

WILLOW SPRINGS FILING NO. 3

BEING A PORTION OF THE N.E. 1/4 SEC. 23 AND A PORTION OF THE N.W. 1/4 SEC. 24, TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

PLAT NO. S6-2-84 MAP NO. 84

LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 23, AND THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PART OF THE OFFICIAL DEVELOPMENT PLAN, WILLOW SPRINGS COUNTRY CLUB AS RECORDED IN THE COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THAT PORTION OF WILLOW SPRINGS COUNTRY CLUB, FILING #1, AMENDMENT #1 LYING IN SECTION 24 THENCE ALONG THE SOUTH LINE THEREOF NORTH 88° 10' 53" WEST 1170.12 FEET TO THE SOUTHWEST CORNER OF WILLOW SPRINGS COUNTRY CLUB, FILING #1, AMENDMENT #1 THENCE ALONG A PORTION OF THE WEST BOUNDARY OF WILLOW SPRINGS COUNTRY CLUB, FILING #1, AMENDMENT #1, NORTH 17° 41' 18" WEST 52.92 FEET, THENCE NORTH 59° 51' 31" WEST 62.11 FEET, THENCE SOUTH 53° 26' 05" WEST 311.57 FEET, THENCE SOUTH 17° 51' 55" WEST 690.80 FEET, THENCE NORTH 72° 08' 05" WEST 20.00 FEET TO A POINT OF CURVE WHOSE DELTA IS 58° 56' 00" AND HAS A RADIUS OF 105.50 FEET AND AN ARC LENGTH OF 108.52 FEET AND WHOSE CHORD HAS A BEARING OF SOUTH 78° 23' 55" WEST TO THE POINT OF TANGENCY, THENCE SOUTH 48° 55' 55" WEST 82.25 FEET TO THE POINT OF CURVE WHOSE DELTA IS 56° 01' 55" AND WHOSE RADIUS IS 87.50 FEET AND AN ARC LENGTH OF 85.57 FEET AND WHOSE CHORD HAS A BEARING OF SOUTH 20° 54' 58" WEST TO THE POINT OF TANGENCY, THENCE SOUTH 07° 06' 00" EAST 150.86 FEET TO THE POINT OF CURVE WHOSE DELTA IS 100° 51' 26" AND HAS A RADIUS OF 128.00 FEET AND AN ARC LENGTH OF 225.32 FEET AND WHOSE CHORD HAS A BEARING OF SOUTH 57° 31' 43" EAST TO THE POINT OF TANGENCY, THENCE NORTH 72° 02' 34" EAST 979.29 FEET, THENCE SOUTH 83° 29' 37" EAST 501.56 FEET, THENCE NORTH 58° 05' 53" EAST 493.33 FEET, THENCE NORTH 15° 54' 24" EAST 270.36 FEET, THENCE SOUTH 68° 32' 32" EAST 361.20 FEET, THENCE NORTH 26° 08' 41" EAST 262.89 FEET, THENCE NORTH 63° 51' 13" WEST 480.00 FEET TO THE POINT OF TANGENCY OF A CURVE WHOSE DELTA IS 31° 54' 57" AND HAS A RADIUS OF 225.00 FEET AND AN ARC LENGTH OF 125.33 FEET AND WHOSE CHORD HAS A BEARING OF NORTH 79° 48' 42" WEST TO THE POINT OF TANGENCY, THENCE SOUTH 84° 13' 50" WEST 79.81 FEET TO THE POINT OF CURVE OF A CURVE WHOSE DELTA IS 90° 31' 52" AND HAS A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.70 FEET AND WHOSE CHORD HAS A BEARING OF NORTH 50° 30' 14" WEST TO THE POINT OF TANGENCY, THENCE NORTH 05° 14' 18" WEST 16.04 FEET TO THE POINT OF BEGINNING.

