

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DEN38HPARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, AND R2R CAPITAL - DEVEN DENVER MF LENDER LLC, A DELAWARE LIMITED LIABILITY COMPANY AND PEGASUS BANK, A TEXAS STATE BANK, AS DEED OF TRUST HOLDERS HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS AND LOTS, AS SHOWN ON THIS MAP, THE LANDS DESCRIBED AS FOLLOWS:

PARCEL A

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND BEING A PORTION OF BLOCK 37 AND 44, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 22, THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 40.00 FEET;

THENCE NORTH 89°46'47" EAST ALONG THE SOUTH LINE OF BLOCK 44 OF VIADUCT ADDITION TO THE CITY OF DENVER PROJECTED WESTERLY, 50.00 FEET TO A POINT ON THE EAST LINE OF THE DENVER, UTAH & PACIFIC RAILROAD (NOW BURLINGTON NORTHERN RAILROAD) RIGHT-OF-WAY AS DESCRIBED IN BOOK 607 AT PAGE 230 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER, AND THE POINT OF BEGINNING;

THENCE NORTH 00°00'00" EAST ALONG SAID EAST LINE OF SAID RAILROAD RIGHT-OF-WAY, 625.00 FEET;

THENCE NORTH 90°00'00" EAST 219.15 FEET TO A POINT ON THE CENTERLINE OF VACATED GALAPAGO STREET;

THENCE SOUTH 00°00'16" EAST ALONG SAID CENTERLINE OF VACATED GALAPAGO STREET, 184.22 FEET TO A POINT ON THE NORTH LINE OF WEST 39TH AVENUE;

THENCE NORTH 89°59'32" WEST ALONG SAID NORTH LINE OF WEST 39TH AVENUE, 40.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 37 OF SAID VIADUCT ADDITION;

THENCE SOUTH 00°00'16" EAST ALONG THE WEST LINE OF SAID GALAPAGO STREET AND THE EAST LINE OF BLOCK 44 OF SAID VIADUCT ADDITION, 44.10 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 44;

THENCE SOUTH 89°46'47" WEST ALONG THE SOUTH LINE OF SAID BLOCK 44, 179.20 FEET TO THE POINT OF BEGINNING.

PARCEL B

THE WEST 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF GALAPAGO STREET MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 43, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER; THENCE SOUTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF GALAPAGO STREET A DISTANCE OF 71.55 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 48 FEET, A LENGTH OF 110.43 FEET AND A DELTA OF 131°48'37" WITH A CHORD OF 87.64 FEET, WHICH DEFLECTS 114°05'41" TO THE RIGHT FROM THE FOREMENTIONED COURSE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID GALAPAGO STREET;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF GALAPAGO STREET TO THE NORTH RIGHT-OF-WAY LINE OF THE VALLEY HIGHWAY;

THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE VALLEY HIGHWAY TO THE SAID EAST RIGHT-OF-WAY LINE OF GALAPAGO STREET;

THENCE NORTHERLY ALONG THE SAID EAST RIGHT-OF-WAY LINE OF GALAPAGO STREET TO THE TRUE POINT OF BEGINNING; CITY AND COUNTY OF STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION CONVEYED IN WARRANTY DEED RECORDED OCTOBER 13, 2010 AT RECEPTION NO. 2010117915.

UNDER THE NAME AND STYLE OF 38TH AND HURON SUBDIVISION, 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

OWNER

DEN38HPARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNATURE: [Signature] NAME: DAVID W. SMITH TITLE: MANAGER

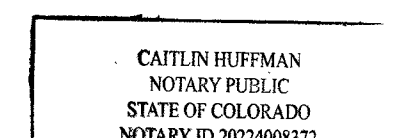
STATE OF COLORADO

CITY AND COUNTY OF DENVER

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF May BY David W. Smith AS Manager OF DEN38HPARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY AND OFFICIAL SEAL

MY COMMISSION EXPIRES March 1, 2026 [Signature] 13455 Noel Rd, Dallas, TX 75240



DEED OF TRUST HOLDER

R2R CAPITAL - DEVEN DENVER MF LENDER LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNATURE: [Signature]

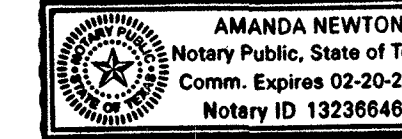
NAME: J. RICHARD REES TITLE: MANAGER

STATE OF Texas COUNTY OF Dallas

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF May BY J. RICHARD REES AS MANAGER OF R2R CAPITAL - DEVEN DENVER MF LENDER LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY AND OFFICIAL SEAL

