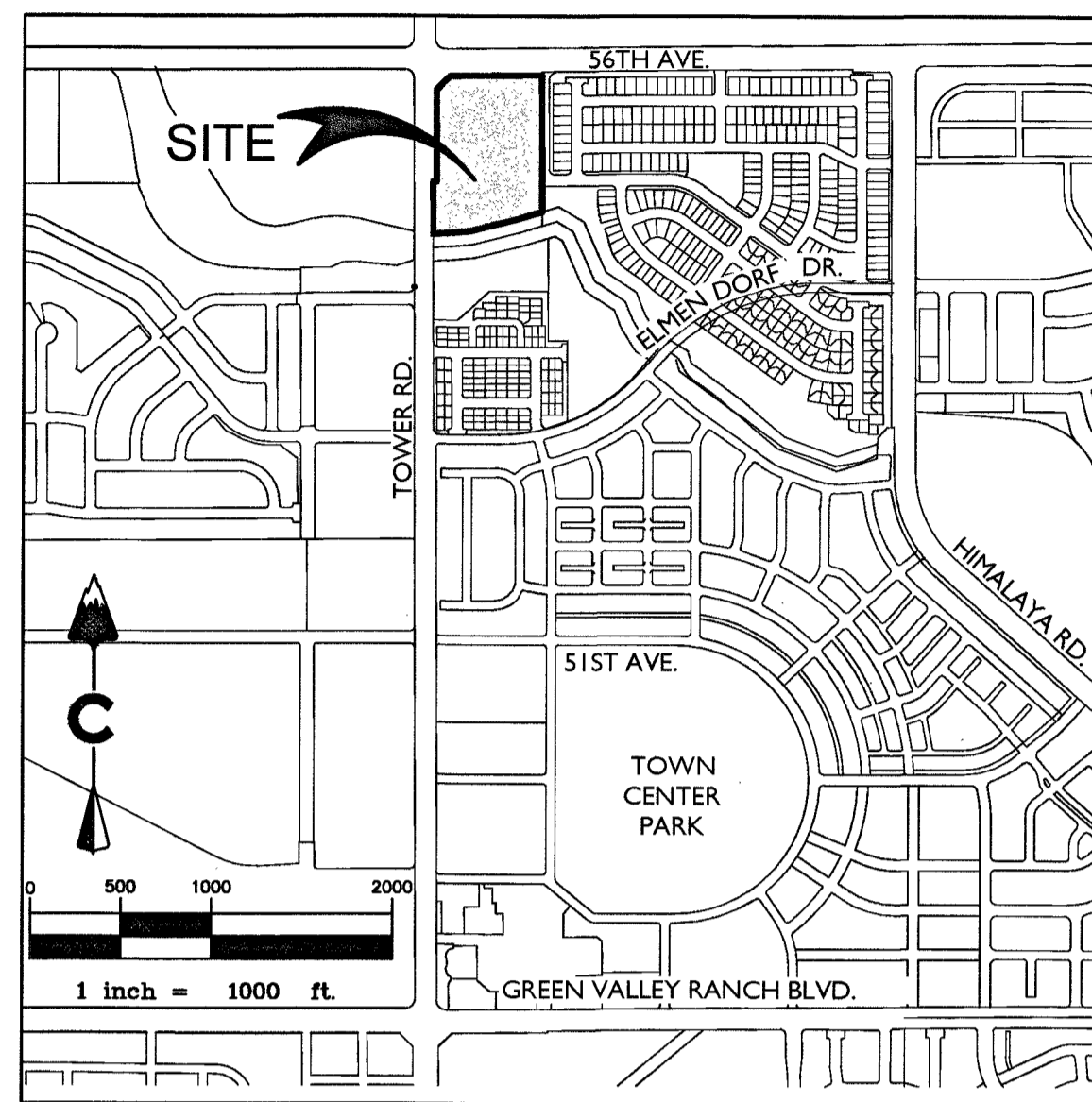


TOWER FARMS SUBDIVISION FILING NO. 1
A PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

VICINITY MAP
 SCALE: 1" = 1000'



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 00°15'08" E, FROM THE NORTHWEST CORNER OF SAID SECTION 15, BEING MONUMENTED BY A #8 REBAR WITH A 3-1/4" ALUMINUM CAP, "STAMPED PLS 19003" TO THE WEST QUARTER CORNER OF SAID SECTION 15, BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4" ALUMINUM CAP, "STAMPED PLS 36053", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15, THENCE S 63°11'11" E, A DISTANCE OF 174.03 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 56TH AVENUE AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N 89°26'46" E, A DISTANCE OF 507.46 FEET TO A POINT ON THE WEST LINE OF GREEN VALLEY RANCH FILING NO. 62, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2016017790 IN THE RECORDS OF THE CLERK AND RECORDER OF SAID CITY AND COUNTY OF DENVER;

