CONIFER PARK ESTATES

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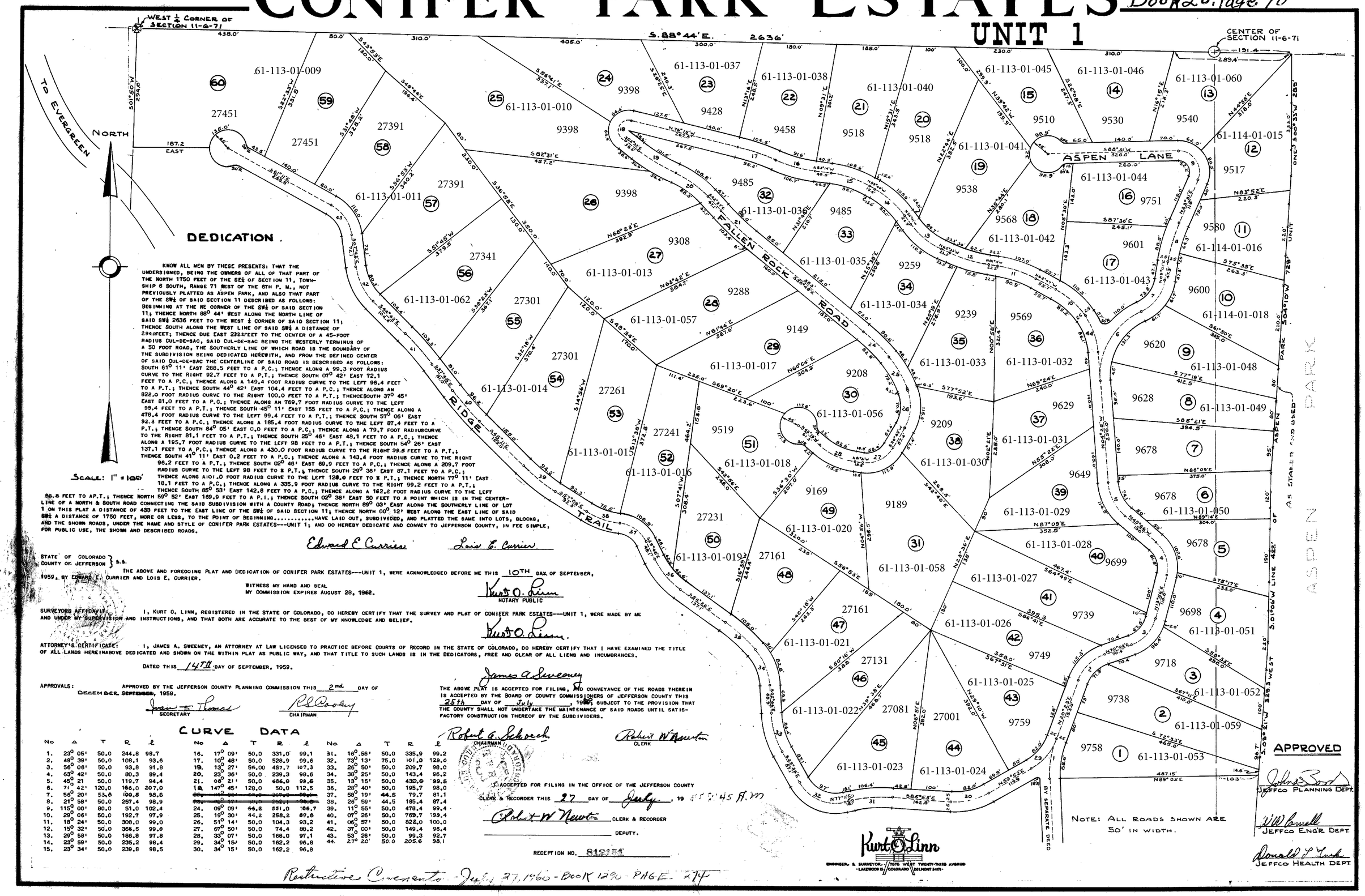
UNIT 1



DEDICATION.

