

STAPLETON FILING NO. 53

A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION:

Know all men by these presents that 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 owner, 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 Southeast Quarter of Section 26, 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 Southeast Corner of said Section 26; thence South 89°39'23" West, along the southerly line of said Southeast Quarter of Section 26, a distance of 903.50 feet to a southerly corner of Parcel A-1 described at Reception Number 2016130303 in the Clerk and Recorder's Office of said City and County of Denver and the **POINT OF BEGINNING**;

thence South 89°39'23" West, along said southerly line of the Southeast Quarter of Section 26, a distance of 1064.87 feet to the easterly right-of-way line of Havana Way as described in Ordinance 127, Series of 1954 and recorded in Book 7504 at Page 176 in said Clerk and Recorder's Office;

thence along said easterly right-of-way line of Havana Way as described in Ordinance 127, Series of 1954 and recorded in Book 7504 at Page 176 the following two (2) courses:

1. North 00°17'27" West a distance of 445.95 feet to a point of curve;
2. along the arc of a curve to the left having a radius of 724.10 feet, a central angle of 4°11'07", on an arc length of 52.89 feet and whose chord bears North 2°23'01" West a distance of 52.88 feet to a southerly corner of said Parcel A-1 described at Reception Number 2016130303 and a point of non-tangent curve;

thence along the southerly line of said Parcel A-1 described at Reception Number 2016130303 the following eight (8) courses:

1. along the arc of a curve to the right having a radius of 293.00 feet, a central angle of 19°04'48", an arc length of 97.57 feet and whose chord bears North 23°32'30" East a distance of 97.12 feet;
2. North 33°04'54" East a distance of 52.57 feet;
3. South 56°55'06" East a distance of 789.47 feet;
4. South 33°04'54" West a distance of 23.00 feet;
5. South 56°55'06" East a distance of 76.00 feet;
6. North 33°04'54" East a distance of 23.00 feet;
7. South 56°55'06" East a distance of 80.45 feet to a point of curve;
8. along the arc of a curve to the left having a radius of 1224.00 feet, a central angle of 11°03'53", an arc length of 236.37 feet and whose chord bears South 62°27'02" East a distance of 236.01 feet to the **POINT OF BEGINNING**.

Containing 340,178 square feet or 7.809 acres, more or less.

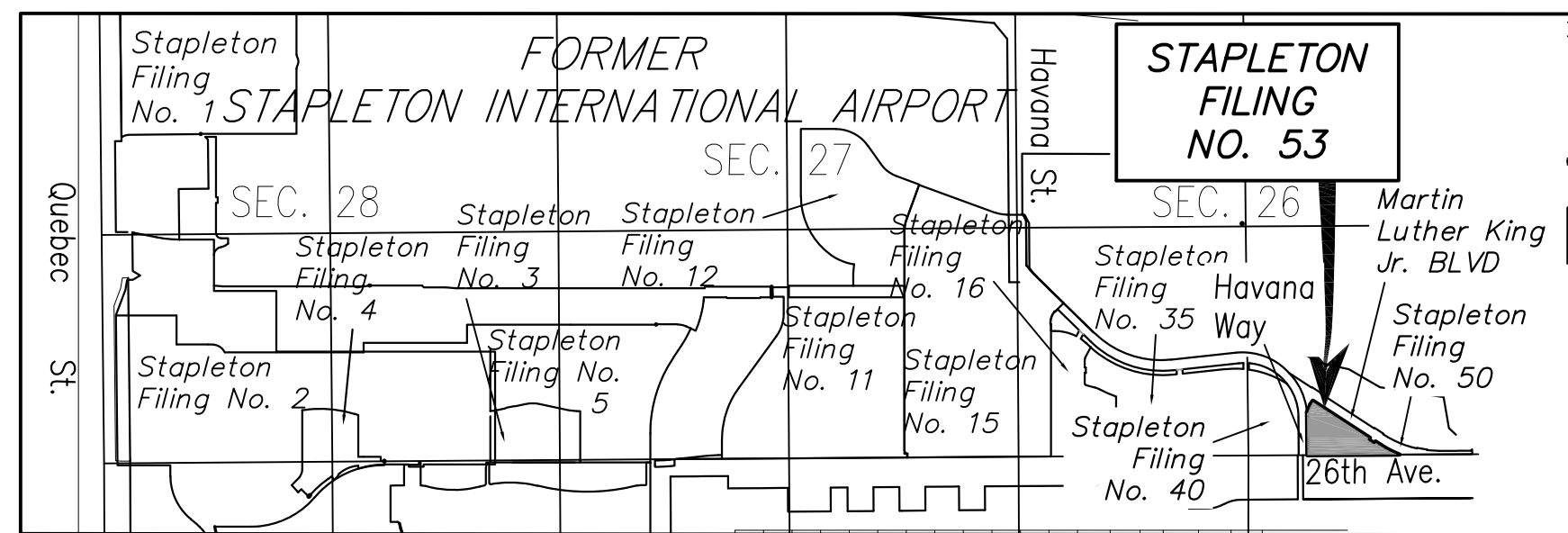
Under the name and style of STAPLETON FILING NO. 53.

