

TOWER 160 SUBDIVISION FILING NO. 3
A RESUBDIVISION OF LOT 2, BLOCK 1, AND PORTIONS OF LOT 3, BLOCK 1, LOT 3, BLOCK 2, AND LOT 1, BLOCK 3 OF TOWER 160 FILING NO. 2
A PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

COVER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND TRACTS, AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

THREE (3) PARCELS OF LAND BEING TRACTS A, B, C, D & E, PORTIONS OF LOTS 2 & 3, BLOCK 1, PORTIONS OF LOT 3, BLOCK 2, AND A PORTION OF LOT 1, BLOCK 3, ALL IN TOWER 160 SUBDIVISION FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2015080690 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., AS SHOWN ON THE TOWER 160 FILING NO. 2 PLAT TO BEAR N 89°41'25" E, FROM THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 2-3/4" PIPE WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 20699", TO THE EAST QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 36053", IN A RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL A

A PARCEL OF LAND BEING TRACTS A, B & C, AND A PORTION OF LOT 2, BLOCK 1, ALL OF SAID TOWER 160 SUBDIVISION FILING NO. 2 PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ALSO BEING THE NORTHWEST CORNER OF TRACT A, SAID TOWER 160 SUBDIVISION FILING NO. 2 PLAT, THENCE S 89°59'55" E, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 834.29 FEET TO THE NORTHWEST CORNER OF SAID TRACT B, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1;

THENCE N 00°03'23" W, ALONG THE WEST LINE OF SAID LOT 2, BLOCK 1, A DISTANCE OF 499.47 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1;

THENCE N 89°41'25" E, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 1105.52 FEET TO A POINT ON THE WEST LINE OF THE YAMPA STREET RIGHT-OF-WAY, AS DEDICATED BY RESOLUTION NO. 20170050, RECORDED AT RECEPTION NO. 2017017676, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE WEST LINE OF THE YAMPA ST. RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. S 00°12'22" E, A DISTANCE OF 128.46 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2038.00 FEET, A CENTRAL ANGLE OF 01°13'49" AND AN ARC LENGTH OF 43.76 FEET;
3. S 01°28'11" E, A DISTANCE OF 195.28 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1962.00 FEET, A CENTRAL ANGLE OF 01°19'06" AND AN ARC LENGTH OF 45.15 FEET;
5. S 00°07'05" E, A DISTANCE OF 92.91 FEET TO A POINT ON THE NORTH LINE OF THE 51ST AVE. RIGHT-OF-WAY, AS DEDICATED BY SAID TOWER 160 SUBDIVISION FILING NO. 2 PLAT;

THENCE N 89°59'55" W, ALONG THE NORTH LINE OF SAID 51ST AVE. RIGHT-OF-WAY, A DISTANCE OF 446.02 FEET TO THE NORTHEAST CORNER OF SAID TRACT B;

THENCE ALONG THE EAST AND SOUTH LINES OF SAID TRACT B, THE FOLLOWING TWO (2) COURSES:

1. THENCE S 00°07'05" E, A DISTANCE OF 34.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B;
2. THENCE N 89°59'55" W, A DISTANCE OF 665.82 FEET TO THE NORTHEAST CORNER OF TRACT C;

THENCE ALONG THE EAST AND SOUTH LINES OF SAID TRACT C, THE FOLLOWING TWO (2) COURSES:

1. THENCE S 00°03'23" E, A DISTANCE OF 34.00 FEET TO THE SOUTHEAST CORNER OF TRACT C;
2. THENCE N 89°59'55" W, A DISTANCE OF 834.27 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2, SAID TOWER 160 SUBDIVISION FILING NO. 2, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT C AND A POINT ON THE WEST LINE OF SAID TOWER 160 SUBDIVISION FILING NO. 2;

THENCE N 00°04'35" W, ALONG THE WEST LINE OF SAID TOWER 160 SUBDIVISION FILING NO. 2, A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING;

PARCEL B

A PARCEL OF LAND BEING A PORTION OF LOT 3, BLOCK 1, TOWER 160 SUBDIVISION FILING NO. 2 PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE YAMPA ST. RIGHT-OF-WAY, AS DEDICATED BY RESOLUTION NO. 20170050, RECORDED AT RECEPTION NO. 2017017676, SAID CITY AND COUNTY OF DENVER RECORDS, ALSO BEING A POINT ON THE NORTH LINE OF THE 51ST AVE. RIGHT-OF-WAY, AS DEDICATED BY SAID TOWER 160 SUBDIVISION FILING NO. 2 PLAT;

THENCE N 00°07'05" W, ALONG THE EAST LINE OF SAID YAMPA ST. RIGHT-OF-WAY, A DISTANCE OF 24.95 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°52'50" AND AN ARC LENGTH OF 39.22 FEET, THE CHORD OF WHICH BEARS S 45°03'30" E, A DISTANCE OF 35.32 FEET TO A POINT ON THE NORTH LINE OF SAID 51ST AVE. RIGHT-OF-WAY;

THENCE N 89°59'55" W, ALONG SAID NORTH LINE, A DISTANCE OF 24.95 FEET TO THE POINT OF BEGINNING;

PARCEL B CONTAINS AN AREA OF 133 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

PARCEL C

A PARCEL OF LAND BEING TRACTS D & E, A PORTION OF LOT 3, BLOCK 2 AND A PORTION OF LOT 1, BLOCK 3, ALL IN TOWER 160 SUBDIVISION FILING NO. 2 PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT D, SAID TOWER 160 SUBDIVISION FILING NO. 2 PLAT;

