

# CENTRAL PARK FILING NO. 60

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21 AND THE SOUTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SHEET 1 OF 2

## LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT FC STAPLETON II, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO 2 LOTS AND 2 TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21 AND THE SOUTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21, MONUMENTED ON THE WEST END BY A FOUND 1" REBAR WITH A PUNCH MARK AND ON THE EAST END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS35597" "2012", ASSUMED TO BEAR NORTH 89°41'23" EAST 1,325.84 FEET;

**COMMENCE** AT THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER OF SECTION 21; THENCE SOUTH 57°13'03" EAST A DISTANCE OF 495.04 FEET TO THE WESTERLY LINE OF TRACT B, STAPLETON CENTRAL PARK FILING NO. 1, RECORDED ON JUNE 22, 2012 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER AT RECEPTION NO. 2012082116, SAID CORNER ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY LINE OF SAID TRACT B THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 00°00'00" EAST A DISTANCE OF 684.15 FEET TO A 676.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WEST;
2. THENCE SOUTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 00°38'25" AN ARC DISTANCE OF 7.55 FEET TO THE NORTHWEST CORNER OF TRACT A, STAPLETON CENTRAL PARK BOULEVARD FILING NO. 2, RECORDED NOVEMBER 30, 2012 IN SAID RECORDS AT RECEPTION NO. 2012165500;

THENCE ALONG THE WESTERLY LINE OF SAID TRACT A THE FOLLOWING THREE (3) COURSES:

1. THENCE CONTINUE SOUTHERLY, ALONG THE PREVIOUSLY DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 37°28'22" AN ARC DISTANCE OF 441.73 FEET;
2. THENCE SOUTH 67°45'37" WEST A DISTANCE OF 202.55 FEET;
3. THENCE SOUTH 55°04'34" WEST, ALONG SAID NORTHWEST LINE, A DISTANCE OF 576.43 FEET TO THE NORTHERLY LINE OF THE SAND CREEK REGIONAL GREENWAY AS DESCRIBED IN PROPERTY DEED RECORDED APRIL 4, 2002 IN SAID RECORDS AT RECEPTION NO. 2002076382;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 23°21'54" WEST A DISTANCE OF 116.34 FEET TO A 1,439.24 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
2. THENCE NORTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 41°17'56" AN ARC DISTANCE OF 1,037.41 FEET;
3. THENCE NORTH 64°39'50" WEST A DISTANCE OF 157.94 FEET;

THENCE NORTH 00°00'00" EAST A DISTANCE OF 744.66 FEET TO THE SOUTH LINE OF THAT PARTICULAR PARCEL OF LAND DESCRIBED AS PARCEL 4 ON ALTA/VCSM LAND TITLE SURVEY DEPOSITED SEPTEMBER 17, 2009 IN SAID RECORDS, IN BOOK 80, PAGE 009, AT RECEPTION NO. L012114;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 89°41'12" EAST A DISTANCE OF 354.76 FEET;
2. THENCE SOUTH 83°53'29" EAST A DISTANCE OF 1,236.49 FEET;
3. THENCE SOUTH 84°08'41" EAST A DISTANCE OF 114.57 FEET TO THE **POINT OF BEGINNING**;

