

STAPLETON FILING NO. 59

A PART OF THE SOUTHWEST QUARTER OF SECTION 15 AND A PART OF THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 1 OF 3

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 Southwest Quarter of Section 15 and a part of the Northwest Quarter of Section 22, 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 Northwest corner of said Section 22;
thence North 87°36'32" East a distance of 1342.64 feet to the northeast corner of Tract A (Future R.O.W. for Beeler Ct.), Stapleton Filing No. 56 recorded at Reception Number 2018138791 in the Clerk and Recorder's Office of said City and County of Denver and a point on the southwesterly line of Stapleton Filing No. 13 as recorded at Reception Number 2004204799 in said Clerk and Recorder's Office and the **POINT OF BEGINNING**;

- thence along said southwesterly line of Stapleton Filing No. 13 the following six (6) courses:
1. South 38°07'23" East a distance of 552.95 feet to a point of curve;
 2. along the arc of a curve to the left having a radius of 658.50 feet, a central angle of 52°25'00", an arc length of 602.42 feet and whose chord bears South 64°19'53" East a distance of 581.64 feet;
 3. North 89°27'36" East a distance of 88.92 feet to a point of curve;
 4. along the arc of a curve to the right having a radius of 15.00 feet, a central angle of 90°07'18", an arc length of 23.59 feet and whose chord bears South 45°28'45" East a distance of 21.24 feet;
 5. South 00°25'06" East a distance of 6.20 feet;
 6. North 89°34'54" East a distance of 84.00 feet to a point 249.00 feet west of the East line of said Northwest Quarter of Section 22;

thence South 00°25'06" East, parallel with and 249.00 feet west of said East line of the Northwest Quarter of Section 22, a distance of 96.73 feet;
thence South 05°41'48" East a distance of 131.43 feet to a point 263.00 feet west of said East line of the Northwest Quarter of Section 22;
thence South 00°25'06" East, parallel with and 263.00 feet west of said East line of the Northwest Quarter of Section 22, a distance of 216.32 feet;
thence South 89°34'54" West a distance of 55.00 feet;
thence North 00°25'06" West a distance of 5.00 feet;
thence North 11°54'44" West a distance of 9.86 feet;
thence North 75°10'43" West a distance of 9.97 feet;
thence North 90°00'00" West a distance of 1194.55 feet to the southeast corner of Tract A (Future R.O.W. for 46th Pl.), Stapleton Filing No. 39 recorded at Reception Number 2013008622 in said Clerk and Recorder's Office;

thence along the easterly and northerly lines of said Tract A (Future R.O.W. for 46th Pl.) the following two (2) courses:

1. North 00°00'00" East a distance of 68.00 feet to the northeast corner of said Tract A (Future R.O.W. for 46th Pl.);
2. North 90°00'00" West a distance of 5.00 feet to the southeast corner of Tract B (Future R.O.W. for Beeler Ct.) of said Stapleton Filing No. 39;

thence along the easterly line of said Tract B (Future R.O.W. for Beeler Ct.) the following three (3) courses:

1. North 78°41'24" West a distance of 9.82 feet;
2. North 11°18'36" West a distance of 9.82 feet;
3. North 00°00'00" East a distance of 5.00 feet to the northeast corner of said Tract B (Future R.O.W. for Beeler Ct.), also being the southeast corner of Tract B (Future R.O.W. for Beeler Ct.) of Stapleton Filing No. 55 recorded at Reception Number 2017147292 in said Clerk and Recorder's Office;

thence along the easterly line of said Tract B (Future R.O.W. for Beeler Ct.) of Stapleton Filing No. 55 the following three (3) courses:

1. North 00°00'00" East a distance of 414.63 feet;
2. North 11°18'36" East a distance of 9.82 feet;
3. North 78°41'24" East a distance of 9.82 feet to the northeast corner of said Tract B (Future R.O.W. for Beeler Ct.), also being a point on the southerly line of Tract A (Future R.O.W. for 47th Ave.) of said Stapleton Filing No. 55;

thence along the southerly and easterly lines of said Tract A (Future R.O.W. for 47th Ave.) the following six (6) courses:

1. North 90°00'00" East a distance of 4.95 feet;
2. North 00°00'00" East a distance of 68.00 feet;
3. North 90°00'00" West a distance of 4.95 feet;
4. North 78°41'24" West a distance of 9.82 feet;
5. North 11°18'36" West a distance of 9.82 feet;
6. North 00°00'00" East a distance of 4.95 feet to the most northerly northeast corner of said Tract A (Future R.O.W. for 47th Ave.), also being the southeast corner of said Tract A (Future R.O.W. for Beeler Ct.) of said Stapleton Filing No. 56;

thence along the easterly lines of said Tract A (Future R.O.W. for Beeler Ct.) of Stapleton Filing No. 56 the following three (3) courses:

1. North 00°00'00" East a distance of 249.00 feet to a point of curve;
2. along the arc of a curve to the right having a radius of 216.00 feet, a central angle of 51°52'37", an arc length of 195.57 feet and whose chord bears North 25°56'18" East a distance of 188.96 feet;
3. North 51°52'37" East a distance of 193.49 feet to the **POINT OF BEGINNING**.

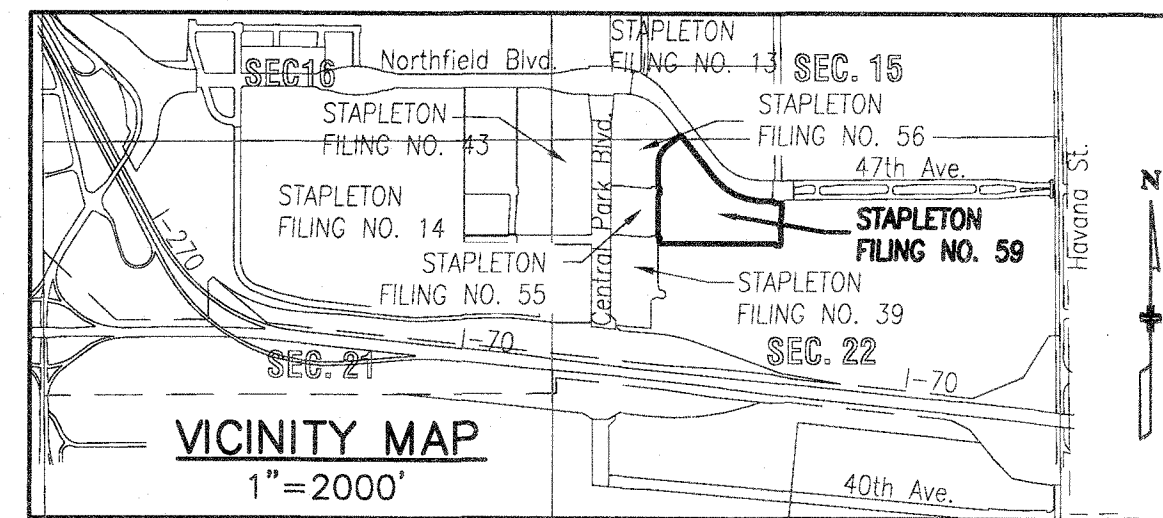
Containing 907,365 square feet or 20.830 acres, more or less.

Under the name and style of STAPLETON FILING NO. 59.

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 west line of the Northwest Quarter of Section 22, Township 3 South, Range 67 West of the Sixth Principal Meridian, said west line bearing North 00°15'53" West, based on NAD 83/92 Colorado State Plane Central Zone Coordinates and as marked by a found 3-1/4" aluminum cap stamped: AECOM PLS 20683 at the Northwest Corner of said Section 22 and by a found 2-1/2" aluminum cap Stamped: PLS 35597 at the West Quarter Corner of said Section 22.
3. BENCHMARK: A 1" brass survey monument stamped DWD LS30832 at the southeast corner of a storm sewer inlet 145 feet south of the southeast corner of the bridge over I-70. Elevation = 5275.63' 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 and Panel 94 of 300, Map Number 0800460094H, Map Revised November 20, 2013; Stapleton Filing No. 59 lies within the following floodplain zone designation:
 - 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
NW Cor. Sec. 22, T. 3 S., R. 67 W., 6th P.M.	1710969.357	3172949.225
North Quarter Corner Sec. 22, T. 3 S., R. 67 W., 6th P.M.	1710994.222	3175587.822
West Quarter Corner Sec. 22, T. 3 S., R. 67 W., 6th P.M.	1708319.310	3172961.466
Center of Sec. 22, T. 3 S., R. 67 W., 6th P.M.	1708342.896	3175607.163



NOTES:

8. There is 1 Block, 1 Lot and 2 Tracts in Stapleton Filing No. 59.
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 Stapleton Filing No. 59.
10. Tracts A and B 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 is conveyed and accepted by the City and County of Denver.
11. 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.
12. Certain infrastructure to support the development described in this plat will be constructed outside the plat boundaries. Off-plot easements and/or licenses for such infrastructure will be provided, as needed, by separate document.
13. 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.
14. 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.
15. 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.
16. 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.
17. This survey does not constitute a title search by AECOM to determine title or easements of record. Title Commitment File Number 100-N0020672-010-T02, Amendment No. 4 having an Commitment Date of July 22, 2019, prepared by Fidelity National Title Group was relied upon for all information regarding easements of record, rights-of-way, title of record and civil court actions of record.
18. 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.

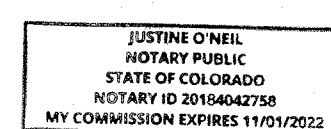
DESCRIPTION	RECEPTION NO.
A United States Patent	Book 25, Page 344
B Stapleton Redevelopment General Development Plan - North Area	2004157615
-Amendment No. 1	2007158161
-Amendment No. 2	2009093987
-Amendment No. 3	2012109675
C First Amended and Restated Community Declaration	2002086362
-First Amendment	2005217062
-Second Amendment	2007003744
-Supplemental Declaration	2004111299
-Supplemental Declaration	2017150802
-Supplemental Declaration	2007022702
D Amended and Restated Design and Architectural Declaration	2011028773
-Amended and Restated Design and Architectural Declaration	2004120465
-Supplemental Declaration	2017150798
E Development Agreement	2004176011
-Agreement	2017150801
F Property Deed	2017150796
-Quit Claim Deed	2017150800
G Property Deed	2004120463
-Quit Claim Deed	2004120467
H Declaration of Covenants, Conditions and Restrictions	9800076181
I License Agreement	2019072553
J Intergovernmental License Agreement	2001100014
-Note: Sublicense Agreement	2019072554
-Note: Intergovernmental License Agreement Amendment	2019072555

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 2nd day of August, 2019,
By: Tammi T. Holloway, as Assistant Secretary of Park Creek Metropolitan District.



Witness my hand and official seal

My commission expires 11/01/2022

Notary Public

OWNER:

FC Stapleton II, LLC, a Colorado Limited Liability Company
By: Stapleton Land, LLC, a Colorado Limited Liability Company, its Sole Member
By: Forest City Stapleton Land, LLC, a Colorado limited liability company, its Administrative Member

By: Ketan Patel, President and Secretary

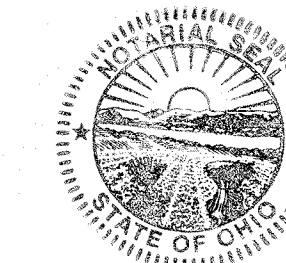
State of Ohio)
)SS
County of Cuyahoga)

The foregoing instrument was acknowledged before me this 21 day of August, 2019,
by Ketan Patel, as President and Secretary of Forest City Stapleton Land, LLC, Sole Member of Stapleton Land, LLC, Sole Member of FC Stapleton II, LLC, a Colorado limited liability company, on behalf of the company.

Witness my hand and official seal

My commission expires 8-15-2021

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. Branson
Attorney for the City and County of Denver

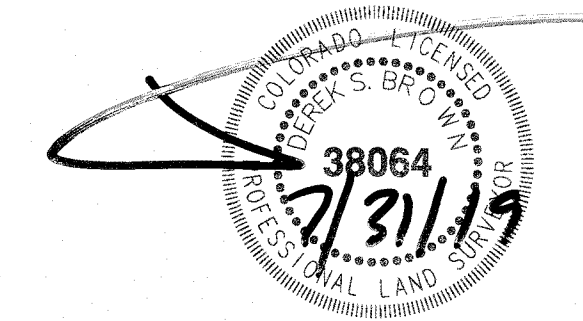
Assistant City Attorney

10-11-19
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.

Derek S. Brown, P.L.S. 38064
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 9-11-19

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:
Executive Director of Public Works
Date 9/8/19

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
Executive Director of the Department of Community Planning and Development
Date 9.6.19

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION
Executive Director of Parks and Recreation
Date 9/25/2019

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 _____, 2019.

