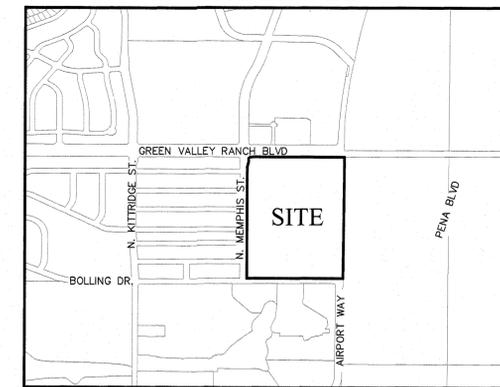


DENVER CONNECTION WEST FILING NO. 2

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 1 OF 3

VICINITY MAP



DEDICATION STATEMENT:

KNOW ALL MEN BY THESE PRESENTS THAT C.P. BEDROCK LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO A BLOCK, LOTS AND TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF "PARCEL B" AS DESCRIBED IN QUIT CLAIM DEED RECORDED JANUARY 28, 1998 UNDER RECEPTION NO. 1998013247, CITY AND COUNTY OF DENVER RECORDS, BEING LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20, BEING MONUMENTED BY A 3.25" ALLOY CAP ON A NO.6 REBAR STAMPED CLARK & ASSOC. INC. - LS 4842 - 1993, WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 20, BEING MONUMENTED BY A 3.25" ALLOY CAP ON A NO.6 REBAR IN A LOGO BOX STAMPED PLS 14592 - 1995, IS ASSUMED TO BEAR SOUTH 89°54'15" WEST, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION:

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, SOUTH 89°54'15" WEST A DISTANCE OF 1907.85 FEET;
 THENCE DEPARTING SAID NORTH LINE, SOUTH 00°05'45" EAST A DISTANCE OF 83.00 FEET TO THE INTERSECTION OF THE EAST LINE OF MEMPHIS STREET AS DESCRIBED PER THE PLAT OF DENVER CONNECTION WEST FILING NO. 1 RECORDED UNDER RECEPTION NO. 2016106834 AND THE SOUTH LINE OF GREEN VALLEY RANCH BLVD AS DESCRIBED UNDER RECEPTION NO. 1994070394, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID DENVER CONNECTION WEST FILING NO. 1 AND THE TRUE POINT OF BEGINNING;
 THENCE ALONG THE SOUTH LINE OF GREEN VALLEY RANCH BOULEVARD, NORTH 89°54'15" EAST, PARALLEL WITH AND 83.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 20, A DISTANCE OF 906.37 FEET TO A POINT ON THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 1992059379, CITY AND COUNTY OF DENVER RECORDS, SAID WESTERLY LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY OF PENA BOULEVARD;
 THENCE SOUTHERLY ALONG SAID WESTERLY LINE ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 8640.00 FEET, CENTRAL ANGLE OF 00°54'04", AN ARC LENGTH OF 135.89 FEET AND WHOSE CHORD BEARS SOUTH 00°39'32" WEST A DISTANCE OF 135.89 FEET;
 THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 00°12'30" WEST, A DISTANCE OF 1370.56 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BOLLING DRIVE AS SHOWN ON GATEWAY PARK IV-FILING NO. 5 RECORDED UNDER RECEPTION NO. 2000051305, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF AIRPORT WAY, ALSO SHOWN ON SAID GATEWAY PARK IV-FILING NO. 5;
 THENCE DEPARTING SAID WESTERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY OF BOLLING DRIVE, SOUTH 89°39'33" WEST, A DISTANCE OF 925.41 FEET TO THE EASTERLY RIGHT-OF-WAY OF MEMPHIS STREET AS SHOWN ON SAID DENVER CONNECTION WEST FILING NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID DENVER CONNECTION WEST FILING NO. 1;
 THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF MEMPHIS STREET THE FOLLOWING FOUR (4) COURSES:
 1. NORTH 00°05'45" WEST, A DISTANCE OF 1388.21 FEET;
 2. NORTH 12°20'41" EAST, A DISTANCE OF 60.34 FEET;
 3. NORTH 00°05'45" WEST, A DISTANCE OF 48.14 FEET;
 4. NORTH 44°54'15" EAST, A DISTANCE OF 21.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,400,622 SQUARE FEET OR 32.154 ACRES MORE OR LESS.