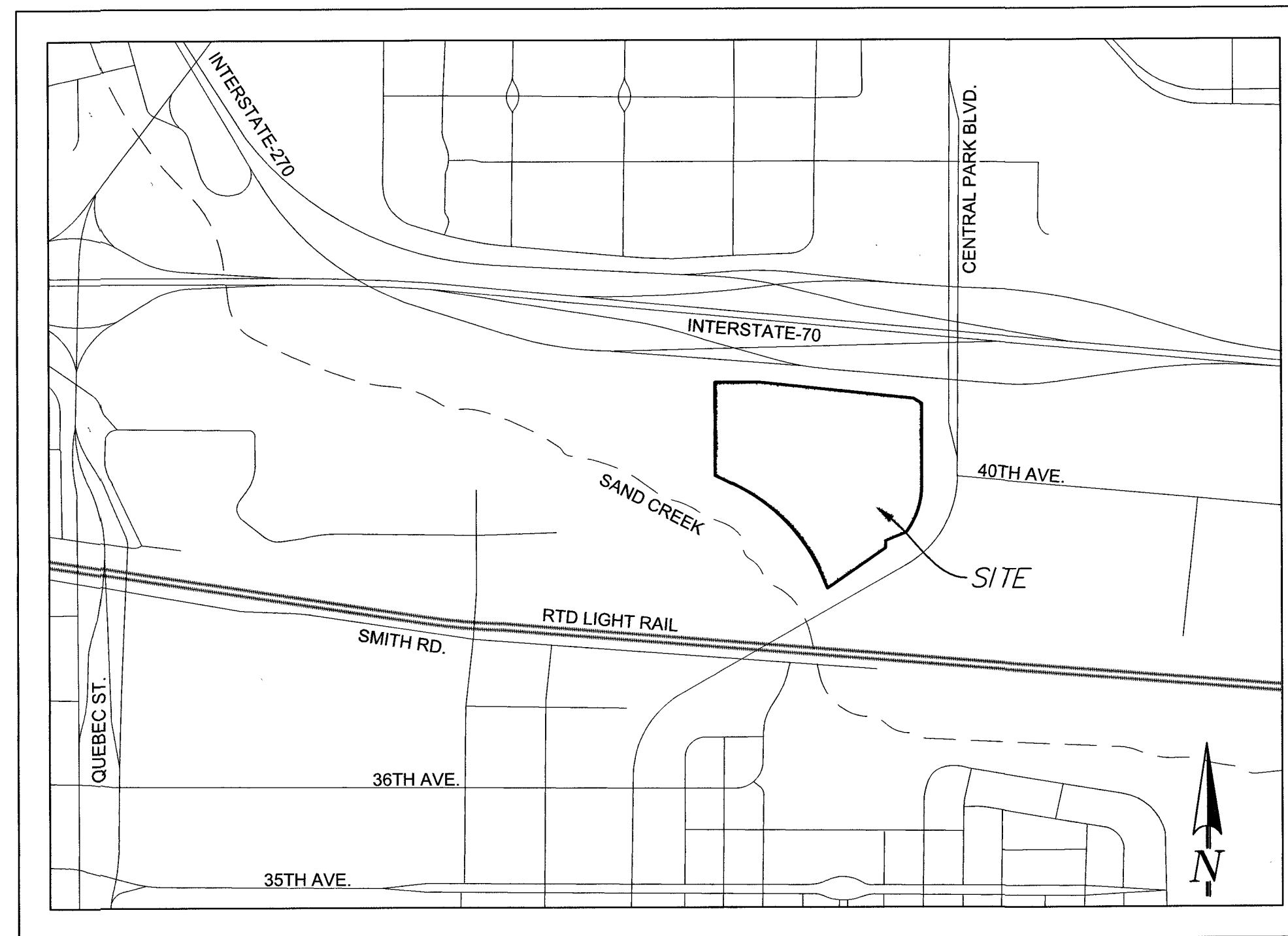
CONTAINING 1,959,727 SQUARE FEET OR 44.989 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF CENTRAL PARK FILING NO. 60.

## NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED ON THE WEST END BY A FOUND 1" REBAR WITH A PUNCH MARK AND ON THE EAST END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 35597" "2012", ASSUMED TO BEAR NORTH 89°41'23" EAST A DISTANCE OF 1325.84 FEET.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
4. ALL LINEAL DISTANCES SHOWN ON THIS PLAT ARE REPRESENTED IN U.S. SURVEY FEET. ALL BEARINGS SHOWN ON THIS PLAT ARE REPRESENTED IN DEGREES-MINUTES-SECONDS.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN MULTIPLE FLOOD ZONES AS SHOWN HEREON AND AS SHOWN IN FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 0800460094H WITH A MAP REVISION DATE OF NOVEMBER 20, 2013. THE ZONES THAT IMPACT THE SUBJECT PROPERTY ARE:  
 ZONE X - UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)  
 ZONE X - SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD).  
 ZONE AE (BASE ELEVATIONS DETERMINED).  
 ZONE AO (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED).
6. STATE PLANE COORDINATES: THE COLORADO STATE PLANE COORDINATES, CENTRAL ZONE, NAD83/92 IN FEET, FOR THE INDICATED SECTION CORNERS ARE:  

