

C.P. BEDROCK FILING NO. 7

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 5

SHEETS
1: TITLE SHEET
2: PLAT NOTES
3: OVERALL SUBDIVISION DIMENSIONS
4: BLOCK 1 DETAILS
5: BLOCK 2 DETAILS

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT C.P. BEDROCK LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND FRANCISCO I. GONZALES CANO AND VIANEY L. HERNANDEZ TORRES, AS OWNER(S), HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS AND LOTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

PARCEL "A":

A PARCEL OF LAND BEING A PART OF THAT PROPERTY DESCRIBED IN INSTRUMENT RECORDED JANUARY 28, 1998 UNDER RECEPTION NO. 980013248 AND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21, BEING MONUMENTED BY A 3.25" ALLOY CAP ON A NO.6 REBAR IN A RANGE BOX STAMPED "LUCETTI SURVEYING - 2005 - PLS 36053", WHENCE THE EAST QUARTER CORNER OF SAID SECTION 21 BEING MONUMENTED BY A 3" BRASS CAP ON A 2.5" PIPE IN A RANGE BOX STAMPED "CITY OF AURORA - 2009 - PLS 23527" WITH THE LINE BETWEEN ASSUMED TO BEAR SOUTH 00° 00' 12" EAST, AS RECORDED ON THE PLAT OF C.P. BEDROCK FILING NO. 2 AS RECORDED SEPTEMBER 12, 2008 UNDER RECEPTION NO. 2008126679, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 21, SOUTH 00°00'12" EAST A DISTANCE OF 743.99 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°59'48" WEST A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF NORTH TOWER ROAD AND THE SOUTHERLY RIGHT-OF-WAY OF EAST 47TH AVENUE AS DESCRIBED ON THE PLAT OF THE DENVER CONNECTION WEST-TOWER ROAD FILING NO. 1 SUBDIVISION, AS RECORDED JANUARY 4, 2006 UNDER RECEPTION NO. 2006000964;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- 1. SOUTH 89°59'48" WEST A DISTANCE OF 110.44 FEET;
2. NORTH 86°11'22" WEST A DISTANCE OF 105.24 FEET;
3. SOUTH 89°59'48" WEST A DISTANCE OF 69.55 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED DECEMBER 6, 2018 UNDER RECEPTION NO. 2018155327, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE WESTERLY BOUNDARY OF THOSE PARCELS OF LAND DESCRIBED IN INSTRUMENTS RECORDED DECEMBER 6, 2018 UNDER RECEPTION NO. 2018155327 AND JUNE 5, 2019 UNDER RECEPTION NO. 2019071412, SOUTH 00°00'12" EAST A DISTANCE OF 282.84 FEET;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED JUNE 5, 2019 UNDER RECEPTION NO. 2019071412, NORTH 89°59'48" EAST A DISTANCE OF 12.50 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED MARCH 19, 2019 UNDER RECEPTION NO. 2019031722;

THENCE DEPARTING SAID SOUTH LINE AND ALONG THE WESTERLY BOUNDARY OF THOSE PARCELS OF LAND DESCRIBED IN INSTRUMENTS RECORDED MARCH 19, 2019 UNDER RECEPTION NO. 2019031722 AND DECEMBER 22, 2017 UNDER RECEPTION NO. 2017167055, SOUTH 00°00'12" EAST A DISTANCE OF 264.11 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY FOR EAST 46TH AVENUE AS DESCRIBED ON THE PLAT OF C.P. BEDROCK FILING NO. 5 AS RECORDED MARCH 16, 2017 UNDER RECEPTION NO. 2017035981;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°59'48" WEST A DISTANCE OF 257.99 FEET TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY DESCRIBED IN INSTRUMENT RECORDED MARCH 16, 2017 UNDER RECEPTION NO. 2017035981, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY FOR NORTH YAMPA STREET AS DESCRIBED ON THE PLAT OF C.P. BEDROCK FILING NO. 2 AS RECORDED SEPTEMBER 12, 2008 UNDER RECEPTION NO. 2008126679 AND BEING A POINT OF CURVATURE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY FOR NORTH YAMPA STREET THE FOLLOWING THREE (3) COURSES:

- 1. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°53'05", AN ARC LENGTH OF 39.22 FEET AND A CHORD THAT BEARS NORTH 45°03'40" WEST A DISTANCE OF 35.32 FEET;
2. THENCE NORTH 00°07'05" WEST A DISTANCE OF 496.95 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°06'53", AN ARC LENGTH OF 39.32 FEET AND A CHORD THAT BEARS NORTH 44°56'22" EAST A DISTANCE OF 35.39 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY FOR EAST 47TH AVENUE DESCRIBED IN INSTRUMENT RECORDED JANUARY 4, 2006 UNDER RECEPTION NO. 2006000964;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°59'48" EAST A DISTANCE OF 246.48 FEET TO THE POINT OF BEGINNING;

SAID PARCEL "A" CONTAINING 151,250 SQUARE FEET OR 3.472 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL "B":

