

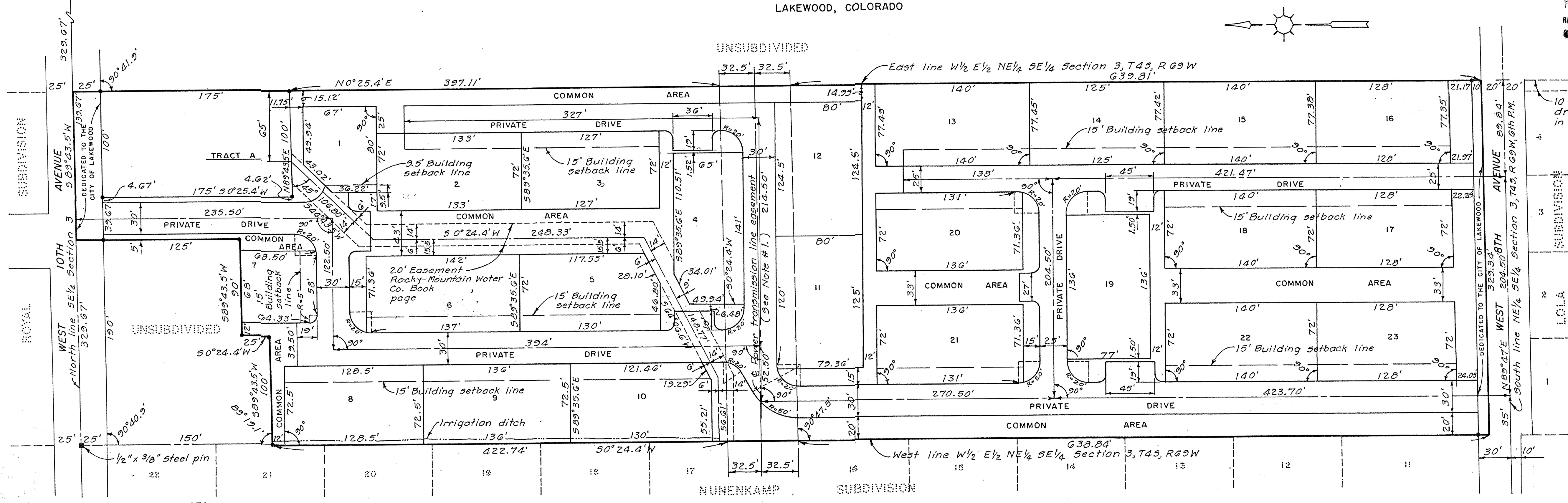
LAKWOOD GREEN

BEING A PORTION OF THE W $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 3
T4S, R69W OF THE 6TH P.M.
LAKEWOOD, COLORADO

