

CONIFER MOUNTAIN-UNIT 4 A

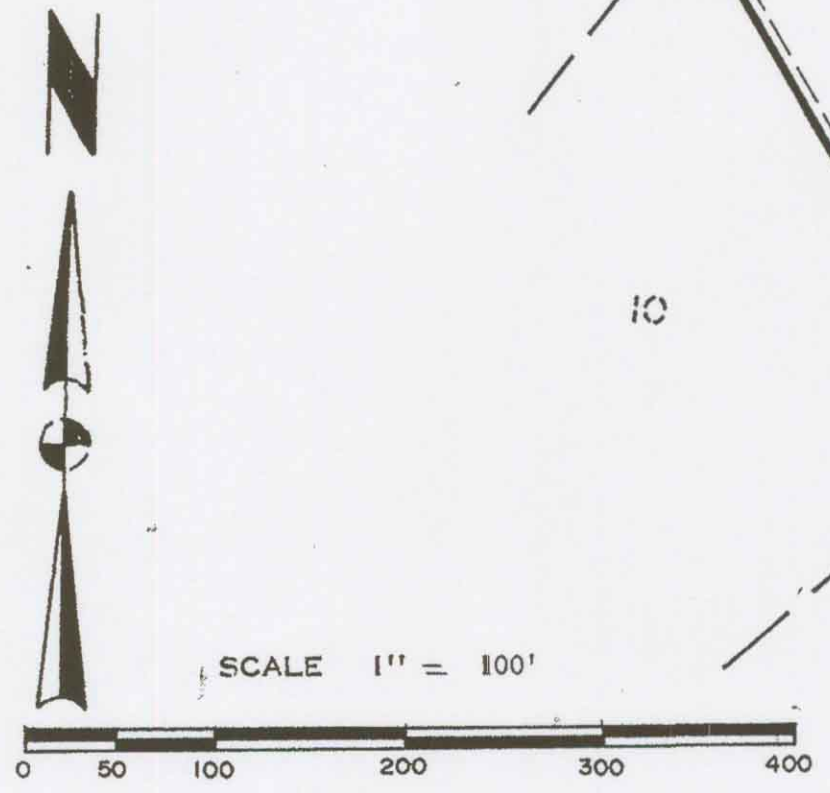
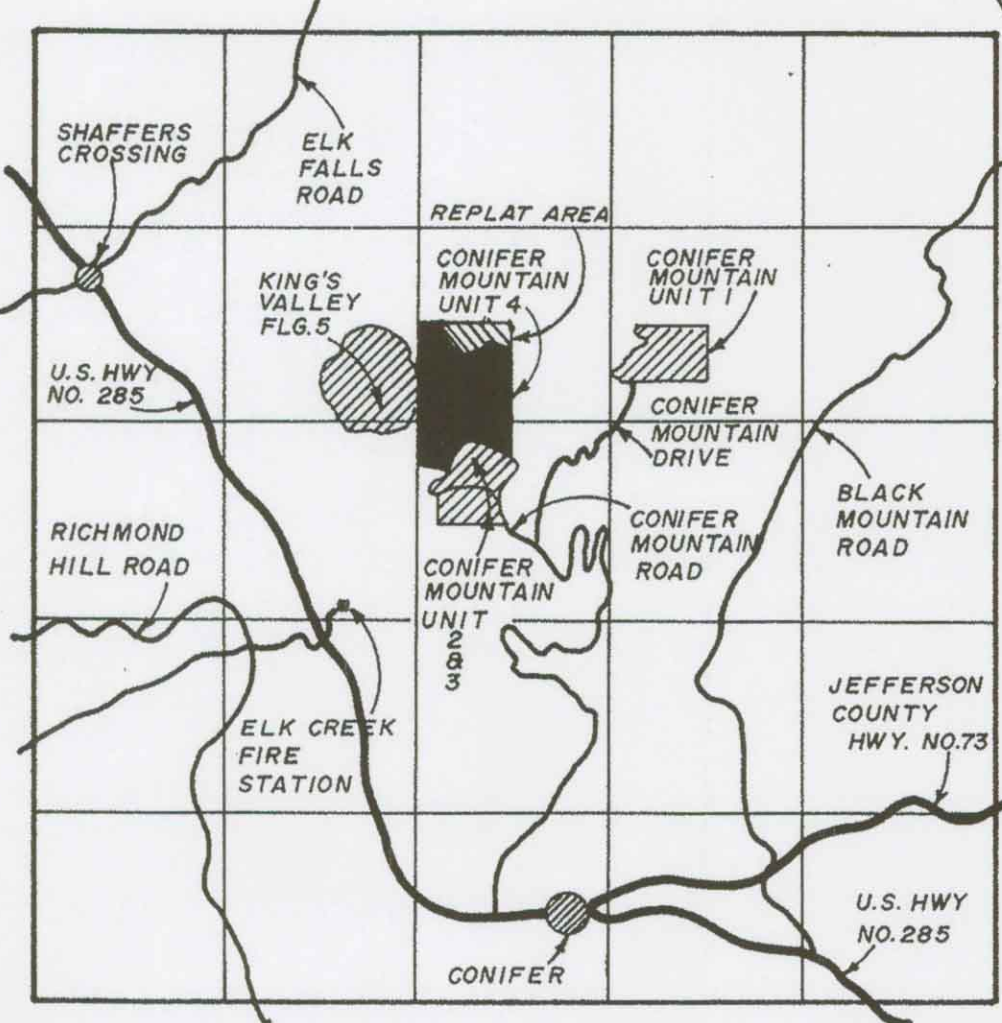
