

Surveyed by  
R. H. Patterson  
Surveyor  
June 24, 1983  
County of Jefferson  
State of Colorado  
Replat of Blocks 3, 4, and 5, All of Tract "C", Bellevue Acres

# BELLEVUE FARMS

A REPLAT OF BLOCKS 3, 4, and 5, ALL OF TRACT "C", BELLEVUE ACRES  
A Part of the Northwest Quarter of Section 17, T.5S., R.69W. of the 6th P.M.  
COUNTY of JEFFERSON, STATE of COLORADO

BK.73 pg.17

83060221  
9306227

1983 JUN 24 PM 2:24  
1-3  
200

MAP NO. 57  
PLAT NO. 511-82

## COVENANT AND PLAT RESTRICTION ON SALE, CONVEYANCE OR TRANSFER

As a condition of approval of this plat by the Board of County Commissioners of Jefferson County and to meet the requirements of Section 39-28-137, C.R.S. 1973, as amended, no conveyance, sale, or transfer of title or of the entire subdivision, or of any part, tract, or portion of same, shall be made, nor shall any building permit or certificate of occupancy be issued by the County of Jefferson 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, certifying that:

(a) That the public improvements as set forth in Exhibit "A" at the Subdivision Improvements Agreement, recorded under Reception Number 83060221, of the records of the Jefferson County Clerk and Recorder, or that portion of said improvements as shall be necessary to satisfy same, shall be completed by a particular Certificate of Compliance, have been properly designed, engineered, constructed and accepted as meeting the standards of the County of Jefferson, applicable special districts, and applicable governing authorities, or that a substituted conveyance or substituted improvement, pursuant to the provisions of the Subdivision Improvements Agreement, shall be completed by a particular Certificate of Compliance, shall be completed by a particular Certificate of Compliance and to assure said improvements are completed in accordance with reasonable design and time specifications, and

(b) That the applicable special district or servicing authority has certified in writing to the County of Jefferson that all necessary water taps needed to serve the specific lot(s) or tract(s) to be conveyed by a particular Certificate of Compliance have or will be laid by said district or authority. Provided, however, that a conveyance, sale or transfer of a specific lot or lots or tract or tracts of land identified herein may be made prior to compliance with the provisions of the paragraph (b) where the Subdivisor and the proposed transferee, one must also qualify as a "successor" under the provisions of Section 39-28-137, C.R.S. 1973, as defined in Section 39-28-101 (3), C.R.S. 1973, have been granted an exemption from platting from the Board of County Commissioners of Jefferson County expressly conditioned upon execution of an exemption agreement between the Board and the Subdivisor whereby the transferee Subdivisor agrees in writing to compliance with the same requirements and restrictions of this paragraph (b) and all pertinent provisions related thereto.

These restrictions on conveyance, sale or transfer of title of this entire subdivision or any lot, lots, tract or tracts of land identified herein shall run with the land and shall extend to and be binding upon the heirs, executors, legal representatives and assigns of the Subdivisor and shall be enforceable pursuant to the provisions of Section 39-28-137, C.R.S. 1973, as amended.

Subscribed and agreed to as consideration for final plat approval by the Board of County Commissioners this 2<sup>nd</sup> day of June, 1983.

UNITED STATES STEEL CORPORATION, A Delaware corporation  
1000 W. 10th Street, Pittsburgh, PA 15219  
By: *Paul S. Walden*  
Paul S. Walden, President

*Connie Jo Valentino*  
Connie Jo Valentino, Secretary

STATE OF COLORADO ) ss:  
COUNTY OF JEFFERSON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2<sup>nd</sup> DAY OF June, 1983 BY PAUL S. WALDEN AS PRESIDENT AND CONNIE JO VALENTINO AS SECRETARY OF UNITED STATES STEEL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 04/16/86

*John Bates*  
John Bates, Sheriff  
1478 S. Garrison St. #114  
Lakewood, CO 80227

## VACATION CERTIFICATE

Streets, lots, tracts, parcels and easements as superseded by this amended plat and as shown on the Plat of Bellevue Acres, recorded in Jefferson County Records at Book 42, Page 25 are hereby vacated.