MY COMMISSION EXPIRES 02-20-2028 [Signature] 13455 Noel Rd, Dallas, TX 75240



DEED OF TRUST HOLDER

PEGASUS BANK, A TEXAS STATE BANK

SIGNATURE: [Signature]

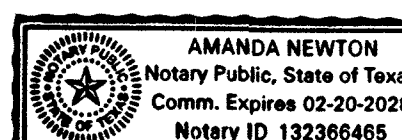
NAME: Andrea English TITLE: SVP

STATE OF Texas COUNTY OF Dallas

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF May BY Andrea English AS SVP OF PEGASUS BANK, A TEXAS STATE BANK

WITNESS MY AND OFFICIAL SEAL

MY COMMISSION EXPIRES 02-20-2028 [Signature] 13455 Noel Rd, Dallas, TX 75240



38TH AND HURON SUBDIVISION A RESUBDIVISION OF A PORTION OF BLOCKS 37 AND 44, VIADUCT ADDITION TO DENVER, PORTIONS OF VACATED STREETS AND PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 22, T3S, R68W OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO SHEET 1 OF 2



VICINITY MAP SCALE: 1"=2000'

GENERAL 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 DISCOVER SUCH DEFECT. IN NO EVENT MAY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLLIER'S ENGINEERING AND DESIGN TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSES FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS...
3. BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE 20' RANGE LINE ALONG WEST 39TH AVE. BETWEEN NORTH GALAPAGO STREET AND ELATI STREET, BEING S89°49'47"E USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED ON THE WEST AT NORTH GALAPAGO STREET BY A FOUND AXLE IN RANGE BOX, AND AS MONUMENTED ON THE EAST AT ELATI STREET BY A FOUND ILLEGIBLE 3.25 INCH ALUMINUM CAP IN RANGE BOX.
...
21. THOSE MATTERS SET FORTH IN THE 38TH & HURON REDEVELOPMENT INFRASTRUCTURE MASTER PLAN RECORDED JUNE 5, 2023 AT RECEPTION NO. 2023050030 AND ORDINANCE NO. 20230457, SERIES OF 2023, RECORDED MAY 19, 2023 AT RECEPTION NO. 2023045724, (BLANKET IN NATURE, NOT PLOTTED)

ATTORNEY'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LANDS DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES, TRACYS AND OTHER PLACES TO BE IN THE ABOVE-NAMED DEDICATORS THIS 4th DAY OF June A.D. 2024 AT 10 O'CLOCK P.M., FREE AND CLEAR OF ENCUMBRANCES, EXCEPT AS SHOWN AND LISTED HEREON.

Kerry Tipper ATTORNEY FOR THE CITY AND COUNTY OF DENVER ASSISTANT CITY ATTORNEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH THE 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 ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.



DOUGLAS H. ORT III, PLS 37066

APPROVALS:

- CITY ENGINEER: [Signature] 5/29/2024
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE: [Signature] 30 May 2024
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT: [Signature] 5.20.2024
EXECUTIVE DIRECTOR OF PARKS AND RECREATION: [Signature] 6/10/24

CITY COUNCIL CERTIFICATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO BY RESOLUTION NO. OF THE SERIES OF 28 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 DEPUTY CLERK AND RECORDER

CLERK & RECORDER'S CERTIFICATION:

STATE OF COLORADO CITY AND COUNTY OF DENVER I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK, M. 20 AND DULY RECORDED UNDER RECEPTION #

CLERK AND RECORDER: EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER BY DEPUTY FEE

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Table with columns: REV, DATE, DRAWN BY, DESCRIPTION. Rows include: 1. 1.26.23, 10, SURVEY-COMMENTS-38P4591 (2021-S0PSUB-0909011-518, SUBMITTAU); 2. 9.26.23, 103, 38TH AND HURON SUBDIVISION (09.23.23) comments; 3. 10.20.23, 103, TITLE UPDATE; 4. 12.07.23, 103, 20231103-2023P4591-2021S0PSUB11-76, SubmitTitle-Survey; 5. 12.14.23, 103, 20231218-2023P4591-2021S0PSUB11-84, SubmitTitle-Survey/Redlines.pdf; 6. 1.8.24, 103, 20240209-2023P4591-2021S0PSUB11-90, SubmitTitle-Survey/Redlines; 7. 2.21.24, 103, LCB

38TH AND HURON SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER SECTION 22 TOWNSHIP 3 SOUTH, RANGE 68 WEST 6TH P.M. CITY AND COUNTY OF DENVER STATE OF COLORADO

