

40th AND YORK STREET SUBDIVISION

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY & COUNTY OF DENVER, COLORADO

SHEET 1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE REGIONAL TRANSPORTATION DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS AND LOTS, AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE TRACTS OF LAND DESCRIBED AT RECEPTION NO. 2011126787 RECORDED NOVEMBER 8, 2011 AND RECEPTION NO. 2011081982 RECORDED JULY 28, 2011, BOTH IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24 (A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "COLO. DEPT. OF TRANSPORTATION T3S R68W S23 1/4 S24 1994 PLS 23521"), WHENCE THE NORTHWEST CORNER OF SAID SECTION 24 (A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "LS 13155") BEARS N00°08'49"E A DISTANCE OF 2647.24 FEET (BASIS OF BEARING - ASSUMED);

THENCE S01°16'44"E A DISTANCE OF 1263.04 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. 2011126787, AND THE POINT OF BEGINNING;

THENCE N00°04'56"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, COINCIDENT WITH THE WESTERLY LINE OF SAID TRACT OF LAND AND COINCIDENT WITH THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. 2011081982, A DISTANCE OF 383.56 FEET;

THENCE THE FOLLOWING THREE (3) COURSES COINCIDENT WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. 2011081982 AND THE NORTHERLY LINE OF PARCEL NO. EC-28B-REV1, AS DESCRIBED AT SAID RECEPTION NO. 2011126787:

- 1) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 10.00 FEET, A CHORD BEARING S44°52'12"E A DISTANCE OF 14.14 FEET, AND AN ARC DISTANCE OF 15.71 FEET;
- 2) S89°52'12"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 211.84 FEET;
- 3) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 68°31'39", A RADIUS OF 10.00 FEET, A CHORD BEARING N55°51'59"E A DISTANCE OF 11.26 FEET, AND AN ARC DISTANCE OF 11.96 FEET;

THENCE N21°36'10"E, COINCIDENT WITH SAID NORTHERLY LINE OF SAID PARCEL NO. EC-28B-REV1 AND THE NORTHWESTERLY LINE OF PARCEL NO. EC-28A-REV1 AS DESCRIBED AT SAID RECEPTION NO. 2011126787, TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 95.01 FEET, TO THE EASTERLY LINE OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. 2011126787;

THENCE S00°04'56"W COINCIDENT WITH SAID EASTERLY LINE A DISTANCE OF 432.59 FEET TO THE SOUTHERLY LINE OF PARCEL NO. EC-28A AS DESCRIBED AT SAID RECEPTION NO. 2011126787;

THENCE COINCIDENT WITH SAID SOUTHERLY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) S81°43'27"W A DISTANCE OF 13.52 FEET;
- 2) S76°09'01"W A DISTANCE OF 45.25 FEET;
- 3) S81°24'52"W A DISTANCE OF 42.42 FEET;
- 4) S88°28'15"W A DISTANCE OF 49.39 FEET;
- 5) N88°29'21"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 48.55 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 2°02'22", A RADIUS OF 480.00 FEET, A CHORD BEARING OF S19°16'52"W A DISTANCE OF 17.09 FEET, AND AN ARC DISTANCE OF 17.09 FEET;

THENCE N89°51'35"W NON-TANGENT WITH THE LAST DESCRIBED CURVE, COINCIDENT WITH THE SOUTHERLY LINE OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. 2011126787 A DISTANCE OF 63.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 97,065 SQUARE FEET, (2.228 Acres), MORE OR LESS.

UNDER THE NAME AND STYLE OF 40th AND YORK STREET SUBDIVISION AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS AND AVENUES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER SUCH PUBLIC UTILITIES EASEMENTS AS SHOWN.

OWNER:

REGIONAL TRANSPORTATION DISTRICT, a political subdivision of the State of Colorado