A PARCEL OF LAND BEING A PART OF THAT PROPERTY DESCRIBED IN INSTRUMENT RECORDED JANUARY 28, 1998 UNDER RECEPTION NO. 980013248 AND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 21, BEING MONUMENTED BY A 3" BRASS CAP ON A 2.5" PIPE IN A RANGE BOX STAMPED "CITY OF AURORA - 2009 - PLS 23527" WHENCE THE NORTHEAST CORNER OF SAID SECTION 21, BEING MONUMENTED BY A 3.25" ALLOY CAP ON A NO.6 REBAR IN A RANGE BOX STAMPED "LUCETTI SURVEYING - 2005 - PLS 36053" WITH THE LINE BETWEEN ASSUMED TO BEAR NORTH 00° 00' 12" WEST, AS RECORDED ON THE PLAT OF C.P. BEDROCK FILING NO. 2 AS RECORDED SEPTEMBER 12, 2008 UNDER RECEPTION NO. 2008126679, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE SOUTH 89°57'32" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH TOWER ROAD AS DESCRIBED IN INSTRUMENT RECORDED MAY 19, 2004 UNDER RECEPTION NO. 2004109866;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 00°00'12" WEST A DISTANCE OF 311.58 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 89°59'48" WEST, A DISTANCE OF 217.00 FEET;

THENCE NORTH 00°00'12" WEST, A DISTANCE OF 219.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 45TH AVENUE AS DESCRIBED IN C.P. BEDROCK FILING NO. 1, RECORDED AUGUST 15, 2008 UNDER RECEPTION NO. 2008113595;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

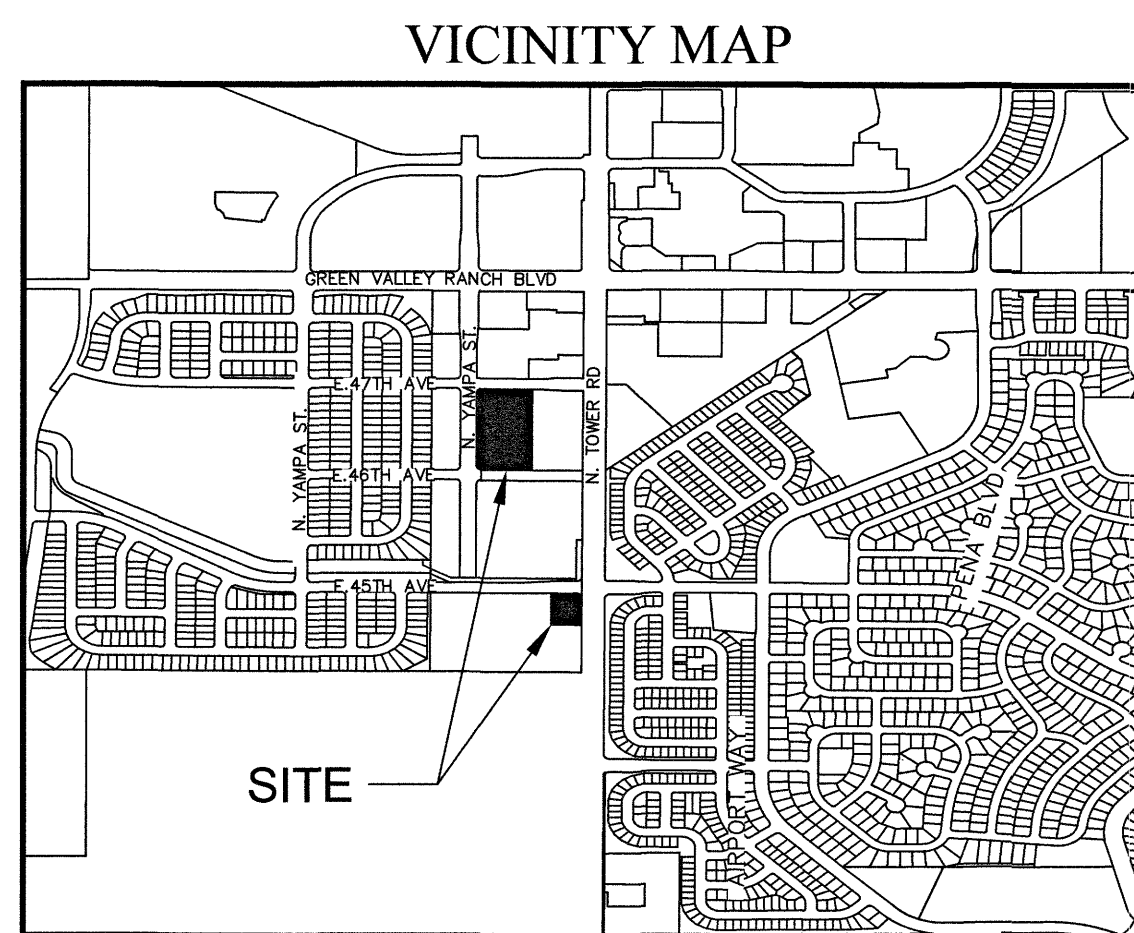
- 1. SOUTH 88°22'06" EAST, A DISTANCE OF 99.46 FEET;
2. NORTH 89°59'48" EAST, A DISTANCE OF 92.58 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET AND WHOSE CHORD BEARS SOUTH 45°00'12" EAST A DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF NORTH TOWER ROAD AS DESCRIBED IN INSTRUMENT RECORDED MAY 19, 2004 UNDER RECEPTION NO. 2004109866;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°00'12" EAST A DISTANCE OF 192.00 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL "B" CONTAINS 47,096 SQUARE FEET OR 1.081 ACRES, MORE OR LESS.

