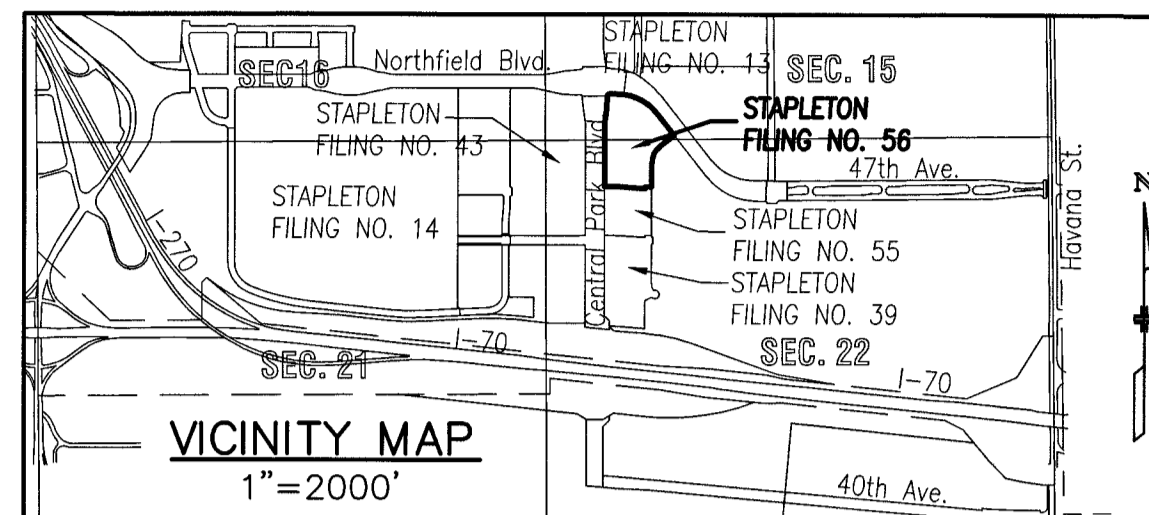


# STAPLETON FILING NO. 56

A PART OF THE SOUTHWEST QUARTER OF SECTION 15 AND A PART OF THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 1 OF 2



### LEGAL DESCRIPTION:

Know all men by these presents that FC Stapleton II, LLC, a Colorado Limited Liability Company, as owner, has laid out, platted and subdivided into a block, a lot, and tract as shown on this map, the land described as follows:

A part of the Southwest Quarter of Section 15 and a part of the Northwest Quarter of Section 22, Township 3 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 Northwest corner of said Section 22; thence South 52°04'09" East a distance of 779.00 feet to the northwest corner of Tract A (Future R.O.W. for 47th Ave.), Stapleton Filing No. 55 as recorded at Reception Number 2017147292 in the Clerk and Recorder's Office of said City and County of Denver, also being a point on the easterly line of Tract A (Future R.O.W. for Central Park Blvd.), Stapleton Central Park Blvd. Filing No. 1 as recorded at Reception Number 2012082116 in said Clerk and Recorder's Office and the **POINT OF BEGINNING**:

thence along said easterly line of Tract A (Future R.O.W. for Central Park Blvd.), Stapleton Central Park Blvd. Filing No. 1 the following three (3) courses:

1. North 00°00'00" East a distance of 679.57 feet;
2. North 11°10'20" East a distance of 75.68 feet;
3. North 04°09'58" East a distance of 189.40 feet to the most southerly southeast corner of Tract E, Stapleton Filing No. 14 as recorded at Reception Number 2004244314 in said Clerk and Recorder's Office and dedicated as R.O.W. for Northfield Blvd. by Resolution No. 146, Series of 2010, Reception Number 2010073340 in said Clerk and Recorder's Office and a point of non-tangent curve;

thence along the southeasterly line of said Stapleton Filing No. 14 and said R.O.W. for Northfield Blvd. the following four (4) courses:

1. along the arc of a curve to the left having a radius of 1004.00 feet, a central angle of 00°30'43", an arc length of 8.97 feet and whose chord bears North 01°02'17" East a distance of 8.97 feet to a point of reverse curve;
2. along the arc of a curve to the right having a radius of 14.00 feet, a central angle of 89°13'05", an arc length of 21.80 feet and whose chord bears North 45°23'28" East a distance of 19.66 feet;
3. North 90°00'00" East a distance of 83.12 feet to a point of curve;
4. along the arc of a curve to the right having a radius of 541.50 feet, a central angle of 7°26'55", an arc length of 70.40 feet and whose chord bears South 86°16'33" East a distance of 70.35 feet to the southwest corner of Tract D, Stapleton Filing No. 13 as recorded at Reception Number 2004204799 in said Clerk and Recorder's Office and dedicated as R.O.W. for Northfield Blvd. by Resolution No. 30, Series of 2009, Reception Number 2009020967 in said Clerk and Recorder's Office;

thence along the southwesterly line of said Stapleton Filing No. 13 and said R.O.W. for Northfield Blvd. the following two (2) courses:

1. along the arc of a curve to the right having a radius of 541.50 feet, a central angle of 44°25'42", an arc length of 419.89 feet and whose chord bears South 60°20'14" East a distance of 409.45 feet;
2. South 38°07'23" East a distance of 284.00 feet;

thence South 51°52'37" West a distance of 193.49 feet to a point of curve;

thence along the arc of a curve to the left having a radius of 216.00 feet, a central angle of 51°52'37", an arc length of 195.57 feet and whose chord bears South 25°56'18" West a distance of 188.96 feet;

thence South 00°00'00" East a distance of 249.00 feet to the northeast corner of said Tract A (Future R.O.W. for 47th Ave.), Stapleton Filing No. 55;

thence along the northerly line of said Tract A (Future R.O.W. for 47th Ave.) the following seven (7) courses:

1. North 90°00'00" West a distance of 68.00 feet;
2. South 00°00'00" East a distance of 4.95 feet;
3. South 11°18'36" West a distance of 9.82 feet;
4. South 78°41'24" West a distance of 9.82 feet;
5. North 90°00'00" West a distance of 43.99 feet;
6. North 85°14'11" West a distance of 240.83 feet;
7. North 90°00'00" West a distance of 128.62 feet to the **POINT OF BEGINNING**.

Containing 515,312 square feet or 11.830 acres, more or less.

Under the name and style of STAPLETON FILING NO. 56.

### 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 certification shown hereon.
2. BASIS OF BEARING: Bearings are based on the west line of the Northwest Quarter of Section 22, Township 3 South, Range 67 West of the Sixth Principal Meridian, said west line bearing North 00°15'53" West, based on NAD 83/92 Colorado State Plane Central Zone Coordinates and as marked by a found 3-1/4" aluminum cap stamped: AECOM PLS 20683 at the Northwest Corner of said Section 22 and by a found 2-1/2" aluminum cap Stamped: PLS 35597 at the West Quarter Corner of said Section 22.
3. BENCHMARK: A 1" brass survey monument stamped DWD LS30832 at the southeast corner of a storm sewer inlet 145 feet south of the southeast corner of the bridge over I-70. Elevation = 5275.63' NAVD 88.
4. Any person who knowingly removes, alters or defaces any public land survey monument or land monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
5. All dimensions shown hereon are in U.S. Survey Feet. All bearings shown hereon are in Degrees-Minutes-Seconds.
6. 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 92 of 300, Map Number 0800460092H, Map Revised November 20, 2013; Stapleton Filing No. 56 lies within the following floodplain zone designation:
  - Zone X, other areas; areas determined to be outside the 0.2% annual chance floodplain;
7. STATE PLANE COORDINATES: The Colorado State Plane Coordinates, Central Zone, NAD83/92 in feet, for the indicated section corners are:

SECTION CORNER	NORTHING	EASTING
NW Cor. Sec. 22, T. 3 S., R. 67 W., 6th P.M.	1710969.357	3172949.225
North Quarter Corner Sec. 22, T. 3 S., R. 67 W., 6th P.M.	1710994.222	3175587.822
West Quarter Corner Sec. 22, T. 3 S., R. 67 W., 6th P.M.	1708319.310	3172961.466

8. There is 1 Block, 1 Lot and 1 Tract in Stapleton Filing No. 56.
9. The responsibility for infrastructure development described on this plat is set forth in the Master Facilities Development Agreement ("MFDA"), among the Park Creek Metropolitan District, Forest City Enterprises, Inc., and the City and County of Denver, on file with the Denver City Clerk in file No. 01-124. The infrastructure is to be constructed by Forest City Stapleton, Inc. and/or Park Creek Metropolitan District in accordance with any Individual Facilities Development Agreement ("IFDA") executed for Stapleton Filing No. 56.
10. Tract A is for future rights-of-way and associated infrastructure therein and shall be owned and maintained by the Park Creek Metropolitan District until such rights-of-way is conveyed and accepted by the City and County of Denver.

