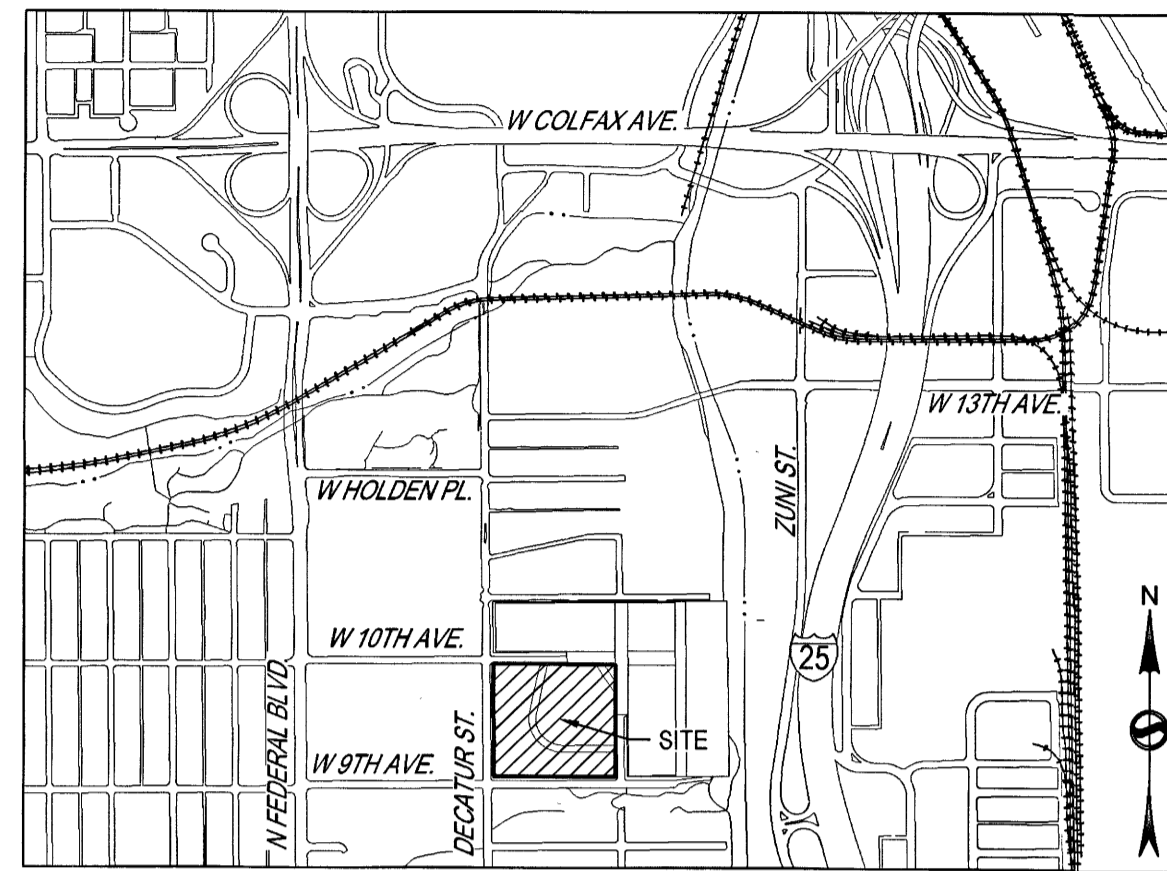


# SUN VALLEY HOMES FOURTH FILING

A RESUBDIVISION OF PORTIONS OF SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8) AND SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12)  
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 2



VICINITY MAP  
SCALE: 1"=1000'

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS DENVER HOUSING LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO THREE LOTS ON TWO BLOCKS AND FIVE TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8), RECORDED APRIL 9, 1952 IN BOOK 21 AT PAGE 8 AT RECEPTION NO. 76315 AND A PORTION OF SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12) RECORDED MARCH 13, 1956 IN BOOK 23 AT PAGE 4 AT RECEPTION NO. 93449 IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF WEST 10TH AVENUE AND DECATUR STREET FROM WHENCE THE RANGE POINT AT VACATED WEST MULBERRY AVENUE AND DECATUR STREET BEARS SOUTH 00°32'53" EAST 325.91 FEET AND ON WHICH ALL BEARINGS HEREIN ARE BASED;

