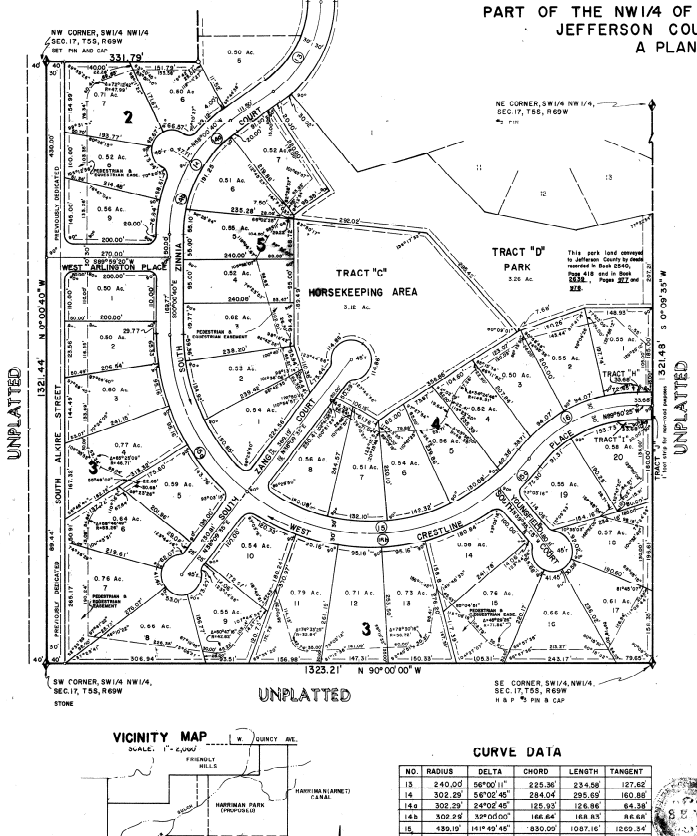
74650566

BOOK 7
PAGE 29
MAP NO. 17

BELLEVIEW ACRES

PART OF THE NW1/4 OF SEC.17, T5S, R69W, OF THE 6TH P.M.
JEFFERSON COUNTY, STATE OF COLORADO
A PLANNED DEVELOPMENT



KNOW ALL MEN BY THESE PRESENTS: THAT WE, the undersigned, being the owners and holders of Deeds of Trust, in those lands described below, have laid out, subdivided, and platted the same into lots, tracts, blocks, streets, easements, and public ways as shown hereon under the name and style of BELLEVIEW ACRES, and do, by these presents, of our own free will and voluntarily, without coercion, threat or business compulsion, grant, dedicate and convey to the County of Jefferson, State of Colorado, in fee simple, Tracts J, K, L, and all streets and Tracts A, B, F, G, H, I for public use for road purposes, and grant and convey to the County of Jefferson all utility easements, for utility purposes, all drainage easements for drainage purposes, and all pedestrian and equestrian easements for pedestrian and equestrian purposes as shown hereon.

DESCRIPTION: A tract of land in the Northwest quarter of Section 17, Township 5 South, Range 69 West of the 6th Principal Meridian, more particularly described as follows:

Beginning at the Northeast corner of the NW1/4 of the NW1/4 of said Section 17; thence S 89°09'35" W along the East line of the said NW1/4 of the NW1/4 a distance of 660.61 feet to the Northwest corner of the S1/2 of the NE1/4 of the NW1/4 of said Section 17; thence S 0°09'40" E along the North line of the said S1/2 of the NE1/4 of the NW1/4 a distance of 1329.96 feet to the NE corner of said S1/2 of the NE1/4 of the NW1/4; thence S 0°07'40" W along the East line of the said S1/2 of the NE1/4 of the NW1/4 a distance of 660.93 feet to the SE corner of said S1/2 of the NE1/4 of the NW1/4; thence S 89°59'54" W along the South line of said S1/2 of the NE1/4 of the NW1/4 a distance of 1327.88 feet to the NE corner of the SW1/4 of the NW1/4 of said Section 17; thence S 0°09'35" W along the East line of the said SW1/4 of the NW1/4 a distance of 1321.48 feet to the SE corner of said SW1/4 of the NW1/4; thence N 90°00'00" W along the South line of the said SW1/4 of the NW1/4 a distance of 1323.21 feet to the SW corner of said SW1/4 of the NW1/4; thence N 0°00'40" W along the West line of the said SW1/4 of the NW1/4 a distance of 1321.44 feet to the NW corner of the said SW1/4 of the NW1/4; thence N 89°59'54" E along the North line of the said SW1/4 of the NW1/4 a distance of 331.79 feet to the SW corner of the E1/2 of the W1/2 of the NW1/4 of the NW1/4 of said Section 17; thence N 0°01'54" E along the West line of the said E1/2 of the W1/2 of the NW1/4 of the NW1/4 a distance of 1321.38 feet to the NW corner of the said E1/2 of the W1/2 of the NW1/4; thence S 89°59'31" E along the North line of the NW1/4 of said Section 17 a distance of 398.31 feet to the point of beginning.

EXCEPT a tract in the NW1/4 of the NW1/4 of said Section 17 more particularly described as follows, commencing at the NE corner of the NW1/4 of the NW1/4 of said Section 17; thence S 89°42'00" W along the North line of said Section 17 a distance of 487.8 feet; thence S 0°27'00" E, parallel to the East line of the said NW1/4 of the NW1/4, a distance of 40.0 feet to the true point of beginning; thence N 89°42'00" E a distance of 180.06 feet to the point of curvature of a curve to the right said curve having a central angle of 89°51'00" and radius of 30.00 feet; thence along said curve to the right an arc distance of 47.06 feet; thence S 0°59'00" E a distance of 164.96 feet to the point of curvature of a curve to the right, said curve having a central angle of 90°02'00" and a radius of 15.00 feet; thence along said curve to the right an arc distance of 23.58 feet; thence West a distance of 194.69 feet; thence N 0°27'00" W a distance of 208.9 feet to the true point of beginning.

and EXCEPT a tract in the NW1/4 of the NW1/4 of said Section 17 more particularly described as follows: Commencing at the NE corner of the said NW1/4 of the NW1/4; thence S 0°10'30" E along the East line of the said NW1/4 of the NW1/4 a distance of 241.00 feet to the true point of beginning; thence continuing S 0°10'30" E a distance of 200.00 feet; thence S 89°42'00" W a distance of 205.17 feet; thence N 0°27'00" W a distance of 88.85 feet to the point of curvature of a curve to the right, said curve having a central angle of 12°00'00" and a radius of 213.18 feet; thence along said curve to the right an arc distance of 44.66 feet to the point of curvature of a curve to the left, said curve having a central angle of 12°00'00" and a radius of 273.18 feet; thence along said curve to the left an arc distance of 57.21 feet; thence N 0°27'00" W a distance of 10.00 feet; thence N 89°42'00" E a distance of 195.5 feet to the true point of beginning. All of the above tracts of land being in Jefferson County, Colorado.

GERBER CONSTRUCTION INC.

William Gerber Sr. — President
Subdivders Registration Number C1253

Armella Gerber — Secretary

COUNTY OF JEFFERSON) ss
STATE OF COLORADO)

The foregoing instrument was acknowledged before me this 18 day of June A.D., 1973, by William Gerber Senior as president and Armella Gerber as Secretary of Gerber Construction, Inc., a Colorado Corporation.
Witness my hand and seal John A. O'Brien Notary Public. My commission expires Aug 4 1976

HOLDERS OF DEEDS OF TRUST

PERCY WILSON MORTGAGE AND FINANCE CO.

W. Wilson Lewis — Individual

Clifford J. Donnelly — Executor for the Estate for Clifford J. Donnelly

Assistant Vice President

Assistant Secretary

COUNTY OF JEFFERSON) ss
STATE OF COLORADO)

The foregoing instrument was acknowledged before me this 20th day of June A.D. 1974, William R. Frisbie as Assistant Vice President and Cheryl A. Lewis as Assistant Secretary of Percy Wilson Mortgage And Finance Co, holder of Deed of Trust. Witness my hand and seal Notary Public. My Commission expires May 14 1977

The foregoing instrument was acknowledged before me this 21st day of August A.D., 1973, Lloyd A. Donnelly as Executor for the Estate for Clifford J. Donnelly and J. Byron Lowe as an individual.
Witness my hand and seal Notary Public. My commission expires May 14, 1977.