### NOTES:

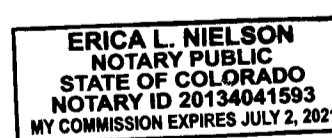
11. Access rights necessary for the installation and maintenance of electric, telephone, gas, cable television, and postal facilities, or for facilities to be constructed on behalf of the Metro Wastewater Reclamation District or the Denver Water Board, within future rights-of-way prior to dedication shall be licensed by the Owner.
12. Certain infrastructure to support the development described in this plat will be constructed outside the plat boundaries. Off-plat easements and/or licenses for such infrastructure will be provided, as needed, by separate document.
13. Easements for utility appurtenances (e.g. transformers and switch cabinets) and easements for electric, telephone, gas, cable television and postal facilities outside future public rights-of-way are to be conveyed by separate document.
14. Easements for storm sewer, water and sanitary sewer lying outside future public rights-of-way are to be conveyed by separate documents to the appropriate service provider.
15. 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.
16. 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.
17. This survey does not constitute a title search by AECOM to determine title or easements of record. Title Commitment Number CT160021 having an Effective Date of August 17, 2018, at 7:45 A.M. prepared by Canyon Title Company, LLC was relied upon for all information regarding easements of record, rights-of-way, title of record and civil court actions of record.
18. The land described herein lies within or partially within the legal description or exhibits found in the following recorded instruments as set forth in the above referenced Title Commitment and may therefore be subject to the terms, provisions, covenants, conditions, restrictions, obligations and reservations contained therein.

DESCRIPTION	RECEPTION NO.
A United States Patent	Book 25 at Page 344
B First Amended and Restated Community Declaration	2002086362
-First Amendment to the First Amended and Restated Community Declaration	2005217062
-Second Amendment to the First Amended and Restated Community Declaration	2007003744
-Supplemental Declaration	2004111299
-Supplemental Declaration	2007022702
-Supplemental Declaration	2017150802
C Bargain and Sale Deed	2004111290
D Recordation of Development Agreement	2004111298
E Amended and Restated Design and Architectural Declaration	2004111295
F Stapleton Redevelopment General Development Plan - North Area	2004157615
- Amendment No. 1	2007158161
- North Area Amendment No. 1	2009093987
- North Area Amendment No. 2	2012109675
G Recordation of Development Agreement	2004176011
-Agreements	2009116898
-Agreements	2017150801
H Deed of Release	2009116892
I Bargain and Sale Deed	2009116893
J Amended and Restated Design and Architectural Declaration	2009116895
K Amended and Restated Design and Architectural Declaration	2011028773
- Supplement	2017150798
L Property Deed	2017150798
M Plat of Stapleton Filing No. 56	to be recorded
N License Agreement	2018091348
-Sublicense Agreement	2018091349

### OWNER:

FC Stapleton II, LLC, a Colorado Limited Liability Company  
By: Brian Fennelly, Vice President  
State of Colorado  
City and County of Denver

The foregoing instrument was acknowledged before me this 10th day of September, 2018, by Brian Fennelly, as Vice President of Forest City Stapleton Land, LLC, Administrative Member of Stapleton Land, L.L.C., Sole Member of FC Stapleton II, LLC, a Colorado Limited Liability Company, on behalf of the Company.



Witness my hand and official seal  
My commission expires July 2, 2021  
Erica L. Nielson  
Notary Public

### ATTORNEY'S CERTIFICATION:

I hereby certify that no streets, avenues, easements, tracts and other public places are being hereby dedicated to the City and County of Denver by this plat. All obligations to dedicate or convey land and associated infrastructure to the City and County of Denver are as set forth in the MFDA and this plat.

Kristin M. Brunson  
Attorney for the City and County of Denver  
Budella Beal  
Assistant City Attorney

9/26/18  
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.

A. David Johnson, Professional Land Surveyor  
Colorado P.L.S. No. 220683  
For and on behalf of AECOM  
09/13/18 Date

### 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.

Paul S. Swann  
City Engineer  
9-18-18 Date

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:  
[Signature]  
Executive Director of Public Works  
9/24/18 Date

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT:  
[Signature]  
Executive Director of The Department of Community Planning and Development  
9-14-18 Date

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:  
[Signature]  
Executive Director of Parks and Recreation  
9-14-18 Date

Approved by the Council of the City and County of Denver, Colorado, by Resolution No. \_\_\_\_\_ of the Series of \_\_\_\_\_, Witness my hand and corporate seal of the City and County of Denver this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver  
by [Signature]  
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., \_\_\_\_\_, 2018, and recorded at Reception Number \_\_\_\_\_.

