403209
71403209
103425=25
COUNTY ... STATE OF COLORADO
FILED IN MY OFFICE ON
JAN 25 11 55 AM '71
RECORDED IN 32-44
COUNTY CLERK & RECORDER

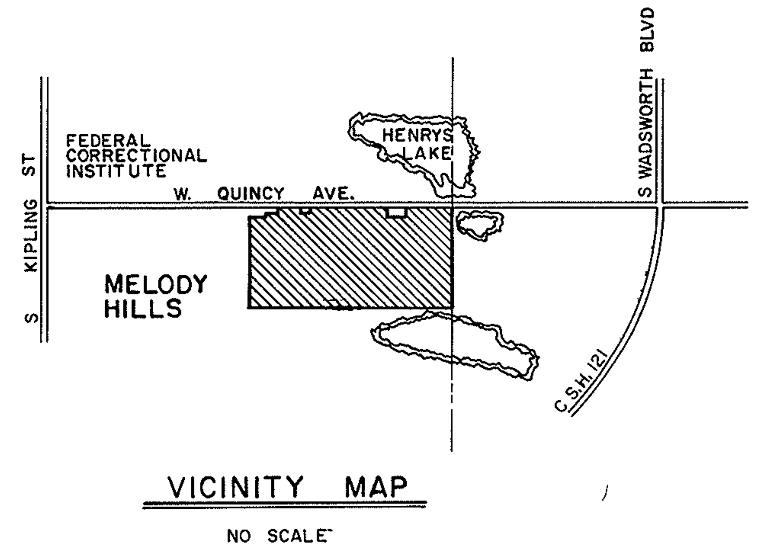
BOOK 32 PAGE 44
MAP NO. 7

32-44
1/1

MELODY HILLS

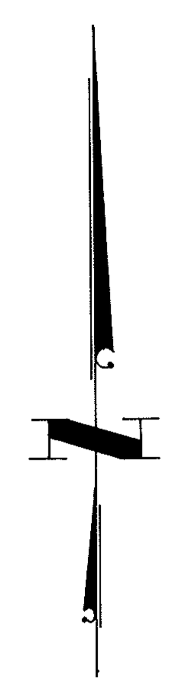
A PART OF THE N1/2 OF NE 1/4 OF SEC. 10, T.5S., R.69W., 6th P.M.