UNDER THE NAME AND STYLE OF DENVER CONNECTION WEST FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, EASEMENTS AND OTHER PUBLIC PLACES SHOWN HEREON AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.

OWNER:

C.P. BEDROCK LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: Christopher S. Flagg DATE: 10/4/2022
 CHRISTOPHER S. FLAGG, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF NEW YORK }
 COUNTY OF NY } SS

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF Oct. A.D., 2022, BY Christopher S. Flagg

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____



NOTARY PUBLIC Melissa Santiago

410 W. 26th St. 5th Fl
 ADDRESS NY NY 10001

TRACT	AREA (SQ. FT.)	AREA (AC +/-)	USE	OWNED BY / MAINTAINED BY
A	10,093	0.232	UTILITIES, DRAINAGE, LANDSCAPING, SIDEWALKS, OPEN SPACE	PROPERTY OWNER ON RECORD*
B	18,380	0.422	UTILITIES, DRAINAGE, LANDSCAPING, SIDEWALKS, OPEN SPACE	PROPERTY OWNER ON RECORD*
C	7,694	0.177	UTILITIES, DRAINAGE, LANDSCAPING, SIDEWALKS, OPEN SPACE	PROPERTY OWNER ON RECORD*
D	79,849	1.833	PRIVATE ROAD, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
E	242	0.006	UTILITIES, LANDSCAPING, SIDEWALKS, MONUMENT SIGNS	PROPERTY OWNER ON RECORD*
F	240	0.006	UTILITIES, LANDSCAPING, SIDEWALKS, MONUMENT SIGNS	PROPERTY OWNER ON RECORD*

* TRACTS WILL BE OWNED AND MAINTAINED BY OWNER ON RECORD UNTIL FUTURE CONVEYANCE OF TRACTS TO FUTURE METROPOLITAN DISTRICT, HOME OWNERS ASSOCIATION OR OTHER ENTITY.

LAND AREA SUMMARY		
TYPE	AREA (SQ. FT.)	AREA (AC +/-)
LOTS (13)	1,155,713	26.531
TRACTS (A THROUGH F)	116,498	2.675
RIGHT-OF-WAY	128,411	2.948
TOTAL	1,400,622	32.154

GENERAL NOTES:

- BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, T3S, R66W OF THE 6TH P.M. SAID LINE IS ASSUMED TO BEAR S89°54'15"W. SAID LINE IS MONUMENTED AT THE NORTH ONE-QUARTER CORNER OF SECTION 20 BY A 3 1/4" ALLOY CAP ON A NO.6 REBAR IN A RANGE BOX STAMPED "1995 - PLS 14592" AND BY A 3 1/4" ALLOY CAP ON A NO.6 REBAR IN A RANGE BOX STAMPED "CLARK & ASSOC. INC. - 1993 - LS4842" AT THE NORTHEAST CORNER OF SECTION 20.
- 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.
- STATEMENT OF LINEAL UNITS REQUIRED PER 38-51-106, C.R.S.: LINEAL UNIT OF MEASURE USED IN THIS SURVEY: U.S. SURVEY FOOT.
- 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.)
- 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 FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-993560-CO, WITH AN EFFECTIVE DATE OF 09/10/2022.
- BENCH MARK - THE CITY AND COUNTY OF DENVER BENCH MARK 532A BEING A STANDARD CITY AND COUNTY OF DENVER 2" BRASS ROCK CAP LOCATED IN THE SOUTHWEST QUADRANT OF GREEN VALLEY RANCH BLVD AND CHAMBERS ROAD ON TOP OF WALL/BENCH AT A BUS STOP. HAVING A PUBLISHED ELEVATION OF 5347.85' (NAVD88).
- TRACTS "E" & "F" SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON RECORD. THESE TRACTS ARE PRIMARILY INTENDED FOR MONUMENT SIGNS.
- TRACT "D" SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON RECORD. THIS TRACT IS PRIMARILY INTENDED FOR A PRIVATE ROADWAY, UTILITIES AND VEHICULAR/PEDESTRIAN ACCESS.
- TRACTS "A", "B" AND "C" SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON RECORD. THESE TRACTS ARE PRIMARILY INTENDED FOR UTILITIES, DRAINAGE, LANDSCAPING, SIDEWALKS AND OPEN SPACE.
- RANGE POINTS TO BE SET AFTER CONSTRUCTION OF ROADWAY.
- DENVER CONNECTION WEST FILING NO. 2 HAS THIRTEEN (13) LOTS, SIX (6) TRACTS AND ONE (1) BLOCK.
- 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 DRIVES WITHIN THE PLATTED PROPERTY.
- 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.
- OWNER DECLARES AND GRANTS FOR THE BENEFIT OF THE OWNER OF EACH LOT AND THE OWNERS' RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, GRANTEEES AND MORTGAGEES, AND THEIR RESPECTIVE TENANTS, SUBTENANTS AND ALL PERSONS WHO NOW OR HEREAFTER OWN OR HOLD ANY POSSESSORY INTEREST WITHIN EACH LOT, AND THE CONCESSIONAIRES, AGENTS, EMPLOYEES, CUSTOMERS, VISITORS, CONTRACTORS, LICENSEES, LESSEES AND INVITEES OF ANY THEM, AN IRREVOCABLE, NONEXCLUSIVE EASEMENT UPON, OVER AND ACROSS THOSE DRIVEWAYS AND ACCESSWAYS LEGALLY DESCRIBED AS TRACT D, TO WHICH ANY LOT IS CONTIGUOUS, FOR THE PURPOSE OF PROVIDING EACH OWNER OF A LOT WITH PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS TO AND FROM A LOT AND ALL PUBLIC RIGHTS OF WAY THAT MAY BE ACCESSED FROM THE BOUNDARIES OF THE PROPERTY IN THIS SUBDIVISION NOW OR IN THE FUTURE.
- NON-PLOTTABLE EXCEPTIONS:
 (a) RESERVATION OF MINERAL RIGHTS AS SET FORTH IN GENERAL WARRANTY DEEDS RECORDED DECEMBER 5TH, 1985 AT RECEPTION NO. 000225
 THE RELEASE OF MINERAL RIGHTS IN CONNECTION THEREWITH RECORDED JANUARY 28, 1998 AT RECEPTION NO. 9800013255.
 THE RELEASE OF RESTRICTIVE COVENANTS IN CONNECTION THEREWITH RECORDED DECEMBER 14, 2021 AT RECEPTION NO. 2021227869.
 (b) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE DEED AND AGREEMENT COVERING MINERAL AND MINERAL RIGHTS, EXCEPT OIL AND GAS AND ASSOCIATED LIQUID HYDROCARBONS RECORDED APRIL 8, 1985 AT RECEPTION NO. 498955.
 TERMINATION AGREEMENT IN CONNECTION THEREWITH RECORDED JULY 19, 1995 AT RECEPTION NO. 95000085837.
 (c) TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE GENERAL WARRANTY DEED RECORDED DECEMBER 4, 1986 AT RECEPTION NO. 8600058432.
 RELEASE OF RESTRICTIVE COVENANTS IN CONNECTION THEREWITH RECORDED DECEMBER 14, 2021 AT RECEPTION NO. 2021227869.
 (d) ORDINANCE NO. 407 SERIES OF 1992, FOR ZONING, RECORDED JULY 6, 1992 AT RECEPTION NO. R-92-0074874.
 (e) EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE ALTA/NPS LAND TITLE SURVEY, RECORDED FEBRUARY 24, 2020 AT RECEPTION NO. 2020026508.
 (f) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE LARGE DEVELOPMENT FRAMEWORK RECORDED MAY 28, 2020 AT RECEPTION NO. 2020071350.

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, TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE NAMED DEDICATORS THIS 17th DAY OF October A.D., 2022 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 Kristina M. Branson

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.

