

MAP OF
SUNSHINE ACRES
LOCATED IN

SW 1/4 SW 1/4 OF SEC. 35, SE 1/4 SE 1/4 (LOT V) OF
SEC. 34, AND A PORTION OF MAYSVILLE TOWNSITE,
ALL IN T50 N, R7 E, NMPM
CHAFFEE COUNTY, COLORADO

RECORDED
DEC 27 1967
JASPER J. CORTESE
RECORDER

CERTIFICATE OF DEDICATION AND OWNERSHIP

State of Colorado) SS.
County of Chaffee)

Know all men by these presents: that the undersigned, Mac B. Bevington and Avalee Caryl Bevington, and Elmo H. Bevington, being the owners of the Southeast 1/4 of the Southeast 1/4 (Lot V) of Section 34 and the Southwest 1/4 of the Southwest 1/4 of Section 35, both in Township 50 North, Range 7 East of the New Mexico Principal Meridian and also being the owners of part of the Maysville Townsite described as follows: Commencing at Corner No. 1 whence the Southwest Corner of Section 35, Township 50 North, Range 7 East of the New Mexico Principal Meridian bears due East 1,320 feet; thence North 84°34' (84°30') West 792 feet to Corner No. 2; thence North 84°34' (84°30') West 636.4 feet to Corner No. 3; thence running North 22°48' West 997.9 feet to Corner No. 4; thence running due East 1,800 feet to Corner No. 5; thence running due South 900 feet to Corner No. 1 to the point of beginning; containing 32.23 acres, more or less,

have caused that portion of the same as shown hereon to be platted as

SUNSHINE ACRES

consisting of 45 lots and one tract being numbered, having dimensions, and being located as shown on this plat.

The roads and public utility easements as shown on this plat are hereby dedicated to the use of the public.

A right-of-way for an existing irrigation ditch, together with the right of ingress and egress to maintain and operate said ditch is hereby reserved across lots 1-10, inclusive, in Block A, and across lots 1-11, inclusive, and lot 13 in Block C.

In witness whereof, the undersigned have caused these presents to be executed this 21st day of December, 1967,
Mac B. Bevington Avalee Caryl Bevington Elmo H. Bevington
BY HIS ATTORNEY-IN-FACT ROBERT W. HEVENS

The foregoing instrument was acknowledged before me on the 26th of December, 1967, by Mac B. Bevington, Avalee Caryl Bevington, and Elmo H. Bevington who are personally known to me to be such persons.
My commission expires 2-2-69