THENCE ALONG THE WEST BOUNDARY OF SAID GREEN VALLEY RANCH FILING NO. 62, S 00°13'52" E, A DISTANCE OF 584.88 FEET TO THE NORTHWEST-NORTHWEST 1/64 CORNER OF SAID SECTION 15;

THENCE CONTINUING ALONG SAID WEST BOUNDARY LINE OF GREEN VALLEY RANCH FILING NO. 62, S 00°13'52" E, A DISTANCE OF 169.14 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL RECORDED AT RECEPTION NO. 2015117545 IN THE RECORDS OF SAID CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG THE NORTH LINES OF SAID PARCEL RECORDED AT RECEPTION NO. 2015117545 THE FOLLOWING THREE (3) COURSES;

- S 72°57'54" W, A DISTANCE OF 145.86 FEET;
- S 75°47'48" W, A DISTANCE OF 267.74 FEET;
- S 84°56'47" W, A DISTANCE OF 203.38 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF TOWER ROAD;

THENCE ALONG THE EAST RIGHT-OF-WAY LINES OF SAID TOWER ROAD THE FOLLOWING FOUR (4) COURSES;

- N 00°15'08" W, A DISTANCE OF 289.77 FEET;
- N 89°27'25" E, A DISTANCE OF 20.00 FEET;
- N 00°15'08" W, A DISTANCE OF 509.54 FEET;
- N 44°29'49" E, A DISTANCE OF 106.49 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 484,274 SQUARE FEET OR 11.117 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF TOWER FARMS SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, EASEMENTS, AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (2)	381,413	8.756
TRACTS (2)	35,568	0.816
ROW	67,293	1.545
TOTAL	484,274	11.117

TRACT AREA SUMMARY

TRACT	SQ. FT	ACRES	USE	OWNERSHIP
TRACT A	23,206	0.533	UTIL., DRAINAGE	METRO
TRACT B	12,362	0.283	UTIL., DRAINAGE	METRO
TOTAL	35,568	±0.816		