[Signature] 10/12/2022
 CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:

[Signature] 10.12.2022
 EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

[Signature] 10.20.2022
 EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

[Signature] 10/31/22
 EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

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

WITNESS BY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____ A.D. 2022

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 } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK, _____ M., THIS _____ DAY OF _____ A.D., 2022 AND DULY RECORDED UNDER RECEPTION NO. _____.

CLERK AND RECORDER _____

BY: _____ DEPUTY

FEE: _____

LEGEND

- ◆ 30" NO.6 REBAR WITH 2.5" ALLOY CAP IN RANGE BOX STAMPED PLS 38226 TO BE SET UPON CONSTRUCTION OF ROADWAY
- SET 30" NO.6 REBAR WITH 1 1/2" ALLOY CAP - PLS 38226 UNLESS OTHERWISE DESCRIBED HEREON
- ⊙ FOUND DENVER RANGE POINT AS DESCRIBED HEREON
- ⊙ FOUND REBAR & CAP AS DESCRIBED HEREON
- ⊕ FOUND ALIQUOT CORNER AS DESCRIBED HEREON
- DENVER RANGE LINE
- - - ALIQUOT LINE
- - - EXISTING EASEMENT
- - - EASEMENT DEDICATED HEREON

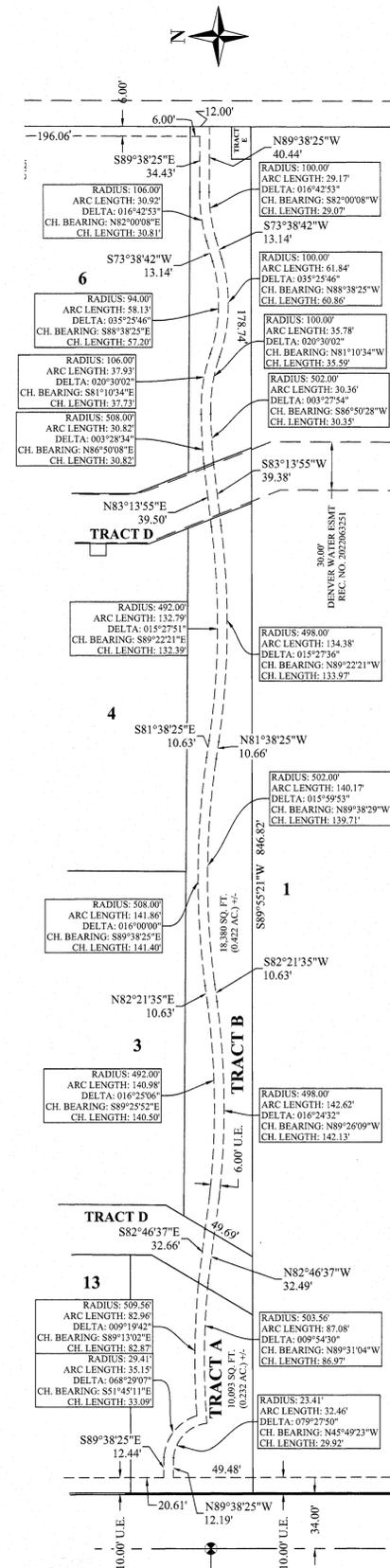
U.E. = UTILITY EASEMENT
 R1 = PLAT DISTANCE/BEARING DENVER CONNECTION WEST FILING NO.1 - REC. NO. 2016106834
 R2 = RECORD DISTANCE/BEARING REC. NO. 1992059379
 M = MEASURED DISTANCE/BEARING REC. NO. 1992059379

