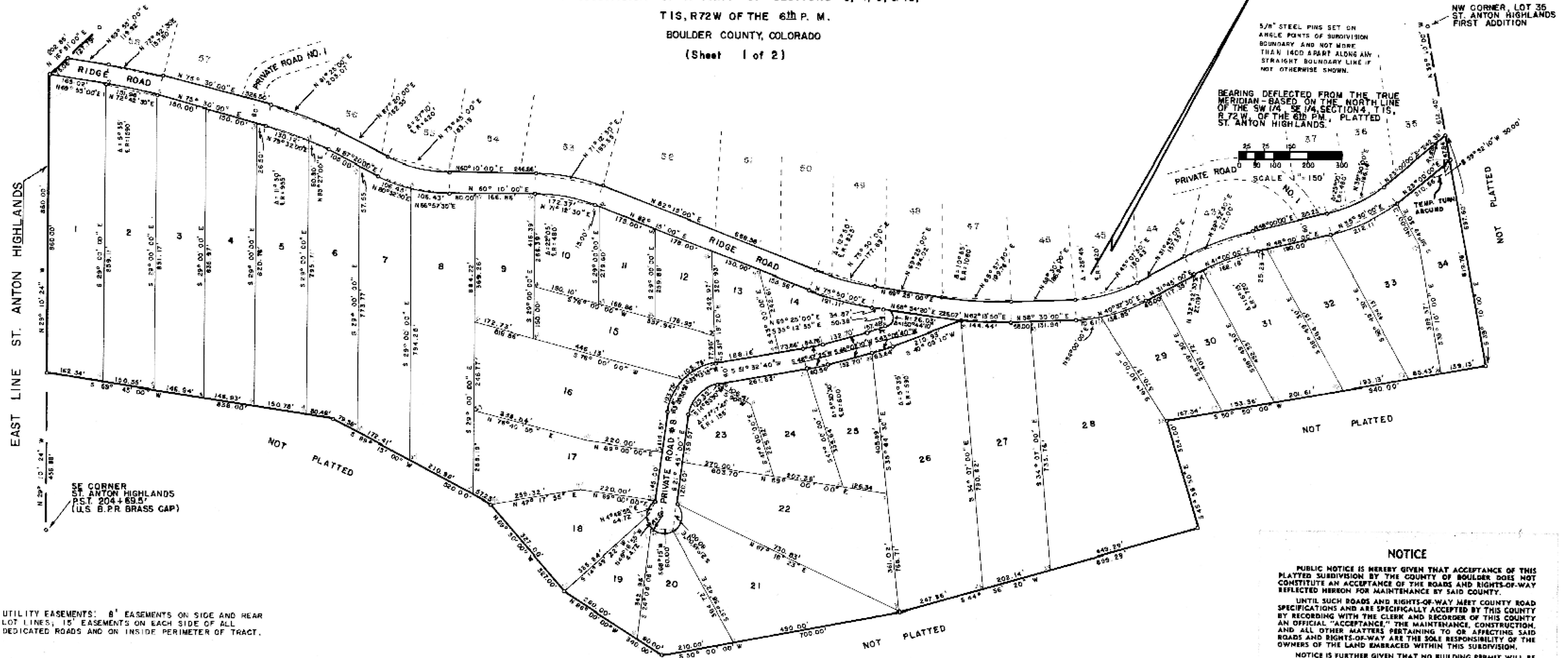


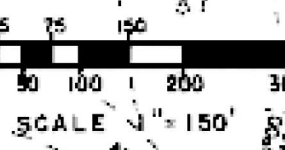
ST. ANTON HIGHLANDS, FIRST ADDITION

A SUBDIVISION OF A PART OF SECTIONS 3, 4, 9, & 10,
T1S, R72W OF THE 6TH P. M.
BOULDER COUNTY, COLORADO
(Sheet 1 of 2)



5/8" STEEL PINS SET ON ANGLE POINTS OF SUBDIVISION BOUNDARY AND NOT MORE THAN 1400' APART ALONG ANY STRAIGHT BOUNDARY LINE IF NOT OTHERWISE SHOWN.

