CENTRAL PARK FILING NO. 57

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

LEGAL DESCRIPTION:

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

A part of the North Half 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 Northeast Corner of said Section 10;
thence South 44°27'46" West a distance of 70.69 feet to a point 50.00 feet southerly of the northerly line of the Northeast Quarter of said Section 10 and a point 50.00 feet westerly of the easterly line of said Northeast Quarter of Section 10 and the **POINT OF BEGINNING**;

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 1701.60 feet to the northeast corner of Stapleton Filing No. 54 as recorded at Reception Number 2018052149 in the Clerk and Recorder's Office of said City and County of Denver;

thence along the northerly line of said Stapleton Filing No. 54 the following twenty five (25) courses:
1. North 83°07'05" West a distance of 50.43 feet;
2. North 00°33'08" West a distance of 13.11 feet;
3. North 83°07'05" West a distance of 34.29 feet;
4. South 00°33'08" East a distance of 13.11 feet;
5. North 83°07'05" West a distance of 547.83 feet;
6. North 00°33'08" West a distance of 13.11 feet;
7. North 83°07'05" West a distance of 32.27 feet;
8. South 00°33'08" East a distance of 13.11 feet;
9. North 83°07'05" West a distance of 612.20 feet;
10. North 00°33'08" West a distance of 13.11 feet;
11. North 83°07'05" West a distance of 42.36 feet;
12. South 00°33'08" East a distance of 9.08 feet;
13. North 83°07'05" West a distance of 43.37 feet to a point of curve;
14. along the arc of a curve to the left 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 North 87°11'23" West a distance of 260.45 feet;
15. North 00°33'08" West a distance of 9.00 feet to a point of non–tangent curve;
16. along the arc of a curve to the left 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 South 87°48'32" West a distance of 60.02 feet;
17. South 00°33'08" East a distance of 9.01 feet to a point of non–tangent curve;
18. along the arc of a curve to the left 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 South 81°45'19" West a distance of 326.57 feet;
19. North 10°05'03" West a distance of 9.01 feet to a point of non–tangent curve;
20. along the arc of a curve to the left 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 South 76°00'32" West a distance of 42.10 feet;
21. South 10°05'03" East a distance of 11.04 feet to a point of non–tangent curve;
22. along the arc of a curve to the left 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 South 66°42'04" West a distance of 549.54 feet;
23. South 58°04'30" West a distance of 173.95 feet to a point of non–tangent curve;
24. along the arc of a curve to the left 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 North 29°42'43" West a distance of 11.01 feet;
25. South 58°04'30" West a distance of 38.03 feet to a point of non–tangent curve;

thence along the arc of a curve to the left having a radius of 2883.00 feet, a central angle of 14°31'11", an arc length of 730.60 feet and whose chord bears North 37°03'07" West a distance of 728.64 feet;
thence North 44°18'43" West a distance of 443.25 feet to a point of curve;
thence along the arc of a curve to the right having a radius of 517.00 feet, a central angle of 133°45'35", an arc length of 1206.96 feet and whose chord bears North 22°34'05" East a distance of 950.95 feet;
thence North 89°26'52" East a distance of 368.98 feet;
thence North 04°47'39" East a distance of 15.51 feet;
thence North 89°29'35" East a distance of 50.21 feet;
thence South 04°47'39" West a distance of 15.47 feet;
thence North 89°26'52" East a distance of 126.48 feet to a point of curve;
thence along the arc of a curve to the left having a radius of 733.00 feet, a central angle of 4°55'29", an arc length of 63.00 feet and whose chord bears North 86°59'08" East a distance of 62.98 feet;
thence North 00°31'19" West a distance of 94.58 feet to a point 50.00 feet southerly of said northerly line of the Northeast Quarter of said Section 10;
thence North 89°28'41" East, parallel with and 50.00 feet southerly of said northerly line of the Northeast Quarter of Section 10, a distance of 2486.60 feet to the **POINT OF BEGINNING**.

Containing 5,379,057 square feet or 123.486 acres, more or less.

Under the name and style of CENTRAL PARK FILING NO. 57.

NOTES:

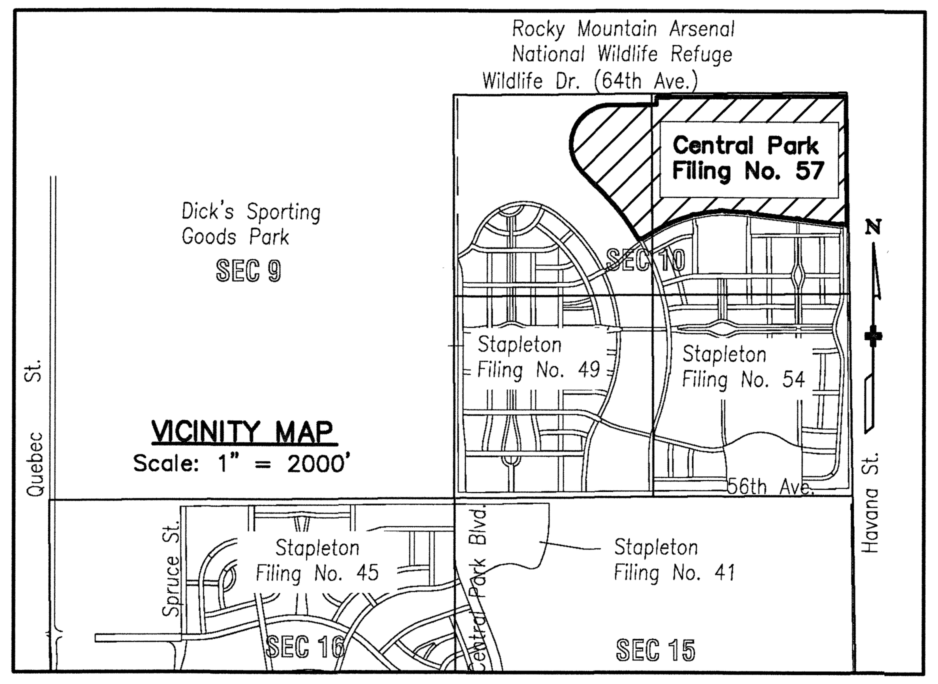
1. Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.
2. BASIS OF BEARING: Bearings are based on the easterly line of the northeast 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 00°33'08" West, based on NAD 83/92 Colorado State Plane Central Zone Coordinates and as marked by a found 3–1/4" aluminum cap stamped: ZBS INC PLS 11434 at the Northeast corner of said Section 10 and by a found 3–1/4" aluminum cap stamped: ZBS INC PLS 11434 at the East Quarter Corner of said Section 10.
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.
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

- 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
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

8. There are 30 Blocks, 670 Lots, and 79 Tracts in CENTRAL PARK FILING NO. 57. There are no Tracts named I, O, AI, AO, AP, AQ, BI, BO and CI.
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 CENTRAL PARK FILING NO. 57.



NOTES CONTINUED

10. 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 and AN 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.
11. Tracts AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BJ, BK, BL, BM, BN, BP, BQ, BR, BS, BT, BU and BV 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.
12. Tracts BW, BX, BY and BZ, 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 these Tracts.
13. Tracts CA, CB, CC, CD, CE, CF, CG and CJ 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.
14. Tract CH will be used for park, open space, trails, drainage and detention. This tract will be owned and maintained by the Park Creek Metropolitan District until such tract is conveyed to the City and County of Denver.
15. 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.
16. 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.
17. 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.
18. 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
19. 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.
20. 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.
21. This survey does not constitute a title search by AECOM to determine title or easements of record. Title Commitment Number No. NCS–929972–CO having an Effective Date of July 24, 2020 at 5:00 P.M. prepared by First American 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.
22. 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	Stapleton Redevelopment General Development Plan	2014148336
	–First Minor Deviation	2017150659
B	The right of the proprietor of a vein or lode ... United States Patent	Book A25 at Page 86
		Book A25 at Page 88
C	Property Deed	2017150803
	–Quit Claim Deed	2017150804
	–Quit Claim Deed	2017150807
D	Property Deed	2018004551
	–Quit Claim Deed	2018004552
	–Quit Claim Deed	2018004555

NOTES CONTINUED: SEE SHEET 2

OWNER:

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

By: [signature]
Tammi T. Holloway, Assistant Secretary

State of Colorado)
)SS
City and County of Denver)

MARISSA GHRAMM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154005133
MY COMMISSION EXPIRES 02/05/2023

The foregoing instrument was acknowledged before me this 2nd day of September 2020,
By: Tammi T. Holloway, as Assistant Secretary of Park Creek Metropolitan District.