THENCE N 00°07'05" W, ALONG THE WEST LINE OF SAID TRACT D, A DISTANCE OF 968.28 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°52'50" AND AN ARC LENGTH OF 39.22 FEET TO A POINT ON THE SOUTH LINE OF THE 51ST AVENUE RIGHT-OF-WAY, AS DEDICATED BY SAID TOWER 160 SUBDIVISION FILING NO. 2 PLAT;

THENCE S 89°59'55" E, ALONG SAID SOUTH LINE, A DISTANCE OF 126.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°07'10" AND AN ARC LENGTH OF 39.32 FEET, THE CHORD OF WHICH BEARS S 44°56'30" W, A DISTANCE OF 35.39 FEET TO A POINT ON THE EAST LINE OF SAID TRACT E;

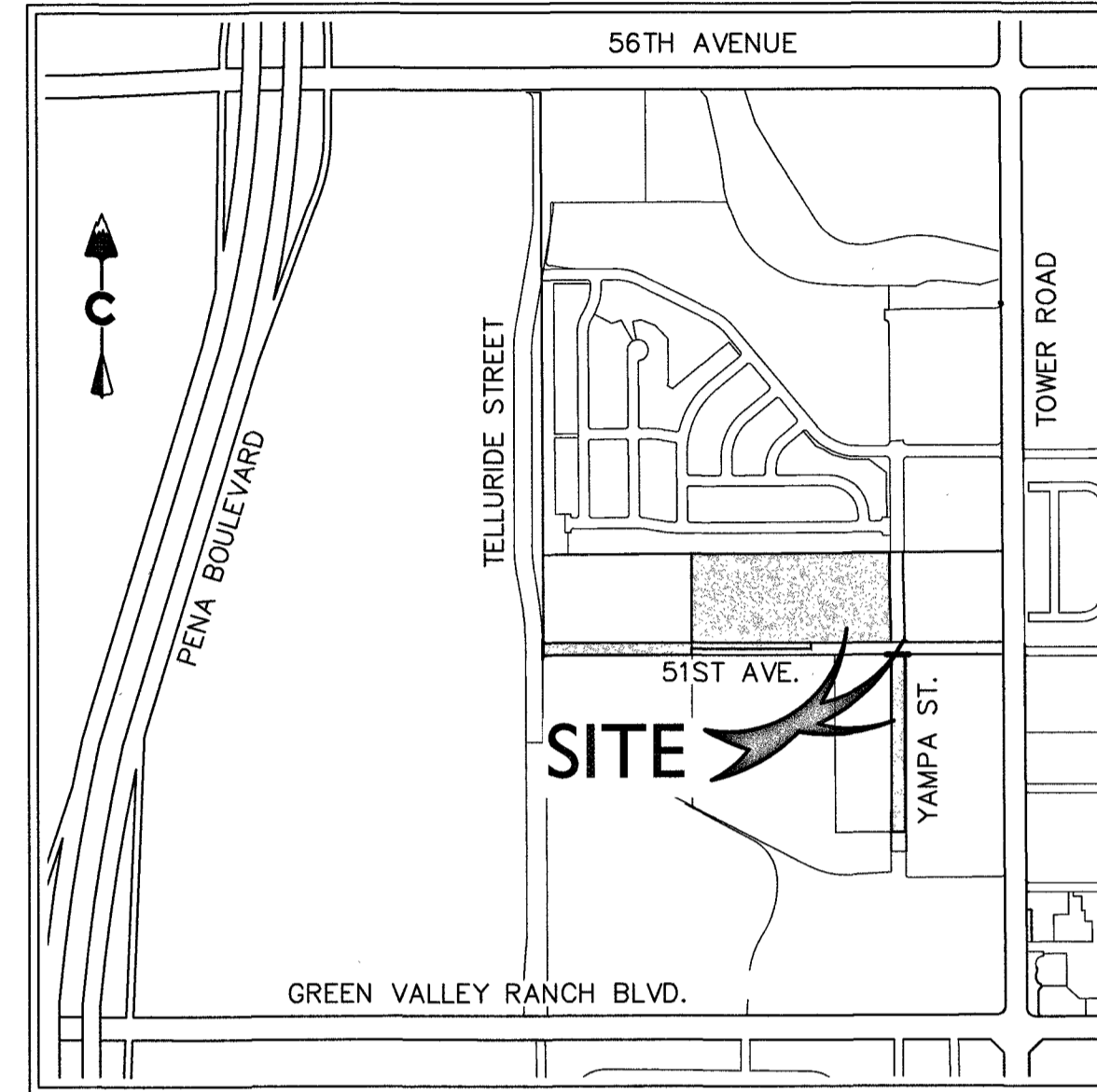
THENCE S 00°07'05" E, ALONG THE EAST LINE OF SAID TRACT E, A DISTANCE OF 968.02 FEET TO A POINT ON THE NORTH LINE OF THE YAMPA STREET RIGHT-OF-WAY, AS DEDICATED BY SAID TOWER 160 SUBDIVISION FILING NO. 2 PLAT;

THENCE S 89°52'55" W, ALONG SAID NORTH LINE, A DISTANCE OF 76.00 FEET TO THE POINT OF BEGINNING;

ALL THREE PARCELS CONTAIN A NET AREA OF 712,275 SQUARE FEET OR 16.352 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF TOWER 160 SUBDIVISION FILING NO. 3, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS AND AVENUES, EASEMENTS AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND TELECOMMUNICATION EASEMENTS AS SHOWN.