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

7350 EAST 28TH AVE.  
SUITE 300  
DENVER, CO 80238  
PARK CREEK METROPOLITAN DISTRICT

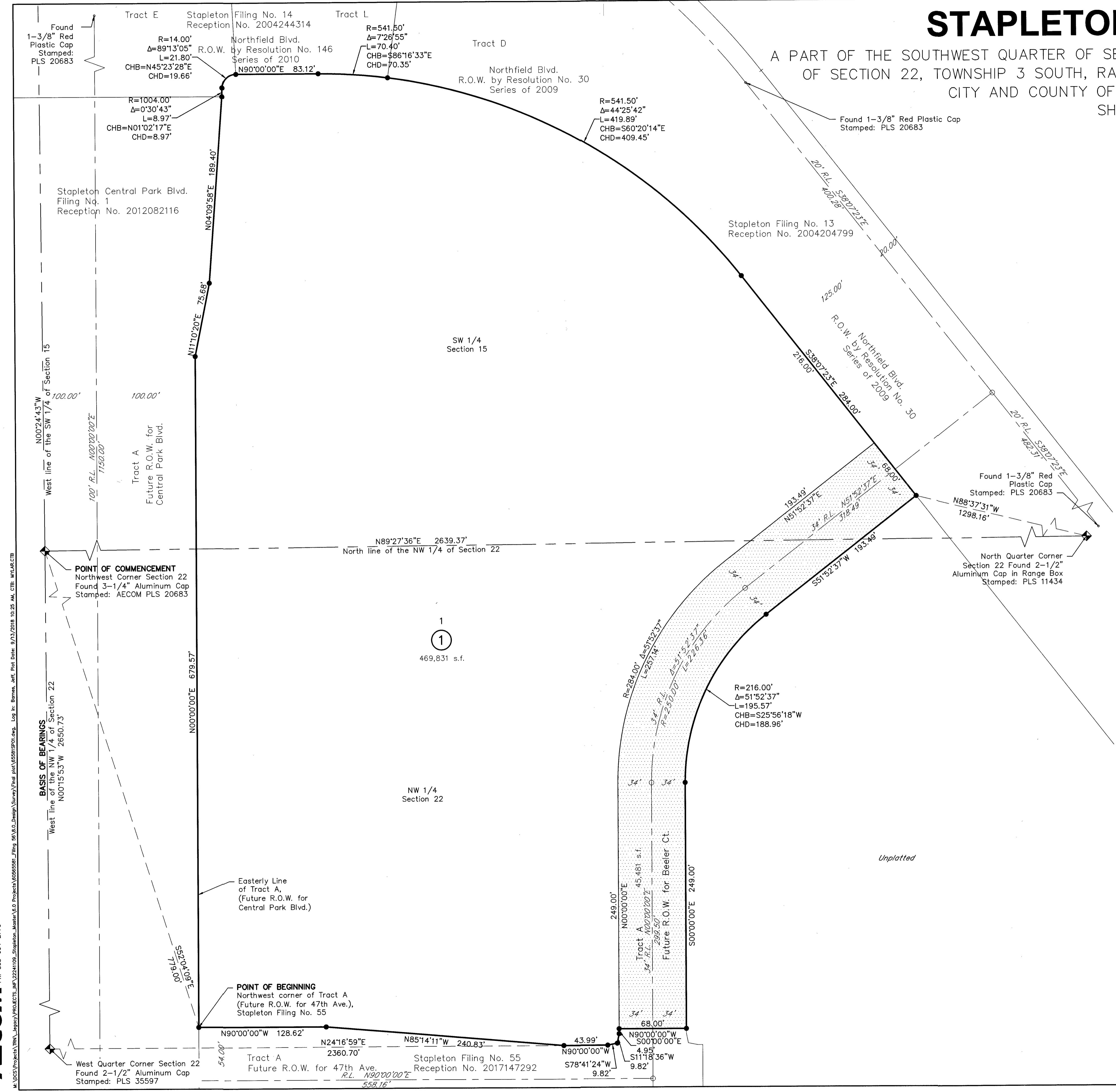
6500 S. Quaker St.  
Greenwood Village  
Colorado 80111  
Ph: 303-694-2770  
PREPARED BY: AECOM

# STAPLETON FILING NO. 56

A PART OF THE SOUTHWEST QUARTER OF SECTION 15 AND A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 2 OF 2

**PARK CREEK**  
METROPOLITAN DISTRICT

PREPARED BY:  
**AECOM**  
6200 S. Quaker St.  
Greenwood Village,  
Colorado 80111  
Ph: 303-694-2770



**LEGEND**

- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 20683
- SET #6 REBAR WITH 1-3/8" RED PLASTIC CAP IN RANGE BOX (AFTER CONSTRUCTION)
- R.O.W. RIGHT-OF-WAY
- ① BLOCK NUMBER
- 1 LOT NUMBER
- ▨ License Agreement Reception No. 2018091348 and Sublicense Agreement Reception No. 2018091349