SAID PARCELS "A" AND "B" CONTAINING 198,346 SQUARE FEET OR 4.553 ACRES MORE OR LESS.

UNDER THE NAME AND STYLE OF C.P. BEDROCK FILING NO. 7, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, EASEMENTS AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.



OWNER:

C.P. BEDROCK LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Christopher S. Flagg DATE: 8/2/23
CHRISTOPHER S. FLAGG, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF NY }
COUNTY OF NY }
THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF August A.D., 2023, BY Christopher S. Flagg
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES:
Melissa Santiago
NOTARY PUBLIC
MELISSA SANTIAGO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 0154000010
Qualified in New York County
Commission Expires February 01, 2027
610 W. 26th St. Ste 910
NY, NY 10001

OWNER:

FRANCISCO I. GONZALES CANO AND VIANEY L. HERNANDEZ TORRES

BY: Francisco I. Gonzales Cano DATE: 09-02-2023

ACKNOWLEDGEMENT:

STATE OF CO }
COUNTY OF Denver }
THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF Sept. A.D., 2023, BY Francisco Gonzales Cano

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 04/12/2027
FERNANDA VICTORIA SOTO GONZALEZ
NOTARY PUBLIC, STATE OF COLORADO
NOTARY ID 20184045968
MY COMMISSION EXPIRES 04/12/2027
4280 Morrison Rd
Denver, CO 80219

BY: Vianey L. Hernandez Torres DATE: 09-02-2023

ACKNOWLEDGEMENT:

STATE OF CO }
COUNTY OF Denver }
THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF Sept. A.D., 2023, BY Vianey Hernandez Torres

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 04/12/2027
FERNANDA VICTORIA SOTO GONZALEZ
NOTARY PUBLIC, STATE OF COLORADO
NOTARY ID 20184045968
MY COMMISSION EXPIRES 04/12/2027
4280 Morrison Rd
Denver, CO 80219

ATTORNEY'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES, EASEMENTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE NAMED DEDICATORS THIS 25th DAY OF September, A.D., 2023 AT 5:00 O'CLOCK P.M.,

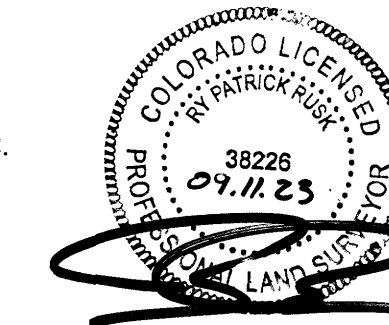
FREE AND CLEAR OF ENCUMBRANCES, EXCEPT AS SHOWN AND LISTED HEREIN.

ATTORNEY FOR THE CITY AND COUNTY OF DENVER Kerry Tipper
ASSISTANT CITY ATTORNEY [Signature]

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 CITY AND COUNTY OF DENVER, THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS, THAT ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

RY PATRICK RUSK
PLS NO. 38226
FORESIGHT WEST SURVEYING, INC.
1309 S. INCA ST., DENVER, CO 80223
RRUSK@FORESIGHTWEST.COM
303.901.0479



APPROVALS:

I HEREBY CERTIFY THAT THIS MAP AND 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.

James S. [Signature] DATE: 9/25/2023
CITY ENGINEER

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:
[Signature] DATE: 9-25-2023
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:
[Signature] DATE: 9.19.2023
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:
[Signature] DATE: 09/26/23
EXECUTIVE DIRECTOR OF PARKS AND RECREATION

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. OF THE SERIES 20.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS DAY OF A.D., 20.

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY: DEPUTY CLERK AND RECORDER

CLERK & RECORDER'S CERTIFICATION:

STATE OF COLORADO }
CITY AND COUNTY OF DENVER }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK, M., 2023 AND DULY RECORDED UNDER RECEPTION NO.

CLERK AND RECORDER

BY: DEPUTY

FEE:

C.P. BEDROCK FILING NO. 7

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 2 OF 5

SHEETS
1: TITLE SHEET
2: PLAT NOTES
3: OVERALL SUBDIVISION DIMENSIONS
4: BLOCK 1 DETAILS
5: BLOCK 2 DETAILS

GENERAL NOTES:

1. BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21, BEING MONUMENTED AT NORTHEAST CORNER OF SAID SECTION 21, BY A 3.25" ALLOY CAP ON A NO.6 REBAR IN A RANGE BOX STAMPED "LUCCHETTI SURVEYING - 2005 - PLS 36053" AND AT THE EAST QUARTER CORNER OF SAID SECTION 21 BY A 3" BRASS CAP ON A 2.5" PIPE IN A RANGE BOX STAMPED "CITY OF AURORA - 2009 - PLS 23527" WITH THE LINE BETWEEN ASSUMED TO BEAR SOUTH 00° 00' 12" EAST, AS RECORDED ON THE PLAT OF C.P. BEDROCK FILING NO. 2 RECORDED UNDER RECEPTION NO. 2008126679.
2. STATUTE OF LIMITATIONS DISCLOSURE REQUIRED PER 13-80-105, C.R.S.:
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.
3. STATEMENT OF LINEAL UNITS REQUIRED PER 38-51-106, C.R.S.: LINEAL UNIT OF MEASURE USED IN THIS SURVEY: U.S. SURVEY FOOT.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT (DEFINED BY STATUTE AS ANY LAND BOUNDARY MONUMENT ESTABLISHED ON THE GROUND BY A CADASTRAL SURVEY OF THE UNITED STATES GOVERNMENT AND ANY MINERAL SURVEY MONUMENT ESTABLISHED BY A UNITED STATES MINERAL SURVEYOR AND MADE A PART OF THE UNITED STATES PUBLIC LAND RECORDS) OR ANY LAND SURVEY CORNER WHICH CONTROLS THE LOCATION OF THE BOUNDARIES OF A TRACT OR PARCEL OF LAND, EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S. (18-4-508, C.R.S.)
5. FOR ALL INFORMATION REGARDING RIGHT TO TITLE AND EASEMENTS, RIGHTS-OF-WAY OR OTHER TITLE BURDENS AFFECTING SUCH RIGHT TO TITLE TO THIS PROPERTY, FORESIGHT WEST SURVEYING INC. RELIED UPON TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: ABC70767211-6, WITH AN EFFECTIVE DATE OF 06.28.2023 AT 5:00 P.M.
6. C.P. BEDROCK FILING NO. 7 HAS 2 BLOCKS AND 4 LOTS.
7. ACCESS EASEMENT FOR MUNICIPAL SERVICES PROVIDED BY THE CITY AND COUNTY OF DENVER IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER ON AND ACROSS ALL PRIVATE DRIVES WITHIN THE PLATTED PROPERTY.
8. 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.
9. UTILITY EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF DENVER FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF WATER, WASTEWATER, ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATION FACILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, INCLUDING WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
10. LIST OF NON-PLOTTABLE SCHEDULE B-II EXCEPTIONS FROM TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO.: ABC70767211-6, WITH AN EFFECTIVE DATE OF 06.28.2023 AT 5:00 P.M.

RIGHT OF WAY AND EASEMENT FOR IRRIGATION LATERAL OR FEEDER DITCH AS CONVEYED BY THE PLATTE LAND COMPANY, LIMITED TO THE ANTERO AND LOST PARK RESERVOIR COMPANY, BY INSTRUMENT RECORDED OCTOBER 20, 1916, IN BOOK 79 AT PAGE 414 (ADAMS COUNTY RECORDS).

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEED AND AGREEMENT COVERING MINERALS AND MINERAL RIGHTS, EXCEPT OIL AND GAS AND ASSOCIATED LIQUID HYDROCARBONS RECORDED APRIL 08, 1985 UNDER RECEPTION NO. 098955.

LEASE BETWEEN ROCK SPRINGS ROYALTY COMPANY, A UTAH CORPORATION, LESSOR, AND M.D.C. LAND CORPORATION, LESSEE, AS SHOWN BY LEASE AGREEMENT RECORDED APRIL 08, 1985, UNDER RECEPTION NO. 098956 AND RELEASE OF SURFACE RIGHTS THERE TO RECORDED JULY 19, 1995 UNDER RECEPTION NO. 9500085836, AND TERMINATION AGREEMENT AS TO CERTAIN PARCELS RECORDED JULY 19, 1995 IN BOOK 4550 AT PAGE 378. (ADAMS COUNTY RECORDS)

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COMPANION AGREEMENT DATED JANUARY 23, 1998 AS EVIDENCED IN TERMINATION AND RELEASE RECORDED JANUARY 28, 1998 UNDER RECEPTION NO. 9800013250.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE #424, SERIES OF 1999 RECORDED JUNE 11, 1999 UNDER RECEPTION NO. 9900104754.

RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN DECLARATION OF RESTRICTIONS RECORDED OCTOBER 11, 2005, UNDER RECEPTION NO. 2005172135.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE DENVER CONNECTION - TOWER ROAD 1 GENERAL DEVELOPMENT PLAN MAP RECORDED DECEMBER 16, 2005 UNDER RECEPTION NO. 2005213782.

RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED OCTOBER 12, 2007, UNDER RECEPTION NO. 2007160093, AND AMENDMENTS RECORDED DECEMBER 19, 2007 UNDER RECEPTION NO. 2007193324, MARCH 31, 2009 UNDER RECEPTION NO. 2009038153 AND AUGUST 14, 2015 UNDER RECEPTION NO. 2015113828, AND QUITCLAIM DEED THERE TO RECORDED DECEMBER 6, 2021 UNDER RECEPTION NO. 2021222968.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COMMON AREA MAINTENANCE AGREEMENT RECORDED OCTOBER 12, 2007 UNDER RECEPTION NO. 2007160094.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COMMON AREA MAINTENANCE AGREEMENT RECORDED FEBRUARY 21, 2012 UNDER RECEPTION NO. 2012019556, AND ASSUMPTION OF COMMON AREA MAINTENANCE OBLIGATION RECORDED MAY 12, 2016 UNDER RECEPTION NO. 2016062262.

RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED FEBRUARY 21, 2012, UNDER RECEPTION NO. 2012019557 AND FIRST AMENDMENT RECORDED MAY 12, 2016 UNDER RECEPTION NO. 2016062249.

ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EBERT METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 19, 2014, UNDER RECEPTION NO. 2014070957, AND EXCLUSION RECORDED JUNE 19, 2014 UNDER RECEPTION NO. 2014070959.

ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EBERT METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 19, 2014, UNDER RECEPTION NO. 2014070958, AND EXCLUSION RECORDED JUNE 19, 2014 UNDER RECEPTION NO. 2014070960.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COMMON AREA MAINTENANCE AGREEMENT RECORDED JULY 30, 2015 UNDER RECEPTION NO. 2015105707, AND AMENDMENT RECORDED AUGUST 7, 2017 UNDER RECEPTION NO. 2017103088.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF RESTRICTIVE COVENANT RECORDED AUGUST 14, 2015 UNDER RECEPTION NO. 2015113617.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF RESTRICTIVE COVENANT RECORDED MAY 12, 2016 UNDER RECEPTION NO. 2016062248.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF LEASE RECORDED APRIL 09, 2018 UNDER RECEPTION NO. 2018041485, ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN THE TERMINATION OF LEASE RECORDED DECEMBER 13, 2021 UNDER RECEPTION NO. 2021227106.

TERMS CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF RESTRICTIVE COVENANT RECORDED DECEMBER 22, 2022 UNDER RECEPTION NO. 2022153619.

