

CENTRAL PARK FILING NO. 63

A RESUBDIVISION OF LOT 1, CENTRAL PARK FILING NO. 60,

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FC STAPLETON II, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

LOT 1,
CENTRAL PARK FILING NO. 60,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 1,437,898 SQUARE FEET (33.0096 AC.), MORE OR LESS.

UNDER THE NAME AND STYLE OF CENTRAL PARK FILING NO. 63.

OWNER:

FC STAPLETON II, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: *Seban Patel* President 12-19-25
AUTHORIZED SIGNATORY TITLE DATE

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS.

ACKNOWLEDGED BEFORE ME THIS 19th DAY OF December 2025

BY: *Ketan Patel* President 12-19-25
AUTHORIZED SIGNATORY TITLE DATE

OF FC STAPLETON II, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

Amy L. Bird
NOTARY PUBLIC



MY COMMISSION EXPIRES: 1/15/2027

ACKNOWLEDGEMENT:

MASTER COMMUNITY ASSOCIATION, INC., A COLORADO CORPORATION

BY: *Andrew Bartlett* President 12/17/25
AUTHORIZED SIGNATORY TITLE DATE

STATE OF Colorado)
COUNTY OF Denver) SS.

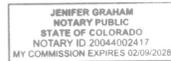
ACKNOWLEDGED BEFORE ME THIS 17th DAY OF December 2025

BY: *Andrew Bartlett* President 12-17-2025
AUTHORIZED SIGNATORY TITLE DATE

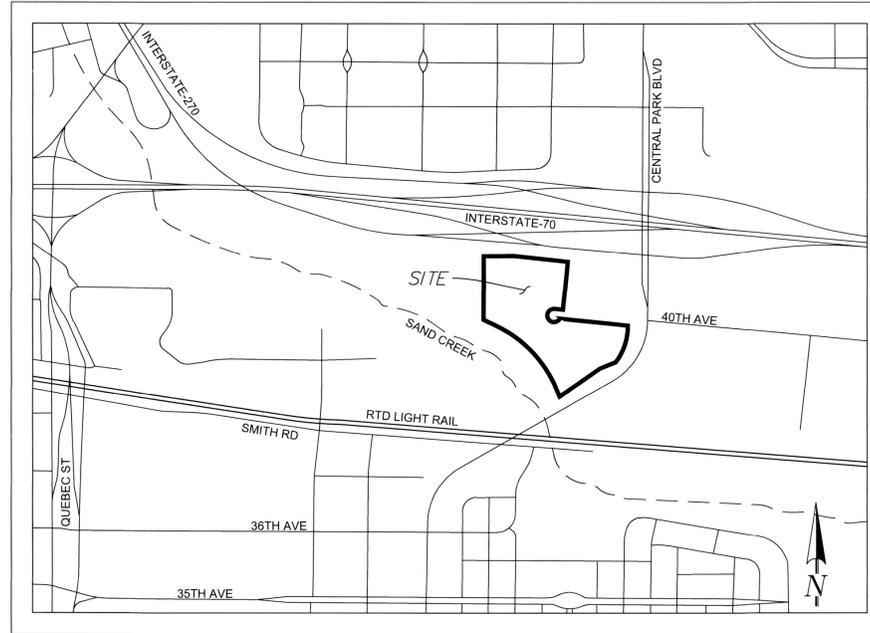
OF MASTER COMMUNITY ASSOCIATION, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

Jennifer Graham
NOTARY PUBLIC



MY COMMISSION EXPIRES: 2-09-2028



VICINITY MAP
N.T.S.

ATTORNEY'S CERTIFICATION:

I HEREBY CERTIFY THAT NO STREETS, AVENUES, TRACTS AND OTHER PUBLIC PLACES ARE BEING 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.

Bradley A. Beck
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

Bridgette Beck 2/2/2026
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; 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.

FURTHERMORE, I, ALEXANDER AGUILAR, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON SEPTEMBER 24, 2025; THAT ALL MONUMENTS SHOWN HEREON EXISTED AS DESCRIBED ON THE DATE OF THE FIELD SURVEY; AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DATE OF PLAT OR MAP: DECEMBER 16, 2025



ALEXANDER AGUILAR, PLS 38858
SURVEY OPERATIONS MANAGER
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC
707 17TH STREET, SUITE 3150
DENVER, CO 80202

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.

James E. Ryan 01/07/2026
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:
Amy Ford 13 Jan 2026
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:
Chao 12.30.2025
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:
Ally 1/20/26
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 20 _____.

WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____, 20 _____.

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)
CITY AND COUNTY OF DENVER) SS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., _____ 20 _____.

AND DULY RECORDED UNDER RECEPTION NUMBER _____.

CLERK AND RECORDER

BY: _____
DEPUTY

FEE: _____

6	12/16/2025	SIXTH SUBMITTAL FOR RECORDING	DRAWN BY: DH
5	12/04/2025	FIFTH SUBMITTAL	CHECKED BY: ALA
4	09/30/2025	FOURTH SUBMITTAL - REMOVE TRACT B F60	SCALE: N/A
3	08/04/2025	THIRD SUBMITTAL	DATE ISSUED: 12/16/2025
2	05/16/2025	SECOND SUBMITTAL	SHEET 1 OF 7
1	07/24/2024	FIRST SUBMITTAL	
#	REVISION DATE	COMMENTS	

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A RESUBDIVISION OF LOT 1, CENTRAL PARK FILING NO. 60
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE
SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67
WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PREPARED BY:
 Matrix
Excellence by Design

CENTRAL PARK FILING NO. 63

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CITY AND COUNTY OF DENVER, STATE OF COLORADO.

