

**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY****TO:** Katherine Ehlers, City Attorney's Office**FROM:** Glen D. Blackburn, P.E., Director, Right-of-Way Services**DATE:** July 31, 2025**ROW #:** 2025-DEDICATION-0000117 **SCHEDULE #:** 61 Schedule # - See Page 3

**TITLE:** This request is to dedicate sixty-one City-owned parcels of land located in the Stapleton Filing No. 49 subdivision as Public Right-of-Way as 1) East 57<sup>th</sup> Avenue, 2) East 57<sup>th</sup> Place, 3) East 58<sup>th</sup> Avenue, 4) East 58<sup>th</sup> Place, 5) East 58<sup>th</sup> Drive, 6) East 59<sup>th</sup> Avenue, 7) East 59<sup>th</sup> Place, 8) East 59<sup>th</sup> North Place, 9) East 59<sup>th</sup> Place, 10) East 59<sup>th</sup> North Place, 11) East 59<sup>th</sup> Place, 12) East 59<sup>th</sup> North Place, 13) East 59<sup>th</sup> South Drive, 14) East 59<sup>th</sup> North Drive, 15) East 60<sup>th</sup> Avenue, 16) East 60<sup>th</sup> Avenue, 17) East 60<sup>th</sup> Place, 18) East 61<sup>st</sup> Avenue, 19) East 61<sup>st</sup> Avenue, 20) East 61<sup>st</sup> Place, 21) East 61<sup>st</sup> Drive, 22) East 62<sup>nd</sup> Avenue, 23) North Akron Street, 24) North Central Park Boulevard, 25) North Alton Street, 26) North Alton Street, 27) North Alton Street, 28) North Alton Street, 29) North Beeler Street, 30) North Beeler Street, 31) North Beeler Street, 32) North Beeler Street, 33) North Beeler Street, 34) North Beeler Street, 35) North Beeler Street, 36) North Beeler Street, 37) North Beeler Court, 38) North Beeler Court, 39) North Beeler Court, 40) North Beeler Court, 41) North Beeler Court, 42) North Beeler Court, 43) North Beeler Court, 44) North Beeler Court, 45) North Boston Street, 46) North Boston Street, 47) North Boston Street, 48) North Boston Street, 49) North Boston Street, 50) North Boston Court, 51) North Boston Court, 52) North Boston Court, 53) North Boston Court, 54) North Boston Court, 55) North Boston Court, 56) North Chester Street, 57) North Chester Way, 58) North Chester Way, 59) North Chester Way, 60) North Chester Way, and 61) East 61<sup>st</sup> Place.

**SUMMARY:** Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as 1) East 57<sup>th</sup> Avenue, 2) East 57<sup>th</sup> Place, 3) East 58<sup>th</sup> Avenue, 4) East 58<sup>th</sup> Place, 5) East 58<sup>th</sup> Drive, 6) East 59<sup>th</sup> Avenue, 7) East 59<sup>th</sup> Place, 8) East 59<sup>th</sup> North Place, 9) East 59<sup>th</sup> Place, 10) East 59<sup>th</sup> North Place, 11) East 59<sup>th</sup> Place, 12) East 59<sup>th</sup> North Place, 13) East 59<sup>th</sup> South Drive, 14) East 59<sup>th</sup> North Drive, 15) East 60<sup>th</sup> Avenue, 16) East 60<sup>th</sup> Avenue, 17) East 60<sup>th</sup> Place, 18) East 61<sup>st</sup> Avenue, 19) East 61<sup>st</sup> Avenue, 20) East 61<sup>st</sup> Place, 21) East 61<sup>st</sup> Drive, 22) East 62<sup>nd</sup> Avenue, 23) North Akron Street, 24) North Central Park Boulevard, 25) North Alton Street, 26) North Alton Street, 27) North Alton Street, 28) North Alton Street, 29) North Beeler Street, 30) North Beeler Street, 31) North Beeler Street, 32) North Beeler Street, 33) North Beeler Street, 34) North Beeler Street, 35) North Beeler Street, 36) North Beeler Street, 37) North Beeler Court, 38) North Beeler Court, 39) North Beeler Court, 40) North Beeler Court, 41) North Beeler Court, 42) North Beeler Court, 43) North Beeler Court, 44) North Beeler Court, 45) North Boston Street, 46) North Boston Street, 47) North Boston Street, 48) North Boston Street, 49) North Boston Street, 50) North Boston Court, 51) North Boston Court, 52) North Boston Court, 53) North Boston Court, 54) North Boston Court, 55) North Boston Court, 56) North Chester Street, 57) North Chester Way, 58) North Chester Way, 59) North Chester Way, 60) North Chester Way, and 61) East 61<sup>st</sup> Place.

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave. | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311



This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, “Stapleton Filing No. 49 subdivision.”

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of land for Public Right-of-Way purposes as 1) East 57th Avenue, 2) East 57th Place, 3) East 58th Avenue, 4) East 58th Place, 5) East 58th Drive, 6) East 59th Avenue, 7) East 59th Place, 8) East 59th North Place, 9) East 59th Place, 10) East 59th North Place, 11) East 59th Place, 12) East 59th North Place, 13) East 59th South Drive, 14) East 59th North Drive, 15) East 60th Avenue, 16) East 60th Avenue, 17) East 60th Place, 18) East 61st Avenue, 19) East 61st Avenue, 20) East 61st Place, 21) East 61st Drive, 22) East 62nd Avenue, 23) North Akron Street, 24) North Central Park Boulevard, 25) North Alton Street, 26) North Alton Street, 27) North Alton Street, 28) North Alton Street, 29) North Beeler Street, 30) North Beeler Street, 31) North Beeler Street, 32) North Beeler Street, 33) North Beeler Street, 34) North Beeler Street, 35) North Beeler Street, 36) North Beeler Street, 37) North Beeler Court, 38) North Beeler Court, 39) North Beeler Court, 40) North Beeler Court, 41) North Beeler Court, 42) North Beeler Court, 43) North Beeler Court, 44) North Beeler Court, 45) North Boston Street, 46) North Boston Street, 47) North Boston Street, 48) North Boston Street, 49) North Boston Street, 50) North Boston Court, 51) North Boston Court, 52) North Boston Court, 53) North Boston Court, 54) North Boston Court, 55) North Boston Court, 56) North Chester Street, 57) North Chester Way, 58) North Chester Way, 59) North Chester Way, 60) North Chester Way, and 61) East 61st Place. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # ( 2025-DEDICATION-0000117-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, and 061 ) HERE.**

A map of the area to be dedicated is attached.