SURVEYOR'S CERTIFICATE

I, James W. Jarvis, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of the BELLVIEW ACRES was made under my supervision and that the accompanying plat accurately and properly shows said subdivision and the survey thereof.

James W. Jarvis
Registered Colorado Land Surveyor
Number 4133

ATTORNEY'S CERTIFICATE

I, Robert G. Busch, an Attorney at Law duly licensed to practice before Courts of Record of the State of Colorado, do hereby certify that I have examined the title of all lands herein dedicated and shown upon the within plat as public ways and easements, and the title of such lands is in the dedicators free and clear of all liens and encumbrances, except for right of way recorded in Book 32 Page 422 and mineral interest conveyance recorded in Book 12 Page 205, Deed of Trust recorded in Book 2390 Page 543 and re-recorded in Book 2407 Page 715.

Attorney at Law

APPROVAL CERTIFICATES

Jefferson County Planning Department — 6-25-74

Jefferson County Engineering Department — 7-25-73

Jefferson County Health Department

Approved by the Jefferson County Planning Commission this 11th day of July A.D., 1973.
Secretary Chairman

ACCEPTANCE CERTIFICATE

The foregoing plat is approved for filing and conveyance of the streets, tracts, public ways, and easements is accepted by the County of Jefferson, State of Colorado this 2nd day of July A.D., 1974. The county shall undertake maintenance of any such streets and public ways only after construction thereof has been satisfactorily completed by the Subdivider and accepted by the County.

BOARD OF COUNTY COMMISSIONERS
Chairman

CLERK AND RECORDER'S CERTIFICATE

Accepted for filing in the Office of the County Clerk and Recorder at Jefferson at Golden, Colorado this 2nd day of July A.D., 1974.
Reception No. 650566
Time 9:32 AM
County Clerk and Recorder
By Richard M. Sampsinger
Deputy

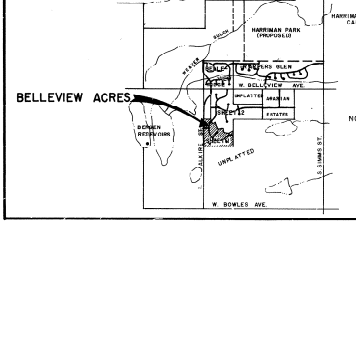
NOTES:

1. All block corner radii are 20' except as otherwise noted.
2. All cul-de-sac radii are 45' except as otherwise noted.
3. All corner lot dimensions are to the intersection of lot lines extended.
4. All easements shown are utility easements and are 8' wide except as otherwise noted.
5. Only one (1) residential dwelling structure may be permitted to be constructed on any lot as shown hereon without replatting.
6. Six foot wide easements are hereby granted for the exclusive use of gas mains on both sides of all streets within BELLVIEW ACRES. Other utilities shall have the right to cross at approximately right angles but in no event shall any water meters, valves, street lights, power poles, mail boxes, other structures, trees or shrubs be allowed in the above described areas. Concrete drives and sidewalks are permissible as long as they cross at substantially right angles and do not exceed twenty six(26) feet in width.
7. No access will be allowed from lots to West Belleview Avenue and South Alkire Street.
8. Date of survey: July 1973.
9. The 25 and 100 year high water lines do not apply.
10. Tract E is to be dedicated to the R-1 School District.
11. Tracts C and/or D will be dedicated to the County Recreation District or Home Owners Association.