NOTES:

1. BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED ON THE WEST END BY A FOUND 1" REBAR WITH A PUNCH MARK AND ON THE EAST END BY A FOUND 2-1/2" ALUMINUM CAP PLS NO. 35597, ASSUMED TO BEAR NORTH 89°41'23" EAST A DISTANCE OF 1325.84 FEET.
2. 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 OR LAND MONUMENT ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
4. ALL LINEAL DISTANCES SHOWN HEREON ARE REPRESENTED IN U.S. SURVEY FEET. A U.S. SURVEY FOOT IS DEFINED AS 1200/3937 METERS. ALL BEARINGS SHOWN ON THIS PLAT ARE REPRESENTED IN DEGREES-MINUTES-SECONDS.
5. THE SUBJECT PROPERTY CONTAINS 1,437,898 SQUARE FEET (33.0096 ACRES) MORE OR LESS.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN MULTIPLE FLOOD ZONES AS SHOWN HEREON AND AS SHOWN IN FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 0800460094H WITH A MAP REVISION DATE OF NOVEMBER 20, 2013. THE ZONES THAT IMPACT THE SUBJECT PROPERTY ARE:
 - ZONE X - UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
 - ZONE X - SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD).
 - ZONE AE (BASE ELEVATIONS DETERMINED).
 - ZONE AO (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED, FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED).
7. THE SUBJECT PROPERTY IS ZONED AS M-IMX-12, UO-1 AS RESEARCHED ON DECEMBER 16, 2025 ON THE CITY AND COUNTY OF DENVER'S WEBSITE; NO ZONING REPORT OR DOCUMENTATION DETERMINING ZONING WAS PROVIDED TO THIS OFFICE.
8. ADJACENT PROPERTY OWNERSHIP INFORMATION SHOWN HEREON IS BASED ON RESEARCH PERFORMED ON THE DENVER COUNTY ASSESSOR'S WEBSITE ON DECEMBER 16, 2025.
9. THIS SURVEY WAS PERFORMED ON SEPTEMBER 24, 2025 AND TRULY AND ACCURATELY REPRESENTS THE CONDITIONS THAT EXISTED ON THAT DAY.
10. RANGE POINTS TO BE SET BY THE SURVEYOR PREPARING THE PLAT UPON COMPLETION OF ROADWAY CONSTRUCTION PER CITY OF DENVER STANDARDS.
11. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-1246999-CO, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF NOVEMBER 07, 2025 AT 5:00 P.M.
12. 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, RESTRICTIONS, OBLIGATIONS, AND RESERVATIONS CONTAINED THEREIN.
13. CENTRAL PARK FILING NO. 63 HAS 6 BLOCKS, 11 LOTS, AND 16 TRACTS. THERE ARE NO TRACTS NAMED TRACT O OR TRACT I.
14. 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 CENTRAL PARK FILING NO. 63.
15. TRACTS A, B, C, D, E, AND F ARE FOR FUTURE RIGHTS OF WAY AND ASSOCIATED INFRASTRUCTURE THEREIN. THESE TRACTS 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.
16. TRACTS G, H, J, K, L, AND M 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. THESE TRACTS WILL BE OWNED AND MAINTAINED BY THE PARK CREEK METROPOLITAN DISTRICT OR THE MASTER COMMUNITY ASSOCIATION, INC.
17. TRACTS N, P, AND Q WILL BE USED FOR PARKS, OPEN SPACE, AND PEDESTRIAN ACCESS. THESE TRACTS WILL BE OWNED AND MAINTAINED BY THE PARK CREEK METROPOLITAN DISTRICT OR THE MASTER COMMUNITY ASSOCIATION, INC. ACCESS WILL BE GRANTED TO MAINTAIN AND OPERATE TRAFFIC CONTROL AND LIGHTING WITHIN THESE TRACTS FOR THE ADJACENT STREETS BY MUNICIPAL SERVICES PROVIDED BY THE CITY AND COUNTY OF DENVER.
18. TRACT R WILL BE USED FOR PARKS, OPEN SPACE, AND EXISTING DRAINAGE AND DETENTION FACILITIES. THIS TRACT WILL BE OWNED AND MAINTAINED BY THE PARK CREEK METROPOLITAN DISTRICT.
19. ACCESS RIGHTS NECESSARY FOR THE INSTALLATION AND MAINTENANCE OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, AND POSTAL FACILITIES, FACILITIES TO BE CONSTRUCTED ON BEHALF OF THE METRO WASTEWATER RECLAMATION DISTRICT OR THE DENVER WATER BOARD, OR PUBLIC STORM AND SANITARY SEWER FACILITIES WITHIN FUTURE RIGHTS-OF-WAY SHALL BE LICENSED BY THE OWNER PRIOR TO DEDICATION.
20. 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 CONVEYED, AS NEEDED, BY SEPARATE DOCUMENTS.
21. EASEMENTS FOR UTILITY APPURTENANCES (E.G. TRANSFORMERS AND SWITCH CABINETS) AND EASEMENTS FOR ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION AND POSTAL FACILITIES OUTSIDE FUTURE RIGHTS-OF-WAY ARE TO BE CONVEYED BY SEPARATE DOCUMENT.
22. EASEMENTS FOR STORM SEWER, WATER, AND SANITARY SEWER LYING OUTSIDE FUTURE PUBLIC RIGHTS-OF-WAY ARE TO BE CONVEYED BY SEPARATE DOCUMENT TO THE APPROPRIATE SERVICE PROVIDER.
23. 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.
24. 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 STREETS AND ALLEYS FOR THE PROVISIONS OF SUCH CITY SERVICES.
25. FUTURE DIVISION OF ANY LOT OR BLOCK CREATED BY THIS SUBDIVISION PLAT, INCLUDING CREATING NEW ASSESSOR PARCELS, ZONE LOTS OR REAL ESTATE PARCELS, WILL REQUIRE A RE-SUBDIVISION FOLLOWING THE CITY'S SUBDIVISION RULES AND REGULATIONS PRIOR TO CITY APPROVAL OF ANY APPLICATION FOR DEVELOPMENT ON THOSE LOTS AND BLOCKS THAT ARE TO BE DIVIDED.
26. THE TWO FOOT WITNESS CORNER AT THE MOST NORTHERLY NORTHEAST CORNER OF THE PROPERTY WAS SET BECAUSE THE ACTUAL CORNER POSITION FELL ON A WATER VENT PIPE.