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 southerly line of the Southeast Quarter of Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North 89°39'23" East based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The South Quarter corner of said Section 26 is a found 3-1/4" aluminum cap in a monument box Stamped: URS CORP PLS 20683. The Southeast corner of said Section 26 is a found 3" brass cap in a monument box Stamped: City of Aurora 16419.
3. BENCHMARK: NGS 320B: Found City and County of Denver (CCD) brass cap on the northwest corner of the intersection of Central Park Blvd. and Montview Blvd. in turn island, 2.4' west of west flowline, 18.6' north of north flowline. Elevation = 5322.50' (NGS Data Sheet) NAVD 88. A temporary site benchmark is marked by a 1.5" Aluminum Cap on the intersection of Havana Way and Moline St. Elevation = 5346.83 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, according to the Flood Insurance Rate Map, Map Number 0800460113H, Map Revised: November 20, 2013. No field surveying was performed to determine this zone.
 - 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
S 1/4 Corner Sec. 26, T. 3 S., R. 67 W., 6th P.M.	1700432.396	3180978.546
SE Corner Sec. 26, T. 3 S., R. 67 W., 6th P.M.	1700448.338	3183636.372

8. There are 2 Blocks, 23 Lots, and 3 Tracts in Stapleton Filing No. 53.
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 ("FDA") executed for Stapleton Filing No. 53.
10. Tracts A is 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. Tract B 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. This tract will be owned and maintained by the Park Creek Metropolitan District or the Master Community Association, Inc.
12. Tract C will be used for recreational purposes, pedestrian access, service lines, utilities and localized drainage. The owners and residents of the lots immediately adjacent to this tract, and their successors, are hereby granted a continued right of access and use of the tract as provided herein. These tract will be privately owned and maintained either by a community association not yet created or by the owner(s) of the Tract.
13. 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.
14. 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.



VICINITY MAP
1"=2000'

NOTES CONTINUED:

15. 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.
16. 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.
17. 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.
18. 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.
19. Martin Luther King Jr. Blvd. (MLK) is an urban arterial with a forecast average daily traffic (ADT) volume of approximately 28,000 vehicles in 2040. Per analysis using Colorado Department of Transportation (CDOT) Noise Abatement Criteria, the 66 decibel (dBA) limit for the noise generated by this traffic will extend approximately 140 feet south of the southern limit of the east bound travel lane between Moline St. and Peoria St. and will extend outside the MLK right-of-way as shown on the Stapleton Filing No. 53 Plat. Owners, builders and buyers of property adjacent to the roadway are hereby made aware of this exterior noise condition. Any noise mitigation measures are at the mitigation measures are at the discretion of the future property owners.
20. This survey does not constitute a title search by AECOM to determine title or easements of record. Title Commitment Number No. 100-N0010722-010-102, Amendment No. 2 having an Effective Date of October 31, 2017 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.
21. 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 A24 at Page 58
B Ordinance 317, Series 1958	Book 8258 at Page 323
-Ordinance 370, Series 1958	Book 8273 at Page 60
C General Development Plan-South Area	2001043010
D Community Declaration	2001167472
-Adams County	C0867512
-Amended and Restated	2002086362
-Adams County	C0969147
-Supplemental Declaration	2007022702
-Supplemental Declaration	2017097440
E Effect of the Recording of Waivers	9900007217
F Ordinance 10, Series 1999	9900004124
G Amended and Restated Design and Architectural Declaration	2002249150
-Supplemental Declaration	2017097437
H Property Deed CCD-SDC	2017097435
-Quit Claim	2017097439
I Development Agreement	2004176011
-Agreement	2017097441