RESTRICTIONS

AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY AND TO MEET THE REQUIREMENTS OF SECTION 30-28-137, C.R.S., 1973, AS AMENDED, NO CONVEYANCE, SALE, OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION OR OF ANY LOT, LOTS, TRACT OR TRACTS OF LAND IDENTIFIED HEREON, SHALL BE MADE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY THE COUNTY OF JEFFERSON UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN GRANTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, DULY RECORDED BY THE CLERK AND RECORDER OF SAID SAME COUNTY, CERTIFYING THAT: A. THOSE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF THIS SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED UNDER RECEPTION NUMBER 85101439, OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, OR THAT PORTION OF SAID IMPROVEMENTS AS SHALL BE NECESSARY TO TOTALLY SERVE SPECIFIC LOT(S) OR TRACT(S) COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE, HAVE BEEN PROPERLY DESIGNED, ENGINEERED, CONSTRUCTED AND ACCEPTED AS MEETING THE STANDARDS OF THE COUNTY OF JEFFERSON, APPLICABLE SPECIAL DISTRICTS, AND APPLICABLE SERVICING AUTHORITIES, OR, THAT A SUBSTITUTED SECURITY OR COLLATERAL AUTHORIZED PURSUANT TO SECTION 30-28-101, C.R.S. 1973, AS AMENDED HAS BEEN SUBMITTED TO AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD TO ASSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF SAID SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED UNDER RECEPTION NUMBER 85101439, OR ANY PORTION THEREOF NECESSARY TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE AND TO ASSURE SAID IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH REASONABLE DESIGN AND TIME SPECIFICATIONS, AND, B. THE APPLICABLE SPECIAL DISTRICT OR SERVICING AUTHORITY HAS CERTIFIED IN WRITING TO THE COUNTY OF JEFFERSON THAT ALL NECESSARY WATER TAPS NEEDED TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE HAVE OR WILL IN FACT BE ISSUED BY SUCH DISTRICT OR AUTHORITY. PROVIDED, HOWEVER, THAT A CONVEYANCE, SALE, OR TRANSFER OF A SPECIFIC LOT OR LOTS OR TRACT OR TRACTS OF LAND IDENTIFIED HEREON MAY BE MADE PRIOR TO COMPLIANCE WITH THE PROVISIONS OF THIS PARAGRAPH (B) WHERE THE SUBDIVIDERS AND THE PROPOSED TRANSFEREE, WHO MUST ALSO QUALIFY AS A "SUBDIVIDER" UNDER THE PROVISIONS OF SECTION 30-28-137, C.R.S. 1973, AS DEFINED IN SECTION 30-28-101 (9), C.R.S. 1973, HAVE BEEN GRANTED AN EXCEPTION FROM PLATTING FROM THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY EXPRESSLY CONDITIONED UPON THE EXECUTION OF AN EXCEPTION AGREEMENT BETWEEN THE BOARD AND THE SUBDIVIDERS WHEREBY THE TRANSFEREE SUBDIVIDER AGREES IN WRITING TO COMPLIANCE WITH THE SAME REQUIREMENTS AND RESTRICTIONS OF THIS PARAGRAPH (B) AND ALL PERTINENT PROVISIONS RELATED THERETO.

THESE RESTRICTIONS ON CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION OR ANY LOT, LOTS, TRACT OR TRACTS, OF LAND IDENTIFIED HEREON SHALL RUN WITH THE LAND AND SHALL EXTEND TO AND BE BINDING UPON THE HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS OF THE SUBDIVIDER AND SHALL BE ENFORCEABLE PURSUANT TO THE PROVISIONS OF SECTION 30-28-137 C.R.S. 1973, AS AMENDED.

APPROVED, COVENANTED AND AGREED TO AS CONSIDERATION FOR FINAL PLAT APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS THIS 15th DAY OF OCTOBER, 1985

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF WILLOW SPRINGS FILING NO. 3 AND DO BY THESE PRESENTS, OF ITS OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPELSION GRANT AND CONVEY TO THE COUNTY OF JEFFERSON, STATE OF COLORADO ALL EASEMENTS AS SHOWN HEREON AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON AN EASEMENT OVER ANY AND ALL PRIVATE ROADS AND RIGHTS-OF-WAY FOR THE PURPOSE OF PASSAGE OF PUBLIC, PRIVATE OR OTHER SERVICE AND EMERGENCY VEHICLES. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT IS NOT TO BE CONSTRUED AS AN ACCEPTANCE BY THE COUNTY OF SAID PRIVATE ACCESS ROADS AND RIGHTS-OF-WAY FOR ANY OTHER PURPOSE INCLUDING MAINTENANCE PURPOSES.

