### **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, 440.10 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 AFOREMENTIONED 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

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

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

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

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

DE 138 PARTNERS, LLC, A DELAWARE LIMITE LIABILITY COMPANY

SIGNATURE

NAME:

TITLE: MANAGE

STATE OF COLORADO )

CITY AND COUNTY OF DENVER

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF WAY BY DAVID W. SNIJAY AS MORELY OF DEN38HPARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY AND OFFICIAL SEAL.

MY COMMISSION EXPIRES March 1, 1614

NOTARY PUBLIC WAY ADDRESS GIVEN WOOD VILLAGE 80 80

CAITLIN HUFFMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224008372
MY COMMISSION EXPIRES MARCH 01, 2026

DEED OF TRUST HOLDER

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

NAME: J. RICHARD REE

STATE OF TEXAS

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

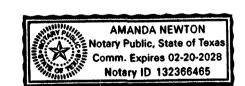
WITNESS MY AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 02-20-2028

13455 Noel Kd.

NOTARY PUBLIC

DAILOR TX 75240



# DEED OF TRUST HOLDER

PEGASUS BANK, A TEXAS STATE BANK

Andrea English

TITLE: SVP

STATE OF Texas

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF May BY AWAYER ENJISHAS

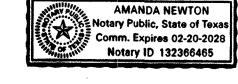
SVP OF PEGASUS BANK, A TEXAS STATE BANK

MY COMMISSION EXPIRES 07 - 10-1018

NOTARY PUBLIC 13455 Nocl Kd

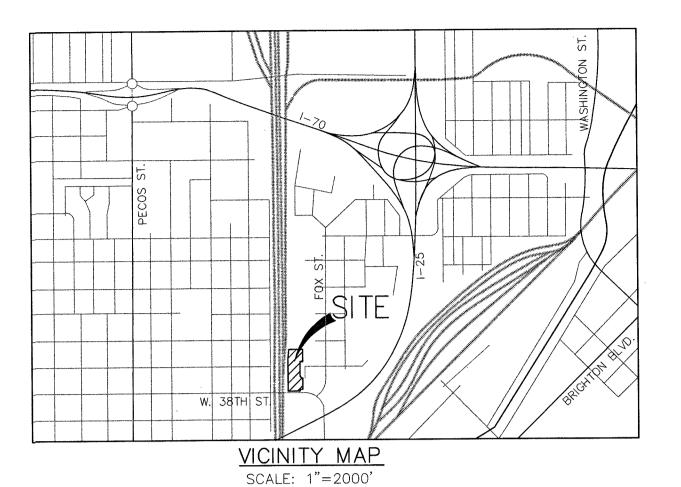
ADDRESS

Dallas. Tx. 75-246



# 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



### 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLLIERS 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 LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER 100-N0028207-020-JY, AMENDMENT NO. 17, COMMITMENT DATE OF APRIL 29, 2024, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- 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°48'47"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 ALUMINI IM CAP IN RANGE BOX.
- 4. PROJECT BENCHMARK: CITY AND COUNTY OF DENVER BENCHMARK T\_264, BEING AN USC AND NGS DISK IN CONCRETE POST IN SOUTHWEST CORNER OF RAILROAD BRIDGE AT 38TH AND INCA ST. HAVING AN
- 5. 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
- 6. UTILITY EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF DENVER FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF WATER, WASTEWATER, ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATION FACILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, 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 UTILITY PROVIDERS, AS GRANTES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, INCLUDING WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE PROPERTY OWNER TO GRANT PSCO AN
- 7. 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.