DENVER CONNECTION WEST FILING NO. 2

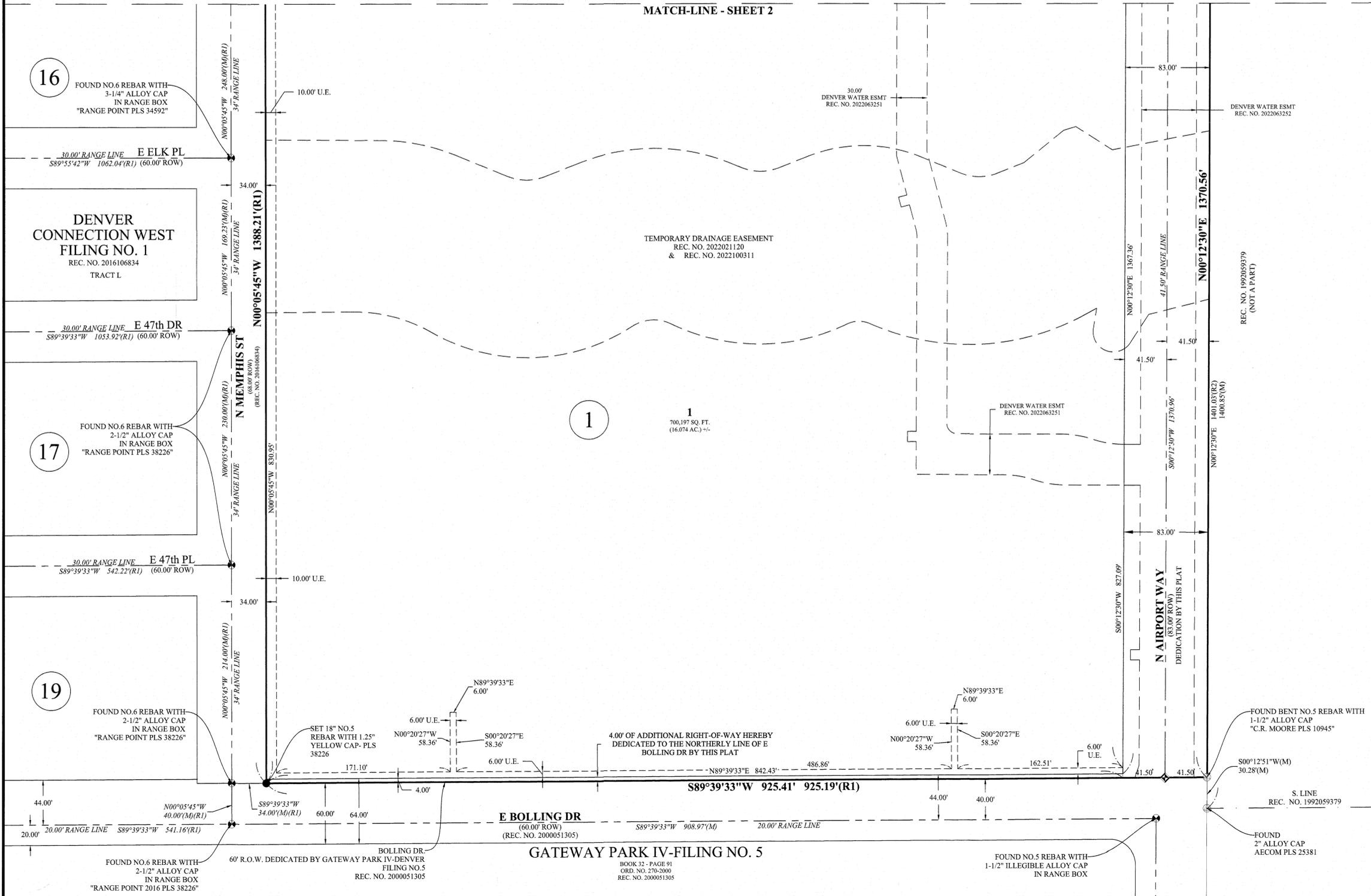
LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO
 SHEET 3 OF 3



DETAIL "A"
 1 INCH = 30 FEET



MATCH-LINE - SHEET 2



16

FOUND NO.6 REBAR WITH 3-1/4" ALLOY CAP IN RANGE BOX "RANGE POINT PLS 34592"

17

FOUND NO.6 REBAR WITH 2-1/2" ALLOY CAP IN RANGE BOX "RANGE POINT PLS 38226"

19

FOUND NO.6 REBAR WITH 2-1/2" ALLOY CAP IN RANGE BOX "RANGE POINT PLS 38226"

1

700,197 SQ. FT. (16.074 AC.) +/-

