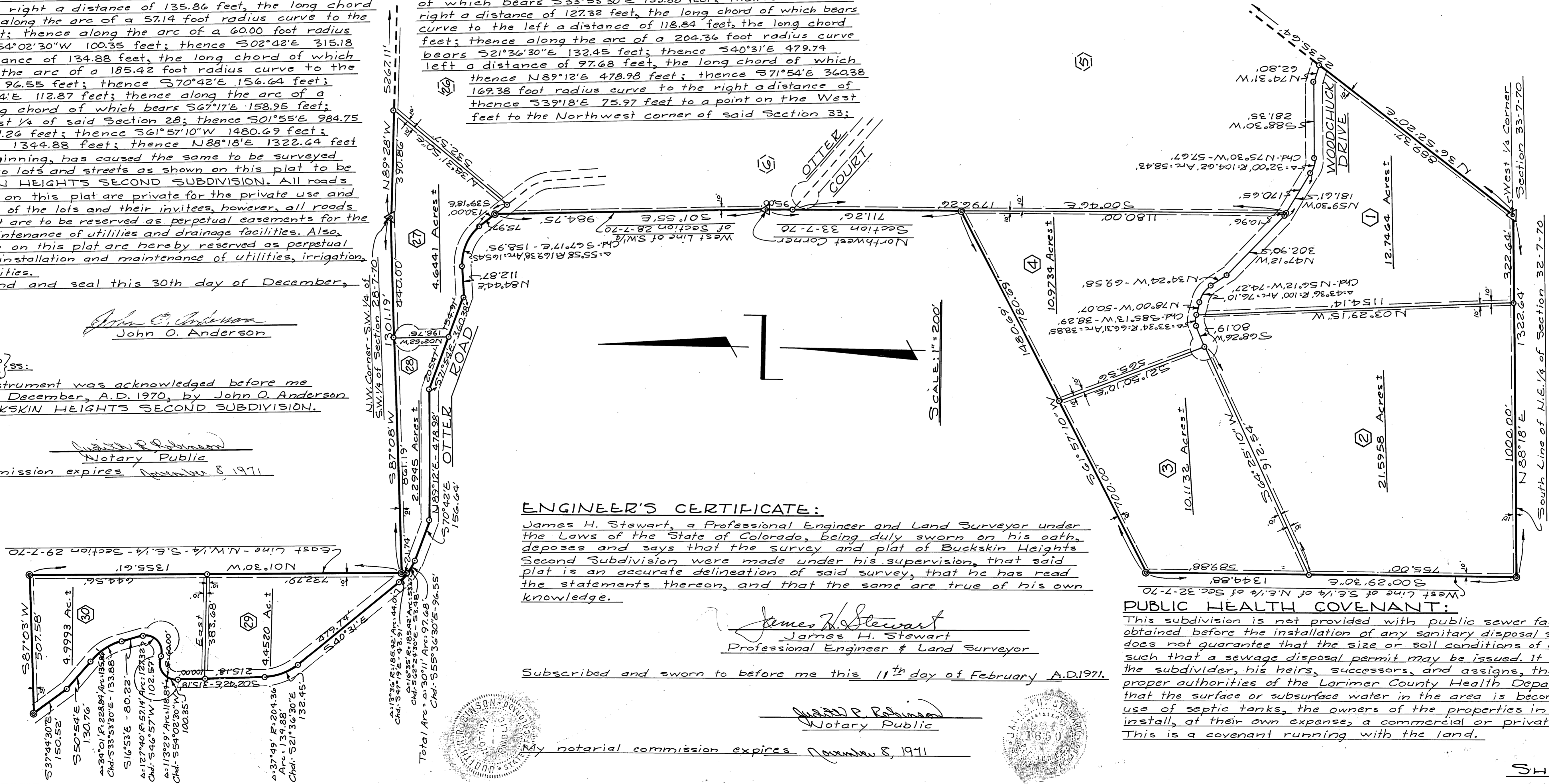
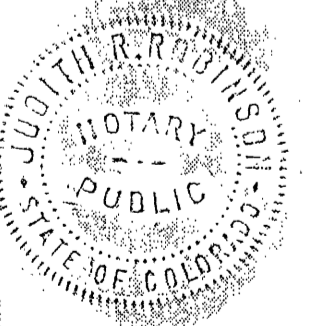
WITNESS my hand and seal this 30th day of December, A.D. 1970.

