

ACRES OF IRELAND

A SUBDIVISION
OF PART THE S. 1/2 OF THE NE. 1/4 OF SECTION 11 T. 48 N. R. 10 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WALTER O. IRELAND BEING THE OWNER OF A PARCEL OF LAND IN THE S. 1/2 OF THE No. 1/2 OF SECTION 11 T. 48 N. R. 10 E. DESCRIBED AS FOLLOWS, BEGINNING AT A POINT ON THE SOUTH LINE OF U.S. HIGHWAY NO. 50 WHENCE THE N.B. CORNER OF SAID SECTION 11 BEARS N. 32° 11' E. 1882.8 FT., THENCE SOUTH 850 FT., THENCE WEST 450 FT., THENCE N. 61° 36' W. 1072.2 FT., THENCE N. 92° 20' W. 258.4 FT. THENCE N. 60° 17' W. 491.5 TO THE N. LINE OF S. 1/2 OF N. 1/2 OF SAID SECTION 11, THENCE EAST ALONG SAID LINE 662' TO THE S. LINE OF SAID U.S. HIGHWAY 50, THENCE SOUTHEASTERLY ALONG SAID HIGHWAY 50 ON A 2 DEGREE CURVE TO THE LEFT 622.3 FT., THENCE S. 88° 46' E. ALONG SAID HIGHWAY 50 A DISTANCE OF 716.4 FT. TO THE POINT OF BEGINNING. THE OWNER RESERVES HEREON AN EASEMENT FOR IRRIGATION DITCH.

HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND SUBDIVIDED INTO LOTS AND DRIVES AND HAS DESIGNATED HEREON A CERTAIN EASEMENT FOR AN IRRIGATION DITCH, THE SAME TO BE NAMED, NUMBERED AND DIMENSIONED AS SHOWN ON THE ANNEXED PLAT, TO CREATE A SUBDIVISION TO BE KNOWN AS "ACRES OF IRELAND". THE DRIVES AND EASEMENT ARE HEREBY DEDICATED TO THE PUBLIC FOR PERPETUAL USE.

ALL PARCELS OF LAND IN THIS SUBDIVISION SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS AND COVENANTS.
 1. NO OUTSIDE TOILETS SHALL BE PERMITTED. SEPTIC TANKS AND LEACHING FIELDS APPROVED BY THE HEALTH DEPARTMENT SHALL BE USED.
 2. NO WELL FOR DOMESTIC WATER SHALL BE NEAR ENOUGH TO SEWAGE DISPOSAL TO CONTAMINATE THE WATER, THIS TO BE DETERMINED BY THE HEALTH DEPARTMENT.
 3. NO BUILDING SHALL BE ALLOWED TO REMAIN IN AN UNFINISHED CONDITION LONGER THAN A REASONABLE TIME FOR CONSTRUCTION. THE OUTSIDE SHALL BE FINISHED AND PAINTED. NO RAW LUMBER OR TARPAPER SHACKS WILL BE PERMITTED.

Walter O. Ireland
WALTER O. IRELAND

IN WITNESS WHEREOF THE AFORESAID WALTER O. IRELAND EXECUTED THESE PRESENTS THIS 15th DAY OF FEBRUARY 1965

STATE OF COLORADO }
 COUNTY OF FREMONT } ss. THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF FEBRUARY 1965 BY WALTER O. IRELAND, WITNESS MY HAND AND OFFICIAL SEAL.

