

C.P. BEDROCK FILING NO. 5

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT C.P. BEDROCK, LLC., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO RIGHT-OF-WAY SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 21 BEARS SOUTH 00°00'12" EAST, A DISTANCE OF 2656.51 FEET:

THENCE, SOUTH 02°43'31" WEST, A DISTANCE OF 1260.34 FEET TO THE WESTERLY RIGHT-OF-WAY OF TOWER ROAD AS DESCRIBED IN RECEPTION NO. 2004109866, BEING THE TRUE POINT OF BEGINNING.

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID TOWER RD., SOUTH 00°00'12" EAST, A DISTANCE OF 122.00 FEET:

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY OF SAID TOWER ROAD ALONG A NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.27 FEET WITH A CHORD BEARING NORTH 45°00'12" WEST A DISTANCE OF 35.36 FEET:

THENCE TANGENT TO SAID CURVE, SOUTH 89°59'48" WEST, A DISTANCE OF 505.25 FEET TO THE EASTERLY RIGHT-OF-WAY OF YAMPA ST. AS SHOWN ON THE PLAT OF C.P. BEDROCK FILING NO. 2, RECEPTION NO. 2008126679:

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID YAMPA ST., NORTH 00°11'53" WEST, A DISTANCE OF 72.00 FEET:

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY OF SAID YAMPA ST., NORTH 89°59'48" EAST, A DISTANCE OF 505.49 FEET:

THENCE ALONG A TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.27 FEET WITH A CHORD BEARING NORTH 44°59'48" EAST, A DISTANCE OF 35.36 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID TOWER RD., BEING THE TRUE POINT OF BEGINNING:

CONTAINING 0.88 ACRES (38454 SQ. FT.), MORE OR LESS.

ALL REFERENCES ARE TO THE DENVER COUNTY CLERK AND RECORDER'S OFFICE.

UNDER THE NAME AND STYLE OF C.P. BEDROCK FILING NO. 5, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE AVENUE SHOWN HEREON AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

OWNER

C.P. BEDROCK LLC
BY: TICKLY BENDER DEVELOPMENT LLC, ITS MANAGER

BY: Christopher S. Flagg 2-7-2017
SIGNATURE DATE

NAME: CHRISTOPHER S. FLAGG TITLE: VICE PRESIDENT

STATE OF NEW YORK)
COUNTY New York) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7

DAY OF February, 2017, BY Christopher Flagg, AS Vice President
OF TICKLY BENDER DEVELOPMENT LLC, MANAGER OF C.P. BEDROCK LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

Melissa J. Flagg
Notary Public, State of New York
No. 015822455
Qualified in New York
Commission Expires April 14, 2018