METRO = TOWN CENTER METROPOLITAN DISTRICT
 UTIL = UTILITY

GENERAL NOTES

- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES. CORE CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT POLICY NO. 20000311172-REVISION NO. 7, PREPARED BY STEWART TITLE GUARANTY COMPANY, WITH A DATE OF OCTOBER 26, 2021 AT 5:30 P.M.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 00°15'08" E, FROM THE NORTHWEST CORNER OF SAID SECTION 15, BEING MONUMENTED BY A #8 REBAR WITH A 3-1/4" ALUMINUM CAP, "STAMPED PLS 19003" TO THE WEST QUARTER CORNER OF SAID SECTION 15, BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4" ALUMINUM CAP, "STAMPED PLS 36053", AS SHOWN HEREON.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT. PURSUANT TO C.R.S. 38-52-103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937 / 1200 FEET.
- THE TEN-FOOT-WIDE AND FIFTEEN-FOOT-WIDE NON-EXCLUSIVE EASEMENTS ALONG LOT LINES ADJACENT TO STREETS, AS SHOWN HEREON, ARE HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER FOR ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, FIBER OPTICS, AND POSTAL FACILITIES PURPOSES.
- UTILITY EASEMENTS ARE DEDICATED AND GRANTED ON PRIVATE PROPERTY TO THE CITY AND COUNTY OF DENVER FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATION FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- A RIGHT OF ACCESS FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES
- AN ACCESS EASEMENT FOR MUNICIPAL SERVICES PROVIDED BY THE CITY AND COUNTY OF DENVER IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER ON AND ACROSS ALL PRIVATE DRIVES WITHIN THE PLATTED PROPERTY
- SANITARY SEWER LINES LOCATED WITHIN LOTS WILL BE PRIVATELY OWNED. SANITARY SEWER LINES LOCATED IN RIGHT-OF-WAY WILL BE PUBLICLY OWNED.
- THE FIELD WORK FOR THIS SURVEY WAS COMPLETED BY CORE CONSULTANTS, INC SURVEY CREWS ON MARCH 23, 2021.
- 1.545 ACRES OF RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
- RANGE POINTS TO BE SET BY THIS PLAT WILL BE MONUMENTED BY AN 18" LONG #6 REBAR WITH A 2" ALUMINUM CAP STAMPED "PLS 38534" IN A RANGE BOX, UNLESS OTHERWISE NOTED.
- TOWER FARMS SUBDIVISION FILING NO. 1 HAS 2 TRACTS, 2 LOTS, 2 BLOCKS.
- THE LOTS IN THIS SUBDIVISION ARE PROPOSED TO BE DEVELOPED AS COMMERCIAL AND, THEREFORE, NOT REQUIRED TO PROVIDE NEIGHBORHOOD PARKS CONTRIBUTIONS PURSUANT TO THE GATEWAY SUBDIVISION RULES AND REGULATIONS AS A PART OF THIS SUBDIVISION. HOWEVER, IF ANY LOT IS DEVELOPED FOR RESIDENTIAL USES, THE OWNER, ITS SUCCESSORS AND ASSIGNS, OF THE LOT OR LOTS BEING DEVELOPED FOR RESIDENTIAL USES MUST COMPLY WITH THE NEIGHBORHOOD PARKS CONTRIBUTION REQUIREMENTS OF THE GATEWAY SUBDIVISION RULES AND REGULATIONS BEFORE ANY SUBSEQUENT SITE IMPROVEMENT PLANS FOR RESIDENTIAL USES ARE APPROVED BY THE CITY. THE NEIGHBORHOOD PARKS CONTRIBUTION REQUIREMENTS WILL BE APPLIED ACCORDING TO THE GATEWAY SUBDIVISION RULES AND REGULATIONS IN EFFECT ON THE DATE OF CITY COUNCIL APPROVAL OF THIS SUBDIVISION. IF ANY LOT IS FURTHER SUBDIVIDED, THE OWNER, ITS SUCCESSORS AND ASSIGNS, OF THE LOT OR LOTS BEING SUBDIVIDED, MUST COMPLY WITH THE PARKS CONTRIBUTION REQUIREMENTS OF THE GATEWAY SUBDIVISION RULES AND REGULATIONS, AS MAY BE AMENDED, AT THE TIME OF THAT FURTHER SUBDIVISION.

OWNER

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION
 BY: Donald R. Carpenter DATE: 12/15/21
 NAME: Donald R. Carpenter
 TITLE: Asst. Sec.

STATE OF COLORADO)
 COUNTY OF Denver) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF December, 2021.
 BY Donald R. Carpenter OF
 CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES 01-19-2025

Terri Groves
 NOTARY PUBLIC
4909 Tower Rd
Denver CO 80249
 ADDRESS

TITLE NOTES: SCHEDULE B, SECTION TWO - 'EXCEPTIONS'

- THE EXCEPTIONS LISTED BELOW AFFECT THE SUBJECT PROPERTY, BUT ARE NOT PLOTTABLE. EACH EXCEPTION IS NUMBERED ACCORDING TO SCHEDULE B, SECTION TWO OF THAT TITLE COMMITMENT FOR TITLE INSURANCE POLICY NO. 20000311172-REVISION NO. 7, PREPARED BY STEWART TITLE GUARANTY COMPANY, WITH A DATE OF OCTOBER 26, 2021.
- ITEM #9 - CIVIL ACTION NO. 23390 RECORDED AUGUST 13, 1981 IN BOOK 2432 AT PAGE 361 AND BOOK 2432 AT PAGE 365.
 - ITEM #10 - INTERGOVERNMENTAL AGREEMENT ON ANNEXATION AND BOUNDARIES RECORDED JANUARY 16, 1990 IN BOOK 3639 AT PAGE 318 (ADAMS RECORDING).
 - ITEM #11 - ORDINANCE 131, SERIES OF 2000, FOR ZONING CHANGE AND ZONING CLASSIFICATION, RECORDED FEBRUARY 25, 2000 AT RECEPTION NO. 2000026679
 - ITEM #12 - ORDINANCE 133, SERIES OF 2000, FOR CHANGING ZONING CLASSIFICATION, RECORDED FEBRUARY 25, 2000 AT RECEPTION NO. 2000026681.
 - ITEM #16 - DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS (TOWER ROAD FARMS) RECORDED MAY 18, 2011 AT RECEPTION NO. 2011054700.
 - ITEM #17 - NOTICE OF TRANSFER FEE (TOWER ROAD FARMS) RECORDED SEPTEMBER 22, 2011 AT RECEPTION NO. 2011105695 (AFFECTS BOTH PARCELS).
 - ITEM #22 - RESERVATIONS AND COVENANTS AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED JANUARY 6, 2020 AT RECEPTION NO. 2020001800.