VICINITY MAP
NOT TO SCALE



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OWNER

CLAYTON PROPERTIES GROUP II, INC.,
 A COLORADO CORPORATION
 BY: Robert Sanderman DATE: 11/23/21
 NAME: ROBERT SANDERMAN
 TITLE: ASSIST. SECRETARY
 STATE OF COLORADO)
 COUNTY OF DENVER)SS

ACCEPTANCE OF TRACTS BY TOWN CENTER METROPOLITAN DISTRICT

TOWN CENTER METROPOLITAN DISTRICT,
 A QUASI-MUNICIPAL CORPORATION
 BY: Brandon S. Wyszynski DATE: 11.29.2021
 NAME: BRANDON S. WYSZYNSKI
 TITLE: BOARD PRESIDENT
 STATE OF COLORADO)
 COUNTY OF DENVER)SS

OWNER/DEVELOPER:
 CLAYTON PROPERTIES GROUP II, INC.
 DBA OAKWOOD HOMES
 4908 TOWER ROAD
 DENVER, CO 80249

SURVEYOR / ENGINEER:
 CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113

DESIGNER:
 TERRACINA DESIGN
 10200 E. GIRARD AVE. STE A-314
 DENVER, CO 80231

ATTORNEY'S CERTIFICATION

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 19th DAY OF December, A.D., 2021 AT 3:30 O'CLOCK P.M. FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN OR LISTED HEREIN.

Kristin M. Bronson
 ATTORNEY FOR THE CITY AND COUNTY OF DENVER
 ASSISTANT CITY ATTORNEY

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

MILES SMALL
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38534
 FOR AND ON BEHALF OF CORE CONSULTANTS, 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.

Joe Smith DATE: 12/16/2021
 CITY ENGINEER

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:

Cheryl... DATE: 12.15.21
 EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

Clayton DATE: 12.14.21
 EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

Happy Higgins DATE: 12-17-21
 EXECUTIVE DIRECTOR OF PARKS AND RECREATION

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO

BY RESOLUTION NUMBER _____ OF SERIES 20 _____

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS _____

DAY OF _____ A.D., 20 _____

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)
 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 NO. _____

CLERK AND RECORDER

BY: _____
 DEPUTY

FEE: _____

LAND DEVELOPMENT
 ENERGY
 PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 LIVE.YOUR.CORE.COM

CORE

TOWER 160 FILING NO. 3
 SOUTHEAST 1/4 SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M.
 CITY AND COUNTY OF DENVER, STATE OF COLORADO

RELEASE: 11/22/21
 CAD: JCA
 QA/QC: MS

JOB NO. 18-011

SHEET 1 of 7

TOWER 160 SUBDIVISION FILING NO. 3
A RESUBDIVISION OF LOT 2, BLOCK 1, AND PORTIONS OF LOT 3, BLOCK 1, LOT 3, BLOCK 2, AND LOT 1, BLOCK 3 OF TOWER 160 FILING NO.2
A PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LAND SUMMARY

GENERAL NOTES:

1. 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.
2. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES. CORE CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT NO. 20000310050 - REVISION NO. 12, PREPARED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 01, 2021 AT 5:30 P.M.
3. BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°41'25" E. FROM THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 2-3/4" ALUMINUM PIPE WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 220699, 1998", TO THE EAST QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP, IN A RANGE BOX, STAMPED "PLS 36053, 2005" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
4. THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY PURSUANT TO C.R.S. 38-52.103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937/1200 FEET.
5. RANGE POINTS TO BE SET BY THIS PLAT ARE MONUMENTED BY AN 30" LONG #6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 38534" IN A RANGE BOX, UNLESS OTHERWISE NOTED.
6. THERE ARE 240,949 SQUARE FEET OR 5.532 ACRES, MORE OR LESS, OF DEDICATED RIGHT-OF-WAY IN THIS PLAT.
7. TOWER 160 SUBDIVISION FILING NO. 3 HAS 134 LOTS, 10 BLOCKS AND 16 TRACTS.
8. TRACTS A, B, C, D, E, F, G, H, J, K, L, M, N & P AS SHOWN HEREON ARE CONVEYED BY THIS PLAT TO THE TOWN CENTER METROPOLITAN DISTRICT FOR OPEN SPACE, TRAILS, LANDSCAPING, FENCES, SIDEWALKS, UTILITIES AND DRAINAGE PURPOSES AND SHALL BE MAINTAINED BY THE TOWN CENTER METROPOLITAN DISTRICT. TRACTS Q & R, AS SHOWN HEREON, ARE CONVEYED BY THIS PLAT TO THE TOWN CENTER METROPOLITAN DISTRICT FOR PRIVATE ROADWAY, ACCESS, UTILITIES, AND DRAINAGE PURPOSES AND SHALL BE MAINTAINED BY THE TOWN CENTER METROPOLITAN DISTRICT.
9. SIX-FOOT-WIDE NON-EXCLUSIVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, FIBER OPTICS, AND POSTAL FACILITIES.
10. FIVE-FOOT-WIDE NON-EXCLUSIVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, TELEPHONE, DRAINAGE, CABLE TELEVISION, FIBER OPTICS AND POSTAL FACILITIES.
11. EIGHT-FOOT-WIDE NON-EXCLUSIVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, TELEPHONE, DRAINAGE, AND CABLE TELEVISION.
12. TEN-FOOT-WIDE NON-EXCLUSIVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, TELEPHONE, DRAINAGE, AND CABLE TELEVISION.
13. EIGHTEEN-FOOT AND TWENTY-FIVE-FOOT "ACCESS AND UTILITY EASEMENTS", AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, TELEPHONE, DRAINAGE, CABLE TELEVISION AND INGRESS/EGRESS ACCESS, SHALL BE GRANTED TO AND MAINTAINED BY THE TOWN CENTER METROPOLITAN DISTRICT, AND THE INGRESS/EGRESS ACCESS PORTION OF THE EASEMENTS SHALL ALSO BE GRANTED TO THE OWNER OF EACH LOT ABUTTING THE ACCESS AND UTILITY EASEMENTS AND THE OWNERS' RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, GRANTEEES AND MORTGAGEES, AND ALL PERSONS WHO NOW OR HEREAFTER OWN OR HOLD ANY POSSESSORY INTEREST IN EACH LOT ABUTTING THE ACCESS AND UTILITY EASEMENTS.
14. AN ACCESS EASEMENT 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.
15. 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.
16. UTILITY EASEMENTS ARE DEDICATED ON PRIVATE PROPERTY TO THE CITY AND COUNTY OF DENVER FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATION FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
17. 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 TRACT Q AND TRACT R, 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.
18. SANITARY SEWER LINES LOCATED WITHIN LOTS WILL BE PRIVATELY OWNED. SANITARY SEWER LINES LOCATED IN PRIVATE ACCESS AREAS WILL BE OWNED BY THE TOWN CENTER METROPOLITAN DISTRICT.

