

# BOULEVARD ONE FILING NO. 7

A REPLAT OF LOT 30, BLOCK 5, BOULEVARD ONE FILING NO. 2  
 LOCATED IN A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 WEST  
 OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
 SHEET 1 OF 2

**DEDICATION:**

Know all men by these presents that the Lowry Economic Redevelopment Authority, as owner has laid out, platted and subdivided into blocks, lots and tracts, as shown on this map the land described as follows:

A part of Lot 30, Block 5, Boulevard One Filing No. 2 as recorded at Reception Number 2015060392 in the Clerk and Recorder's Office of the City and County of Denver located in a part of the Southeast Quarter of Section 8, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

**COMMENCING** at the East Quarter Corner of said Section 8; thence South 48°58'47" West a distance of 1730.32 feet to the southeast corner of said Lot 30, Block 5, Boulevard One Filing No. 2 and the **POINT OF BEGINNING**;

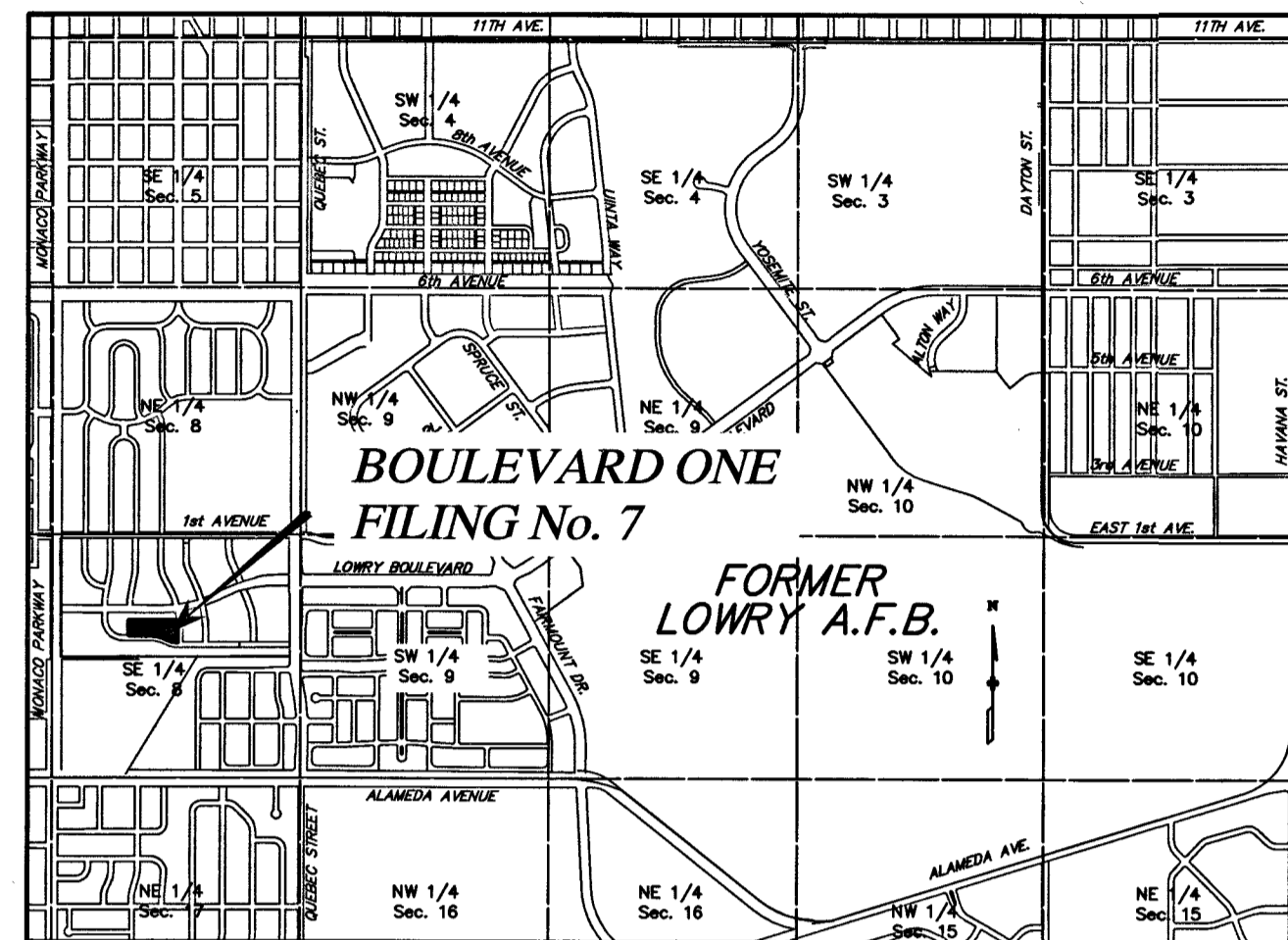
- thence along the southerly line of said Lot 30, Block 5 the following five (5) courses:
1. North 90°00'00" West a distance of 8.88 feet to a point of curve;
  2. along the arc of a curve to the right having a radius of 168.50 feet, a central angle of 22°03'36", an arc length of 64.88 feet and whose chord bears North 78°58'12" West a distance of 64.48 feet;
  3. North 67°56'24" West a distance of 109.37 feet;
  4. along the arc of a curve to the left having a radius of 227.50 feet, a central angle of 22°03'07", an arc length of 87.56 feet and whose chord bears North 78°57'58" West a distance of 87.02 feet;
  5. North 89°59'31" West a distance of 251.65 feet;