OWNER:

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

By: Tammi T. Holloway, Assistant Secretary

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2017,
By: Tammi T. Holloway, as Assistant Secretary of Park Creek Metropolitan District.

Witness my hand and official seal

My commission expires _____

Notary Public

OWNER:

City and County of Denver, a Colorado Municipal Corporation

By: Michael B. Hancock, Mayor

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2017,
By: Michael B. Hancock, as Mayor of the City of Denver.

Attest:

By: _____
Clerk and Recorder, Ex-Officio Clerk of
the City and County of Denver

Witness my hand and official seal

My commission expires _____

Notary Public

ACKNOWLEDGMENT:

Master Community Association, Inc., a Colorado Corporation

By: Brian Fennelly, President

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2017,
By: Brian Fennelly as President of Master Community Association Inc.

Witness my hand and official seal

My commission expires _____

Notary Public

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.

Attorney for the City and County of Denver

Assistant City Attorney

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.

PRELIMINARY

A. David Johnson, Professional Land Surveyor Date
Colorado P.L.S. No. 20683
For and on behalf of AECOM

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.

City Engineer

Date

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:

Executive Director of Public Works

Date

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

Executive Director of The Department of Community Planning and Development

Date

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION

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 _____, 2017.

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.,
_____, 2017, and recorded at Reception Number _____