J. S. Schaller
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/1/67

APPROVED BY FREMONT COUNTY PLANNING COMMISSION

APPROVED BY FREMONT COUNTY COMMISSIONERS

Charlie McDevil - Chairman

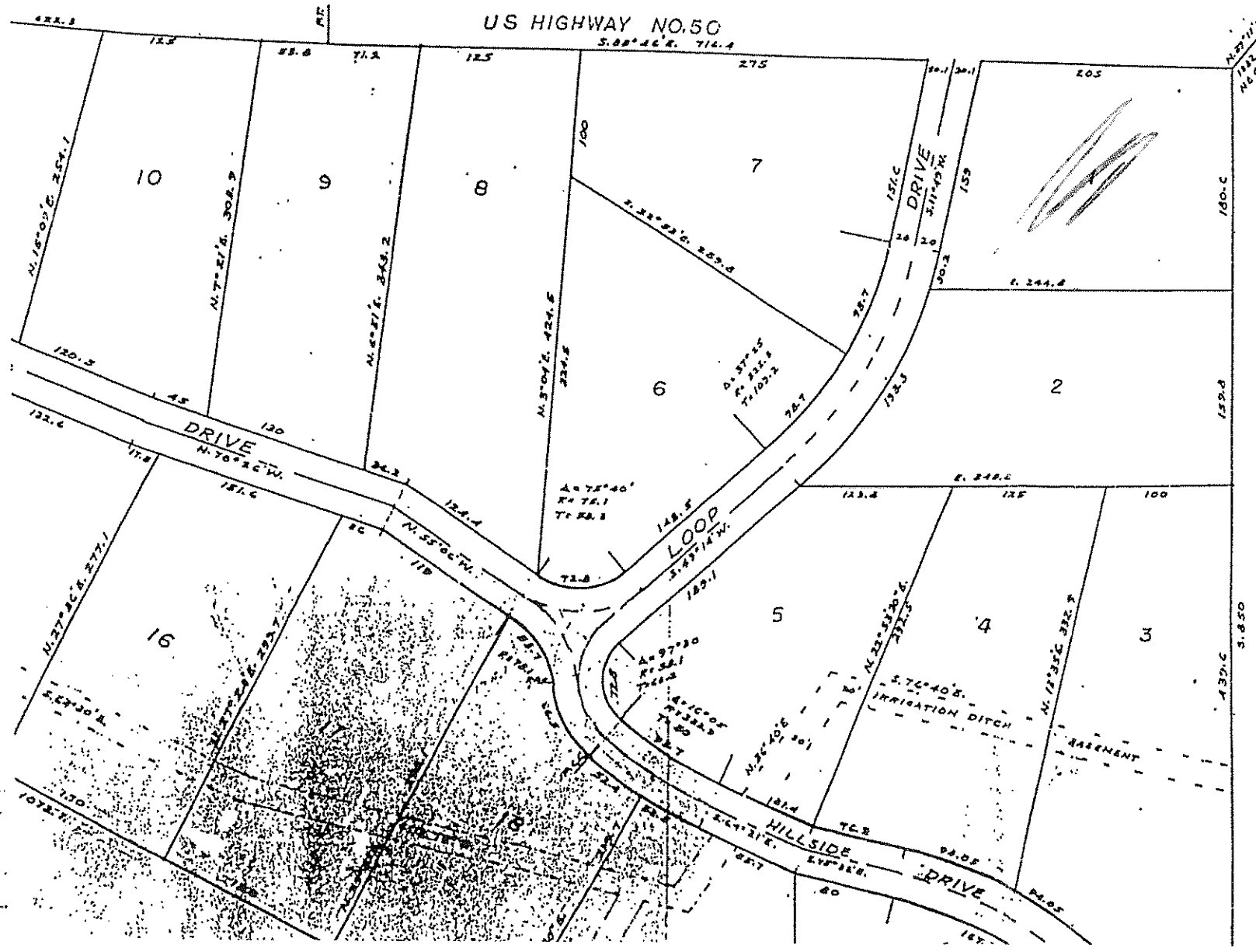
WE HEREBY CERTIFY THAT WE HAVE SURVEYED AND PREPARED THE ANNEXED PLAT AND PLACED STEEL PINS AT ALL CORNERS. WE MADE PERCOLATION TESTS ON LOTS 1-12 AND 20 WITH AVERAGE ABSORPTION OF 12 MINUTES PER CU. FT. OF WATER. SOIL CONDITION IS TYPICAL, SANDY TOP SOIL, GRAVEL AND BOULDER SUB SOIL. THE DRIVES ARE GRADED TO PASSABLE CONDITION.