John O. Anderson
John O. Anderson

State of Colorado }
County of Larimer } ss:
The foregoing instrument was acknowledged before me this 30th day of December, A.D. 1970, by John O. Anderson as owner of BUCKSKIN HEIGHTS SECOND SUBDIVISION.

James H. Stewart
Notary Public

My notarial commission expires November 8, 1971



ENGINEER'S CERTIFICATE:

James H. Stewart, a Professional Engineer and Land Surveyor under the Laws of the State of Colorado, being duly sworn on his oath, deposes and says that the survey and plat of Buckskin Heights Second Subdivision were made under his supervision, that said plat is an accurate delineation of said survey, that he has read the statements thereon, and that the same are true of his own knowledge.

James H. Stewart
James H. Stewart
Professional Engineer & Land Surveyor

Subscribed and sworn to before me this 11th day of February A.D. 1971.

James H. Stewart
Notary Public



My notarial commission expires November 8, 1971

APPROVAL:

By the Larimer County Planning Commission this 10 day of Feb. A.D. 1971. This approval does not constitute acceptance by the Board of County Commissioners of the County of Larimer of any dedication to public use of streets or other property contained in this plat, which acceptance can be given only by action of the Board of County Commissioners of the County of Larimer. Until such acceptance shall be made, the County of Larimer assumes no responsibility for the construction, repair or maintenance of the streets laid out or dedicated hereon.

By: Edwin M. Newton
Chairman

Attest: W. L. Evans
Secretary

APPROVAL:

By the Larimer County Health Authority this 2nd day of February A.D. 1971. 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 and the Larimer County Public Health Department and the officers authorized to enforce such requirements.