SCHEDULE B, PART II - EXCEPTIONS

SCHEDULE B, PART II EXCEPTION NOTE	RECEPTION NO.	DESCRIPTION
11	2002023239	HOMÉ DEPOT LETTER
	2002086362	FIRST AMENDED AND RESTATED COMMUNITY DECLARATION
12	2005217062	FIRST AMENDMENT
	2007003744	SECOND AMENDMENT
	2010037900	SUPPLEMENTAL DECLARATION
	2018124836	SUPPLEMENTAL DECLARATION
13	2018124831	PROPERTY DEED
	2018124832	QUIT CLAIM DEED
	2018124835	QUIT CLAIM DEED
	2023088882	TERMINATION OF EASEMENT
14	2011028773	AMENDED AND RESTATED DESIGN AND ARCHITECTURAL DECLARATION
	201824833	SUPPLEMENTAL DELCARATION
15	2004176011	RECORDATION OF DEVELOPMENT AGREEMENT
	2010034571	AGREEMENTS
	2018124837	AGREEMENTS
16	2010105686	ORDER OF INCLUSION
	2018140455	ORDER OF INCLUSION
19	2010034011	PROPERTY DEED
	2010034012	QUIT CLAIM DEED
	2010034570	QUIT CLAIM DEED
	2010034573	QUIT CLAIM DEED
	2015081555	RELEASE OF EASEMENT
20	2010034013	AMENDED AND RESTATED DESIGN AND ARCHITECTURAL DECLARATION
23	2021219208	CENTRAL PARK FILING NO. 60 PLAT
	2021218316	RESOLUTION IN CONNECTION THEREWITH
24	2021222839	RESTRICTIVE COVENANT
28	2023082783	LARGE DEVELOPMENT FRAMEWORK
	2023102215	LARGE DEVELOPMENT FRAMEWORK
29	2024006837	QUIT CLAIM DEED
32	2025109610	LICENSE AGREEMENT
33	2025109611	SUBLICENSE AGREEMENT



			DRAWN BY: DH
6	12/16/2025	SIXTH SUBMITTAL FOR RECORDING	CHECKED BY: ALA
5	12/04/2025	FIFTH SUBMITTAL	SCALE: N/A
4	09/30/2025	FOURTH SUBMITTAL - REMOVE TRACT B F60	DATE ISSUED: 12/16/2025
3	08/04/2025	THIRD SUBMITTAL	
2	05/16/2025	SECOND SUBMITTAL	
1	07/24/2024	FIRST SUBMITTAL	
#	REVISION DATE	COMMENTS	SHEET 2 OF 7

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PREPARED BY:

Matrix

Excellence by Design

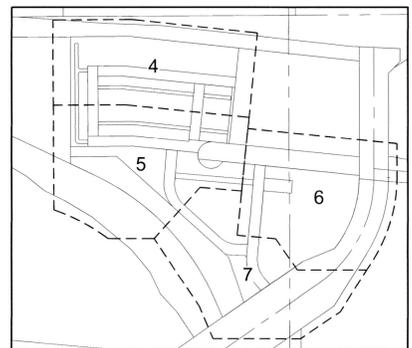
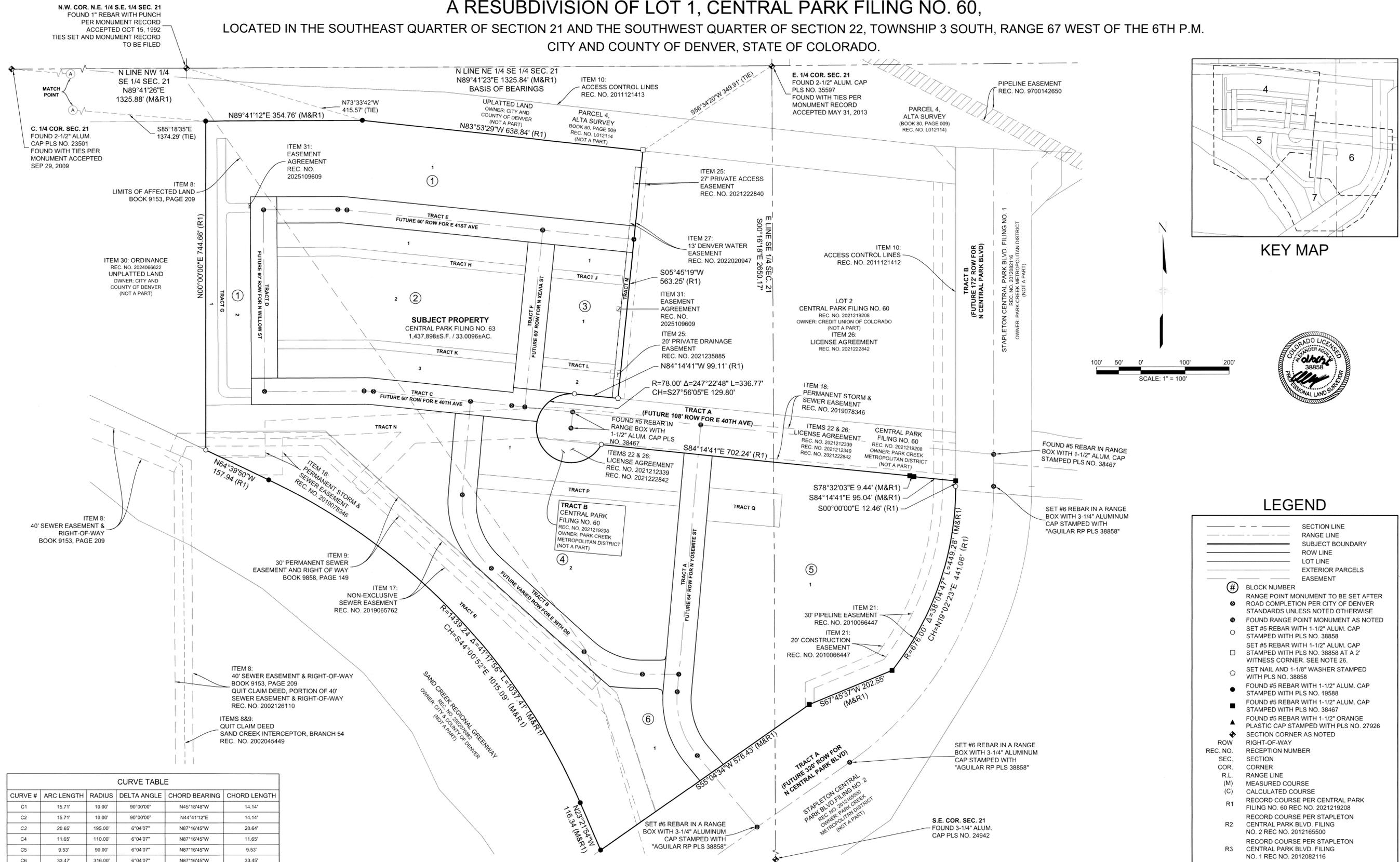
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CENTRAL PARK FILING NO. 63

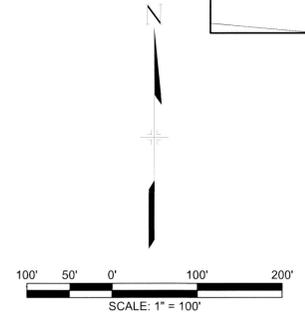
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CITY AND COUNTY OF DENVER, STATE OF COLORADO.



KEY MAP



LEGEND

- SECTION LINE
- RANGE LINE
- SUBJECT BOUNDARY
- ROW LINE
- LOT LINE
- EXTERIOR PARCELS
- EASEMENT
- Ⓢ BLOCK NUMBER
- RANGE POINT MONUMENT TO BE SET AFTER ROAD COMPLETION PER CITY OF DENVER STANDARDS UNLESS NOTED OTHERWISE
- SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED WITH PLS NO. 38858
- SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED WITH PLS NO. 38858 AT A 2' WITNESS CORNER. SEE NOTE 26.
- SET NAIL AND 1-1/8" WASHER STAMPED WITH PLS NO. 38858
- FOUND #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED WITH PLS NO. 19588
- FOUND #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED WITH PLS NO. 38467
- ▲ FOUND #5 REBAR WITH 1-1/2" ORANGE PLASTIC CAP STAMPED WITH PLS NO. 27926
- ◆ SECTION CORNER AS NOTED
- ROW RIGHT-OF-WAY
- REC. NO. RECEPTION NUMBER
- SEC. SECTION
- COR. CORNER
- R.L. RANGE LINE
- (M) MEASURED COURSE
- (C) CALCULATED COURSE
- R1 RECORD COURSE PER CENTRAL PARK FILING NO. 60 REC NO. 2021219208
- R2 RECORD COURSE PER STAPLETON CENTRAL PARK BLVD. FILING NO. 2 REC NO. 2012165500
- R3 RECORD COURSE PER STAPLETON CENTRAL PARK BLVD. FILING NO. 1 REC NO. 2012082116

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.71'	10.00'	90°00'00"	N45°18'48"W	14.14'
C2	15.71'	10.00'	90°00'00"	N44°41'12"E	14.14'
C3	20.65'	195.00'	6°04'07"	N87°16'45"W	20.64'
C4	11.65'	110.00'	6°04'07"	N87°16'45"W	11.65'
C5	9.53'	90.00'	6°04'07"	N87°16'45"W	9.53'
C6	33.47'	316.00'	6°04'07"	N87°16'45"W	33.45'
C7	31.35'	296.00'	6°04'07"	N87°16'45"W	31.34'
C8	21.18'	200.00'	6°04'07"	N87°16'45"W	21.17'
C9	15.71'	10.00'	90°00'00"	N45°18'48"W	14.14'
C10	31.42'	20.00'	90°00'00"	S45°18'48"E	28.28'