GB/KS/LRA

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Shontel M. Lewis District # 8  
Councilperson Aide, N/A  
Councilperson Aide, N/A  
City Council Staff, Luke Palmisano  
Environmental Services, Andrew Ross  
DOTI, Manager’s Office, Alba Castro  
DOTI, Director, Right-of-Way Services, Glen Blackburn  
Department of Law, Martin Plate  
Department of Law, Brad Beck  
Department of Law, Katherine Ehlers  
Department of Law, Mar’quasa Maes  
DOTI Survey, Kathy Svechovsky  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2025-DEDICATION-0000117

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave. | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311

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PARCEL #	TRACT	STREET NAME	SCHEDULE #
1	A	EAST 57 <sup>TH</sup> AVENUE	0110300106000
2	B	EAST 57 <sup>TH</sup> PLACE	0110300111000
3	C	EAST 58 <sup>TH</sup> AVENUE	0110300090000
4	D	EAST 58 <sup>TH</sup> PLACE	0110300084000
5	E	EAST 58 <sup>TH</sup> DRIVE	0110300074000
6	F	EAST 59 <sup>TH</sup> AVENUE	0110300079000
7	G	EAST 59 <sup>TH</sup> PLACE	0110300063000
8	H	EAST 59 <sup>TH</sup> NORTH PLACE	0110300065000
9	J	EAST 59 <sup>TH</sup> PLACE	0110300055000
10	K	EAST 59 <sup>TH</sup> NORTH PLACE	0110300054000
11	L	EAST 59 <sup>TH</sup> PLACE	0110300047000
12	M	EAST 59 <sup>TH</sup> NORTH PLACE	0110300046000
13	N	EAST 59 <sup>TH</sup> SOUTH DRIVE	0110300043000
14	P	EAST 59 <sup>TH</sup> NORTH DRIVE	0110300041000
15	Q	EAST 60 <sup>TH</sup> AVENUE	0110300028000
16	R	EAST 60 <sup>TH</sup> AVENUE	0110300037000
17	S	EAST 60 <sup>TH</sup> PLACE	0110300033000
18	T	EAST 61 <sup>ST</sup> AVENUE	0110300020000
19	U	EAST 61 <sup>ST</sup> AVENUE	0110300013000
20	V	EAST 61 <sup>ST</sup> PLACE	0110300003000
21	W	EAST 61 <sup>ST</sup> DRIVE	0110300001000
22	X	EAST 62 <sup>ND</sup> AVENUE	0110300007000
23	Y	NORTH AKRON STREET	0110300006000
24	Z	NORTH CENTRAL PARK BOULEVARD	0110300099000
25	AA	NORTH ALTON STREET	0110300101000
26	AB	NORTH ALTON STREET	0110300096000
27	AC	NORTH ALTON STREET	0110300062000
28	AD	NORTH ALTON STREET	0110300023000
29	AE	NORTH BEELER STREET	0110300004000
30	AF	NORTH BEELER STREET	0110300019000
31	AG	NORTH BEELER STREET	0110300025000
32	AH	NORTH BEELER STREET	0110300058000
33	AJ	NORTH BEELER STREET	0110300069000
34	AK	NORTH BEELER STREET	0110300094000
35	AL	NORTH BEELER STREET	0110300103000
36	AM	NORTH BEELER STREET	0110300123000
37	AN	NORTH BEELER COURT	0110300122000
38	AP	NORTH BEELER COURT	0110300104000
39	AQ	NORTH BEELER COURT	0110300093000
40	AR	NORTH BEELER COURT	0110300071000
41	AS	NORTH BEELER COURT	0110300052000
42	AT	NORTH BEELER COURT	0110300027000
43	AU	NORTH BEELER COURT	0110300015000
44	AV	NORTH BEELER COURT	0110300008000
45	AW	NORTH BOSTON STREET	0110300030000

46	AX	NORTH BOSTON STREET	0110300050000
47	AY	NORTH BOSTON STREET	0110300071000
48	AZ	NORTH BOSTON STREET	0110300089000
49	BA	NORTH BOSTON STREET	0110300110000
50	BB	NORTH BOSTON COURT	0110300119000
51	BC	NORTH BOSTON COURT	0110300118000
52	BD	NORTH BOSTON COURT	0110300112000
53	BE	NORTH BOSTON COURT	0110300086000
54	BF	NORTH BOSTON COURT	0110300077000
55	BG	NORTH BOSTON COURT	0110300035000
56	BH	NORTH CHESTER STREET	0110300011000
57	BJ	NORTH CHESTER WAY	0110300014000
58	BK	NORTH CHESTER WAY	0110300039000
59	BL	NORTH CHESTER WAY	0110300080000
60	BM	NORTH CHESTER WAY	0110300114000
61	V-A	EAST 61 <sup>ST</sup> PLACE	0110300010000

## ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team  
at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: July 31, 2025

Please mark one: ☐ Bill Request or ☒ Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☐ Yes ☒ No

### 1. Type of Request:

☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment

☒ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☐ Other:

2. **Title:** Dedicate sixty-one City-owned parcels of land located in the Stapleton Filing No. 49 subdivision as Public Right-of-Way as 1) East 57th Avenue, 2) East 57th Place, 3) East 58th Avenue, 4) East 58th Place, 5) East 58th Drive, 6) East 59th Avenue, 7) East 59th Place, 8) East 59th North Place, 9) East 59th Place, 10) East 59th North Place, 11) East 59th Place, 12) East 59th North Place, 13) East 59th South Drive, 14) East 59th North Drive, 15) East 60th Avenue, 16) East 60th Avenue, 17) East 60th Place, 18) East 61st Avenue, 19) East 61st Avenue, 20) East 61st Place, 21) East 61st Drive, 22) East 62nd Avenue, 23) North Akron Street, 24) North Central Park Boulevard, 25) North Alton Street, 26) North Alton Street, 27) North Alton Street, 28) North Alton Street, 29) North Beeler Street, 30) North Beeler Street, 31) North Beeler Street, 32) North Beeler Street, 33) North Beeler Street, 34) North Beeler Street, 35) North Beeler Street, 36) North Beeler Street, 37) North Beeler Court, 38) North Beeler Court, 39) North Beeler Court, 40) North Beeler Court, 41) North Beeler Court, 42) North Beeler Court, 43) North Beeler Court, 44) North Beeler Court, 45) North Boston Street, 46) North Boston Street, 47) North Boston Street, 48) North Boston Street, 49) North Boston Street, 50) North Boston Court, 51) North Boston Court, 52) North Boston Court, 53) North Boston Court, 54) North Boston Court, 55) North Boston Court, 56) North Chester Street, 57) North Chester Way, 58) North Chester Way, 59) North Chester Way, 60) North Chester Way, and 61) East 61st Place.