*Norman C. Allen*  
By: *Allyce Williams, Deputy*

*Donald E. Stankovic*  
Chairman of the Board of County Commissioners 1981-1984

## PLAT RESTRICTION

Prior to the issuance of each building permit, a registered engineer, licensed in the State of Colorado, knowledgeable in the fields of foundations, soils and geology, shall certify to the County the following:

(a) That an on-site investigation has been conducted and that a determination has been made as to design criteria necessary to assure the safety and structural integrity for all buildings and structures as shown on the plat of the Jefferson County Zoning Resolution.

(b) That the plans to be submitted have been reviewed and/or prepared by a registered engineer and that he has verified that the said plans meet or exceed the criteria set forth in paragraph (a) above. Before the County performs a final inspection, a registered engineer, licensed in the State of Colorado, knowledgeable in the fields of foundations, soils and geology, shall verify that the actual construction of the foundation meets the specifications in the plans as submitted in the building permit application.

Before the County performs a final inspection, a registered engineer, licensed in the State of Colorado, knowledgeable in the fields of foundations, soils and geology, shall verify that the actual construction of the foundation meets the specifications in the plans as submitted in the building permit application.

## SURVEYOR'S CERTIFICATE

I, Roger H. Patterson, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of Bellevue Farms was made by me or directly under my supervision on or about the 10th day of March, 1983, and that the accompanying plat accurately and properly shows said subdivision and the survey thereof.

*Roger H. Patterson*  
Roger H. Patterson, Surveyor  
PUNNET 14630  
DATE 6/1/83

## NOTES

1. All block corner radii are 30 feet unless otherwise noted.

2. All mid-block corner radii are 45 feet unless otherwise noted.

3. All corner lot dimensions are to be intersections of lot lines extended.

4. Only one (1) residential dwelling structure will be permitted to be constructed on any lot as shown hereon without replating.

5. No access will be allowed from lots to South Albion Street.

6. Six foot wide easements are hereby granted for the exclusive use of gas mains on both sides of all streets within BELLEVUE FARMS. 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. All other easements shown are drainage and utility easements, and are eight (8) feet wide, unless otherwise noted.

8. The 100 year high water line applies as shown.

9. Lot 1, Block 1 shall not have access to West Arrington Place.

10. Access to Lots 6 and 7, Block 1 and Lots 25 and 26, Block 3 will be conveyed at the time of sale of respective lots.

11. Property surveyed on 10 March 1982.

12. Bearings based on map of Bellevue Acres.

13. Total number of lots: 78.

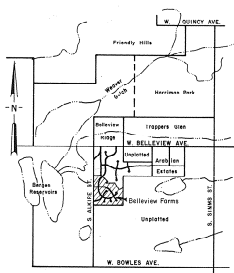
14. The Official Development Plan for this plat is recorded under Reception No. 8304252 in the Jefferson County Clerk and Recorder's Office.

15. Four different parking streets will be provided per unit on these co-terminous South Ziegler Street north of Aqueduct Avenue, and South Ziegler Street, South York Way, and South Youngblood Court; all south of Aqueduct Avenue.

16. Coordinates in accompanying table based on the Colorado coordinate system, central zone and that by traverse to station of the United States Coast and Geodetic Survey and of Jefferson County Mapping Department as shown.

17. The top of improvements on the following lots are to be at a minimum elevation of 5482.7 (U.S.C.S. Datum): Block 1, Lots 1, 5, 3, and 4; Block 2, Lots 1 and 2; Block 3, Lots 43 and 44.

18. No structures shall be allowed in drainage easements as shown on the plat and as in the map designated as detention ponds in the approved drainage plans on file with the County Engineer. No alteration or modification to those drainage facilities will be made without prior approval of the County Engineer's office. Tree and shrub removal and/or replacement shall be owned and maintained by the homeowners' Association.