6	12/16/2025	SIXTH SUBMITTAL FOR RECORDING	DRAWN BY: DH
5	12/04/2025	FIFTH SUBMITTAL	CHECKED BY: ALA
4	09/30/2025	FOURTH SUBMITTAL - REMOVE TRACT B F60	SCALE: 1" = 100'
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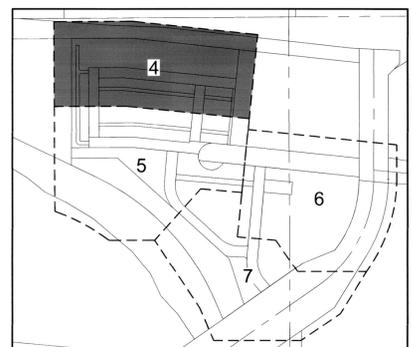
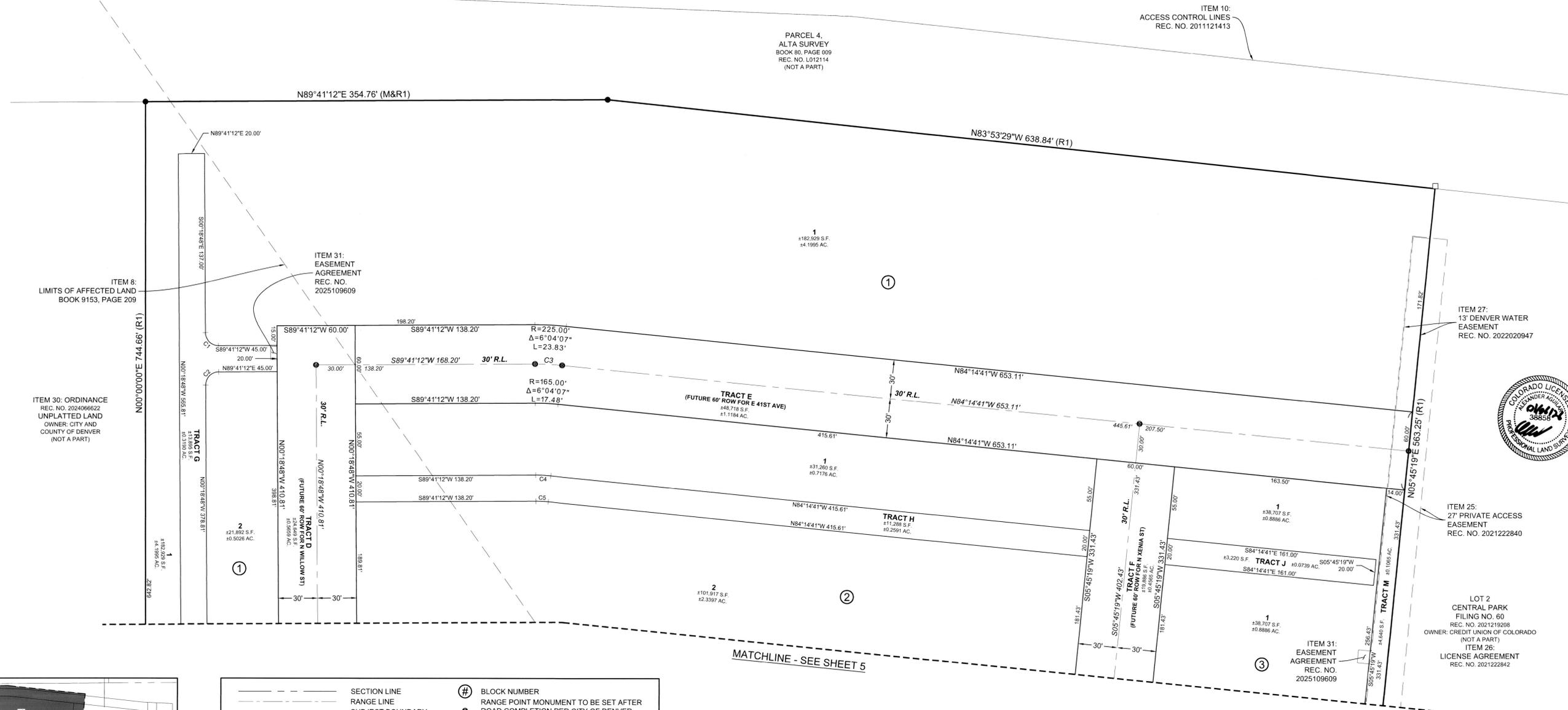
PROJECT MASTER #: 2021PM000176

FILE LOCATION: R:\23\001_244 (Central Park Parcel 8 Development)\400 Survey\400 CAD\408 PLAT\Central Park Filing 63 Plat.dwg

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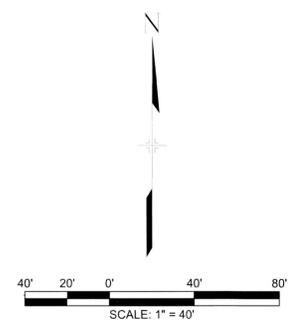