thence North 00°11'21" East a distance of 155.24 feet; thence South 89°48'39" East a distance of 503.03 feet to the easterly line of said Lot 30, Block 5 and a point of non-tangent curve;

- thence along said easterly line of Lot 30, Block 5 the following two (2) courses:
1. along the arc of a curve to the right having a radius of 670.50 feet, a central angle of 8°19'09", an arc length of 97.36 feet and whose chord bears South 04°09'35" East a distance of 97.27 feet;
  2. South 00°00'00" East a distance of 126.67 feet to the **POINT OF BEGINNING**.

Containing 87,619 square feet or 2.011 acres, more or less.

Under the name and style of Boulevard One Filing No. 7, and by these presents do hereby dedicate to the City and County of Denver applicable public utilities and cable television easements as shown hereon.



VICINITY MAP:  
1"=2000'

**NOTES:**

1. 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.
2. The land described herein may be subject to the terms, conditions, restriction, obligations, and/or reservations contained in the recorded instruments set forth in the binder for Land Title Guarantee Company Policy Number ABC70454755 and according to public records as of June 06, 2015 at 5:00 P.M.
3. BASIS OF BEARINGS: Bearings are based on the north line of the Southeast Quarter of Section 8, Township 4 South, Range 67 West of the Sixth Principal Meridian as being North 89°59'52" West. The East Quarter Corner of said Section 8 is marked by a found 3-1/4" Aluminum Cap in range box, stamped: BRW INC PLS 20683. The Center of said Section 8 is marked by a found 3-1/4" Aluminum Cap Witness Corner stamped: URS CORP PLS 20683.
4. BENCHMARK: NGS E 393: National Geodetic Survey stainless steel rod located at the intersection of First Ave. and Monaco Parkway. Elevation = 5393.20' NAVD 88.
5. STATE PLANE COORDINATES: The Colorado State Plane Coordinates, Central Zone, NAD 83/92 for the indicated Section Corners are:  

SECTION CORNER	NORTHING	EASTING
E 1/4 Cor Sec 8, T4S, R67W	1,687,096.731	3,167,797.851
cen Sec 8, T4S, R67W	1,687,079.169	3,165,162.959
6. The subject property lies within or partially within the description or exhibits found in the following recorded instruments and may therefore be subject to the terms, provisions, covenants, conditions, restrictions, obligations, and reservations contained therein.

DESCRIPTION	DOCUMENT
A QUITCLAIM DEED	Reception Number 2012071995.
B BUCKLEY ANNEX GENERAL DEVELOPMENT PLAN	Reception Number 2013077511
- AMENDED IN INSTRUMENT RECORDED	Reception Number 2014118498
C BOULEVARD ONE FILING NO. 1 PLAT	Reception Number 2014105351
D ORDINANCE NO. 0469	Reception Number 2014104795
E MASTER DECLARATION FOR BOULEVARD ONE COMMUNITY ASSOCIATION	Reception Number 2014104795
F BOULEVARD ONE FILING NO. 2 PLAT	Reception Number 2015060392

7. There is 1 Block, 17 Lots and 4 Tracts in Boulevard One Filing No. 7.
8. Tracts A and B are for access, utilities, drainage and open space. These tracts are to be constructed, owned and maintained by the Lowry Economic Redevelopment Authority until such time as a homeowners association or a special district is formed and authorized to accept and maintain said tracts.
9. Tracts C and D are for pedestrian access, utilities, drainage, and open space. These tracts are to be constructed, owned and maintained by a homeowners association.