THENCE SOUTH 45°26'03" EAST A DISTANCE OF 56.68 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12) AND THE POINT OF BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF WEST 10TH AVENUE AND EAST RIGHT-OF-WAY OF DECATUR STREET;

THENCE NORTH 89°40'48" EAST, ALONG SAID SOUTH RIGHT-OF-WAY OF WEST 10TH AVENUE, A DISTANCE OF 375.13 FEET TO A POINT;

THENCE SOUTH 00°39'50" EAST A DISTANCE OF 5.52 FEET TO A POINT;

THENCE NORTH 89°45'08" EAST A DISTANCE OF 250.18 FEET TO A POINT;

THENCE SOUTH 00°33'24" EAST A DISTANCE OF 250.49 FEET TO A POINT ON THE SOUTH LINE OF SAID SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8);

THENCE SOUTH 89°43'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 0.30 FEET TO A POINT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF VACATED WEST MULBERRY PLACE AND THE WEST RIGHT-OF-WAY LINE OF BRYANT STREET;

THENCE SOUTH 00°33'30" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF BRYANT STREET, A DISTANCE OF 326.20 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 9TH AVENUE;

THENCE SOUTH 89°43'30" WEST, ALONG SAID NORTH RIGHT-OF-WAY OF WEST 9TH AVENUE, A DISTANCE OF 625.16 FEET TO A POINT AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF DECATUR STREET;

THENCE NORTH 00°32'21" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF DECATUR STREET, A DISTANCE OF 306.28 FEET TO A POINT;

THENCE NORTH 00°32'53" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF DECATUR STREET, A DISTANCE OF 285.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 368,870 SQUARE FEET OR 8.47 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF SUN VALLEY HOMES FOURTH FILING, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE EASEMENTS STATED IN THE PLAT NOTES.

**OWNER:**

DENVER HOUSING LLC, A COLORADO LIMITED LIABILITY COMPANY,

BY: THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER, COLORADO, A PUBLIC BODY CORPORATE AND POLITIC UNDER THE LAWS OF THE STATE OF COLORADO, ITS SOLE MEMBER

BY: Nichole Ford 12-28-2023  
DATE

Nichole Ford, CEO, for Joshua Crawley, Interim CEO  
PRINTED NAME

**NOTARY CERTIFICATE:**

STATE OF Colorado

COUNTY OF Denver

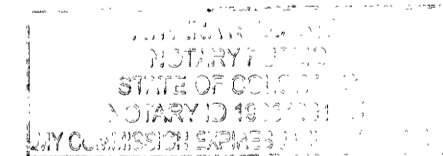
THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 29th DAY OF December, 2023 BY Nichole Ford, CEO for Joshua Crawley, Interim CEO

MY COMMISSION EXPIRES: Jan. 30, 2024

WITNESS MY HAND AND SEAL:

[Signature]