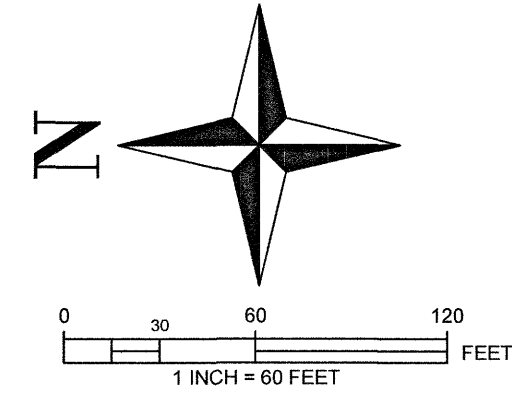


C.P. BEDROCK FILING NO. 7

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

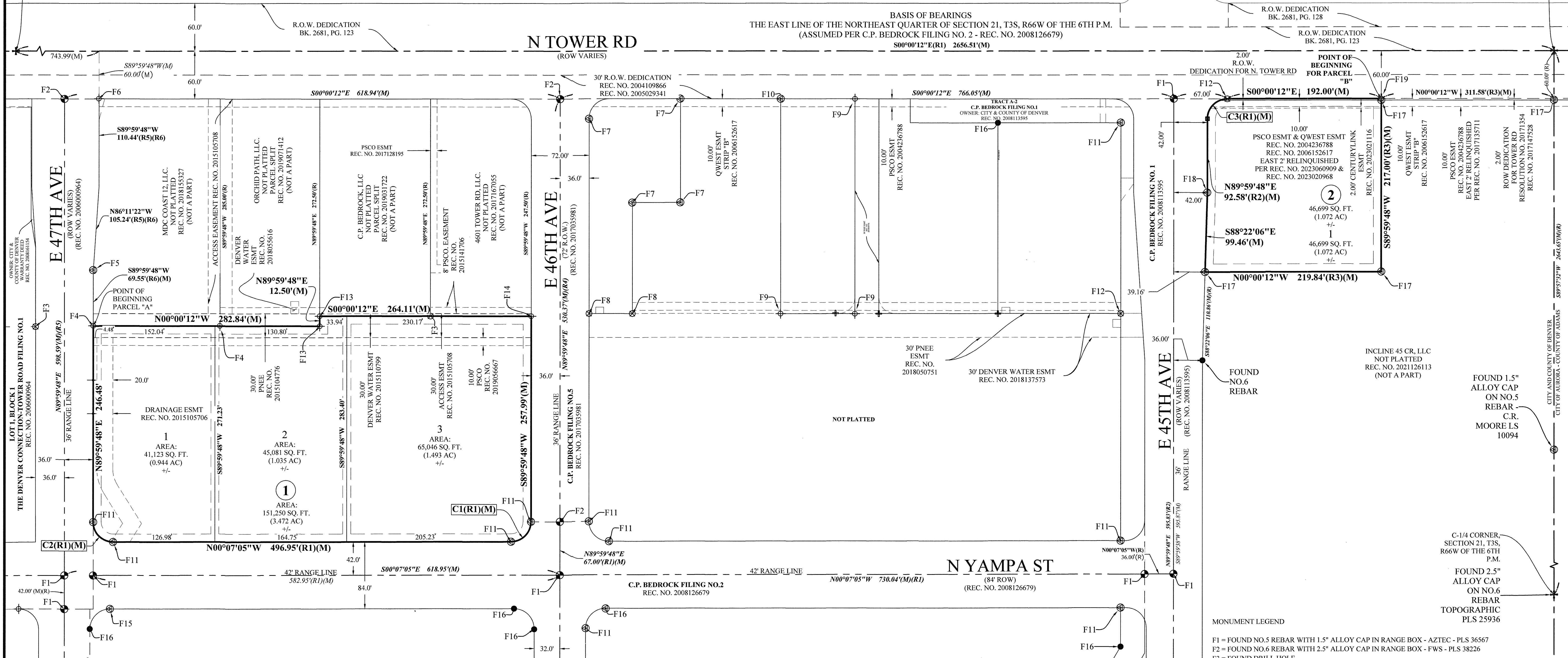
SHEET 3 OF 5

- SHEETS
 1: TITLE SHEET
 2: PLAT NOTES
 3: OVERALL SUBDIVISION DIMENSIONS
 4: BLOCK 1 DETAILS
 5: BLOCK 2 DETAILS



POINT OF COMMENCEMENT - PARCEL "A"
 NORTHEAST CORNER, SECTION 21, T3S, R66W OF THE 6TH P.M.
 3.25" ALLOY CAP ON NO.6 REBAR IN A RANGE BOX STAMPED "LUCETTI SURVEYING - 2005 - PLS 36053"

POINT OF COMMENCEMENT FOR PARCEL "B"
 E-1/4 CORNER, SECTION 21, T3S, R66W OF THE 6TH P.M.
 FOUND 3" BRASS CAP ON 2.5" PIPE IN RANGE BOX CITY OF AURORA - 2009 - PLS 23527



LEGEND

- SET 18" NO.5 REBAR WITH 1.25" YELLOW CAP STAMPED PLS 38226
 - ⊕ FOUND DENVER RANGE POINT AS DESCRIBED HEREON
 - ⊕ FOUND ALIQUOT CORNER AS DESCRIBED HEREON
 - ⊕ FOUND NAIL & WASHER AS DESCRIBED HEREON
 - ⊕ FOUND BARE REBAR AS DESCRIBED HEREON
 - ⊕ FOUND REBAR & CAP AS DESCRIBED HEREON
 - ⊕ FOUND CHISELED "X" OR "+"
 - ⊕ FOUND 1.17" COPPER ALLOY PLUG AS DESCRIBED HEREON
 - ALIQUOT LINE
 - DENVER RANGE LINE
 - EXISTING EASEMENT LINE
 - EASEMENT DEDICATED BY THIS PLAT
- (R1) = RECORD REC. NO. 2008126679
 (R2) = RECORD REC. NO. 2008113595
 (R3) = RECORD REC. NO. 2021126113
 (R4) = RECORD REC. NO. 2017035981
 (R5) = RECORD REC. NO. 2006000964
 (R6) = RECORD REC. NO. 2018155327
 (M) = MEASURED
 (R) = RECORD

OVERALL LAND AREA SUMMARY

TYPE	AREA (SQ. FT.)	AREA (AC +/-)
BLOCK 1, LOTS (3)	151,250	3.472
BLOCK 2, LOTS (1)	46,699	1.072
RIGHT-OF-WAY	397	0.009
TOTAL	198,346	4.553

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CH. BEARING	CH. LENGTH
C1	25.00'	39.22'	89°53'05"	N45°03'40"W	35.32'
C2	25.00'	39.32'	90°06'53"	N44°56'22"E	35.39'
C3	25.00'	39.27'	90°00'00"	N45°00'12"W	35.36'

MONUMENT LEGEND

- F1 = FOUND NO.5 REBAR WITH 1.5" ALLOY CAP IN RANGE BOX - AZTEC - PLS 36567
- F2 = FOUND NO.6 REBAR WITH 2.5" ALLOY CAP IN RANGE BOX - FWS - PLS 38226
- F3 = FOUND DRILL HOLE
- F4 = FOUND 1.25" ALLOY WASHER WITH MAGNAIL - PLS 38390
- F5 = FOUND NO.5 REBAR WITH 1.25" ORANGE CAP - PLS 38390
- F6 = FOUND 1" BRASS WASHER WITH NAIL - MSI 16112
- F7 = FOUND NO.5 REBAR WITH 1.25" RED CAP - BOUNDARY BOYS - PLS 32430
- F8 = FOUND 1.17" COPPER ALLOY PLUG - PLS 32430
- F9 = FOUND 1" BRASS WASHER WITH NAIL - LS 29052
- F10 = FOUND NO.5 REBAR WITH 1.25" ORANGE CAP - LS 29052
- F11 = FOUND NO.5 REBAR WITH 1.25" YELLOW CAP - PLS 38226
- F12 = FOUND 1.17" COPPER ALLOY PLUG - PLS 38226
- F13 = FOUND 1.5" ALLOY WASHER WITH MAGNAIL - PLS 38226
- F14 = FOUND 2" ALLOY WASHER WITH MAGNAIL - PLS 16406
- F15 = FOUND NO.5 REBAR WITH ILLEGIBLE 1.25" ORANGE CAP
- F16 = FOUND BARE NO.5 REBAR
- F17 = FOUND NO.5 REBAR WITH 1.25" BLUE CAP - PLS 38162
- F18 = FOUND NO.6 REBAR WITH 2.5" ALLOY CAP - PLS 38226
- F19 = FOUND 1.5" ALLOY WASHER WITH MAGNAIL - PLS 38069