**NOTES (Cont.):**

10. Permanent, nonexclusive utility easements are hereby granted, as shown hereon, by the owners for the use of electric, gas, telephone, cable television, fiber optics, and postal facilities. These easements are 4 feet wide, 5 foot by 5 foot, 9 foot by 10 foot and 4 foot by 20 foot as shown. Other utilities shall have the right to cross at approximately right angles, but in no event shall any trees or any below or above ground structures that interfere with these uses be allowed within these easements. Concrete driveways are permissible as long as they cross at approximately right angles.
11. Sanitary sewer easements twenty-four (24) feet in width are hereby granted as shown in Block 1, to the City and County of Denver for sanitary sewer purposes. Sanitary sewer facilities and appurtenances are to be owned and maintained by the City and County of Denver. No permanent structures or trees will be allowed within this easement, and if so placed, the City and County of Denver shall not be liable for their removal.
12. Easements granted by the subdivision plat of Boulevard One Filing No. 1, recorded at Reception Number 2014105351 in the Clerk and Recorder's Office of the City and County of Denver.
13. Easements granted by the subdivision plat of Boulevard One Filing No. 2, recorded at Reception Number 2015060392 in the Clerk and Recorder's Office of the City and County of Denver.
14. A right of access for emergency services is hereby granted on and across all areas for police, fire, medical and other emergency vehicles and for the provision of emergency services.
15. An access easement for municipal services provided by the City and County of Denver is hereby granted on and across all private streets and alleys for the provision of such City services.
16. Any water easements required for water main installation will be granted to Denver Water by separate document.
17. FLOOD ZONE DESIGNATION: By scaled map location and graphic plotting only, according to Flood Insurance Rate Map, in the City and County of Denver, State of Colorado, Panel 208 of 300, Map Number 0800460208G, Map Revised: November 17, 2005, Boulevard One Filing No. 7 lies within the following floodplain zone designation:
  - Zone X, other areas; areas determined to be outside the 0.2% annual chance floodplain.
18. The United States of America has deeded the property to the Lowry Economic Redevelopment Authority pursuant to a deed recorded at Reception Number 2012071995 in the records of the Clerk and Recorder of the City and County of Denver. In the deed the United States of America has given covenants as required by law. In said Deed recorded at Reception Number 2012071995 the United States has covenanted and warranted that all remedial action necessary to protect human health and environment with respect to any hazardous substances identified pursuant to Section 120(h)(93)(A)(i)(I) of CERCLA remaining on the Property has been taken before the date of said Deed recorded at Reception Number 2012071995 and that any additional remedial action found to be necessary after the date of this Deed and required by Section 120(h) of CERCLA shall be conducted by the United States of America. The Lowry Economic Redevelopment Authority hereby assigns to the City and County of Denver the United States' covenants and warranties for all property dedicated by the Lowry Economic Redevelopment Authority to the City. The Lowry Economic Redevelopment Authority warrants that it has stored no hazardous substances, petroleum products or their derivatives on the property hereby dedicated to the City and County of Denver.
19. All dimensions shown hereon are in U.S. Survey Feet. All bearings shown hereon are in Degrees-Minutes-Seconds.

**OWNER:**

Lowry Economic Redevelopment Authority

By: Montgomery C. Force  
Montgomery C. Force, Executive Director

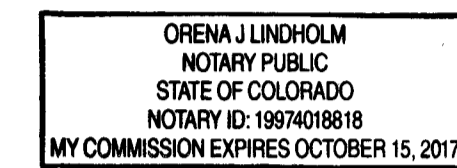
State of Colorado }  
City and County of Denver } SS

The foregoing instrument was acknowledged before me this 13th day of August, 2015, by Montgomery C. Force, as Executive Director of the Lowry Economic Redevelopment Authority.

