

# BELLEVUE ACRES

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

BOOK 7  
PAGE 10  
MAP NO 17

### WATER AGREEMENT

The undersigned, as a condition of sale, and in full compliance with the requirements of the Board of County Commissioners of Jefferson County, Colorado, to meet the requirements of the Board of County Commissioners of Jefferson County, Colorado, agree to the following restrictions, covenants and conditions:

- That the purchaser or other transferee of title of any lot shown on this plat shall be bound by the terms of this WATER AGREEMENT as issued by any public body or agency until a CERTIFICATE OF COMPLIANCE is 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:
  - properly designed, engineered and constructed water system, including storage and treatment facilities when necessary, meeting the standards of the respective health district or engineering authority have been constructed on the lot, in fact or in law;
  - a Performance Guarantee, which provides reasonable assurance of the completion of said water system, as designed with design and time specifications, has been submitted to and accepted by the Board of County Commissioners of the County of Jefferson;
- 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 bind upon the heirs, executors, legal representatives and assigns of the owner.

Witness my hand and seal, *William H. Hester Jr.*

STATE OF COLORADO )  
COUNTY OF JEFFERSON ) SS

The foregoing WATER AGREEMENT was acknowledged before me this 13th day of June, 1973 by *William H. Hester Jr.*

Witness my hand and seal, *John L. Blair*  
Notary Public  
My Commission expires: *Aug 4, 1974*

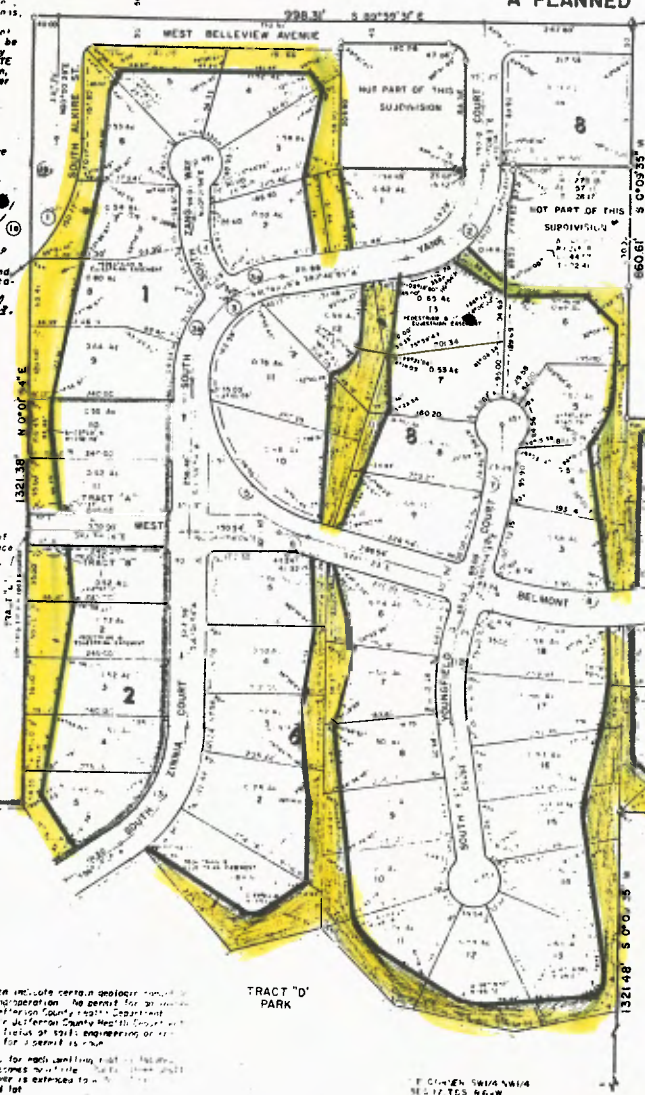
### PUBLIC NOTICE AND WARNING

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

- 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 null and void.
- such notice by the purchaser shall relieve the County of Jefferson, State of Colorado, from any and all liabilities arising out of any such purchase.

UNPLATTED

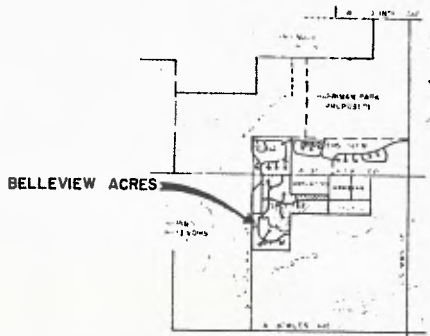
### BELLEVUE RIDGE



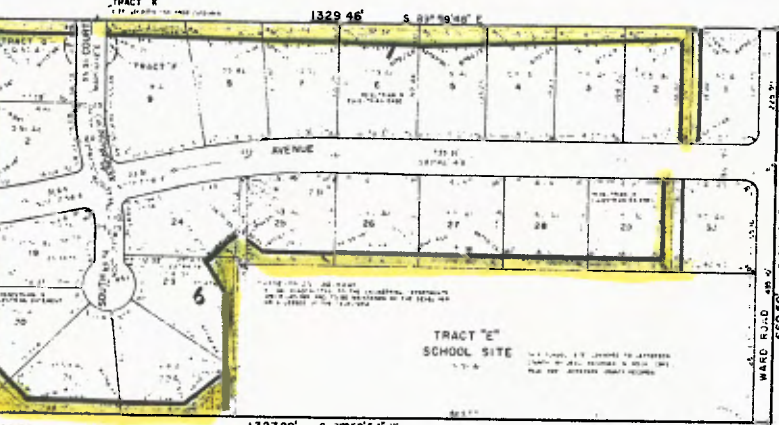
POINT OF BEGINNING  
NE CORNER NW1/4  
SEC. 17, T5S, R69W

NO.	RADIUS	DELTA	CHORD	LENGTH	TANGENT
1	250.00	48°20'35"	206.73	210.94	112.21
1a	250.00	15°25'24"	67.09	67.30	33.85
1b	250.00	32°55'11"	141.67	143.64	73.76
2	150.00	80°43'26"	154.48	211.60	127.71
2a	175.00	80°55'11"	220.42	246.53	149.54
2b	175.00	31°30'00"	95.00	96.21	49.36
3a	175.00	48°09'01"	145.30	150.12	80.05
4	182.00	40°50'59"	120.88	122.63	64.08
5	273.71	74°05'17"	329.89	353.76	206.46
6	274.60	75°58'43"	444.44	485.57	244.44
7	631.58	168°05'00"	127.54	128.35	100.11
8	330.00	32°40'37"	287.26	290.30	148.28
9	200.00	32°42'14"	184.25	184.58	92.26
10	200.00	32°42'02"	184.18	184.53	92.26
11	100.00	32°59'48"	211.02	212.23	106.69
12	331.48	7°30'00"	166.13	167.40	83.00
13	240.00	56°00'11"	223.30	234.74	127.62

### VICINITY MAP



UNPLATTED



### NOTES

- See when recording this plat...
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tri-consultants, inc.  
2059 bryant street  
denver, colorado 80211