3. **Requesting Agency:** DOTI, Right-of-Way Services  
**Agency Section:** Survey

### 4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Lisa R. Ayala	Name: Alaina McWhorter
Email: <a href="mailto:Lisa.ayala@denvergov.org">Lisa.ayala@denvergov.org</a>	Email: <a href="mailto:Alaina.McWhorter@denvergov.org">Alaina.McWhorter@denvergov.org</a>

### 5. General description or background of proposed request. Attach executive summary if more space needed:

Stapleton Filing No. 49 recorded. The developer was asked to dedicate sixty-one parcels of land as 1) East 57th Avenue, 2) East 57th Place, 3) East 58th Avenue, 4) East 58th Place, 5) East 58th Drive, 6) East 59th Avenue, 7) East 59th Place, 8) East 59th North Place, 9) East 59th Place, 10) East 59th North Place, 11) East 59th Place, 12) East 59th North Place, 13) East 59th South Drive, 14) East 59th North Drive, 15) East 60th Avenue, 16) East 60th Avenue, 17) East 60th Place, 18) East 61st Avenue, 19) East 61st Avenue, 20) East 61st Place, 21) East 61st Drive, 22) East 62nd Avenue, 23) North Akron Street, 24) North Central Park Boulevard, 25) North Alton Street, 26) North Alton Street, 27) North Alton Street, 28) North Alton Street, 29) North Beeler Street, 30) North Beeler Street, 31) North Beeler Street, 32) North Beeler Street, 33) North Beeler Street, 34) North Beeler Street, 35) North Beeler Street, 36) North Beeler Street, 37) North Beeler Court, 38) North Beeler Court, 39) North Beeler Court, 40) North Beeler Court, 41) North Beeler Court, 42) North Beeler Court, 43) North Beeler Court, 44) North Beeler Court, 45) North Boston Street, 46) North Boston Street, 47) North Boston Street, 48) North Boston Street, 49) North Boston Street, 50) North Boston Court, 51) North Boston Court, 52) North Boston Court, 53) North Boston Court, 54) North Boston Court, 55) North

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

Boston Court, 56) North Chester Street, 57) North Chester Way, 58) North Chester Way, 59) North Chester Way, 60) North Chester Way, and 61) East 61st Place.

6. **City Attorney assigned to this request (if applicable):**

7. **City Council District:** Shontel M. Lewis District # 8

8. **\*\*For all contracts, fill out and submit accompanying Key Contract Terms worksheet\*\***

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name (including any dba's):

Contract control number (legacy and new):

Location:

Is this a new contract? ☐ Yes ☐ No Is this an Amendment? ☐ Yes ☐ No If yes, how many? \_\_\_\_\_

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process?

If not, why not?

Has this contractor provided these services to the City before? ☐ Yes ☐ No

Source of funds:

Is this contract subject to: ☐ W/MBE ☐ DBE ☐ SBE ☐ XO101 ☐ ACDBE ☐ N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## EXECUTIVE SUMMARY

**Project Title:** 2025-DEDICATION-0000117

**Description of Proposed Project:** Stapleton Filing No. 49 recorded. The developer was asked to dedicate sixty-one parcels of land located in the Stapleton Filing No. 49 subdivision as 1) East 57th Avenue, 2) East 57th Place, 3) East 58th Avenue, 4) East 58th Place, 5) East 58th Drive, 6) East 59th Avenue, 7) East 59th Place, 8) East 59th North Place, 9) East 59th Place, 10) East 59th North Place, 11) East 59th Place, 12) East 59th North Place, 13) East 59th South Drive, 14) East 59th North Drive, 15) East 60th Avenue, 16) East 60th Avenue, 17) East 60th Place, 18) East 61st Avenue, 19) East 61st Avenue, 20) East 61st Place, 21) East 61st Drive, 22) East 62nd Avenue, 23) North Akron Street, 24) North Central Park Boulevard, 25) North Alton Street, 26) North Alton Street, 27) North Alton Street, 28) North Alton Street, 29) North Beeler Street, 30) North Beeler Street, 31) North Beeler Street, 32) North Beeler Street, 33) North Beeler Street, 34) North Beeler Street, 35) North Beeler Street, 36) North Beeler Street, 37) North Beeler Court, 38) North Beeler Court, 39) North Beeler Court, 40) North Beeler Court, 41) North Beeler Court, 42) North Beeler Court, 43) North Beeler Court, 44) North Beeler Court, 45) North Boston Street, 46) North Boston Street, 47) North Boston Street, 48) North Boston Street, 49) North Boston Street, 50) North Boston Court, 51) North Boston Court, 52) North Boston Court, 53) North Boston Court, 54) North Boston Court, 55) North Boston Court, 56) North Chester Street, 57) North Chester Way, 58) North Chester Way, 59) North Chester Way, 60) North Chester Way, and 61) East 61st Place.

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project:** The City and County of Denver was deeded this land to be dedicated as 1) East 57th Avenue, 2) East 57th Place, 3) East 58th Avenue, 4) East 58th Place, 5) East 58th Drive, 6) East 59th Avenue, 7) East 59th Place, 8) East 59th North Place, 9) East 59th Place, 10) East 59th North Place, 11) East 59th Place, 12) East 59th North Place, 13) East 59th South Drive, 14) East 59th North Drive, 15) East 60th Avenue, 16) East 60th Avenue, 17) East 60th Place, 18) East 61st Avenue, 19) East 61st Avenue, 20) East 61st Place, 21) East 61st Drive, 22) East 62nd Avenue, 23) North Akron Street, 24) North Central Park Boulevard, 25) North Alton Street, 26) North Alton Street, 27) North Alton Street, 28) North Alton Street, 29) North Beeler Street, 30) North Beeler Street, 31) North Beeler Street, 32) North Beeler Street, 33) North Beeler Street, 34) North Beeler Street, 35) North Beeler Street, 36) North Beeler Street, 37) North Beeler Court, 38) North Beeler Court, 39) North Beeler Court, 40) North Beeler Court, 41) North Beeler Court, 42) North Beeler Court, 43) North Beeler Court, 44) North Beeler Court, 45) North Boston Street, 46) North Boston Street, 47) North Boston Street, 48) North Boston Street, 49) North Boston Street, 50) North Boston Court, 51) North Boston Court, 52) North Boston Court, 53) North Boston Court, 54) North Boston Court, 55) North Boston Court, 56) North Chester Street, 57) North Chester Way, 58) North Chester Way, 59) North Chester Way, 60) North Chester Way, and 61) East 61st Place.

