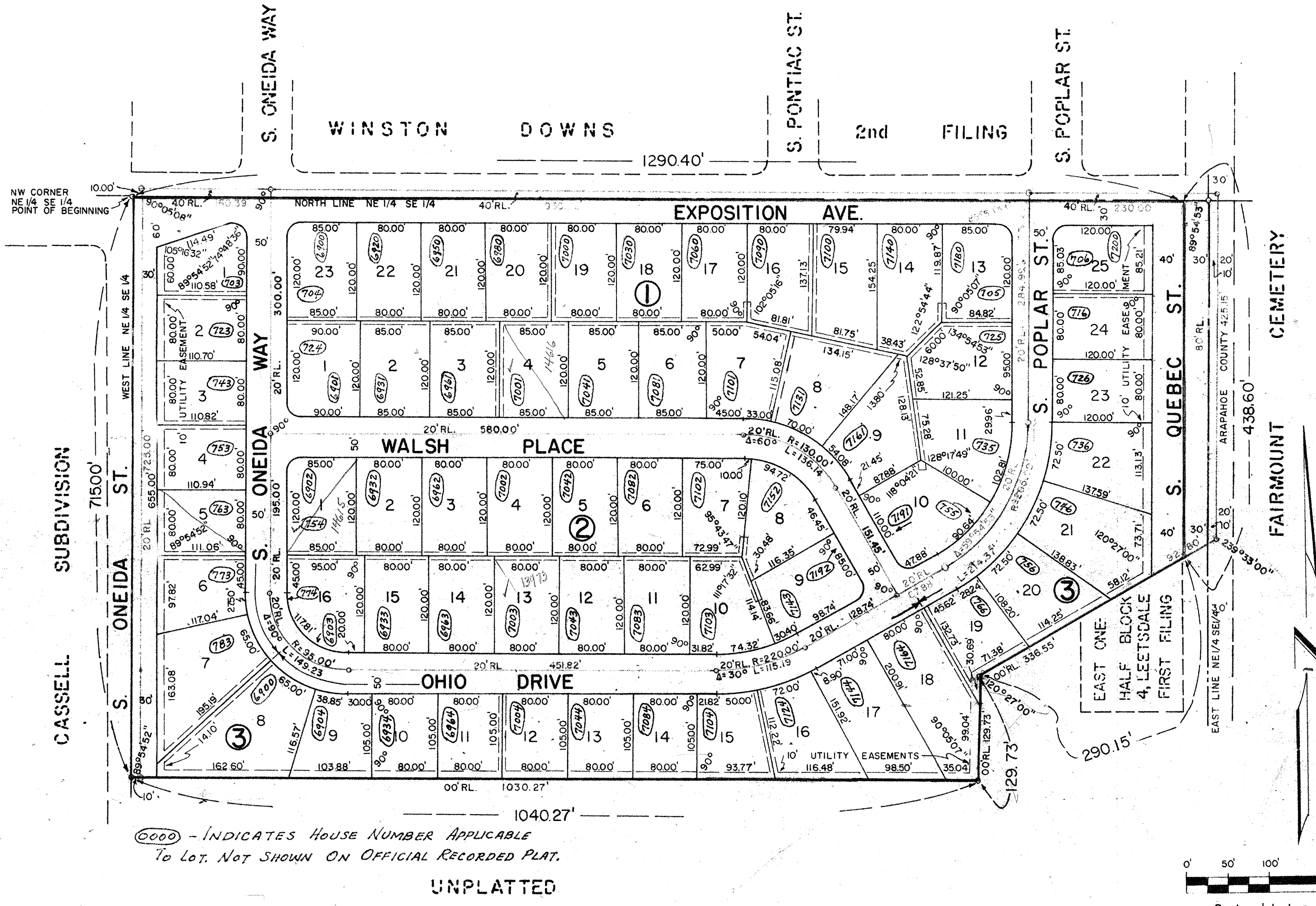


LEE DOWNS

A PART OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that COFFEY INVESTMENTS, INC., a Colorado Corporation, and VICTOR LEE COFFEY, SR., MARGARET H. COFFEY, and V. L. COFFEY, JR., as individuals, being the owners of a part of the Northeast One-quarter of the Southeast One-quarter of Section 17, Township 4 South, Range 67 West of the Sixth Principal Meridian, including a part of the East One-half of Block 4, Leetsdale First Filing, City and County of Denver, Colorado, more particularly described as follows:

Beginning at the Northwest Corner of said Northeast One-quarter of the Southeast One-quarter, thence Easterly along the North Line of said Northeast One-quarter of the Southeast One-quarter a distance of 1290.40 feet to a point 30.00 feet West of the East Line of said Northeast One-quarter of the Southeast One-quarter; thence on an angle to the right of 90°05'07" and parallel with said East Line a distance of 438.60 feet; thence on an angle to the right of 59°33'00" a distance of 290.15 feet; thence on an angle to the left of 59°33'00" and parallel to said East Line a distance of 1297.3 feet to a point 715.00 feet South of said North Line; thence on an angle to the right of 89°54'53" and parallel with said North Line, a distance of 1040.27 feet to a point on the West Line of said Northeast One-quarter of the Southeast One-quarter; thence on an angle to the right of 90°05'08" and along said West Line a distance of 715.00 feet to the Point of Beginning; have laid out, platted, subdivided the above described land under the name and style of "Lee Downs," and by these presents do dedicate to the public the streets, avenues, ways, places, drives, and other public places hereon shown and not otherwise already dedicated for public use, also public utility easements as shown.

COFFEY INVESTMENTS, INC.
Victor Lee Coffey, Sr.
 Victor Lee Coffey, Sr., President
Victor Lee Coffey, Jr.
 Victor Lee Coffey, Jr., Secretary

INDIVIDUALS
Victor Lee Coffey, Sr.
 Victor Lee Coffey, Sr.
V. L. Coffey, Jr.
 V. L. Coffey, Jr.
Margaret H. Coffey
 Margaret H. Coffey

STATE OF COLORADO)
 CITY AND COUNTY OF DENVER) SS
 The foregoing instrument was acknowledged before me this 29th day of December, A.D. 1961, by Victor Lee Coffey, Sr., President, Victor Lee Coffey, Jr., Secretary, Coffey Investments, Inc., Victory Lee Coffey, Sr., V. L. Coffey, Jr., and Margaret H. Coffey, individuals.
 My commission expires April 29th, 1963. Witness my hand and official seal. *Bette C. O'Connor*
 Notary Public

NOTES
 All guy easements are 25 feet in length.
 All easements are 5 feet in width on either side of lot lines unless otherwise noted.
 All block corner radii are 15 feet.
 All street line dimensions on corner lots are to the point of intersection of those lines extended.

APPROVALS

Approved by the Manager of Public Works. *W. Haemmer*
 Manager of Public Works

Approved by the Manager of Parks and Recreation. *Willard Brown*
 Manager of Parks and Recreation

Approved by the City Traffic Engineer. *John A. Chace*
 City Traffic Engineer

Approved by the Denver Planning Office. *James M. Swell*
 Planning Director

Approved by the Council of the City and County of Denver, Colorado, by Ordinance No. 85 of the series of 1962.
 Witness my hand and corporate seal of the City and County of Denver this 9th day of April, A.D. 1962.

Robert E. Watkins
 Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver

By *Joseph J. Kubal, Jr.*
 Deputy City Clerk

O21707
 STATE OF COLORADO)
 CITY AND COUNTY OF DENVER)
 I have examined the evidence of title to the land described hereon, and find the title to the streets, avenues, ways, places, drives, and other public places to be in the above named dedicators this 29th day of December, A.D. 1962 at 8:20 o'clock A.M., free and clear of encumbrances.
 A. April 11 62
24 45
Ether Bennett
 6.00
 Attorney for the City and County of Denver

I hereby certify that I have examined the evidence of title to the land described hereon, and find the title to the streets, avenues, ways, places, drives, and other public places to be in the above named dedicators this 29th day of December, A.D. 1962 at 8:20 o'clock A.M., free and clear of encumbrances.
 Attorney for the City and County of Denver

I hereby certify that this map and the survey represented thereby are accurate and in conformity with the requirements of Article 342 of the Revised Municipal Code of the City and County of Denver.
S. B. Ward
 Engineer, City and County of Denver

I hereby certify that the survey for this plat has been made in agreement with the records on file in the Office of the City Engineer of the City and County of Denver and that the plat is in conformity with such records.
E. Max Serafini
 E. Max Serafini, Registered Land Surveyor