710 West Jefferson Avenue Suite 100 Lakewood, CO 80235 Phone: 303.731.6216 COLLIER'S ENGINEERING & DESIGN INC. DOING BUSINESS AS MASER CONSULTING

Table with columns: AS SHOWN, DATE, DRAWN BY, CHECKED BY, PROJECT NUMBER, DRAWING NAME, SHEET TITLE, SHEET NUMBER. Row 1: 21007251A, 03/02/22, LCB, DHO, SURVEY SHEET, 1 of 2

38TH AND HURON SUBDIVISION

A RESUBDIVISION OF A PORTION OF BLOCKS 37 AND 44, VIADUCT ADDITION TO DENVER,
PORTIONS OF VACATED STREETS AND PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 22,
T3S, R68W OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 2 OF 2



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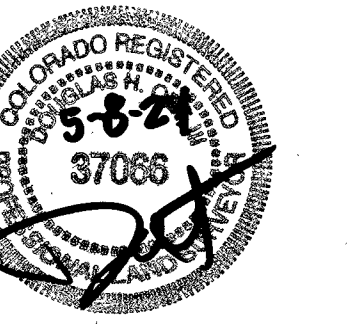
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REV. DATE DRAWN BY DESCRIPTION

REV.	DATE	DRAWN BY	DESCRIPTION
1	12.23.23	lhb	SURVEY-COMMENTS-2023P0491 (2021-SPPS-SUB-000001-5TH SUBMITTAL)
2	2.22.24	lhb	38TH AND HURON SUBDIVISION (09.21.23)-REV COMMENTS
3	10.20.23	lhb	TITLE UPDATE
4	12.02.23	DHO	UPDATED TITLE COMMITMENT TO AMENDMENT NO. 12
5	12.12.23	DHO	20231218-2023P0491-2021-SPPS-SUB11-1-RHS-SUBMITTAL-Survey/Fieldlines.pdf
6	1.8.24	DHO	20240209-2023P0491-2021-SPPS-SUB11-1-RHS-SUBMITTAL-Survey/Fieldlines.pdf
7	2.21.24	LCB	20240209-2023P0491-2021-SPPS-SUB11-1-RHS-SUBMITTAL-Survey/Fieldlines



38TH AND HURON SUBDIVISION

LOCATED IN THE
SOUTHWEST QUARTER
SECTION 22 TOWNSHIP 3
SOUTH, RANGE 68 WEST 6TH
P.M.

CITY AND COUNTY OF
DENVER
STATE OF COLORADO

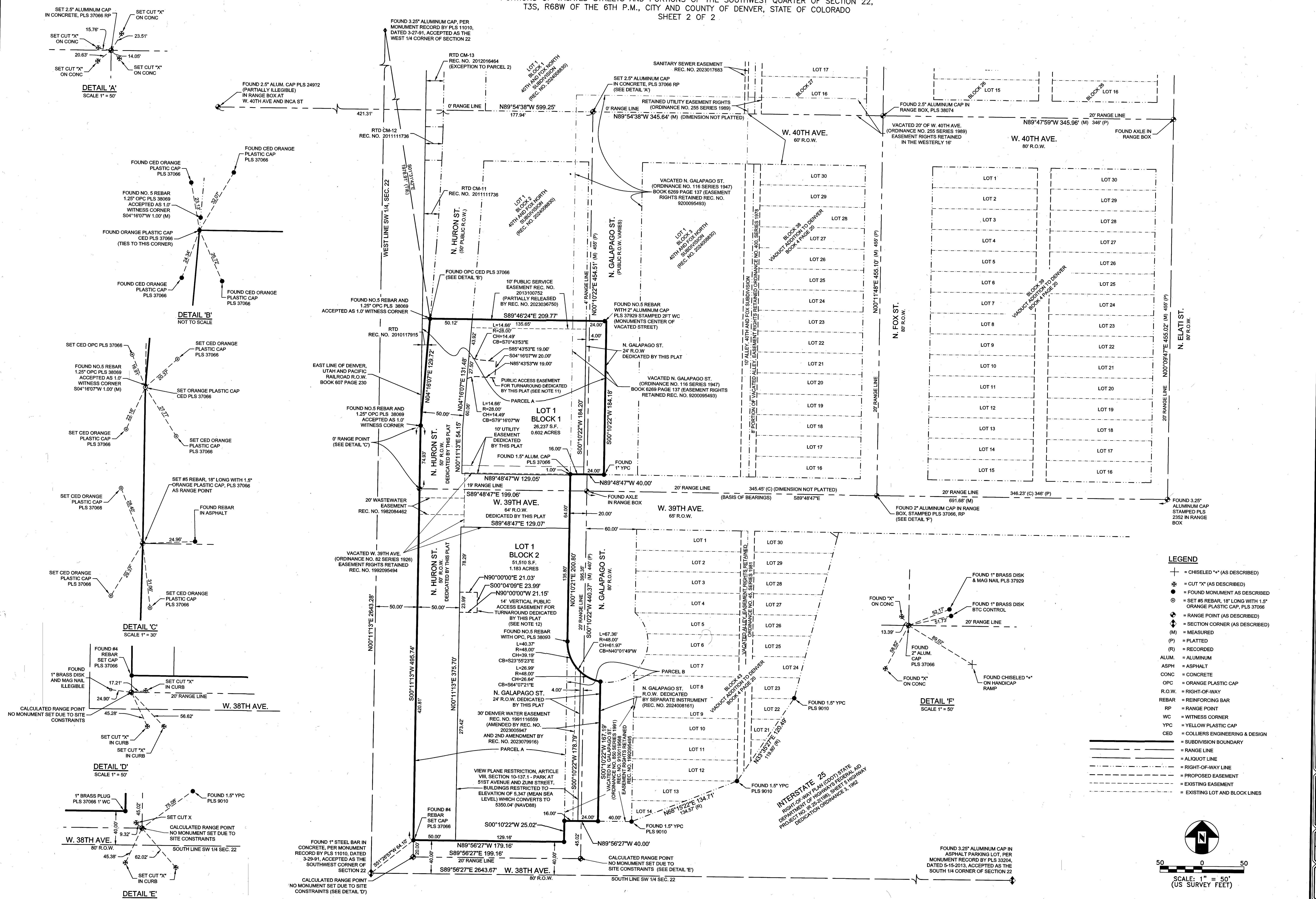
DENVER
7110 West Jefferson Avenue
Suite 100
Lakewood, CO 80235
Phone: 303.731.6216
COLLIERS ENGINEERING & DESIGN
INC. DOING BUSINESS AS MASER
CONSULTING