BEARING DEFLECTED FROM THE TRUE MERIDIAN - BASED ON THE NORTH LINE OF THE SW 1/4, SE 1/4, SECTION 4, T1S, R72W OF THE 6TH P.M., PLATTED ST. ANTON HIGHLANDS.



UTILITY EASEMENTS: 8' EASEMENTS ON SIDE AND REAR LOT LINES; 15' EASEMENTS ON EACH SIDE OF ALL DEDICATED ROADS AND ON INSIDE PERIMETER OF TRACT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT JOHN D. HANCE IS THE OWNER OF THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO AND LYING WITHIN THE EXTERIOR BOUNDARIES OF ST. ANTON HIGHLANDS FIRST ADDITION, A SUBDIVISION OF A PART OF SECTIONS 3, 4, 9 AND 10, T1S, R72W OF THE 6TH P.M. AS DESCRIBED BY THE ACCOMPANYING PLAT THEREON; THAT HE HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS ST. ANTON HIGHLANDS FIRST ADDITION AND DOES HEREBY DEDICATE AND SET APART RIDGE ROAD AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS AND DOES HEREBY SET APART AND DEDICATE PRIVATE ROADS NOS. 1, 2, 3, 4, 5, 6, 7, 8 AS SHOWN ON THE ACCOMPANYING PLAT TO THE ST. ANTON HIGHLANDS FIRST ADDITION ASSOCIATION FOR THE CONSTRUCTION, MAINTENANCE, AND REPAIR THEREOF FOR USE BY THE PUBLIC.

IN WITNESS WHEREOF JOHN D. HANCE HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 21st DAY OF MARCH A.D., 1970.
John D. Hance

STATE OF COLORADO))
COUNTY OF BOULDER))
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF MARCH A.D., 1970 BY JOHN D. HANCE.

MY COMMISSION EXPIRES FEB. 8, 1973
James T. Haselwood
NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 17th DAY OF April A.D., 1970, COUNTY PLANNING COMMISSION BOULDER COUNTY, COLORADO.

L.P. [Signature]
CHAIRMAN

COMMISSIONERS' CERTIFICATE

APPROVED THIS 23rd DAY OF April A.D., 1970, BOARD OF COMMISSIONERS, BOULDER COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OR SOIL CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY DWELLING CONTAINING LESS THAN NINE-HUNDRED SQUARE FEET WITHIN ITS FOUNDATION AREA. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE COUNTY OF BOULDER. LOT ACCESS EASEMENTS ARE TO BE MAINTAINED, CONSTRUCTED AND ETC. BY THE OWNER OR OWNERS OF LAND WITHIN ST. ANTON HIGHLANDS FIRST ADDITION.

James T. Haselwood
CHAIRMAN

ATTEST: *M. [Signature]*
CLERK OF BOARD

CLERK and RECORDER'S CERTIFICATE

STATE OF COLORADO))
COUNTY OF BOULDER))
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:55 O'CLOCK P.M. 24th DAY OF April A.D., 1970 AND IS DULY RECORDED IN PLAN FILE R 2-3-46-47

FEES \$13.00
James [Signature]
RECORDER
Debra [Signature]
DEPUTY

SURVEYOR'S CERTIFICATE

I, JAMES T. HASELWOOD, DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF ST. ANTON HIGHLANDS FIRST ADDITION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

James T. Haselwood
SURVEYOR

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 RIGHTS-OF-WAY REFLECTED HEREON FOR MAINTENANCE BY SAID COUNTY. UNTIL SUCH ROADS AND RIGHTS-OF-WAY MEET COUNTY ROAD SPECIFICATIONS 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 RIGHTS-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THIS SUBDIVISION. NOTICE IS FURTHER GIVEN THAT NO BUILDING PERMIT WILL BE ISSUED BY OFFICIALS OF THIS COUNTY FOR IMPROVEMENTS OF ANY NATURE ON ANY PROPERTY REFLECTED ON THIS PLATTED SUBDIVISION UNTIL SUCH TIME AS THE "ACCEPTANCE" AS HEREINABOVE DESCRIBED, HAS BEEN FILED FOR RECORD WITH THE CLERK AND RECORDER OF THIS COUNTY.



P-2 F-3 # 46
Recorded-Plan File R 2-3-46-47
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