

STAPLETON FILING NO. 54

A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 1 of 18

LEGAL DESCRIPTION:

Know all men by these presents that FC Stapleton II, LLC, a Colorado Limited Liability Company, Park Creek Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado, and the City and County of Denver, a Colorado Municipal Corporation, as owners, have laid out, platted and subdivided into blocks, lots, and tracts as shown on this map, the land described as follows:

A part of Section 10, 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 South Quarter Corner of said Section 10; thence North 85°37'50" West a distance of 888.69 feet to the southeast corner of Stapleton Filing No. 49 as recorded at Reception Number 2016106705 in the Clerk and Recorder's Office of said City and County of Denver, also being a point on the southerly line of Parcel TK-9A (LA-9A) described at Reception Number 2010075685 in said Clerk and Recorder's Office and the **POINT OF BEGINNING**;

- thence along the easterly line of said Stapleton Filing No. 49 the following twenty two (22) courses:
1. along the arc of a curve to the right having a radius of 34.00 feet, a central angle of 11°13'38", an arc length of 6.66 feet and whose chord bears North 05°52'14" West a distance of 6.65 feet;
 2. North 00°15'25" West a distance of 142.52 feet to a point of curve;
 3. along the arc of a curve to the right having a radius of 479.00 feet, a central angle of 5°15'25", an arc length of 43.95 feet and whose chord bears North 02°22'18" East a distance of 43.93 feet;
 4. North 05°00'00" East a distance of 348.72 feet to a point of curve;
 5. along the arc of a curve to the right having a radius of 761.00 feet, a central angle of 24°13'34", an arc length of 321.77 feet and whose chord bears North 17°06'47" East a distance of 319.38 feet;
 6. North 29°13'34" East a distance of 87.85 feet;
 7. South 60°46'26" East a distance of 22.00 feet;
 8. North 29°13'34" East a distance of 38.00 feet;
 9. North 60°46'26" West a distance of 27.03 feet to a point of non-tangent curve;
 10. along the arc of a curve to the left having a radius of 2116.00 feet, a central angle of 32°15'52", an arc length of 1191.56 feet and whose chord bears North 12°48'46" East a distance of 1175.88 feet;
 11. North 44°44'35" East a distance of 12.37 feet;
 12. North 89°44'35" East a distance of 17.88 feet;
 13. North 04°02'14" West a distance of 38.08 feet;
 14. South 89°44'35" West a distance of 20.77 feet;
 15. North 45°15'25" West a distance of 9.75 feet to a point of non-tangent curve;
 16. along the arc of a curve to the left having a radius of 2116.00 feet, a central angle of 20°32'10", an arc length of 758.42 feet and whose chord bears North 15°02'36" West a distance of 754.37 feet;
 17. North 19°11'40" East a distance of 3.18 feet;
 18. North 64°11'40" East a distance of 21.62 feet;
 19. North 25°48'20" West a distance of 32.00 feet;
 20. South 64°11'40" West a distance of 21.62 feet;
 21. North 70°48'20" West a distance of 1.75 feet to a point of non-tangent curve;
 22. along the arc of a curve to the left having a radius of 2117.00 feet, a central angle of 0°02'52", an arc length of 1.76 feet and whose chord bears North 26°17'45" West a distance of 1.76 feet;

thence North 64°11'40" East a distance of 88.49 feet to a point of curve;
thence along the arc of a curve to the left having a radius of 461.00 feet, a central angle of 24°30'52", an arc length of 205.80 feet and whose chord bears North 51°56'14" East a distance of 204.23 feet to a point of reverse curve;
thence along the arc of a curve to the right having a radius of 1019.00 feet, a central angle of 17°13'48", an arc length of 306.44 feet and whose chord bears North 48°17'42" East a distance of 305.28 feet;
thence North 16°43'37" East a distance of 0.84 feet to a point of non-tangent curve;
thence along the arc of a curve to the left having a radius of 2879.00 feet, a central angle of 0°28'16", an arc length of 23.67 feet and whose chord bears North 29°33'13" West a distance of 23.67 feet;
thence North 58°04'30" East a distance of 42.03 feet to a point of non-tangent curve;
thence along the arc of a curve to the right having a radius of 2921.00 feet, a central angle of 0°12'57", an arc length of 11.01 feet and whose chord bears South 29°42'43" East a distance of 11.01 feet;
thence North 58°04'30" East a distance of 173.95 feet to a point of curve;
thence along the arc of a curve to the right having a radius of 1832.00 feet, a central angle of 17°15'07", an arc length of 551.62 feet and whose chord bears North 66°42'04" East a distance of 549.54 feet;
thence North 10°05'03" West a distance of 11.04 feet to a point of non-tangent curve;
thence along the arc of a curve to the right having a radius of 1843.00 feet, a central angle of 1°18'32", an arc length of 42.10 feet and whose chord bears North 76°00'32" East a distance of 42.10 feet;
thence South 10°05'03" East a distance of 9.01 feet to a point of non-tangent curve;
thence along the arc of a curve to the right having a radius of 1834.00 feet, a central angle of 10°12'57", an arc length of 327.00 feet and whose chord bears North 81°45'19" East a distance of 326.57 feet;
thence North 00°33'08" West a distance of 9.01 feet to a point of non-tangent curve;
thence along the arc of a curve to the right having a radius of 1843.00 feet, a central angle of 1°51'58", an arc length of 60.03 feet and whose chord bears North 87°48'32" East a distance of 60.02 feet;
thence South 00°33'08" East a distance of 9.00 feet to a point of non-tangent curve;
thence along the arc of a curve to the right having a radius of 1834.00 feet, a central angle of 8°08'36", an arc length of 260.67 feet and whose chord bears South 87°11'23" East a distance of 260.45 feet;
thence South 83°07'05" East a distance of 43.37 feet;
thence North 00°33'08" West a distance of 9.08 feet;
thence South 83°07'05" East a distance of 42.36 feet;
thence South 00°33'08" East a distance of 13.11 feet;
thence South 83°07'05" East a distance of 612.20 feet;
thence North 00°33'08" West a distance of 13.11 feet;
thence South 83°07'05" East a distance of 32.27 feet;
thence South 00°33'08" East a distance of 13.11 feet;
thence South 83°07'05" East a distance of 547.83 feet;
thence North 00°33'08" West a distance of 13.11 feet;
thence South 83°07'05" East a distance of 34.29 feet;
thence South 00°33'08" East a distance of 13.11 feet;
thence South 83°07'05" East a distance of 50.43 feet to a point 50.00 feet westerly of the easterly line of the Northeast Quarter of said Section 10;
thence South 00°33'08" East, parallel with and 50.00 feet westerly of said easterly line of the Northeast Quarter of Section 10, a distance of 903.32 feet to a point 50.00 feet westerly of the easterly line of the Southeast Quarter of said Section 10;
thence South 00°32'36" East, parallel with and 50.00 feet westerly of said easterly line of the Southeast Quarter of Section 10, a distance of 2554.80 feet to the southeast corner of TK-13B (LA-13B Rev) described at Reception Number 2010075685 in said Clerk and Recorder's Office;

thence along the southerly line of said TK-13B (LA-13B Rev) described at Reception Number 2010075685 the following three (3) courses:

1. South 89°29'45" West a distance of 169.61 feet;
2. South 00°30'17" East a distance of 10.38 feet;
3. South 88°51'45" West a distance of 331.16 feet to the southwest corner of TK-13B (LA-13B Rev) described at Reception Number 2010075685, also being a point on the easterly line of a parcel of land described at Reception Number 2007195495 in said Clerk and Recorder's Office.

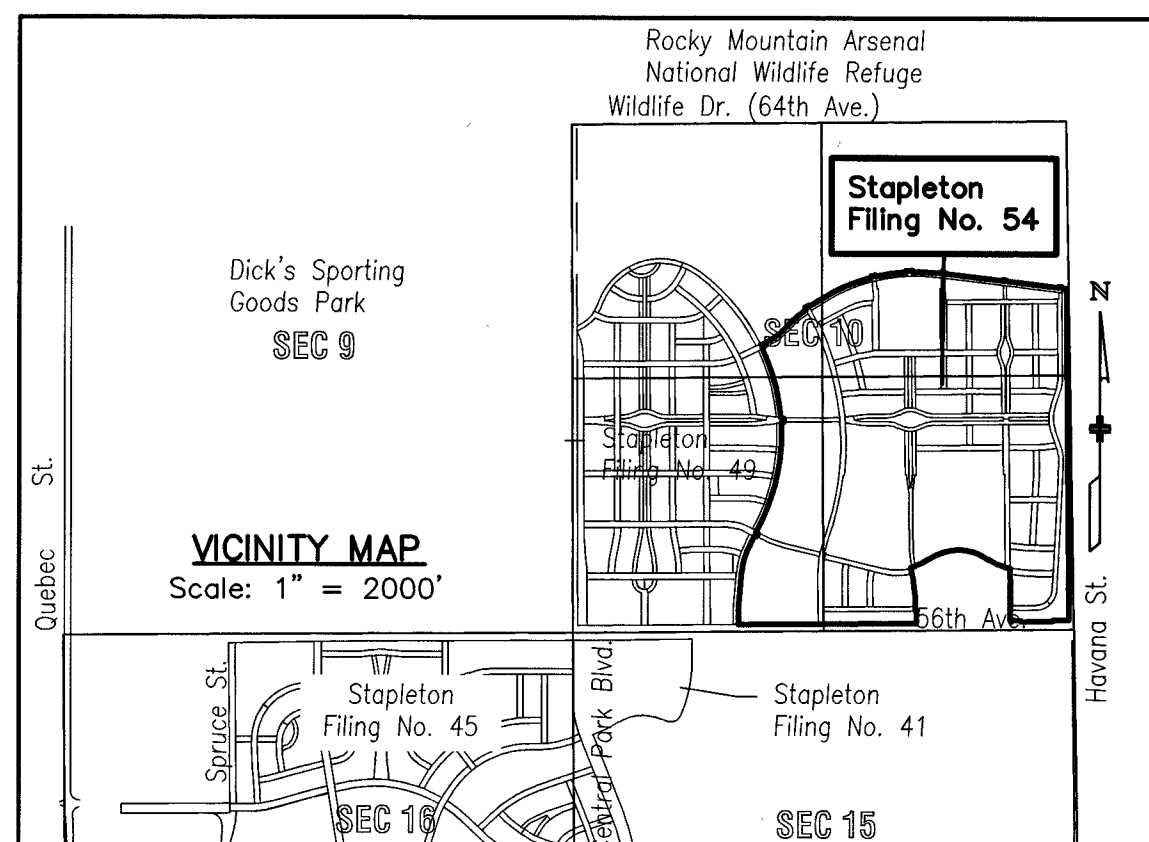
thence along said easterly, northerly and westerly lines of a parcel of land described at Reception Number 2007195495 the following three (3) courses:

1. North 01°00'04" West a distance of 14.04 feet;
2. South 89°29'45" West a distance of 100.00 feet;
3. North 01°00'04" East a distance of 15.15 feet to the southeast corner of TK-13C (LA-13 REV. 3) described at Reception Number 2010075685 in said Clerk and Recorder's Office;

thence South 88°51'45" West a distance of 4.24 feet to the southeast corner of Stapleton Filing No. 52 recorded at Reception Number 2017085094 in said Clerk and Recorder's Office;

thence along the easterly, northerly and westerly lines of said Stapleton Filing No. 52 the following fourteen (14) courses:

1. North 31°26'24" West a distance of 11.74 feet;
2. North 00°18'44" West a distance of 485.07 feet;
3. North 02°05'10" West a distance of 64.61 feet;
4. North 78°08'17" West a distance of 65.47 feet to a point of curve;
5. along the arc of a curve to the right having a radius of 466.00 feet, a central angle of 21°55'46", an arc length of 178.36 feet and whose chord bears North 64°54'06" West a distance of 177.27 feet to a point of reverse curve;



LEGAL DESCRIPTION (cont.):

6. along the arc of a curve to the left having a radius of 534.00 feet, a central angle of 71°22'55", an arc length of 665.28 feet and whose chord bears North 89°37'40" West a distance of 623.09 feet to a point of reverse curve;
7. along the arc of a curve to the right having a radius of 566.00 feet, a central angle of 16°33'51", an arc length of 163.63 feet and whose chord bears South 62°57'48" West a distance of 163.06 feet;
8. South 71°14'44" West a distance of 47.62 feet;
9. South 13°09'10" East a distance of 138.48 feet to a point of curve;
10. along the arc of a curve to the right having a radius of 566.00 feet, a central angle of 12°36'01", an arc length of 124.47 feet and whose chord bears South 06°51'09" East a distance of 124.22 feet;
11. South 00°33'08" East a distance of 192.04 feet;
12. South 43°25'53" East a distance of 19.10 feet;
13. South 00°33'08" East a distance of 104.31 feet;
14. South 10°14'06" West a distance of 12.73 feet to a point on the southerly line of said Parcel TK-13C (LA-13 Rev. 3) described at Reception Number 2010075685;

thence South 89°29'45" West, along said southerly line of Parcel TK-13C (LA-13 Rev. 3), a distance of 1854.12 feet to the **POINT OF BEGINNING**.

Containing 10,417,234 square feet or 239.147 acres, more or less.

Under the name and style of STAPLETON FILING NO. 54.

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 south line of the Southeast Quarter of Section 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North 89°29'45" East based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The South Quarter Corner of said Section 10 is a found 3-1/4" aluminum Cap in a Monument Box Stamped: PLS 27936. The Southeast Corner of said Section 10 is a found 3-1/4" aluminum Cap in a Monument Box Stamped ZBS INC PLS 11434.
3. BENCHMARK: CCD BM 708: A 2" Brass Cap at the southeast corner of the intersection of 56th Avenue and Chester St. on the southwest corner of 56th Avenue bridge abutment. AECOM Elevation = 5250.60' NAVD 88 and CCD Elevation 5250.64' 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.

NOTES CONTINUED: SEE SHEET 2

OWNER:

FC Stapleton II, LLC, a Colorado Limited Liability Company
By: Stapleton Land, LLC, Colorado Limited Liability Company, its Sole Member
By: Forest City Stapleton Land, LLC, a Colorado LLC, its Administrative Member

By: Brian Fennelly
Brian Fennelly, Vice President

State of Colorado)
City and County of Denver)SS

The foregoing instrument was acknowledged before me this 28th day of February, 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 7-2-2021
Erica P. Nielson
Notary Public

OWNER:

Park Creek Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.

By: Tammi T. Holloway
Tammi T. Holloway, Assistant Secretary

State of Colorado)
City and County of Denver)SS

The foregoing instrument was acknowledged before me this 28th day of February, 2018,
By: Tammi T. Holloway, as Assistant Secretary of Park Creek Metropolitan District.

Witness my hand and official seal

My commission expires 7-2-2021
Erica P. Nielson
Notary Public

ERICA L. NIELSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20134041593
MY COMMISSION EXPIRES JULY 2, 2021

OWNER:

City and County of Denver, a Colorado Municipal Corporation

By: Michael B. Hancock
Michael B. Hancock, Mayor

State of Colorado)
City and County of Denver)SS

The foregoing instrument was acknowledged before me this 2 day of April, 2018,
By: Michael B. Hancock, as Mayor of the City of Denver.

Attest:

By: Debra J. Jansen
Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver

Witness my hand and official seal

My commission expires 5/21/19
Elizabeth J. Truitt
Notary Public

ELIZABETH L. TREWITT
Notary Public
State of Colorado
Notary ID #20154020139
My Commission Expires 05-21-2019

ACKNOWLEDGMENT:

Master Community Association, Inc., a Colorado Corporation

By: Brian Fennelly
Brian Fennelly, President

State of Colorado)
City and County of Denver)SS

The foregoing instrument was acknowledged before me this 28th day of February, 2018,
By: Brian Fennelly as President of Master Community Association Inc.

Witness my hand and official seal

My commission expires 7-2-2021
Erica P. Nielson
Notary Public

ERICA L. NIELSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20134041593
MY COMMISSION EXPIRES JULY 2, 2021

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. Bronson
Attorney for the City and County of Denver
Michelle Bed
Assistant City Attorney
April 3, 2018
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. 26653
For and on behalf of AECOM
3/21/18
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.