BY: Henry Stopplecamp AS ASSISTANT GENERAL MANAGER

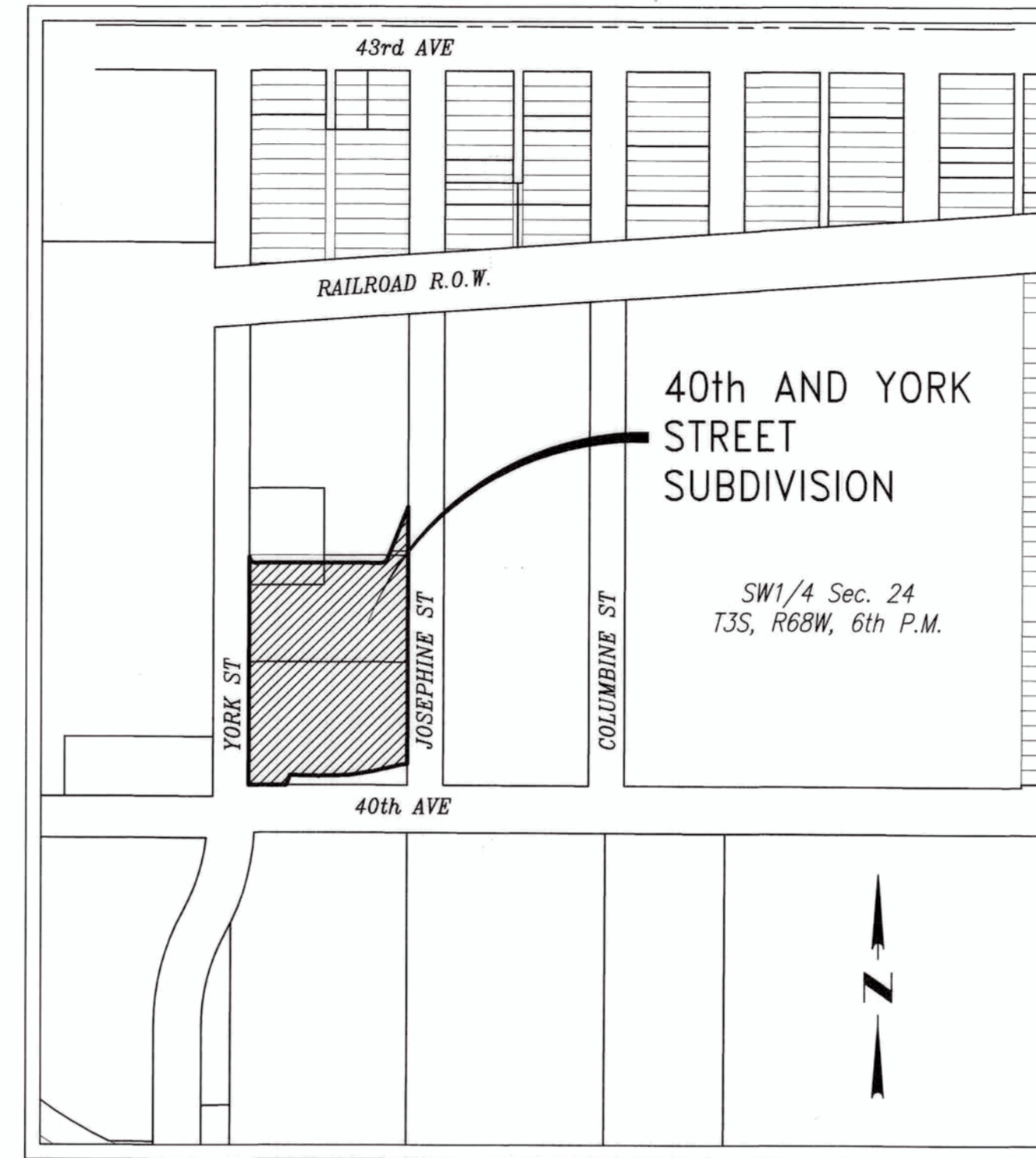
STATE OF COLORADO)
COUNTY OF DENVER)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF JANUARY, 2017

MY COMMISSION EXPIRES 09/23/2019

Janet A. Huhm
NOTARY PUBLIC
4716 E. 129th Place
Denver, CO 80241

JANET A. HUHMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114062236
COMMISSION EXPIRES SEPTEMBER 23, 2015



VICINITY MAP
SCALE: 1"=250'

GENERAL NOTES:

1) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JACOBS ENGINEERING GROUP INC. TO DETERMINE OWNERSHIP OF EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORD, JACOBS ENGINEERING GROUP INC. RELIED UPON COMMITMENT NUMBER 597-F0420114-122-AH1, AMENDMENT NO. 5 DATED DECEMBER 8, 2016 AT 7:00 A.M. PREPARED AND ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, DEEDS OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT.

