



CURVE	R (FT)	Δ	T (FD)	L (FT)
1	3296.18	0-31	14.86	29.71
2	247.99	12-19	26.76	53.31
3	499.12	4-53	21.28	47.54
4	305.83	23-33	63.75	125.70
5	193.59	21-29	47.34	92.85
6	174.96	19-23	29.88	59.18
7	354.64	17-15	63.78	126.76
8	178.84	66-03	116.25	206.15
9	40.48	101-24	49.48	71.64
10	99.56	60-31	54.58	98.21
11	70.08	82-10	62.18	101.71
12	50.68	85-32	46.88	75.66
13	44.16	9-48	37.84	75.54
14	134.40	34-50	42.16	81.70
15	208.70	30-27	56.80	110.90
16	100.61	43-17	59.92	76.00
17	259.46	14-35	83.20	166.08
18	152.82	19-09	25.78	51.07
19	35.68	138-29	94.15	86.23
20	77.02	87-43	74.01	117.90
21	452.75	8-02	31.76	63.40
22	59.27	60-32	34.59	62.62
23	43.74	117-21	71.08	88.60
24	38.44	70-39	27.28	47.46
25	84.90	65-44	56.15	99.70
26	221.01	22-24	44.95	88.74
27	272.21	11-33	27.53	54.87
28	90.78	74-22	19.60	38.60
29	206.98	33-35	62.40	121.31
30	45.90	81-47	42.35	69.80
31	103.83	57-50	51.58	95.74
32	73.84	88-50	72.35	114.47
33	40.65	60-08	23.93	42.66
34	44.50	57-20	24.33	44.53
35	94.56	37-00	31.64	61.06
36	140.32	46-53	60.84	114.68
37	224.90	44-07	91.13	173.16
38	34.54	106-41	46.41	64.31
39	56.17	63-57	35.03	62.63
40	90.48	33-43	27.42	53.24
41	51.95	67-28	34.69	61.17
42	422.54	12-45	47.21	94.02

- 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
  5. AREA = 82.7 ACRES ±

MAP, DEDICATION AND PROTECTIVE COVENANTS  
KNOW ALL MEN BY THESE PRESENTS:

THAT ALICE E. BERG, BEING THE OWNER OF THE REAL ESTATE AS SHOWN HEREON AND AS PARTICULARLY DESCRIBED AND RECORDED IN BOOK 1248 AT PAGES 400 TO 402, INCLUSIVE, OF JEFFERSON COUNTY, COLORADO RECORDS DOES HEREBY PLAT AND SUBDIVIDE THE SAME UNDER THE NAME AND STYLE OF "ELK FALLS - BLOCK 1" WITH LOTS, TRACTS AND ROADS AS SHOWN HEREON, AND THE OWNER DOES BY THESE PRESENTS GRANT AND DEDICATE SUCH ROADS (THE WORD "ROADS" SHALL INCLUDE THE WORDS "LANE", "CIRCLE" AND "DRIVE"). THE OWNER HEREBY RESERVES TO HERSELF, HER SUCCESSORS AND ASSIGNS CERTAIN RIGHT IN AND TO LOTS AND TRACTS IN "ELK FALLS - BLOCK 1" AND HEREBY SUBJECTS THE USE OF THE LOTS AND TRACTS TO THE CERTAIN RIGHTS, RESTRICTIONS AND PROTECTIVE COVENANTS AS ON RECORD IN SAID BOOK 1248 AT PAGES 400 TO 402, INCLUSIVE, OF JEFFERSON COUNTY, COLORADO RECORDS

Alice E. Berg  
MRS ALICE E. BERG (UNSUBDIVIDED)

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 1" AS A PUBLIC WAY, AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATOR, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

DATED THIS 15<sup>th</sup> DAY OF December, 1959  
Louis A. Hellerstein  
ATTORNEY AT LAW

WE, WILLIAM G. KECK AND ARTHUR F. BETCHART, REGISTERED ENGINEER AND LAND SURVEYORS IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF "ELK FALLS - BLOCK 1" WERE MADE BY US, OR UNDER OUR SUPERVISION, AND THAT BOTH ARE ACCURATE TO THE BEST OF OUR KNOWLEDGE. WE FURTHER CERTIFY THAT THERE ARE NO IRRIGATION DITCHES OR PIPE LINES IN EVIDENCE ON THIS SUBDIVISION.

William G. Keck  
REGISTERED LAND SURVEYOR  
Arthur F. Betchart  
REGISTERED P.E. AND LAND SURVEYOR

COUNTY APPROVALS  
PLANNING AND ZONING DEPARTMENT BY: Ann Lee Hardin  
ENGINEERING DEPARTMENT BY: Walter W. Cornell  
HEALTH DEPARTMENT BY: Donald L. Lund  
APPROVED BY THE JEFFERSON COUNTY PLANNING COMMISSION THIS 16<sup>th</sup> DAY OF December, 1959  
SECRETARY: Janet Thomas  
CHAIRMAN: C. Gale Stebbins (Pro Tem)

THIS PLAT OF "ELK FALLS - BLOCK 1" IS APPROVED FOR FILING, AND CONVEYANCE OF THE PUBLIC WAYS SHOWN HEREON ARE ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO THIS 21<sup>st</sup> DAY OF December, 1959, SUBJECT TO THE CONDITION THAT THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH PUBLIC WAYS ONLY AFTER CONSTRUCTION OF THE PUBLIC WAYS HAVE BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDOR.

Robert W. Newton CLERK  
Robert A. Schuch CHAIRMAN, CO. COMMISSIONERS

RECORDED FOR FILING, AND FILED AND RECORDED IN THE OFFICE OF THE JEFFERSON COUNTY CLERK AND RECORDER THIS 22 DAY OF Dec, 1959.  
RECEPTION NO. 785750 TIME: 1:55 P.M.

**ELK FALLS - BLOCK 1**  
A SUBDIVISION IN SECTIONS 24-25, T6S-R72W OF 6TH PM.  
JEFFERSON CO. COLO.  
SCALE 1"=100 FT.  
PREPARED FOR  
MRS ALICE E. BERG  
BY  
WILLIAM G. KECK & ASSOCIATES  
EVERGREEN, COLO.  
AUGUST 1959  
FILE NO. T-1033

STATE OF COLORADO  
COUNTY OF JEFFERSON  
CITY AND COUNTY OF DENVER  
THE FOREGOING WAS SIGNED AND ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF December, 1959, BY ALICE E. BERG.  
WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES Oct 27 1963  
Margaret A. Kail  
NOTARY PUBLIC