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.,
_____ 2019, and recorded at Reception Number _____

Clerk and Recorder
by Deputy

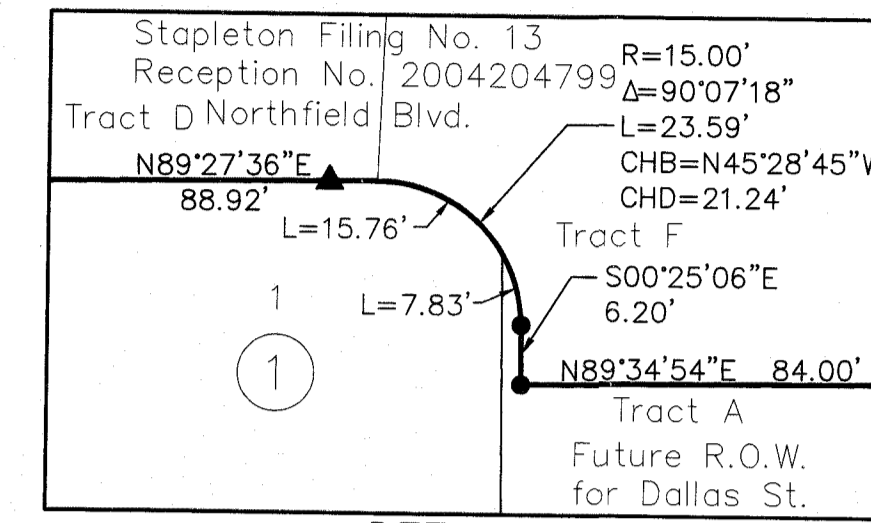
Fee

7450 EAST 29TH AVE.
DENVER, CO 80238
PARK CREEK METROPOLITAN DISTRICT

PREPARED BY:
AECOM
6200 S. Quebec St.
Greenwood Village,
CO 80120
Ph: 303-684-2770

STAPLETON FILING NO. 59

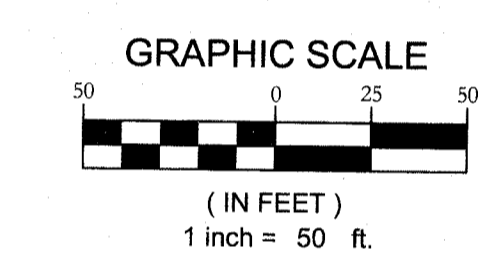
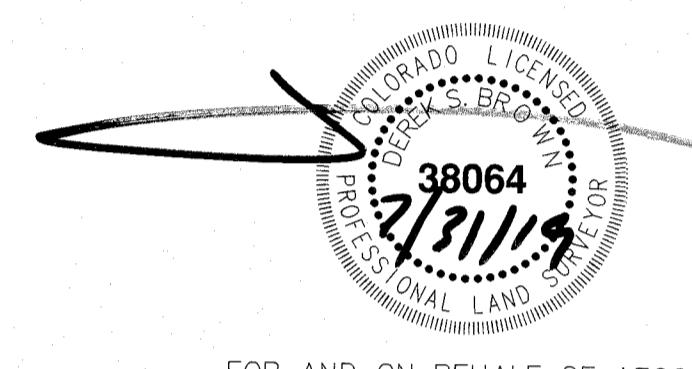
A PART OF THE SOUTHWEST QUARTER OF SECTION 15 AND A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 2 OF 3



DETAIL A
1"=20'

