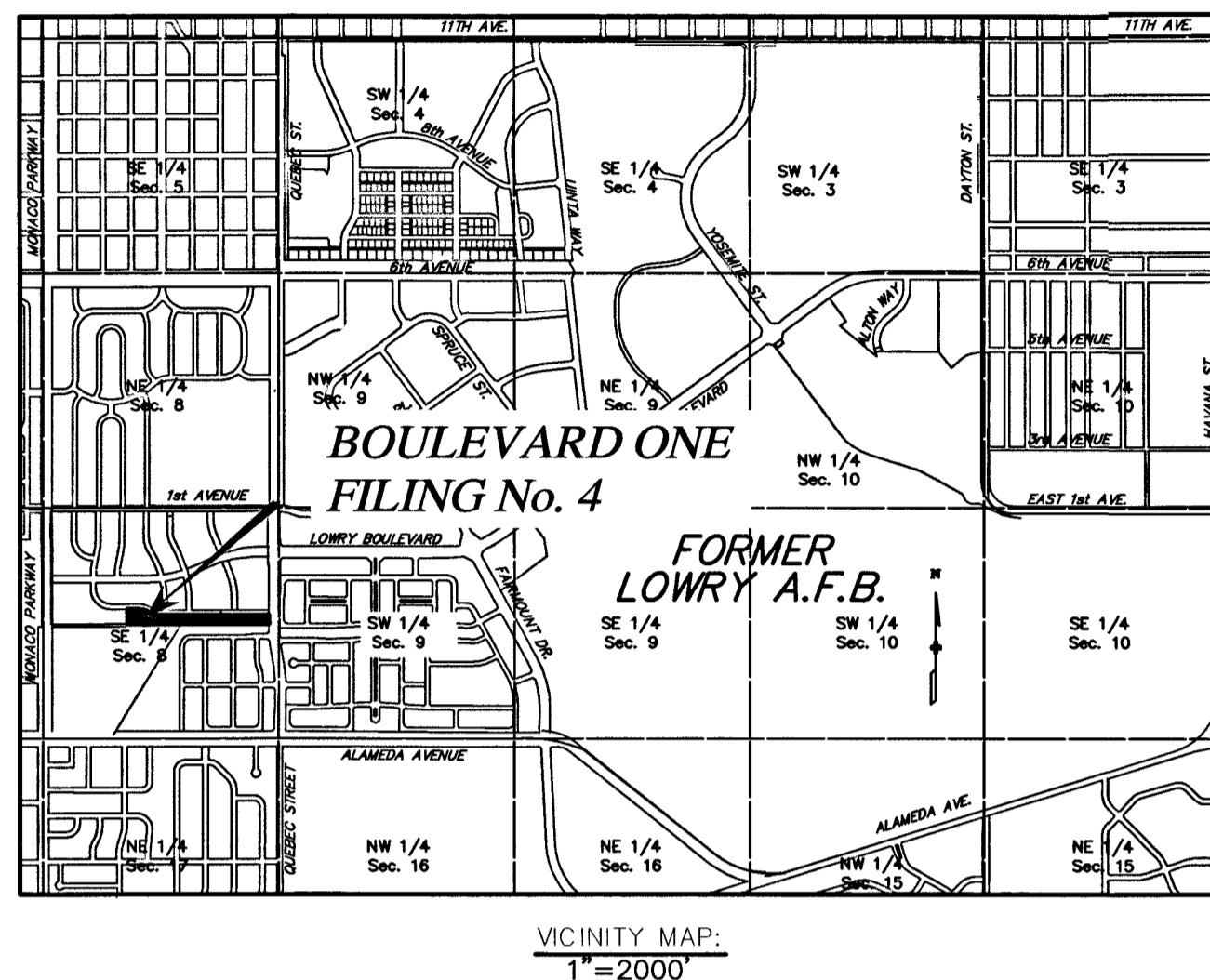


# BOULEVARD ONE FILING NO. 4

A REPLAT OF LOT 3, LOT 4 AND TRACT AA, BLOCK 12, BOULEVARD ONE FILING NO. 1  
 LOCATED IN A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 WEST  
 OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
 SHEET 1 OF 3