SCALE 1"=100'

SHEET 1 OF 2

VICINITY MAP
SCALE: 1"=6000'



NOTICE

Soil investigation reports pertinent to this subdivision indicate certain geologic conditions which are not suitable for leaching bed installation and operation. No permit for an individual sewage disposal system shall be approved by the Jefferson County Health Department unless a design meeting the standards established by the Jefferson County Health Department, prepared by a registered engineer knowledgeable in the fields of soils engineering or engineering geology is submitted at the time application for a permit is made. Connection to public sewer facilities shall be required for each dwelling that is located upon a lot within this subdivision when public sewer becomes available. Public sewer shall be deemed to be available to a lot when such public service is extended to within four hundred (400) feet of the nearest property line of said lot.

CURVE DATA

NO.	RADIUS	DELTA	CHORD	LENGTH	TANGENT
13	240.00'	56°00'11"	225.36'	234.58'	127.62'
14	302.29'	56°02'45"	284.04'	295.69'	160.86'
14a	302.29'	24°02'45"	125.95'	126.86'	64.38'
14b	302.29'	32°00'00"	166.84'	168.85'	86.68'
15	439.19'	141°49'45"	830.00'	1087.16'	1203.34'
15a	439.19'	51°49'45"	383.68'	397.28'	213.40'
15b	439.19'	77°49'00"	501.29'	595.98'	354.06'
15c	439.19'	12°15'00"	93.72'	93.90'	47.13'
16	300.00'	52°00'00"	263.02'	272.27'	146.32'

tri-consultants, inc.
2059 bryant street
denver, colorado 80211

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BELLEVIEW ACRES

PART OF THE NW1/4 OF SEC.17, T5S, R69W, OF THE 6TH P.M.
JEFFERSON COUNTY, STATE OF COLORADO
A PLANNED DEVELOPMENT

WATER AGREEMENT

The undersigned, as a condition of approval of this plat by the Board of County Commissioners of Jefferson County, and to meet the requirements of 1963, C.R.S. 106-2-30, as amended, agree to the following restrictions, covenants and conditions:

1. That no sale, conveyance or other transfer of title of any lot, parcel or tract of land identified hereon shall be made, nor any Building Permit or Certificate of Occupancy be issued by any public body or agency until a CERTIFICATE OF COMPLIANCE has been granted by the County of Jefferson, State of Colorado, duly recorded by the Clerk and Recorder of said County and a certified copy of same delivered to the prospective purchaser, certifying that:

   (a) properly designed, engineered and constructed water system, including storage and treatment facilities when necessary, meeting the standards of the respective special district or servicing authority, have been extended to any such lot, parcel or tract, or

   (b) a Performance Guarantee, which provides reasonable assurance of the completion of said public water system in accordance with design and time specifications, has been submitted to and deemed acceptable by the Board of County Commissioners of the County of Jefferson.

2. That the restrictions, covenants and conditions as set forth in this WATER AGREEMENT shall run with the land shown and described on this plat and shall extend to and binding upon the heirs, executors, legal representatives and assigns of the owner.

OWNER William Roberts

STATE OF COLORADO)
COUNTY OF JEFFERSON) SS:

The foregoing WATER AGREEMENT was acknowledged before me this 24 day of June A.D., 1975 by William George Sr.