KEY MAP

Symbol	Description
---	SECTION LINE
---	RANGE LINE
---	SUBJECT BOUNDARY
---	ROW LINE
---	LOT LINE
---	EXTERIOR PARCELS
---	EASEMENT
---	RIGHT-OF-WAY
---	RECEPTION NUMBER
---	SECTION
---	CORNER
---	RANGE LINE
(M)	MEASURED COURSE
(C)	CALCULATED COURSE
R1	RECORD COURSE PER CENTRAL PARK FILING NO. 60 REC NO. 2021219208
R2	RECORD COURSE PER STAPLETON CENTRAL PARK BLVD. FILING NO. 2 REC NO. 2012165500
R3	RECORD COURSE PER STAPLETON CENTRAL PARK BLVD. FILING NO. 1 REC NO. 2012082116
#	BLOCK NUMBER
⊙	RANGE POINT MONUMENT TO BE SET AFTER ROAD COMPLETION PER CITY OF DENVER STANDARDS UNLESS NOTED OTHERWISE
⊙	FOUND RANGE POINT MONUMENT AS NOTED
⊙	SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED WITH PLS NO. 38858
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⊙	FOUND #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED WITH PLS NO. 19588
⊙	FOUND #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED WITH PLS NO. 38467
⊙	FOUND #5 REBAR WITH 1-1/2" ORANGE PLASTIC CAP STAMPED WITH PLS NO. 27926
⊙	SECTION CORNER AS NOTED

LEGEND

MATCHLINE - SEE SHEET 5



#	REVISION DATE	FIRST SUBMITTAL	COMMENTS	DRAWN BY: DH	CHECKED BY: ALA
6	12/16/2025	SIXTH SUBMITTAL FOR RECORDING			
5	12/04/2025	FIFTH SUBMITTAL			
4	09/30/2025	FOURTH SUBMITTAL - REMOVE TRACT B F60			
3	08/04/2025	THIRD SUBMITTAL			
2	05/16/2025	SECOND SUBMITTAL			
1	07/24/2024	FIRST SUBMITTAL			

PREPARED BY:

Matrix
Excellence by Design

CENTRAL PARK FILING NO. 63
A RESUBDIVISION OF LOT 1, CENTRAL PARK FILING NO. 60
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE
SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67
WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

