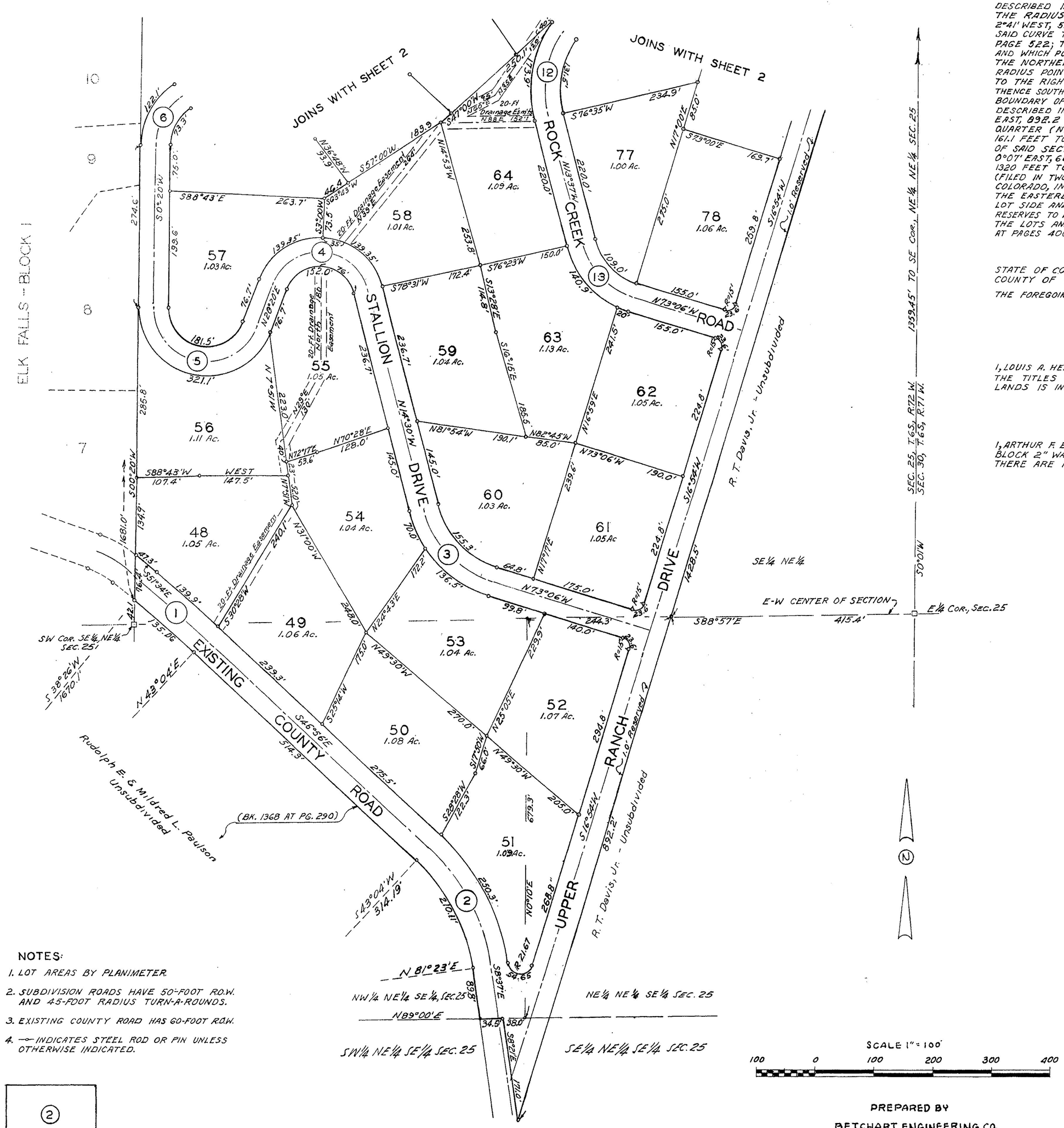
63984569

ELK FALLS—BLOCK 2

SHEET 1 OF 2 SHEETS

A SUBDIVISION LOCATED IN SECTION 25, T.6S., R.72 W.
AND IN SECTION 30, T.6S., R.71 W. OF THE 6TH P.M.
JEFFERSON COUNTY, COLORADO