WILLOW SPRINGS ENTERPRISES, INC., A COLORADO CORPORATION

Stanley A. Harwood, Stanley A. Harwood, President; Elizabeth M. Harwood, Elizabeth M. Harwood, Secretary-Treasurer

STATE OF COLORADO)) COUNTY OF JEFFERSON)) SS:))

THE FOREGOING DEDICATION AND COVENANT AND PLAT RESTRICTION ON SALE, CONVEYANCE OR TRANSFER HAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF October, A.D., 1985 BY Stanley A. Harwood AS President AND Elizabeth M. Harwood AS Secretary-Treasurer.

WITNESS MY HAND AND SEAL.

Notary Public, Harrison M. 20165, My Commission Expires: 4-14-86

CERTIFICATE

I, Thomas N. Scheffel, an Attorney at Law duly licensed to practice before the Courts of Record of the State of Colorado, do hereby certify that I have examined the title of lands herein dedicated and shown upon the within plat as public lands, public ways and easements, and the title of such lands is in Dedicator's Name Free and Clear of all liens and encumbrances except that certain reservation by the Union Pacific Land Company of Col. and other mineral rights as recorded June 10, 1902 deed in Book 114 at Page 548.

CERTIFICATE

I, Joan H. Lovellette, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of Willow Springs Filing No. 3 was made by me or directly under my supervision on or about the 14th day of October, 1985 and that the accompanying plat accurately and properly show said subdivision and the survey thereon.

Joan H. Lovellette, Registered Colorado Land Surveyor

NUMBER PLS 19610 DATE 14 OCT 85



PLAT AND SUPPORTING DOCUMENTATION BY: Vn Design 19401 W. 58th Ave. Arvada, CO 80002 (303) 421-7375

SURVEY BY: COLE VENTURE INC. 5652 So. Delaware St., Littleton, CO (303) 795-1460

REVISED BY: BOULANGER ENGINEERING, INC., P. O. Box 1738, Evergreen, CO 80439 (303) 674-3223 MARCH 1985

RESTRICTIONS

PRIOR TO SALE OR ISSUANCE OF BUILDING PERMITS, THE APPLICANT WILL PROVIDE DRAINAGE AND GRADING IMPROVEMENTS ALONG THE OFF-SITE SECONDARY EMERGENCY ACCESS ROAD IN ACCORDANCE WITH PLANS APPROVED BY THE JEFFERSON COUNTY DEPARTMENT OF HIGHWAYS AND TRANSPORTATION.

RESTRICTIONS

PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY LOT ON THIS SITE, A PROFESSIONAL REGISTERED ENGINEER, LICENSED IN THE STATE OF COLORADO, KNOWLEDGEABLE IN THE FIELDS OF HYDRAULIC EVALUATION OF OPEN CHANNELS AND CLOSED CONDUIT STORM SEWER SYSTEMS SHALL SUBMIT CERTIFICATION TO THE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION STATING THAT THE NECESSARY STORM DETENTION POND AND RELEASE IMPROVEMENT HAVE BEEN COMPLETED AS REQUIRED BY THE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION.