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TITLE EXCEPTION NOTES

- THE EXCEPTIONS LISTED BELOW AFFECT THE SUBJECT PROPERTY, BUT ARE NOT PLOTTABLE. EACH EXCEPTION IS NUMBERED ACCORDING TO SCHEDULE B-2 OF THAT TITLE COMMITMENT NO 20000310050 - REVISION NO. 12, PREPARED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 01, 2021.
- EXCEPTION #9: NOTICE OF DISSOLUTION AND ANNEXATION OF SCHOOL DISTRICT BY COUNTY SCHOOL PLANNING COMMITTEE RECORDED NOVEMBER 27, 1968 IN BOOK 1479 AT PAGE 199 (ADAMS COUNTY RECORDS).
 - EXCEPTION #11 AMENDED ORDER AND DECREE IN THE MATTER OF THE ORGANIZATION OF THE SABLE-ALTURA FIRE PROTECTION DISTRICT RECORDED OCTOBER 3, 1972 IN BOOK 1821 AT RECEPTION NO. 975694 (ADAMS COUNTY RECORDS).
 - EXCEPTION #13: ORDER AND STIPULATION RECORDED JULY 29, 1980 IN BOOK 2477 AT PAGE 159 (ADAMS COUNTY RECORDS AND RECORDED AUGUST 31, 1981 IN BOOK 2432 AT PAGE 361 (DENVER COUNTY RECORDS).
 - EXCEPTION #14: ORDER AND DECREE CREATING DISTRICT, THE FIRST CREEK METROPOLITAN DISTRICT RECORDED FEBRUARY 24, 1984 IN BOOK 2843 AT PAGE 721 (ADAMS COUNTY RECORDS).
 - EXCEPTION #15: COLORADO STATE BOARD OF LAND COMMISSIONERS LEASE OF STATE LAND RECORDED FEBRUARY 7, 1985 IN BOOK 2965 AT PAGE 480 AND IN BOOK 2965 AT PAGE 514 (ADAMS COUNTY RECORDS). NOTE: AMENDMENT TO LEASE RECORDED FEBRUARY 7, 1985 IN BOOK 2965 AT PAGE 548 (ADAMS COUNTY RECORDS)
 - EXCEPTION #16: ANNEXATION PLAT 1 RECORDED MAY 26, 1988 UNDER RECEPTION NO. R-88-0270668 (IN DENVER COUNTY RECORDS) AND RECORDED MAY 26, 1988 IN BOOK 3450 AT PAGE 751 (ADAMS COUNTY RECORDS) AND RECORDED JANUARY 16, 1990 IN BOOK 3639 AT PAGE 318 (ADAMS COUNTY RECORDS)
 - EXCEPTION #17: ORDINANCE NO. 453, SERIES 1988 RECORDED OCTOBER 23, 2002 UNDER RECEPTION NO. 2002199305.
 - EXCEPTION #26: RESOLUTION NO CR17-0050, SERIES OF 2017 RECORDED FEBRUARY 9, 2017 AT RECEPTION NO. 2017017676.
 - EXCEPTION #27: RESERVATION OF ALL RIGHTS TO ANY AND ALL SUB-SURFACE PORE SPACE, MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES AND ALL GEOTHERMAL RESOURCES IN, ON OR UNDER THE LAND, AND RIGHTS OF INGRESS AND EGRESS IN, ON, UNDER, OVER, ACROSS AND THROUGH SUBJECT PROPERTY FOR THE PURPOSES OF EXPLORATION, PRODUCTION, MINING, EXTRACTION, REMOVAL OF OR ACCESS TO SUCH SUBSTANCES AND RESOURCES, TOGETHER WITH ENOUGH OF THE SURFACE AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH SUBSTANCES AND RESOURCES AND THE RIGHT TO CROSS GRANTEE'S LAND ADJOINING TO ACCESS THE MINERAL ESTATE RECORDED, AS RESERVED IN PATENT FROM THE STATE OF COLORADO, ACTING BY AND THROUGH THE STATE BOARD OF LAND COMMISSIONERS, RECORDED MARCH 26, 2019 UNDER RECEPTION NO. 2019032987, AND AS SHOWN IN PATENT RECORDED MARCH 19, 2020 AT RECEPTION NO. 2020040573.
 - EXCEPTION #28: NO SURFACE OCCUPANCY AGREEMENT RECORDED MARCH 26, 2019 UNDER RECEPTION NO. 2019032988. AND LEASE NO. 113180 RECORDED MARCH 19, 2020 AT RECEPTION NO. 2020040575.
 - EXCEPTION #31: GENERAL ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED MARCH 19, 2020 AT RECEPTION NO. 2020040574.
 - EXCEPTION #32: EASEMENT AGREEMENT RECORDED MAY 18, 2021 AT RECEPTION NO. 2021094551.
 - EXCEPTION #33: EASEMENT AGREEMENT RECORDED MAY 18, 2021 AT RECEPTION NO. 2021094552.