MY COMMISSION EXPIRES _____

Melissa J. Flagg 224 12th Ave NY, NY 10001
NOTARY PUBLIC ADDRESS

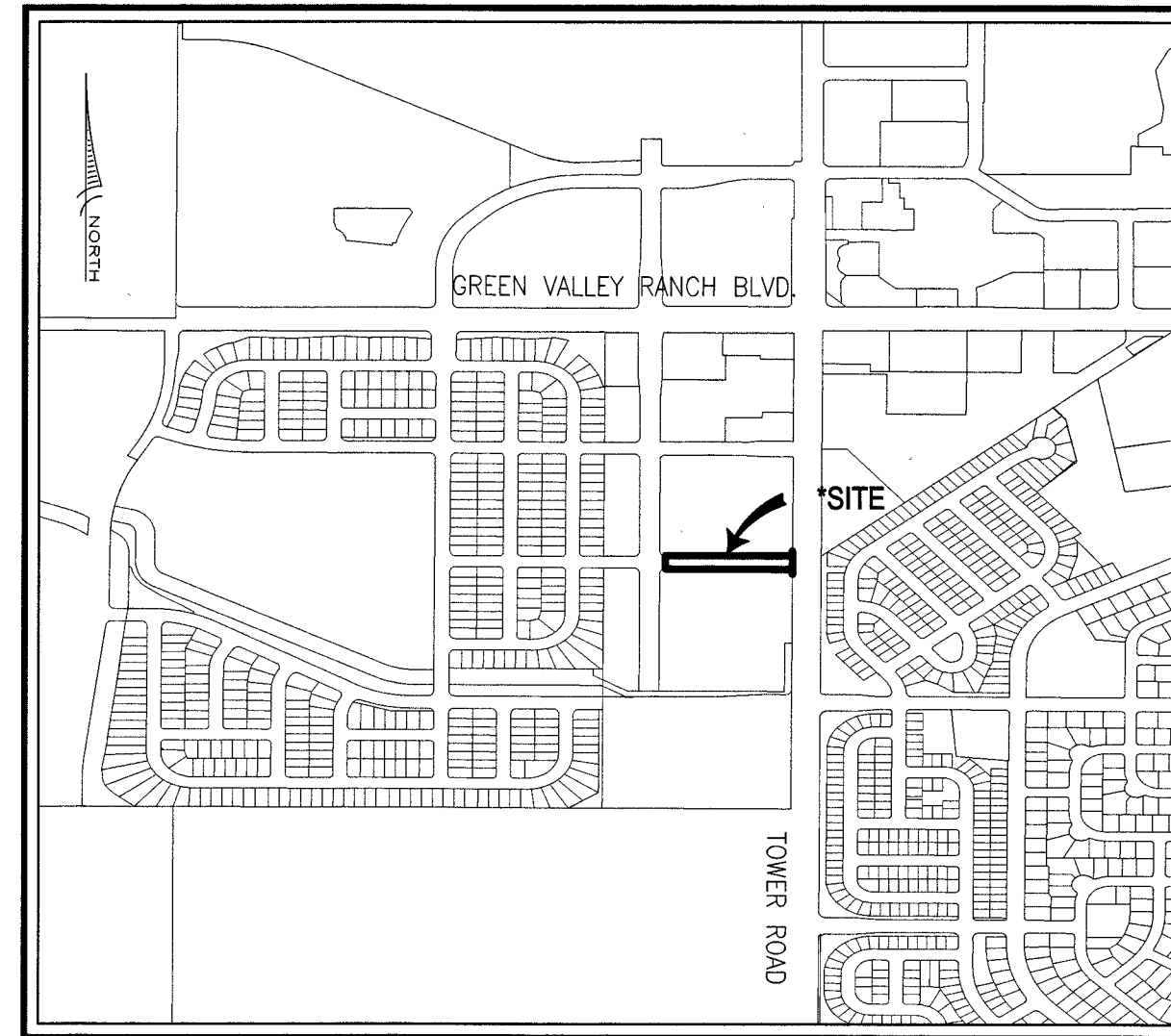
TITLE EXCEPTIONS

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER ABJ70500620.1-5 WITH AN EFFECTIVE DATE OF JANUARY 20, 2017 AT 5:00 A.M.

SCHEDULE B-2 EXCEPTIONS

- 15.) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED NOVEMBER 16, 2004, UNDER RECEPTION NO. 2004236788
- 21.) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED SEPTEMBER 22, 2006 UNDER RECEPTION NO. 2006152617
- 31.) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED AUGUST 10, 2015 UNDER RECEPTION NO. 2015110799 AS AMENDED BY EASEMENT AGREEMENT AMENDMENT RECORDED NOVEMBER 09, 2016, UNDER RECEPTION NO. 2016156652

VICINITY MAP



SCALE: 1" = 1000' US SURVEY FEET

GENERAL NOTES

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND NOTED BELOW, WITH THE LINE BETWEEN BEARING SOUTH 00° 00' 12" EAST, AS DESCRIBED ON THE PLAT OF CP BEDROCK FILING NO. 2 (RECEPTION NO. 2008126679). EAST QUARTER CORNER, SECTION 21: 3" BRASS CAP STAMPED "CITY OF AURORA, 2009, PLS23527" IN MONUMENT BOX NORTHEAST CORNER, SECTION 21: 3" ALUMINUM CAP STAMPED "LS 13155" IN MONUMENT BOX
- 2.) STATUTE OF LIMITATIONS DISCLOSURE REQUIRED PER 12-80-105, C.R.S.: 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 THE CERTIFICATION SHOWN HEREON.
- 3.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT (DEFINED AS ANY LAND BOUNDARY MONUMENT ESTABLISHED ON THE GROUND BY A CADASTRAL SURVEY OF THE UNITED STATES GOVERNMENT AND ANY MINERAL SURVEY MONUMENT ESTABLISHED BY A UNITED STATES MINERAL SURVEYOR AND MADE A PART OF THE UNITED STATES PUBLIC LAND RECORDS) OR ANY LAND SURVEY CORNER WHICH CONTROLS THE LOCATION OF THE BOUNDARIES OF A TRACT OR PARCEL OF LAND, EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S. (18-4-508, C.R.S.)
- 4.) OIL, GAS, COAL, MINERAL, WATER, DITCH, RESERVOIR, GEOTHERMAL, AVIGATION, GRAZING OR OTHER RIGHTS, AS WELL AS DEVELOPMENT, ZONING, LEASE, FIRE DISTRICT OR OTHER RESTRICTIONS, BOTH RECORDED AND UNRECORDED, MAY AFFECT THIS PROPERTY AND NOT BE PLOTTABLE GRAPHICALLY HEREON.
- 5.) ALL USERS OF THIS SURVEY ARE HEREBY NOTIFIED THAT THIS SURVEY IN NO WAY CONSTITUTES A TITLE SEARCH BY FORESIGHT WEST SURVEYING INC FOR DETERMINATION OF (A) RIGHT OF TITLE, (B) CHAIN OF TITLE/ABSTRACT, (C) THE HISTORICAL COMPATIBILITY OF ALL DESCRIPTIONS OF THIS PROPERTY WITH ALL DESCRIPTIONS OF ADJOINING PROPERTIES AND (D) EASEMENTS, RIGHTS-OF-WAY AND OTHER INSTRUMENTS OF RECORD THAT MAY IMPACT TITLE TO THIS PROPERTY. ADDITIONALLY, UNWRITTEN RIGHTS TO THIS PROPERTY MAY EXIST WHICH ARE UNKNOWN TO THIS FIRM.
- 6.) FOR ALL INFORMATION REGARDING RIGHT TO TITLE AND EASEMENTS, RIGHTS-OF-WAY OR OTHER TITLE BURDENS AFFECTING SUCH RIGHT TO TITLE TO THIS PROPERTY, FORESIGHT WEST SURVEYING, INC. RELIED UPON A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER ABJ70500620.1-5, WITH AN EFFECTIVE DATE OF JANUARY 20, 2017 AT 5:00 A.M.
- 7.) LINEAL UNIT OF MEASURE USED IN THIS SURVEY: U.S. SURVEY FOOT
- 8.) LOT/BLOCK MONUMENTATION TO BE SET PER STATE STATUTE AND CITY AND COUNTY OF DENVER SUBDIVISION REGULATIONS AND ALL PERMANENT RANGE POINTS TO BE SET AFTER CONSTRUCTION OF RIGHT-OF-WAY PER CITY STANDARDS.