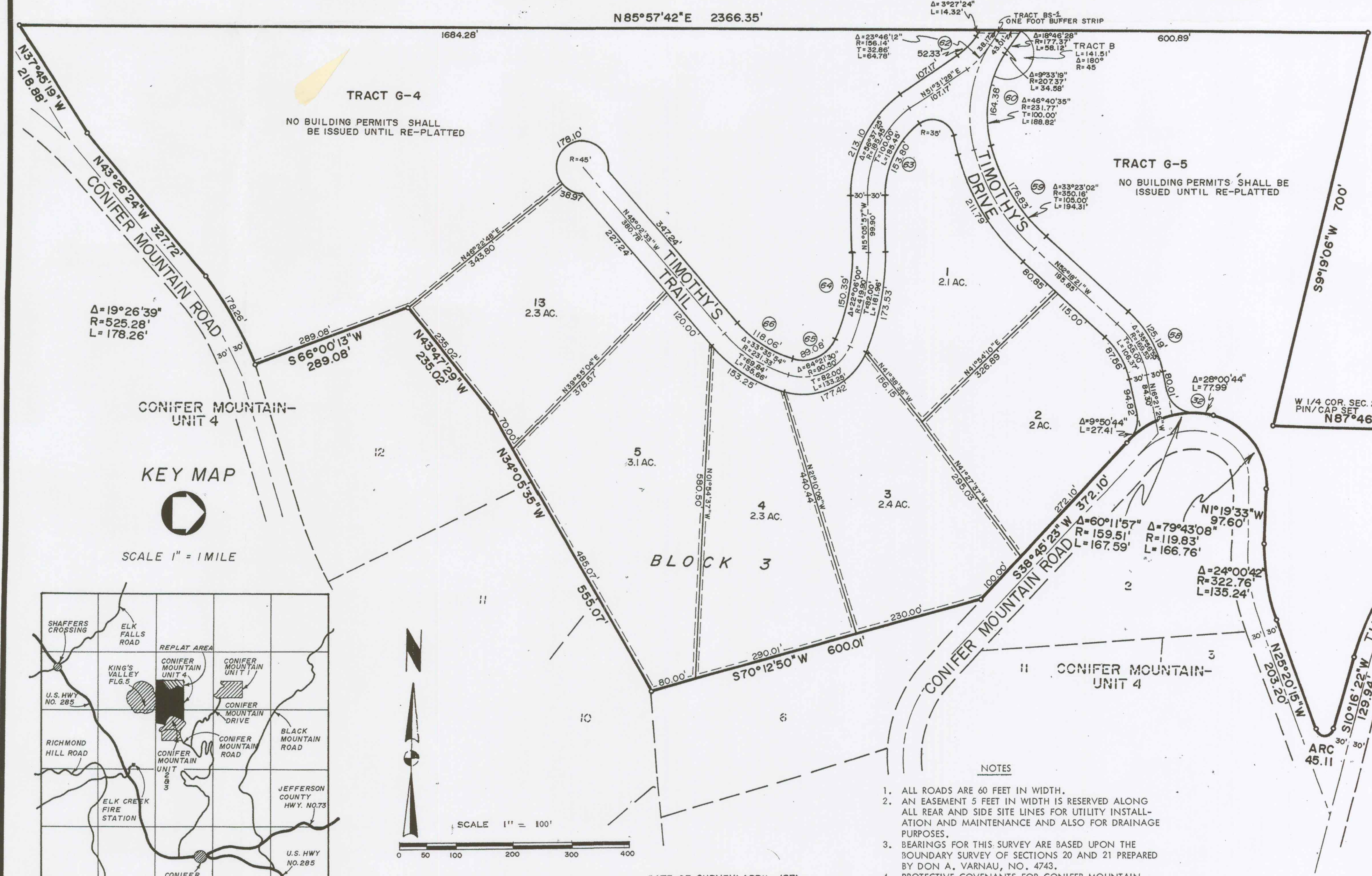
A REPLAT OF LOTS 1,2,3,4,5, AND 13 IN BLOCK 3 AND TRACTS G4,G5, B, AND BS-2 OF
CONIFER MOUNTAIN-UNIT 4