COUNTY OF JEFFERSON
STATE OF COLORADO
FILED IN MAP OFFICE ON

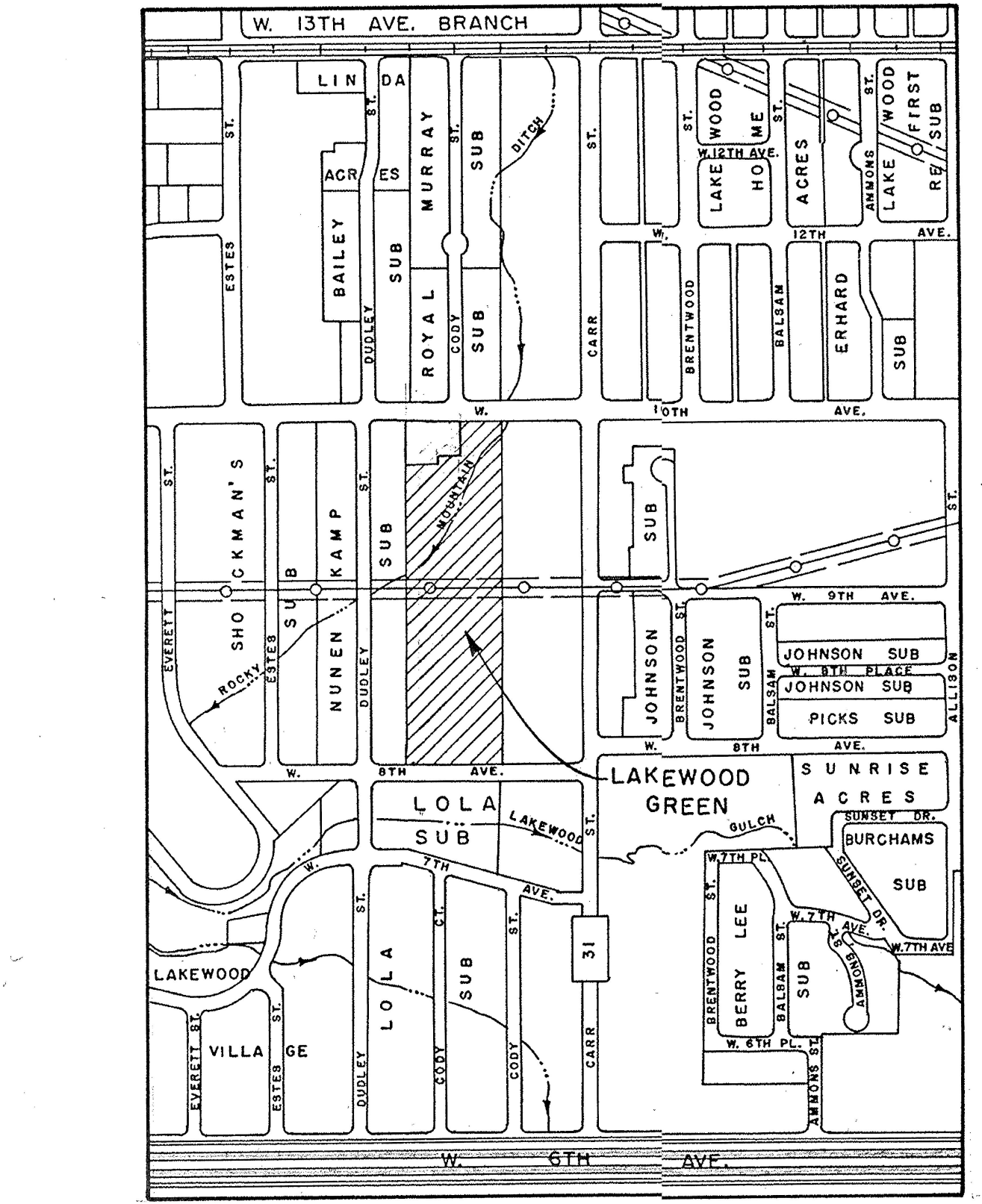
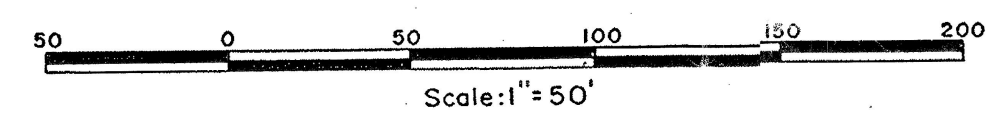
MAR 23 2 39 PM '74

RECORDED IN 44-21



NOTE

- Right-of-way deed, recorded in Book 153, page 258, Jefferson County Records, provides an easement 32.5 feet each side of a described line through the W $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 3, T4S, R69W for electrical transmission line. The deed further provides that no structure or obstructions shall be erected or placed upon said right-of-way, or adjacent thereto, which shall, at its nearest point, be less than 20 feet from the electrical transmission wires.



- ADDITIONAL NOTES:**
- 5/8" x 3/8" steel rebar with aluminum cap set at points marked thus: Existing monuments noted on drawing.
 - Basic survey was made November 23, 1973.
 - Common Areas are available for use as drainage easements where needed.
 - Bearings shown based on solar observation made for Plot of Lakewood Village Blocks G through 13.
 - All streets within the Subdivision are private streets. Easements are provided over such streets for use of emergency vehicles, storm drainage, water facilities, sewer facilities and underground facilities.
 - There is no defined storm drainage channel on the property, thus there are no high water lines shown.

ATTORNEY'S CERTIFICATE

I, George C. Kellogg, an attorney at law duly licensed to practice before the courts of record of Colorado, do hereby certify that I have examined the title of all lands hereinabove dedicated and shown upon the within plat, as avenues, or other place designated for public use, and the title to such lands is in the dedicator free of all liens and encumbrances.