TRACT AREA SUMMARY

TRACT NO.	SQ. FT.	ACRES	USE	OWNERSHIP
TRACT A	118,966	2.731	OSP, UE, DR	METRO
TRACT B	488	0.011	OSP, UE, DR	METRO
TRACT C	7,905	0.181	OSP, UE, DR	METRO
TRACT D	292	0.007	OSP, UE, DR	METRO
TRACT E	326	0.007	OSP, UE, DR	METRO
TRACT F	525	0.012	OSP, UE, DR	METRO
TRACT G	7,088	0.163	OSP, UE, DR	METRO
TRACT H	4,389	0.101	OSP, UE, DR	METRO
TRACT J	503	0.011	OSP, UE, DR	METRO
TRACT K	75	0.002	OSP, UE, DR	METRO
TRACT L	75	0.002	OSP, UE, DR	METRO
TRACT M	295	0.007	OSP, UE, DR	METRO
TRACT N	502	0.012	OSP, UE, DR	METRO
TRACT P	75	0.002	OSP, UE, DR	METRO
TRACT Q	23,357	0.536	AE, UE, DR, PED	METRO
TRACT R	31,207	0.716	AE, UE, DR, PED	METRO
TOTAL	196,068	4.501	TRACTS "T" AND "O" WERE INTENTIONALLY OMITTED	

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (134)	275,258	±6.319
TRACTS (16)	196,068	±4.501
RIGHT-OF-WAY	240,949	±5.532
TOTAL	712,275	±16.352

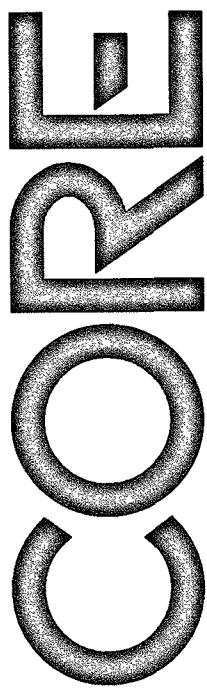
LAND USE DEFINITION:

- AE INGRESS/EGRESS
 CCD CITY & COUNTY OF DENVER
 PED PEDESTRIAN
 UE UTILITY
 DR DRAINAGE
 OSP OPEN SPACE
 R.O.W. RIGHT-OF-WAY
 METRO TOWN CENTER METROPOLITAN DISTRICT



LAND DEVELOPMENT
 ENERGY
 PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVE.FOURCORE.COM



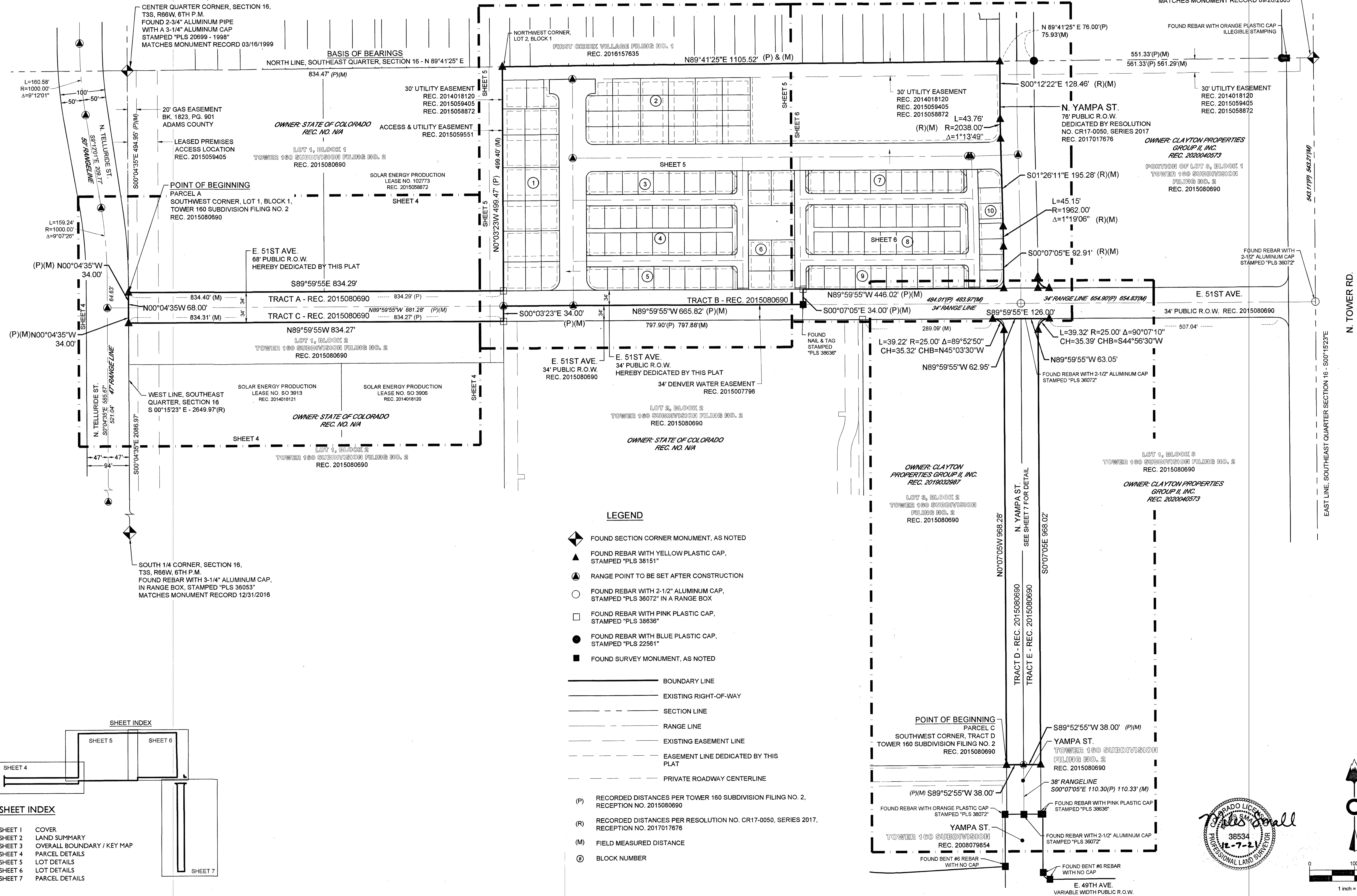
TOWER 160 FILING NO. 3
 SOUTHEAST 1/4 SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M.
 CITY AND COUNTY OF DENVER, STATE OF COLORADO