NOTES:

1. LOT AREAS BY PLANIMETER.
2. SUBDIVISION ROADS HAVE 50'-FOOT R.O.W. AND 45-FOOT RADIUS TURN-A-ROUNDS.
3. EXISTING COUNTY ROAD HAS 60-FOOT R.O.W.
4. —•— INDICATES STEEL ROD OR PIN UNLESS OTHERWISE INDICATED.

PREPARED BY
BETCHART ENGINEERING CO.
EVERGREEN, COLO.

CURVE CONSTANTS - ℄ OF ROADS					
NO.	R - FT.	°	Δ '	T - FT.	L - FT.
1	1700.10	4	38	68.79	137.49
2	344.19	38	19	119.58	230.18
3	176.86	58	36	99.25	180.89
4	85.00	145	10	270.96	215.36
5	90.00	160	00	510.42	251.33
6	100.07	55	57	53.14	97.72
7	129.35	35	42	41.65	80.60
8	193.99	20	08	34.44	68.17
9	188.69	17	02	28.26	56.10
10	506.43	14	12	63.15	125.39
11	85.00	142	38	251.36	211.61
12	179.97	48	37	81.29	152.71
13	130.02	59	29	74.29	134.98
14	341.60	15	32	46.59	92.61
15	382.27	15	56	53.50	104.08
16	299.86	26	00	69.23	136.07
17	150.20	44	45	61.83	117.31
18	229.74	37	45	78.55	151.31
19	158.44	79	00	130.61	218.46
20	106.65	56	00	56.71	104.24
21	218.14	45	00	90.36	171.32
22	208.37	14	39	26.79	53.28
23	254.46	36	12	83.17	160.77
24	256.51	31	22	72.02	140.43
25	190.45	95	54	100.28	151.39
26	98.02	58	00	54.33	99.22
27	345.36	28	17	87.01	170.43
28	90.39	91	17	92.44	144.01
29	94.31	59	59	54.43	98.73
30	103.04	66	00	66.92	118.69
31	224.57	33	28	67.52	131.17
32	82.06	104	30	105.98	149.67
33	125.00	135	00	301.78	294.52
34	88.43	35	00	27.88	54.02
35	87.10	47	00	37.87	71.45
36	73.35	79	12	60.68	101.39
37	76.38	75	48	59.46	101.05
38	81.16	42	47	31.79	60.60
39	130.58	55	02	68.02	125.42

MAP DEDICATION AND PROTECTIVE COVENANTS

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KNOW ALL MEN BY THESE PRESENTS