**Has a Temp MEP been issued, and if so, what work is underway:** N/A

**What is the known duration of a MEP:** N/A

**Will land be dedicated to the City if the vacation goes through:** N/A





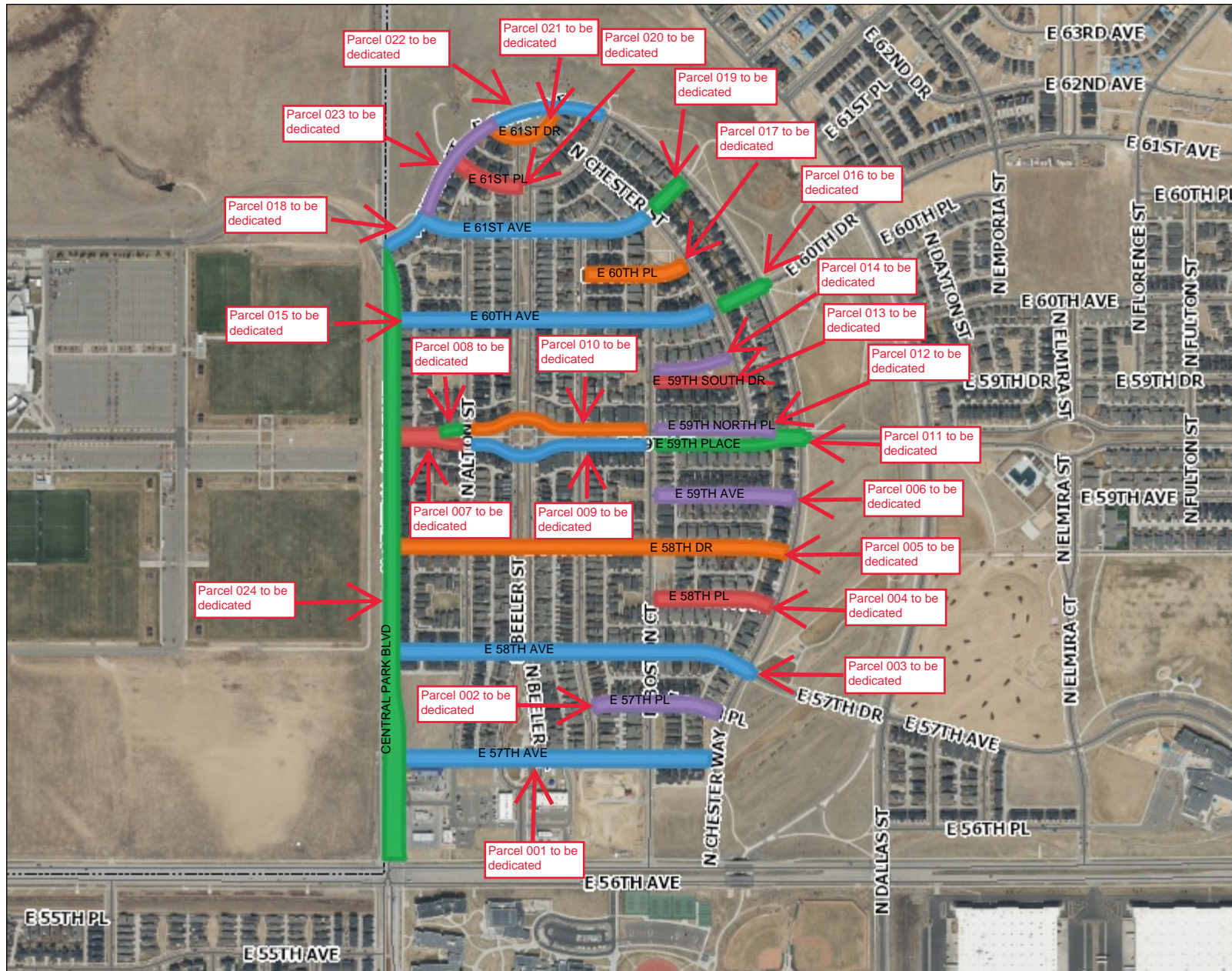
**Will an easement be placed over a vacated area, and if so explain:** N/A

**Will an easement relinquishment be submitted at a later date:** N/A

**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) East 57th Avenue, 2) East 57th Place, 3) East 58th Avenue, 4) East 58th Place, 5) East 58th Drive, 6) East 59th Avenue, 7) East 59th Place, 8) East 59th North Place, 9) East 59th Place, 10) East 59th North Place, 11) East 59th Place, 12) East 59th North Place, 13) East 59th South Drive, 14) East 59th North Drive, 15) East 60th Avenue, 16) East 60th Avenue, 17) East 60th Place, 18) East 61st Avenue, 19) East 61st Avenue, 20) East 61st Place, 21) East 61st Drive, 22) East 62nd Avenue, 23) North Akron Street, 24) North Central Park Boulevard, 25) North Alton Street, 26) North Alton Street, 27) North Alton Street, 28) North Alton Street, 29) North Beeler Street, 30) North Beeler Street, 31) North Beeler Street, 32) North Beeler Street, 33) North Beeler Street, 34) North Beeler Street, 35) North Beeler Street, 36) North Beeler Street, 37) North Beeler Court, 38) North Beeler Court, 39) North Beeler Court, 40) North Beeler Court, 41) North Beeler Court, 42) North Beeler Court, 43) North Beeler Court, 44) North Beeler Court, 45) North Boston Street, 46) North Boston Street, 47) North Boston Street, 48) North Boston Street, 49) North Boston Street, 50) North Boston Court, 51) North Boston Court, 52) North Boston Court, 53) North Boston Court, 54) North Boston Court, 55) North Boston Court, 56) North Chester Street, 57) North Chester Way, 58) North Chester Way, 59) North Chester Way, 60) North Chester Way, and 61) East 61st Place, as part of the development project called, "Stapleton Filing No. 49 subdivision."