I. Wallace Foster
Notary Public

ACCEPTANCE OF DEDICATION

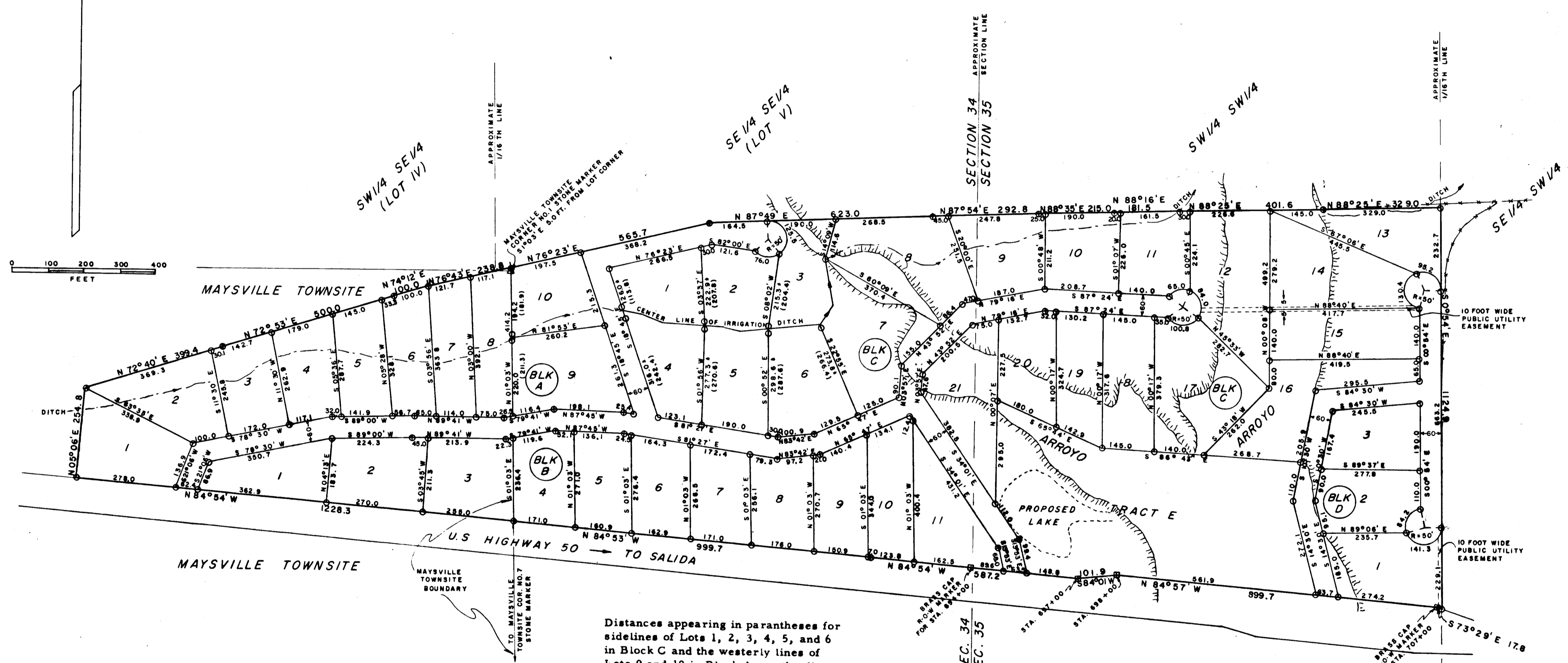
The County Commissioners of Chaffee County, Colorado, hereby accept for the use of the public all roads and easements as shown on this plat and as dedicated in these statements.

12/27/67
Date: Arthur A. Weber
Chairman

PLANNING COMMISSION APPROVAL

The Board of County Commissioners acting as Chaffee County Planning Commission does hereby approve this plat.

12/27/67
Date: Arthur A. Weber
Chairman



Distances appearing in parentheses for sidelines of Lots 1, 2, 3, 4, 5, and 6 in Block C and the westerly lines of Lots 9 and 10 in Block A are the distances between capped reinforcing bars.
The centerline of the irrigation ditch is the rear lot line of Lots 1 through 7 inclusive of Block C.

⊕ denotes 5/8 inch steel reinforcing bar 2 feet long driven into the ground and having a one inch aluminum cap
- - - denotes fence

Directions were determined by solar observation.

SURVEYOR'S CERTIFICATE

I, Robert F. Harrison, Registered Land Surveyor for Robert F. Harrison & Associates, Inc., do certify that the survey of Sunshine Acres was made under my supervision and that said survey is accurately represented on this plat. I further certify that this plat complies with Chapter 136, Article 2, Section 2 of the Statutes of the State of Colorado and with the Chaffee County Subdivision Regulations.

DEC 27 1967
Date: Robert F. Harrison
Colorado Registered Land Surveyor No. 1776



Accepted for filing in the office of the Clerk and Recorder of Chaffee County, Colorado, this 28th day of Dec 1967.
JASPER J. CORTESE RECORDER

ROBERT F. HARRISON & ASSOCIATES, INC. REGISTERED ENGINEERS & LAND SURVEYORS SALIDA, COLORADO	
DATE 11/27/67	SCALE 1 IN. = 200 FT.
DRAWN BY RGL	APPROVED R.F.H.

SUNSHINE ACRES
Sub

Sub 111