Clerk and Recorder

by _____ Deputy

Fee _____

Preliminary

SHEET 1 OF 2

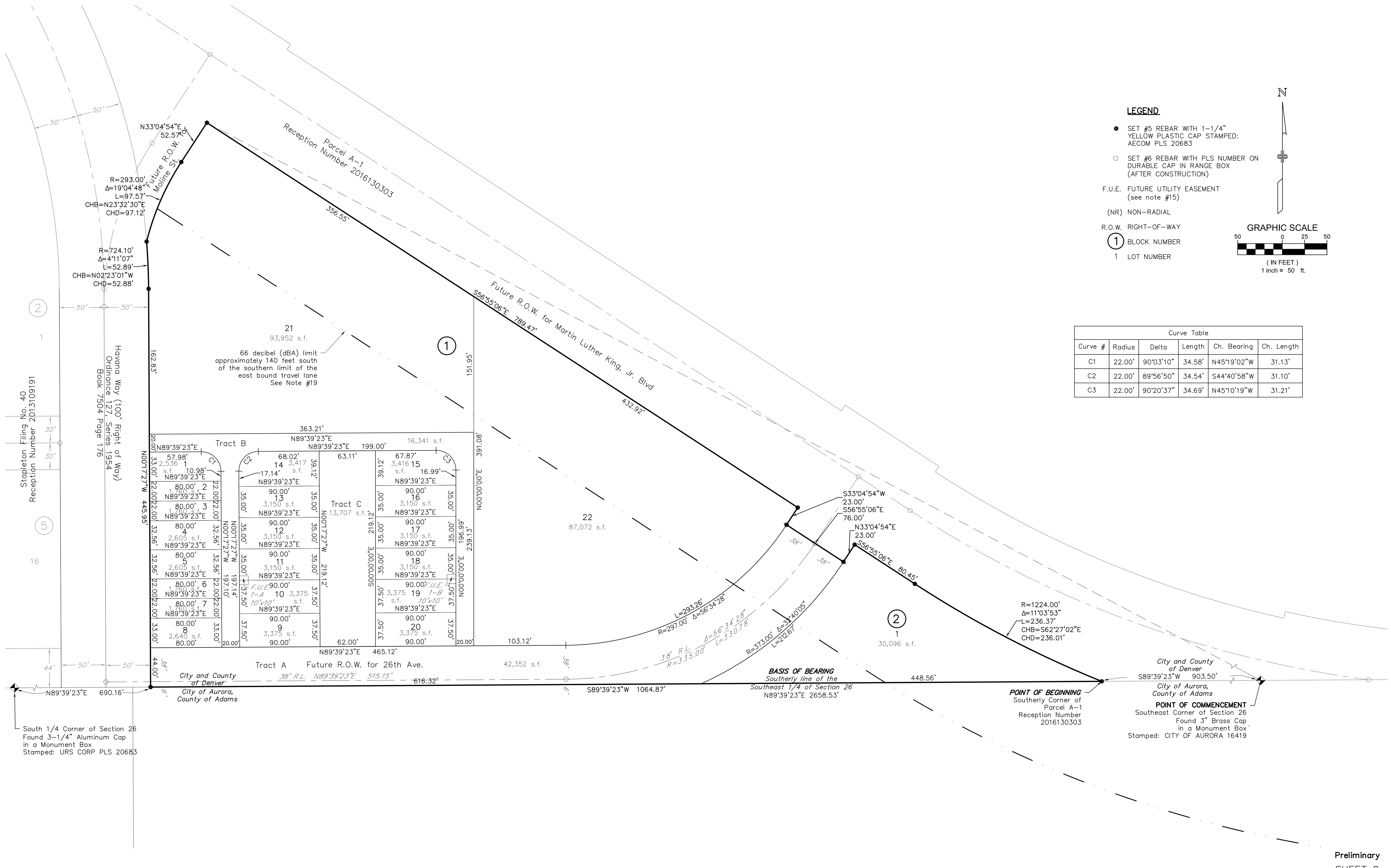
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CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 2 OF 2

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

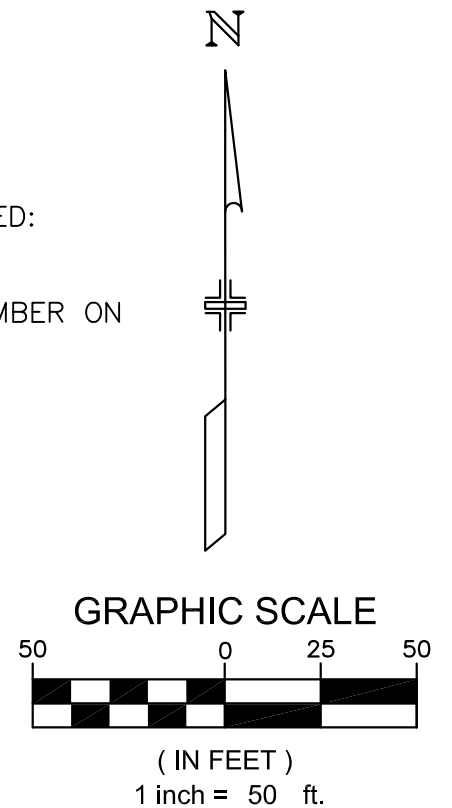
PREPARED BY:
AECOM
6200 S. Quebec St.
Greenwood Village,
CO 80120
Ph: 303-894-2770

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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 #15)
- (NR) NON-RADIAL
- R.O.W. RIGHT-OF-WAY
- ① BLOCK NUMBER
- 1 LOT NUMBER



Curve Table					
Curve #	Radius	Delta	Length	Ch. Bearing	Ch. Length
C1	22.00'	90°03'10"	34.58'	N45°19'02"W	31.13'
C2	22.00'	89°56'50"	34.54'	S44°40'58"W	31.10'
C3	22.00'	90°20'37"	34.69'	N45°10'19"W	31.21'