Witness my hand and official seal
My commission expires 2/5/2023
[signature] Marissa Ghramm
Notary Public

OWNER:

FC Stapleton II, LLC, a Colorado Limited Liability Company

By: [signature] Ketan Patel
Ketan Patel, President and Secretary

State of Ohio)
)SS
County of Cuyahoga)

The foregoing instrument was acknowledged before me this 1st day of September 2020, by Ketan Patel, as President and Secretary of FC Stapleton II, LLC, a Colorado Limited Liability Company, on behalf of the Company.

NOTARIAL SEAL – STATE OF OHIO
RHONDA LEWIS
NOTARY PUBLIC
STATE OF OHIO
RECORDED IN CUYAHOGA COUNTY
MY COMMISSION EXPIRES
AUGUST 15, 2021

Witness my hand and official seal
My commission expires 8-15-21
[signature] Rhonda Lewis
Notary Public

ACKNOWLEDGMENT:

Master Community Association, Inc., a Colorado Corporation

By: [signature] Dana Elkind
Dana Elkind, President

State of Colorado)
)SS
City and County of Denver)

The foregoing instrument was acknowledged before me this 2nd day of September 2020,
By: Dana Elkind as President of Master Community Association Inc.

Witness my hand and official seal
My commission expires 2/5/2023
[signature] Marissa Ghramm
Notary Public

ATTORNEY'S CERTIFICATION:

I hereby certify that no streets, avenues, 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

[signature]
Assistant City Attorney John McGrath — Date 10.5.2020

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.

Derek S. Brown, P.L.S. 38064 — Date
For and on behalf of AECOM.

COLORADO LICENSED – DEREK S. BROWN – 38064 – PROFESSIONAL LAND SURVEYOR – 8/28/20

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.

[signature]
City Engineer — Date 9.24.2020

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

[signature]
Executive Director of Department of Transportation and Infrastructure — Date 9.28.2020

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

[signature]
FOR Executive Director of The Department of Community Planning and Development — Date 9.11.2020

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION

Happy Haynes
Executive Director of Parks and Recreation — Date 9/21/20

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 ______________, 2020.

____
Clerk and Recorder, Ex–Officio Clerk of the City and County of Denver

by ______________________________
Deputy Clerk and Recorder

CLERK AND RECORDER'S CERTIFICATION:

State of Colorado)
) SS
City and County of Denver)

I hereby certify that this instrument was filed for record in my office at ________o'clock____. M., ______________ 2020, and recorded at Reception Number______________

____
Clerk and Recorder

by ______________________________ Deputy

Fee ______________________________

PREPARED BY:
AECOM
7595 Technology Way, Suite 200
Denver, Colorado 80237
Ph 303–694–2770

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

M:\DCS\Projects\TRN_legacy\PROJECTS_INF\2224109_Stapleton_Master\6.0 Projects\60584748_Filing 57\8.0_Design\Survey\Final Plat\84748SP01.dwg, Log in: Barnes, Jeff, Plot Date: 8/27/2020 4:49 PM, CTB: FULL_SIZE.CTB

2018PM0000450

CENTRAL PARK FILING NO. 57

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

NOTES CONTINUED FROM SHEET 1:

	DESCRIPTION	RECEPTION NO.
E	Property Deed	2018004561
	—Quit Claim Deed	2018004562
	—Quit Claim Deed	2018004565
F	Property Deed	2018087054
	—Quit Claim Deed	2018087055
	—Quit Claim Deed	2018087058
G	Property Deed	2018087176
	—Quit Claim Deed	2018087177
	—Quit Claim Deed	2018087180
H	Property Deed	2016132708
	—Quit Claim Deed	2016132709
	—Quit Claim Deed	2016132712
	—Quit Claim Deed	2016132716
I	Property Deed	2016138346
	—Quit Claim Deed	2016138347
	—Quit Claim Deed	2016138350
J	Property Deed	2017011170
	—Quit Claim Deed	2017011171
	—Quit Claim Deed	2017011174
K	Property Deed	2018039552
	—Quit Claim Deed	2018039553
	—Quit Claim Deed	2018039556
	—Quit Claim Deed	2018159810
	—Release of Open Space Restrictions	2018146063
L	Property Deed	2018106821
	—Quit Claim Deed	2018106822
	—Quit Claim Deed	2018106825
M	Property Deed	2018106799
	—Quit Claim Deed	2018106800
	—Quit Claim Deed	2018106803
N	Property Deed	2017150791
	—Quit Claim Deed	2017150792
	—Quit Claim Deed	2017150795
O	Property Deed	2018039496
	—Quit Claim Deed	2018039497
	—Quit Claim Deed	2018039500
P	Property Deed	2017001514
	—Property Deed	2017001516
	—Quit Claim Deed	2017001515
	—Quit Claim Deed	2017001517
Q	Amended and Restated Design and Architectural Declaration	2011028773
	—Supplemental Declarations Subjecting Property	2015165143
	—Supplemental Declarations Subjecting Property	2016132710
	—Supplemental Declarations Subjecting Property	2016138348
	—Supplemental Declarations Subjecting Property	2017011172
	—Supplemental Declarations Subjecting Property	2017150793
	—Supplemental Declarations Subjecting Property	2017150805
	—Supplemental Declarations Subjecting Property	2018004553
	—Supplemental Declarations Subjecting Property	2018004563
	—Supplemental Declarations Subjecting Property	2018039498
	—Supplemental Declarations Subjecting Property	2018039554
	—Supplemental Declarations Subjecting Property	2018087056
	—Supplemental Declarations Subjecting Property	2018087178
	—Supplemental Declarations Subjecting Property	2018106801
	—Supplemental Declarations Subjecting Property	2018106823
	—Supplemental Declarations Subjecting Property	2018123388
R	Recordation of Development Agreement	2004176011
	—Agreements Regarding Recordation of Development Agreement	2015165151
	—Agreements Regarding Recordation of Development Agreement	2016132713
	—Agreements Regarding Recordation of Development Agreement	2016163186
	—Agreements Regarding Recordation of Development Agreement	2017155159
	—Agreements Regarding Recordation of Development Agreement	2017011175
	—Agreements Regarding Recordation of Development Agreement	2018004556
	—Agreements Regarding Recordation of Development Agreement	2018004566
	—Agreements Regarding Recordation of Development Agreement	2018039501
	—Agreements Regarding Recordation of Development Agreement	2018039557
	—Agreements Regarding Recordation of Development Agreement	2018087059
	—Agreements Regarding Recordation of Development Agreement	2018087181
	—Agreements Regarding Recordation of Development Agreement	2018106804
	—Agreements Regarding Recordation of Development Agreement	2018106826
S	Community Declaration	2001167472
	—First Amended and Restated Community Declaration	2002086362
	—First Amendment to the First Amended and Restated Community Declaration	2005217062
	—2nd Amendment to the First Amended and Restated Community Declaration	2007003744
	—Supplemental Declarations	2015165152
	—Supplemental Declarations	2016132714
	—Supplemental Declarations	2016163187
	—Supplemental Declarations	2017011176
	—Supplemental Declarations	2017150808
	—Supplemental Declarations	2017152211
	—Supplemental Declarations	2018004557
	—Supplemental Declarations	2018004567
	—Supplemental Declarations	2018039502
	—Supplemental Declarations	2018039558
	—Supplemental Declarations	2018087060
	—Supplemental Declarations	2018087182
	—Supplemental Declarations	2018106805
	—Supplemental Declarations	2018106827
	—Supplemental Declarations	2018123389
	—Supplemental Declarations	20181159811
T	Reason of Inclusion	2016025657
	—	2016161179
	—	2016161180
	—	2017135884
	—	2018049769
	—	2018049770
	—	2018049772
	—	2018057747
	—	2018057751
	—	2018057760
	—	2018057764
	—	2019119435
	—	2018140427
	—	2018140446
	—	2018140449
	—	2018140454
	—	2018140462
	—	2018140468
U	Property Deed	2015165141
	—Quit Claim Deed	2015165142
	—Quit Claim Deed	2015165150
V	Intergovernmental License Agreement	2001100014
	—Amendment	2020098416
	—Amendment	2020098484
W	License Agreement	2020098345
	—	2020098433
X	Sublicense Agreement	2020098400
	—	2020098464
Y	Easement Agreement	2020098502
	—	2020098503
Z	Easement Agreement	2020098492