THAT ALICE E. BERG, BEING THE OWNER OF THAT REAL ESTATE SHOWN HEREON AND SAID REAL ESTATE BEING THAT CERTAIN PROPERTY DESCRIBED AND RECORDED IN BOOK 1218 AT PAGE 522 (EXCEPT THAT DESCRIBED AND RECORDED IN BOOK 1368 AT PAGE 290) OF THE JEFFERSON COUNTY, COLORADO RECORDS AND A RESIDUAL TRACT LYING EASTERLY OF AND CONTIGUOUS TO LOT 37, CIRCLE DRIVE, AND TRACT E, ALL LOCATED IN ELK FALLS, BLOCK 1, A SUBDIVISION OF RECORD IN PLAT BOOK 20 AT PAGE 26 OF SAID JEFFERSON COUNTY RECORDS; ALL OF SAID PROPERTY BEING LOCATED IN THE EAST HALF (E½) OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼, NW¼), SECTION 30, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, COLORADO AND DESCRIBED AS FOLLOWS: BEGINNING AT THE COMMON NORTH SECTION CORNER OF 25 AND 30 LOCATED ON THE RANGE LINE BETWEEN 71 AND 72; THENCE SOUTH 89°48' WEST ALONG THE NORTH BOUNDARY OF SAID PROPERTY DESCRIBED IN BOOK 1218 AT PAGE 522, 1305.0 FEET TO A ONE-SIXTEENTH CORNER DESCRIBED ON THE EAST BOUNDARY OF SAID ELK FALLS, BLOCK 1; THENCE SOUTHERLY ALONG THE SAID EASTERLY BOUNDARY OF ELK FALLS, BLOCK 1 THE FOLLOWING COURSES: SOUTH 0°20' WEST ALONG THE WESTERLY BOUNDARY OF PROPERTY DESCRIBED IN SAID BOOK 1218 AT PAGE 522, 514.2 FEET; THENCE SOUTH 41°03' WEST, 121.1 FEET TO A POINT ON THE CURVED BOUNDARY OF SAID CIRCLE DRIVE, THE RADIUS POINT OF WHICH BEARS SOUTH 39°21' WEST 39.54 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, 55.4 FEET; THENCE SOUTH 2°41' WEST, 51.4 FEET TO A POINT OF CURVATURE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 87°19' EAST, 340.21 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, 100.5 FEET; THENCE SOUTH 14°15' EAST, 193.4 FEET TO THE WESTERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN BOOK 1218 AT PAGE 522; THENCE SOUTH 0°20' WEST ALONG SAID WESTERLY BOUNDARY, 1681.0 FEET TO SOUTHERLY RIGHT OF WAY BOUNDARY OF AN EXISTING COUNTY ROAD AND WHICH POINT IS THE SOUTHEAST CORNER OF SAID ELK FALL, BLOCK 1; THENCE LEAVING THE EASTERLY BOUNDARY OF SAID ELK FALLS, BLOCK 1, AND ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN BOOK 1368 AT PAGE 290 THE FOLLOWING COURSES: ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 38°26' WEST, 1670.1 FEET, AN ARC DISTANCE OF 135.06 FEET; THENCE SOUTH 46°56' EAST, 514.9 FEET TO A POINT OF CURVATURE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 43°04' WEST, 314.19 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT 210.11 FEET; THENCE SOUTH 8°37' EAST 89.8 FEET TO THE SOUTH BOUNDARY OF PROPERTY DESCRIBED IN SAID BOOK 1218 AT PAGE 522; THENCE LEAVING THE SAID BOUNDARY OF PROPERTY DESCRIBED IN BOOK 1368 AT PAGE 290 AND ALONG THE RESPECTIVE SOUTHERLY, EASTERLY, AND NORTHERLY BOUNDARIES OF PROPERTY DESCRIBED IN BOOK 1218 AT PAGE 522 THE FOLLOWING COURSES; NORTH 89°00' EAST, 34.5 FEET; THENCE SOUTH 8°21' EAST, 171.0 FEET; THENCE NORTH 16°54' EAST, 892.2 FEET; THENCE CONTINUING NORTH 16°54' EAST, 1428.5 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE¼, NE¼) OF SAID SECTION 25; THENCE NORTH 33°16' EAST, 286.2 FEET; THENCE NORTH 21°12' EAST, 328.2 FEET; THENCE NORTH 35°30' EAST 161.1 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼, NW¼) OF SAID SECTION 30; THENCE SOUTH 89°32' EAST ALONG SAID SOUTHERLY BOUNDARY, 947.2 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0°07' EAST, 664.9 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°51' WEST ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 30, 1320 FEET TO THE THE TRUE POINT OF BEGINNING; DOES HEREBY PLAT AND SUBDIVIDE THE SAME UNDER THE NAME AND STYLE OF "ELK FALLS-BLOCK 2" (FILED IN TWO SHEETS) WITH LOTS, TRACTS AND ROADS SHOWN HEREON, AND THE OWNER DOES BY THESE PRESENTS GRANT AND DEDICATE TO JEFFERSON COUNTY, COLORADO, IN FEE SIMPLE, FOR USE OF THE PUBLIC ALL OF SUCH ROADS (THE TERM "ROADS" SHALL INCLUDE THE WORDS "LANE" AND "DRIVE") EXCEPT THAT THE EASTERLY ONE FOOT OF UPPER RANCH DRIVE IN SAID SECTION 25 SHALL BE RESERVED. EASEMENTS TEN FEET IN WIDTH AND LOCATED ALONG ALL LOT SIDE AND BACK LINES ARE RESERVED TO AND FOR PRESENT AND FUTURE OWNERS OF THESE LOTS FOR PUBLIC UTILITIES AND DRAINAGE. THE OWNER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, CERTAIN RIGHTS IN AND TO THE LOTS AND TRACTS IN ELK FALLS-BLOCK 2 AND HEREBY SUBJECTS THE USE OF THE LOTS AND TRACTS TO THE CERTAIN RIGHTS, RESTRICTIONS AND PROTECTIVE COVENANTS AS SET FORTH FOR ELK FALLS-BLOCK 1 RECORDED IN BOOK 1243 AT PAGES 400 TO 403 INCLUSIVE OF JEFFERSON COUNTY, COLORADO RECORDS.