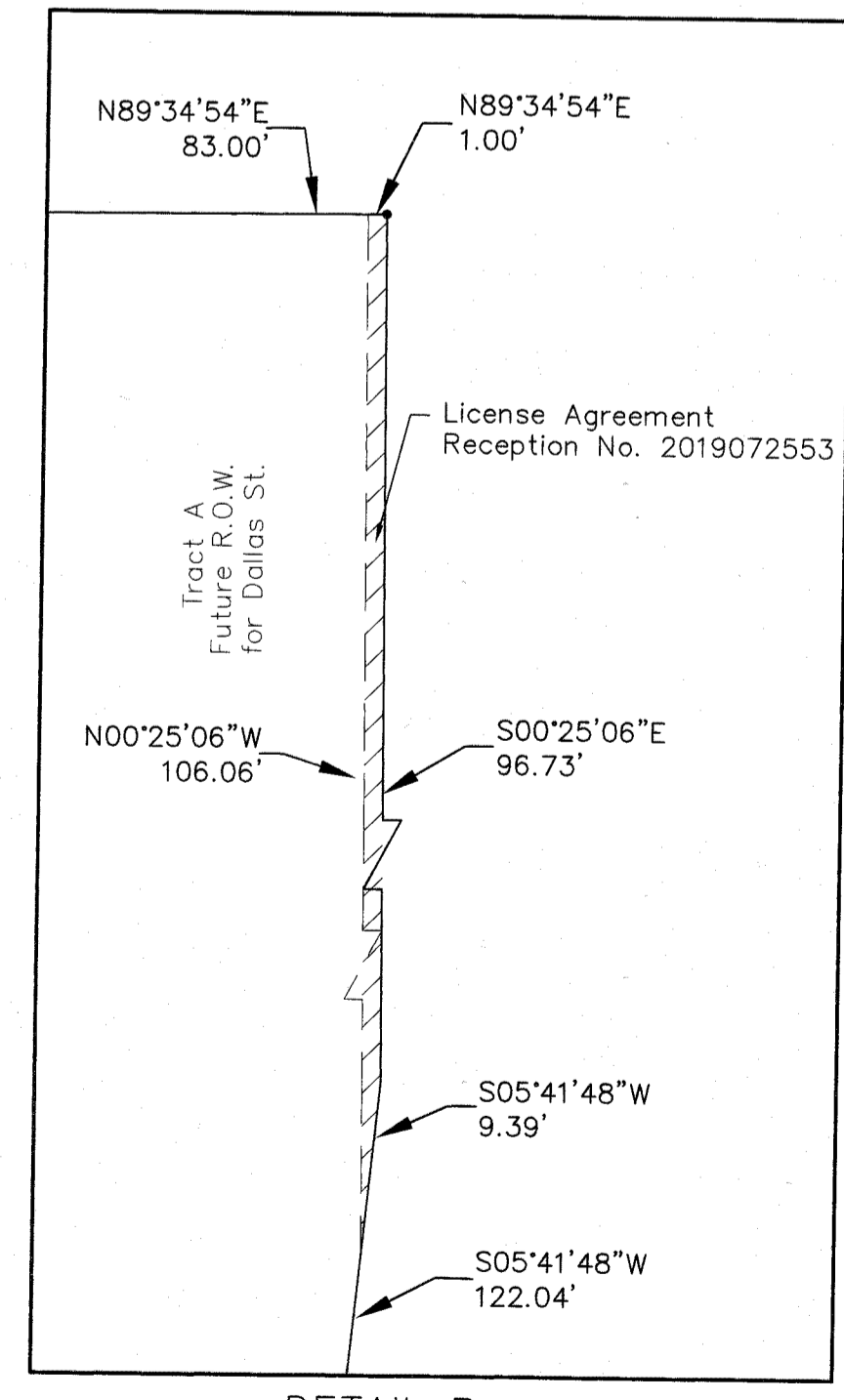
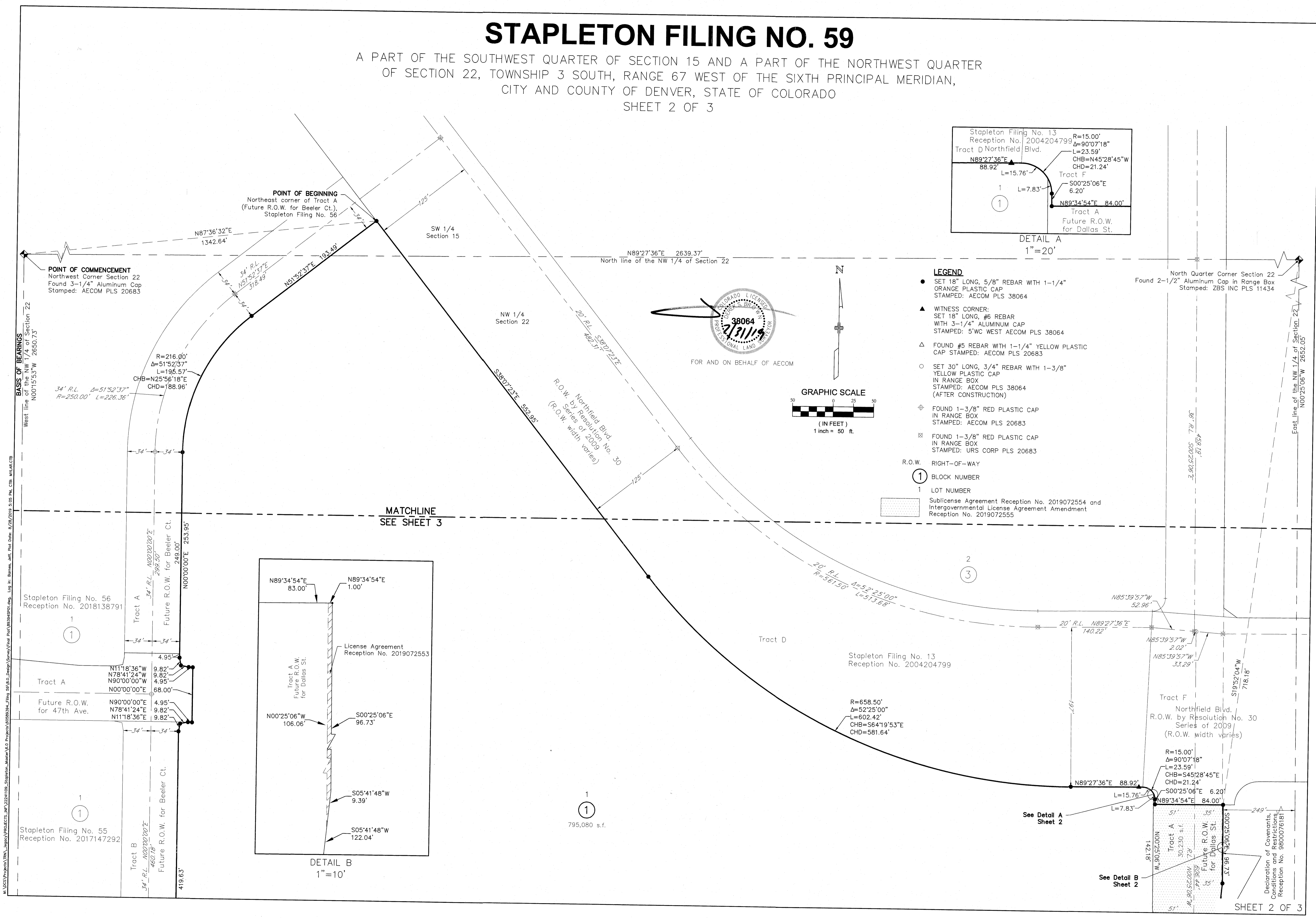
LEGEND