SECTION CORNER:	NORTHING	EASTING
C. 1/4 COR. SEC. 21, T3S, R67W, 6TH P.M.	1708304.972	3170310.438
E. 1/4 COR. SEC. 21, T3S, R67W, 6TH P.M.	1708319.310	3172961.466
S.E. COR. SEC. 21, T3S, R67W, 6TH P.M.	1705669.827	3172974.021
7. THERE ARE 2 LOTS AND 2 TRACTS IN CENTRAL PARK FILING NO. 60.
8. THE RESPONSIBILITY FOR INFRASTRUCTURE DEVELOPMENT DESCRIBED ON THIS PLAT IS SET FORTH IN THE MASTER FACILITIES DEVELOPMENT AGREEMENT ("MFDA"), AMONG THE PARK CREEK METROPOLITAN DISTRICT, FOREST CITY ENTERPRISES, INC., AND THE CITY AND COUNTY OF DENVER, ON FILE WITH THE DENVER CITY CLERK IN FILE NO. 01-124. THE INFRASTRUCTURE IS TO BE CONSTRUCTED BY FOREST CITY STAPLETON, INC. AND/OR PARK CREEK METROPOLITAN DISTRICT IN ACCORDANCE WITH ANY INDIVIDUAL FACILITIES DEVELOPMENT AGREEMENT ("IFDA") EXECUTED FOR CENTRAL PARK FILING NO. 60.
9. TRACT A IS FOR FUTURE RIGHTS-OF-WAY AND ASSOCIATED INFRASTRUCTURE THEREIN AND SHALL BE OWNED AND MAINTAINED BY THE PARK CREEK METROPOLITAN DISTRICT UNTIL SUCH RIGHTS-OF-WAY ARE CONVEYED AND ACCEPTED BY THE CITY AND COUNTY OF DENVER.
10. ACCESS RIGHTS NECESSARY FOR THE INSTALLATION AND MAINTENANCE OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, AND POSTAL FACILITIES, OR FOR FACILITIES TO BE CONSTRUCTED ON BEHALF OF THE METRO WASTEWATER RECLAMATION DISTRICT OR THE DENVER WATER BOARD, WITHIN FUTURE RIGHTS-OF-WAY PRIOR TO DEDICATION SHALL BE LICENSED BY THE OWNER.
11. CERTAIN INFRASTRUCTURE TO SUPPORT THE DEVELOPMENT DESCRIBED IN THIS PLAT MAY BE CONSTRUCTED OUTSIDE THE PLAT BOUNDARIES. OFF-PLAT EASEMENTS AND/OR LICENSES FOR SUCH INFRASTRUCTURE WILL BE PROVIDED, AS NEEDED, BY SEPARATE DOCUMENT.



VICINITY MAP  
N.T.S.

## 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.

James S. (Amy) 10/12/21  
CITY ENGINEER DATE

John P. Mc 10/11/21  
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

Cheryl 10.7.21  
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT DATE

Happy Haynes 10/26/21  
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. \_\_\_\_\_ OF THE SERIES OF \_\_\_\_\_, WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

BY: \_\_\_\_\_  
DEPUTY CLERK AND RECORDER

## OWNER:

FC STAPLETON II, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Ketan Patel  
KETAN PATEL, PRESIDENT AND SECRETARY

STATE OF OHIO )  
COUNTY OF CUYAHOGA )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF September, 2021, BY KETAN PATEL, AS PRESIDENT AND SECRETARY OF FC STAPLETON II, LLC, A COLORADO LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Denise M. Scaglione  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 04-23-2022



DENISE M. SCAGLIONE  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES  
04-23-2022

## ACKNOWLEDGEMENT:

MASTER COMMUNITY ASSOCIATION, INC., A COLORADO CORPORATION

BY: Dana Elkind  
DANA ELKIND, PRESIDENT

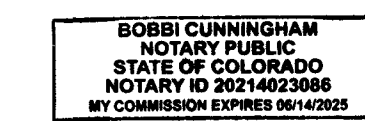
STATE OF COLORADO )  
CITY AND COUNTY OF DENVER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF September, 2021, BY DANA ELKIND AS PRESIDENT OF MASTER COMMUNITY ASSOCIATION, INC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/14/2025



## ATTORNEY'S CERTIFICATE:

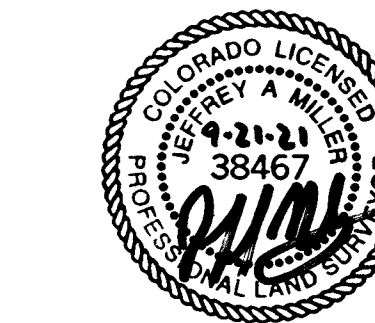
I HEREBY CERTIFY THAT NO STREETS, AVENUES, TRACTS AND OTHER PUBLIC PLACES ARE BEING DEDICATED TO THE CITY AND COUNTY OF DENVER BY THIS PLAT. ALL OBLIGATIONS TO DEDICATE OR CONVEY LAND AND ASSOCIATED INFRASTRUCTURE TO THE CITY AND COUNTY OF DENVER ARE AS SET FORTH IN THE MFDA AND THIS PLAT.

Kristin M. Bronson  
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

Pat 10-28-21  
ASSISTANT CITY ATTORNEY DATE

## SURVEYOR'S CERTIFICATE

I, JEFFREY A. MILLER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO 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.