Alice E. Berg

STATE OF COLORADO
COUNTY OF DENVER

THE FOREGOING WAS SIGNED AND ACKNOWLEDGED BEFORE ME THIS 31ST DAY OF May, 1963, BY ALICE E. BERG.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES Jan 9, 1966

Otis L. Phelps
NOTARY PUBLIC

I, LOUIS A. HELLERSTEIN, AN ATTORNEY AT LAW, DULY LICENCED TO PRACTICE BEFORE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLES OF ALL OF THE LANDS HEREIN ABOVE DEDICATED AND SHOWN UPON THE PLAT OF "ELK FALLS-BLOCK 2" AS A PUBLIC WAY, AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATOR, FREE AND CLEAR OF ALL LEINS AND ENCUMBRANCES.

DATED THIS 31st DAY OF May 1963.

Louis A. Hellerstein
ATTORNEY AT LAW

I, ARTHUR F. BETCHART, REGISTERED ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF "ELK FALLS-BLOCK 2" WAS MADE BY ME, OR UNDER MY SUPERVISION, AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT THERE ARE NO IRRIGATION DITCHES OR PIPE LINES IN EVIDENCE ON THIS SUBDIVISION.

Arthur F. Betchart
REG. P.E. AND LAND SURVEYOR

COUNTY APPROVALS

PLANNING AND ZONING DEPT. BY: A. P. Howe
ENGINEERING DEPT. BY: T. V. Bradley
HEALTH DEPT. BY: Donald L. Lunk

APPROVED BY THE JEFFERSON COUNTY PLANNING COMMISSION THIS 6TH DAY OF June, 1963.

R. Elsbury
SECRETARY

CHAIRMAN

THIS PLAT OF "ELK FALLS-BLOCK 2" IS APPROVED FOR FILING, AND CONVEYANCE OF THE PUBLIC WAYS SHOWN HEREON ARE ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO THIS 10TH DAY OF June, 1963, SUBJECT TO THE CONDITION THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH PUBLIC WAYS ONLY AFTER CONSTRUCTION OF THE PUBLIC WAYS HAVE BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER

James P. McNally
By Jeanne Martin, Deputy
CLERK

JOE B. Lewis
CHAIRMAN, CO. COMMISSIONERS

ACCEPTED FOR FILING, AND FILED AND RECORDED IN THE OFFICE OF THE JEFFERSON COUNTY, COLORADO, CLERK AND RECORDER THIS 11TH DAY OF June, 1963.

RECEPTION NO.: 984569 TIME: 2:16 P.M.

James P. McNally
COUNTY CLERK AND RECORDER
Irene H. McGuire
Deputy