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[www.denvergov.org/dot](http://www.denvergov.org/dot)  
Phone: 720-913-1311

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- Legend**
- Streets
  - Alleys
  - County Boundary

1500 0 750 1500 Feet

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1: 11,705

Map Generated 7/17/2025

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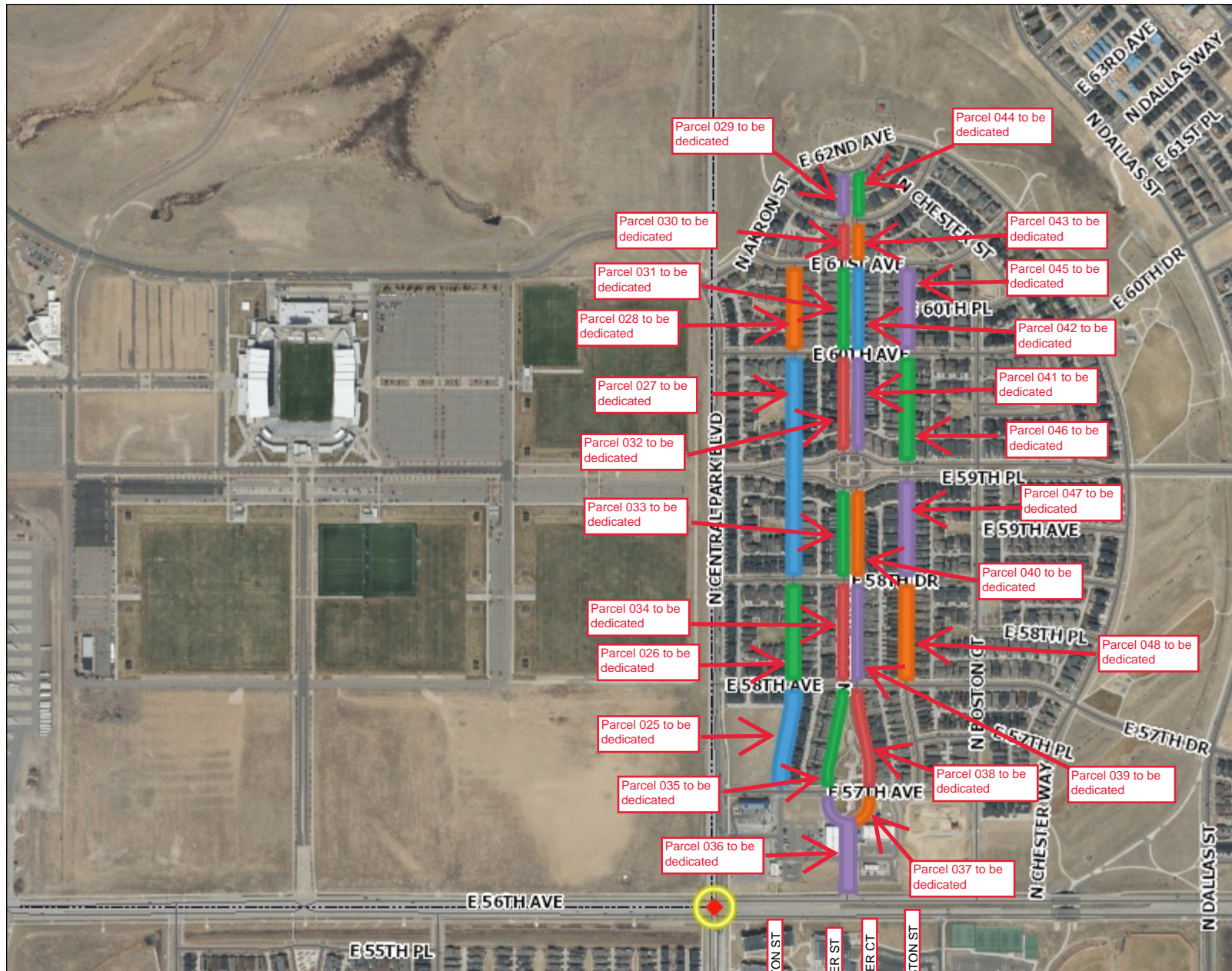
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## Legend

- Streets
- Alleys
- County Boundary



1500 0 750 1500 Feet

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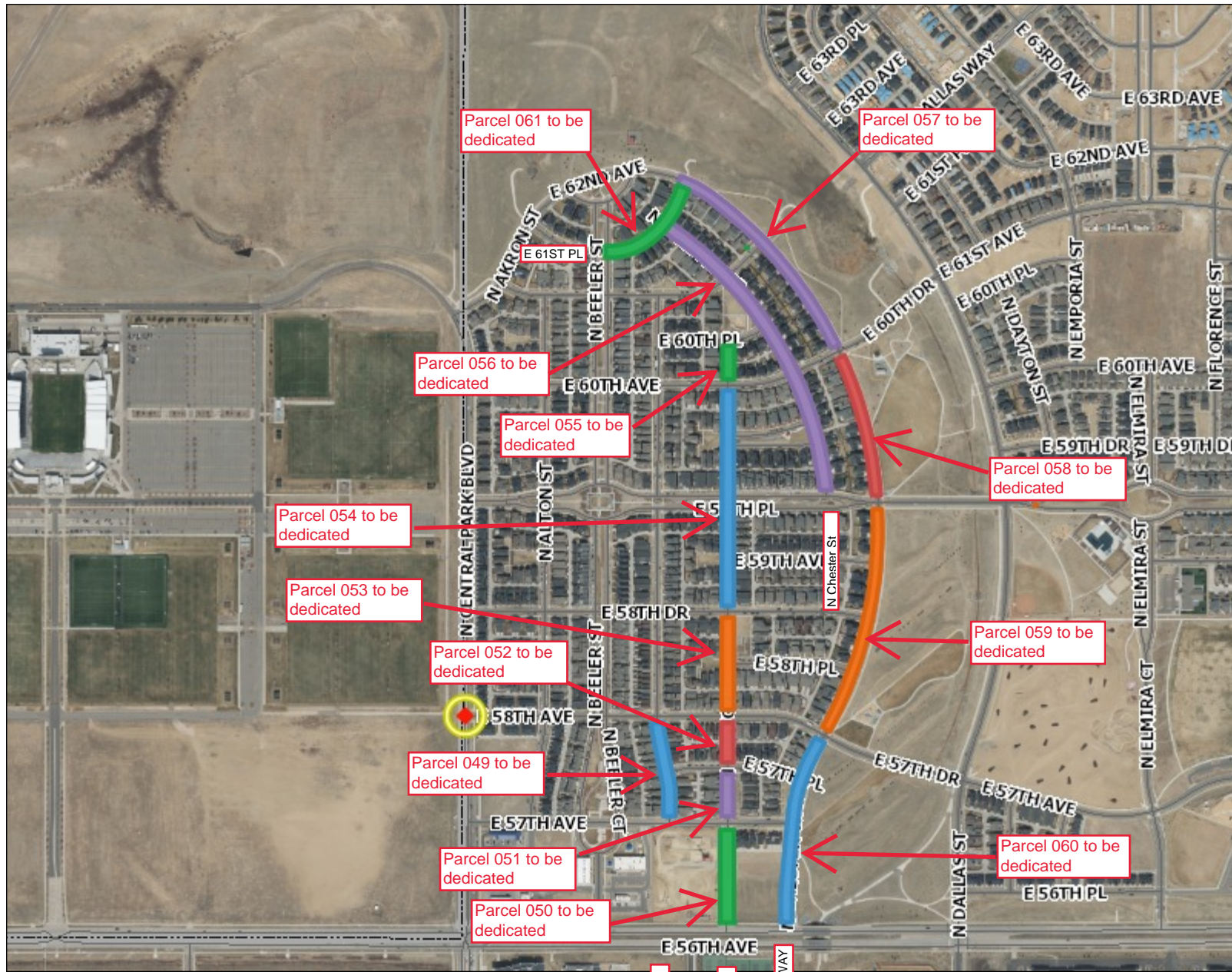
1: 11,705