ATTORNEY'S CERTIFICATION

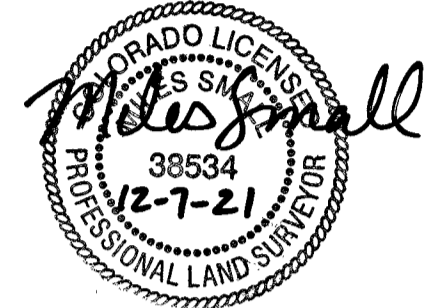
I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES, AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATOR THIS 17th DAY OF January, A.D., 2022 AT 3:30 O'CLOCK P.M. FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN OR LISTED HEREIN.

Kristin M. Branson
 ATTORNEY FOR THE CITY AND COUNTY OF DENVER
[Signature]
 ASSISTANT CITY ATTORNEY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH RECORDS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF DENVER, AND THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

MILES SMALL
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38534
 FOR AND ON BEHALF OF CORE CONSULTANTS, INC.



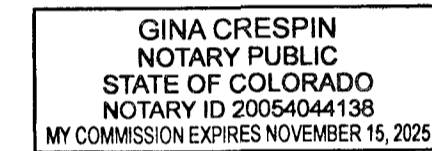
ACCEPTANCE OF TRACTS BY TOWN CENTER METROPOLITAN DISTRICT

TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION
 BY: [Signature] DATE: 12.16.2021
 NAME: BRANDON S. WYSZYNSKI TITLE: BOARD PRESIDENT

STATE OF COLORADO)
 COUNTY OF Denver) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF December, 2021.
 BY Brandon S. Wyszynski, THE Board President OF
 TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES 11.15.2025

NOTARY PUBLIC: Gina Crespin ADDRESS: 4408 Tower Rd., Denver, CO 80249

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.

[Signature] 1/11/2022
 CITY ENGINEER

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

[Signature] 1.10.2022
 EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

[Signature] 1.5.2022
 EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

[Signature] 1/13/22
 EXECUTIVE DIRECTOR OF PARKS AND RECREATION

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO

BY RESOLUTION NUMBER _____ OF SERIES 20 _____

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

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

BY: _____
 DEPUTY CLERK AND RECORDER

CLERK AND RECORDER'S CERTIFICATION

STATE OF COLORADO)
 COUNTY OF Denver) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __, M., _____, 20 _____ AND DULY RECORDED UNDER RECEPTION NO. _____