ATTORNEYS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES, TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE NAMED DEDICATORS THIS 16th DAY OF February, 2017 O'CLOCK 2 P.M., FREE AND CLEAR OF ENCUMBRANCES.

Kristin Bronson
ATTORNEY FOR THE CITY AND COUNTY OF DENVER
Barbara
ASSISTANT CITY ATTORNEY

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.

Randy Auserman 2/16/2017
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:
J. M. Gungo 2/16/17
EXECUTIVE DIRECTOR OF PUBLIC WORKS DATE

APPROVED BY THE PLANNING AND DEVELOPMENT OFFICE:
C. P. Flagg 2.15.17
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:
Harvey Hayes 2/15/17
EXECUTIVE DIRECTOR OF PARKS AND RECREATION 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 _____ A.D., 20_____

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)
CITY AND COUNTY OF DENVER) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., _____, 2016, AND RECORDED AT RECEPTION NUMBER _____.

CLERK AND RECORDER

BY: _____
DEPUTY CLERK AND RECORDER

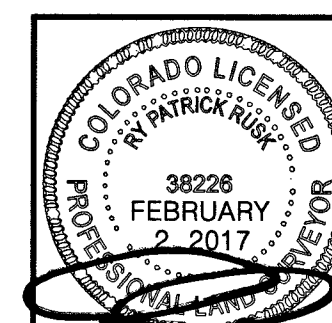
FEE: _____

SURVEYOR'S CERTIFICATE

I, RY PATRICK RUSK, DO 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 DENVER, AND THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS, AND THAT ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

DATE

RY PATRICK RUSK
PLS NO. 38226
FORESIGHT WEST SURVEYING, INC.
4955 IRIS STREET, DENVER, CO 80033
RRUSK@FORESIGHTWEST.COM
303.901.0479



Revision	Date
1	10.05.16
2	11.28.16
3	12.19.16
4	01.30.17
5	01.31.17

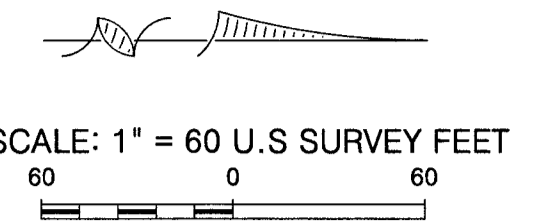
Surveyed: June 2016

FWS FORESIGHT WEST SURVEYING INC.