Debra J. Jansen
City Engineer
3-27-18
Date

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:
[Signature]
Executive Director of Public Works
3-29-18
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
3-23-18
Date

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION
[Signature]
Executive Director of Parks and Recreation
3-23-18
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 Debra J. Jansen
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 29TH AVE.
SUITE 300
DENVER, CO 80238
PARK CREEK
METROPOLITAN DISTRICT

PREPARED BY:
AECOM
6200 S. Quebec St.
Greenwood Village,
Colorado 80120
Ph: 303-497-2770
M:\053\Projects\TRN_Jessie\PROJECTS\192241109_Stapleton_Master\00_Project\00065501.dwg, Lay. 1, Barrow, Mif, Plot Date: 2/27/2018 2:46 PM, CTR: MVAJ.CTR

STAPLETON FILING NO. 54

A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 2 of 18

NOTES CONTINUED FROM SHEET 1:

- All dimensions shown hereon are in U.S. Survey Feet. All bearings shown hereon are in Degrees-Minutes-Seconds.
- 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 and Panel 111 of 300, Map Number 0800460111G, Map Revised: November 17, 2005.
 - Zone X, other areas; areas determined to be outside the 0.2% annual chance floodplain;
- STATE PLANE COORDINATES: The Colorado State Plane Coordinates, Central Zone, NAD83/92 in feet, for the indicated section Corners are:

SECTION CORNER	NORTHING	EASTING
N 1/4 Corner Sec. 10, T. 3 S., R. 67 W., 6th P.M.	1721608.240	3175486.008
NE Corner Sec. 10, T. 3 S., R. 67 W., 6th P.M.	1721631.941	3178084.398
E 1/4 Corner Sec. 10, T. 3 S., R. 67 W., 6th P.M.	1718977.796	3178109.986
SE Corner Sec. 10, T. 3 S., R. 67 W., 6th P.M.	1716323.739	3178135.161
S 1/4 Corner Sec. 10, T. 3 S., R. 67 W., 6th P.M.	1716300.744	3175523.026
- There are 32 Blocks, 649 Lots, and 105 Tracts in Stapleton Filing No. 54. There are no Tracts named I, O, AI, AO, BI, BO, CF, CI, CO and DI.
- 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. 54.
- Tracts A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AJ, AK, AL, AM, AN, AP, AQ, AR, AS, AT, AU, AV, AW, and AX are 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 are conveyed and accepted by the City and County of Denver.
- Tracts AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BJ, BK, BL, BM, BN, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CH and DJ will be used for pedestrian access, vehicular access and drainage. A proposed utility easement is to be conveyed in the future by separate document to the appropriate service provider over said tracts. These tracts will be owned and maintained by the Park Creek Metropolitan District or the Master Community Association, Inc.

NOTES CONTINUED

- Tracts CC, CD, CE, CG, CH, CJ, CK and CL will be used for recreational purposes, pedestrian access, service lines, utilities and localized drainage. The owners and residents of the lots immediately adjacent to these Tracts, and their successors, are hereby granted a continued right of access and use of the Tracts as provided herein. These Tracts will be privately owned and maintained either by a community association not yet created or by the owner(s) of the Tract.
- Tract CM will be used as a neighborhood park. This tract will be owned and maintained by the Park Creek Metropolitan District or the Master Community Association, Inc.
- Tracts CN, CP, CQ, CR, CS, CT, DF and DG will be used for neighborhood parks. These tracts will be owned and maintained by the Park Creek Metropolitan District or the Master Community Association, Inc. Access will be granted to maintain and operate traffic control and lighting within these Tracts for the adjacent streets by municipal services provided by the City and County of Denver.
- Tracts CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE and DK will be used for park, open space, trails, drainage and detention. These tracts will be owned and maintained by the Park Creek Metropolitan District until such tracts are conveyed to the City and County of Denver.
- 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.
- Certain infrastructure to support the development described in this plat will be constructed outside the plat boundaries. Off-plot easements and/or licenses for such infrastructure will be provided, as needed, by separate document.
- 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.
- 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.
- 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 on and across all private streets and alleys for the provision of such City services.
- This survey does not constitute a title search by AECOM to determine title or easements of record. Title Commitment Number No. 100-N0012874-010-102, Amendment No. 3 having an Effective Date of February 6, 2018 at 7:00 A.M. prepared by Commonwealth Land 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.
- 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 A25 at Page 87
B United States Patent	Book A25 at Page 88
C Right-of-Way for Havana Street as shown on survey	1000943
D Bill of Sale	200009941
E Deed by the USA and CCD	Book 1561 at Page 134
-Partial Assignment of Easements	2007195495
-Amendment to Easement for Right of Way	2010120881
F Easement for Construction and Maintenance of Utility Lines	Book 931 at Page 76
-Quit Claim Deed	
G Easement for Right-of-Way DACA45-2-74-6149	Book 2017 at Page 362
H Home Depot/EC Stapleton II, LLC letter	2002023239
I Deed by CCD and SDC	2010075675
-	2010075677
J Deed by CCD and SDC	2013099366
-Quit Claim Deed to PCMD	2013099637
-Release of Open Space Restrictions	2015165148
K Amended Order of Inclusion	2014006433
L Order of Inclusion	2014089848
-	2015113826
-	2016025657
-	2017135882
-	2017135884
M Deed by CCD and SDC	2014033283
-Quit Claim Deed to PCMD	2014033287
-Release of Open Space Restrictions	2015165148
N Deed by CCD and SDC	2015072852
-Quit Claim Deed to PCMD	2015072860
O Stapleton Section 10 - General Development Plan	2014448336
-First Minor Deviation	2017150859
P Deed by CCD and SDC	2015165141
-Quit Claim Deed to PCMD	2015165150
Q Deed by CCD and SDC	2017011170
-Quit Claim Deed to FCSI	2017011174
R Amended and Restated Design and Architectural Declaration	2002249150
-	2010075682
-	2011028773
-Supplemental Declaration	2013099368
-Supplemental Declaration	2014033285
-Supplemental Declaration	2015072854
-Supplemental Declaration	2015165143
-Supplemental Declaration	2015176042
-Supplemental Declaration	2017011172
-Supplemental Declaration	2017011283
-Supplemental Declaration	2017150793
-Supplemental Declaration	2017150805
-Supplemental Declaration	2018004563
S Community Declaration (Adams County)	C0867512
-	2001167472
-First Amended and Restated	2002086362
-First Amendment to the First Amended and Restated	2005217062
-Second Amendment to the First Amended and Restated	2007003744
-Supplemental Declaration	2013099639
-Supplemental Declaration	2014033289
-Supplemental Declaration	2015072862
-Supplemental Declaration	2015165147
-Supplemental Declaration	2015165152
-Supplemental Declaration	2007022702
-Supplemental Declaration	2017011176
-Supplemental Declaration	2017011239
-Supplemental Declaration	2017150808
-Supplemental Declaration	2017011287
-Supplemental Declaration	2018004467
T Easement Agreement	2015165464
-Amendment	2016066778
U Easement Agreement	2015165465
-Amendment	2018066778
V Long-Term License	2016023082
W Easement Agreement	2016047302
-Quitclaim Conveyance of Easement	2016103879
X Deed	2017001514
-Quit Claim Deed	2017001515
Y Deed	2017001516
-Quit Claim Deed	2017001517
Z Deed	2017011281
-Quit Claim Deed	2017011285
AA License Agreement	2017081198
AB Intergovernmental License Agreement	2001100014
-Sublicense Agreement	2017081199
-Sublicense Agreement	2017116454
-Intergovernmental License Agreement Amendment	2017116452
AC Stapleton Redevelopment General Development Plan - North Area	2004157815
-Amendment	2007158161
-Amendment No. 1	2009093967
-Major Amendment No. 2	2012109675
AD Development Agreement	2002084111
-Corrective Development Agreement	2002110446
-Corrective Development Agreement	2004176011
-Agreement Regarding Recordation	2013099638
-Agreement Regarding Recordation	2014033288
-Agreement Regarding Recordation	2015072861
-Agreement Regarding Recordation	2015165151
-Agreement Regarding Recordation	2017011175
-Agreement Regarding Recordation	2017011238
-Agreement Regarding Recordation	2017011286
-Agreement Regarding Recordation	2017152211
-Agreement Regarding Recordation	2017153599
-Agreement Regarding Recordation	2015165146
-Agreement Regarding Recordation	2014043042
AE Effect of the As Built Field Survey	
AF Right-of-Way Agreement	Book 1199 at Page 622
AG Partial Release of Easement	2017161081
AH License Agreement	2017116453
AI Deed	2015165139
-Quit Claim Deed	2015165154
AJ Deed	2017150803
-Quit Claim Deed	2017150807
AJ Deed	2017150791
-Quit Claim Deed	2017150795
AK Deed	2015176038
-Quit Claim Deed	2015176046
AL Easement Agreement	2016083111
AM Deed	2017011233
-Quit Claim Deed	2017011237



7350 EAST 29TH AVE.
SUITE 300
DENVER, CO 80238

PARK CREEK
METROPOLITAN DISTRICT

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

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STAPLETON FILING NO. 54

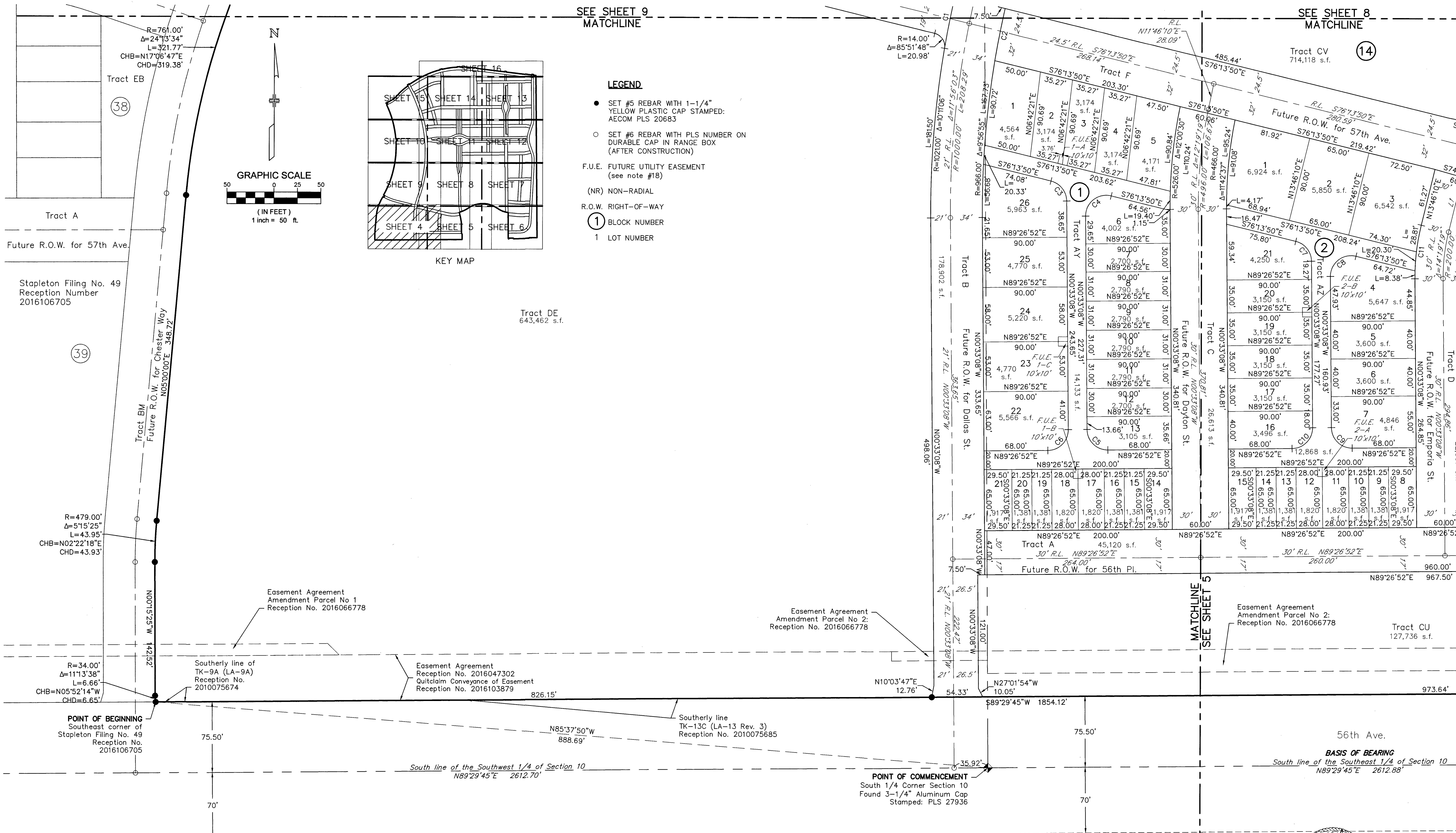
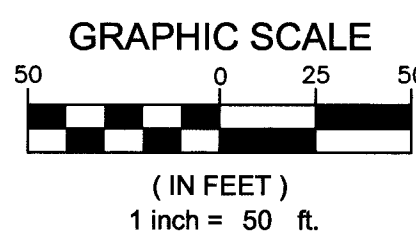
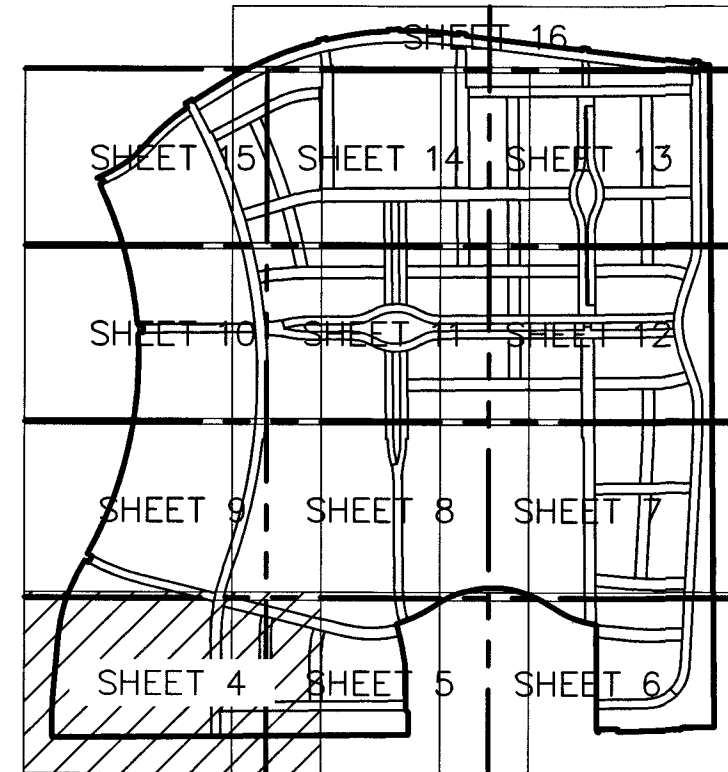
A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 4 of 18

SEE SHEET 9
MATCHLINE

SEE SHEET 8
MATCHLINE

LEGEND

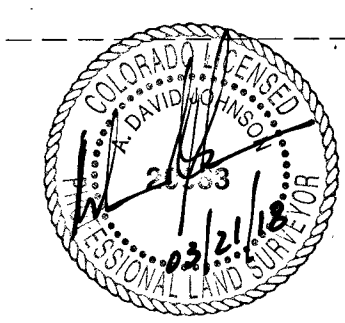
- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 20683
- SET #6 REBAR WITH PLS NUMBER ON DURABLE CAP IN RANGE BOX (AFTER CONSTRUCTION)
- F.U.E. FUTURE UTILITY EASEMENT (see note #18)
- (NR) NON-RADIAL
- R.O.W. RIGHT-OF-WAY
- ① BLOCK NUMBER
- 1 LOT NUMBER