EXCEPTIONS

- #1-8: STANDARD EXCEPTIONS.
- #9: ITEM DELETED
- #10: ITEM DELETED
- #11: WATER RIGHTS, CLAIMS OF TITLE TO WATER. NOT PLOTTABLE.
- #12: ITEM DELETED
- #13: ITEM DELETED
- #14: ITEM DELETED

#15: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE TEMPORARY EASEMENT FOR RIGHT-OF-WAY AREA AS SET FORTH BELOW:
RECORDING DATE: NOVEMBER 8, 2012
RECORDING NO. 2012153444. TEMPORARY CONSTRUCTION EASEMENT GRANTED TO THE CITY AND COUNTY OF DENVER BY THE REGIONAL TRANSPORTATION DISTRICT. NOT SHOWN AS EASEMENT TERMINATES UPON RECORDATION OF THIS PLAT.

#16: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE TEMPORARY EASEMENT FOR RIGHT-OF-WAY AREA AS SET FORTH BELOW:
RECORDING DATE: OCTOBER 7, 2013
RECORDING NO.: 2013147847. TEMPORARY CONSTRUCTION EASEMENT GRANTED TO THE CITY AND COUNTY OF DENVER BY THE REGIONAL TRANSPORTATION DISTRICT. NOT SHOWN AS EASEMENT TERMINATES UPON RECORDATION OF THIS PLAT.

2) BASIS OF BEARING FOR THIS SURVEY IS THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN. SAID LINE BEARS N00°08'49"E A DISTANCE OF 2647.24 FEET (ASSUMED) AND IS MONUMENTED AS SHOWN ON THIS SURVEY PLAT.

3) A RIGHT OF ACCESS IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.

4) TEN-FOOT-WIDE NON-EXCLUSIVE EASEMENT ALONG LOT LINES ADJACENT TO STREETS, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC FACILITIES.

5) THE UNITS USED ON THIS PLAT ARE U.S. SURVEY FEET.

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; THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS; THAT ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED; AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

KENNETH W. CARLSON, PLS 24942
FOR AND ON BEHALF OF JACOBS ENGINEERING GROUP INC.

Kenneth W. Carlson
1/20/17

STATUTE OF LIMITATIONS:

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.

CITY ATTORNEY'S CERTIFICATE:

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 DEDICATOR THIS 4th DAY OF JANUARY, A.D. 2017 AT 2:18 O'CLOCK PM FREE AND CLEAR OF ENCUMBRANCES, EXCEPT AS SHOWN.

Kristin M. Bronson BY:

Kristin M. Bronson

ATTORNEY FOR THE CITY AND COUNTY OF DENVER

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.

Lesley B. Norman

CITY ENGINEER

1-6-17
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:

[Signature]

EXECUTIVE DIRECTOR OF PUBLIC WORKS

1-6-17
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

[Signature]

EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

1/5/2017
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

Happy Hagans

EXECUTIVE DIRECTOR OF PARKS AND RECREATION

1-5-17
DATE

CITY COUNCIL CERTIFICATE:

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

WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____, A.D. 201__.

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

BY: _____ DEPUTY CLERK AND RECORDER

CLERK AND RECORDER'S CERTIFICATE:

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. 201__.

RECEPTION NO. _____

CLERK AND RECORDER

BY: _____ DEPUTY CLERK AND RECORDER

FEE: _____

SUMMARY:

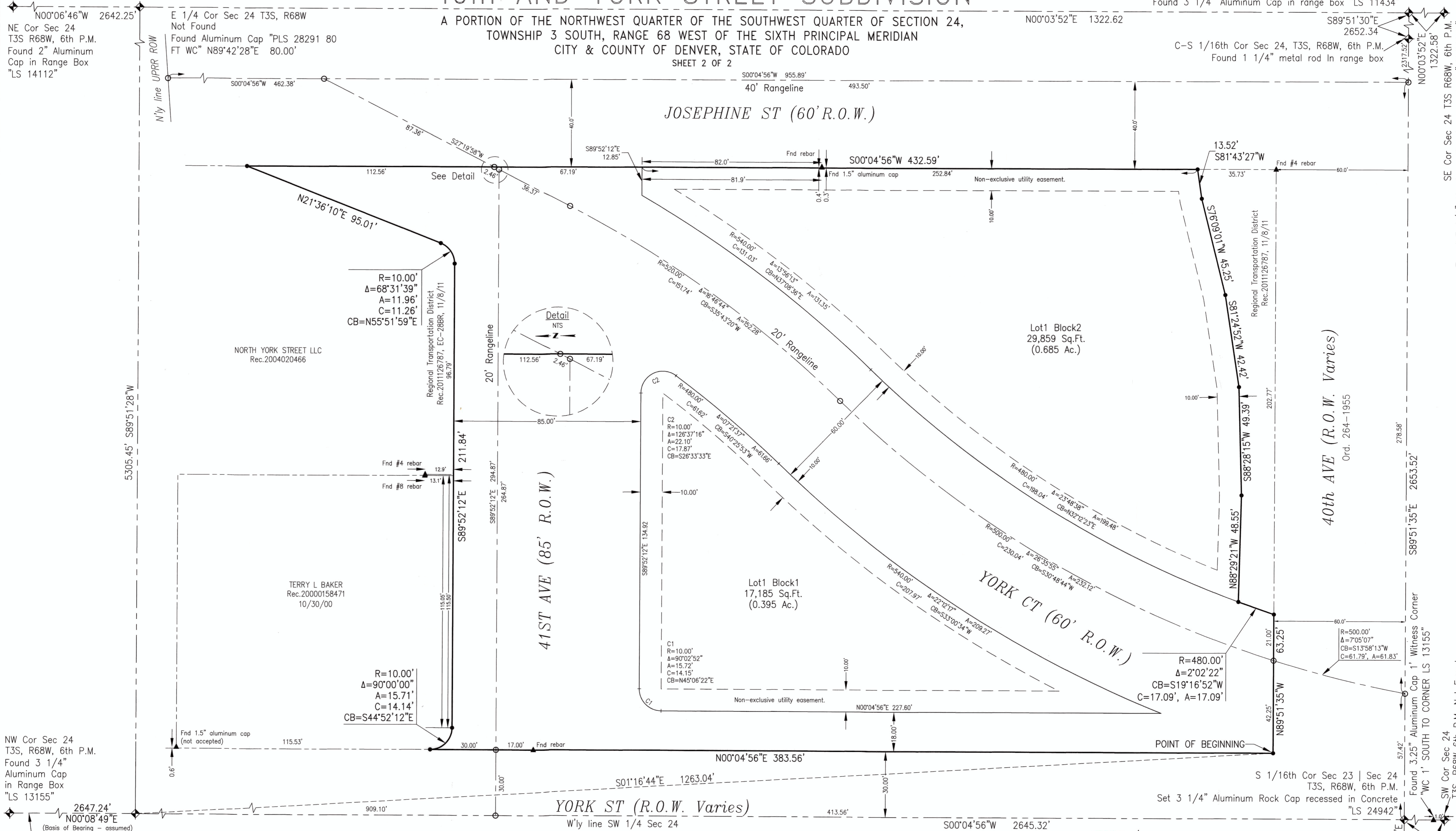
LOT AREA (2 LOTS) 47,044 SQ. FT. (1.080 ACRES ±)
DEDICATED RIGHT-OF-WAY 50,021 SQ. FT. (1.148 ACRES ±)
TOTAL 97,065 SQ. FT. (2.228 ACRES ±)

JACOBS PROJECT NO.	W007419
CLIENT PROJECT NO.	072123
REVISION DESCRIPTION	
DRAWN	JA/RRR (DATE 12/14/2016) SCALE None
JACOBS	
707 17th Street, Suite 2400, Denver CO 80202 303 733-4600 fax 303 733-4608	
THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS FOR THE PROJECT INDICATED ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS SHALL BE AT THE SOLE RISK OF THE USER.	
FasTracks NW1/4SW1/4 Section 24 Township 3 South, Range 68 West, 6th P.M.	
TITLE: 40th AND YORK STREET SUBDIVISION City and County of Denver, Colorado	
REVISION:	DRAWING NO. 40th&YorkSub.dwg SHEET NO. 1 of 2

40th AND YORK STREET SUBDIVISION

S 1/16th Cor Sec 24 R68W/Sec 19 R67W T3S, 6th P.M.
Found 3 1/4" Aluminum Cap in range box "LS 11434"