VICINITY MAP  
SCALE: 1" = 2000'

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, the undersigned, being the owners of 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 BELLEVUE FARMS, and on, by these presents, of our own free will and voluntarily, without coercion, duress or constraint, have dedicated and conveyed to the County of Jefferson, State of Colorado, in fee simple, all streets, easements, and public ways for public use and convey to the County of Jefferson, all easements as shown hereon.

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

Beginning at the southeast corner of the southeast one-quarter of the northwest one-quarter of said Section 17, said point being the TRUE POINT OF BEGINNING; thence from said POINT OF TRUE BEGINNING running (1) South 89°58'17" West along the south line of said northwest one-quarter 138.48 feet to a point on the east right-of-way line of South Albion Street; (2) along same North 0°00'40" West 84.43 feet to a point of curve; (3) along same curving to the right, said curve having a radius of 20.00 feet, a central angle of 89°58'17", and an arc length of 33.42 feet to a point of tangency on the easterly right-of-way line of West Arrington Place; (4) along same North 89°58'17" West 84.43 feet to the easterly right-of-way line of South Ziegler Street; (5) along same North 89°58'17" West 84.43 feet to a point of curve; (6) along same curving to the right, said curve having a radius of 27.23 feet, a central angle of 89°58'17", and an arc length of 30.25 feet, to a point of tangency; (7) North 89°58'17" East 31.00 feet; (8) along the easterly right-of-way line of South Ziegler Street 155.26 feet; (9) South 89°58'17" East 7.90 feet; (10) South 83°54'49" East 149.34 feet to the east line of the southwest one-quarter of said Section 17; (11) along same South 89°58'17" West 778.85 feet to the TRUE POINT OF BEGINNING. Containing 27.81 acres of land, more or less. Bearings based on map of Bellevue Farms.

UNITED STATES STEEL CORPORATION, A Delaware corporation  
1000 West Street, Pittsburgh, PA 15219

BY: *Paul S. Walden*  
Paul S. Walden, President

BY: *Connie Jo Valentino*  
Connie Jo Valentino, Secretary

STATE OF COLORADO ) ss:  
COUNTY OF JEFFERSON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2<sup>nd</sup> DAY OF June, 1983 BY PAUL S. WALDEN AS PRESIDENT AND CONNIE JO VALENTINO AS SECRETARY OF UNITED STATES STEEL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 04/16/86

*John Bates*  
John Bates, Sheriff  
1478 S. Garrison St. #114  
Lakewood, CO 80227

## ATTORNEY'S CERTIFICATE

I, Scott D. Alpertson, an Attorney at Law duly licensed to practice before the Courts of Record of the State of Colorado, do hereby certify that I have examined the title of all lands herein delineated and shown upon the within plat as public ways and easements, and the title of such lands in the dedication free and clear of all liens and encumbrances.

## REVIEW CERTIFICATE

Reviewed by the Jefferson County Public Works Division this 14<sup>th</sup> day of June, 1983.

Reviewed by the Jefferson County Health Department this 9<sup>th</sup> day of June, 1983.

Reviewed by the Jefferson County Planning Commission this 16<sup>th</sup> day of June, 1983.

## ACCEPTANCE CERTIFICATE

The foregoing plat is approved for filing, and correspondence of the records, maps, and easements is accepted by the County of Jefferson, State of Colorado this 24<sup>th</sup> day of June, A.D. 1983. The County shall undertake maintenance of any such streets and public ways only after construction thereof has been satisfactorily completed by the subdivisor and accepted by the County.

*Norman C. Allen*  
By: *Allyce Williams, Deputy*

*Donald E. Stankovic*  
Chairman of the Board of County Commissioners 1981-1984

CLERK AND RECORDER'S CERTIFICATE

Accepted for filing in the Office of the County Clerk and Recorder of Jefferson at Golden, Colorado this 29<sup>th</sup> day of June, A.D. 1983.