7350 EAST 29TH AVE.
DENVER, CO 80238
PARK CREEK
METROPOLITAN DISTRICT

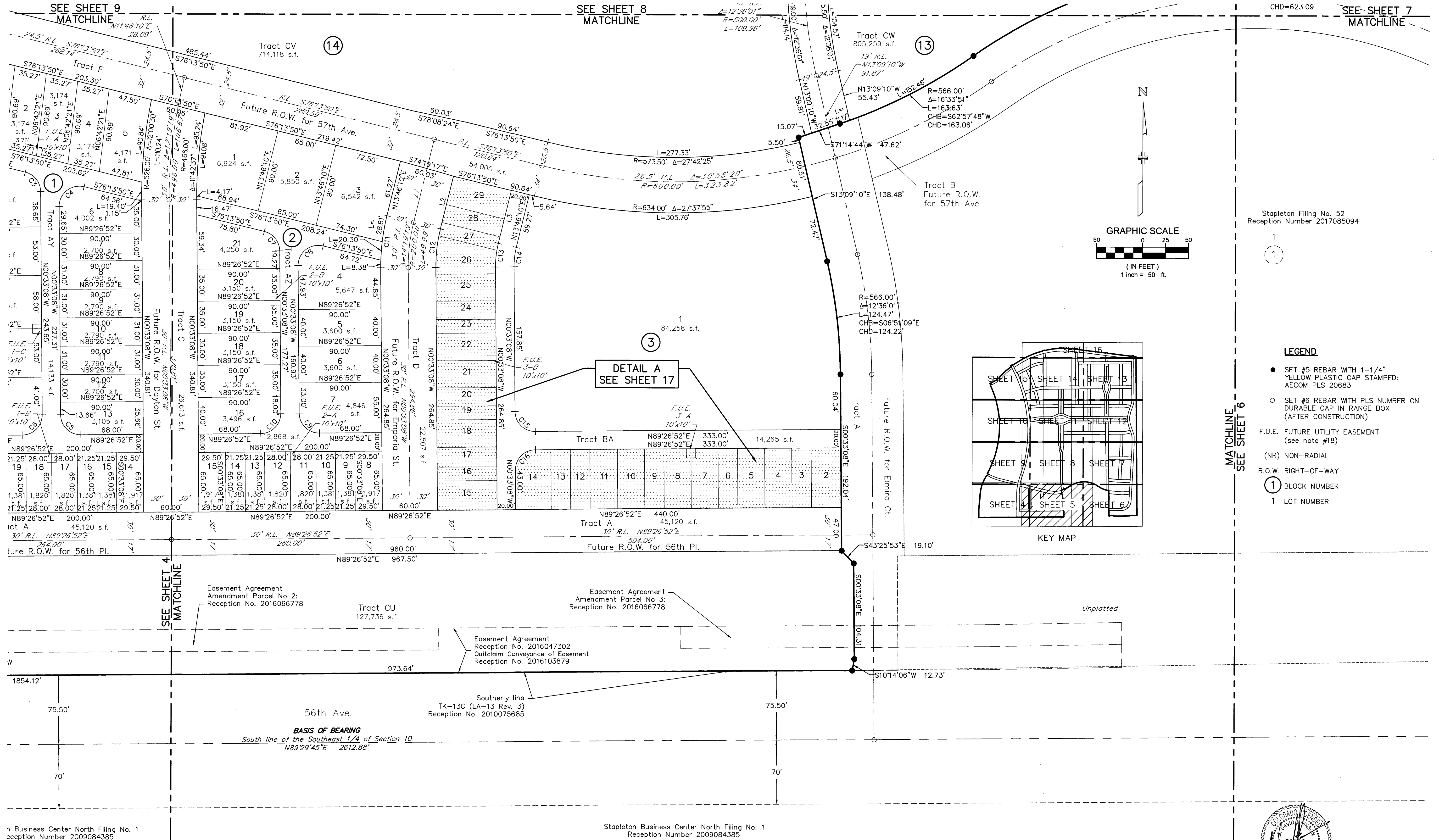
PREPARED BY:
AECOM
8200 S. Quaker St.
Greenwood Village, CO 80120
Ph: 303-694-2770

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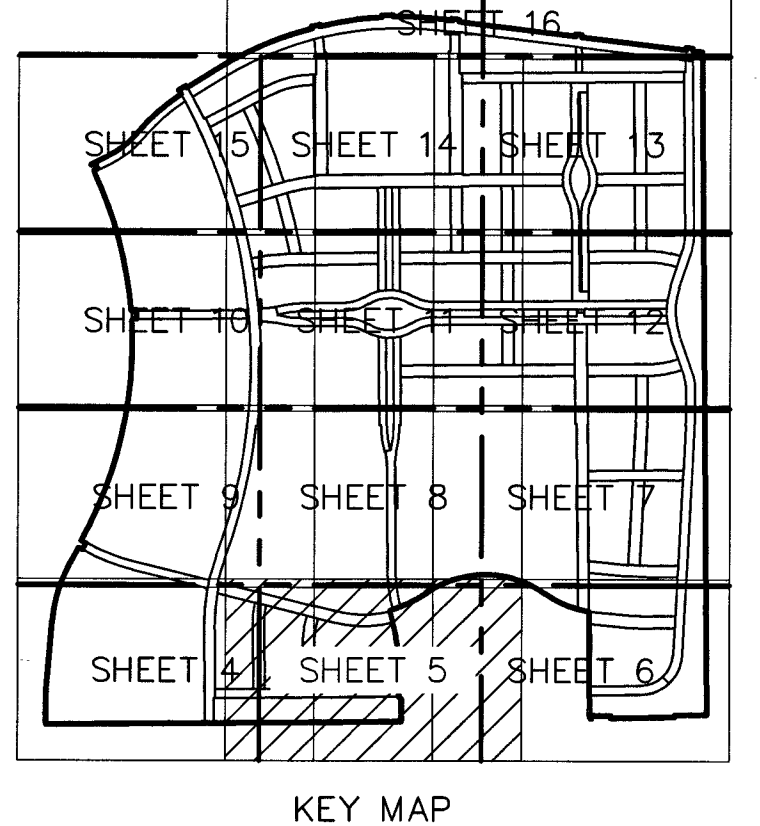
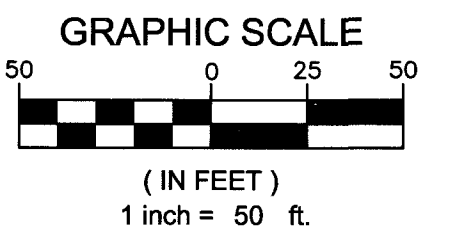


STAPLETON FILING NO. 54

A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 5 of 18



DETAIL A
SEE SHEET 17



Stapleton Filing No. 52
Reception Number 2017085094

- LEGEND**
- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 20683
 - SET #6 REBAR WITH PLS NUMBER ON DURABLE CAP IN RANGE BOX (AFTER CONSTRUCTION)
 - F.U.E. FUTURE UTILITY EASEMENT (see note #18)
 - (NR) NON-RADIAL
 - R.O.W. RIGHT-OF-WAY
 - ① BLOCK NUMBER
 - 1 LOT NUMBER

PARK CREEK
METROPOLITAN DISTRICT

PREPARED BY:
AECOM

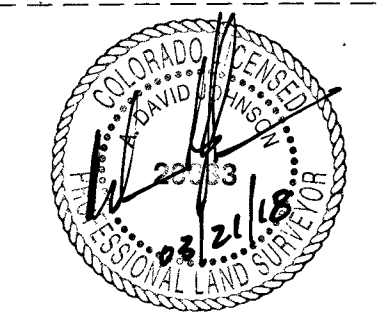
6200 S. Overland St.
Greenwood Village,
Colorado 80111
Ph: 303-694-2770

7350 EAST 28TH AVE.
SUITE 300
DENVER, CO 80238

Log in: Bureau, Jeff, Plot Date: 3/21/2018 4:00 PM, CTR: MCA/BC/B

1 Business Center North Filing No. 1
Reception Number 2009084385

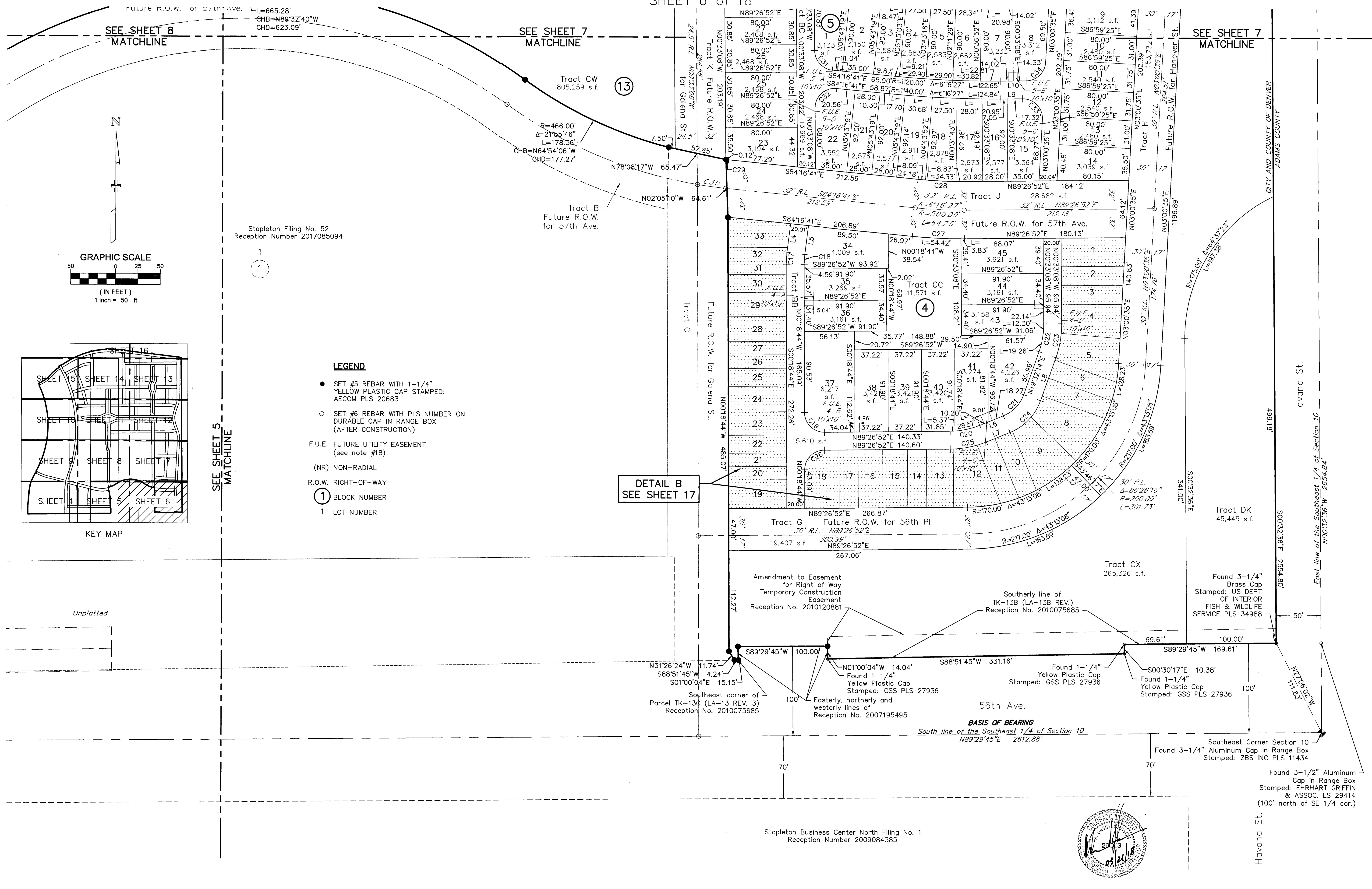
Stapleton Business Center North Filing No. 1
Reception Number 2009084385



STAPLETON FILING NO. 54

A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

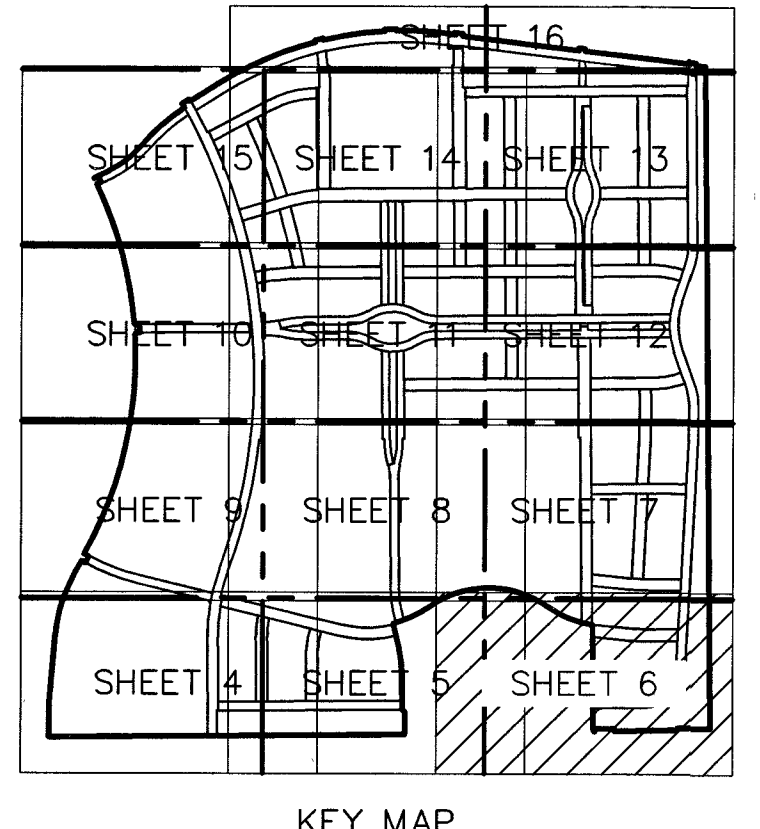
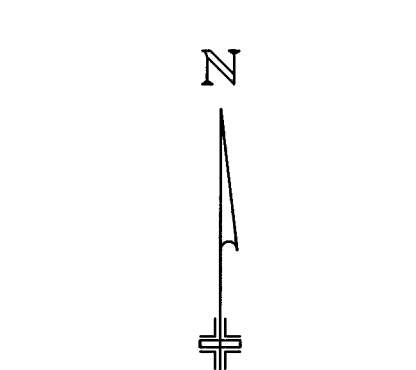
SHEET 6 of 18



SEE SHEET 8 MATCHLINE

SEE SHEET 7 MATCHLINE

SEE SHEET 7 MATCHLINE



Stapleton Filing No. 52
Reception Number 2017085094

LEGEND

- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 20683
- SET #6 REBAR WITH PLS NUMBER ON DURABLE CAP IN RANGE BOX (AFTER CONSTRUCTION)
- F.U.E. FUTURE UTILITY EASEMENT (see note #18)
- (NR) NON-RADIAL
- R.O.W. RIGHT-OF-WAY
- ① BLOCK NUMBER
- 1 LOT NUMBER