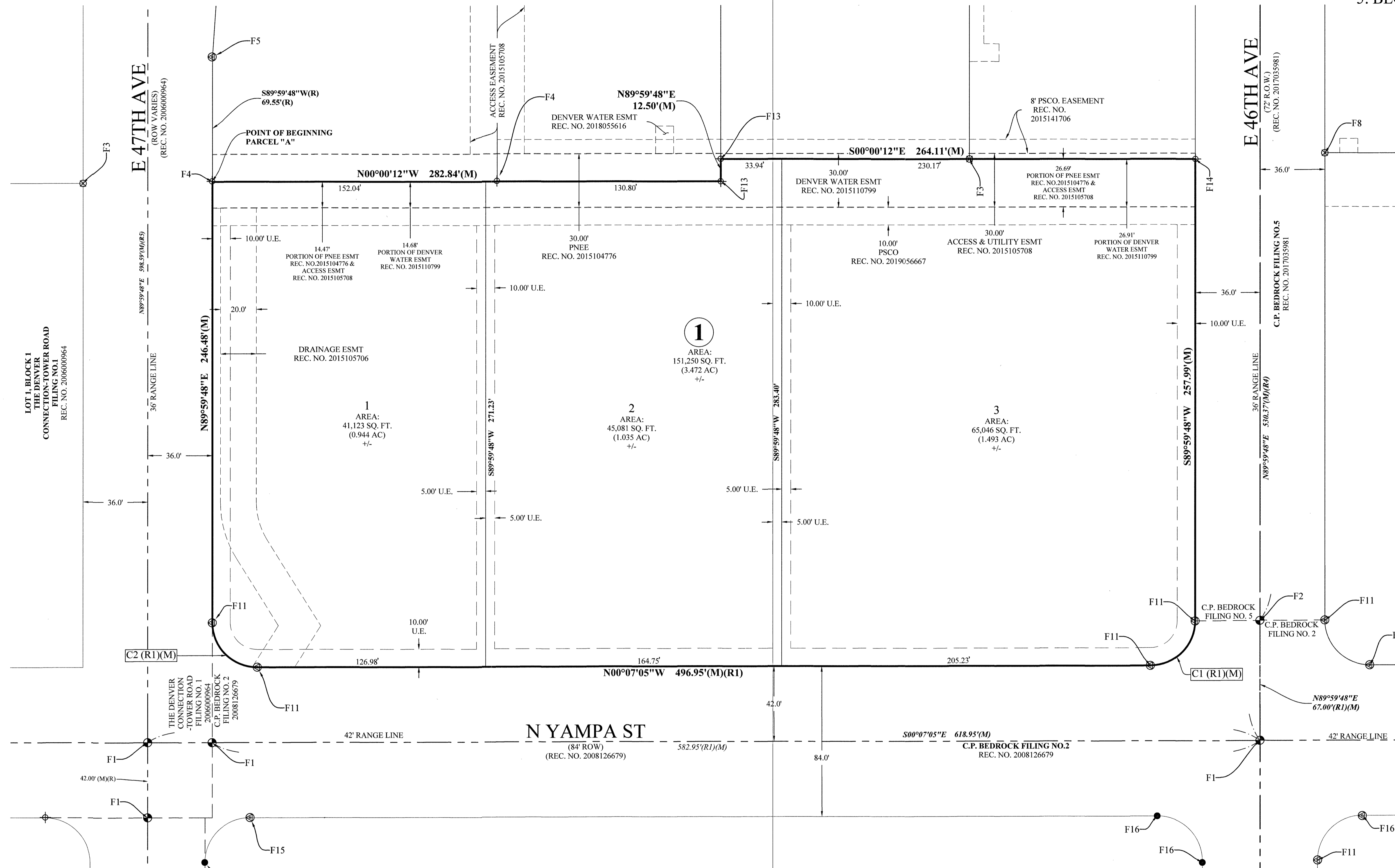


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SHEET 4 OF 5

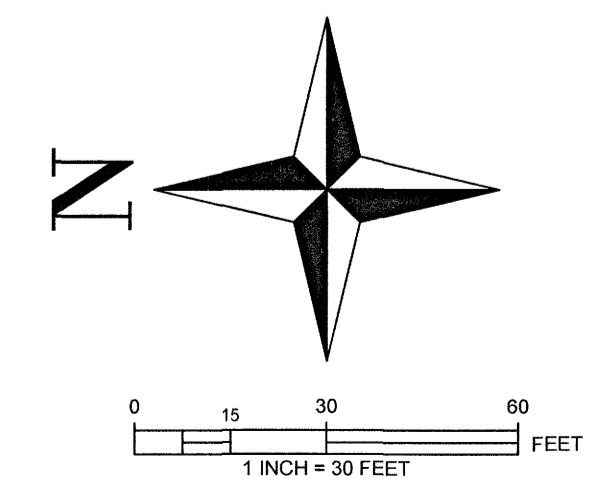
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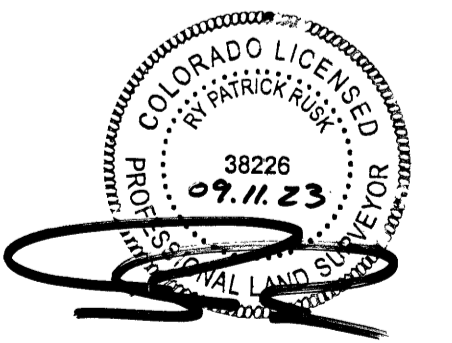
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- LEGEND**
- SET 18" NO.5 REBAR WITH 1.25" YELLOW CAP STAMPED PLS 38226
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BLOCK