RESTRICTIONS

PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT, A REGISTERED ENGINEER, LICENSED IN THE STATE OF COLORADO, KNOWLEDGEABLE IN THE FIELDS OF FOUNDATIONS, SOILS AND GEOLOGY, SHALL CERTIFY TO THE COUNTY THE FOLLOWING: (A) THAT AN ON-SITE INVESTIGATION HAS BEEN CONDUCTED AND THAT DETERMINATION HAS BEEN MADE AS TO DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION. (B) THAT THE PLANS TO BE SUBMITTED HAVE BEEN REVIEWED AND/OR PREPARED BY SUBJECT ENGINEER AND THAT HE HAS VERIFIED THE SAID PLANS MEET OR EXCEED THE CRITERIA SET FORTH IN PARAGRAPH (A) ABOVE. BEFORE THE COUNTY PERFORMS A FINAL INSPECTION, A REGISTERED ENGINEER LICENSED IN THE STATE OF COLORADO, KNOWLEDGEABLE IN THE FIELDS OF FOUNDATIONS, SOILS AND GEOLOGY, SHALL VERIFY THAT THE ACTUAL CONSTRUCTION OF THE FOUNDATION MEETS THE SPECIFICATIONS IN THE PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION.

NOTES

- 1. THIS DEVELOPMENT HAS 52 SINGLE FAMILY DETACHED DWELLINGS.
2. THIS DEVELOPMENT IS NOT WITHIN 100 YEAR FLOOD PLAIN.
3. THE 4.935 ACRES OF PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY WILLOW SPRINGS ENTERPRISES, INC. (TRACT "F"). MAXIMUM CUTS AND FILLS ARE 3-0 FEET X 100 FEET IN LENGTH. CUTS AND FILLS WILL BE RESEDED IN NATURAL GRASSES TO BLEND WITH NATURAL TOPOGRAPHY.
4. THIS DEVELOPMENT CONTAINS 41.31 ACRES.
5. TRACTS "A", "B", "C", "D", "E" & "F" ARE TO BE USED FOR DRAINAGE, STORM WATER DETENTION AND UTILITIES. THESE TRACTS ARE TO BE MAINTAINED BY WILLOW SPRINGS ENTERPRISES, INC. THE EMERGENCY ACCESS ROAD WITHIN TRACT A AND THE OFF-SITE ACCESS ROAD SHALL BE MAINTAINED SO THAT SUCH ROADS REMAIN PASSABLE AT ALL TIMES.
6. EIGHT (8) FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE EXCLUSIVE USE OF ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND POSTAL FACILITIES ON BOTH SIDES OF ALL STREETS WITHIN WILLOW SPRINGS FILING NO. 3. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES BUT IN NO EVENT SHALL ANY WATER METERS, OTHER STRUCTURES, TREES OR SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVES AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH. IN ADDITION, EIGHT (8) FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE USE OF ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND POSTAL FACILITIES ALONG ALL LOT LINES WITHIN WILLOW SPRINGS FILING NO. 3.
7. THIS FILING IS A PORTION OF THE OFFICIAL DEVELOPMENT PLAN RECEPTION NO. 80088996 IN THE RECORDS OF JEFFERSON COUNTY, STATE OF COLORADO.
8. ONLY ONE (1) RESIDENTIAL DWELLING STRUCTURE MAY BE PERMITTED TO BE CONSTRUCTED ON ANY LOT.
9. BASIS OF BEARINGS: N 88° 10' 53" W, THE SOUTH LINE OF BLOCK 2, WILLOW SPRINGS COUNTRY CLUB FILING NO. 1. EACH END MONUMENTED BY 1/2" DIA STEEL PIPE EMBEDDED IN 8"x18" DEEP CONCRETE MARKER.
10. DENOTES SUBDIVISION BOUNDARY MONUMENTS. THESE MONUMENTS TO BE 1/2" DIA STEEL PIPE IMBEDDED IN 8" X 18" DEEP CONCRETE MARKER.
11. EXCEPT FOR APPROVED DRAINAGE FACILITIES, DETENTION POND AND ASSOCIATED APPURTENANCES, NO OTHER STRUCTURES SHALL BE ALLOWED IN DRAINAGE EASEMENTS AS SHOWN HEREON OR IN THE AREAS DESIGNATED FOR DETENTION POND ON THE APPROVED DRAINAGE PLANS ON FILE WITH THE COUNTY DEPARTMENT OF HIGHWAYS AND TRANSPORTATION. NO ALTERATION OR MODIFICATIONS TO SUCH DRAINAGE FACILITIES AND APPURTENANCES SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION. THE DRAINAGE FACILITIES, DETENTION POND AND ASSOCIATED APPURTENANCES SHALL BE MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS.
12. THE PRIVATE DRIVEWAY COMMON TO LOTS 17 AND 18 AND COMMON TO LOTS 32 AND 33 ARE PLANNED TO BE SHARED BY THE RESPECTIVE LOT OWNERS. EACH OF THESE LOT OWNERS ARE TO BE CONVEYED A DRIVEWAY EASEMENT FOR THE PORTION OF THEIR DRIVEWAY NOT ON THEIR LOT AT THE TIME OF PURCHASE.
13. THE PLANNING DIRECTOR HAS APPROVED A MINOR VARIATION TO THE OFFICIAL DEVELOPMENT PLAN REQUIREMENT THAT CUL-DE-SACS WITHIN WILLOW SPRINGS WILL NOT EXCEED 1000 FEET IN LENGTH. THE CUL-DE-SAC NAMED WILD BERRY IS 1082 FEET LONG AND IT SERVES NO MORE THAN 14 LOTS. THIS IS CONSISTENT WITH CURRENT STANDARDS (JULY 1985), THEREFORE, THE MINOR VARIATION HAS BEEN APPROVED.