### DEDICATION:

Know all men by these presents that the Lowry Economic Redevelopment Authority, as owner has laid out, platted and subdivided into a block, lots and tracts, as shown on this map the land described as follows:

Lot 3, Lot 4 and Tract AA, Block 12, Boulevard One Filing No. 1, recorded at Reception Number 2014105351 in the Clerk and Recorder's Office of the City and County of Denver, located in a part of the Southeast Quarter of Section 8, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Containing 167,535 square feet or 3.846 acres, more or less.

Under the name and style of Boulevard One Filing No. 4, and by these presents do hereby dedicate to the City and County of Denver applicable public utilities and cable television easements as shown hereon.

### NOTES:

- NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- The land described herein may be subject to the terms, conditions, restriction, obligations, and/or reservations contained in the recorded instruments set forth in the binder for Land Title Guarantee Company Policy Order Number PIB70433616.968228 and according to public records as of May 22, 2015 at 5:00 P.M.
- BASIS OF BEARINGS: Bearings are based on the north line of the Southeast Quarter of Section 8, Township 4 South, Range 67 West of the Sixth Principal Meridian as being North 89°59'52" West. The East Quarter Corner of said Section 8 is marked by a found 3-1/4" Aluminum Cap in range box, stamped: BRW INC, PLS 20683. The Center of said Section 8 is marked by a found 3-1/4" Aluminum Cap Witness Corner stamped: URS CORP PLS 20683.
- BENCHMARK: NGS E 393: National Geodetic Survey stainless steel rod located at the intersection of First Ave. and Monaco Parkway. Elevation = 5393.20' NAVD 88.
- STATE PLANE COORDINATES: The Colorado State Plane Coordinates, Central Zone, NAD 83/92 for the indicated Section Corners are:
 

SECTION CORNER	NORTHING	EASTING
E 1/4 Cor Sec 8, T4S, R67W	1,687,096.731	3,167,797.851
SE Cor Sec 8, T4S, R67W	1,684,457.693	3,167,813.656
Sen Sec 8, T4S, R67W	1,687,079.169	3,165,162.959

The subject property lies within or partially within the description or exhibits found in the following recorded instruments and may therefore be subject to the terms, provisions, covenants, conditions, restrictions, obligations, and reservations contained therein.

DESCRIPTION	DOCUMENT
A QUITCLAIM DEED	Reception Number 2012071995
B BUCKLEY ANNEX GENERAL DEVELOPMENT PLAN	Reception Number 2013077511
-AMENDED IN INSTRUMENT	Reception Number 2014118498
C THE PLAT OF BOULEVARD ONE FILING NO.1	Reception Number 2014105351
D ORDINANCE 0468	Reception Number 2014104794
E MASTER DECLARATION FOR BOULEVARD ONE COMMUNITY ASSOCIATION	Reception Number 2014134170
F NOTICE REGARDING BOULEVARD ONE COMMUNITY ASSOCIATION	Reception Number 2014134172