DETAIL B
SEE SHEET 17

7350 EAST 29TH AVE.
SUITE 800
DENVER, CO 80238
PARK CREEK
METROPOLITAN DISTRICT

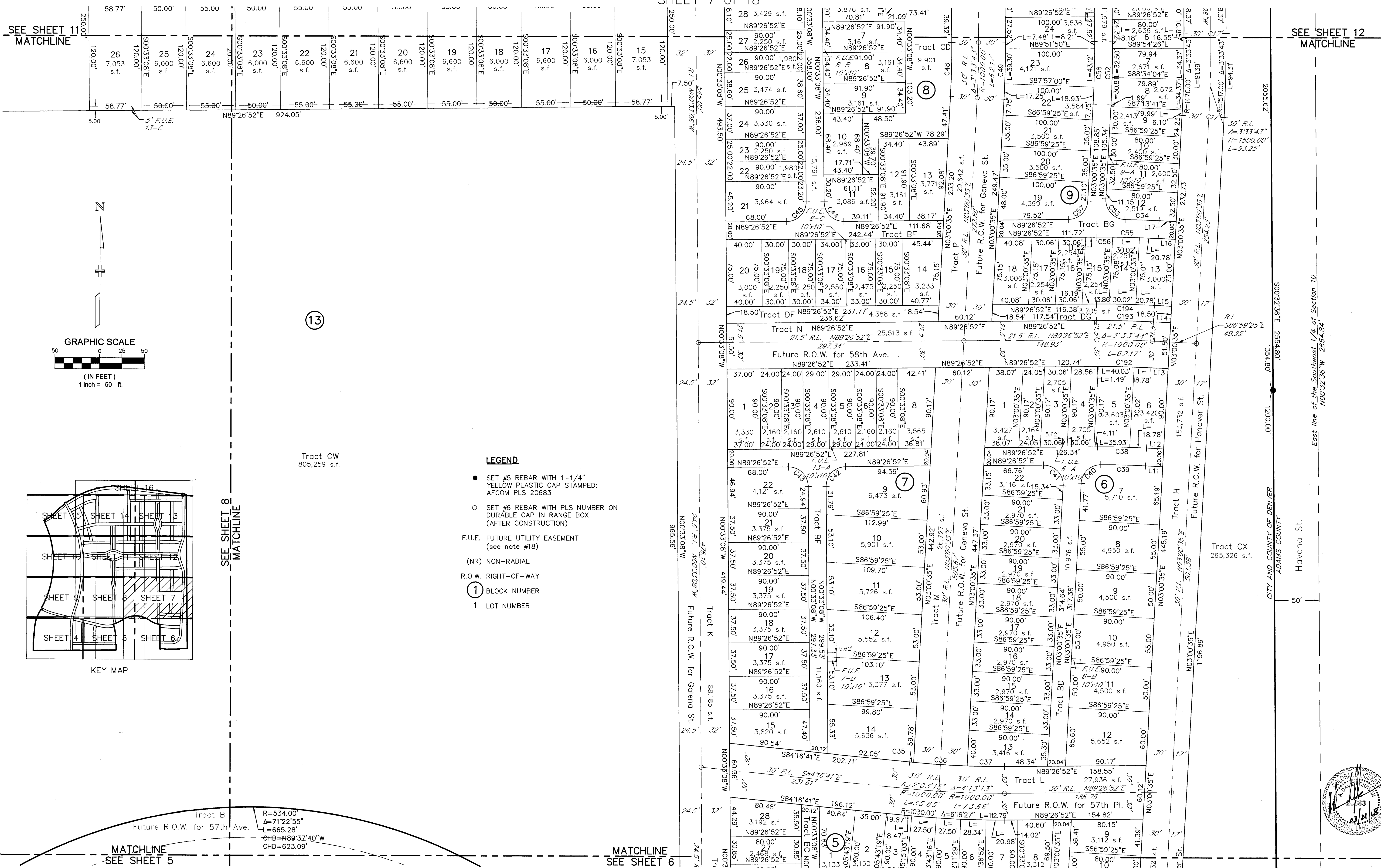
6200 S. Oakes St.
Greenwood Village,
Colorado 80120
Ph: 303-499-2770
AECOM

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STAPLETON FILING NO. 54

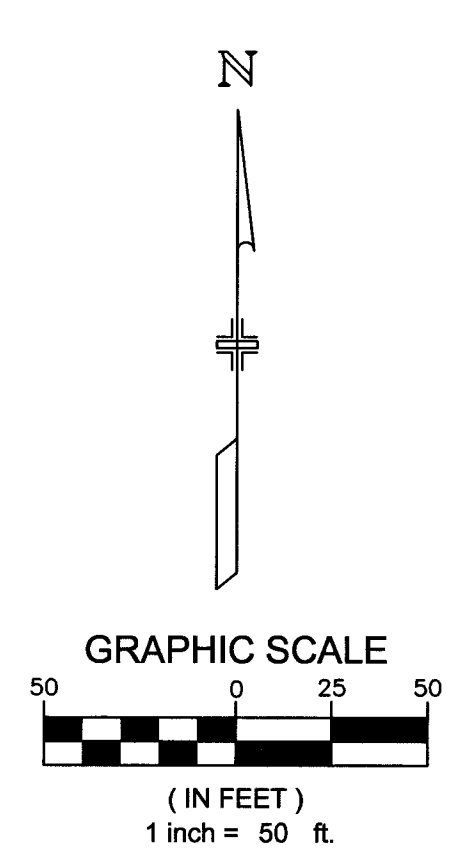
A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 7 of 18



SEE SHEET 11
MATCHLINE

SEE SHEET 12
MATCHLINE

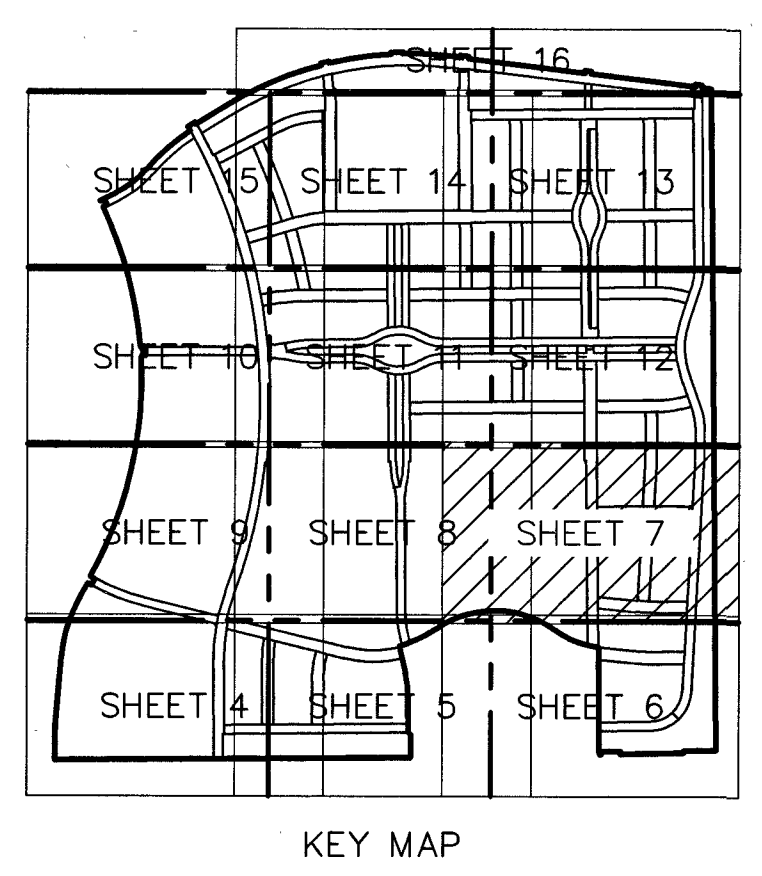


13

Tract CW
805,259 s.f.

LEGEND

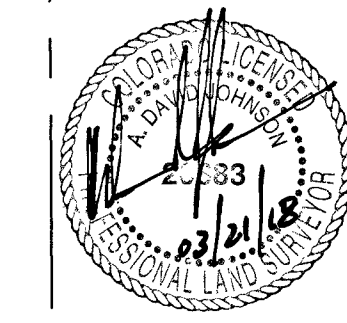
- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 20683
- SET #6 REBAR WITH PLS NUMBER ON DURABLE CAP IN RANGE BOX (AFTER CONSTRUCTION)
- F.U.E. FUTURE UTILITY EASEMENT (see note #18)
- (NR) NON-RADIAL
- R.O.W. RIGHT-OF-WAY
- ① BLOCK NUMBER
- 1 LOT NUMBER



KEY MAP

MATCHLINE
SEE SHEET 5

MATCHLINE
SEE SHEET 6



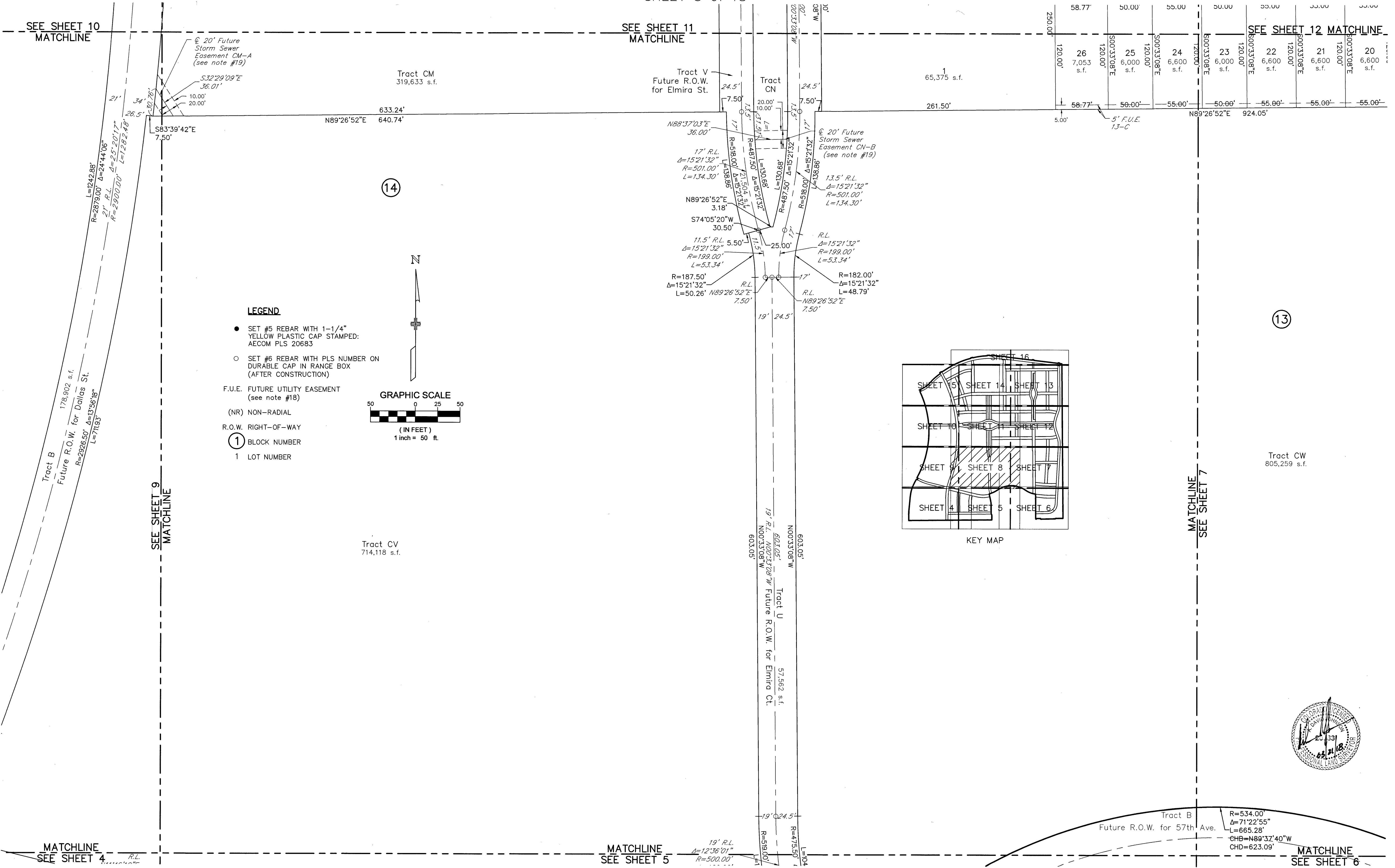
7350 EAST 29TH AVE.
PARK CREEK
 METROPOLITAN DISTRICT
 DENVER, CO 80238

PREPARED BY:
AECOM
 8200 S. Quaker St.
 Greenwood Village, CO 80111
 Ph: 303-694-2770

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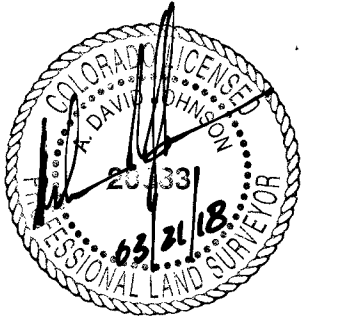
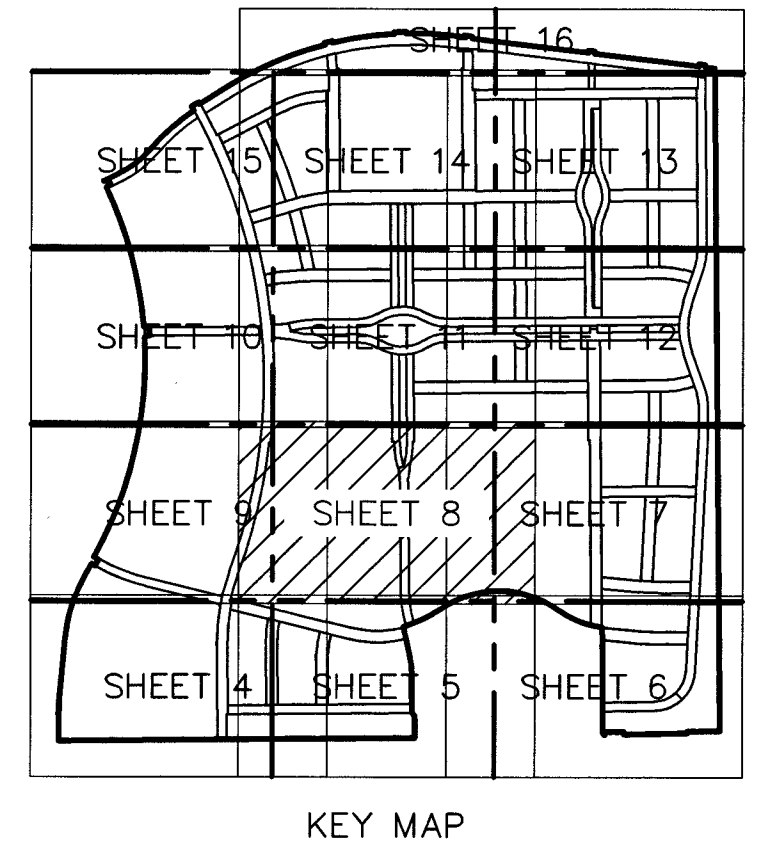
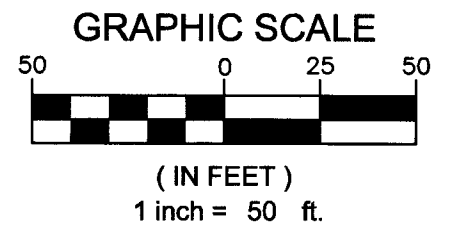
STAPLETON FILING NO. 54

A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 8 of 18



LEGEND

- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 20683
- SET #6 REBAR WITH PLS NUMBER ON DURABLE CAP IN RANGE BOX (AFTER CONSTRUCTION)
- F.U.E. FUTURE UTILITY EASEMENT (see note #18)
- (NR) NON-RADIAL
- R.O.W. RIGHT-OF-WAY
- ① BLOCK NUMBER
- 1 LOT NUMBER