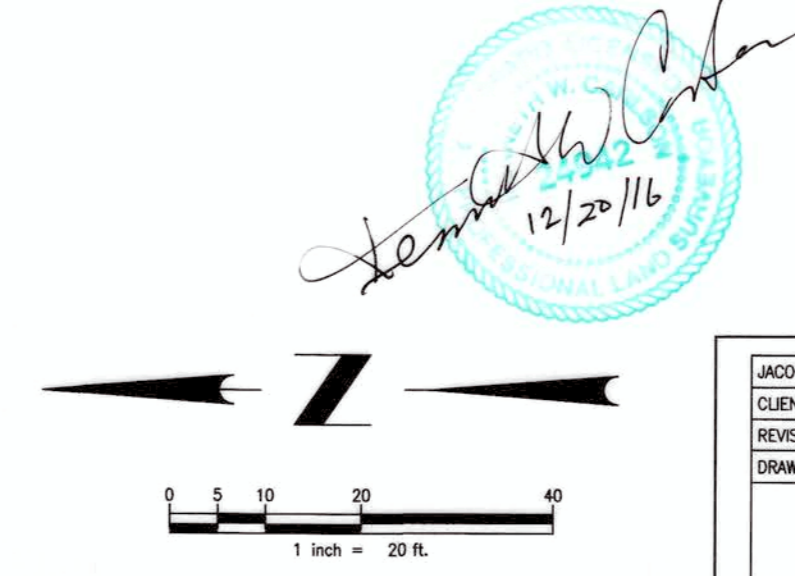
A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY & COUNTY OF DENVER, STATE OF COLORADO
SHEET 2 OF 2



POINT OF COMMENCEMENT
W 1/4 Cor Sec 24
T3S, R68W, 6th P.M.
Found 3 1/4" Aluminum Cap
in Range Box, "PLS 23521"

- LEGEND:**
- ◆ ALIQUOT CORNER AS DESCRIBED
 - ▲ FOUND MONUMENT AS DESCRIBED
 - SET 18" #5 REBAR WITH 1-1/2" PLASTIC CAP LS 24942
 - SET 30" #6 REBAR WITH 2-1/2" ALUMINUM CAP IN RANGE BOX RANGE POINT TO BE SET BY LICENSED PROFESSIONAL SURVEYOR UPON COMPLETION OF STREET CONSTRUCTION.
 - ALIQUOT LINE
 - - - RANGE LINE
 - SUBDIVISION LINE
 - LOT LINE
 - - - PROPERTY LINE
 - - - EASEMENT LINE
 - - - TIE

- ABBREVIATIONS:**
- | | | | |
|--------|----------------|--------|--------------------|
| A | Arc | P. M. | Principal Meridian |
| C | Chord distance | R. | Radius |
| CB | Chord bearing | R.O.W. | Right-of-way |
| C(No.) | Curve number | S | South |
| Cor | Corner | Sec | Section |
| E | East | Sq.Ft. | Square Feet |
| N | North | U.S. | United States |
| No. # | Number | W | West |
| NTS | Not to scale | | |



JACOBS PROJECT NO.	W007416
CLIENT PROJECT NO.	071210
REVISION DESCRIPTION	
DRAWN	jpm/jak/RRR [DATE 12/14/2016] SCALE 1"=20'
JACOBS	
707 17th Street, Suite 2400, Denver CO 80202 <small>(900) 660-0000</small>	
<small>THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS FOR THE PROJECT INDICATED AND RELIES ON INFORMATION PROVIDED BY THE CLIENT. THE USER SHALL BE AT THE SOLE RISK OF THE USER.</small>	

FasTracks	
NW1/4SW1/4 Section 24 Township 3 South, Range 68 West, 6th P.M.	
40th AND YORK STREET SUBDIVISION City and County of Denver, Colorado	
REVISION:	DRAWING NO. 40th&YorkSub.dwg
TITLE:	SHEET NO. 2 of 2

SE Cor Sec 24 T3S R68W, 6th P.M.
Found 3 1/4" Aluminum Cap in range box "LS 11434"

SW Cor Sec 24 T3S, R68W 6th P.M. Not Found

S 1/16th Cor Sec 23 T3S, R68W, 6th P.M.
Found 3.25" Aluminum Cap 1" Witness Corner
"WC 1" SOUTH TO CORNER LS 13155"

C-S 1/16 Cor Sec 23 T3S, R68W 6th P.M.
Found chiseled X on Stone