KINGDOM OF GILPIN ESTATES

UNIT 1

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED APEX VALLEY DEVELOPMENT COMPANY, BEING THE OWNER OF THE VETERAN MILLSITE (SURVEY No. 867 B), THE LEIPSIC MINING LODE (SURVEY No. 968), THE I.X.L. LODE (SURVEY No. 780), AND THE BLUE GRAVEL PLACER (SURVEY No. 11854), ALL BEING IN THE FAIRFIELD AND VERMILLION MINING DISTRICTS, IN GILPIN COUNTY, COLORADO, HAS SUBDIVIDED AND PLATTED THOSE PORTIONS THEREOF SHOWN ON THE WITHIN PLAT INTO LOTS, BLOCKS, AND SILVER CREEK AND APEX VALLEY ROADS, UNDER THE NAME AND STYLE OF KINGDOM OF GILPIN ESTATES – UNIT 1, AND DOES HEREBY DEDICATE AND CONVEY TO GILPIN COUNTY, IN FEE SIMPLE, FOR PUBLIC USE, THE AFORESAID SILVER CREEK AND APEX VALLEY ROADS.

THE APEX VALLEY DEVELOPMENT CO.

ATTEST: Kurt O. Linn, SECRETARY. James E. Sexsmith, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF COLORADO } S.S.
COUNTY OF JEFFERSON }

THE FOREGOING PLAT AND DEDICATION OF KINGDOM OF GILPIN ESTATES – UNIT 1, WERE ACKNOWLEDGED BEFORE ME THIS 7TH DAY OF JULY, A.D. 1959, BY JAMES E. SEXSMITH, AS PRESIDENT, AND KURT O. LINN, AS SECRETARY, OF THE APEX VALLEY DEVELOPMENT CO., A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES MAY 28, 1961.
Ethel L. Chantis NOTARY PUBLIC

SURVEYOR'S AFFIDAVIT:

I, KURT O. LINN, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF KINGDOM OF GILPIN ESTATES – UNIT 1, WERE MADE BY ME AND UNDER MY SUPERVISION AND INSTRUCTION, AND THAT BOTH ARE ACCURATE AND TRUE, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

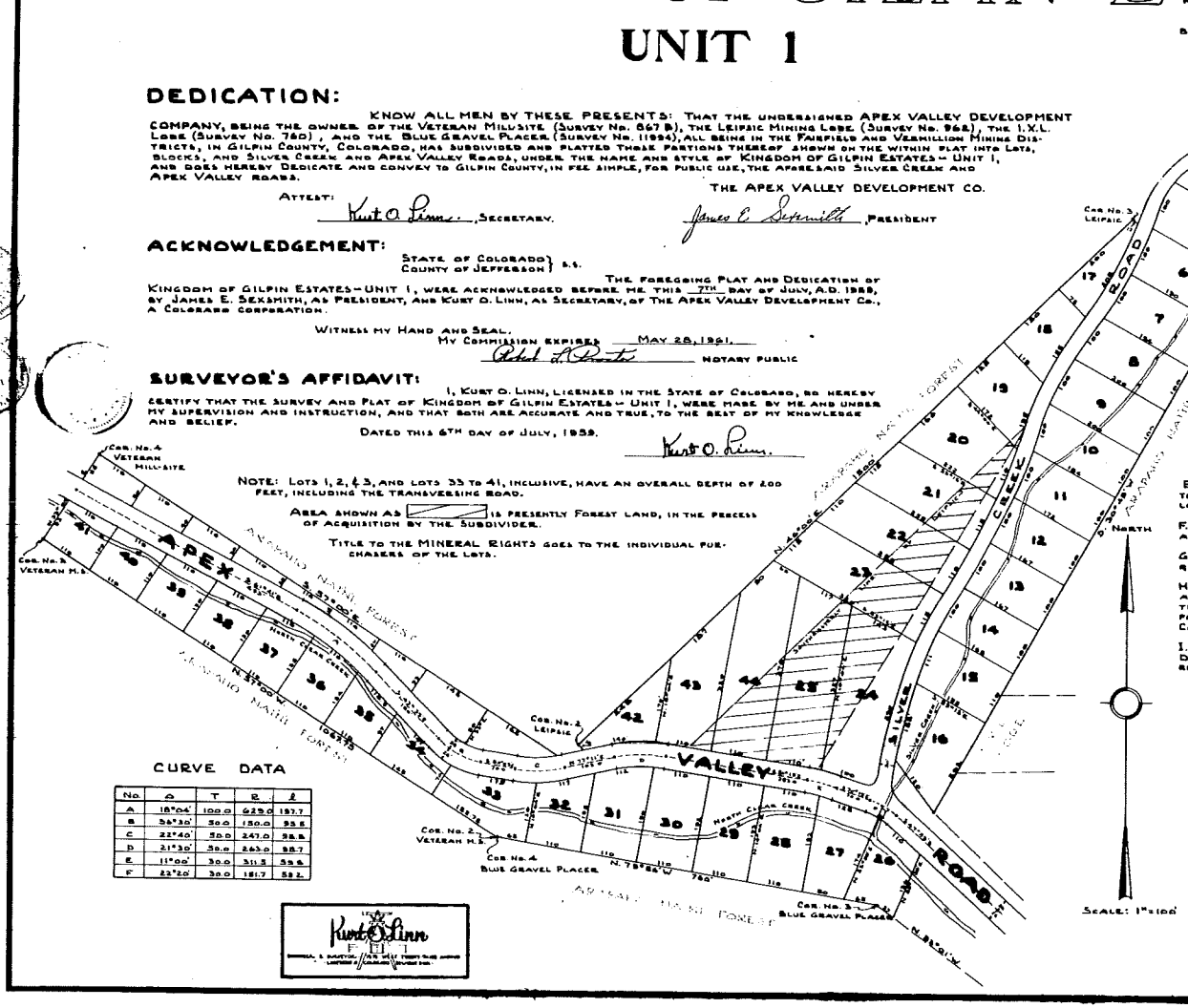
DATED THIS 6TH DAY OF JULY, 1959.