APPROVALS

THE FOREGOING PLAT IS APPROVED FOR FILING AND CONVEYANCE OF THE EASEMENTS IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO THIS 21st DAY OF OCTOBER, 1985.

Norman C. Allen, Chairman, Board of County Commissioners

by Donna M. Kuhnle, Deputy Clerk, Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado, this 21st day of October, 1985.

RECEPTION NO. 85101440 TIME 13:37 PM

Norman C. Allen, County Clerk and Recorder, by Donna M. Kuhnle, Deputy

REVIEWED BY THE JEFFERSON COUNTY PUBLIC WORKS DIVISION THIS 16th DAY OF OCTOBER, 1985.

Reviewed by the Jefferson County Health Department this 21st DAY OF OCTOBER, 1985.

Reviewed by the Jefferson County Planning Commission this 16th DAY OF OCTOBER, 1985.

Willow Springs Engineering Division. Drawn By: P. HART Date: JUL 25, 1985. Scale: NONE Rev: E App: Title: LAND DESCRIPTION, NOTES, PLAT, RESTRICTIONS, DEDICATIONS, REVIEWS & MISC. DWG. NO. 01-03 E

Official Correction # 88069620 7/18/88

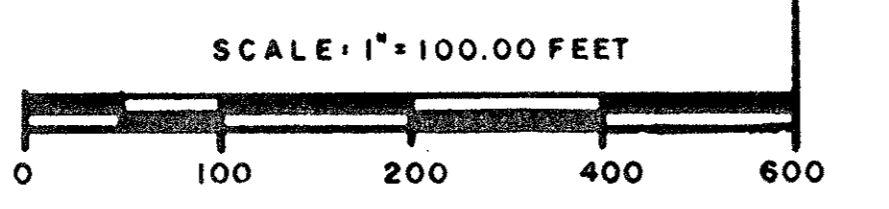
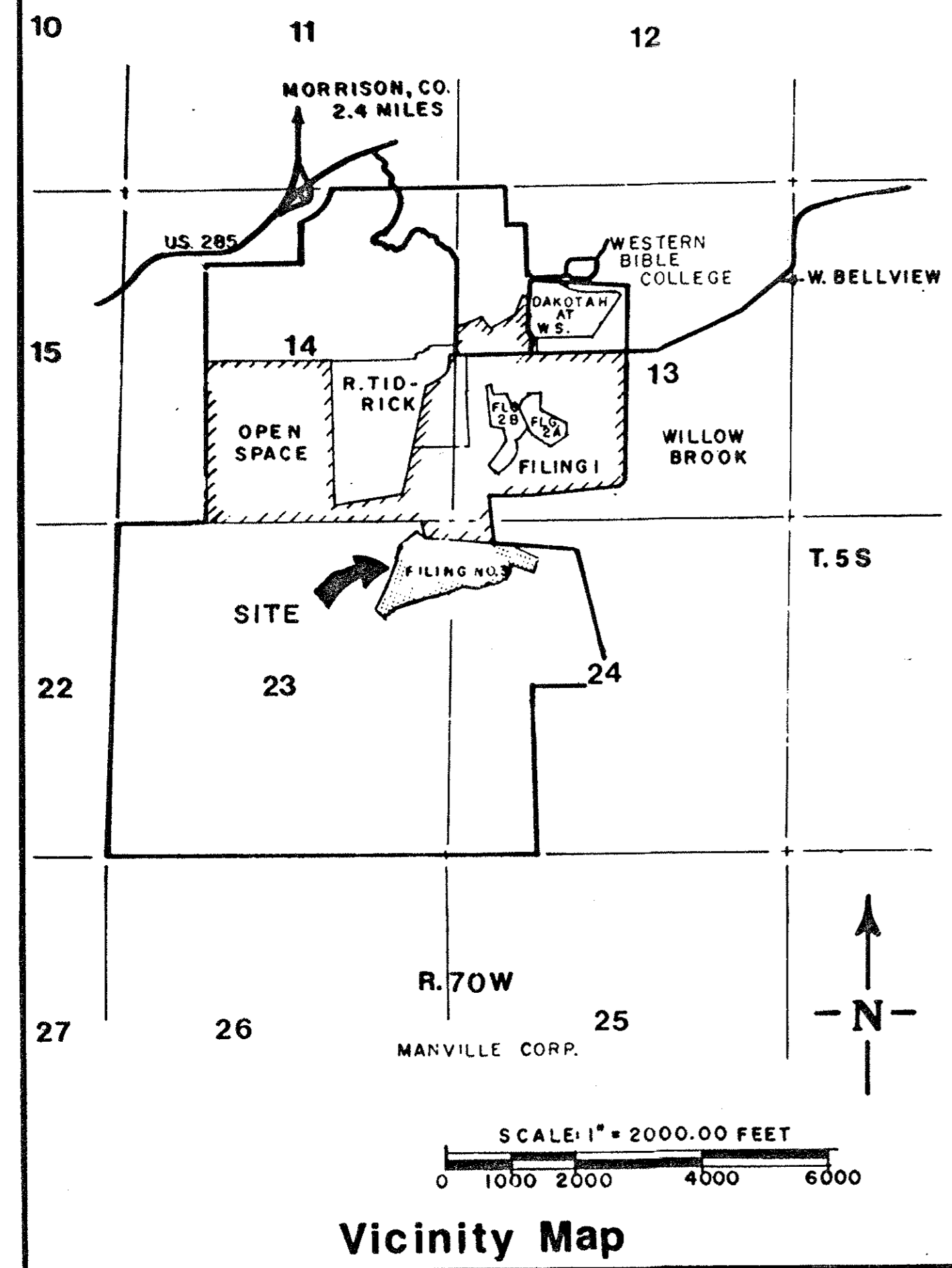
Bk 86 Pg 9 Rec #85101440

WILLOW SPRINGS FILING NO.3

BEING A PORTION OF THE N.E. 1/4 SEC. 23 AND A PORTION OF THE N.W. 1/4 SEC. 24,
TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE 6TH. PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 2 OF 3