Curve Table

Curve #	Radius	Delta	Length	Ch. Bearing	Ch. Length
C1	110.00'	21°02'33"	40.40'	N53°50'09"E	40.17'
C2	90.00'	21°02'33"	33.05'	S53°50'09"W	32.87'
C3	110.00'	19°00'19"	36.49'	N32°55'19"W	36.32'
C4	90.00'	19°00'19"	29.85'	S32°55'19"E	29.72'
C5	470.00'	2°51'52"	23.50'	S42°52'47"E	23.50'
C6	470.00'	7°19'10"	60.04'	S67°31'31"W	60.00'
C7	1030.00'	3°21'54"	60.49'	N32°53'10"W	60.48'
C8	430.00'	8°03'09"	60.43'	N35°57'17"W	60.38'
C9	370.00'	10°21'38"	66.91'	S37°14'40"E	66.82'
C10	110.00'	14°28'52"	27.80'	N82°12'26"E	27.73'
C11	90.00'	14°28'52"	22.75'	S82°12'26"W	22.69'
C12	22.00'	68°00'10"	26.11'	N56°33'03"W	24.61'
C13	22.00'	118°22'41"	45.45'	S30°15'32"W	37.79'
C14	280.00'	19°52'30"	97.13'	N32°29'14"W	96.64'
C15	260.00'	13°29'40"	61.24'	S35°40'39"E	61.09'
C16	22.00'	90°00'00"	34.56'	N02°34'31"E	31.11'
C17	22.00'	90°00'00"	34.56'	S87°25'29"E	31.11'
C18	60.00'	30°16'49"	31.71'	N70°12'02"E	31.34'
C19	40.00'	30°16'49"	21.14'	S70°12'02"W	20.89'
C20	880.00'	7°39'35"	117.64'	N81°30'39"E	117.56'
C21	900.00'	2°02'26"	32.05'	S84°19'13"W	32.05'
C22	22.00'	54°16'31"	20.84'	N69°33'44"W	20.07'
C23	22.00'	120°57'45"	46.45'	S18°03'24"W	38.29'
C24	900.00'	0°51'25"	13.46'	S78°06'34"W	13.46'
C25	40.00'	21°50'01"	15.24'	N66°45'51"E	15.15'
C26	60.00'	21°50'01"	22.86'	S66°45'51"W	22.73'
C27	230.00'	28°58'23"	116.30'	N27°56'17"W	115.07'
C28	780.00'	0°58'45"	13.33'	S75°42'41"W	13.33'
C29	720.00'	3°42'53"	46.68'	S77°04'44"W	46.67'
C30	60.00'	41°52'21"	43.85'	N68°30'42"E	42.88'
C31	40.00'	41°52'21"	29.23'	S68°30'42"W	28.59'
C32	370.00'	4°02'05"	26.05'	N54°42'34"W	26.05'
C33	330.00'	10°25'56"	60.08'	N57°54'29"W	60.00'
C34	450.00'	5°51'10"	45.97'	N63°21'24"W	45.95'
C35	22.00'	65°43'48"	25.24'	N33°25'05"W	23.88'
C36	22.00'	105°59'16"	40.70'	S52°26'30"W	35.14'
C37	450.00'	8°42'37"	68.41'	N78°55'11"W	68.34'
C38	330.00'	7°10'03"	41.28'	N84°11'20"W	41.25'
C39	330.00'	5°33'29"	32.01'	S89°26'54"W	32.00'
C40	330.00'	7°10'02"	41.28'	S83°05'08"W	41.25'
C41	450.00'	8°42'37"	68.41'	S77°48'58"W	68.34'
C42	22.00'	105°59'13"	40.70'	N53°32'44"W	35.14'
C43	22.00'	65°43'57"	25.24'	S32°18'48"W	23.88'
C44	450.00'	5°51'14"	45.98'	S62°15'09"W	45.96'
C45	330.00'	10°25'55"	60.08'	S56°48'13"W	60.00'
C46	370.00'	4°02'05"	26.06'	S53°36'18"W	26.05'
C47	210.00'	22°01'11"	80.71'	N63°07'58"E	80.21'
C48	190.00'	21°38'22"	71.76'	S63°19'22"W	71.33'
C49	270.00'	15°18'19"	72.12'	N81°47'43"E	71.91'
C50	250.00'	15°18'19"	66.78'	S81°47'43"W	66.58'
C51	45.00'	41°52'20"	32.89'	S69°36'58"E	32.16'
C52	25.00'	41°52'20"	18.27'	N69°36'58"W	17.87'
C53	170.00'	1°40'24"	4.96'	N00°17'04"E	4.96'
C54	40.00'	19°28'34"	13.60'	S80°48'51"E	13.53'
C55	60.00'	19°28'34"	20.40'	N80°48'51"W	20.30'
C56	22.00'	131°52'20"	50.64'	N24°36'58"W	40.18'
C57	22.00'	48°07'41"	18.48'	S65°23'02"W	17.94'
C58	60.00'	36°07'05"	37.82'	S72°29'36"E	37.20'
C59	40.00'	36°07'05"	25.22'	N72°29'36"W	24.80'
C60	22.00'	89°59'58"	34.56'	N86°19'11"E	31.11'

Curve Table

Curve #	Radius	Delta	Length	Ch. Bearing	Ch. Length
C61	22.00'	90°00'01"	34.56'	S03°40'48"E	31.11'
C62	170.00'	14°22'19"	42.64'	N34°08'02"E	42.53'
C63	170.00'	4°16'46"	12.70'	N01°35'15"E	12.69'
C64	40.00'	7°03'32"	4.93'	S87°01'22"E	4.92'
C65	60.00'	7°03'32"	7.39'	N87°01'22"W	7.39'
C66	22.00'	131°52'20"	50.64'	N24°36'58"W	40.18'
C67	22.00'	48°07'40"	18.48'	S65°23'02"W	17.94'
C68	160.00'	22°11'47"	61.98'	S79°27'15"E	61.60'
C69	140.00'	22°11'47"	54.24'	N79°27'15"W	53.90'
C70	60.00'	9°40'33"	10.13'	S63°31'05"E	10.12'
C71	40.00'	9°40'33"	6.76'	N63°31'05"W	6.75'
C72	22.00'	90°00'00"	34.56'	S86°19'12"W	31.11'
C73	22.00'	90°00'00"	34.56'	S03°40'48"E	31.11'
C74	370.00'	9°19'07"	60.18'	N52°08'37"W	60.11'
C75	250.00'	17°42'31"	77.27'	N38°03'21"W	76.96'
C76	270.00'	18°37'30"	87.77'	S37°43'44"E	87.38'
C77	22.00'	75°19'57"	28.93'	N08°27'53"E	26.89'
C78	22.00'	79°05'42"	30.37'	S67°57'51"E	28.02'
C79	65.00'	4°48'40"	5.46'	N43°43'32"E	5.46'
C80	35.00'	31°10'07"	19.04'	S56°54'15"W	18.81'
C81	22.00'	90°00'00"	34.56'	N86°19'12"E	31.11'
C82	22.00'	99°02'43"	38.03'	S08°12'10"E	33.47'
C83	340.00'	8°57'17"	53.14'	S20°25'29"W	53.08'
C84	22.00'	108°01'12"	41.48'	S29°06'29"E	35.60'
C85	22.00'	60°54'45"	23.39'	S66°25'33"W	22.30'
C86	22.00'	97°26'03"	37.41'	N48°09'54"E	33.06'
C87	22.00'	82°33'57"	31.70'	N41°50'06"W	29.03'
C88	65.00'	56°16'00"	63.83'	N27°34'52"E	61.30'
C89	45.00'	56°16'00"	44.19'	S27°34'52"W	42.44'
C90	430.00'	8°00'05"	60.05'	N62°33'33"W	60.00'
C91	243.00'	14°11'45"	60.21'	S25°06'31"E	60.05'
C92	243.00'	17°27'31"	74.04'	S09°16'53"E	73.76'
C93	22.00'	82°33'57"	31.70'	S41°50'06"E	29.03'
C94	22.00'	97°26'03"	37.41'	S48°09'54"W	33.06'
C95	22.00'	97°26'03"	37.41'	N48°09'54"E	33.06'
C96	22.00'	82°33'57"	31.70'	N41°50'06"W	29.03'
C97	40.00'	40°34'10"	28.32'	S62°50'00"E	27.73'
C98	60.00'	40°34'10"	42.48'	N62°50'00"W	41.60'
C99	22.00'	97°26'03"	37.41'	N48°09'54"E	33.06'
C100	22.00'	82°33'57"	31.70'	N41°50'06"W	29.03'
C101	47.00'	48°07'40"	39.48'	N24°36'58"W	38.33'
C102	67.00'	48°07'40"	56.28'	S24°36'58"E	54.64'
C103	157.00'	16°28'25"	45.14'	N40°26'36"W	44.98'
C104	157.00'	31°39'15"	86.74'	N16°22'46"W	85.64'
C105	170.00'	14°45'08"	43.77'	S75°44'31"E	43.65'
C106	470.00'	6°18'37"	51.76'	S38°09'53"W	51.74'
C107	470.00'	7°25'29"	60.91'	S31°17'50"W	60.86'
C108	530.00'	6°35'51"	61.03'	N30°10'22"E	61.00'
C109	530.00'	7°50'54"	72.60'	N37°23'45"E	72.54'
C110	228.00'	31°12'23"	124.18'	S84°18'41"E	122.65'
C111	430.00'	9°21'44"	70.26'	N84°46'00"E	70.19'
C112	22.00'	90°00'00"	34.56'	S45°33'08"E	31.11'
C113	22.00'	90°00'00"	34.56'	S44°26'52"W	31.11'
C114	22.00'	90°00'00"	34.56'	N03°40'48"W	31.11'
C115	22.00'	90°00'00"	34.56'	S86°19'12"W	31.11'
C116	22.00'	105°44'56"	40.60'	S53°25'36"E	35.08'
C117	22.00'	77°03'03"	29.59'	S37°58'23"W	27.41'
C118	22.00'	90°00'00"	34.56'	N03°40'48"W	31.11'
C119	22.00'	90°00'00"	34.56'	S86°19'12"W	31.11'
C120	170.00'	9°18'20"	27.61'	N45°58'22"E	27.58'