JEFFREY A. MILLER, PLS 38467  
SURVEY MANAGER - DENVER OFFICE  
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC  
1601 BLAKE STREET, SUITE 200  
DENVER, CO 80202

## CLERK & RECORDER'S CERTIFICATION:

STATE OF COLORADO )  
CITY AND COUNTY OF DENVER )

I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., ON \_\_\_\_\_ 20\_\_\_\_, AND RECORDED AT RECEPTION NUMBER \_\_\_\_\_.

CLERK AND RECORDER

BY: \_\_\_\_\_ DEPUTY

FEEL: \_\_\_\_\_

# CENTRAL PARK FILING NO. 60

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21 AND THE SOUTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SHEET 2 OF 2

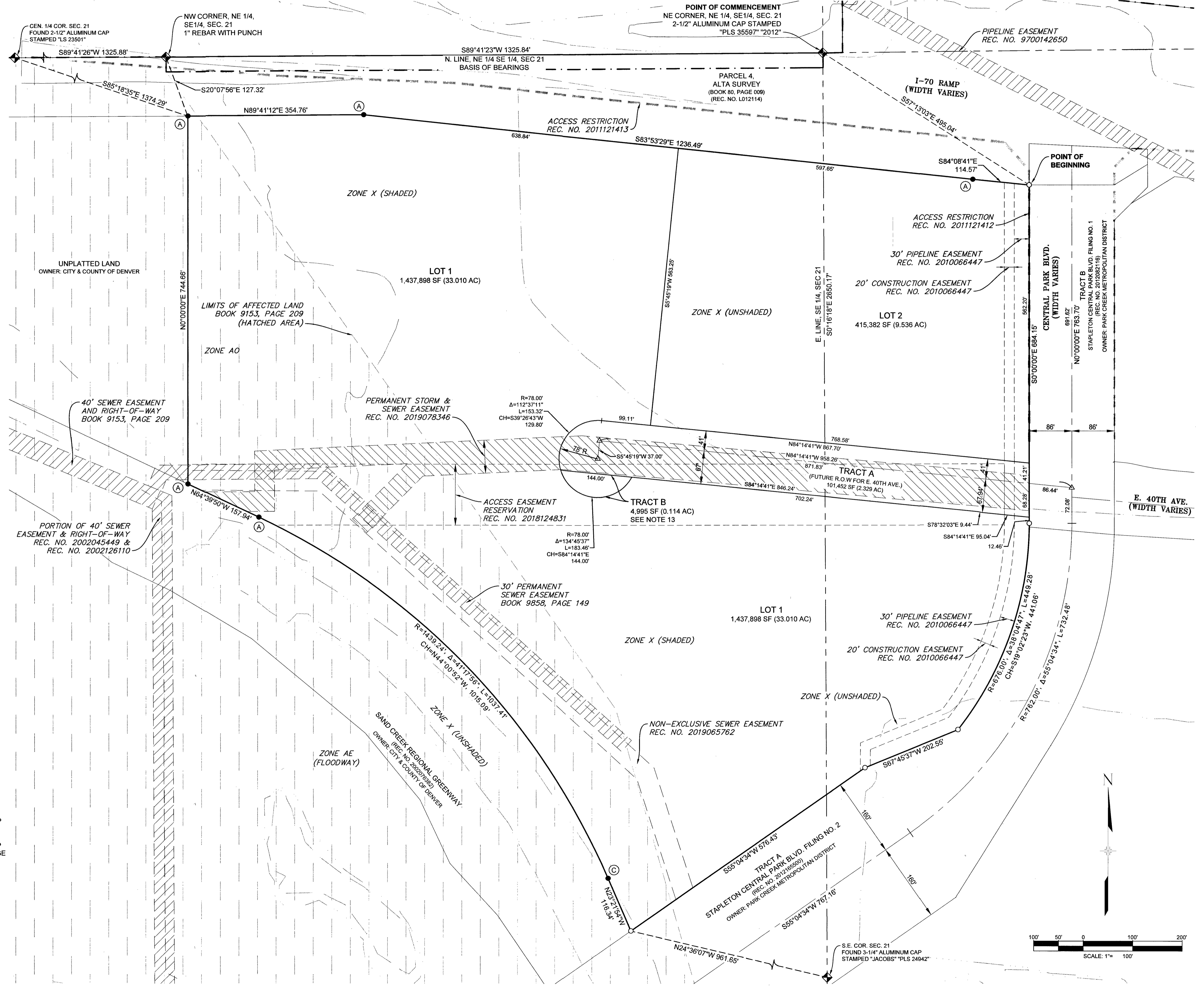
## NOTES (CONTINUED):