COUNTY OF JEFFERSON
STATE OF COLORADO
FILED IN MY OFFICE ON
Jul 6 3 33 PM '71
RECORDED 34-14
COUNTY CLERK & RECORDER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GENEVA BASIN SKI CORPORATION, I. R. ROMER AND ROY R. ROMER, BEING THE OWNERS OF LOTS 1, 2, 3, 4, 5, AND 13 OF BLOCK 3 AND TRACTS G4, G5, B AND BS2 AND THAT AREA DESIGNATED AS TIMOTHY'S TRAIL AND TIMOTHY'S DRIVE, ALL A PART OF A SUBDIVISION PLATTED AS CONIFER MOUNTAIN - UNIT 4, COUNTY OF JEFFERSON, STATE OF COLORADO, AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 32, PAGES 39 THROUGH 42, JEFFERSON COUNTY RECORDS, IN ORDER TO CORRECT AN ERROR IN THE DIMENSIONS OF SAID LOTS AND TRACTS IN THE ORIGINAL PLAT DESCRIBED ABOVE DO HEREBY REPLAT SAID AREAS AND THEREBY HAVE LAID OUT, REPLATTED AND SUBDIVIDED AS SHOWN ON THE INCLUDED PLAT INTO LOTS, TRACTS, TIMOTHY'S TRAIL AND TIMOTHY'S DRIVE AND DRAINAGE AND UTILITY EASEMENTS UNDER THE NAME AND STYLE OF CONIFER MOUNTAIN - UNIT 4A, 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, FOR ROAD PURPOSES, ALL STREETS, AND PUBLIC WAYS AS SHOWN HEREON. THE UTILITY EASEMENTS AS SHOWN HEREON ARE DEDICATED AND CONVEYED TO JEFFERSON COUNTY FOR INSTALLMENT AND MAINTENANCE OF PUBLIC UTILITIES AND ALSO FOR DRAINAGE PURPOSES. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED AND CONVEYED TO JEFFERSON COUNTY FOR DRAINAGE PURPOSES ONLY. TRACT BS-1 IS ALSO DEDICATED AND CONVEYED TO JEFFERSON COUNTY IN FEE SIMPLE FOR ROAD PURPOSES, BUT IS RESERVED FROM USE AS PUBLIC WAY, UNTIL ADJACENT LAND IS PLATTED AND RESPECTIVE ROADS ARE EXTENDED BY PROPER DEDICATION. TRACT B IS DEDICATED AND CONVEYED TO JEFFERSON COUNTY IN FEE SIMPLE FOR PUBLIC USE FOR ROAD PURPOSES.