7652 EAST 29TH AVE.
 SUITE 500
 DENVER, CO 80238
PARK CREEK
 METROPOLITAN DISTRICT

PREPARED BY:
AECOM
 6200 S. Quaker St.
 Denver, Colorado 80211
 Ph: 303-694-2770

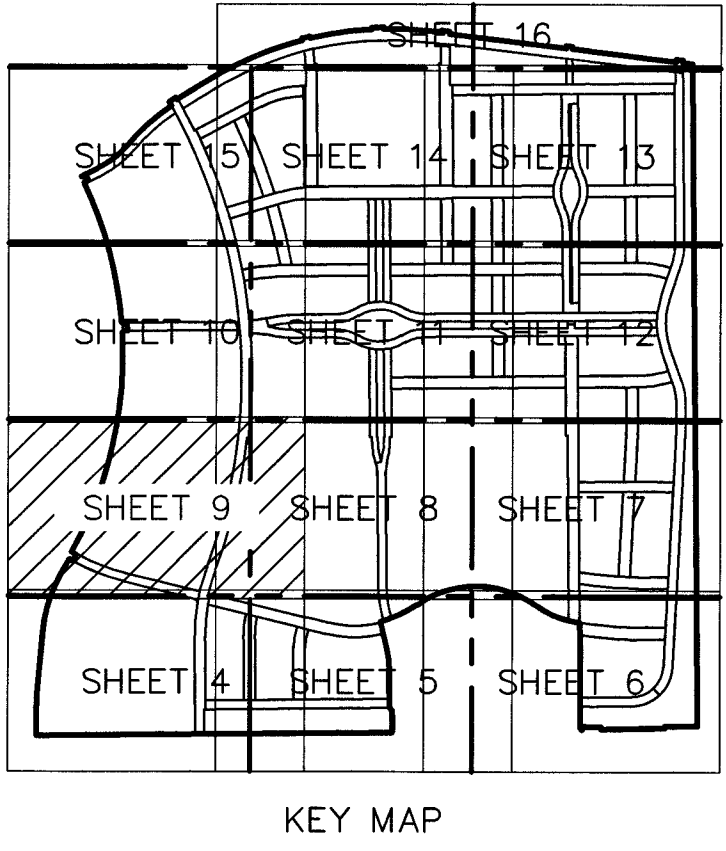
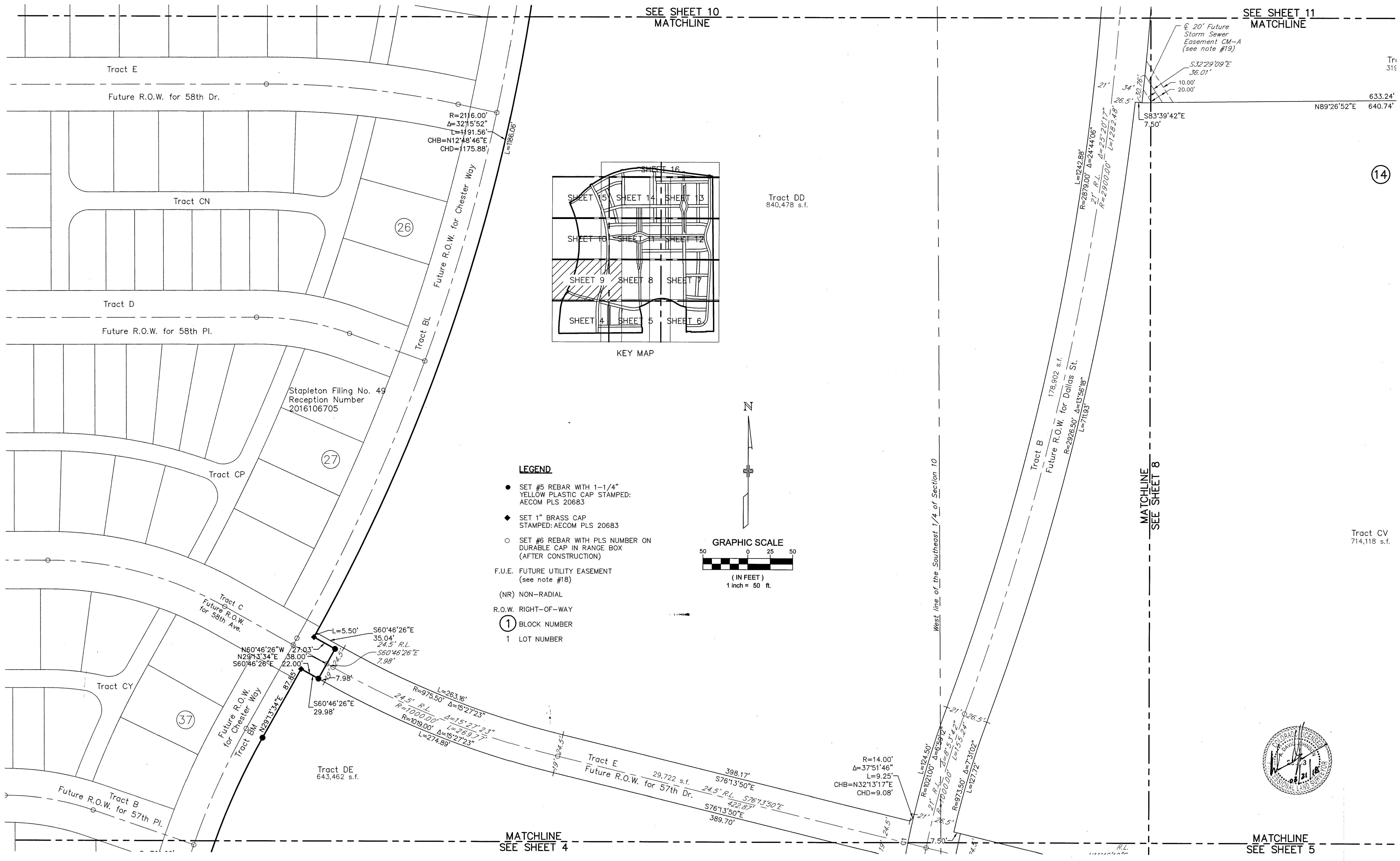
STAPLETON FILING NO. 54

A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 9 of 18

PARK CREEK
 METROPOLITAN DISTRICT
 7350 EAST 29TH AVE.
 SUITE 300
 DENVER, CO 80238

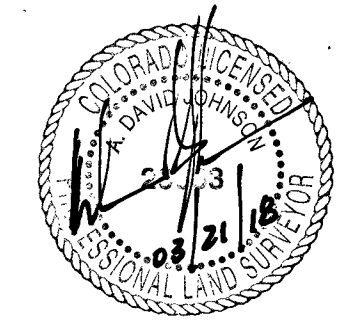
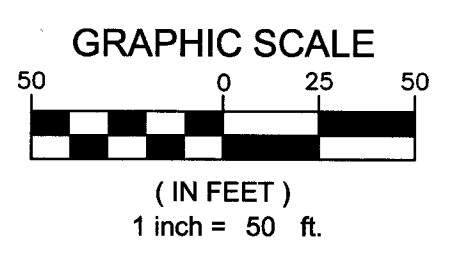
AECOM
 PREPARED BY:
 6200 S. Dinkels St.
 Greenwood Village,
 Colorado 80120
 Ph: 303-699-2770

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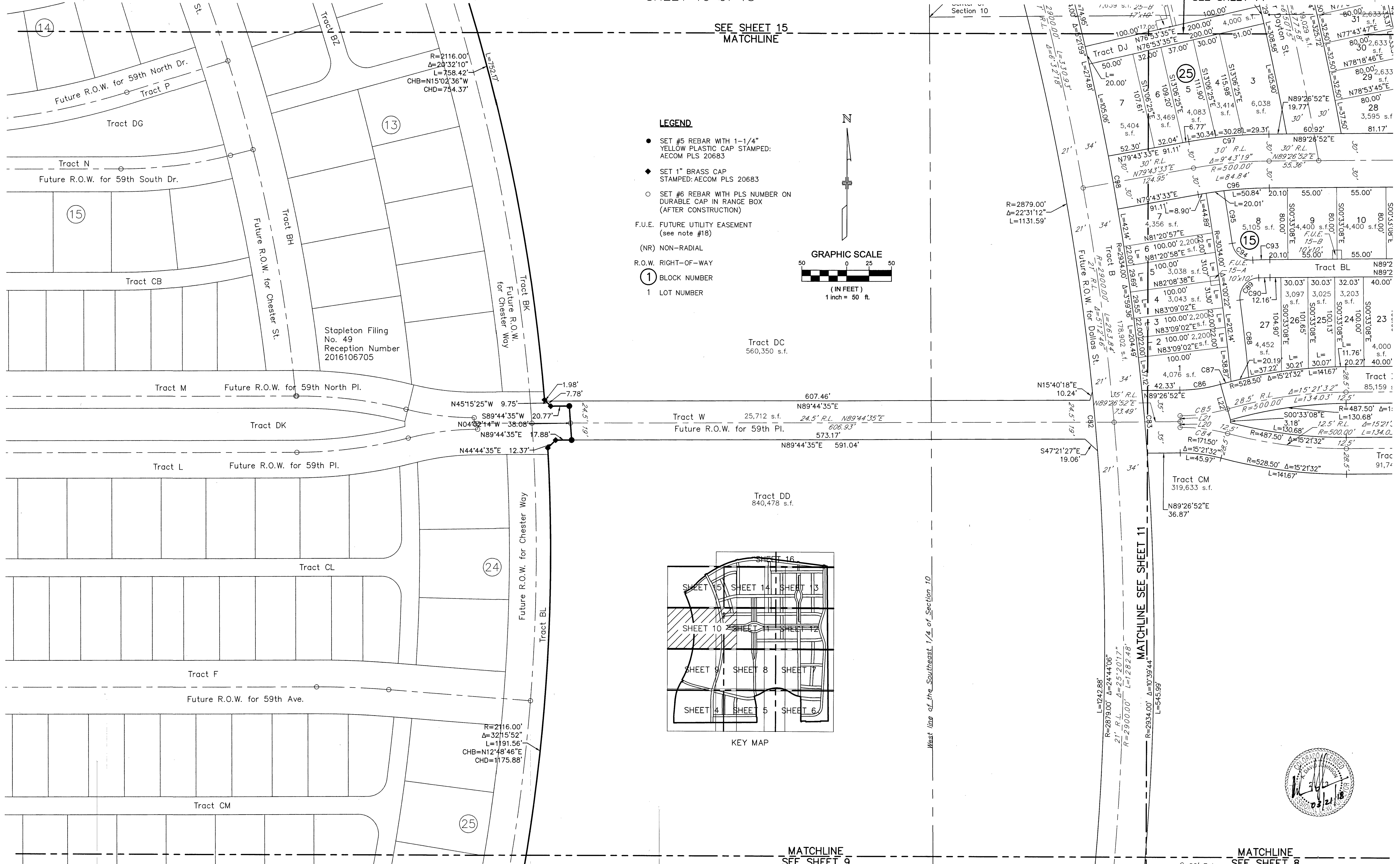
LEGEND

- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 20683
- ◆ SET 1" BRASS CAP STAMPED: AECOM PLS 20683
- SET #6 REBAR WITH PLS NUMBER ON DURABLE CAP IN RANGE BOX (AFTER CONSTRUCTION)
- F.U.E. FUTURE UTILITY EASEMENT (see note #18)
- (NR) NON-RADIAL
- R.O.W. RIGHT-OF-WAY
- ① BLOCK NUMBER
- 1 LOT NUMBER

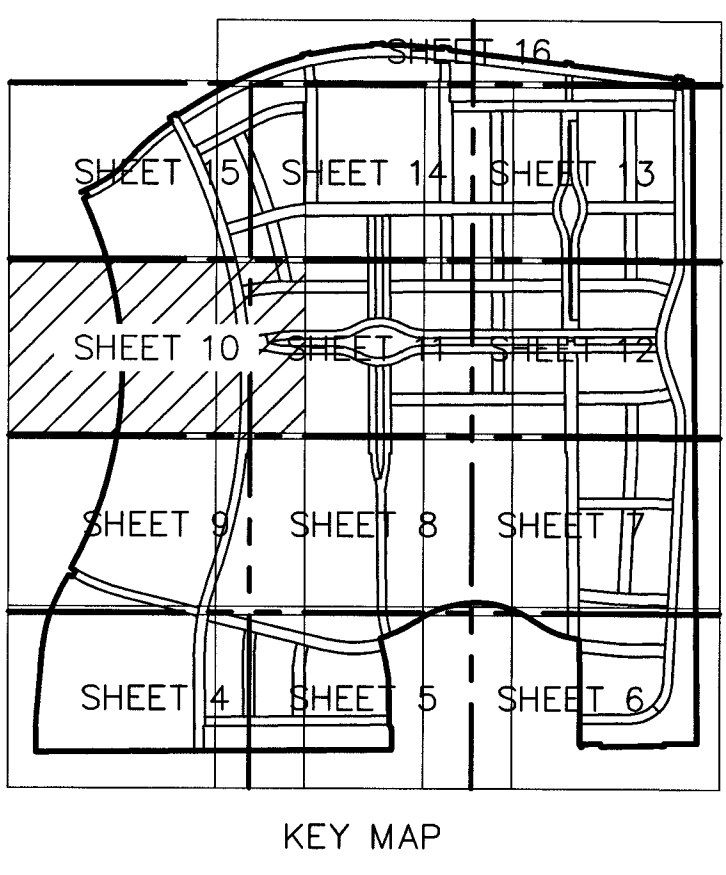
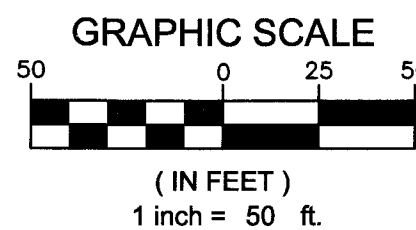


STAPLETON FILING NO. 54

A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 10 of 18



- LEGEND**
- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 20683
 - ◆ SET 1" BRASS CAP STAMPED: AECOM PLS 20683
 - SET #6 REBAR WITH PLS NUMBER ON DURABLE CAP IN RANGE BOX (AFTER CONSTRUCTION)
- F.U.E. FUTURE UTILITY EASEMENT (see note #18)
(NR) NON-RADIAL
R.O.W. RIGHT-OF-WAY
① BLOCK NUMBER
1 LOT NUMBER