- 8. THERE ARE 2 LOTS AND 2 BLOCKS WITHIN THE 38TH AND HURON SUBDIVISION.
- 9. THIS PLAT CONTAINS 125,831 SQUARE FEET (2.889 ACRES) OF LAND MORE OR LESS.
- 10. ALL DISTANCES SHOWN ON THIS SUBDIVISION PLAT ARE IN U.S. SURVEY FEET, AND ARE GROUND DISTANCES.
- THE PUBLIC ACCESS EASEMENT FOR TURNAROUND IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER FOR THE PURPOSES OF: PASSAGE OF ALL VEHICLES AND PEDESTRIANS; UTILITIES; AND DRAINAGE. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT ALLOWS BUT DOES NOT REQUIRE THE CITY AND COUNTY OF DENVER TO PERFORM REPAIR AND MAINTENANCE OF THE
- 12. THE 14' VERTICAL PUBLIC ACCESS EASEMENT FOR TURNAROUND IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER FOR THE PURPOSES OF: PASSAGE OF ALL VEHICLES AND PEDESTRIANS; UTILITIES; AND DRAINAGE. THE 14' VERTICAL PUBLIC ACCESS EASEMENT FOR TURNAROUND IS LIMITED IN HEIGHT TO 14 FEET VERTICAL ABOVE GRADE AND A STRUCTURE IS ALLOWED ABOVE THE 14-FOOT HEIGHT OF THE EASEMENT. OWNER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STRUCTURE AS A RESULT OF THE 14-FOOT HEIGHT LIMITATION OF THE EASEMENT. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT ALLOWS BUT DOES NOT REQUIRE THE CITY AND COUNTY OF DENVER TO PERFORM REPAIR AND MAINTENANCE OF THE EASEMENT AREA.

# TITLE EXCEPTIONS

- 9. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEED OF EASEMENT AS SET FORTH BELOW:
- RECORDING DATE: JUNE 22, 1982 RECORDING NO.: BOOK 2606 AT PAGE 584, RECEPTION NO. 8200084462 (PLOTTED)
- 10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS PURPOSE: WATER PIPELINES AND ELECTRICAL FACILITIES

RECORDING DATE: NOVEMBER 27, 1991
RECORDING NO: RECEPTION NO. 9100116559 (PLOTTED)

AS AMENDED BY EASEMENT AGREEMENT AMENDMENT RECORDED JANUARY 26, 2023 AT RECEPTION NO.2023005947 AND BY SECOND AMENDMENT TO EASEMENT AGREEMENT RECORDED AUGUST 18, 2023 AT RECEPTION NO. 2023079916.

- 11. RESERVATION OF EASEMENTS IN THAT PORTION OF VACATED GALAPAGO STREET AS CONTAINED IN THE ORDINANCE NO. 850, SERIES OF 1991 AS SET FORTH BELOW: RECORDING DATE: DECEMBER 04, 1991
- RECORDING DATE: DECEMBER 04, 1991 RECORDING NO.: RECEPTION NO. 9100119568 AND RECORDING DATE: AUGUST 19, 1992 AND RECORDING NO: RECEPTION NO. 9200095495 (PLOTTED)
- 12. RESERVATION OF EASEMENTS IN THAT PORTION OF VACATED GALAPAGO STREET CONTAINED IN THE ORDINANCE NO. 116, SERIES OF 1947 AS SET FORTH BELOW: RECORDING DATE: AUGUST 19, 1992 RECORDING NO.: RECEPTION NO. 9200095493 (PLOTTED)
- 13. RESERVATION OF EASEMENTS IN THAT PORTION OF VACATED WEST 39TH AVENUE CONTAINED IN THE ORDINANCE NO. 82, SERIES OF 1926 AS SET FORTH BELOW: RECORDING DATE: AUGUST 19, 1992
  RECORDING NO.: RECEPTION NO. 9200095494 (PLOTTED)
- 14. RESERVATION OF ALL OIL, GAS AND OTHER MINERALS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDING DATE: SEPTEMBER 10, 1992
- RECORDING DATE: SEPTEMBER 10, 1992 RECORDING NO.: RECEPTION NO. 9200105968 (AFFECTS ENTIRE PARCEL) (BLANKET IN NATURE; NOT PLOTTED)
- 5. INTENTIONALLY DELETED.
- 16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO

PURPOSE: UTILITY LINES
RECORDING DATE: JULY 11, 2013

RECORDING NO: RECEPTION NO. 2013100752 (PLOTTED)

QUITCLAIM DEED GRANTED BY PUBLIC SERVICE COMPANY OF COLORADO RELEASING PORTIONS OF THE EASEMENT (AS TO FUTURE DEDICATED N. HURON ST. AND N. GALAPAGO ST.) RECORDED APRIL 21, 2023 AT

- 17. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 20190042, SERIES OF 2019 AS SET FORTH BELOW:
- RECORDING DATE: MARCH 14, 2019
  RECORDING NO.: RECEPTION NO. 2019029760 (AFFECTS ENTIRE PARCEL) (BLANKET IN NATURE; NOT PLOTTED)
- 18. ENCROACHMENT OF FENCE LINE ONTO ADJOINING PROPERTY ALONG THE NORTH PROPERTY LINE AS DISCLOSED ON ALTA/NSPS LAND TITLE SURVEY BY WILSON & COMPANY DATED JANUARY 21, 2021, DESIGNATED 20-300-319. (THE FENCE REFERENCED IN THIS TITLE EXCEPTION HAS BEEN REMOVED)
- 19. TERMS, PROVISIONS, AGREEMENTS AND RESTRICTIONS AS CONTAINED IN SETTLEMENT AGREEMENT AND RELEASE BETWEEN CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY, TEXACO DOWNSTREAM PROPERTIES INC., AND WAGNER EQUIPMENT CO., AS DISCLOSED BY MEMORANDUM OF SETTLEMENT AND RELEASE RECORDED JULY 7, 2022 AT RECEPTION NO. 2022090788, AND FIRST AMENDMENT TO SETTLEMENT AGREEMENT AND RELEASE AS DISCLOSED BY MEMORANDUM OF AMENDMENT TO SETTLEMENT AND RELEASE RECORDED SEPTEMBER 12, 2023 AT RECEPTION NO. 2023087588. (AFFECTS ENTIRE PARCEL) (BLANKET IN NATURE; NOT PLOTTED)
- 20. DEED OF TRUST FROM DEN38HPARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO THE PUBLIC TRUSTEE OF DENVER COUNTY, FOR THE BENEFIT OF R2R CAPITAL DEVEN DENVER MF LENDER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SECURING AN ORIGINAL PRINCIPAL INDEBTEDNESS OF \$8,000,000.00, AND ANY OTHER AMOUNTS AND/OR OBLIGATIONS DATED FEBRUARY 28, 2023, RECORDED MARCH 1, 2023 AT RECEPTION NO. 2023017019.
- COLLATERAL ASSIGNMENT AND SECURITY AGREEMENT RECORDED MARCH 17, 2023 AT RECEPTION NO. 2023022558.
- UCC FINANCING STATEMENT RECORDED MARCH 1, 2023 AT RECEPTION NO. 2023017020. (AFFECTS ENTIRE PARCEL) (BLANKET IN NATURE; NOT PLOTTED)
- 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, TRACTS AND OTHER PLACES TO BE IN THE ABOVE-NAMED DEDICATORS THIS \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ A.D. 20\_\_\_\_\_ O'CLOCK \_\_\_\_ M., FREE AND CLEAR OF ENCUMBRANCES, EXCEPT AS SHOWN AND LISTED HEREON..

TTORNE FOR THE CITY AND COUNTY OF DENVER

### 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:

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

CITY ENGINEER

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTM

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

EXECUTIVE DIVECTOR OF THE DEPARTMENT DATE.
OF TRANSPORTATION AND INFRASTRUCTURE:

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

PLANNING AND DEVELOPMENT

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

# CITY COUNCIL CERTIFICATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO BY RESOLUTION NO.

OF THE SERIES OF 20\_\_\_\_\_\_, WITNESS MY HAND AND CORPORATE 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

DEPUTY CLERK AND RECORDER

# CLERK & RECORDER'S CERTIFICATION:

STATE OF COLORADO )
)SS
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 \_\_\_\_\_



Engineering & Design

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www.colliersengineering.com

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e copied, reused, disclosed, distributed or relied upon for any other purpose

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Doing Business

Row what's elow.