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS OF ALL OF THAT PART OF THE NORTH 1750 FEET OF THE SE¼ OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE 6TH P. M., NOT PREVIOUSLY PLATTED AS ASPEN PARK, AND ALSO THAT PART OF THE SW¼ OF SAID SECTION 11 DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE SW¼ OF SAID SECTION 11; THENCE NORTH 88° 44' WEST ALONG THE NORTH LINE OF SAID SW¼ 2636 FEET TO THE WEST ¼ CORNER OF SAID SECTION 11; THENCE SOUTH ALONG THE WEST LINE OF SAID SW¼ A DISTANCE OF 2940FEET; THENCE DUE EAST 2322FEET TO THE CENTER OF A 45-FOOT RADIUS CUL-DE-SAC, SAID CUL-DE-SAC BEING THE WESTERLY TERMINUS OF A 50 FOOT ROAD, THE SOUTHERLY LINE OF WHICH ROAD IS THE BOUNDARY OF THE SUBDIVISION BEING DEDICATED HEREWITH, AND FROM THE DEFINED CENTER OF SAID CUL-DE-SAC THE CENTERLINE OF SAID ROAD IS DESCRIBED AS FOLLOWS: SOUTH 61° 11' EAST 288.5 FEET TO A P.C.; THENCE ALONG A 99.3 FOOT RADIUS CURVE TO THE RIGHT 92.7 FEET TO A P.T.; THENCE SOUTH 07° 42' EAST 72.1 FEET TO A P.C.; THENCE ALONG A 149.4 FOOT RADIUS CURVE TO THE LEFT 96.4 FEET TO A P.T.; THENCE SOUTH 44° 42' EAST 104.4 FEET TO A P.C.; THENCE ALONG AN 822.0 FOOT RADIUS CURVE TO THE RIGHT 100.0 FEET TO A P.T.; THENCESOUTH 37° 45' EAST 81.0 FEET TO A P.C.; THENCE ALONG AN 769.7 FOOT RADIUS CURVE TO THE LEFT 99.4 FEET TO A P.T.; THENCE SOUTH 45° 11' EAST 155 FEET TO A P.C.; THENCE ALONG A 478.4 FOOT RADIUS CURVE TO THE LEFT 99.4 FEET TO A P.T.; THENCE SOUTH 57° 06' EAST 92.3 FEET TO A P.C.; THENCE ALONG A 185.4 FOOT RADIUS CURVE TO THE LEFT 87.4 FEET TO A P.T.; THENCE SOUTH 84° 05' EAST 0.0 FEET TO A P.C.; THENCE ALONG A 79.7 FOOT RADIUSCURVE TO THE RIGHT 81.1 FEET TO A P.T.; THENCE SOUTH 25° 46' EAST 49.1 FEET TO A P.C.; THENCE ALONG A 195.7 FOOT RADIUS CURVE TO THE LEFT 98 FEET TO A P.T.; THENCE SOUTH 54° 26' EAST 137.1 FEET TO A P.C.; THENCE ALONG A 430.0 FOOT RADIUS CURVE TO THE RIGHT 99.5 FEET TO A P.T.; THENCE SOUTH 41° 11' EAST 0.2 FEET TO A P.C.; THENCE ALONG A 143.4 FOOT RADIUS CURVE TO THE RIGHT 96.2 FEET TO A P.T.; THENCE SOUTH 02° 46' EAST 69.9 FEET TO A P.C.; THENCE ALONG A 209.7 FOOT RADIUS CURVE TO THE LEFT 98 FEET TO A P.T.; THENCE SOUTH 29° 36' EAST 87.1 FEET TO A P.C.; THENCE ALONG A101.0 FOOT RADIUS CURVE TO THE LEFT 128.0 FEET TO A P.T.; THENCE NORTH 77° 11' EAST 18.1 FEET TO A P.C.; THENCE ALONG A 335.9 FOOT RADIUS CURVE TO THE RIGHT 99.2 FEET TO A P.T.; THENCE SOUTH 85° 53' EAST 142.8 FEET TO A P.C.; THENCE ALONG A 162.2 FOOT RADIUS CURVE TO THE LEFT 96.8 FEET TO AP.T.; THENCE NORTH 59° 52' EAST 169.9 FEET TO A P.I.; THENCE SOUTH 02° 38' EAST 50 FEET TO A POINT WHICH IS IN THE CENTERLINE OF A NORTH & SOUTH ROAD CONNECTING THE SAID SUBDIVISION WITH A COUNTY ROAD; THENCE NORTH 89° 03' EAST ALONG THE SOUTHERLY LINE OF LOT 1 ON THIS PLAT A DISTANCE OF 433 FEET TO THE EAST LINE OF THE SW¼ OF SAID SECTION 11; THENCE NORTH 00° 12' WEST ALONG THE EAST LINE OF SAID SW¼ A DISTANCE OF 1750 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.....HAVE LAID OUT, SUBDIVIDED, AND PLATTED THE SAME INTO LOTS, BLOCKS, AND THE SHOWN ROADS, UNDER THE NAME AND STYLE OF CONIFER PARK ESTATES---UNIT 1; AND DO HEREBY DEDICATE AND CONVEY TO JEFFERSON COUNTY, IN FEE SIMPLE, FOR PUBLIC USE, THE SHOWN AND DESCRIBED ROADS.