Curve Table

Curve #	Radius	Delta	Length	Ch. Bearing	Ch. Length
C121	170.00'	17°50'57"	52.96'	N80°31'23"E	52.75'
C122	60.00'	48°07'39"	50.40'	S66°29'18"E	48.93'
C123	80.00'	48°07'39"	67.20'	N66°29'18"W	65.24'
C124	22.00'	90°00'00"	34.56'	N44°26'52"E	31.11'
C125	22.00'	90°00'00"	34.56'	N45°33'08"W	31.11'
C126	22.00'	90°00'00"	34.56'	S02°34'31"W	31.11'
C127	22.00'	90°00'01"	34.56'	N87°25'29"W	31.11'
C128	22.00'	90°00'00"	34.56'	N44°26'52"E	31.11'
C129	22.00'	90°00'00"	34.56'	N45°33'08"W	31.11'
C130	1030.00'	3°22'16"	60.60'	S22°30'17"E	60.59'
C131	970.00'	3°34'24"	60.49'	N22°57'12"W	60.48'
C132	40.00'	63°16'22"	44.17'	S74°03'40"E	41.96'
C133	60.00'	63°16'22"	66.26'	N74°03'40"W	62.94'
C134	40.00'	9°13'32"	6.44'	N69°41'23"E	6.43'
C135	60.00'	9°13'32"	9.66'	S69°41'23"W	9.65'
C136	22.00'	89°59'59"	34.56'	N02°34'31"E	31.11'
C137	22.00'	90°00'00"	34.56'	S87°25'30"E	31.11'
C138	430.00'	2°26'38"	18.34'	N41°12'10"W	18.34'
C139	22.00'	88°06'46"	33.83'	S88°22'06"E	30.60'
C140	22.00'	91°53'14"	35.28'	S01°37'54"W	31.62'
C141	22.00'	90°00'00"	34.56'	N02°34'31"E	31.11'
C142	22.00'	90°00'00"	34.56'	N87°25'29"W	31.11'
C143	22.00'	90°00'00"	34.56'	N02°34'31"E	31.11'
C144	22.00'	90°00'00"	34.56'	N87°25'29"W	31.11'
C145	22.00'	88°06'46"	33.83'	S88°22'06"E	30.60'
C146	22.00'	91°53'14"	35.28'	S01°37'54"W	31.62'
C147	3050.00'	1°04'46"	57.46'	S43°46'20"E	57.46'
C148	3030.00'	1°04'27"	56.80'	N43°46'29"W	56.80'
C149	2930.00'	1°02'47"	53.51'	S43°47'19"E	53.51'
C150	2930.00'	1°40'54"	86.00'	S42°25'29"E	86.00'
C151	3055.00'	1°10'04"	62.26'	S41°02'04"E	62.26'
C152	22.00'	91°58'27"	35.32'	S86°26'15"E	31.64'
C153	22.00'	86°49'58"	33.34'	S04°09'32"W	30.24'
C154	3055.00'	1°23'42"	74.39'	S38°33'36"E	74.38'
C155	22.00'	90°00'00"	34.56'	N02°34'31"E	31.11'
C156	22.00'	90°00'00"	34.56'	N87°25'29"W	31.11'
C157	2930.00'	1°10'42"	60.26'	S37°04'41"E	60.26'
C158	3309.00'	1°13'39"	70.89'	S36°33'26"E	70.89'
C159	22.00'	96°28'53"	37.05'	S84°11'02"E	32.82'
C160	22.00'	82°24'34"	31.64'	S06°22'14"W	28.99'
C161	1952.00'	2°05'23"	71.20'	N62°05'56"E	71.19'
C162	22.00'	95°20'57"	36.61'	N15°28'09"E	32.53'
C163	22.00'	82°54'12"	31.83'	S73°32'09"E	29.13'
C164	22.00'	82°58'26"	31.86'	N40°56'05"E	29.15'
C165	22.00'	97°15'45"	37.35'	N49°11'01"W	33.02'
C166	22.00'	86°02'42"	33.04'	S43°34'29"E	30.02'
C167	22.00'	94°05'16"	36.13'	S46°29'30"W	32.20'
C168	1954.00'	3°28'45"	118.65'	S84°51'27"E	118.64'
C169	1934.00'	3°20'48"	112.96'	N84°47'29"W	112.95'
C170	490.00'	9°21'44"	80.07'	S84°46'00"W	79.98'
C171	168.00'	27°59'35"	82.08'	S85°55'05"E	81.27'
C172	230.00'	14°45'08"	59.22'	N75°44'31"W	59.06'
C173	22.00'	97°26'03"	37.41'	N48°09'54"E	33.06'
C174	22.00'	82°33'57"	31.70'	N41°50'06"W	29.03'
C175	22.00'	82°33'57"	31.70'	S41°50'06"E	29.03'
C176	22.00'	97°26'03"	37.41'	S48°09'54"W	33.06'
C177	22.00'	97°26'03"	37.41'	N48°09'54"E	33.06'
C178	22.00'	82°33'57"	31.70'	N41°50'06"W	29.03'
C179	15.00'	29°42'04"	7.78'	N14°17'51"E	7.69'
C180	15.00'	37°27'46"	9.81'	S19°17'04"E	9.63'

Line Table

Line #	Length	Direction
L1	22.10'	N42°25'29"W
L2	22.10'	N42°25'29"W
L3	9.97'	N42°25'29"W
L4	9.97'	S42°25'29"E
L5	69.61'	N51°39'06"E
L6	32.77'	N74°58'00"E
L7	32.77'	S74°58'00"W
L8	21.37'	S89°26'52"W
L9	38.74'	N55°03'37"E
L10	39.85'	S55°03'37"W
L11	20.00'	N55°50'51"E
L12	20.00'	S55°50'51"W
L13	25.01'	N47°34'31"E
L14	25.01'	S47°34'31"W
L15	41.27'	S48°40'48"E
L16	41.34'	N48°40'48"W
L17	22.25'	S71°04'34"E
L18	22.25'	N71°04'34"W
L19	32.63'	S89°26'52"W
L20	42.26'	S54°26'03"E
L21	42.26'	N54°26'03"W
L22	19.60'	S83°29'36"E
L23	23.51'	N83°29'36"W
L24	58.81'	S89°26'52"W
L25	15.22'	S89°26'52"W
L26	22.33'	S58°40'48"E
L27	18.81'	N58°40'48"W
L28	9.50'	N52°25'46"W
L29	4.43'	S42°32'55"E
L30	2.28'	N42°32'55"W
L31	17.11'	S68°21'56"E
L32	53.63'	S68°21'56"E
L33	23.60'	S68°21'56"E
L34	33.87'	N89°26'52"E
L35	33.87'	S89°26'52"W
L36	18.64'	N89°26'52"E
L37	18.64'	S89°26'52"W
L38	18.64'	N89°26'52"E
L39	18.64'	S89°26'52"W
L40	13.52'	S42°25'29"E
L41	13.52'	N42°25'29"W
L42	27.87'	N42°25'29"W
L43	25.13'	N74°18'09"E
L44	25.13'	S74°18'09"W
L45	19.15'	N65°04'37"E
L46	20.86'	S65°04'37"W
L47	36.53'	S44°18'43"E
L48	12.84'	S44°18'43"E
L49	35.76'	S83°07'05"E
L50	33.65'	N83°07'05"W
L51	27.33'	N68°21'56"W
L52	38.62'	S06°52'55"W
L53	12.00'	N83°07'05"W
L54	28.38'	S06°52'55"W
L55	26.50'	N83°07'05"W
L56	30.98'	N00°33'08"W
L57	21.76'	N44°39'49"W
L58	26.50'	N45°20'11"E