RELEASE: 12/09/21
 CAD: JCA
 QA/QC: MS

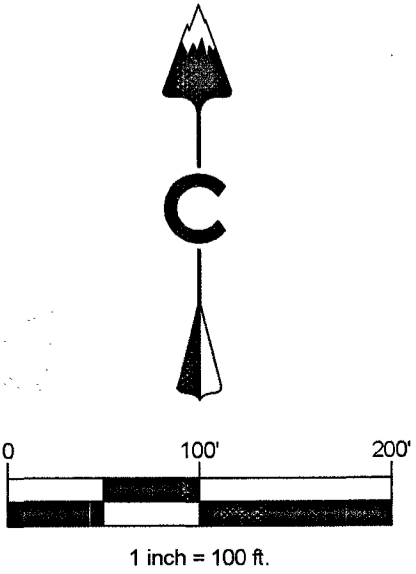
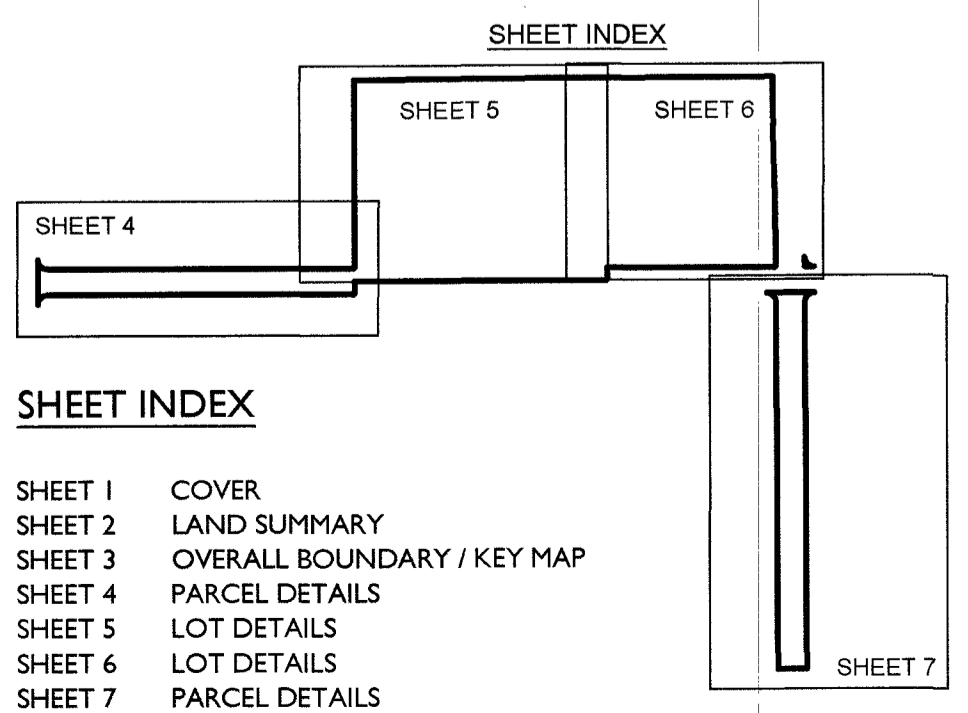
JOB NO. 18-011

SHEET 2 of 7

TOWER 160 SUBDIVISION FILING NO. 3
A RESUBDIVISION OF LOT 2, BLOCK 1, AND PORTIONS OF LOT 3, BLOCK 1, LOT 3, BLOCK 2, AND LOT 1, BLOCK 3 OF TOWER 160 FILING NO. 2
A PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
OVERALL BOUNDARY / KEY MAP