- There is 1 Block, 20 Lots and 2 Tracts in Boulevard One Filing No. 4.
- Tract A is for pedestrian access, utilities, drainage, and open space. This tract is to be constructed, owned and maintained by the Lowry Economic Redevelopment Authority until such time as a homeowners association or a special district is formed and authorized to accept title and maintain said tract.
- Tract B is for utilities, streets, avenues and boulevard purposes. This tract will be maintained by the Lowry Economic Redevelopment Authority until it is dedicated to and accepted by the City and County of Denver by separate document. The 5 foot sidewalk easement and any portion of the 6 foot utility easement granted from the Boulevard One Filing No. 1 plat within said Tract B shall be vacated.
- Permanent, nonexclusive utility easements are hereby granted, as shown hereon, by the owners for the use of electric, gas, telephone, cable television, fiber optics, and postal facilities. These easements are 5 feet wide, 6 feet wide, and 10 feet by 10 feet wide as shown. Other utilities shall have the right to cross at approximately right angles, but in no event shall any trees or any below or above ground structures that interfere with these uses be allowed within these easements. Concrete driveways are permissible as long as they cross at approximately right angles.
- A right of access for emergency services is hereby granted on and across all areas for police, fire, medical and other emergency vehicles and for the provision of emergency services.
- An access easement for municipal services provided by the City and County of Denver is hereby granted on and across all private streets and alleys for the provision of such City services.
- Any water easements required for water main installation will be granted to Denver Water by separate document.
- FLOOD ZONE DESIGNATION: By scaled map location and graphic plotting only, according to Flood Insurance Rate Map, in the City and County of Denver, State of Colorado, Panel 208 of 300, Map Number 0800460208G, Map Revised: November 17, 2005 and Panel 209 of 300, Map Number 0800460209G, Map Revised: November 17, 2005, Boulevard One Filing No. 4 lies within the following floodplain zone designation:
  - Zone X, other areas; areas determined to be outside the 0.2% annual chance floodplain.
- The United States of America has deeded the property to the Lowry Economic Redevelopment Authority pursuant to a deed recorded at Reception Number 2012071995 in the records of the Clerk and Recorder of the City and County of Denver. In the deed the United States of America has given covenants as required by law. In said Deed recorded at Reception Number 2012071995 the United States has covenanted and warranted that all remedial action necessary to protect human health and environment with respect to any hazardous substances identified pursuant to Section 120(h)(93)(A)(i)(I) of CERCLA remaining on the Property has been taken before the date of said Deed recorded at Reception Number 2012071995 and that any additional remedial action found to be necessary after the date of this Deed and required by Section 120(h) of CERCLA shall be conducted by the United States of America. The Lowry Economic Redevelopment Authority hereby assigns to the City and County of Denver the United States' covenants and warranties for all property dedicated by the Lowry Economic Redevelopment Authority to the City. The Lowry Economic Redevelopment Authority warrants that it has stored no hazardous substances, petroleum products or their derivatives on the property hereby dedicated to the City and County of Denver.
- All dimensions shown hereon are in U.S. Survey Feet. All bearings shown hereon are in Degrees-Minutes-Seconds.
- The Covenant and Permit and Easement for a Detention Pond recorded at Reception Number 2000061256 in the Clerk and Recorder's Office of the City and County of Denver impacts Lots 13 through 20, Block 1, Boulevard One Filing No. 4, as shown hereon. This drainage facility must be relocated from such Lots 13 through 20. No building permits will be issued for said Lots 13 through 20 until the relocation of the existing facility is complete.

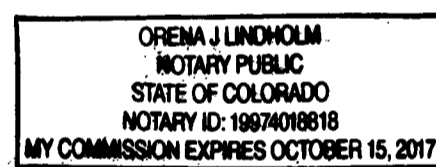
### OWNER:

Lowry Economic Redevelopment Authority

By: Montgomery C. Force  
 Montgomery C. Force, Executive Director

State of Colorado }  
 City and County of Denver } SS

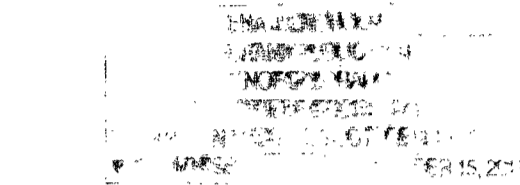
The foregoing instrument was acknowledged before me this 13th day of August, 2015, by Montgomery C. Force, as Executive Director of the Lowry Economic Redevelopment Authority.