Edward E. Currier Lois E. Currier

STATE OF COLORADO } S.S.
COUNTY OF JEFFERSON }

THE ABOVE AND FOREGOING PLAT AND DEDICATION OF CONIFER PARK ESTATES---UNIT 1, WERE ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF SEPTEMBER, 1959, BY EDWARD E. CURRIER AND LOIS E. CURRIER.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES AUGUST 28, 1962.

Kurt O. Linn
NOTARY PUBLIC

SURVEYORS AFFIDAVIT: I, KURT O. LINN, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF CONIFER PARK ESTATES---UNIT 1, WERE MADE BY ME AND UNDER MY SUPERVISION AND INSTRUCTIONS, AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Kurt O. Linn.

ATTORNEY'S CERTIFICATE: I, JAMES A. SWEENEY, AN ATTORNEY AT LAW LICENSED TO PRACTICE BEFORE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREINABOVE DEDICATED AND SHOWN ON THE WITHIN PLAT AS PUBLIC WAY, AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND INCUMBRANCES.

DATED THIS 14TH DAY OF SEPTEMBER, 1959.

James A. Sweeney

APPROVALS: APPROVED BY THE JEFFERSON COUNTY PLANNING COMMISSION THIS 2nd DAY OF DECEMBER ~~SEPTEMBER~~, 1959.

Joan E. Thomas, SECRETARY R. S. Cooley, CHAIRMAN

THE ABOVE PLAT IS ACCEPTED FOR FILING, AND CONVEYANCE OF THE ROADS THEREIN IS ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY THIS 25th DAY OF July, 19~~59~~, SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDERS.

Robert A. Schoech, CHAIRMAN Robert W. Newton, CLERK

FILED IN THE OFFICE OF THE JEFFERSON COUNTY CLERK & RECORDER THIS 27 DAY OF July, 19 AT 2:45 P.M.

Robert W. Newton, CLERK & RECORDER

DEPUTY.

RECEPTION NO. 812354

CURVE DATA

No	Δ	T	R	l
1.	23° 05'	50.0	244.8	98.7
2.	49° 39'	50.0	108.1	93.6
3.	56° 08'	50.0	93.8	91.8
4.	63° 42'	50.0	80.3	89.4
5.	45° 21'	50.0	119.7	94.4
6.	71° 42'	120.0	166.0	207.0
7.	56° 20'	53.6	100.5	98.6
8.	21° 58'	50.0	257.4	98.9
9.	115° 00'	80.0	51.0	102.4
10.	29° 06'	50.0	192.7	97.9
11.	18° 24'	50.0	308.0	99.0
12.	15° 32'	50.0	368.5	99.0
13.	29° 58'	50.0	186.8	97.8
14.	23° 59'	50.0	235.2	98.4
15.	23° 34'	50.0	239.8	98.5
16.	17° 09'	50.0	331.0	99.1
17.	10° 48'	50.0	528.9	99.6
19.	13° 27'	56.00	457.7	107.3
20.	23° 36'	50.0	239.3	98.6
21.	08° 21'	50.0	656.0	99.6
18.	147° 45'	128.0	50.0	112.5
~~22.~~	~~142° 05'~~	~~50.0~~	~~350.0~~	~~99.0~~
~~23.~~	~~28° 17'~~	~~50.0~~	~~250.1~~	~~99.0~~
24.	09° 09'	44.2	551.0	86.7
25.	19° 30'	44.2	258.2	89.6
26.	51° 14'	50.0	104.3	93.2
27.	69° 50'	50.0	74.4	88.2
28.	33° 07'	50.0	168.0	97.1
29.	34° 15'	50.0	162.2	96.8
30.	34° 15'	50.0	162.2	96.8
31.	16° 56'	50.0	335.9	99.2
32.	73° 13'	75.0	101.0	129.0
33.	26° 50'	50.0	209.7	98.0
34.	39° 25'	50.0	143.4	96.2
35.	13° 15'	50.0	430.9	99.5
36.	28° 40'	50.0	195.7	98.0
37.	58° 19'	44.5	79.7	81.1
38.	26° 59'	44.5	185.4	87.4
39.	11° 55'	50.0	478.4	99.4
40.	07° 26'	50.0	769.7	99.4
41.	06° 57'	50.0	822.0	100.0
42.	37° 00'	50.0	149.4	96.4
43.	53° 28'	50.0	99.3	92.7
44.	27° 20'	50.0	205.6	98.1

Restrictive Covenants July 27, 1960 - BOOK 1292 - PAGE 274