12. EASEMENTS FOR UTILITY APPURTENANCES (E.G. TRANSFORMERS AND SWITCH CABINETS) AND EASEMENTS FOR ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION AND POSTAL FACILITIES OUTSIDE FUTURE RIGHTS-OF-WAY ARE TO BE CONVEYED BY SEPARATE DOCUMENT.
13. TRACT B WILL BE A TEMPORARY CUL-DE-SAC USED FOR PEDESTRIAN ACCESS, VEHICULAR ACCESS AND DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE PARK CREEK METROPOLITAN DISTRICT, UNTIL FURTHER STREET DEVELOPMENT OCCURS.
14. 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.
15. AN 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 STREETS AND ALLEYS FOR THE PROVISIONS OF SUCH CITY SERVICES.
16. THE INTERNAL BOUNDARIES OF ALL LOTS AND TRACTS LYING WITHIN CENTRAL PARK FILING NO. 60 ARE CONTIGUOUS WITH NO GAPS, GORES OR OVERLAPS, AS SHOWN ON SHEET 2.
17. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC. TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP, INC. RELIED UPON OWNER'S POLICY, COMMITMENT NO. NCS-1020015-1-CO, REVISION NO. 3, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF SEPTEMBER 24, 2021 AT 5:00 P.M..
18. THE LAND DESCRIBED HEREIN LIES WITHIN OR PARTLY WITHIN THE LEGAL DESCRIPTION OR EXHIBITS FOUND IN THE FOLLOWING RECORDED DOCUMENTS AS SET FORTH IN THE ABOVE REFERENCED TITLE COMMITMENT AND MAY THEREFORE BE SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED THEREIN.

TITLE COMMITMENT - REFERENCED DOCUMENTS		
NO.	DESCRIPTION	RECEPTION NO.
A	EASEMENTS & AGREEMENTS	BK. 9153 PG. 209
-	QUIT CLAIM DEEDS	2002045449
-	QUIT CLAIM DEEDS	2002126110
B	EASEMENTS AND AGREEMENTS	BK. 9858 PG. 149
-	QUIT CLAIM DEED	2002045449
C	ACCESS CONTROL RESTRICTIONS	2011121412
-	ACCESS CONTROL RESTRICTIONS	2011121413
D	HOME DEPOT LETTER	2002023239
E	COMMUNITY DECLARATION	2002096362
-	FIRST AMENDED DECLARATION	2005217062
-	SECOND AMENDED DECLARATION	2007003744
-	SUPPLEMENTAL DECLARATIONS	2010037900
-	SUPPLEMENTAL DECLARATIONS	2018124836
F	PROPERTY DEED	2018124831
-	QUIT CLAIM DEED	2018124832
-	QUIT CLAIM DEED	2018124835
G	DESIGN AND ARCHITECTURAL DECLARATION	2011028773
-	SUPPLEMENTAL DECLARATION	2018124833
H	DEVELOPMENT AGREEMENT	2004176011
-	AGREEMENT REGARDING RECORDATION	2010034571
-	AGREEMENT REGARDING RECORDATION	2018124837
I	INCLUSION OF PROPERTY	2010105686
-	INCLUSION OF PROPERTY	2018140455
J	NON-EXCLUSIVE EASEMENT AGREEMENT	2019065762
K	PERMANENT EASEMENT	2019078346
L	DEED RESERVATIONS	2010034011
-	QUIT CLAIM DEED	2010034012
-	QUIT CLAIM DEED	2010034570
-	QUIT CLAIM DEED	2010034573
-	PARTIAL RELEASE OF EASEMENT	2015081555
M	AMENDED AND RESTATED DECLARATION	2010034013
N	PIPELINE EASEMENT AGREEMENT	2010066447

## LEGEND

- ◆ FOUND ALIQUOT MONUMENT (AS NOTED)
- INDICATES A FOUND 1-1/2" ALUMINUM CAP STAMPED "FLAT IRON SURVEY" PLS 19588"
- INDICATES A FOUND 5/8" REBAR
- INDICATES A FOUND 1-1/4" ALUMINUM CAP STAMPED "PLS 27928"
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" PLS 38487"
- △ SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" PLS 38487" IN A RANGE BOX - TO BE SET AFTER CONSTRUCTION
- XX LOT / TRACT NAME AND AREA  
XXXX SF (X.XXX AC)
- SECTION LINE
- PLAT BOUNDARY
- LOT LINE
- RANGE LINE
- ADJACENT LOT LINE
- EASEMENT LINE



PREPARED BY:  
  
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 Denver, CO 80202  
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 Fax 303-572-0200