CLERK AND RECORDER

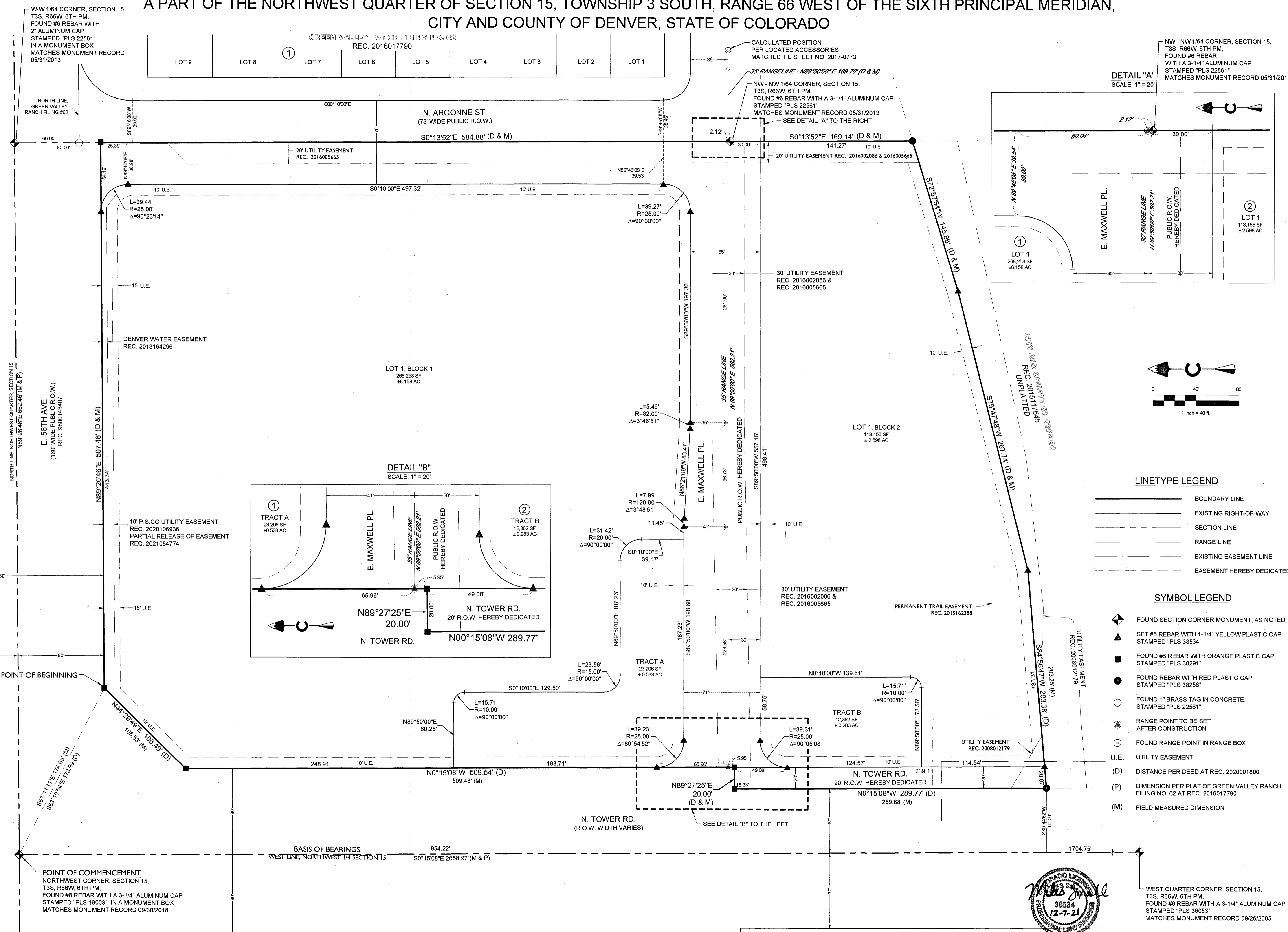
BY: _____
 DEPUTY

FEE: _____



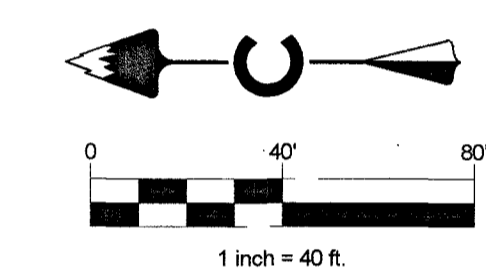
TOWER FARMS SUBDIVISION FILING NO. 1

A PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO



DETAIL "A"
SCALE: 1" = 20'

DETAIL "B"
SCALE: 1" = 20'



LINETYPE LEGEND

	BOUNDARY LINE
	EXISTING RIGHT-OF-WAY
	SECTION LINE
	RANGE LINE
	EXISTING EASEMENT LINE
	EASEMENT HEREBY DEDICATED

SYMBOL LEGEND

	FOUND SECTION CORNER MONUMENT, AS NOTED
	SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38534"
	FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38291"
	FOUND REBAR WITH RED PLASTIC CAP STAMPED "PLS 38256"
	FOUND 1" BRASS TAG IN CONCRETE, STAMPED "PLS 22561"
	RANGE POINT TO BE SET AFTER CONSTRUCTION
	FOUND RANGE POINT IN RANGE BOX
	UTILITY EASEMENT
	DISTANCE PER DEED AT REC. 2020001800
	DIMENSION PER PLAT OF GREEN VALLEY RANCH FILING NO. 62 AT REC. 2016017790
	FIELD MEASURED DIMENSION



WEST QUARTER CORNER, SECTION 15, T3S, R66W, 6TH PM, FOUND #6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 36053" MATCHES MONUMENT RECORD 09/26/2005

LAND DEVELOPMENT
 ENERGY
 PUBLIC INFRASTRUCTURE
 CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEYOURCORE.COM
CORE
 TOWER FARMS SUBDIVISION FILING NO. 1
 A PART OF THE NORTHWEST QUARTER OF SECTION 15,
 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO
 RELEASE: 12/09/21
 CAD: DCB
 QA/QC: MS
 JOB NO. 20-007
 SHEET 2 of 2