Signed this 4th day of FEBRUARY, 1974.

CONSTRUCTION COVENANT

"The undersigned owners, for themselves, their heirs, successors and assigns, covenant and agree with the City that no structure constructed on any portion of the platted land shown herein, shall be occupied or used unless and until all public improvements, as defined by the Subdivision Regulations, are in place and accepted by the City or cash funds or other security for the improvements are escrowed with the City, and a Certificate of Occupancy has been issued by the City. Issuance of the Certificate of Occupancy shall be prima facie evidence that the foregoing conditions have been complied with."

C. Reiter
PRESIDENT GBM CORPORATION

Robert T. Krueger
OWNER

Edith Kathryn Krueger
OWNER

Paul H. Howell Sr.
OWNER

APPROVALS

Approved by the City of Lakewood Planning Commission this 20th day of February, A.D., 1974.

Sarah Masterson
SECRETARY

Barbara Trout
CHAIRMAN

The foregoing plat is approved for filing, and conveyance of the avenues and all other places designated for public use shown thereon is accepted by the City of Lakewood, Colorado, this 11th day of March, 1974, subject to the condition that the City shall undertake maintenance of any such avenues or other places designated for public use only after construction of said avenues and other places designated for public use has been satisfactorily completed by the subdivider and accepted by the City of Lakewood.

Approved by the City of Lakewood City Council this 11th day of March, A.D., 1974.

ATTEST:
Jean S. Rogers
CITY CLERK

Jean Rudy
FOR

DEDICATION

The undersigned, being the owners of the following described property: The W $\frac{1}{2}$ of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, T4S, R69W of the 6th P.M., Except the west 100 feet of the north 175 feet thereof described in Book 586, page 168, Except the east 90 feet of the west 150 feet of the north 150 feet thereof described in Book 2010, page 621, and Except the south 20 feet thereof described in Book 1038, page 45, Jefferson County Records, containing 9.135 acres more or less, have laid out, subdivided and platted the same into lots, tracts, private drives and avenues as herein shown under the name and style of LAKEWOOD GREEN and do hereby grant and convey to the City of Lakewood all such avenues and all utility and drainage easements over and across said lots of locations shown on the accompanying plat for construction, operation and maintenance of utilities and drainage facilities, and easements for the purpose of emergency vehicle access, storm drainage, water facilities, sewer facilities and underground facilities over and across all private streets within the Subdivision. Signed this 5th day of February, 1974.

Betty Ann Pogue
SECRETARY GBM CORPORATION

C. W. Reiter
PRESIDENT GBM CORPORATION

Robert T. Krueger
OWNER

Edith Kathryn Krueger
OWNER

Paul H. Howell Sr.
OWNER

Robert T. Krueger
TRUSTEE

STATE OF COLORADO }
COUNTY OF JEFFERSON } SS

The above and foregoing map and dedication of LAKEWOOD GREEN was acknowledged before me this 5th day of FEBRUARY, 1974 by C.W. Reiter, president, and Betty Ann Pogue, secretary, of GBM Corporation, and Paul H. Howell, Senior, Robert T. Krueger, Edith Kathryn Krueger and Robert T. Krueger on behalf of the holders of the deed of trust recorded in Book 2580, page 820. Robert T. Krueger duly acknowledges the execution of the deed to be the act and deed of the said Betty Ann Pogue, Mary K. Krueger and Robert E. Krueger, holders of the deed of trust.

My commission expires January 23, 1977.
Witness my hand and official seal.

Paul H. Howell Sr.
SURVEYOR'S CERTIFICATE

I, Howard L. Lane, a registered land surveyor in the State of Colorado, do hereby certify that the survey of LAKEWOOD GREEN was made under my supervision and that the accompanying map accurately and properly shows said subdivision.

Signed this 5th day of February, 1974.

Howard L. Lane
REGISTERED LAND SURVEYOR
REGISTRATION NO. 563

CLERK AND RECORDER'S CERTIFICATE

Accepted for filing in the Office of the Clerk and Recorder of the County of Jefferson, State of Colorado, this 23rd day of March, A.D., 1974, at Book 44, page 21. Reception No. 629514

Norman C. Allen
CLERK AND RECORDER

Rebecca M. Sommers
Deputy Clerk