NOTARY PUBLIC



**NOTES:**

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEY SYSTEMS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, SURVEY SYSTEMS RELIED UPON TITLE COMMITMENT ORDER NO. ABD70784050-15, ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF NOVEMBER 29, 2023.
- 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 18.75 FOOT RANGE LINE WEST OF BLOCK B, SOUTH FAIRVIEW, IN DECATUR STREET BETWEEN 11TH AVE AND 10TH AVE, AS MONUMENTED BY AN ILLEGIBLE 2" ALUMINUM CAP IN A RANGE BOX AT THE NORTH END AND BY AN ILLEGIBLE 1 1/2" ALUMINUM CAP IN RANGE BOX AT THE SOUTH END, AND BEARS SOUTH 00°31'40" EAST.
- THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- GROSS LAND AREA: THE GROSS LAND AREA THIS PARCEL IS 368,870 SQUARE FEET OR 8.47 ACRES±.
- SUN VALLEY HOMES FOURTH FILING HAS 3 LOTS ON 2 BLOCKS AND 5 TRACTS.
- RIGHT OF ACCESS FOR EMERGENCY SERVICES ON AND ACROSS ALL PLATTED PROPERTY FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES IS HEREBY GRANTED.
- THE FOLLOWING DOCUMENTS REPORTED IN THE COMMITMENT FOR TITLE INSURANCE REFLECTED IN NOTE 1 EITHER DO NOT AFFECT THE SURVEYED PROPERTY, ARE BLANKET IN NATURE, DO NOT CONTAIN DESCRIPTIONS AND WERE NOT PLOTTED, OR WERE NOT SHOWN HEREON.
  - EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE DECATUR FEDERAL GENERAL DEVELOPMENT PLAN RECORDED JULY 03, 2014 UNDER RECEPTION NO. 2014079610.
  - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUN VALLEY REDEVELOPMENT INFRASTRUCTURE MASTER PLAN RECORDED JANUARY 13, 2022 UNDEP RECEPTION NO. 2022006015.
  - ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SUN VALLEY DENVER GENERAL IMPROVEMENT DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 01, 2022, UNDER RECEPTION NO. 2022115659.
  - ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SUN VALLEY HOMES URBAN REDEVELOPMENT AREA, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 07, 2022, UNDER RECEPTION NO. 2022129045.
  - ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SUN VALLEY HOMES PROPERTY TAX INCREMENT AREA AND SALES TAX INCREMENT AREA, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 07, 2022, UNDER RECEPTION NO. 2022129045.
  - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 20220938, SERIES OF 2022, RECORDED OCTOBER 07, 2022 UNDER RECEPTION NO. 2022129046.
  - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF REDEVELOPMENT AGREEMENT FOR SUN VALLEY HOMES PROJECT RECORDED JUNE 13, 2023 UNDER RECEPTION NO. 2023055458.
  - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN USE COVENANTS RECORDED JUNE 13, 2023 UNDER RECEPTION NO. 2023055459.
  - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUN VALLEY IMP DEVELOPMENT AGREEMENT RECORDED AUGUST 17, 2023 UNDER RECEPTION NO. 2023078799.
- AN ACCESS EASEMENT FOR MUNICIPAL SERVICES PROVIDED BY THE CITY AND COUNTY OF DENVER IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER ON AND ACROSS ALL PRIVATE DRIVES WITHIN THE PLATTED PROPERTY.
- TRACTS A, B, C, D AND E ARE FOR FUTURE RIGHTS-OF-WAY AND ASSOCIATED INFRASTRUCTURE THEREIN AND SHALL BE OWNED AND MAINTAINED BY THE OWNER UNLESS AND UNTIL SUCH RIGHTS-OF-WAY ARE ACCEPTED BY THE CITY AND COUNTY OF DENVER AND CONVEYED BY FEE TITLE OR PERMANENT EASEMENT TO THE CITY AND COUNTY OF DENVER IN A SEPARATE DOCUMENT IN ACCORDANCE WITH THE SUN VALLEY IMP DEVELOPMENT AGREEMENT BETWEEN THE CITY AND COUNTY OF DENVER, DENVER HOUSING LLC, AND THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER, COLORADO, RECORDED IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER ON AUGUST 17, 2023 AT RECEPTION NO. 2023078799.
- OWNER DECLARES AND GRANTS FOR THE BENEFIT OF THE OWNER OF EACH LOT AND THE OWNERS' RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, GRANTEEES AND MORTGAGEES, AND THEIR RESPECTIVE TENANTS, SUBTENANTS AND ALL PERSONS WHO NOW OR HEREAFTER OWN OR HOLD ANY POSSESSORY INTEREST WITHIN EACH LOT, AND THE CONCESSIONAIRES, AGENTS, EMPLOYEES, CUSTOMERS, VISITORS, CONTRACTORS, LICENSEES, LESSEES AND INVITEES OF ANY THEM, AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT UPON, OVER AND ACROSS THOSE DRIVEWAYS AND ACCESSWAYS LEGALLY DESCRIBED AS TRACTS A, B, C, D, AND E, TO WHICH ANY LOT IS CONTIGUOUS, FOR THE PURPOSE OF PROVIDING EACH OWNER OF A LOT WITH PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS TO AND FROM A LOT AND ALL PUBLIC RIGHTS OF WAY THAT MAY BE ACCESSED FROM THE BOUNDARIES OF THE PROPERTY IN THIS SUBDIVISION NOW OR IN THE FUTURE. THIS NON-EXCLUSIVE EASEMENT OR ANY PORTION THEREOF SHALL AUTOMATICALLY TERMINATE AND BE RELINQUISHED UPON DEDICATION OF THAT PORTION OF TRACTS A, B, C, D, AND E BY THE CITY AND COUNTY OF DENVER AS RIGHT-OF-WAY. ANY PORTION OF THE NON-EXCLUSIVE EASEMENT OVER TRACTS A, B, C, D, AND E NOT SO DEDICATED AS RIGHT-OF-WAY SHALL REMAIN IN FULL FORCE AND EFFECT.
- ACCESS RIGHT NECESSARY FOR THE INSTALLATION AND MAINTENANCE OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION AND POSTAL FACILITIES, OR FACILITIES TO BE CONSTRUCTED ON BEHALF OF THE METRO WASTEWATER RECLAMATION DISTRICT, WITHIN FUTURE RIGHTS-OF-WAY PRIOR TO THE DEDICATION SHALL BE LICENSED BY THE OWNER.