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	03/02/22	LCB	DHO

PROJECT NUMBER: 21007251A
DRAWING NAME: 38TH AND HURON SUBDIVISION

SHEET TITLE: SURVEY SHEET

SHEET NUMBER: 2 of 2



- ### LEGEND
- + = CHISELED "X" (AS DESCRIBED)
 - * = CUT "X" (AS DESCRIBED)
 - = FOUND MONUMENT AS DESCRIBED
 - = SET #5 REBAR, 18" LONG WITH 1.5" ORANGE PLASTIC CAP, PLS 37066
 - ⊕ = RANGE POINT (AS DESCRIBED)
 - ⊙ = SECTION CORNER (AS DESCRIBED)
 - (M) = MEASURED
 - (P) = PLATTED
 - (R) = RECORDED
 - ALUM. = ALUMINUM
 - ASPH = ASPHALT
 - CONC = CONCRETE
 - OPC = ORANGE PLASTIC CAP
 - R.O.W. = RIGHT-OF-WAY
 - REBAR = REINFORCING BAR
 - RP = RANGE POINT
 - WC = WITNESS CORNER
 - YPC = YELLOW PLASTIC CAP
 - CEP = COLLIERS ENGINEERING & DESIGN
 - = SUBDIVISION BOUNDARY
 - - - = RANGE LINE
 - · - · - = ALIQUOT LINE
 - · - · - · - = RIGHT-OF-WAY LINE
 - · - · - · - · - = PROPOSED EASEMENT
 - · - · - · - · - · - = EXISTING EASEMENT
 - · - · - · - · - · - · - = EXISTING LOT AND BLOCK LINES

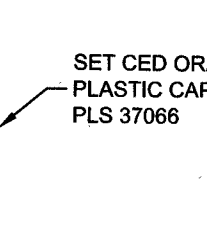


SCALE: 1" = 50'
(US SURVEY FEET)

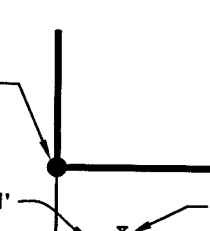
DETAIL 'A'
SCALE 1" = 50'



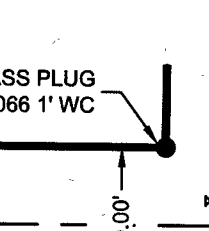
DETAIL 'B'
NOT TO SCALE



DETAIL 'C'
SCALE 1" = 30'



DETAIL 'D'
SCALE 1" = 50'



DETAIL 'E'
SCALE 1" = 50'