Call before you dig.

THE EARTH'S SUIFACE ANYWHEN
ANY STATE
Know what below.
Callbefore you dig.
FOR STATE SPECIFIC DIRECT PHONE
NUMBERS VISIT: WWW.CALLB11.COM

 DATE
 DRAWN
 BY
 DESCRIPTION

 1.25.23
 lcb
 SURVEY-COMMENTS-20PMS91 (2021-SDPSUB-0000011-5TH SUBMITTAL)

 9.25.23
 lcb
 38TH AND HURON SUBDIVISION (09.21.23)-KH comments

 10.20.23
 lcb
 TITLE UPDATE

 12.07.23
 DHO
 20231103-2020PM591-2021SDPSUB11-7thSubmittal-Survey

 12.14.23
 DHO
 UPDATED TITLE COMMITMENT TO AMENDMENT NO. 12

 1.8.24
 DHO
 20231218-2020PM591-2021SDPSUB11-8thSubmittal-SurveyRedlines.

 2.21.24
 LCB
 20240209-2020PM591-2021SDPSUB11-9thSubmittal-SurveyRedlines

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38TH AND HURON SUBDIVISION

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

CITY AND COUNTY OF DENVER STATE OF COLORADO

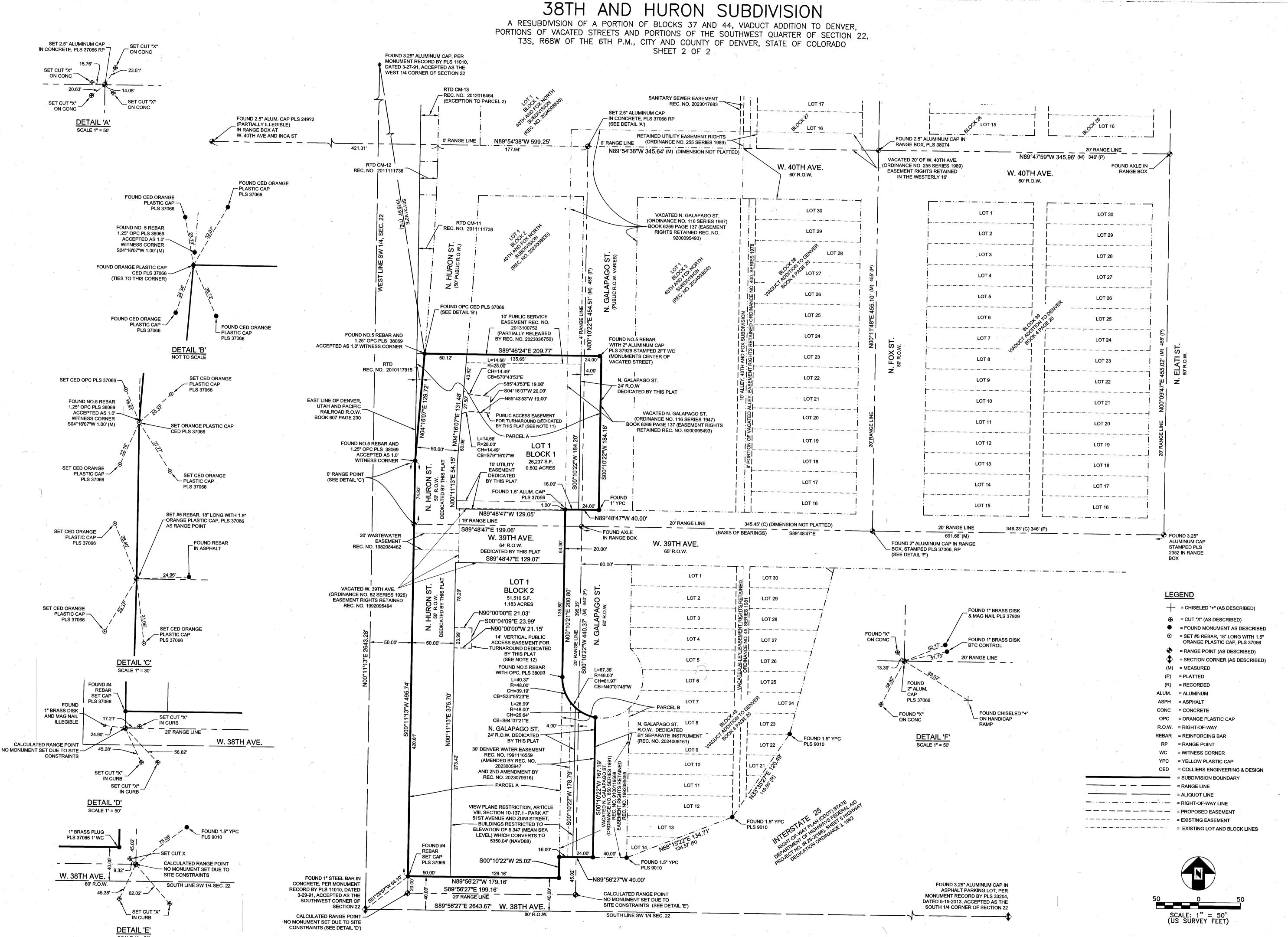
Colliers
7110 West Jefferson Avenue Suite 100
Lakewood, CO 80235
Engineering Phone:303.731.6216
& Design COLLIERS ENGINEERING & DESIGN INC. DOING BUSINESS AS MASER