**CITY ATTORNEY'S CERTIFICATION:**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE OF THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE TRACTS, AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATORS

THIS 18th DAY OF January A.D. 2024 AT 5:00 O'CLOCK, P.M.

FREE AND CLEAR OF ENCUMBRANCES EXCEPT THOSE AS SHOWN AND LISTED HEREIN.

Kerry Tipper  
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

[Signature]  
ASSISTANT CITY ATTORNEY DATE

**SURVEYOR'S CERTIFICATION:**

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.

DATE OF PLAT OR MAP:

12/28/2023  
[Signature]  
CHARLES KELLER HARTOG, PLS 38684  
FOR AND ON BEHALF OF  
SURVEY SYSTEMS INC.

**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] 1/17/2024  
CITY ENGINEER DATE

APPROVED BY EXECUTIVE DIRECTOR OF DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE:

[Signature] 17 Jan 2024  
EXECUTIVE DIRECTOR OF DEPARTMENT  
TRANSPORTATION & INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

[Signature] 12.28.2023  
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING  
AND DEVELOPMENT DATE

APPROVED THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

[Signature] 1/23/24  
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

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

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY \_\_\_\_\_  
DEPUTY CLERK AND RECORDER

**CLERK & RECORDER'S CERTIFICATION:**

STATE OF COLORADO )  
)SS  
CITY AND COUNTY OF DENVER )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_, AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_

CLERK AND RECORDER

BY \_\_\_\_\_ DEPUTY

FEE \_\_\_\_\_

**SURVEY SYSTEMS**  
A Professional Land Surveying Company  
P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123  
Info@SurveySystems.net www.SurveySystemsInc.com  
A Service-Disabled Veteran-Owned Small Business SDVOSB | SBE