7350 EAST 29TH AVE.
SUITE 300
DENVER, CO 80238
PARK CREEK
METROPOLITAN DISTRICT

PREPARED BY:
AECOM
6200 S. Quebec St.
Denver, Colorado 80111
Ph: 303-694-2770

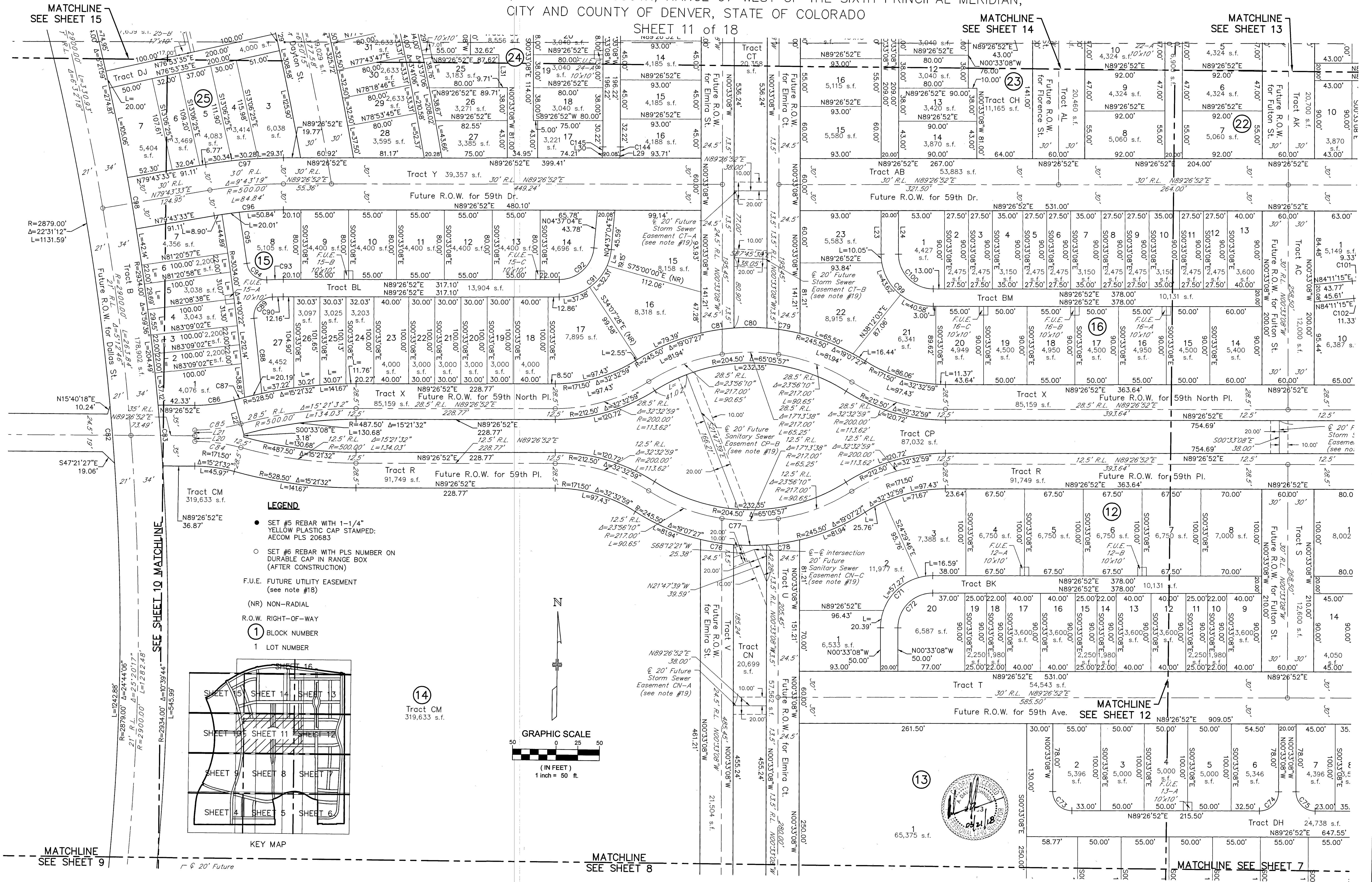
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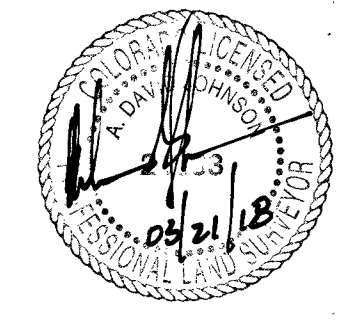
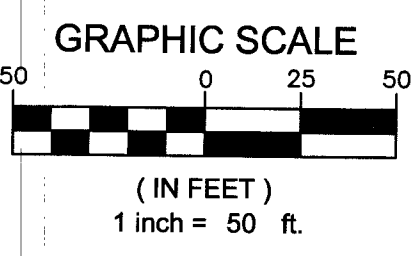
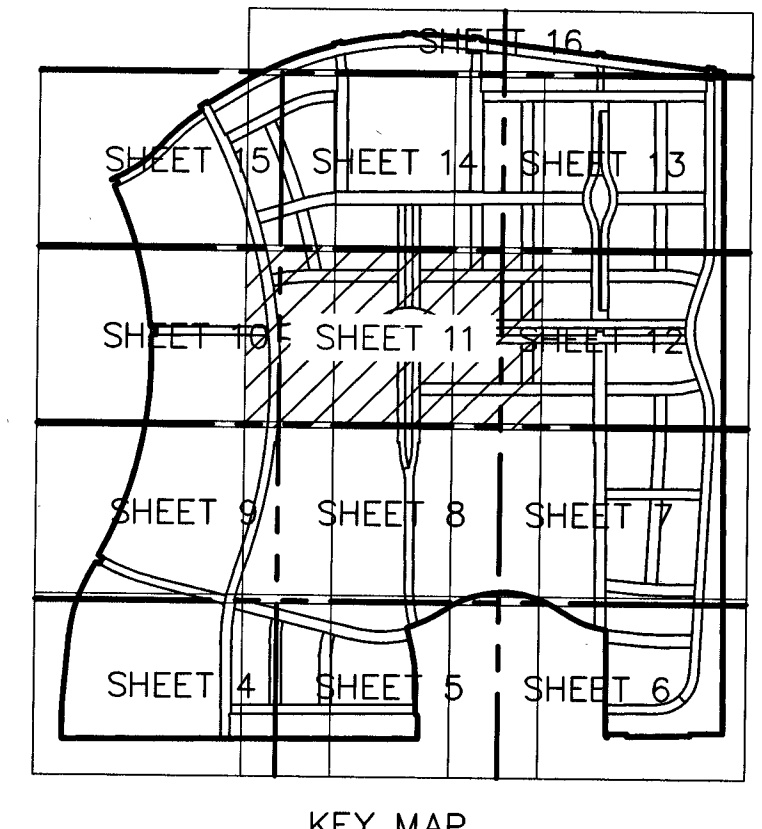
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A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 11 of 18



- LEGEND**
- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 20683
 - SET #6 REBAR WITH PLS NUMBER ON DURABLE CAP IN RANGE BOX (AFTER CONSTRUCTION)
 - F.U.E. FUTURE UTILITY EASEMENT (see note #18)
 - (NR) NON-RADIAL
 - R.O.W. RIGHT-OF-WAY
 - ① BLOCK NUMBER
 - 1 LOT NUMBER



PARK CREEK
 METROPOLITAN DISTRICT
 7350 EAST 29TH AVE.
 SUITE 300
 DENVER, CO 80238

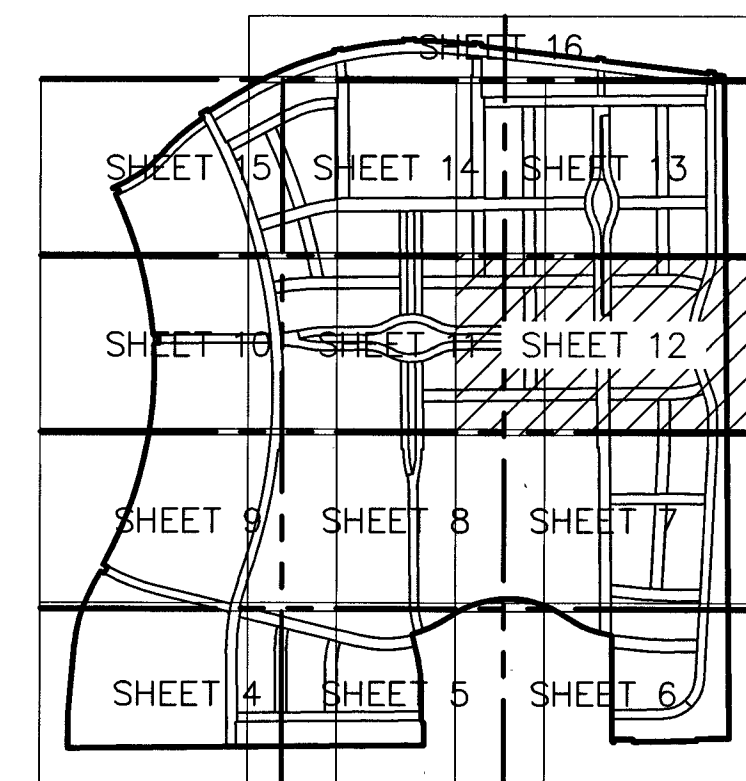
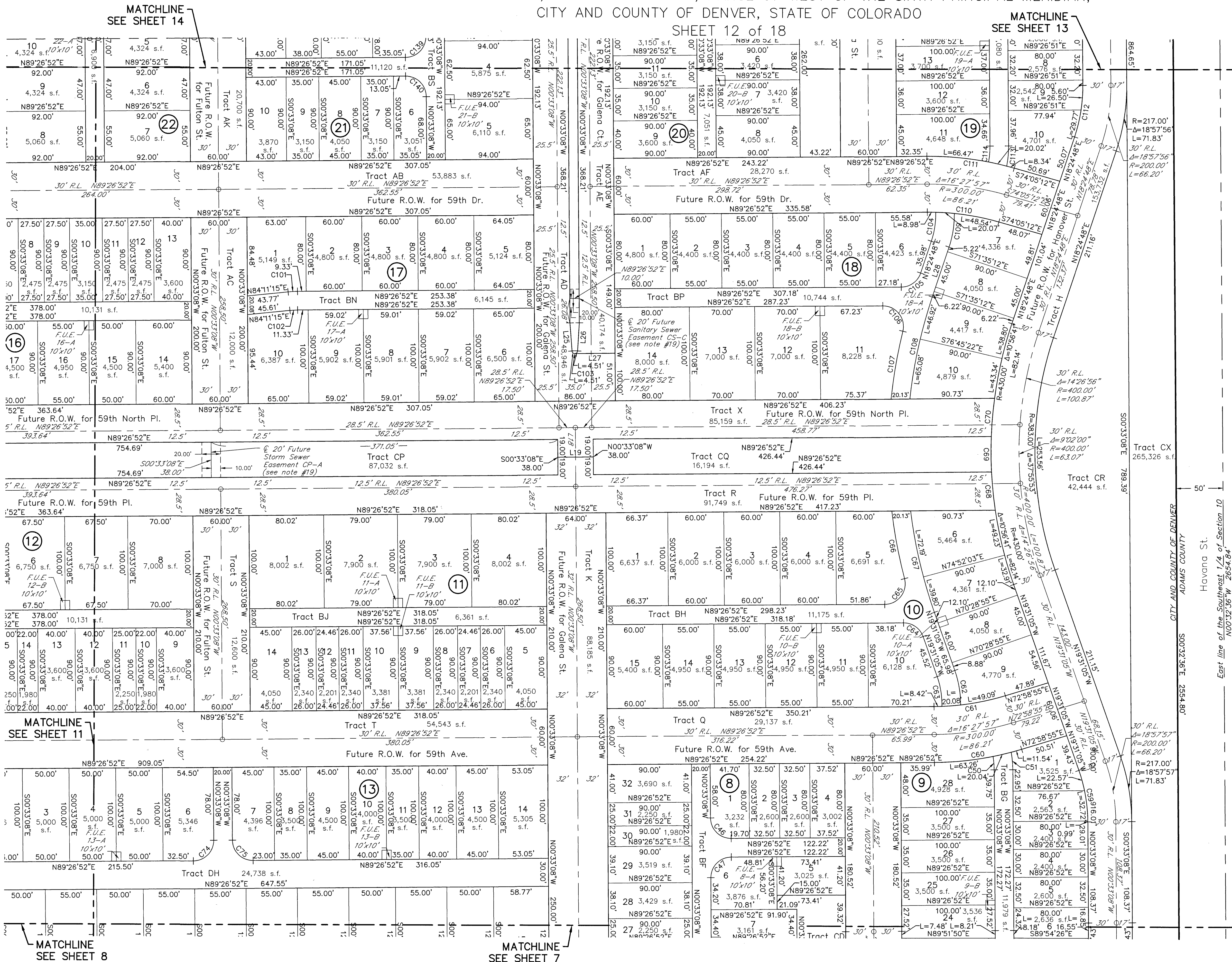
AECOM
 6200 S. Quebec St.
 Greenwood Village
 Ph: 303-894-2770

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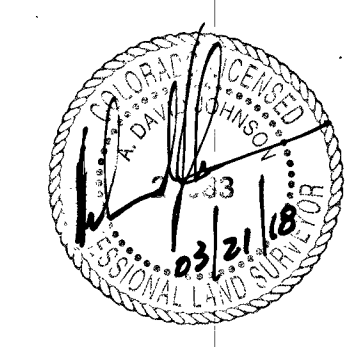
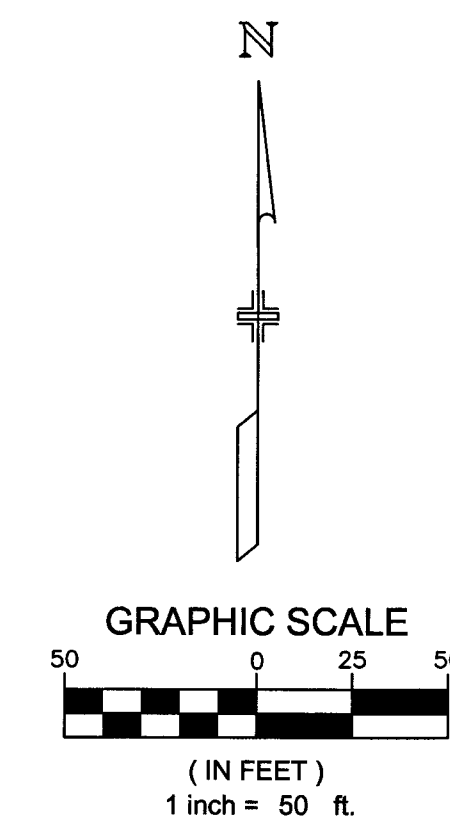
STAPLETON FILING NO. 54

A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 12 of 18



- LEGEND**
- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 20683
 - SET #6 REBAR WITH PLS NUMBER ON DURABLE CAP IN RANGE BOX (AFTER CONSTRUCTION)
 - F.U.E. FUTURE UTILITY EASEMENT (see note #18)
 - (NR) NON-RADIAL
 - R.O.W. RIGHT-OF-WAY
 - ① BLOCK NUMBER
 - 1 LOT NUMBER



7350 EAST 29TH AVE
SUITE 300
DENVER, CO 80238

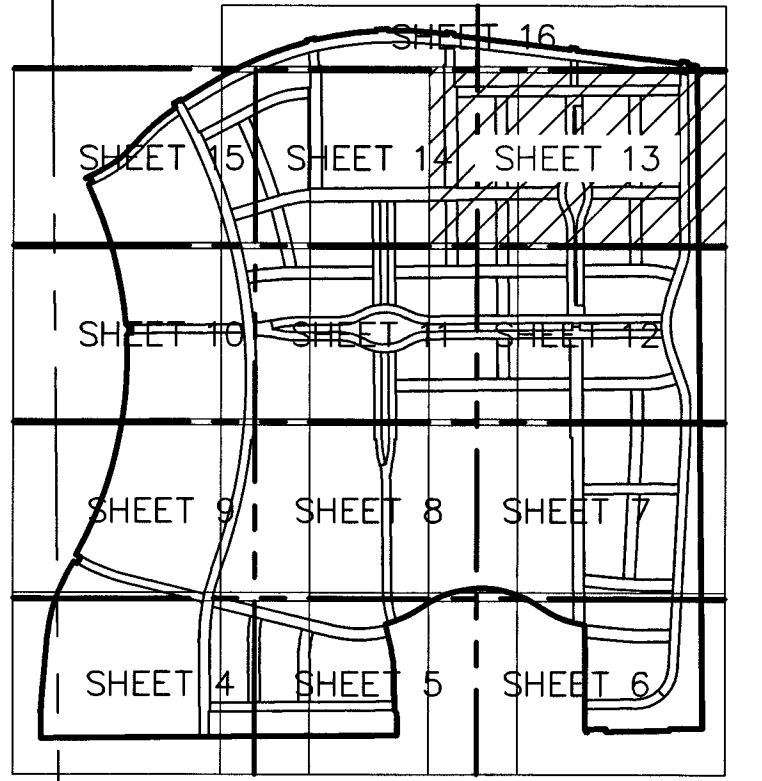
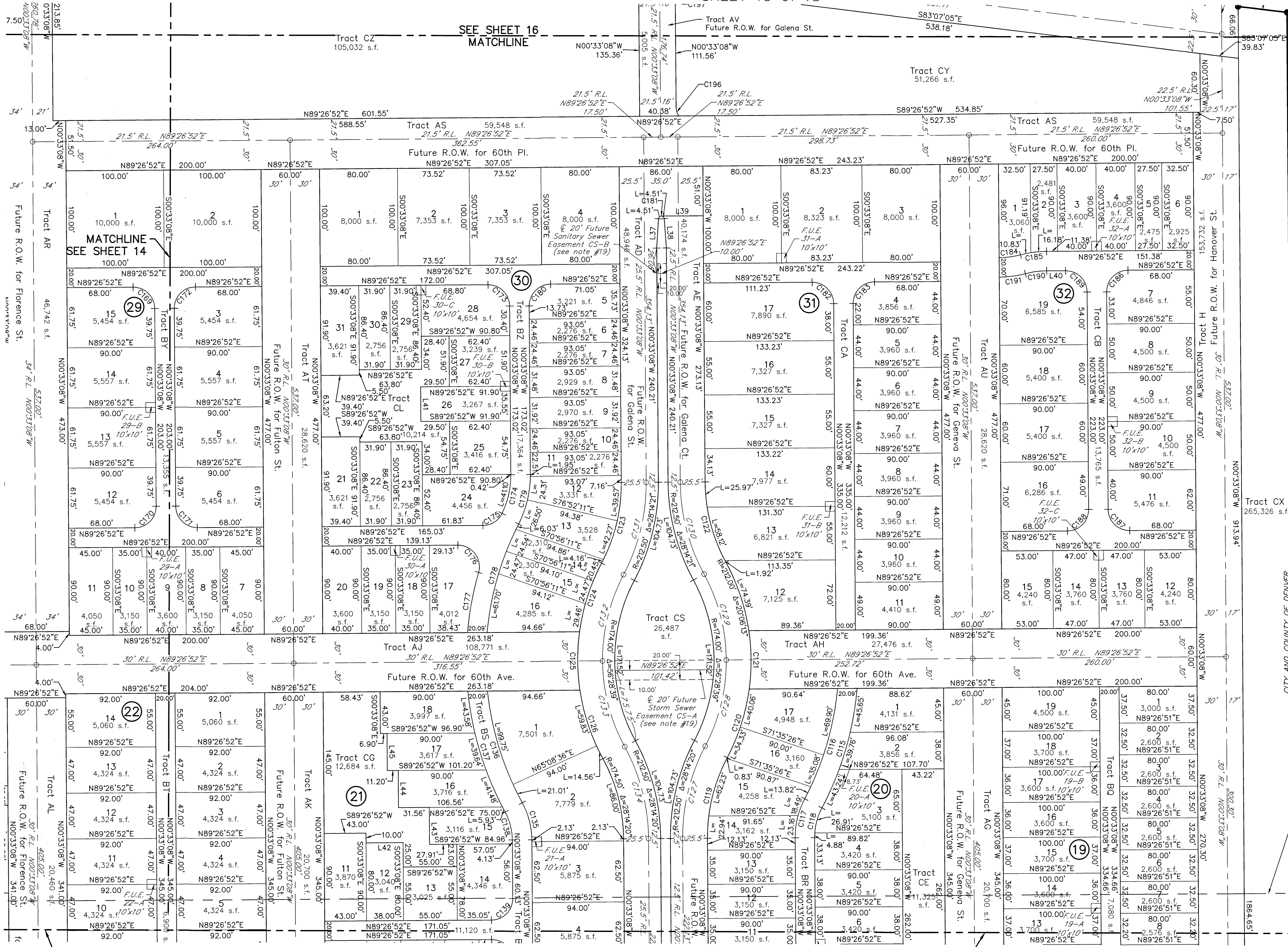
PARK CREEK
METROPOLITAN DISTRICT