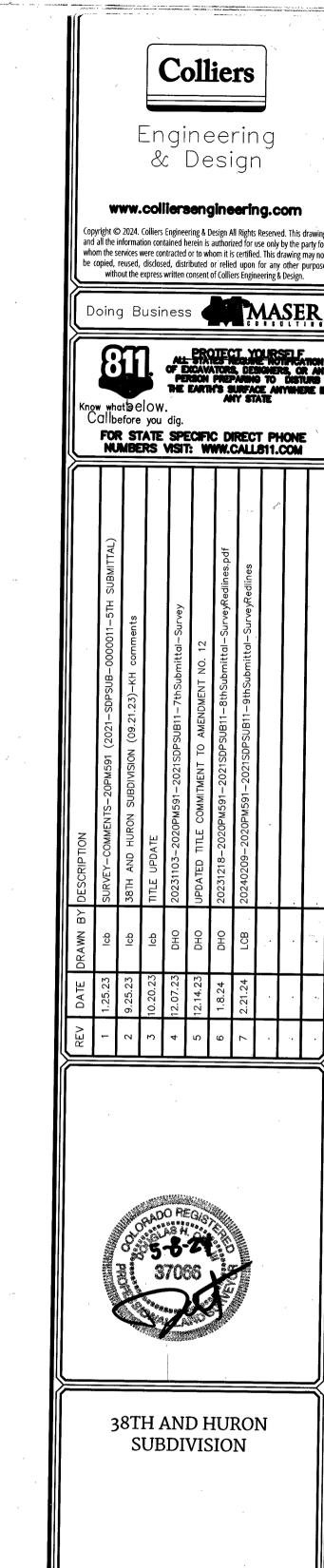
SCALE DATE DRAWN BY: CHECKEL
AS SHOWN 03/02/22 LCB DHO
FROMET NAMES: DRAWN MAKE

21007251A

SURVEY SHEE

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

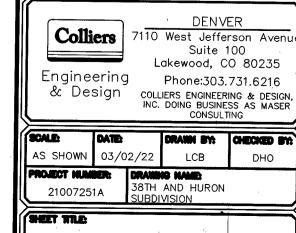




38TH AND HURON

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

CITY AND COUNTY OF DENVER STATE OF COLORADO



SURVEY SHEET