

# BUFFALO RIDGE ESTATES

A PART OF THE WEST ONE-HALF OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 66  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.  
SHEET 1 OF 2

**SCALE: 1"=100'**

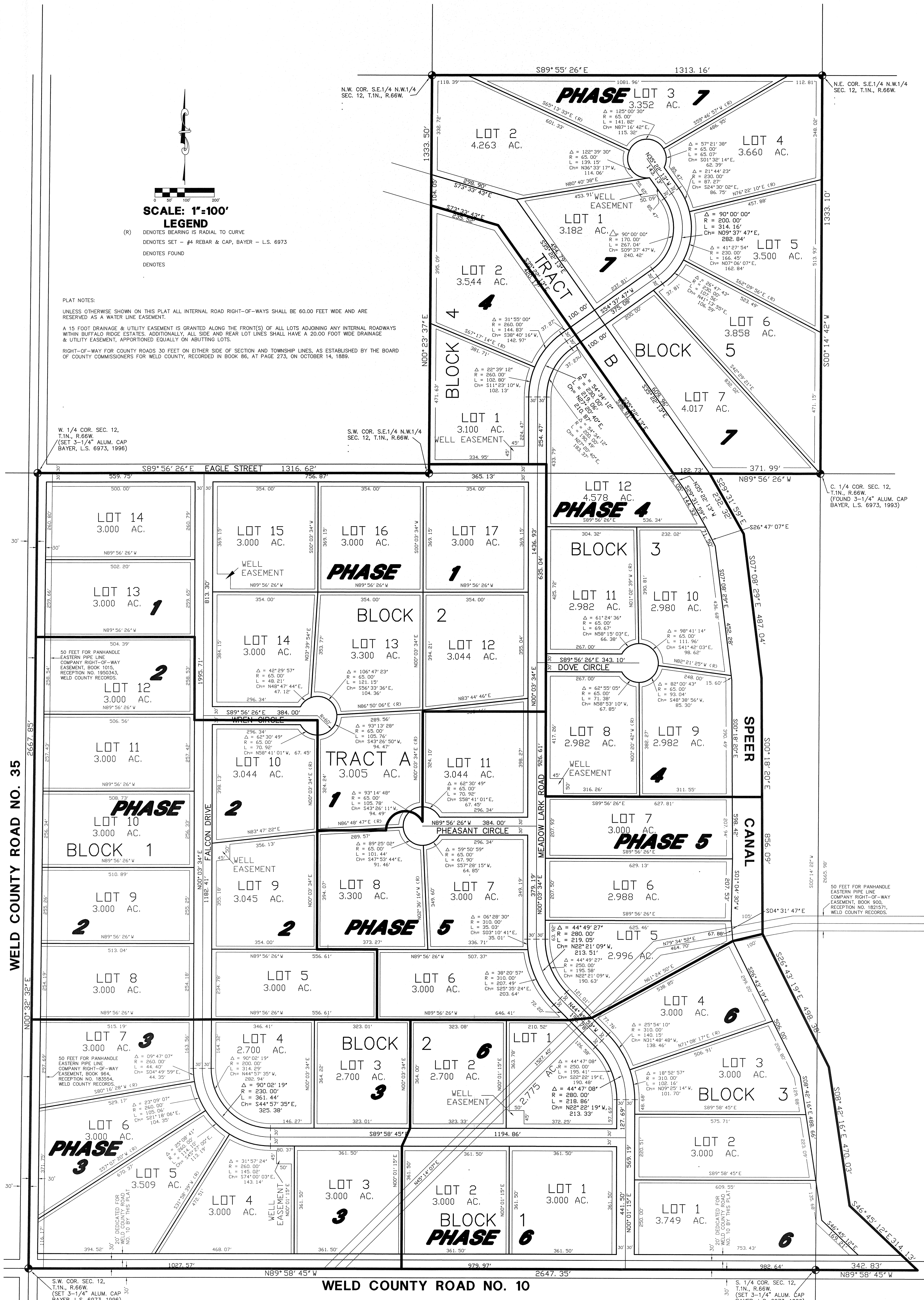
**LEGEND**

(R) DENOTES BEARING IS RADIAL TO CURVE  
DENOTES SET - #4 REBAR & CAP, BAYER - L.S. 6973  
DENOTES FOUND  
DENOTES

PLAT NOTES:  
UNLESS OTHERWISE SHOWN ON THIS PLAT ALL INTERNAL ROAD RIGHT-OF-WAYS SHALL BE 60.00 FEET WIDE AND ARE RESERVED AS A WATER LINE EASEMENT.  
A 15 FOOT DRAINAGE & UTILITY EASEMENT IS GRANTED ALONG THE FRONT(S) OF ALL LOTS ADJOINING ANY INTERNAL ROADWAYS WITHIN BUFFALO RIDGE ESTATES. ADDITIONALLY, ALL SIDE AND REAR LOT LINES SHALL HAVE A 20.00 FOOT WIDE DRAINAGE & UTILITY EASEMENT, APPORTIONED EQUALLY ON ADJUTING LOTS.  
RIGHT-OF-WAY FOR COUNTY ROADS 30 FEET ON EITHER SIDE OF SECTION AND TOWNSHIP LINES, AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS FOR WELD COUNTY, RECORDED IN BOOK 86, AT PAGE 273, ON OCTOBER 14, 1889.

W. 1/4 COR. SEC. 12,  
T.1N., R.66W.  
(SET 3-1/4" ALUM. CAP  
BAYER, L.S. 6973, 1996)

S.W. COR. S.E.1/4 N.W.1/4  
SEC. 12, T.1N., R.66W.



S.W. COR. SEC. 12,  
T.1N., R.66W.  
(SET 3-1/4" ALUM. CAP  
BAYER, L.S. 6973, 1996)

**WELD COUNTY ROAD NO. 10**

S. 1/4 COR. SEC. 12,  
T.1N., R.66W.  
(SET 3-1/4" ALUM. CAP  
BAYER, L.S. 6973, 1996)