COLORADO LICENSED DEREK S. BROWN 38064 PROFESSIONAL LAND SURVEYOR 8/28/20

FOR AND ON BEHALF OF AECOM

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

PREPARED BY:
AECOM
7595 Technology Way, Suite 200
Denver, Colorado 80237
Ph 303-694-2770

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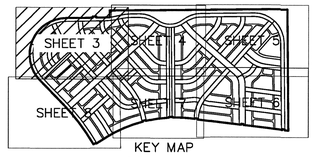
2018PM0000450

CENTRAL PARK FILING NO. 57

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



KEY MAP

N

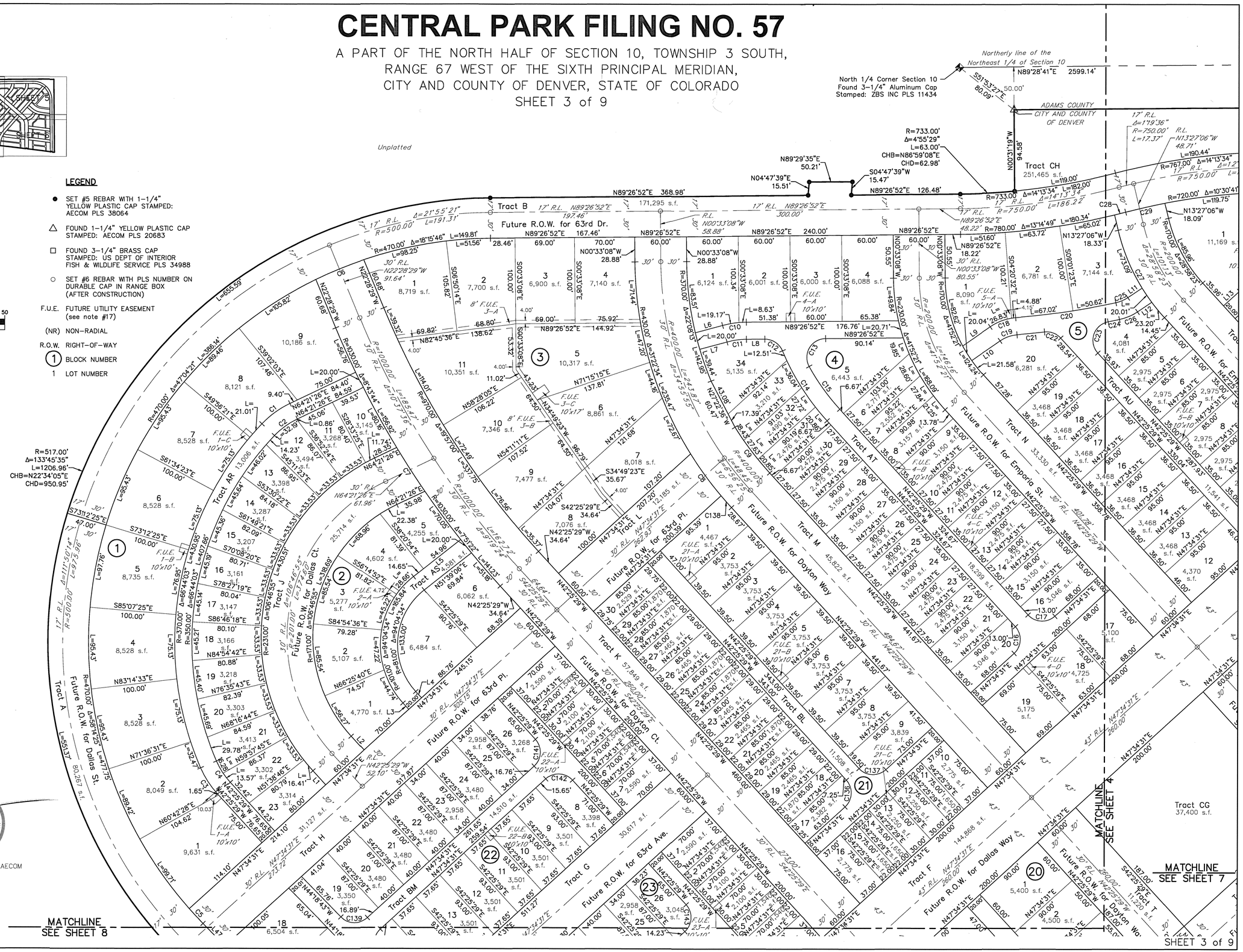
GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

LEGEND

- ● SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 38064
- △ FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 20683
- □ FOUND 3-1/4" BRASS CAP STAMPED: US DEPT OF INTERIOR FISH & WILDLIFE SERVICE PLS 34988
- ○ SET #6 REBAR WITH PLS NUMBER ON DURABLE CAP IN RANGE BOX (AFTER CONSTRUCTION)
- F.U.E. FUTURE UTILITY EASEMENT (see note #17)
- (NR) NON-RADIAL
- R.O.W. RIGHT-OF-WAY
- (1) BLOCK NUMBER
- 1 LOT NUMBER



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

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Suite 200
Denver, Colorado 80237
Ph 303-694-2770

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
38064
8/28/20

FOR AND ON BEHALF OF AECOM

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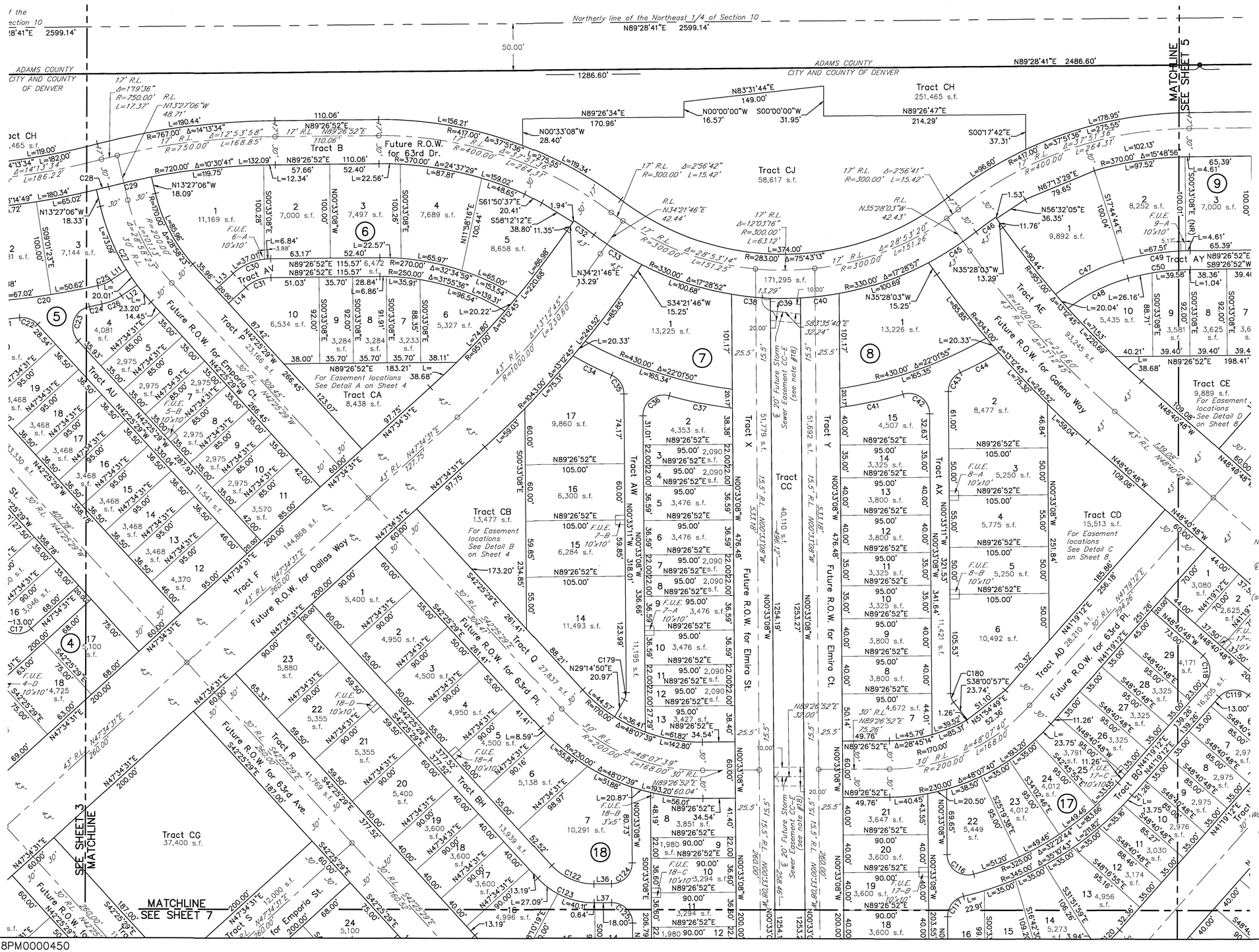
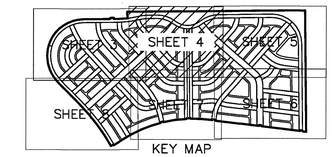
2018PM0000450