4955 Iris Street
Wheat Ridge, Colorado 80033
303.504.4440

C.P. BEDROCK FILING NO. 5

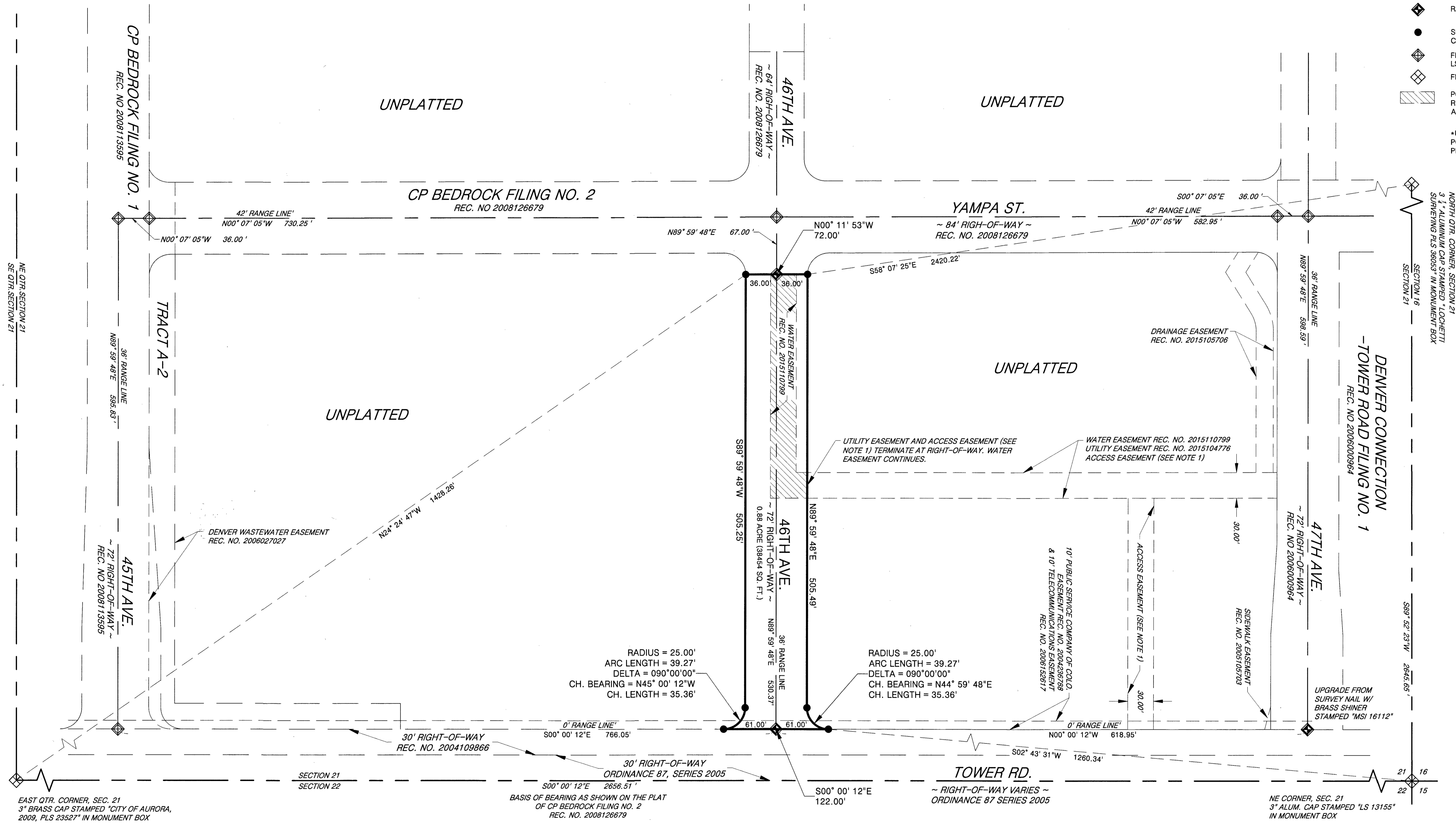
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO



LEGEND

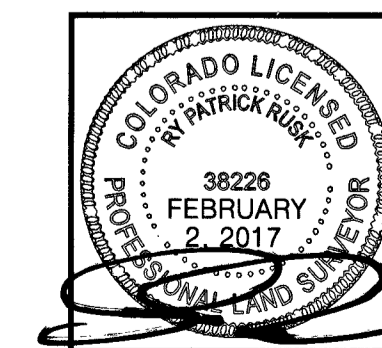
- RANGE POINT
- SET #5 REBAR W/ YELLOW PLASTIC CAP STAMPED "FWS PLS 38226"
- FND. #5 REBAR W/ 1 1/2" ALUMINUM CAP STAMPED "AZTEC LS 36567" IN RANGE BOX UNLESS OTHERWISE NOTED
- FND. PLSS CORNER
- PORTION OF WATER EASEMENT TO BE RELINQUISHED PER EASEMENT AGREEMENT AMENDMENT, REC. NO. 2016156652

*UNLESS OTHERWISE NOTED PERMANENT RANGE POINTS TO BE SET AFTER CONSTRUCTION OF ROADS PER CITY AND COUNTY OF DENVER STANDARDS



NOTES

- 1.) ACCESS EASEMENT CREATED BY THIS FIRM FOR C.P. BEDROCK. DID NOT APPEAR IN TITLE WORK. UNKNOWN IF THIS DOCUMENT HAS BEEN RECORDED. NOT INTENDED TO BE DEDICATED PER THIS PLAT.



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1	10.05.16
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