PREPARED BY:
AECOM

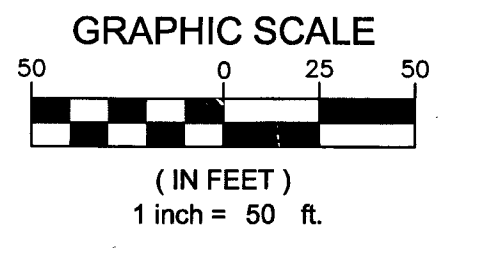
6200 S. Quebec St.
Denver, Colorado 80111
Ph: 303-894-2770

STAPLETON FILING NO. 54

A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 13 of 18

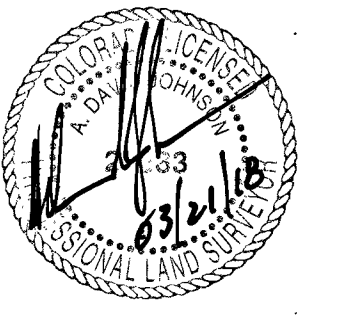


- LEGEND**
- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 20683
 - SET #6 REBAR WITH PLS NUMBER ON DURABLE CAP IN RANGE BOX (AFTER CONSTRUCTION)
 - F.U.E. FUTURE UTILITY EASEMENT (see note #18)
 - (NR) NON-RADIAL
 - R.O.W. RIGHT-OF-WAY
 - ① BLOCK NUMBER
 - 1 LOT NUMBER



North line of the Southeast 1/4 of Section 10
Found 3-1/4" Brass Cap Stamped: US DEPT OF INTERIOR FISH & WILDLIFE SERVICE PLS 34988

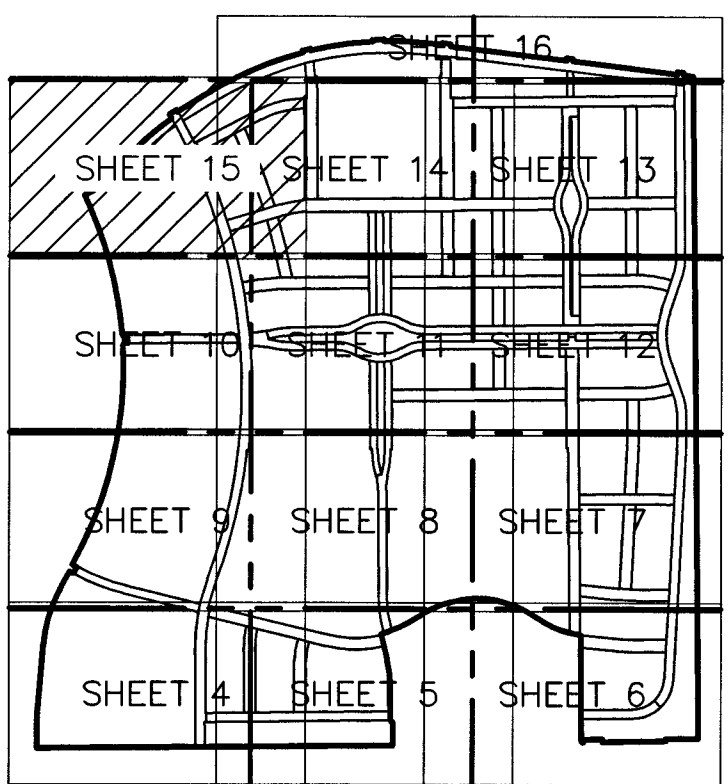
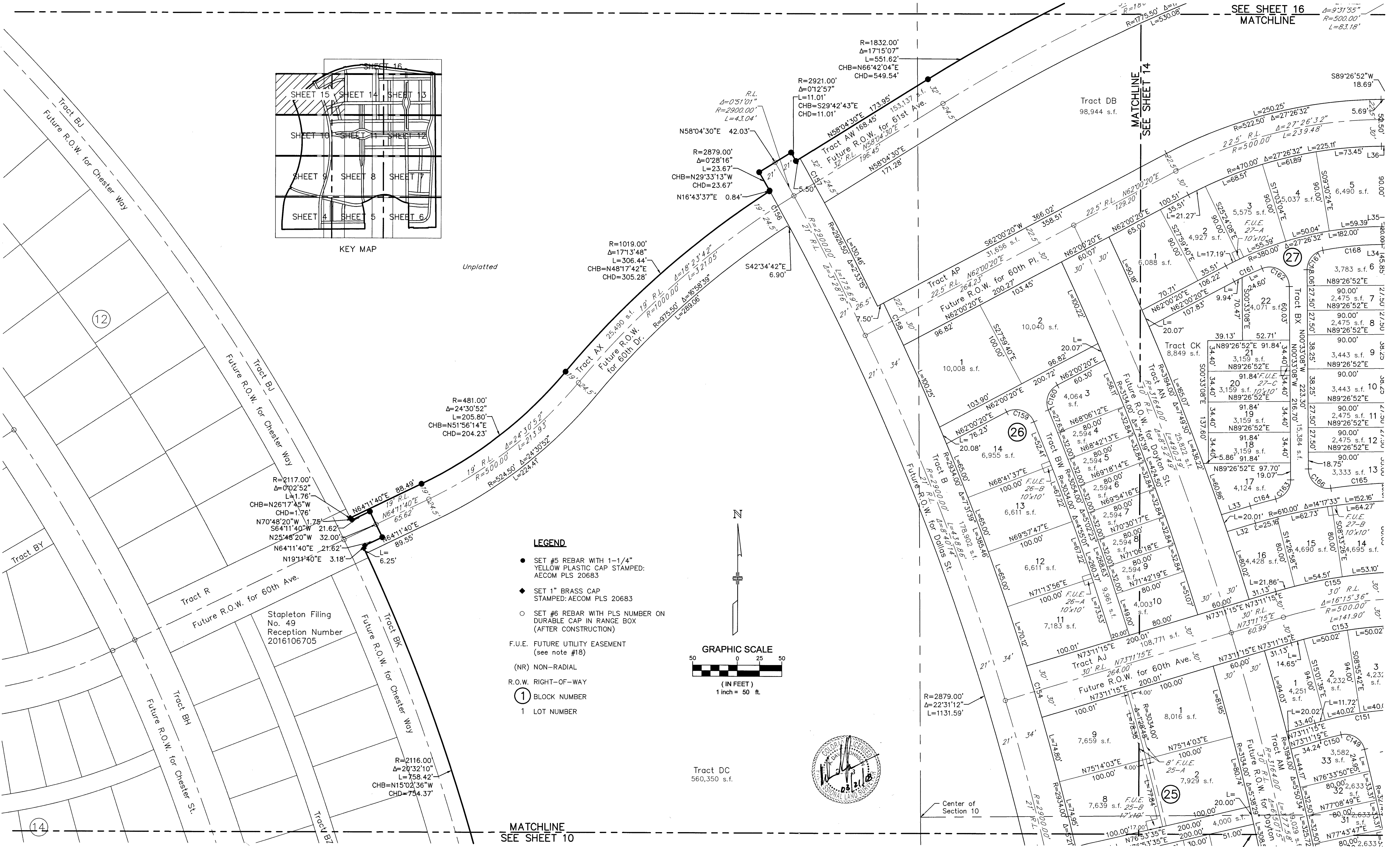
East 1/4 Corner Section 10
Found 3-1/4" Aluminum Cap Stamped: ZBS INC PLS 11434



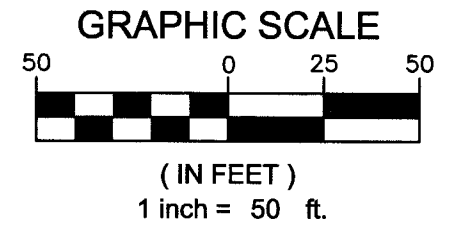
PARK CREEK
 METROPOLITAN DISTRICT
 7350 EAST 28TH AVE.
 SUITE 300
 DENVER, CO 80238
 PREPARED BY: **AECOM**
 6200 S. Overland St.
 Greenwood Village,
 Colorado 80111
 Ph: 303-694-2770

STAPLETON FILING NO. 54

A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 15 of 18



- LEGEND**
- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 20683
 - ◆ SET 1" BRASS CAP STAMPED: AECOM PLS 20683
 - SET #6 REBAR WITH PLS NUMBER ON DURABLE CAP IN RANGE BOX (AFTER CONSTRUCTION)
- F.U.E. FUTURE UTILITY EASEMENT (see note #18)
- (NR) NON-RADIAL
- R.O.W. RIGHT-OF-WAY
- ① BLOCK NUMBER
- 1 LOT NUMBER



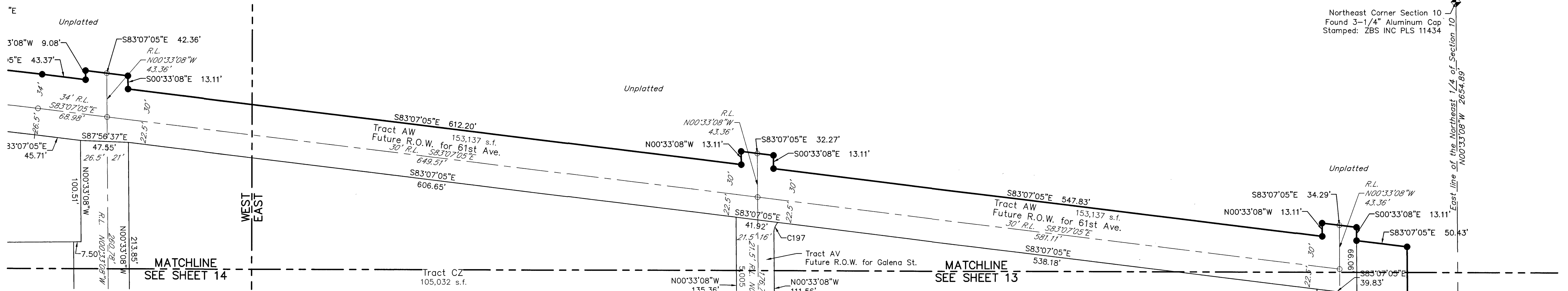
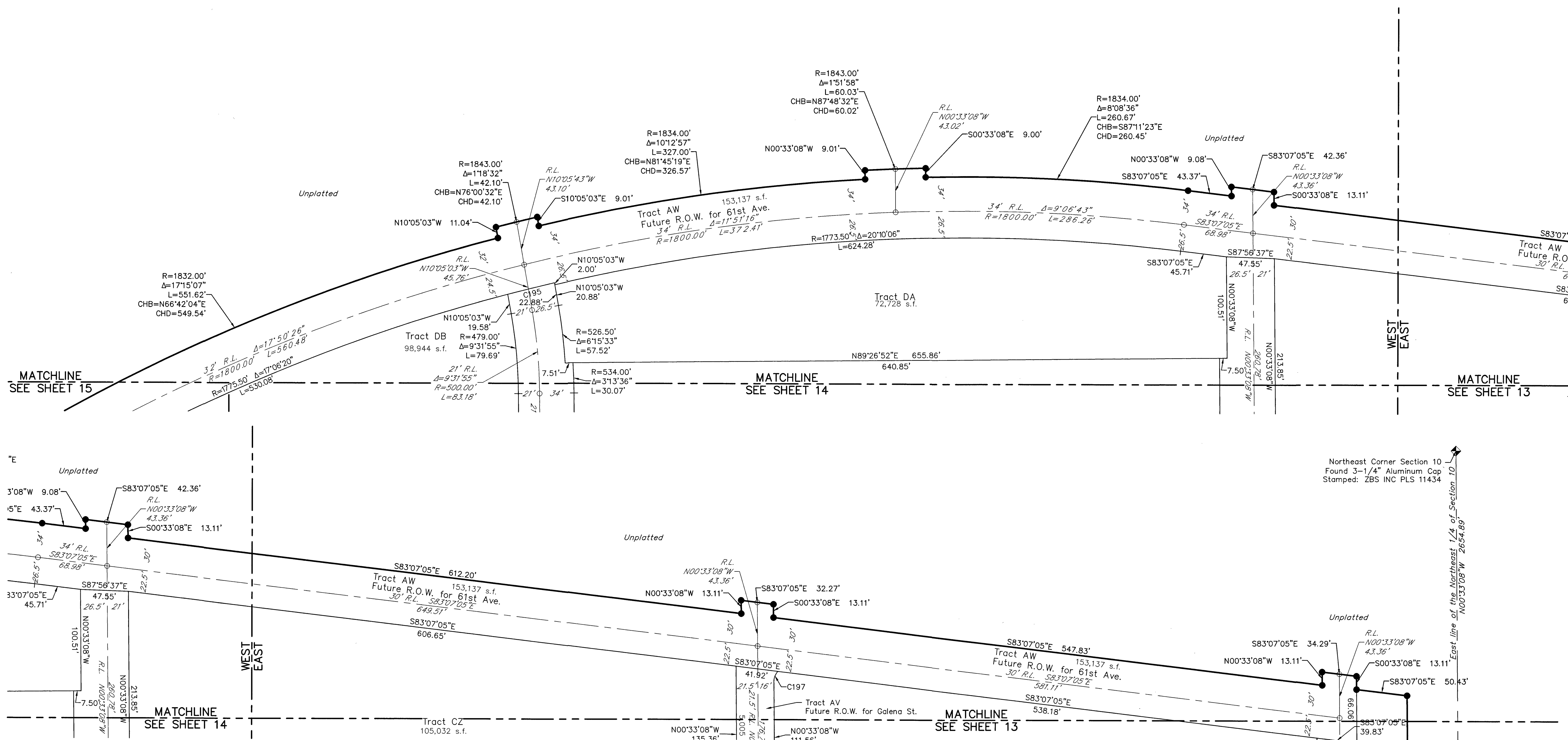
7550 EAST 29TH AVE.
SUITE 300
DENVER, CO 80235

PARK CREEK
METROPOLITAN DISTRICT

PREPARED BY:
AECOM
6200 S. Quinlan St.
Denver, Colorado 80111
Tel: 303-694-2770
Fax: 303-694-2770