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- Legend**
- Streets
  - Alleys
  - County Boundary

1500 0 750 1500 Feet

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1: 11,705

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**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-001:**

**LEGAL DESCRIPTION – STREET PARCEL 1: - E 57<sup>TH</sup> AVE**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT A, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-002:**

**LEGAL DESCRIPTION – STREET PARCEL 2: - E 57<sup>TH</sup> PL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT B, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-003:**

**LEGAL DESCRIPTION – STREET PARCEL 3: - E 58<sup>TH</sup> AVE**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT C, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-004:**

**LEGAL DESCRIPTION – STREET PARCEL 4: - E 58<sup>TH</sup> PL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT D, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-005:**

**LEGAL DESCRIPTION – STREET PARCEL 5: - E 58<sup>TH</sup> DR**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT E, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-006:**

**LEGAL DESCRIPTION – STREET PARCEL 6: - E 59<sup>TH</sup> AVE**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT F, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-007:**

**LEGAL DESCRIPTION – STREET PARCEL 7: - E 59<sup>TH</sup> PL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT G, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-008:**

**LEGAL DESCRIPTION – STREET PARCEL 8: - E 59<sup>TH</sup> NORTH PL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT H, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-009:**

**LEGAL DESCRIPTION – STREET PARCEL 9: - E 59<sup>TH</sup> PL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT J, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-010:**

**LEGAL DESCRIPTION – STREET PARCEL 10: - E 59<sup>TH</sup> NORTH PL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT K, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-011:**

**LEGAL DESCRIPTION – STREET PARCEL 11: - E 59<sup>TH</sup> PL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT L, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-012:**

**LEGAL DESCRIPTION – STREET PARCEL 12: - E 59<sup>TH</sup> NORTH PL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT M, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-013:**

**LEGAL DESCRIPTION – STREET PARCEL 13: - E 59<sup>TH</sup> SOUTH DR**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT N, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-014:**

**LEGAL DESCRIPTION – STREET PARCEL 14: - E 59<sup>TH</sup> NORTH DR**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT P, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-015:**

**LEGAL DESCRIPTION – STREET PARCEL 15: - E 60<sup>TH</sup> AVE**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT Q, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-016:**

**LEGAL DESCRIPTION – STREET PARCEL 16: - E 60<sup>TH</sup> AVE**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT R, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-017:**

**LEGAL DESCRIPTION – STREET PARCEL 17: - E 60<sup>TH</sup> PL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT S, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-018:**

**LEGAL DESCRIPTION – STREET PARCEL 18: - E 61<sup>ST</sup> AVE**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT T, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-019:**

**LEGAL DESCRIPTION – STREET PARCEL 19: - E 61<sup>ST</sup> AVE**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT U, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-020:**

**LEGAL DESCRIPTION – STREET PARCEL 20: - E 61<sup>ST</sup> PL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT V, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-021:**

**LEGAL DESCRIPTION – STREET PARCEL 21: - E 61<sup>ST</sup> DR**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT W, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-022:**

**LEGAL DESCRIPTION – STREET PARCEL 22: - E 62<sup>ND</sup> AVE**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT X, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-023:**

**LEGAL DESCRIPTION – STREET PARCEL 23: - N AKRON ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT Y, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-024:**

**LEGAL DESCRIPTION – STREET PARCEL 24: - N CENTRAL PARK BLVD**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT Z, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-025:**

**LEGAL DESCRIPTION – STREET PARCEL 25: - N ALTON ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AA, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-026:**

**LEGAL DESCRIPTION – STREET PARCEL 26: - N ALTON ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AB, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-027:**

**LEGAL DESCRIPTION – STREET PARCEL 27: - N ALTON ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AC, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-028:**

**LEGAL DESCRIPTION – STREET PARCEL 28: - N ALTON ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AD, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-029:**

**LEGAL DESCRIPTION – STREET PARCEL 29: - N BEELER ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AE, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-030:**

**LEGAL DESCRIPTION – STREET PARCEL 30: - N BEELER ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AF, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-031:**

**LEGAL DESCRIPTION – STREET PARCEL 31: - N BEELER ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AG, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-032:**

**LEGAL DESCRIPTION – STREET PARCEL 32: - N BEELER ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AH, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-033:**

**LEGAL DESCRIPTION – STREET PARCEL 33: - N BEELER ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AJ, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-034:**

**LEGAL DESCRIPTION – STREET PARCEL 34: - N BEELER ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AK, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-035:**

**LEGAL DESCRIPTION – STREET PARCEL 35: - N BEELER ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AL, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-036:**

**LEGAL DESCRIPTION – STREET PARCEL 36: - N BEELER ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AM, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-037:**

**LEGAL DESCRIPTION – STREET PARCEL 37: - N BEELER CT**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AN, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-038:**

**LEGAL DESCRIPTION – STREET PARCEL 38: - N BEELER CT**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AP, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-039:**

**LEGAL DESCRIPTION – STREET PARCEL 39: - N BEELER CT**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AQ, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-040:**

**LEGAL DESCRIPTION – STREET PARCEL 40: - N BEELER CT**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AR, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-041:**

**LEGAL DESCRIPTION – STREET PARCEL 41: - N BEELER CT**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AS, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-042:**

**LEGAL DESCRIPTION – STREET PARCEL 42: - N BEELER CT**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AT, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-043:**

**LEGAL DESCRIPTION – STREET PARCEL 43: - N BEELER CT**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AU, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-044:**

**LEGAL DESCRIPTION – STREET PARCEL 44: - N BEELER CT**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AV, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-045:**

**LEGAL DESCRIPTION – STREET PARCEL 45: - N BOSTON ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AW, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-046:**