DATE ISSUED: 12/16/2025
SHEET 4 OF 7

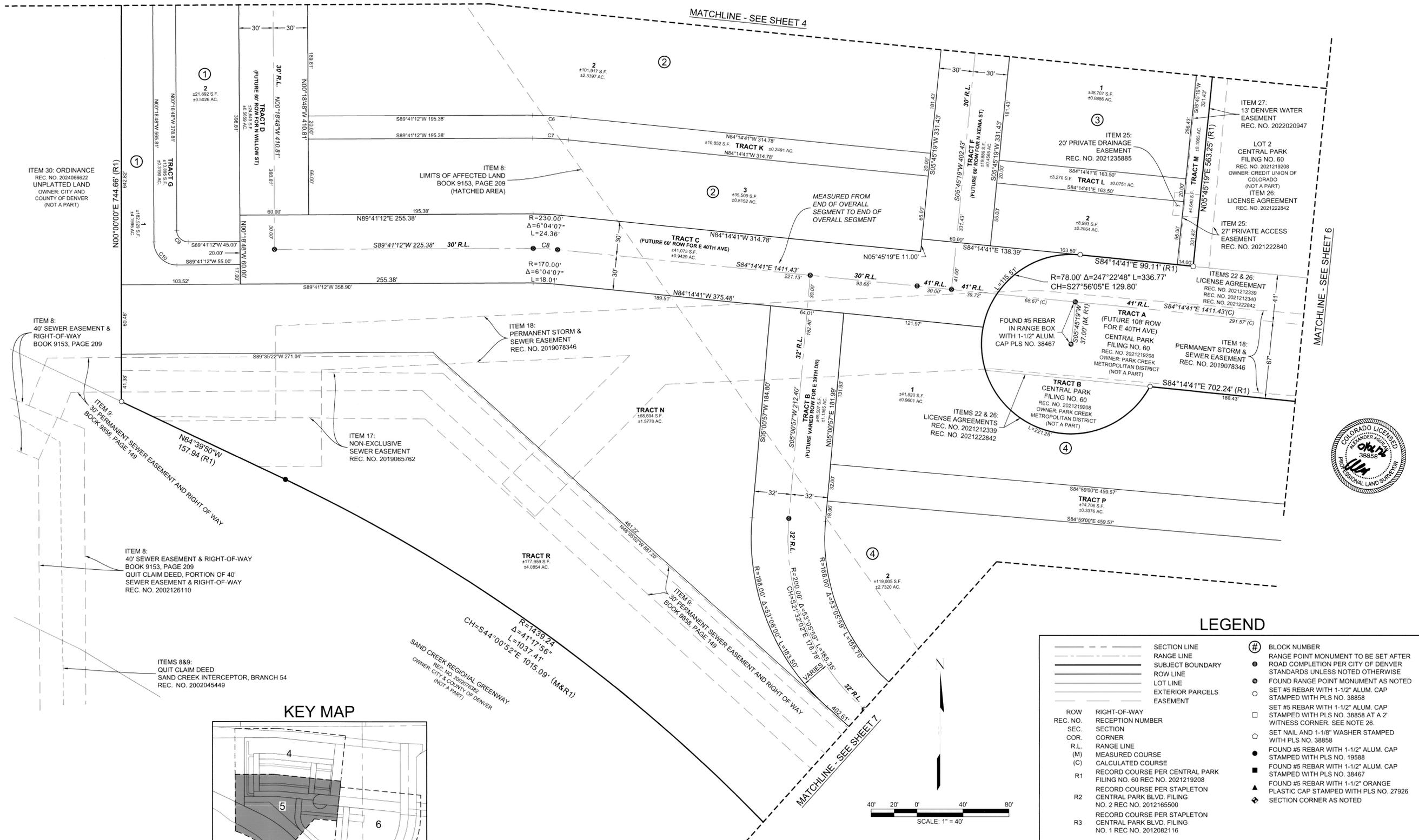
PROJECT MASTER #: 2021PM000176

FILE LOCATION: R:\3\001_241 (Central Park Parcel 8 Development)\400 CAD\408 PLAT\Central Park Filing 63 Plt.dwg

CENTRAL PARK FILING NO. 63

A RESUBDIVISION OF LOT 1, CENTRAL PARK FILING NO. 60,

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO.



LEGEND	
---	SECTION LINE
---	RANGE LINE
---	SUBJECT BOUNDARY
---	ROW LINE
---	LOT LINE
---	EXTERIOR PARCELS
---	EASEMENT
ROW	RIGHT-OF-WAY
REC. NO.	RECEPTION NUMBER
SEC.	SECTION
COR.	CORNER
R.L.	RANGE LINE
(M)	MEASURED COURSE
(C)	CALCULATED COURSE
R1	RECORD COURSE PER CENTRAL PARK FILING NO. 60 REC. NO. 2021219208
R2	RECORD COURSE PER STAPLETON CENTRAL PARK BLVD. FILING NO. 2 REC. NO. 2012165500
R3	RECORD COURSE PER STAPLETON CENTRAL PARK BLVD. FILING NO. 1 REC. NO. 2012082116
⊕	BLOCK NUMBER
⊕	RANGE POINT MONUMENT TO BE SET AFTER ROAD COMPLETION PER CITY OF DENVER STANDARDS UNLESS NOTED OTHERWISE
⊕	FOUND RANGE POINT MONUMENT AS NOTED
⊕	SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED WITH PLS NO. 38858
⊕	SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED WITH PLS NO. 38858 AT A 2' WITNESS CORNER. SEE NOTE 26.
⊕	SET NAIL AND 1-1/8" WASHER STAMPED WITH PLS NO. 38858
⊕	FOUND #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED WITH PLS NO. 19588
⊕	RECORD #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED WITH PLS NO. 38467
⊕	FOUND #5 REBAR WITH 1-1/2" ORANGE PLASTIC CAP STAMPED WITH PLS NO. 27926
⊕	SECTION CORNER AS NOTED

6	12/16/2025	SIXTH SUBMITTAL FOR RECORDING	DRAWN BY: DH
5	12/04/2025	FIFTH SUBMITTAL	CHECKED BY: ALA
4	09/30/2025	FOURTH SUBMITTAL - REMOVE TRACT B F60	SCALE: 1" = 40'
3	08/04/2025	THIRD SUBMITTAL	DATE ISSUED: 12/16/2025
2	05/16/2025	SECOND SUBMITTAL	SHEET 5 OF 7
1	07/24/2024	FIRST SUBMITTAL	
#	REVISION DATE	COMMENTS	

CENTRAL PARK FILING NO. 63
 A RESUBDIVISION OF LOT 1, CENTRAL PARK FILING NO. 60
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE
 SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67
 WEST OF THE 6TH P.M.
 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PREPARED BY:

Matrix
 Excellence by Design

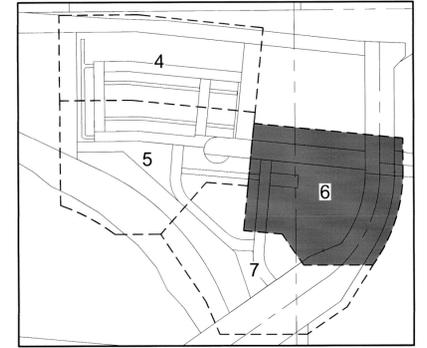
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CENTRAL PARK FILING NO. 63

A RESUBDIVISION OF LOT 1, CENTRAL PARK FILING NO. 60,

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

CITY AND COUNTY OF DENVER, STATE OF COLORADO.