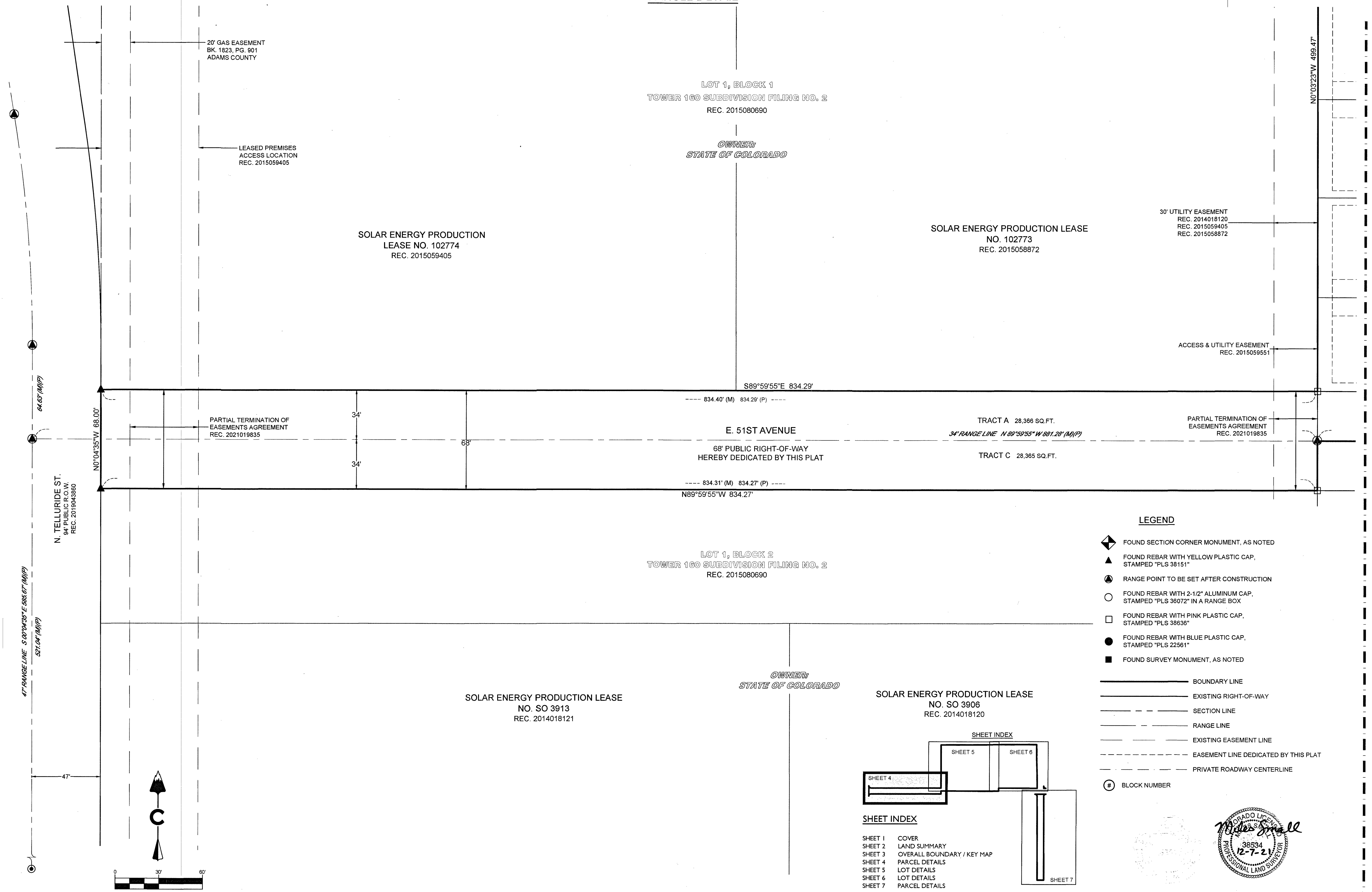
- LEGEND**
- FOUND SECTION CORNER MONUMENT, AS NOTED
 - FOUND REBAR WITH YELLOW PLASTIC CAP, STAMPED "PLS 38151"
 - RANGE POINT TO BE SET AFTER CONSTRUCTION
 - FOUND REBAR WITH 2-1/2" ALUMINUM CAP, STAMPED "PLS 36072" IN A RANGE BOX
 - FOUND REBAR WITH PINK PLASTIC CAP, STAMPED "PLS 38636"
 - FOUND REBAR WITH BLUE PLASTIC CAP, STAMPED "PLS 22561"
 - FOUND SURVEY MONUMENT, AS NOTED
 - BOUNDARY LINE
 - EXISTING RIGHT-OF-WAY
 - SECTION LINE
 - RANGE LINE
 - EXISTING EASEMENT LINE
 - EASEMENT LINE DEDICATED BY THIS PLAT
 - PRIVATE ROADWAY CENTERLINE
 - (P) RECORDED DISTANCES PER TOWER 160 SUBDIVISION FILING NO. 2, RECEPTION NO. 2015080690
 - (R) RECORDED DISTANCES PER RESOLUTION NO. CR17-0050, SERIES 2017, RECEPTION NO. 2017017676
 - (M) FIELD MEASURED DISTANCE
 - (B) BLOCK NUMBER