**LEGAL DESCRIPTION – STREET PARCEL 46: - N BOSTON ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AX, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-047:**

**LEGAL DESCRIPTION – STREET PARCEL 47: - N BOSTON ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AY, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-048:**

**LEGAL DESCRIPTION – STREET PARCEL 48: - N BOSTON ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AZ, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-049:**

**LEGAL DESCRIPTION – STREET PARCEL 49: - N BOSTON ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT BA, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-050:**

**LEGAL DESCRIPTION – STREET PARCEL 50: - N BOSTON CT**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT BB, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-051:**

**LEGAL DESCRIPTION – STREET PARCEL 51: - N BOSTON CT**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT BC, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-052:**

**LEGAL DESCRIPTION – STREET PARCEL 52: - N BOSTON CT**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT BD, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-053:**

**LEGAL DESCRIPTION – STREET PARCEL 53: - N BOSTON CT**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT BE, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-054:**

**LEGAL DESCRIPTION – STREET PARCEL 54: - N BOSTON CT**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT BF, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-055:**

**LEGAL DESCRIPTION – STREET PARCEL 55: - N BOSTON CT**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT BG, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-056:**

**LEGAL DESCRIPTION – STREET PARCEL 56: - N CHESTER ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT BH, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-057:**

**LEGAL DESCRIPTION – STREET PARCEL 57: - N CHESTER WAY**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT BJ, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-058:**

**LEGAL DESCRIPTION – STREET PARCEL 58: - N CHESTER WAY**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT BK, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-059:**

**LEGAL DESCRIPTION – STREET PARCEL 59: - N CHESTER WAY**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT BL, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-060:**

LEGAL DESCRIPTION – STREET PARCEL 60: - N CHESTER WAY

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT BM, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000117-061:**

LEGAL DESCRIPTION – STREET PARCEL 61: - E 61<sup>ST</sup> PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE, 2025, AT RECEPTION NUMBER 2025063485 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT V-A, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



06/30/2025 12:06 PM  
City & County of Denver  
Electronically Recorded

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**SPECIAL WARRANTY DEED**  
**(Stapleton Filing No. 49)**

**THIS DEED** (“Deed”) is made this 24<sup>th</sup> day of June, 2025, between **PARK CREEK METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 7350 East 29<sup>th</sup> Avenue, Suite 300, Denver, Colorado 80238 (“Grantor”) and the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado (“Grantee”), whose address is 1437 Bannock Street, Denver, Colorado 80202.

**WITNESSETH**, that the Grantor, for and in consideration of Five Hundred Dollars (\$500.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, convey and confirm unto the Grantee and its successors and assigns forever, all the real property, together with all improvements thereon owned by Grantor, if any, situate, lying and being in the City and County of Denver, State of Colorado, described as follows (the “Property”):

**Stapleton Filing No. 49**

Tracts A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AJ, AK, AL, AM, AN, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BJ, BK, BL, BM and V-A, Stapleton Filing No. 49, City and County of Denver.

**RESERVING**, however, unto Grantor, its successors and assigns any and all minerals, oil, gas and other hydrocarbon substances on or under the Property, to the extent owned by Grantor.

**TOGETHER** with all rights, privileges and easements appurtenant to the Property, if any, including without limitation, any and all development rights, air rights, ditches and ditch rights (including shares, if any, in any ditch company) appurtenant to the Property.

**TO HAVE AND TO HOLD** the said Property above bargained and described with the appurtenances, unto the Grantee and its successors and assigns forever. The Grantor, for itself and its successors and assigns, does hereby covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above bargained Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, except those Permitted Exceptions set forth on **Exhibit A** as attached hereto and incorporated by this reference.

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**EXHIBIT A****PERMITTED EXCEPTIONS**

1. Any facts, rights, interests or claims that are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
2. Easements, or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct land survey and inspection of the Land would disclose, and which are not shown by the Public Records.
9. The right of a proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises and to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as set forth in United States Patent recorded December 15, 1882 in Book A25 at Page 86 (Adams County Records).
10. The right of a proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises and to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as set forth in United States Patent recorded December 15, 1882 in Book A25 at Page 87 (Adams County Records).
11. The right of a proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises and to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as set forth in United States Patent recorded December 15, 1882 in Book A25 at Page 88 (Adams County Records).
12. Intentionally deleted.
13. Intentionally deleted.
14. Terms, conditions, provisions, obligations and agreements as set forth in the Stapleton Section 10 General Development Plan recorded December 8, 2014 at Reception No. 2014148336 and the First Minor Deviation in connection therewith recorded November 16, 2017 at Reception No. 2017150659.
15. Terms, conditions, provisions, obligations and agreements as set forth in the Stapleton Site Development Plan for Filing No. 49 recorded September 22, 2016 at Reception No. 2016128731 and Amendment No. 1 thereto recorded July 8, 2020 at Reception No. 2020095818.

16. Covenants, conditions, restrictions, reservations and lien rights, which do not include a forfeiture or reverter clause, set forth in the Community Declaration by Forest City Stapleton, Inc. recorded October 4, 2001 at Reception No. 2001167472, the First Amended and Restated Community Declaration recorded May 10, 2002 at Reception No. 2002086362, the First Amendment to the First Amended and Restated Community Declaration recorded December 22, 2005 at Reception No. 2005217062, the Second Amendment to the First Amended and Restated Community Declaration recorded January 9, 2007 at Reception No. 2007003744, and any and all amendments or supplements thereto.

NOTE: Supplemental Declarations subjecting property to the Community Declaration were recorded July 10, 2013 at Reception No. 2013099639, March 26, 2014 at Reception No. 2014033289, June 4, 2015 at Reception No. 2015072858, November 30, 2015 at Reception No. 2015165147, December 21, 2015 at Reception No. 2015176050 and September 27, 2016 at Reception No. 2016132714.

17. Reservations, including mineral rights, underground water rights, covenants and restrictions as set forth in Property Deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded November 30, 2015 at Reception No. 2015165139.

NOTE: All minerals, oil, gas and other hydrocarbon substances as reserved in the above deed were conveyed to Stapleton Development Corporation by Quit Claim Deed recorded November 30, 2015 at Reception No. 2015165140 and subsequently conveyed to FC Stapleton I, LLC by Quit Claim Deed recorded November 30, 2015 at Reception No. 2015165145 and to FC Stapleton II, LLC by Quit Claim Deed recorded November 30, 2015 at Reception No. 2015165154.

18. Reservations, including mineral rights, underground water rights, covenants and restrictions as set forth in Property Deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded July 9, 2013 at Reception No. 2013099366.