Witness my hand and official seal

My commission expires 10/15/2017

Orena J. Lindholm  
Notary Public



**ATTORNEY'S CERTIFICATION:**

I hereby certify that I have examined the evidence of title to the land described hereon and find the title to be in the above-named dedicators this 7th day of October, 2015.

D. Scott Martinez  
Attorney for the City and County of Denver

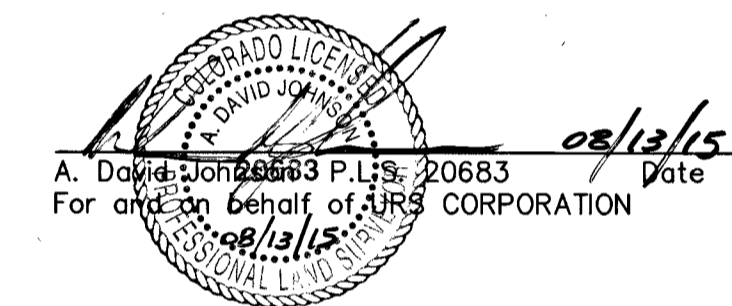
10-7-15  
Date

Pat A. Webb  
Assistant City Attorney

10-7-15  
Date

**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 this plat is in conformity with such records and all monuments shown hereon exist as described and all dimensional and geodetic details are correct.



**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.

William O. Furr  
City Engineer 10-5-15  
Date

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:

M. Guirjo  
Executive Director of Public Works 10/5/15  
Date

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

K. Callaway  
Executive Director of Community Planning and Development 10/4/15  
Date

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

Happy Haynes  
Executive Director Parks and Recreation 9/30/15  
Date

Approved by the Council of the City and County of Denver, Colorado, by Ordinance Number \_\_\_\_\_ of Series 201\_\_\_\_, Witness my hand and official seal of the City and County of Denver this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2015.

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 }  
City and County of Denver } SS

I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., 2015, and recorded at Reception Number \_\_\_\_\_