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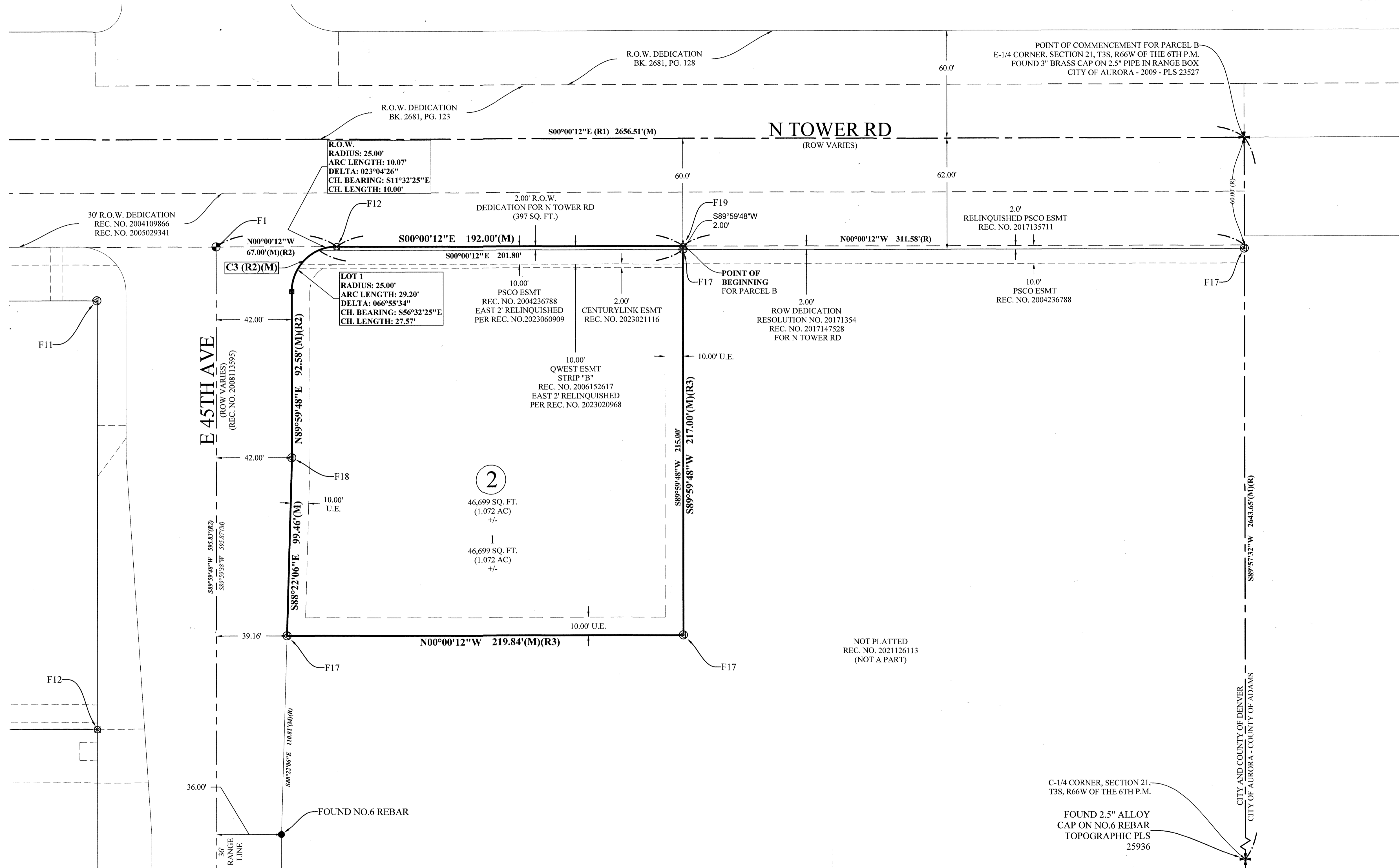


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SHEET 5 OF 5

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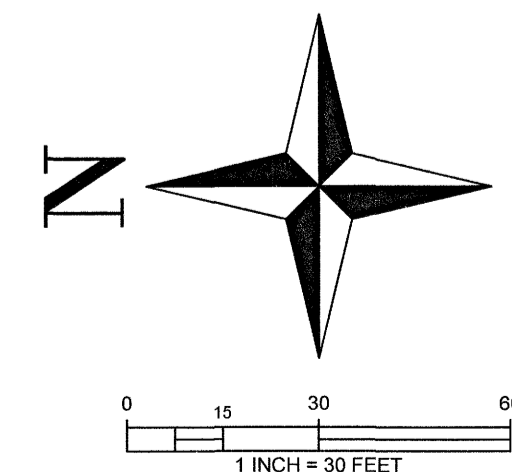
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C-1/4 CORNER, SECTION 21, T3S, R66W OF THE 6TH P.M.

FOUND 2.5" ALLOY CAP ON NO.6 REBAR TOPOGRAPHIC PLS 25936

NOT PLATTED REC. NO. 2021126113 (NOT A PART)

CITY AND COUNTY OF DENVER
 CITY OF AURORA - COUNTY OF ADAMS