STAPLETON FILING NO. 54

A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 16 of 18

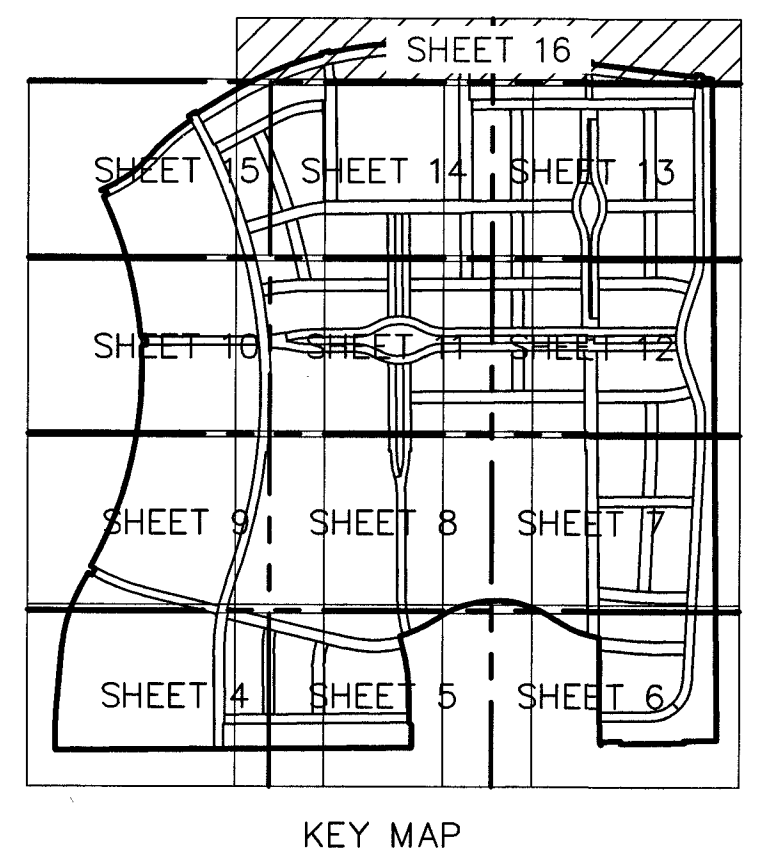


Northeast Corner Section 10
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Stamped: ZBS INC PLS 11434

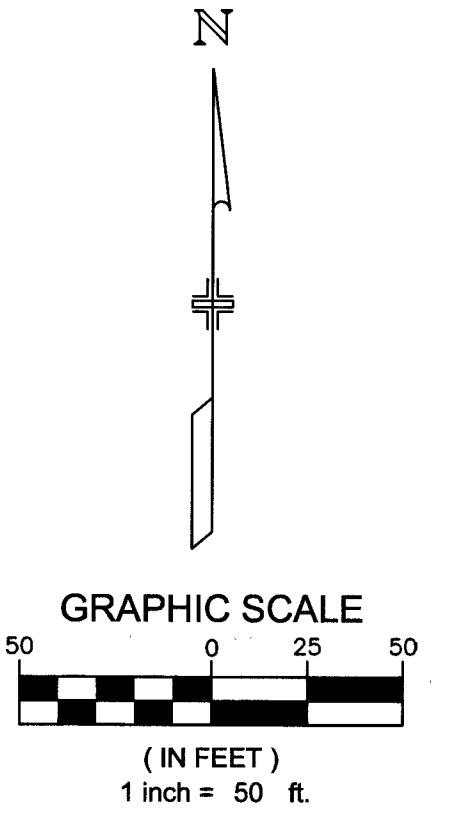


7350 EAST 29TH AVE.
SUITE 300
DENVER, CO 80235
PARK CREEK
METROPOLITAN DISTRICT

PREPARED BY:
AECOM
6200 S. Quebec St.
Greenwood Village,
Colorado 80120
Ph: 303-699-2770



- LEGEND**
- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 20683
 - SET #6 REBAR WITH PLS NUMBER ON DURABLE CAP IN RANGE BOX (AFTER CONSTRUCTION)
 - F.U.E. FUTURE UTILITY EASEMENT (see note #18)
 - (NR) NON-RADIAL
 - R.O.W. RIGHT-OF-WAY
 - ① BLOCK NUMBER
 - 1 LOT NUMBER



STAPLETON FILING NO. 54

A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 17 of 18

7150 EAST 29TH AVE.
SUITE 500
DENVER, CO 80232

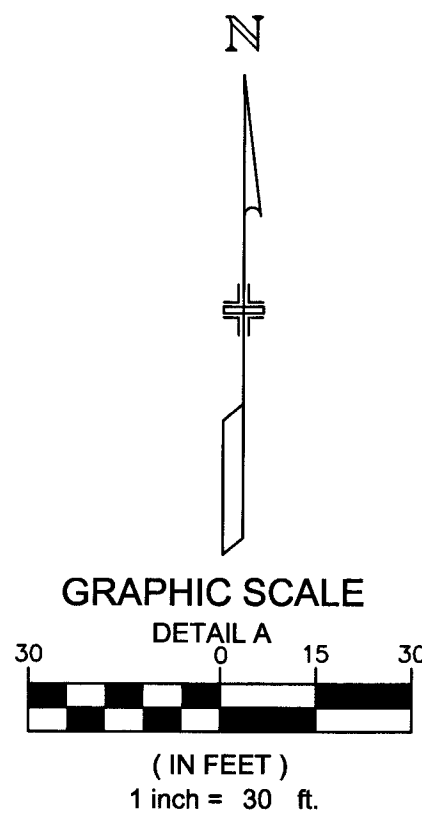
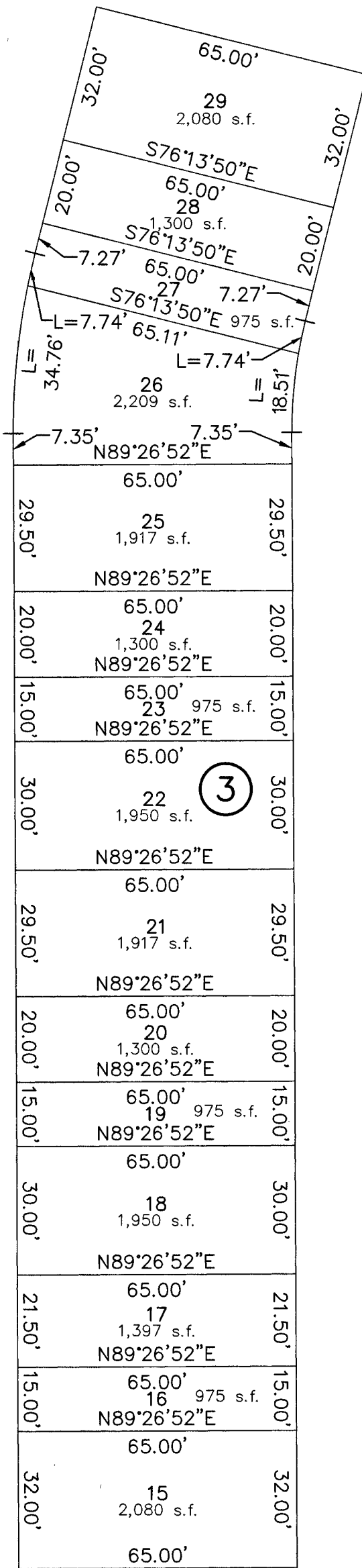
PARK CREEK
METROPOLITAN DISTRICT

6500 S. Dahlia St.
Denver, Colorado 80111
Ph. 303-684-2770

PREPARED BY:

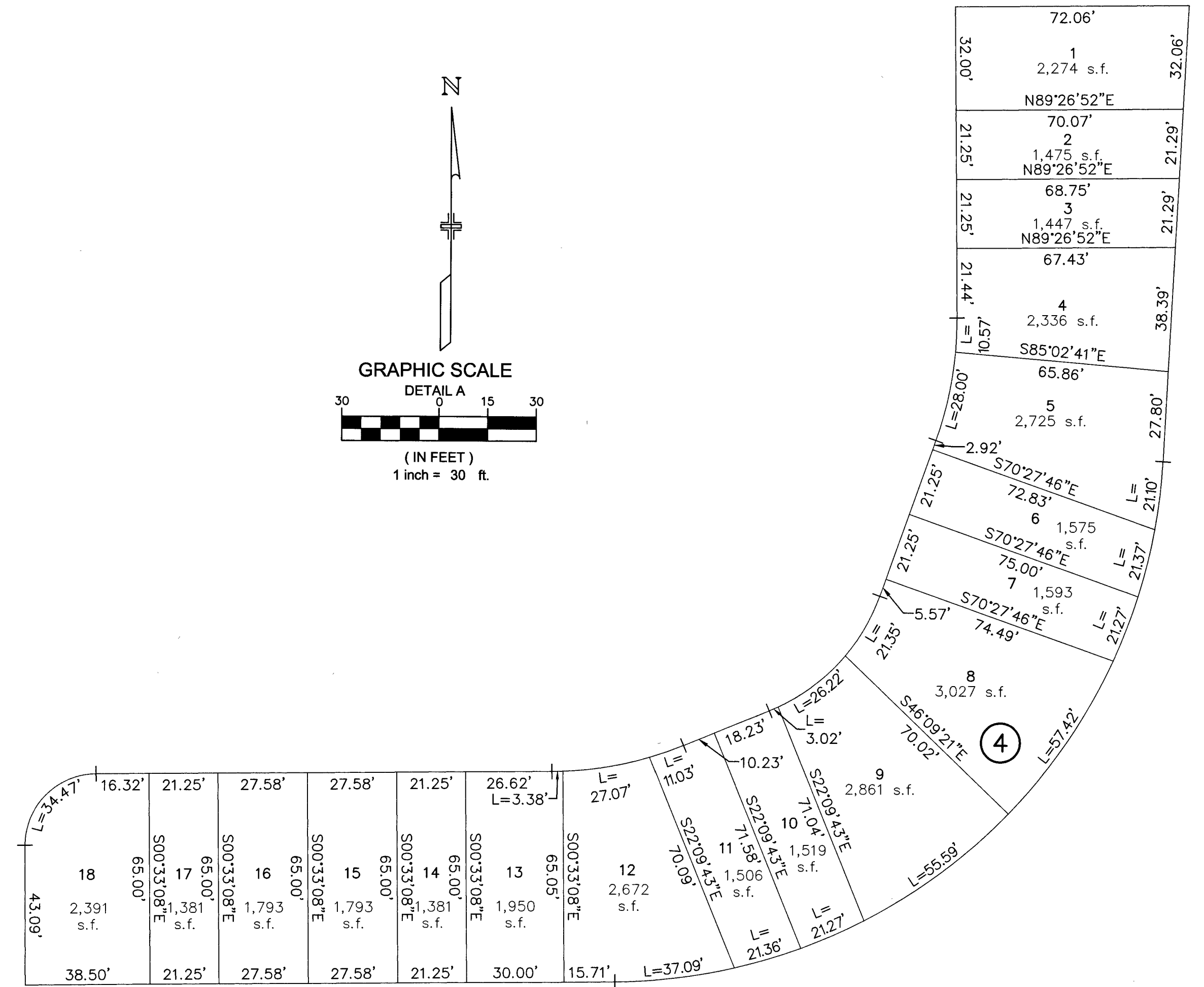
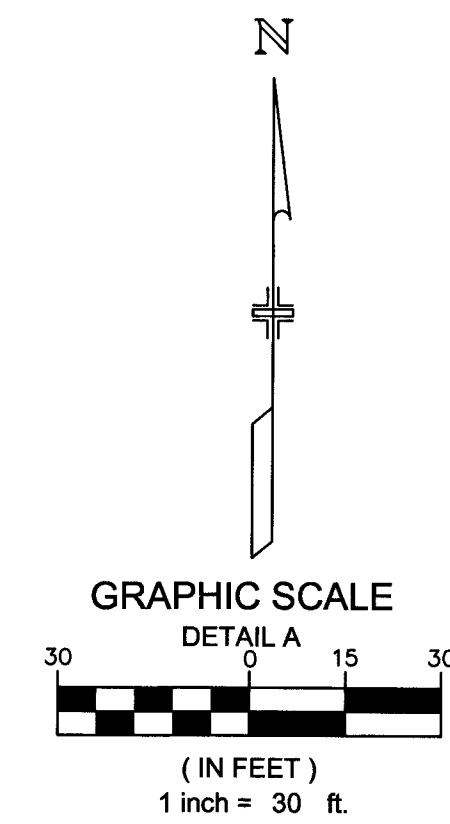
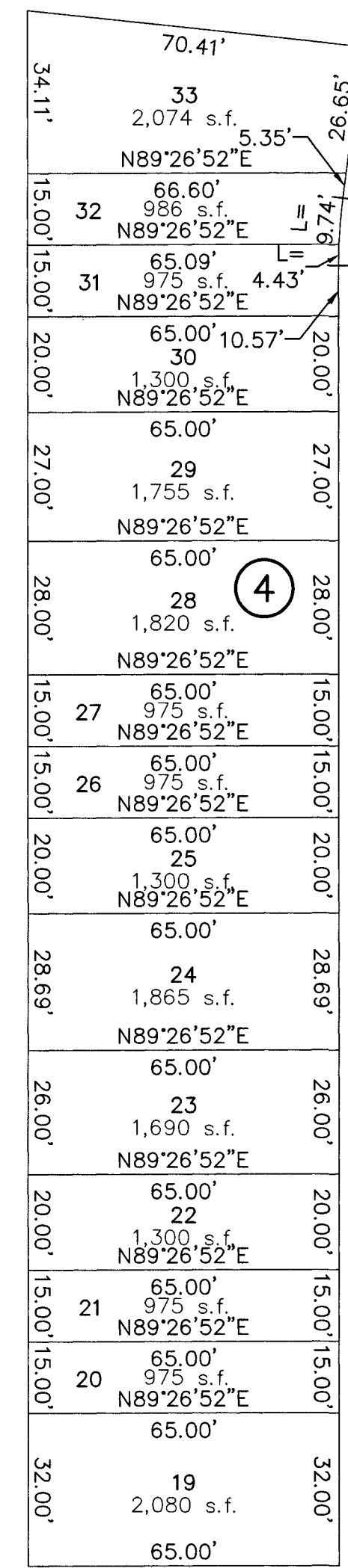
AECOM

6500 S. Dahlia St.
Denver, Colorado 80111
Ph. 303-684-2770

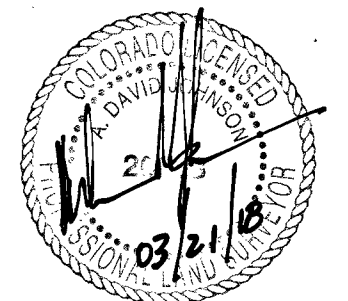


14	13	12	11	10	9	8	7	6	5	4	3	2	1
2,415 s.f.	1,361 s.f.	1,336 s.f.	1,950 s.f.	1,917 s.f.	1,381 s.f.	1,917 s.f.	1,917 s.f.	1,381 s.f.	1,917 s.f.	1,917 s.f.	1,381 s.f.	2,113 s.f.	2,080 s.f.
38.75'	21.25'	21.25'	30.00'	29.50'	21.25'	29.50'	29.50'	21.25'	29.50'	29.50'	21.25'	32.50'	65.00'

DETAIL A



DETAIL B



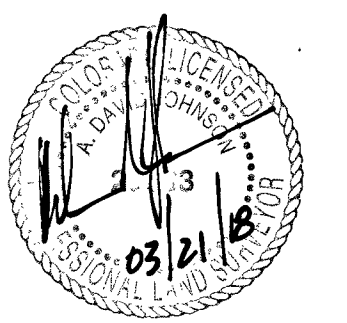
STAPLETON FILING NO. 54

A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 18 of 18



NOTE:

1. License Agreements and Easement Agreements, shown hereon, that are within Street Tract Right of Way will be terminated upon dedication of right of way to the City and County Denver by provisions in said agreements.



7350 EAST 29TH AVE
SUITE 300
DENVER, CO 80238

PARK CREEK
METROPOLITAN DISTRICT

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

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