ISSUE DATE: 12/19/2023  
SHEET NO.  
**1**  
1 OF 2

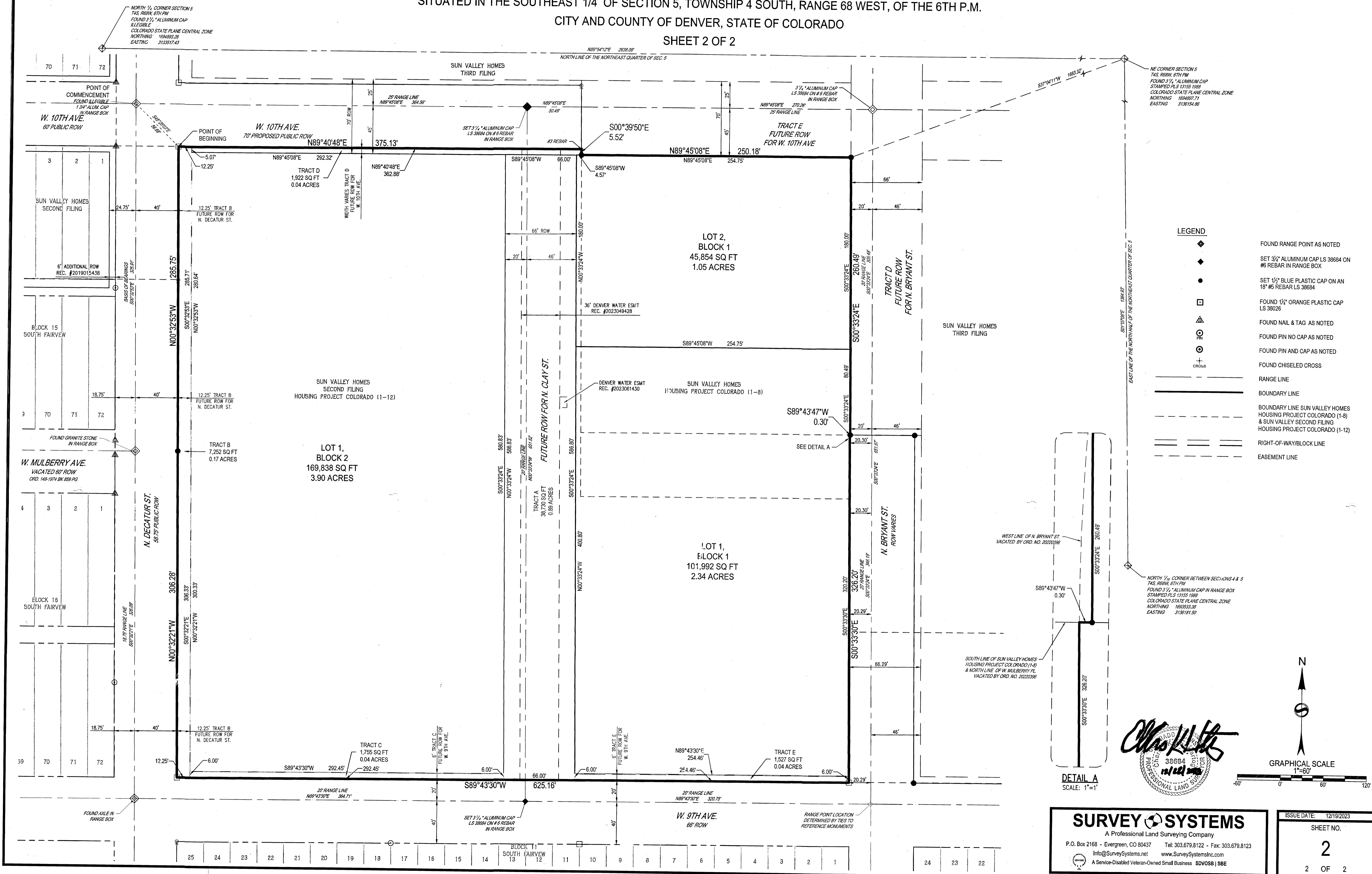
# SUN VALLEY HOMES FOURTH FILING

A RESUBDIVISION OF PORTIONS OF SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8) AND SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12)

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH P.M.

CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 2 OF 2



**SURVEY SYSTEMS**  
A Professional Land Surveying Company  
P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123  
Info@SurveySystems.net www.SurveySystemsInc.com  
A Service-Disabled Veteran-Owned Small Business SDVOSB | SBE

ISSUE DATE: 12/19/2023  
SHEET NO.  
**2**  
2 OF 2