Arthur E. Schubert
Larimer County Health Authority

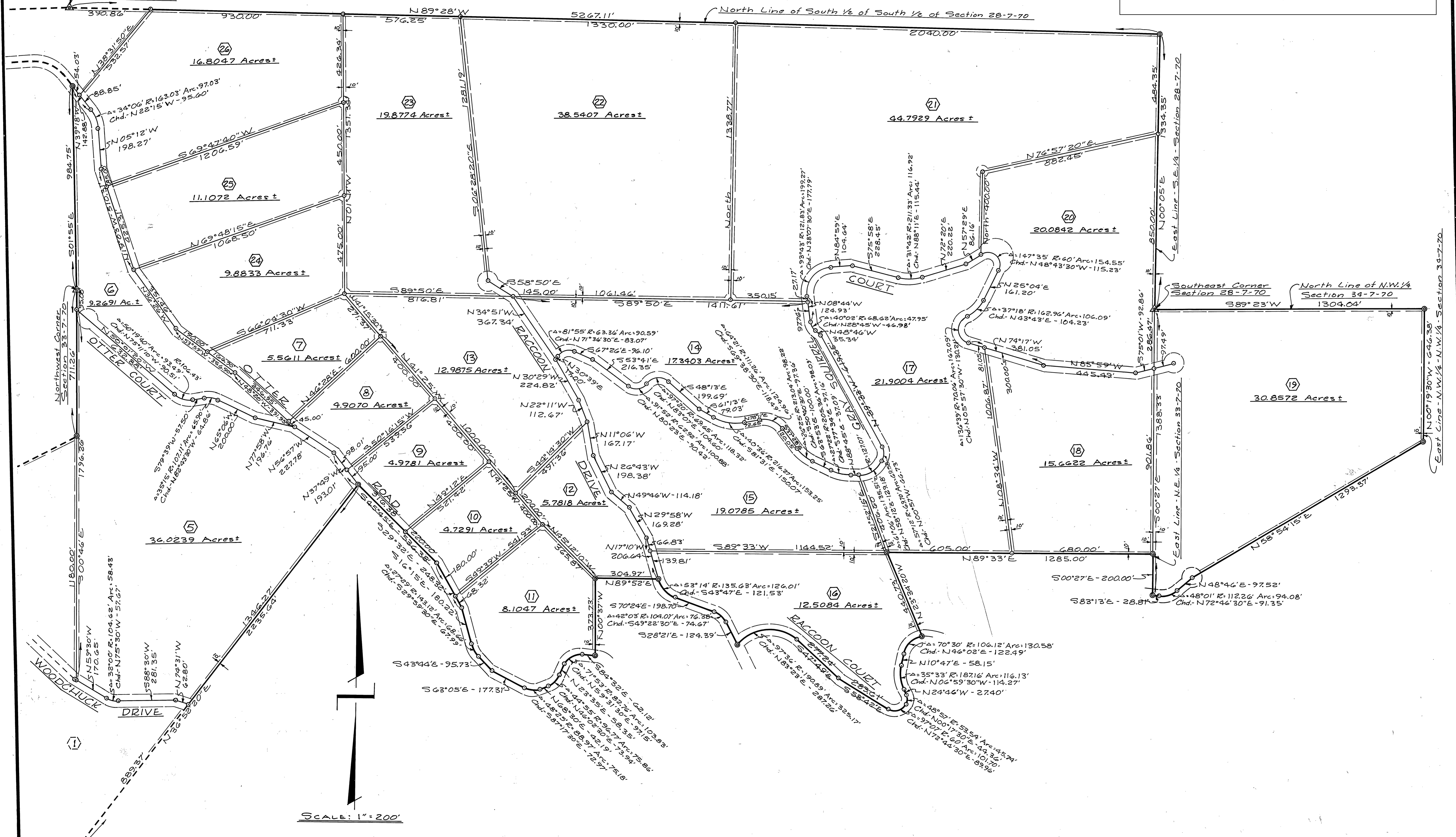
PUBLIC HEALTH COVENANT:

This subdivision is not provided with public sewer facilities. Permits must be obtained before the installation of any sanitary disposal system. Approval of plat does not guarantee that the size or soil conditions of any lot shown hereon are such that a sewage disposal permit may be issued. It is also hereby agreed by the subdivider, his heirs, successors, and assigns, that in the event that the proper authorities of the Larimer County Health Department shall determine that the surface or subsurface water in the area is becoming contaminated by the use of septic tanks, the owners of the properties in the subdivision shall install, at their own expense, a commercial or private sewage disposal system. This is a covenant running with the land.

PLAT OF BUCKSKIN HEIGHTS SECOND SUBDIVISION

SITUATE IN THE SOUTH 1/2 OF SECTION 28, AND THE SOUTHEAST 1/4 OF SECTION 29, AND THE NORTHEAST 1/4 OF SECTION 32, AND THE NORTH 1/2 OF SECTION 33, AND THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 70 WEST OF THE SIXTH P.M., LARIMER COUNTY, COLORADO

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No. 995345

Plat

*Buckskin Heights
Second Subdivision*

Misc

Grantor

TO

71 MAR 10 AM 10:10

STATE OF COLO.
LARIMER COUNTY
CERTIFIED AND FILED

Grantee

James P. Thompson
CLERK AND RECORDER

County of Larimer
State of Colorado

I hereby certify that this instrument was filed for

record in my office at 10:10 o'clock

A M., MAR 10 1971 19 , and

is duly recorded in book 1455

at page 27 P 8 F 5 # 2

James P. Thompson

Recorder

Candice De Thye

Deputy

VAULT