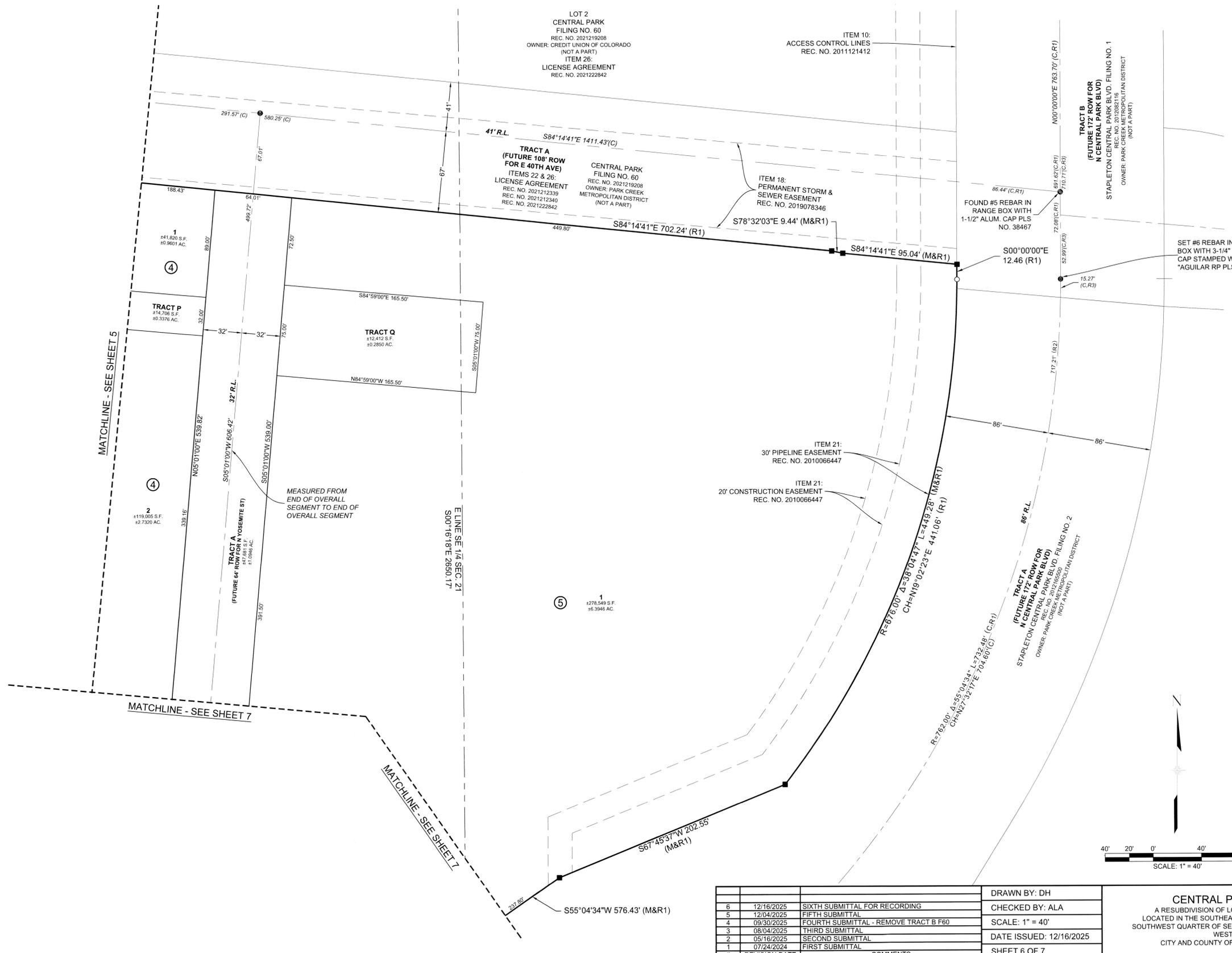
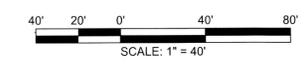


KEY MAP



LEGEND

	SECTION LINE
	RANGE LINE
	SUBJECT BOUNDARY
	ROW LINE
	LOT LINE
	EXTERIOR PARCELS
	EASEMENT
	BLOCK NUMBER
	RANGE POINT MONUMENT TO BE SET AFTER ROAD COMPLETION PER CITY OF DENVER STANDARDS UNLESS NOTED OTHERWISE
	FOUND RANGE POINT MONUMENT AS NOTED
	SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED WITH PLS NO. 38858
	SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED WITH PLS NO. 38858 AT A 2' WITNESS CORNER. SEE NOTE 26.
	SET NAIL AND 1-1/8" WASHER STAMPED WITH PLS NO. 38858
	FOUND #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED WITH PLS NO. 19588
	FOUND #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED WITH PLS NO. 38467
	FOUND #5 REBAR WITH 1-1/2" ORANGE PLASTIC CAP STAMPED WITH PLS NO. 27926
	SECTION CORNER AS NOTED
	RIGHT-OF-WAY
	RECEPTION NUMBER
	SECTION
	CORNER
	RANGE LINE
	MEASURED COURSE
	CALCULATED COURSE
	RECORD COURSE PER CENTRAL PARK FILING NO. 60 REC NO. 2021219208
	RECORD COURSE PER STAPLETON CENTRAL PARK BLVD. FILING NO. 2 REC NO. 2012165500
	RECORD COURSE PER STAPLETON CENTRAL PARK BLVD. FILING NO. 1 REC NO. 2012082116



#	REVISION DATE	COMMENTS	DRAWN BY: DH	CHECKED BY: ALA
6	12/16/2025	SIXTH SUBMITTAL FOR RECORDING		
5	12/04/2025	FIFTH SUBMITTAL		
4	09/30/2025	FOURTH SUBMITTAL - REMOVE TRACT B F60		
3	08/04/2025	THIRD SUBMITTAL		
2	05/16/2025	SECOND SUBMITTAL		
1	07/24/2024	FIRST SUBMITTAL		

CENTRAL PARK FILING NO. 63
 A RESUBDIVISION OF LOT 1, CENTRAL PARK FILING NO. 60
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE
 SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67
 WEST OF THE 6TH P.M.
 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PREPARED BY:

Matrix
 Excellence by Design

FILE LOCATION: R:\33\001\244\Central Park Parcel 8 Development\400 Survey\400 CADD\409 PLAT\Central Park Filing 63 Plat.dwg