Kurt O. Linn

NOTE: LOTS 1, 2, & 3, AND LOTS 33 TO 41, INCLUSIVE, HAVE AN OVERALL DEPTH OF 200 FEET, INCLUDING THE TRANSVERSING ROAD.

AREA SHOWN AS [ ] IS PRESENTLY FOREST LAND, IN THE PROCESS OF ACQUISITION BY THE SUBDIVIDER.

TITLE TO THE MINERAL RIGHTS GOES TO THE INDIVIDUAL PURCHASERS OF THE LOTS.



SCALE: 1" = 100'

CURVE DATA

No.	Δ	T	R	L
A	18°04'	100.0	629.0	197.7
B	36°30'	30.0	150.0	95.5
C	22°40'	30.0	241.0	95.5
D	21°30'	30.0	263.0	98.7
E	11°00'	30.0	311.5	59.8
F	22°20'	30.0	181.7	59.2

Kurt O. Linn
ENGINEER & SURVEYOR
[illegible]

PROTECTIVE COVENANTS

THE FOLLOWING PROTECTIVE COVENANTS SHALL APPLY TO THIS AND ALL SUBSEQUENT UNITS OF THE KINGDOM OF GILPIN ESTATES SUBDIVISIONS.

A. ALL LOTS IN THIS SUBDIVISION ARE FOR SINGLE-FAMILY, MOUNTAIN-RESIDENTIAL USE ONLY.

B. NO BASEMENT, TENT, SHACK, GARAGE, BARN OR TRAILER SHALL BE OCCUPIED OR USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY TEMPORARY STRUCTURE BE USED AS A RESIDENCE, EXCEPT BY SPECIAL WRITTEN PERMISSION FROM THE SUBDIVIDER, FOR A PERIOD OF NOT TO EXCEED 4 MONTHS, DURING CONSTRUCTION OF PERMANENT BUILDINGS.

C. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CONDUCTED UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

D. NO DWELLING SHALL BE ERECTED OR PERMITTED ON ANY LOT, WITH A GROUND-FLOOR AREA, EXCLUSIVE OF OPEN PORCHES OR GARAGES, LESS THAN 400 SQUARE FEET.

E. ALL BUILDINGS MUST OBSERVE A MINIMUM SET-BACK OF 30 FEET FROM THE FRONT LOT LINE, AND A MINIMUM OF 15 FEET FROM THE REAR AND SIDE LOT LINES.

F. AN EASEMENT 6 FEET WIDE IS RESERVED ALONG ALL REAR AND SIDE-SITE LINES, FOR UTILITY INSTALLATION AND MAINTENANCE.

G. SANITARY FACILITIES AND INSTALLATIONS MUST COMPLY WITH THE REQUIREMENTS OF THE COLORADO STATE BOARD OF HEALTH.

H. THESE COVENANTS RUN WITH THE LAND, AND SHALL BIND ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1980, AT WHICH TIME THEY SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE TEN-YEAR PERIODS, UNLESS, BY A VOTE OF THE OWNERS OF A MAJORITY OF THE LOTS, SAID COVENANTS ARE CHANGED IN WHOLE OR IN PART.

I. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT DECREE SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

ACCEPTANCE

ACCEPTED FOR FILING IN THE OFFICE OF THE GILPIN COUNTY CLERK AND RECORDER THIS 13th DAY OF JULY, 1959, AT 1:30 P.M.

Elsie J. Goodpasture CLERK & RECORDER

RECEPTION NO. _____

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