CENTRAL PARK FILING NO. 57

A PART OF THE NORTH HALF 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 9





KEY MAP

N

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR DENNIS L. BOWER 38064 8/28/20

FOR AND ON BEHALF OF AECOM

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

LEGEND

- ● SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 38064
- △ FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 20683
- □ FOUND 3-1/4" BRASS CAP STAMPED: US DEPT OF INTERIOR FISH & WILDLIFE SERVICE PLS 34988
- ○ SET #6 REBAR WITH PLS NUMBER ON DURABLE CAP IN RANGE BOX (AFTER CONSTRUCTION)

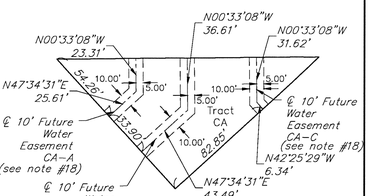
F.U.E. FUTURE UTILITY EASEMENT (see note #17)

(NR) NON-RADIAL

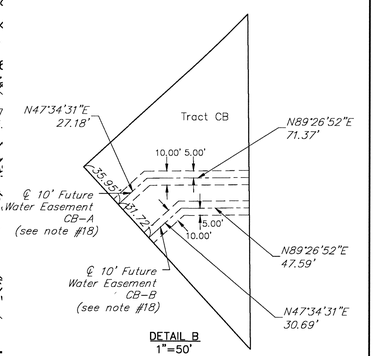
R.O.W. RIGHT-OF-WAY

(1) BLOCK NUMBER

1 LOT NUMBER



DETAIL A
1"=50'



DETAIL B
1"=50'

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

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Denver, Colorado 80237
Ph. 303-694-2770

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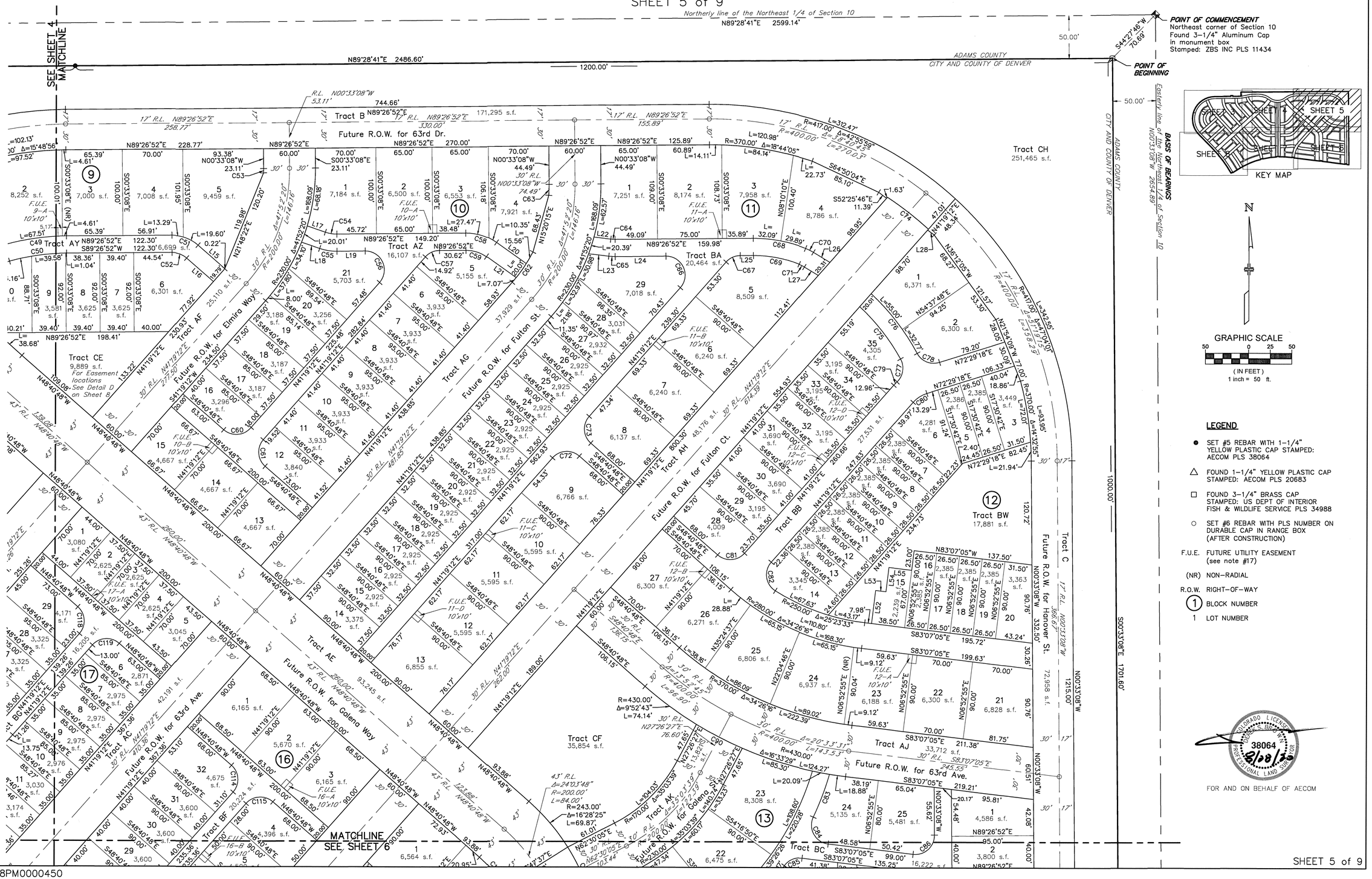
2018PM0000450

CENTRAL PARK FILING NO. 57

A PART OF THE NORTH HALF 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 9



PREPARED BY:
AECOM
7595 Technology Way, Suite 300
Denver, Colorado 80237
Ph 303-694-2770