Clerk and Recorder  
by \_\_\_\_\_ Deputy  
Fee \_\_\_\_\_

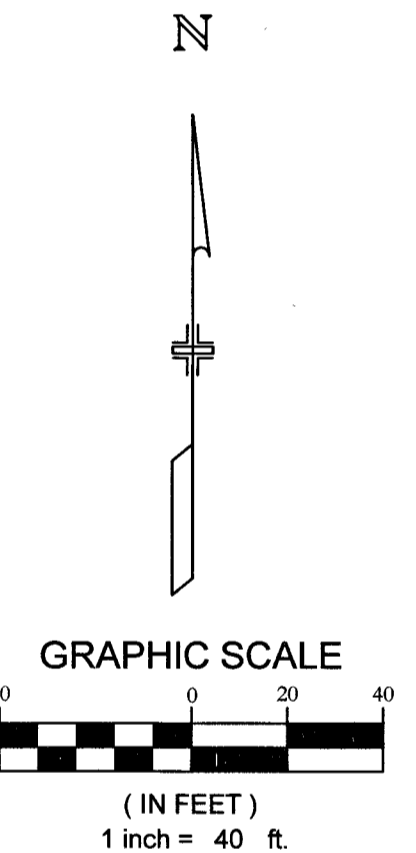
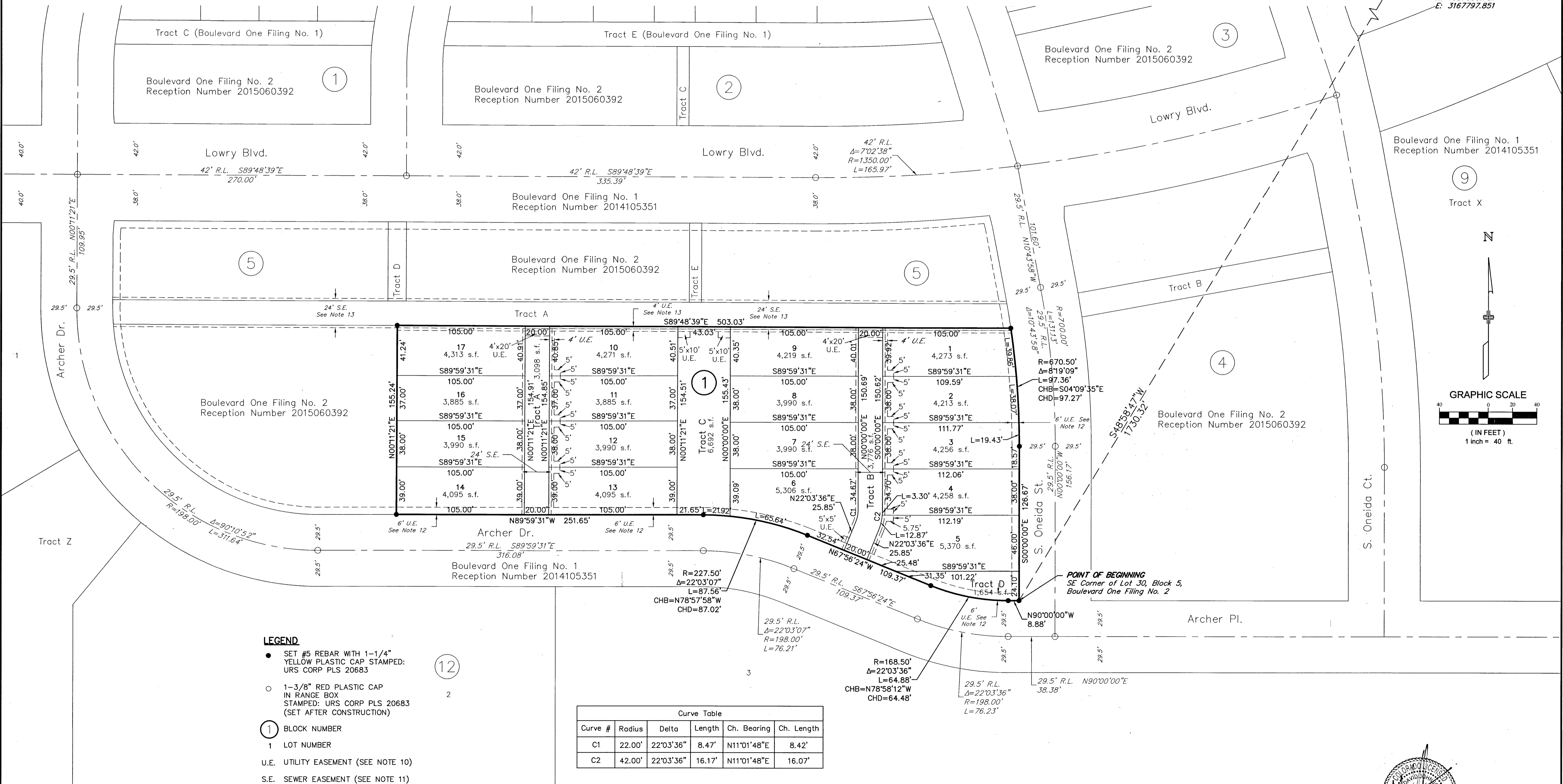
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 LOCATED IN A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 WEST  
 OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
 SHEET 2 OF 2

Center of Sec. 8,  
 T4S, R67W, 6th P.M.  
 Find Witness Corner  
 in Range Box  
 33.43' west of corner  
 State Plane Coordinates  
 N: 1687079.169  
 E: 3165162.959

**BASIS OF BEARINGS**  
 North line of the SE 1/4 Sec. 8  
 N89°59'52"W 2635.61'

**POINT OF COMMENCEMENT**  
 East 1/4 Sec. 8,  
 T4S, R67W, 6th P.M.  
 Find 3-1/4" Alum Cap  
 in Range Box  
 Stamped: BRW INC PLS 20683  
 State Plane Coordinates  
 N: 1687096.731  
 E: 3167797.851



- LEGEND**
- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: URS CORP PLS 20683
  - 1-3/8" RED PLASTIC CAP IN RANGE BOX STAMPED: URS CORP PLS 20683 (SET AFTER CONSTRUCTION)
  - ① BLOCK NUMBER
  - 1 LOT NUMBER
  - U.E. UTILITY EASEMENT (SEE NOTE 10)
  - S.E. SEWER EASEMENT (SEE NOTE 11)

**Curve Table**

Curve #	Radius	Delta	Length	Ch. Bearing	Ch. Length
C1	22.00'	22°03'36"	8.47'	N11°01'48"E	8.42'
C2	42.00'	22°03'36"	16.17'	N11°01'48"E	16.07'