*Norman C. Allen*  
By: *Allyce Williams, Deputy*

Reception Number 83060227  
DATE 2:25 P.M. SHEET 1 OF 2

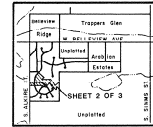
**Reams and Associates, Inc.**  
1221 South Clarkson Street, Denver, Colorado 80210

9081 1983

**BELLEVIEW FARMS**

AREPLAT OF BLOCKS 3, 4, and 5, ALL OF TRACT "C", BELLEVIEW ACRES  
A Part of the Northwest Quarter of Section 17, T 5 S., R. 69 W. of the 6th P.M.  
COUNTY of JEFFERSON, STATE of COLORADO

MAP NO. 87  
PLAT NO. 31-1-82



KEY MAP  
SCALE: 1"=2,000'

NO.	RADIUS	DELTA	ARC LENGTH	TANGENT
1	439.19'	130°21'41"	1015.31'	980.97'
2	439.19'	8°29'54"	10.17'	0.66'
3	439.19'	8°29'54"	378.12'	291.67'
4	439.19'	21°49'43"	397.29'	213.49'
5	439.19'	51°18'48"	481.00'	215.70'
6	439.19'	13°54'11"	195.60'	99.68'
7	439.19'	18°44'37"	205.60'	104.40'
8	439.19'	18°44'37"	215.03'	109.71'
9	439.19'	13°54'11"	194.96'	98.12'
10	439.19'	8°29'54"	378.12'	291.67'
11	439.19'	21°49'43"	397.29'	213.49'
12	439.19'	51°18'48"	481.00'	215.70'
13	439.19'	13°54'11"	195.60'	99.68'
14	439.19'	18°44'37"	205.60'	104.40'
15	439.19'	18°44'37"	215.03'	109.71'
16	439.19'	13°54'11"	194.96'	98.12'
17	439.19'	8°29'54"	378.12'	291.67'
18	439.19'	21°49'43"	397.29'	213.49'
19	439.19'	51°18'48"	481.00'	215.70'
20	439.19'	13°54'11"	195.60'	99.68'
21	439.19'	18°44'37"	205.60'	104.40'
22	439.19'	18°44'37"	215.03'	109.71'
23	439.19'	13°54'11"	194.96'	98.12'
24	439.19'	8°29'54"	378.12'	291.67'
25	439.19'	21°49'43"	397.29'	213.49'
26	439.19'	51°18'48"	481.00'	215.70'
27	439.19'	13°54'11"	195.60'	99.68'
28	439.19'	18°44'37"	205.60'	104.40'
29	439.19'	18°44'37"	215.03'	109.71'
30	439.19'	13°54'11"	194.96'	98.12'
31	439.19'	8°29'54"	378.12'	291.67'
32	439.19'	21°49'43"	397.29'	213.49'
33	439.19'	51°18'48"	481.00'	215.70'
34	439.19'	13°54'11"	195.60'	99.68'
35	439.19'	18°44'37"	205.60'	104.40'
36	439.19'	18°44'37"	215.03'	109.71'
37	439.19'	13°54'11"	194.96'	98.12'
38	439.19'	8°29'54"	378.12'	291.67'
39	439.19'	21°49'43"	397.29'	213.49'
40	439.19'	51°18'48"	481.00'	215.70'
41	439.19'	13°54'11"	195.60'	99.68'
42	439.19'	18°44'37"	205.60'	104.40'
43	439.19'	18°44'37"	215.03'	109.71'