PLAT NO. S6-2-84
MAP NO. 84



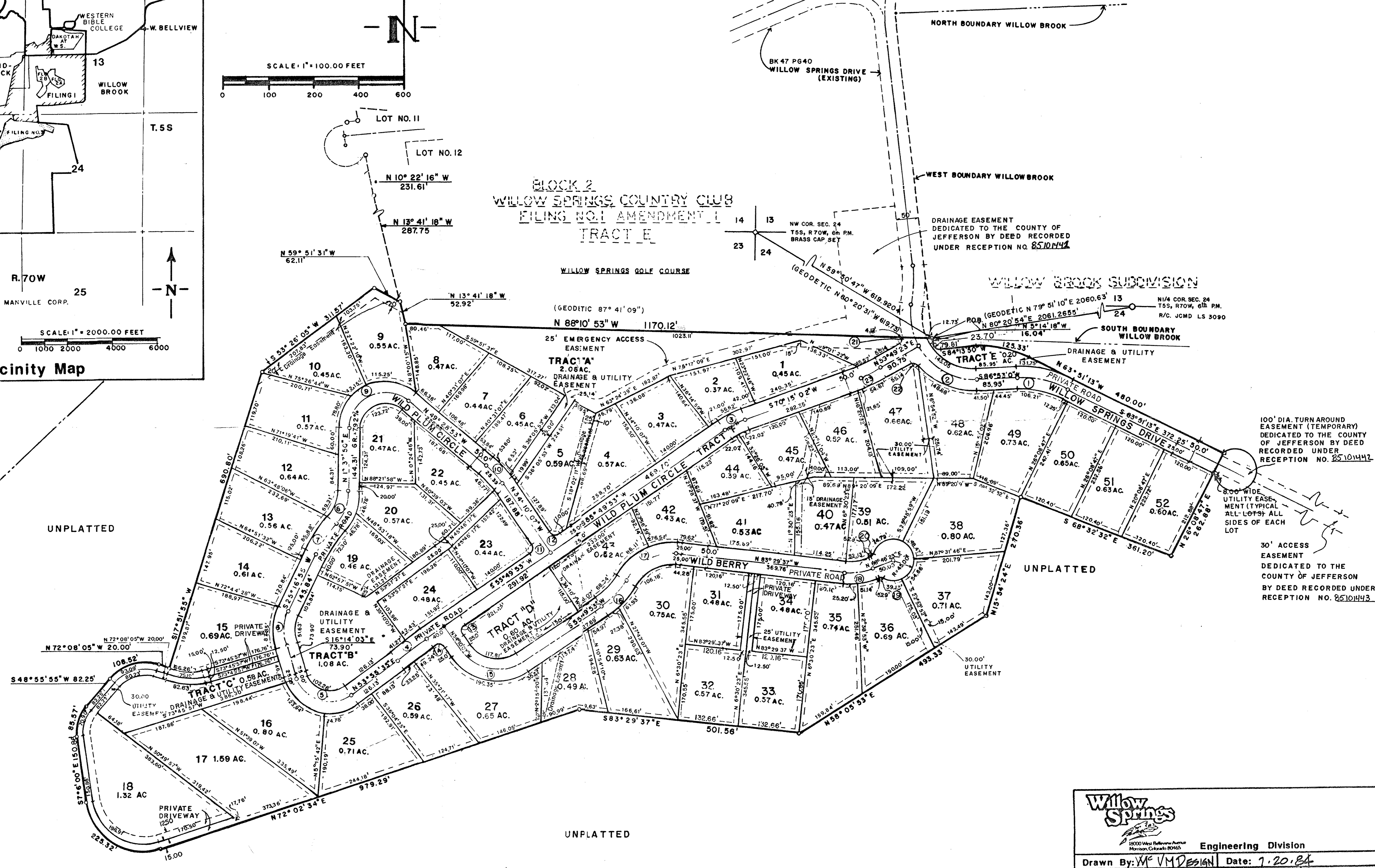
Vicinity Map

BLOCK 8
AMENDMENT NO. 2
WILLOW SPRINGS
O.D.P.

UNPLATTED

UNPLATTED

UNPLATTED



100' DIA. TURN AROUND
EASEMENT (TEMPORARY)
DEDICATED TO THE COUNTY
OF JEFFERSON BY DEED
RECORDED UNDER
RECEPTION NO. 85101442

30' ACCESS
EASEMENT
DEDICATED TO THE
COUNTY OF JEFFERSON
BY DEED RECORDED UNDER
RECEPTION NO. 85101443

		Engineering Division	
		Drawn By: <u>WV VM DESIGN</u>	Date: <u>7.20.24</u>
Scale: <u>1"=100'</u>		Rev:	App:
Title: <u>THIRD FILING</u>			
DWG. NO. 01-04			