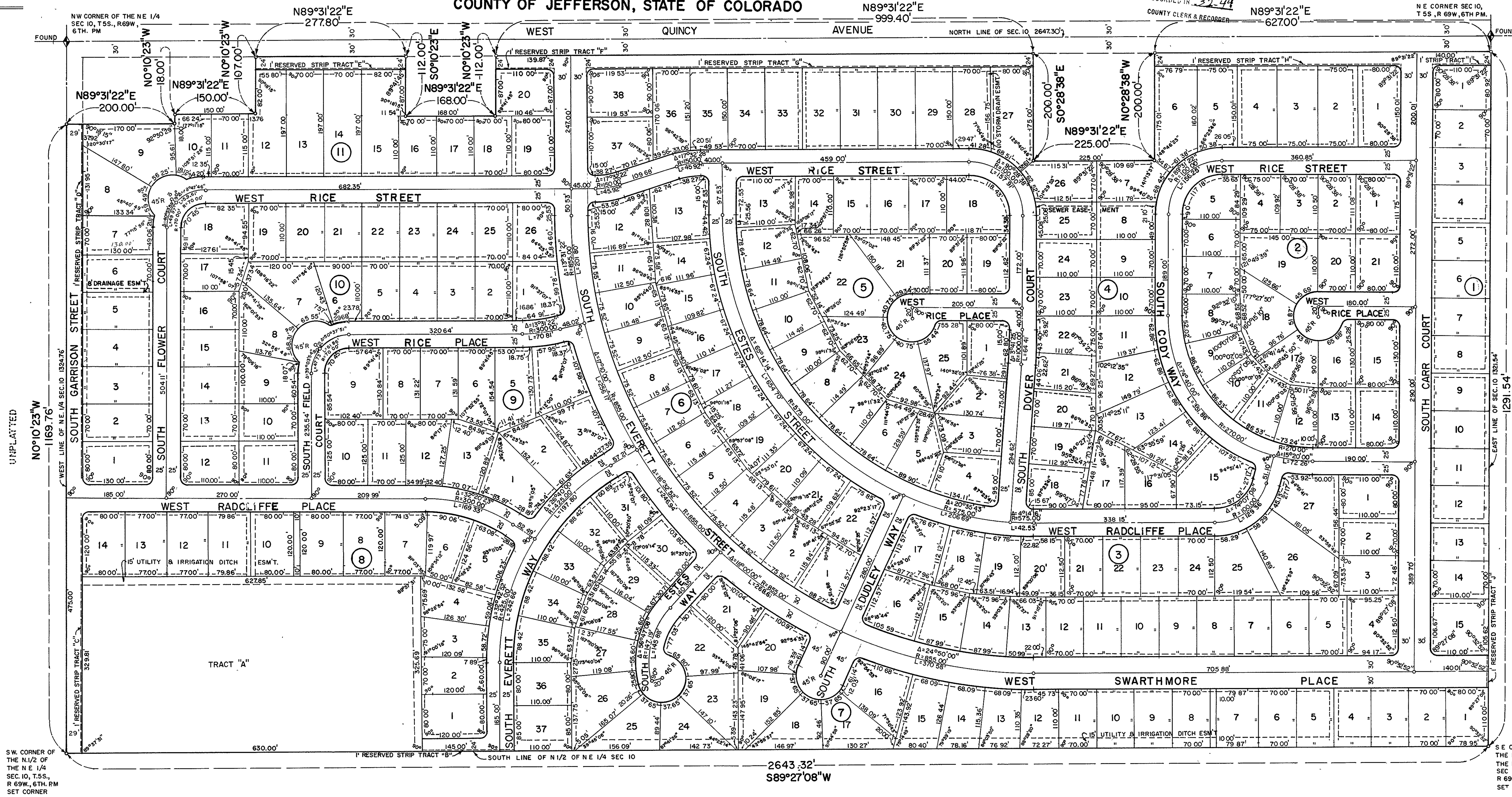
COUNTY OF JEFFERSON, STATE OF COLORADO



VICINITY MAP

NO SCALE





SCALE 1" = 100'

Date of Survey August, 1970.

NOTES:

1 Easements six (6) feet in width along the street R O.W. line of the platted lots as shown on this plat are granted to the Public Service Company of Colorado for installation, use and replacement of underground gas pipeline only, and are subject to use concurrently for other underground utility service lines for individual lots and for surface use and sidewalks and driveways, provided that they cross at substantially right angles to the front lot line and do not exceed twenty-six (26) feet in width, and provided further that water meters, valves, street light or power poles, mail boxes, trees or shrubs shall not be placed in said easement. All other utility easements are eight (8) feet in width where shown on the plat except where indicated otherwise

2 All buildings constructed within the limits of this subdivision shall be connected to and served by a public water and a public sewer system before any occupancies of any such building will be permitted.

3. All block corner radii are fifteen (15) feet unless otherwise noted

4. Corner lot dimensions are to the intersection of extended lot lines

5 Guy anchor easements are ten (10) feet in width and are twenty-five (25) feet long centered on lot lines as shown.

6 This symbol O indicates a 5/8" rebar with metal cap stamped with boundary point number and L.S No 2568.

7. Bearings on this plat are based on an assumed South for the East line of Section 10

8. No fences, shrubs, trees or other obstructions may be placed within those easements which are specifically labeled as drainage easements.

9. A list of protective covenants may be found in Book ______ Page ______ of the Jefferson County records.

10 Storm runoff for 10 to 50 year storms will be carried in streets and storm drainage facilities

KNOW ALL MEN BY THESE PRESENTS That the undersigned, being the Owners of a part of the North one-half of the Northeast one-quarter of Section 10, Township 5 South, Range 69 West of the Sixth Principal Meridian, County of Jefferson, State of Colorado, described as follows.

Beginning at the Northeast corner of said Section 10, thence Southerly along the East line of said Northeast one-quarter, 1321 54 feet to the Southeast corner of the North one-half of said Northeast one-quarter, thence on an angle to the right of 89°27'08" and along the South line of said North one-half of the Northeast one-quarter, 2643 32 feet to the Southwest corner of said North one-half of the Northeast one-quarter, thence on an angle to the right of 90°22'29" and along the West line of said Northeast one-quarter, 1324.76 feet to the Northwest corner of said Northeast one-quarter; thence on an angle to the right of 89°41'45" and along the North line of said Northeast one-quarter, 2647 33 feet to the true point of beginning; and EXCEPTING the Northerly 30.00 feet thereof for West Quincy Avenue, and EXCEPTING the tract as described in Book 647, Page 441, as follows: A tract of land in the North one-half of the Northeast one-quarter of Section 10, Township 5 South, Range 69 West of the Sixth Principal Meridian beginning at a point 30 00 feet South and 627.00 feet West of the Northeast corner of Section 10 which is the point of beginning, thence South 200.00 feet, thence West 100 00 feet, thence North 200 00 feet, thence East 100 00 feet along the South right-of-way line of County Road to the point of beginning, subject to right-of-way of pole and pipe lines as now constructed, and EXCEPTING tract described in Book 624 at Page 546 as follows A tract of land in the Northwest corner of the North one-half of the Northeast one-quarter of Section 10, Township 5 South, Range 69 West of the Sixth Principal Meridian, dimensions being 112 feet North and South by 168 feet East and West, beginning at a point 30.00 feet South and 627 8 feet East of the Northwest corner of the North one-half of the Northeast one-quarter; thence South parallel to the West line of said North one-half of the Northeast one-quarter 112 00 feet, thence East parallel to the North line of said North one-half of the Northeast one-quarter 168 00 feet, thence North 112 00 feet, thence West parallel to the North line of said North one-half of the Northeast one-quarter 168.00 feet to the point of beginning, containing 0.43 acre, more or less; and EXCEPTING tract described in Book 617 at Page 355 as follows A tract of land in the North one-half of the Northeast one-quarter of Section 10, Township 5 South, Range 69 West of the Sixth Principal Meridian, beginning at a point which is 30 00 feet South and 727 00 feet West of the Northeast corner of said Section 10, which is the point of beginning, thence South 200 00 feet, thence West 100.00 feet, thence North 200.00 feet; thence East along the South right-of-way of County Road 100 00 feet to the point of beginning, subject to right-of-way of pole line and pipe line as now constructed, and EXCEPTING tract described in Book 1320 at Page 377 as follows: That part of the North one-half of the Northeast one-quarter of Section 10, Township 5 South, Range 69 West of the Sixth Principal Meridian described as follows. Beginning at a point which is 30.00 feet South and 200.00 feet East of the Northwest corner of said North one-half of the Northeast one-quarter, thence East 150 00 feet, thence South and parallel to the West line of said North one-half of the Northeast one-quarter 107.00 feet; thence West 150 00 feet, thence North 107.00 feet to the point of beginning, and EXCEPTING tract described in Book 1519 at Page 261 as follows Any portion of the North 155 00 feet of the West 200.00 feet of the North one-half of the Northeast one-quarter of Section 10, Township 5 South, Range 69 West of the Sixth Principal Meridian, and EXCEPTING tract as described in Book 1535 at Page 560 as follows That part of the North one-half of the Northeast one-quarter of Section 10, Township 5 South, Range 69 West of the Sixth Principal Meridian, described as follows: Beginning at a point 30.00 feet South and 827.00 feet West of the Northeast corner of said Section 10, thence South 200.00 feet, thence West 25 00 feet; thence North 200 00 feet; thence East along the South line of the right-of-way of present County Road 25 00 feet to the point of beginning; containing a net area of 76 119 acres, more or less,