44	439.19'	13°54'11"	194.96'	98.12'
45	439.19'	8°29'54"	378.12'	291.67'
46	439.19'	21°49'43"	397.29'	213.49'
47	439.19'	51°18'48"	481.00'	215.70'
48	439.19'	13°54'11"	195.60'	99.68'
49	439.19'	18°44'37"	205.60'	104.40'
50	439.19'	18°44'37"	215.03'	109.71'
51	439.19'	13°54'11"	194.96'	98.12'
52	439.19'	8°29'54"	378.12'	291.67'
53	439.19'	21°49'43"	397.29'	213.49'
54	439.19'	51°18'48"	481.00'	215.70'
55	439.19'	13°54'11"	195.60'	99.68'
56	439.19'	18°44'37"	205.60'	104.40'
57	439.19'	18°44'37"	215.03'	109.71'
58	439.19'	13°54'11"	194.96'	98.12'
59	439.19'	8°29'54"	378.12'	291.67'
60	439.19'	21°49'43"	397.29'	213.49'
61	439.19'	51°18'48"	481.00'	215.70'
62	439.19'	13°54'11"	195.60'	99.68'
63	439.19'	18°44'37"	205.60'	104.40'
64	439.19'	18°44'37"	215.03'	109.71'
65	439.19'	13°54'11"	194.96'	98.12'
66	439.19'	8°29'54"	378.12'	291.67'
67	439.19'	21°49'43"	397.29'	213.49'
68	439.19'	51°18'48"	481.00'	215.70'
69	439.19'	13°54'11"	195.60'	99.68'
70	439.19'	18°44'37"	205.60'	104.40'
71	439.19'	18°44'37"	215.03'	109.71'
72	439.19'	13°54'11"	194.96'	98.12'
73	439.19'	8°29'54"	378.12'	291.67'
74	439.19'	21°49'43"	397.29'	213.49'
75	439.19'	51°18'48"	481.00'	215.70'
76	439.19'	13°54'11"	195.60'	99.68'
77	439.19'	18°44'37"	205.60'	104.40'
78	439.19'	18°44'37"	215.03'	109.71'
79	439.19'	13°54'11"	194.96'	98.12'
80	439.19'	8°29'54"	378.12'	291.67'
81	439.19'	21°49'43"	397.29'	213.49'
82	439.19'	51°18'48"	481.00'	215.70'
83	439.19'	13°54'11"	195.60'	99.68'
84	439.19'	18°44'37"	205.60'	104.40'
85	439.19'	18°44'37"	215.03'	109.71'
86	439.19'	13°54'11"	194.96'	98.12'
87	439.19'	8°29'54"	378.12'	291.67'
88	439.19'	21°49'43"	397.29'	213.49'
89	439.19'	51°18'48"	481.00'	215.70'
90	439.19'	13°54'11"	195.60'	99.68'
91	439.19'	18°44'37"	205.60'	104.40'
92	439.19'	18°44'37"	215.03'	109.71'
93	439.19'	13°54'11"	194.96'	98.12'
94	439.19'	8°29'54"	378.12'	291.67'
95	439.19'	21°49'43"	397.29'	213.49'
96	439.19'	51°18'48"	481.00'	215.70'
97	439.19'	13°54'11"	195.60'	99.68'
98	439.19'	18°44'37"	205.60'	104.40'
99	439.19'	18°44'37"	215.03'	109.71'
100	439.19'	13°54'11"	194.96'	98.12'