SHEET 1 OF 1



- NOTES
1. ALL ROADS ARE 60 FEET IN WIDTH.
 2. AN EASEMENT 5 FEET IN WIDTH IS RESERVED ALONG ALL REAR AND SIDE SITE LINES FOR UTILITY INSTALLATION AND MAINTENANCE AND ALSO FOR DRAINAGE PURPOSES.
 3. BEARINGS FOR THIS SURVEY ARE BASED UPON THE BOUNDARY SURVEY OF SECTIONS 20 AND 21 PREPARED BY DON A. VARNAU, NO. 4743.
 4. PROTECTIVE COVENANTS FOR CONIFER MOUNTAIN - UNIT 4A ARE RECORDED SEPARATELY IN THE OFFICE OF THE JEFFERSON COUNTY CLERK AND RECORDER IN BOOK _____ AT PAGE _____.
 5. ALL MON. #5 REBAR W/ALUM. CAP UNLESS NOTED OTHERWISE.
 6. LOTS AS SHOWN ON THIS PLAT WILL NOT BE FURTHER SUB-DIVIDED.

DATE OF SURVEY: APRIL, 1971

SURVEYOR'S CERTIFICATE

I, LAVERN A. JASCHKE, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS 22nd DAY OF APRIL, A.D. 1971
Lavern A. Jaschke
LAVERN A. JASCHKE, L.S. 2816

ATTORNEY'S CERTIFICATE

I, ROY R. ROMER, AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN ON THE WITHIN PLAT AS PUBLIC WAYS AND EASEMENTS, AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS, FREE AND CLEAR OF ALL ENCUMBRANCES.

DATED THIS 22nd DAY OF April, A.D. 1971.
Roy R. Romer
ATTORNEY-AT-LAW

APPROVED BY THE JEFFERSON COUNTY PLANNING COMMISSION THIS 1st DAY OF July, A.D. 1971.

Therese SECRETARY
John CHAIRMAN
Dan W. Lytton HEALTH DEPARTMENT
Leslie J. Wood ENGINEERING DEPARTMENT
Robert A. Koenig PLANNING DEPARTMENT

GENEVA BASIN SKI CORPORATION
BY *Roy R. Romer* ROY R. ROMER, PRESIDENT
ATTEST: *Priscilla A. Sanchez* PRISCILLA A. SANCHEZ, ASST. SEC.
BY *Roy R. Romer* ROY R. ROMER
I. R. Romer I. R. ROMER

SUBDIVIDERS LICENSE NO. C-614
ACKNOWLEDGEMENT
STATE OF COLORADO
COUNTY OF JEFFERSON

THE FOREGOING PLAT AND DEDICATION OF CONIFER MOUNTAIN - UNIT 4A WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF April, A.D. 1971 BY ROY R. ROMER AS PRESIDENT AND PRISCILLA A. SANCHEZ AS ASST. SECRETARY OF GENEVA BASIN SKI CORPORATION, A COLORADO CORPORATION, AND BY I.R. ROMER AND ROY R. ROMER, WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES April 7, 1973
Martha NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE
ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO THIS 6th DAY OF July, A.D. 1971.
Norman C. Allen COUNTY CLERK AND RECORDER
RECEPTION NO. 429813
TIME 3:31 p.m.

ACCEPTANCE CERTIFICATE
THE FOREGOING PLAT IS APPROVED FOR FILING, AND CONVEYANCE OF THE STREETS, TRACTS, PUBLIC WAYS, AND EASEMENTS IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO THIS 6th DAY OF July, A.D. 1971. THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND PUBLIC WAYS ONLY AFTER CONSTRUCTION THEREOF HAS BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER AND ACCEPTED BY THE COUNTY.

BOARD OF COUNTY COMMISSIONERS
Norman C. Allen CLERK
Jack L. Frazier CHAIRMAN