have laid out, platted and subdivided the above-described land under the name and style of MELODY HILLS and by these presents, of our own free will and voluntarily, without coercion, threat, or business compulsion, grant and convey to Jefferson County, in fee simple, for public use, all streets, public ways, utility and drainage easements, and Tracts B through J in fee simple

OWNER: MELODY TEN CO, A Limited Partnership
By W H F Construction Co, a General Partner

By *W.H. Francis*
W. H. Francis, President

ATTEST *Robert M. Anstine*
Robert M. Anstine, Secretary

SUBDIVIDERS REGISTRATION NO. *P-681*

GUARANTY CORPORATION
BY: *C.D. Williams*
C.D. WILLIAMS, PRESIDENT
ATTEST: *Allen Bradley*
ALLEN BRADLEY, SECRETARY

The foregoing Dedication was acknowledged before me this *14th* day of *October*, A.D., 1970, by C.D. Williams, President, and Allen Bradley, Secretary, Guaranty Corporation, a Colorado Corporation.
My commission expires: *January 14, 1973*
Witness my hand and official seal.

Florence H. Morris
Notary Public

STATE OF COLORADO
CITY AND COUNTY OF DENVER } SS

The foregoing Dedication was acknowledged before me this *25th* day of *September*, A D., 1970, by W H Francis, President, and Robert M Anstine, Secretary, MELODY TEN CO, a Limited Partnership.
My commission expires *September 6, 1974* Witness my hand and official seal.

George H. Giddens
Notary Public

I, E. Max Serafini, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of MELODY HILLS was made under my supervision and that the accompanying plat accurately and properly shows said subdivision.

E. Max Serafini
E Max Serafini, Registered Land Surveyor No 2568

I, the undersigned, an Attorney at Law duly licensed to practice before courts of record of Colorado, do hereby certify that I have examined the title of all lands herein above dedicated and shown upon the within plat as a public way, and the title of such land is in the dedicator, free and clear of all liens and encumbrances Dated this *12th* day of *October* A.D., 1970.

Bernard L. Buck
Attorney at Law

The foregoing plat is approved for filing and conveyance of the streets, avenues and other public places shown hereon and accepted by the County of Jefferson, State of Colorado, subject to the condition that the County shall undertake maintenance of any such streets, avenues, or other public places only after construction thereof has been satisfactorily completed by the subdivider and accepted by the County

BOARD OF COUNTY COMMISSIONERS
Approved this *25th* day of *Jan.* A D, 1971
Jack L. Tadzine Chairman ______ Clerk

COUNTY PLANNING COMMISSION
Approved this *23rd* day of *Dec* A.D., 1970.
pro tem Chairman *[signature]* Secretary

COUNTY DEPARTMENTS
Robert A. Kroening
Jefferson County Planning Department
Leslie G. Wood
Jefferson County Engineering Department
Dan W. Tipton
Jefferson County Health Department

Accepted for filing in the office of the Clerk and Recorder of Jefferson County at Golden, Colorado this *25th* day of *January* A.D, 1971, at *11:55* o'clock A.M., Reception No *403209*
Norman Cell
Clerk and Recorder

MEURER - SERAFINI - MEURER INC.
CONSULTING ENGINEERS - 2901 W. 19th Ave.
DENVER, COLORADO 80204