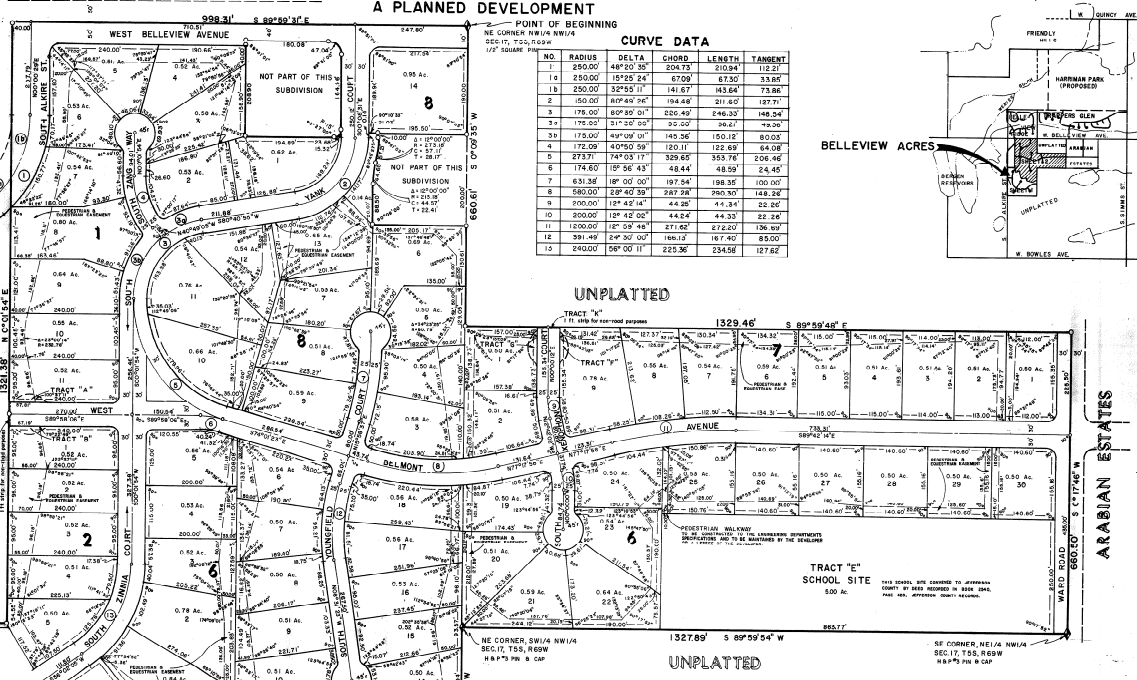
Witness my hand and seal John J. O'Brien
Notary Public
My Commission expires Aug 4, 1976

PUBLIC NOTICE AND WARNING

PUBLIC NOTICE AND WARNING is hereby given to all prospective purchasers that:

1. the purchase of any lot, parcel or tract of land shown hereon, without first obtaining from the County of Jefferson, State of Colorado, a Certificate of Compliance showing compliance with the WATER AGREEMENT set forth hereon, shall be at the PURCHASERS'S OWN RISK AND PERIL, and,

2. such action by the Purchaser shall relieve the County of Jefferson, State of Colorado, from any and all liabilities arising out of any such purchase.



CURVE DATA

NO.	RADIUS	DELTA	CHORD	LENGTH	TANGENT
1	250.00'	48°20' 35"	204.73'	210.94'	112.21'
1a	250.00'	15°25' 24"	67.09'	67.30'	33.84'
1b	250.00'	32°55' 11"	141.67'	143.64'	73.86'
2	150.00'	80°49' 26"	194.48'	211.60'	127.71'
3	175.00'	80°89' 01"	220.49'	246.33'	148.34'
3a	175.00'	31°30' 00"	90.00'	96.21'	49.26'
3b	175.00'	49°09' 01"	145.36'	150.12'	80.03'
4	172.09'	40°50' 59"	120.11'	122.69'	64.08'
5	273.71'	74°03' 17"	329.65'	353.76'	206.46'
6	174.60'	15° 56' 43"	48.44'	48.59'	24.45'
7	631.38'	18° 00' 00"	197.54'	198.35'	100.00'
8	580.00'	28° 40' 39"	287.28'	290.30'	148.28'
9	200.00'	12° 42' 14"	44.25'	44.34'	22.26'
10	200.00'	12° 42' 00"	44.24'	44.33'	22.26'
11	1200.00'	12° 09' 46"	271.62'	272.20'	136.69'
12	391.49'	24° 30' 00"	166.13'	167.40'	85.00
13	240.00'	56° 00' 11"	225.36'	234.58'	127.62'

VICINITY MAP

SCALE: 1" = 2,000'

NOTES

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8. Date of survey: July 1973
9. The 25' and 100' year high water lines do not apply.
10. Tract F is to be dedicated to the Bel School District
11. Tracts C and/or D will be dedicated to the County Recreation District or Home Owners Association.

NOTICE

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Connection to public sewer facilities shall be required for each dwelling that is located upon a lot within this subdivision when public sewer becomes available. Public sewer shall be deemed to be available to a lot when such public sewer is extended to within four hundred (400) feet of the nearest property line of said lot.

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SHEET 2 OF 2