- SET 18" LONG, 5/8" REBAR WITH 1-1/4" ORANGE PLASTIC CAP
STAMPED: AECOM PLS 38064
 - ▲ WITNESS CORNER:
SET 18" LONG, #6 REBAR WITH 3-1/4" ALUMINUM CAP
STAMPED: 5" WC WEST AECOM PLS 38064
 - △ FOUND #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP
STAMPED: AECOM PLS 20683
 - SET 30" LONG, 3/4" REBAR WITH 1-3/8" YELLOW PLASTIC CAP
IN RANGE BOX
STAMPED: AECOM PLS 38064 (AFTER CONSTRUCTION)
 - ⊕ FOUND 1-3/8" RED PLASTIC CAP
IN RANGE BOX
STAMPED: AECOM PLS 20683
 - ⊗ FOUND 1-3/8" RED PLASTIC CAP
IN RANGE BOX
STAMPED: URS CORP PLS 20683
- R.O.W. RIGHT-OF-WAY
- ① BLOCK NUMBER
1 LOT NUMBER
- Sublicense Agreement Reception No. 2019072554 and Intergovernmental License Agreement Amendment Reception No. 2019072555



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

AECOM
 PREPARED BY:
 6200 S. Quebec St.
 Greenwood Village
 Colorado 80111
 Ph: 303-694-2770



DETAIL B
1"=10'

STAPLETON FILING NO. 59

A PART OF THE SOUTHWEST QUARTER OF SECTION 15 AND A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 3 OF 3

PARK CREEK METROPOLITAN DISTRICT
3760 EAST 29TH AVE.
SUITE 300
DENVER, CO 80238

PREPARED BY:
AECOM
6250 E. QUINCY ST.
GREENWOOD VILLAGE,
COLORADO 80111
PH: 303-894-2770

M:\DCS\Projects\17041\17041_001\17041_001_001\17041_001_001_001.dwg, Log In: Berman, Jeff, Plot Date: 8/26/2019, 5:05 PM, EIR: MKJ/CRB