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

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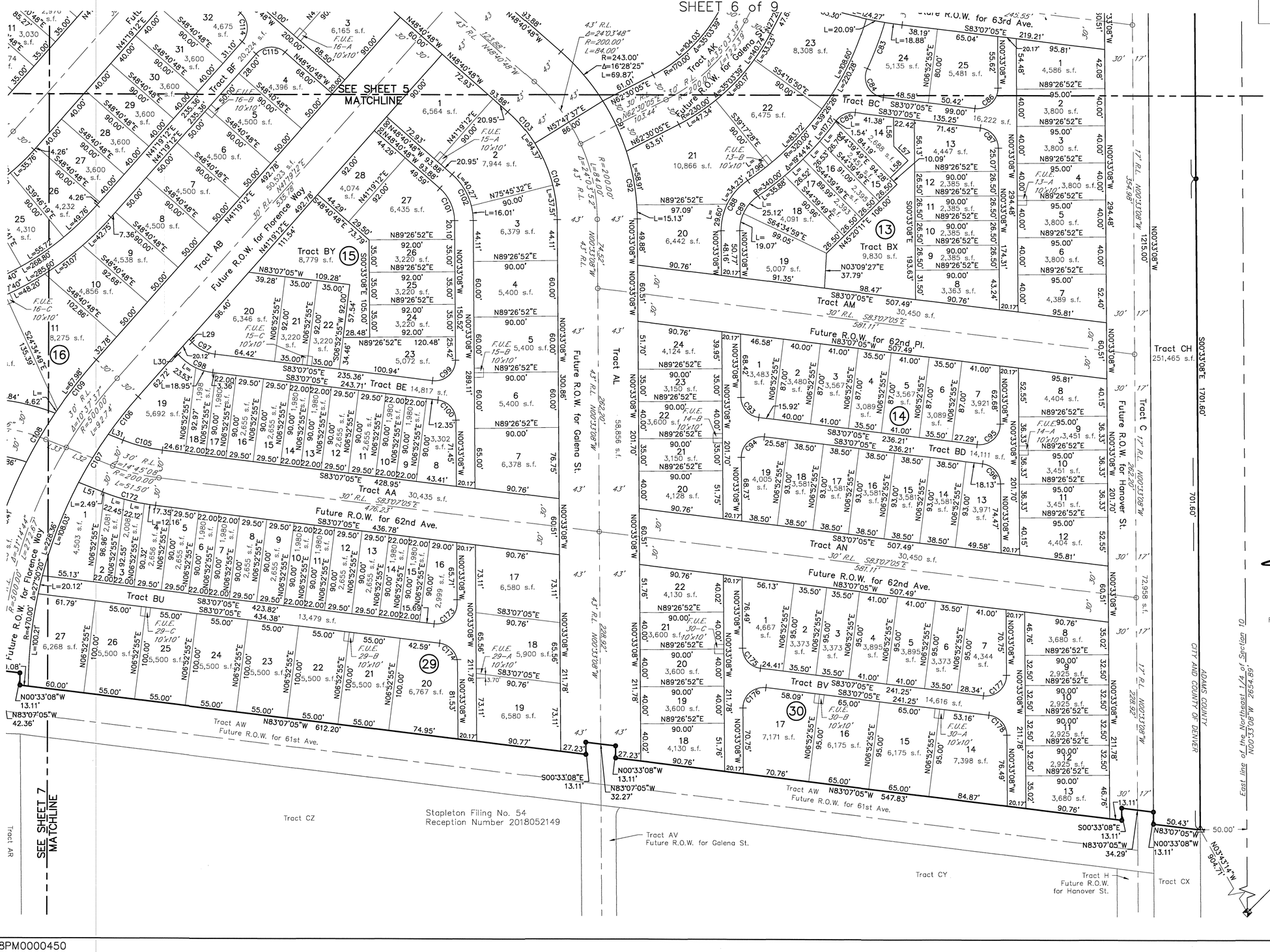
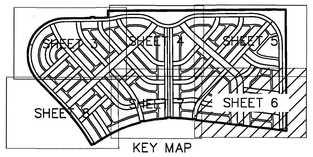
CENTRAL PARK FILING NO. 57

A PART OF THE NORTH HALF 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 9





KEY MAP

N

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

LEGEND

- ● SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 38064
- △ FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 20683
- □ FOUND 3-1/4" BRASS CAP STAMPED: US DEPT OF INTERIOR FISH & WILDLIFE SERVICE PLS 34988
- ○ SET #6 REBAR WITH PLS NUMBER ON DURABLE CAP IN RANGE BOX (AFTER CONSTRUCTION)

F.U.E. FUTURE UTILITY EASEMENT (see note #17)

(NR) NON-RADIAL

R.O.W. RIGHT-OF-WAY

(1) BLOCK NUMBER

1 LOT NUMBER

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 38064 8/28/20

FOR AND ON BEHALF OF AECOM

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

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

PREPARED BY:
AECOM
7595 Technology Way
Suite 200
Denver, Colorado 80237
Ph 303-694-2770

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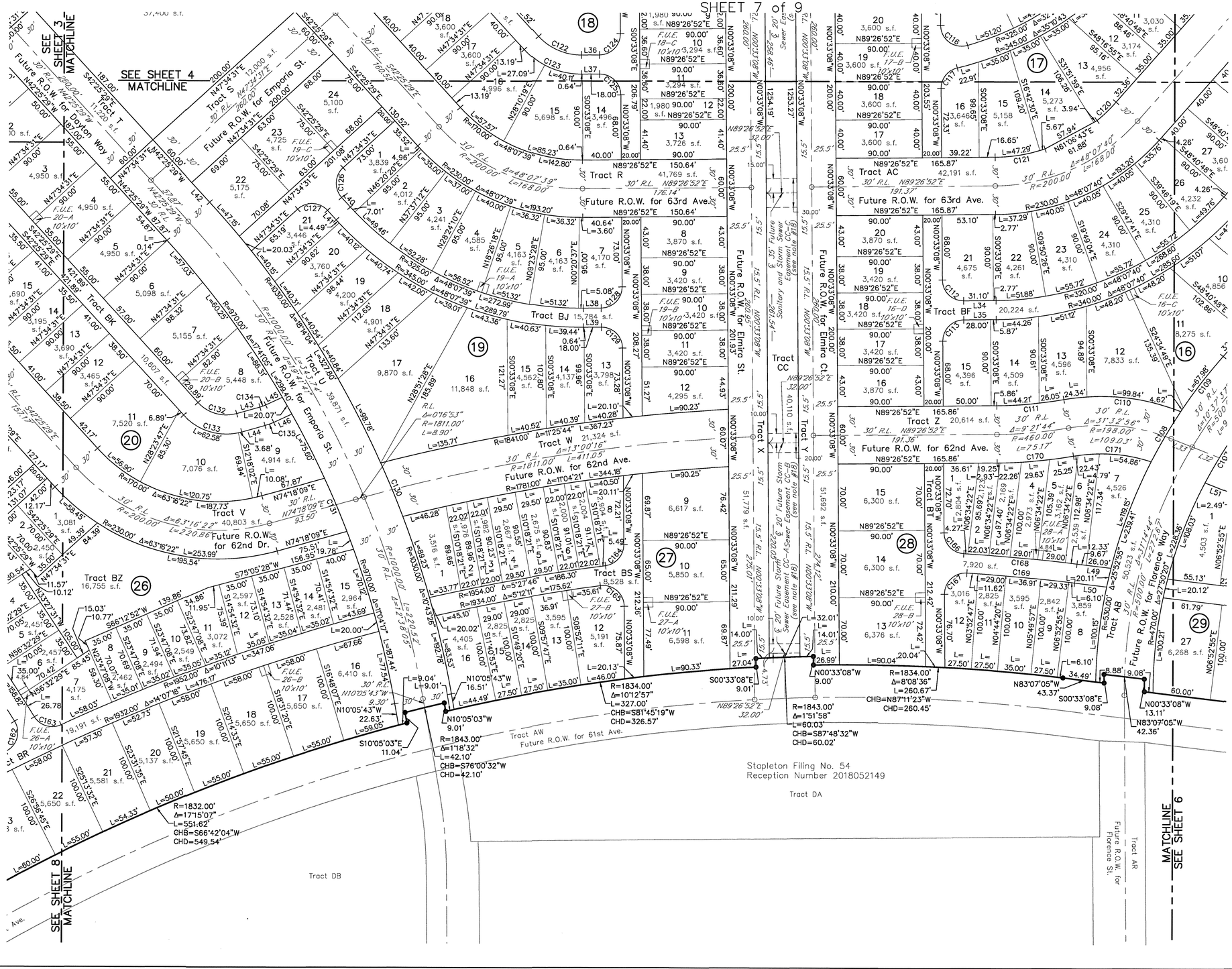
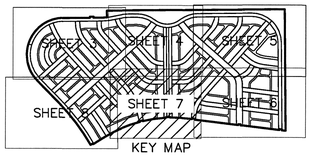
2018PM0000450

CENTRAL PARK FILING NO. 57

A PART OF THE NORTH HALF 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 9





KEY MAP

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GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

LEGEND

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F.U.E. FUTURE UTILITY EASEMENT (see note #17)

(NR) NON-RADIAL

R.O.W. RIGHT-OF-WAY

(1) BLOCK NUMBER

1 LOT NUMBER

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 38064 8/28/20

FOR AND ON BEHALF OF AECOM

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

PREPARED BY:
AECOM
7595 Technology Way Suite 200 Denver, Colorado 80237 Ph 303-694-2770