357458

STATE OF COLORADO }
 COUNTY OF FREMONT } I hereby certify that this instrument was filed for record in my office on this 17th day of February 1965 at 11:45 AM.
James G. Miller
 COUNTY CLERK

James G. Miller
COUNTY CLERK

TY LINE
184.2



Acres of Ireland, Filing 1

LAND

TION 11T.48N.R10E

THE OWNER OF A PARCEL OF LAND IN THE
SUNNING AT A POINT ON THE SOUTH LINE OF
R.S. 118-91 E. 1883.8 FT. THENCE SOUTH 85.0 FT.,
S. 1/4 CORNER OF TOWNSHIP 48 N. RANGE 10 E. OF
U.S. HIGHWAY 50, THENCE SOUTHEAST ALONG
S67.4 C. ALONG SAID HIGHWAY 50 A DISTANCE
1 AN EASEMENT FOR IRRIGATION DITCH.

HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND SUBDIVIDED INTO
LOTS AND DRIVES AND HAS DESIGNATED HERON A CERTAIN
EASEMENT FOR AN IRRIGATION DITCH, THE SAME TO BE NAMED,
NUMBERED AND DIMENSIONED AS SHOWN ON THE ANNEXED PLAT,
TO CREATE A SUBDIVISION TO BE KNOWN AS "ACRES OF IRELAND",
THE DRIVES AND EASEMENT ARE HEREBY DEDICATED TO THE PUBLIC
FOR PERPETUAL USE.

ALL PARCELS OF LAND IN THIS SUBDIVISION SHALL BE SUBJECT TO
FOLLOWING RESTRICTIONS AND COVENANTS.

IF NO OUTSIDE TOILETS SHALL BE PERMITTED. SEPTIC TANKS AND
LEACHING FIELDS ABOVEGRASS BY THE HEALTH DEPARTMENT SHALL BE USED.
NO WELL FOR DOMESTIC WATER SHALL BE NEAR ENOUGH TO SEWAGE
DISPOSAL TO CONTAMINATE THE WATER, THIS TO BE DETERMINED BY
THE HEALTH DEPARTMENT.
NO BUILDING SHALL BE ALLOWED TO REMAIN IN AN UNFINISHED CONDITION
LONGER THAN A REASONABLE TIME FOR CONSTRUCTION. THE OUTSIDE
SHALL BE FINISHED AND PAINTED. NO RAW LUMBER OR TAPPEL SHALL
WILL BE PERMITTED.

Walter O. Ireland
WALTER O. IRELAND

IN WITNESS WHEREOF THE FORESAID WALTER O. IRELAND
EXECUTED THESE PRESENTS THIS 14th DAY OF February 1963

STATE OF COLORADO } SS. THE FOREGOING DECIGATION WAS
COUNTY OF FREMONT } ACKNOWLEDGED BEFORE ME THIS 14th DAY OF February 1963 BY
WALTER O. IRELAND, WITNESS MY HAND AND OFFICIAL SEAL.

Walter O. Ireland
NOTARY PUBLIC
MY COMMISSION EXPIRES August 7, 1964

APPROVED BY FREMONT COUNTY PLANNING COMMISSION

Walter O. Ireland

APPROVED BY FREMONT COUNTY COMMISSIONERS

Walter O. Ireland

WE HEREBY CERTIFY THAT WE HAVE SURVEYED AND PREPARED THE
ANNEXED PLAT AND PLACED STEEL PINS AT ALL CORNERS.
WE MADE PERCOLATION TESTS ON LOTS 1-12, 14-15 AND 20 WITH AVERAGE
ABSORPTION OF 15 MINUTES PER CUBIC FT. OF WATER. SOIL COMPOSITION IS
TYPICAL, SANDY TOP SOIL, GRAVEL AND BOULDER SUB SOIL.

TOTAL P. 01