Witness my hand and official seal

My commission expires 10/15/2017

Orena J. Lindholm  
 Notary Public



### ATTORNEY'S CERTIFICATION:

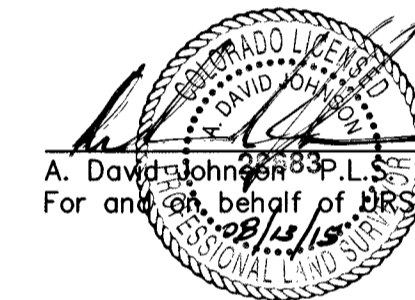
I hereby certify that I have examined the evidence of title to the land described hereon and find the title to be in the above-named dedicators this 21st day of September, 2015.

D. Scott Martinez  
 Attorney for the City and County of Denver  
Julia A. Wells  
 Assistant City Attorney

Date  
9-21-15  
 Date

### SURVEYOR'S CERTIFICATION:

I hereby certify that the survey for this plat has been made in agreement with records on file in the office of the City Engineer of the City and County of Denver, and this plat is in conformity with such records and all monuments shown hereon exist as described and all dimensional and geodetic details are correct.



### APPROVALS:

I hereby certify that this map and the survey represented thereby are accurate and in conformity with the requirements of Chapter 49, Article III of the Revised Municipal Code of the City and County of Denver, and that the required improvements have been provided for.

Isaac B. Brown 9-11-15  
 City Engineer Date

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:  
M. Grijó 9/11/15  
 Executive Director of Public Works Date

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT  
[Signature] 9/4/15  
 Executive Director of Community Planning and Development Date

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:  
Scott Wilson 9-10-15  
 Executive Director Parks and Recreation Date

Approved by the Council of the City and County of Denver, Colorado,  
 by Ordinance Number \_\_\_\_\_ of Series 201\_\_\_\_  
 Witness my hand and official seal of the City and County of Denver  
 this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2015.

Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver

By: \_\_\_\_\_  
 Deputy Clerk and Recorder

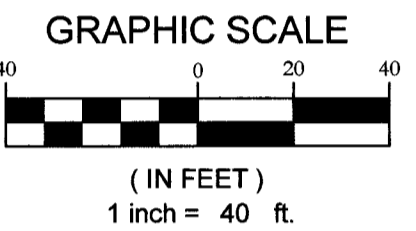
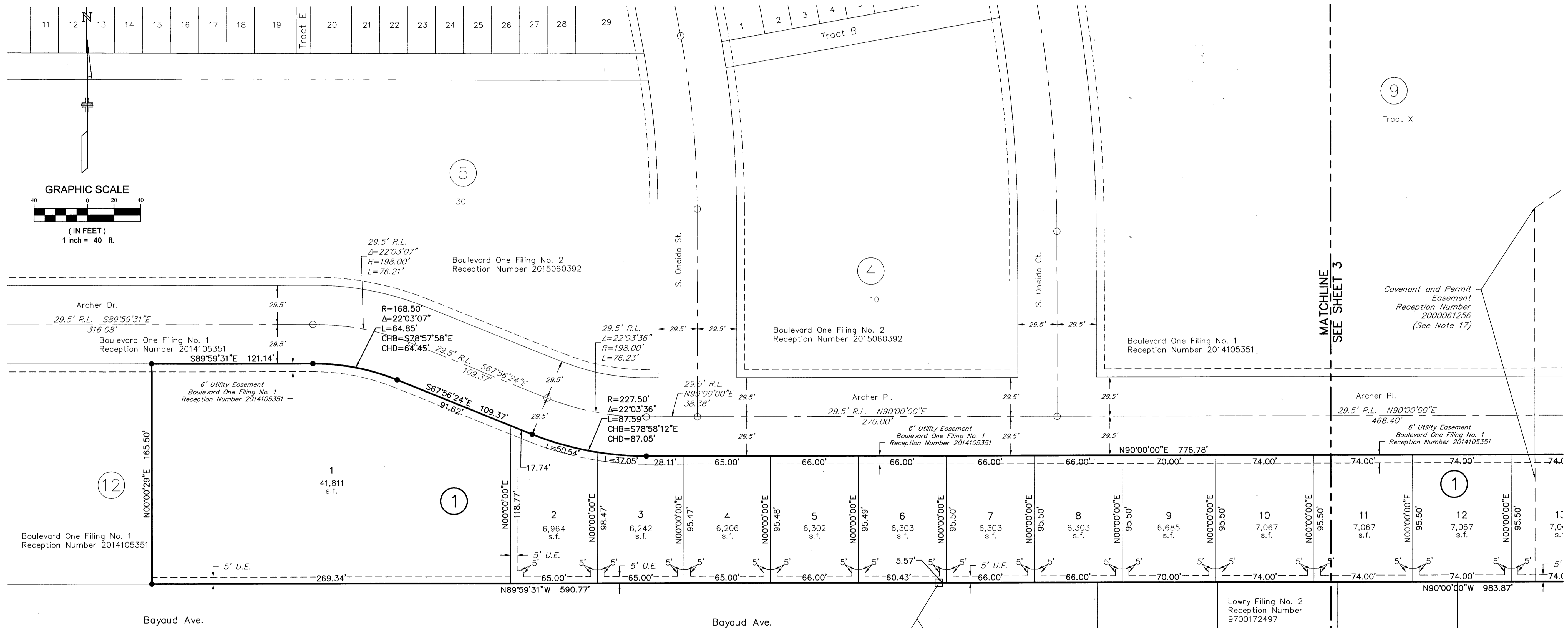
### CLERK AND RECORDER'S CERTIFICATION:

State of Colorado }  
 City and County of Denver } SS  
 I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M.,  
 \_\_\_\_\_ 2015, and recorded at Reception Number \_\_\_\_\_

Clerk and Recorder  
 by \_\_\_\_\_ Deputy  
 Fee \_\_\_\_\_

# BOULEVARD ONE FILING NO. 4

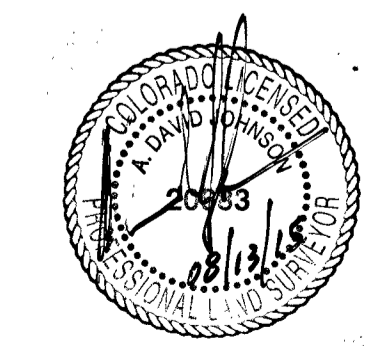
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 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
 SHEET 2 OF 3



### LEGEND

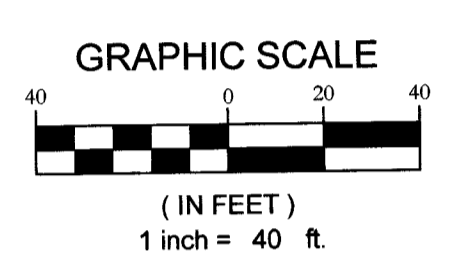
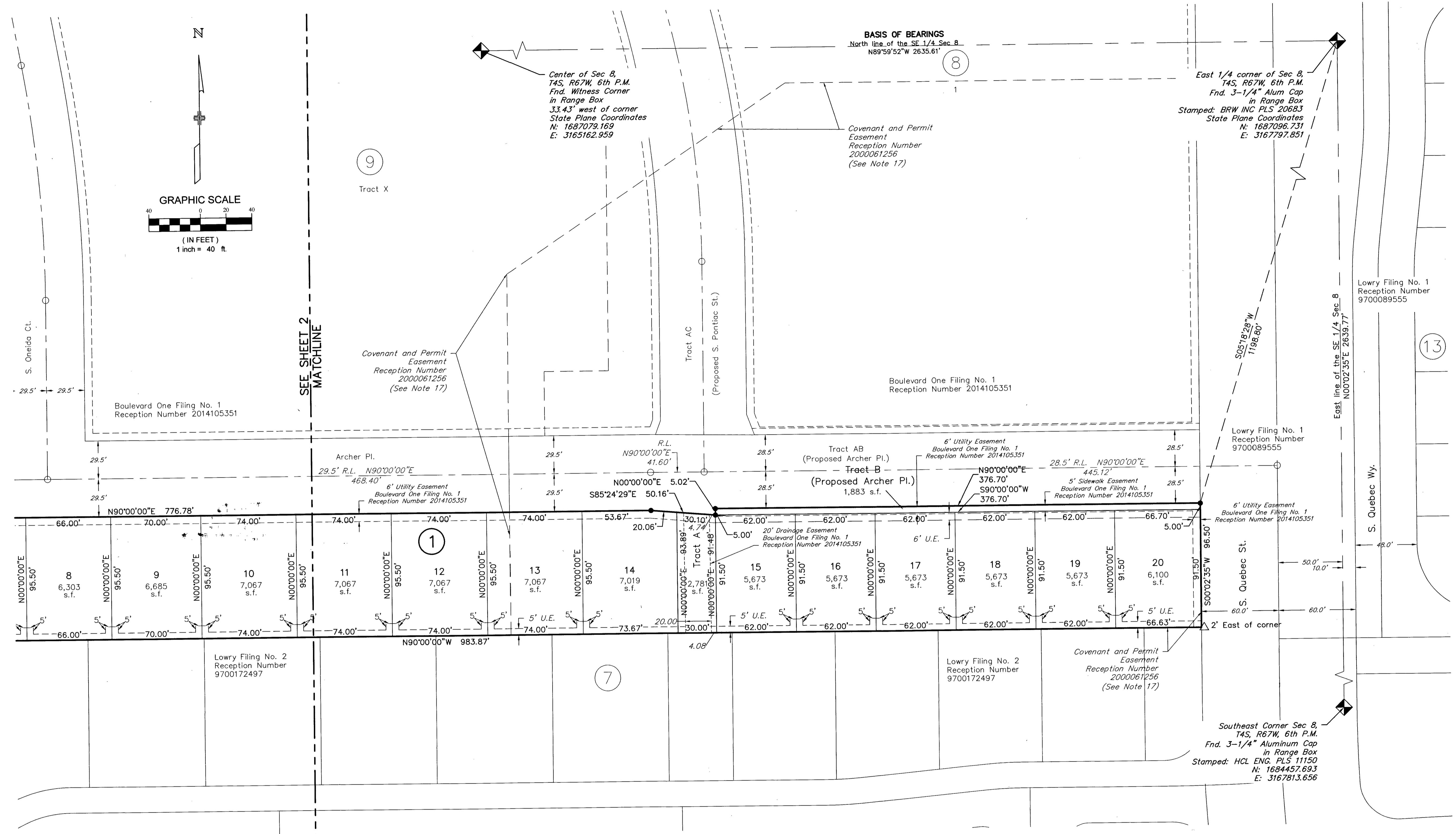
- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: URS CORP PLS 20683
- △ FOUND 3/4" BRASS TAG STAMPED: BRW INC. LS 20683
- FOUND 1-1/2" ALUMINUM CAP STAMPED: FLATIRONS LS 16406
- 1-3/8" RED PLASTIC CAP IN RANGE BOX STAMPED: URS CORP PLS 20683 (SET AFTER CONSTRUCTION)
- ① BLOCK NUMBER
- 1 LOT NUMBER
- U.E. UTILITY EASEMENT (SEE NOTE 10)

Crestmoor Downs A  
 A Planned Building Group PBG Plat Book 1 Page 51  
 City and County of Denver Records Dated: July 22, 1971

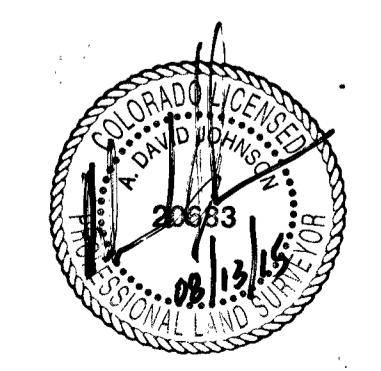


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 SHEET 3 OF 3



- LEGEND**
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**URS**  
 8181 East Tudor Avenue  
 Denver, CO 80231  
 Phone: 303.740.2600  
 Fax: 303.740.2601