STATION	X-COORDINATE	Y-COORDINATE
Denver Pointe	2,879,848.354	668,745.356
North Platte		
Carbon	2,182,113.585	661,849.810
NW Corner Sec. 11, T 5 South, R 69 West	2,899,415.727	632,405.081
N 1/4 Corner Sec. 17, T 5 South, R 69 West	2,899,442.805	649,765.696
E5 JCND	2,897,251.860	649,263.390

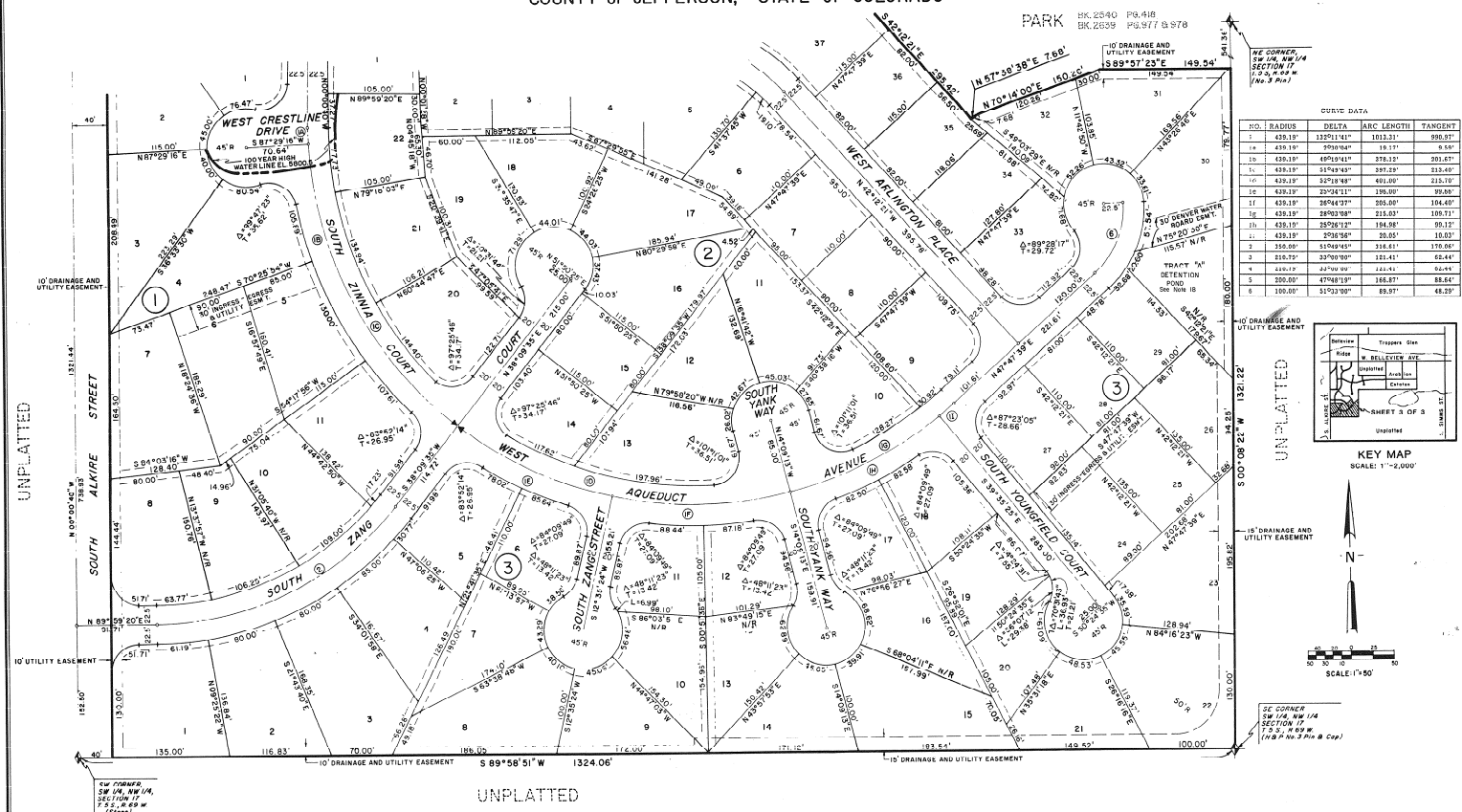
SHEET 2 OF 3

**Reams and Associates, Inc.**  
1221 South Clarkson Street, Denver, Colorado 80210

8032

A REPLAT OF BLOCKS 3, 4, and 5, ALL OF TRACT "C" BELLEVIEW ACRES  
A Part of the Northwest Quarter of Section 17, T. 5S., R. 69W. of the 6th P.M.  
COUNTY of JEFFERSON, STATE of COLORADO

MAP NO. 57  
PLAT NO. SI-1-82



SHEET 3 OF 3



**Reams and Associates, Inc.**  
1221 South Clarkson Street, Denver, Colorado 80210