NOTE: Release of Open Space Restrictions in connection therewith was recorded November 30, 2015 at Reception No. 2015165148.

NOTE: All minerals, oil, gas and other hydrocarbon substances as reserved in the above deed were conveyed to Stapleton Development Corporation by Quit Claim Deed recorded July 9, 2013 at Reception No. 2013099367 and subsequently conveyed to Park Creek Metropolitan District by Quit Claim Deed recorded July 10, 2013 at Reception No. 2013099637.

19. Reservations, including mineral rights, underground water rights, covenants and restrictions as set forth in Property Deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded July 8, 2010 at Reception No. 2010075675.

NOTE: All minerals, oil, gas and other hydrocarbon substances as reserved in the above deed were conveyed to Stapleton Development Corporation by Quit Claim Deed recorded July 8, 2010 at Reception No. 2010075676 and subsequently conveyed to City and County of Denver by Quit Claim Deed recorded July 8, 2010 at Reception



No. 2010075686 and to FC Stapleton II, LLC by Quitclaim Deed recorded June 30, 2016 at Reception No. 2016085828.

20. Reservations, including mineral rights, underground water rights, covenants and restrictions as set forth in Property Deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded June 4, 2015 at Reception No. 2015072850.

NOTE: All minerals, oil, gas and other hydrocarbon substances as reserved in the above deed were conveyed to Stapleton Development Corporation by Quit Claim Deed recorded June 4, 2015 at Reception No. 2015072851 and subsequently conveyed to FC Stapleton I, LLC by Quit Claim Deed recorded June 4, 2015 at Reception No. 2015072856 and then to FC Stapleton II, LLC by Quit Claim Deed recorded June 4, 2015 at Reception No. 2015072864.

21. Reservations, including mineral rights, underground water rights, covenants and restrictions as set forth in Property Deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded March 26, 2014 at Reception No. 2014033283.

NOTE: Release of Open Space Restrictions in connection therewith was recorded November 30, 2015 at Reception No. 2015165148.

NOTE: All minerals, oil, gas and other hydrocarbon substances as reserved in the above deed were conveyed to Stapleton Development Corporation by Quit Claim Deed recorded March 26, 2014 at Reception No. 2014033284 and subsequently conveyed to Park Creek Metropolitan District by Quit Claim Deed recorded March 26, 2014 at Reception No. 2014033287.

22. Reservations, including mineral rights, underground water rights, covenants and restrictions as set forth in Property Deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded December 21, 2015 at Reception No. 2015176040.

NOTE: All minerals, oil, gas and other hydrocarbon substances as reserved in the above deed were conveyed to Stapleton Development Corporation by Quit Claim Deed recorded December 21, 2015 at Reception No. 2015176041 and subsequently conveyed to FC Stapleton I, LLC by Quit Claim Deed recorded December 21, 2015 at Reception No. 2015176048 and to FC Stapleton II, LLC by Quit Claim Deed recorded December 21, 2015 at Reception No. 2015176052.

23. Reservations, including mineral rights, underground water rights, covenants and restrictions as set forth in Property Deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded December 21, 2015 at Reception No. 2015176038.

NOTE: All minerals, oil, gas and other hydrocarbon substances as reserved in the above deed were conveyed to Stapleton Development Corporation by Quit Claim Deed recorded December 21, 2015 at Reception No. 2015176039 and subsequently conveyed to Park Creek Metropolitan District by Quit Claim Deed Recorded December 21, 2015 at Reception No. 2015176046.

24. Intentionally deleted.
25. Terms, conditions, provisions, obligations and agreements as set forth in the Recordation of Development Agreement recorded August 25, 2004 at Reception No. 2004176011 and the Agreements Regarding Recordation of Development Agreement recorded July 10, 2013 at Reception No. 2013099638, March 26, 2014 at Reception No. 2014033288, June 4, 2015 at Reception No. 2015072857, November 30, 2015 at Reception No. 2015165146, December 21, 2015 at Reception No. 2015176049 and recorded September 27, 2016 at Reception No. 2016132713.
26. Any tax, lien, fee or assessment by reason of inclusion of subject property in the Westerly Creek Metropolitan District, as evidenced by instruments recorded January 2, 2014 at Reception No. 2014006433, July 28, 2014 at Reception No. 2014089848, August 14, 2015 at Reception No. 2015113826, February 29, 2016 at Reception No. 2016025657, April 12, 2016 at Reception No. 2016046316 and November 17, 2016 at Reception No. 2016161179.
27. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of Stapleton Filing No. 49, recorded August 11, 2016 at Reception No. 2016106705.
28. Reservations, including mineral rights, underground water rights, covenants and restrictions as set forth in Property Deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded September 27, 2016 at Reception No. 2016132708.  
  
NOTE: All minerals, oil, gas and other hydrocarbon substances as reserved in the above deed were conveyed to Stapleton Development Corporation by Quit Claim Deed recorded September 27, 2016 at Reception No. 2016132709, then conveyed to FC Stapleton I, LLC by Quit Claim Deed recorded September 27, 2016 at Reception No. 2016132712 and subsequently conveyed to FC Stapleton II, LLC by Quit Claim Deed recorded September 27, 2016 at Reception No. 2016132716.
29. Intentionally deleted.
30. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Easement Agreement recorded April 13, 2016 at Reception No. 2016047302.
31. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Easement Agreements recorded November 30, 2015 at Reception Nos. 2015165464, 2015165465 and 2015165466 as amended by Easement Agreement Amendments recorded May 23, 2016 at Reception No. 2016066778 and July 5, 2016 at Reception No. 2016087493.
32. Intentionally deleted.
33. Intentionally deleted.
34. Intentionally deleted.
35. Intentionally deleted.

36. Intentionally deleted.
37. Intentionally deleted.
38. Intentionally deleted.
39. Intentionally deleted.
40. Intentionally deleted.
41. Any and all minerals, oil, gas, and other hydrocarbon substances owned by the Grantor, including without limitation, any and all development rights, air rights, ditches and ditch rights (including shares, if any, in any ditch company), as conveyed by Quit Claim Deed recorded March 22, 2023 at Reception No. 2023023723, and any and all assignments thereof or interests therein.
42. Reservation of oil, gas and other minerals as reserved in Special Warranty Deed recorded March 22, 2023 at Reception No. 2023023724, and any and all assignments thereof or interests therein.
43. Terms, conditions, provisions, obligations and agreements as set forth in the Resolution No. CR23-1997, Series of 2024 recorded January 19, 2024 at Reception No. 2024004035.