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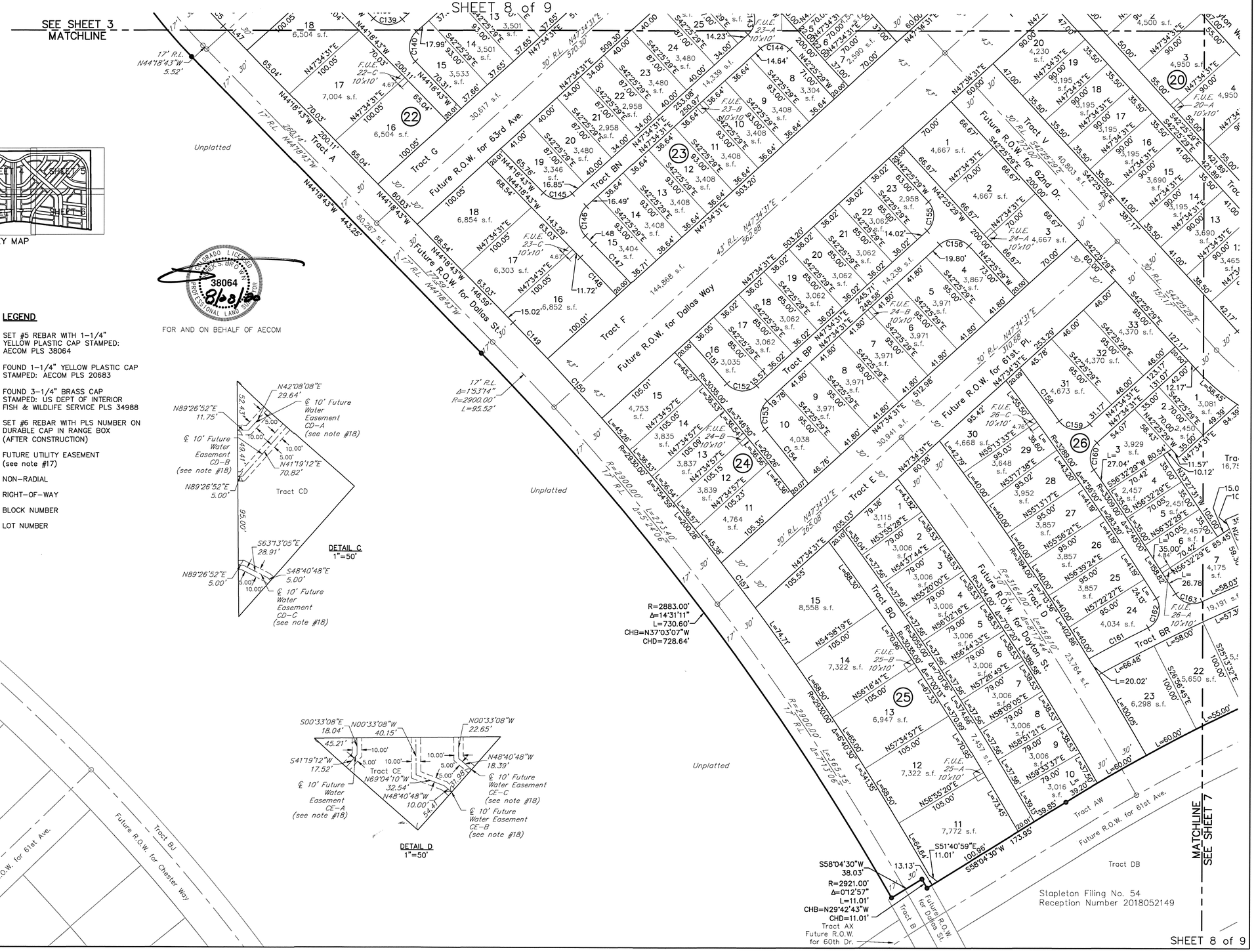
CENTRAL PARK FILING NO. 57

A PART OF THE NORTH HALF 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 9



LEGEND

- ● SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: AECOM PLS 38064
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F.U.E. FUTURE UTILITY EASEMENT (see note #17)

(NR) NON-RADIAL

R.O.W. RIGHT-OF-WAY

(1) BLOCK NUMBER

1 LOT NUMBER

PREPARED BY:

AECOM
7595 Technology Way, Suite 300
Denver, Colorado 80237
Ph. 303-694-2770

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

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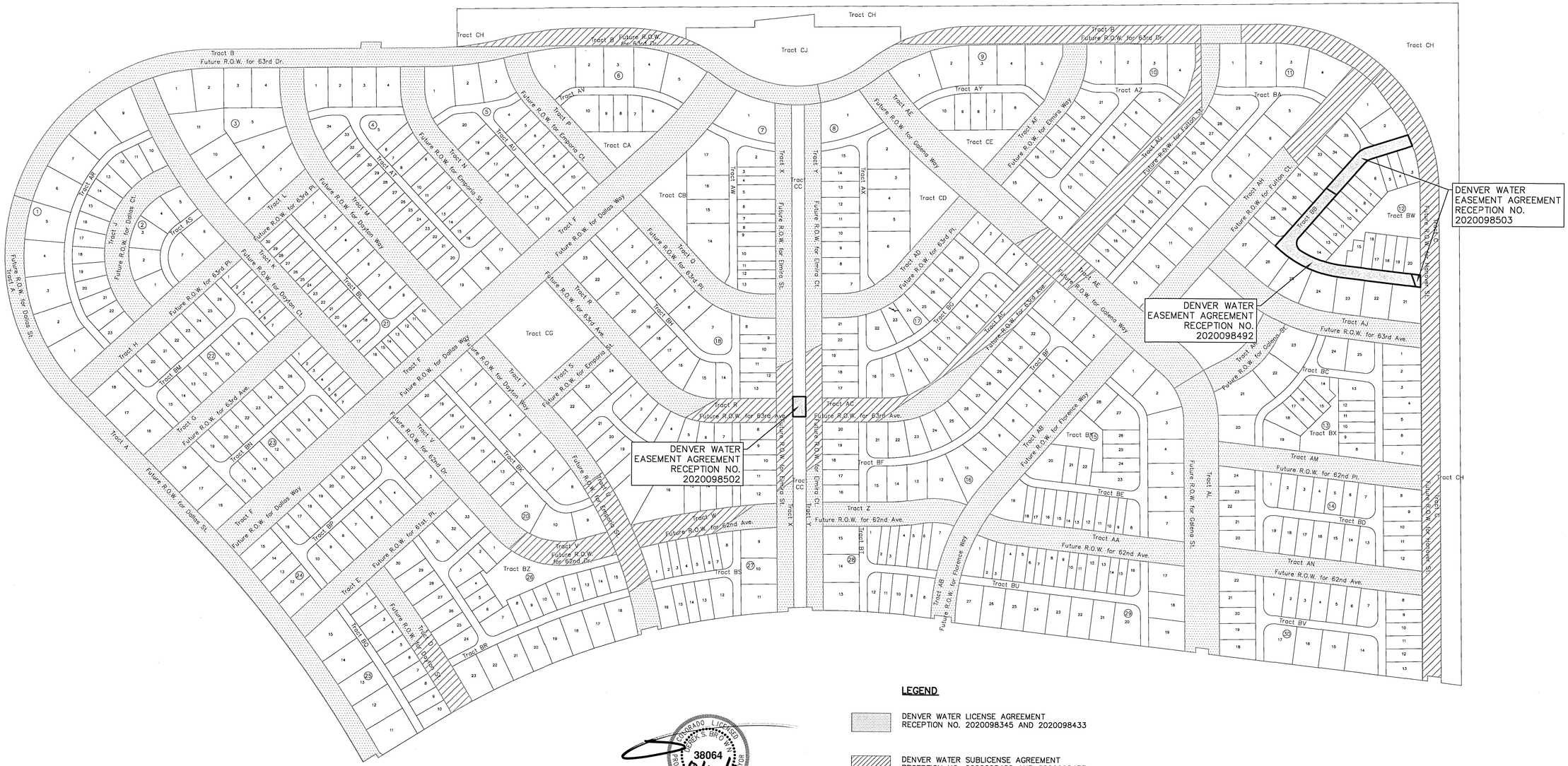
2018PM0000450

CENTRAL PARK FILING NO. 57

A PART OF THE NORTH HALF 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 9 (LICENSE/EASEMENT AGREEMENTS)



LEGEND

DENVER WATER LICENSE AGREEMENT
RECEPTION NO. 2020098345 AND 2020098433

DENVER WATER SUBLICENSE AGREEMENT
RECEPTION NO. 2020098400 AND 2020098433
INTERGOVERNMENTAL LICENSE AGREEMENT AMENDMENT
RECEPTION NO. 2020098416 AND 2020098484

NOTE:
License Agreements and Easement Agreements within Future Right-Of-Way will terminate upon dedication to the City and County of Denver.

COLORADO LICENSED
38064
DEREK S. BROWN
PROFESSIONAL LAND SURVEYOR
8/18/20

FOR AND ON BEHALF OF AECOM

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

PREPARED BY:
AECOM
7595 Technology Way
Suite 200
Denver, Colorado 80237
Ph. 303-694-2770

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SHEET 9 of 9

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