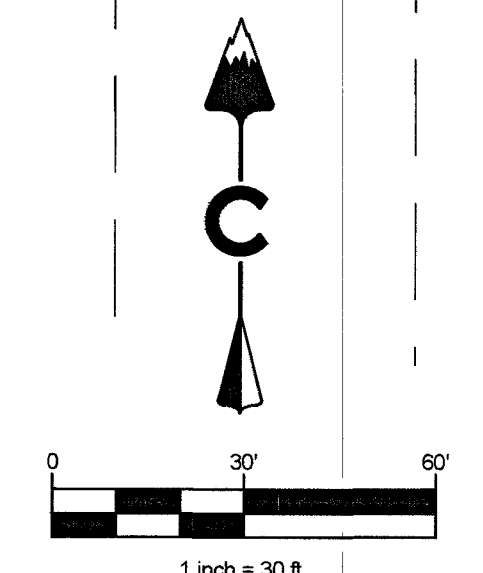
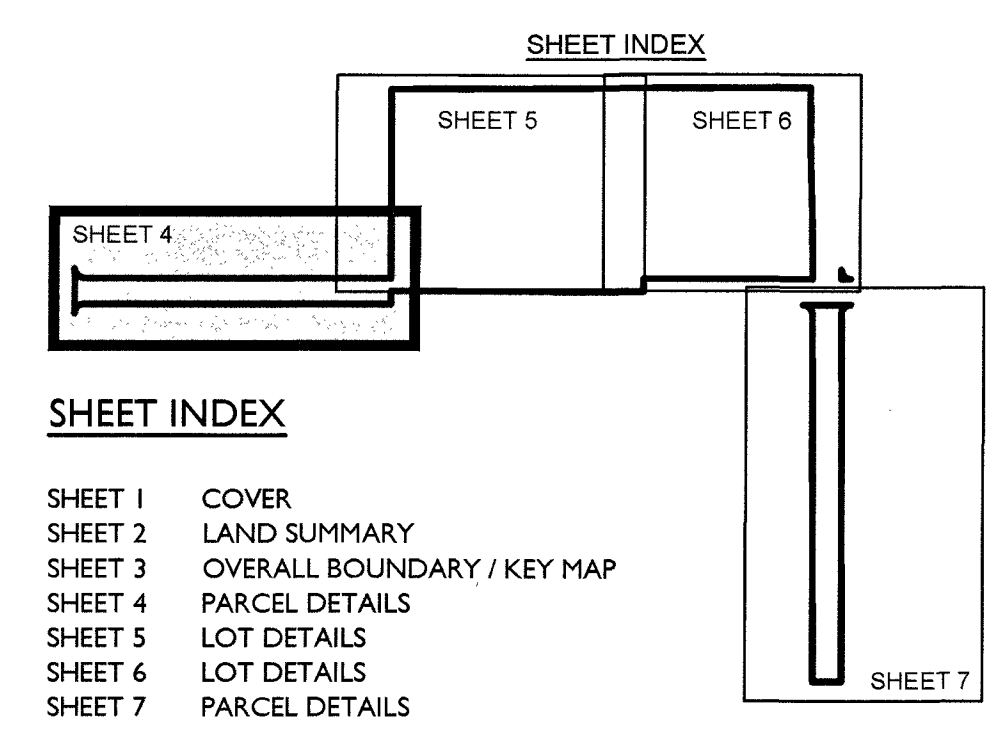
LAND DEVELOPMENT
 ENERGY
 PUBLIC INFRASTRUCTURE
 CORE CONSULTANTS, INC.
 5473 SOUTH BROADWAY
 DENVER, CO 80219
 303.703.4444
 LIVEYOURCORE.COM
CORE
 TOWER 160 FILING NO. 3
 SOUTHEAST 1/4 SECTION 16, TOWNSHIP 3 SOUTH, RANGE 65 WEST, 6TH P.M.
 CITY AND COUNTY OF DENVER, STATE OF COLORADO
 RELEASE: 12/09/21
 CAD: JCA
 QA/QC: MS
 JOB NO. 18-011
 SHEET 3 of 7

TOWER 160 SUBDIVISION FILING NO. 3
 A RESUBDIVISION OF LOT 2, BLOCK 1, AND PORTIONS OF LOT 3, BLOCK 1, LOT 3, BLOCK 2, AND LOT 1, BLOCK 3 OF TOWER 160 FILING NO. 2
 A PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL DETAIL

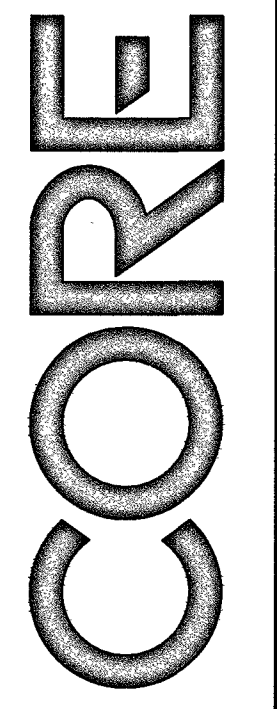


- LEGEND**
- ◆ FOUND SECTION CORNER MONUMENT, AS NOTED
 - ▲ FOUND REBAR WITH YELLOW PLASTIC CAP, STAMPED "PLS 38151"
 - RANGE POINT TO BE SET AFTER CONSTRUCTION
 - FOUND REBAR WITH 2-1/2" ALUMINUM CAP, STAMPED "PLS 38072" IN A RANGE BOX
 - FOUND REBAR WITH PINK PLASTIC CAP, STAMPED "PLS 38636"
 - FOUND REBAR WITH BLUE PLASTIC CAP, STAMPED "PLS 22561"
 - FOUND SURVEY MONUMENT, AS NOTED
 - BOUNDARY LINE
 - EXISTING RIGHT-OF-WAY
 - SECTION LINE
 - RANGE LINE
 - EXISTING EASEMENT LINE
 - EASEMENT LINE DEDICATED BY THIS PLAT
 - - - PRIVATE ROADWAY CENTERLINE
 - # BLOCK NUMBER



SEE SHEET 5

CORE CONSULTANTS, INC.
 BROADWAY
 ENGINEERING, CO 80202
 303.703.4444
 LIVEYOURCORE.COM

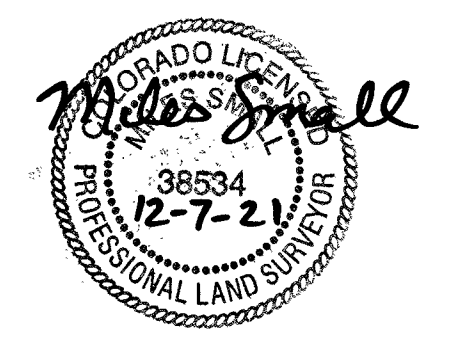


TOWER 160 FILING NO. 3
 SOUTHEAST 1/4 SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M.
 CITY AND COUNTY OF DENVER, STATE OF COLORADO

RELEASE: 12/06/21
 CAD: JCA
 QA/QC: MS

JOB NO. 18-011

SHEET 4 OF 7



TOWER 160 SUBDIVISION FILING NO. 3
A RESUBDIVISION OF LOT 2, BLOCK 1, AND PORTIONS OF LOT 3, BLOCK 1, LOT 3, BLOCK 2, AND LOT 1, BLOCK 3 OF TOWER 160 FILING NO. 2
A PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

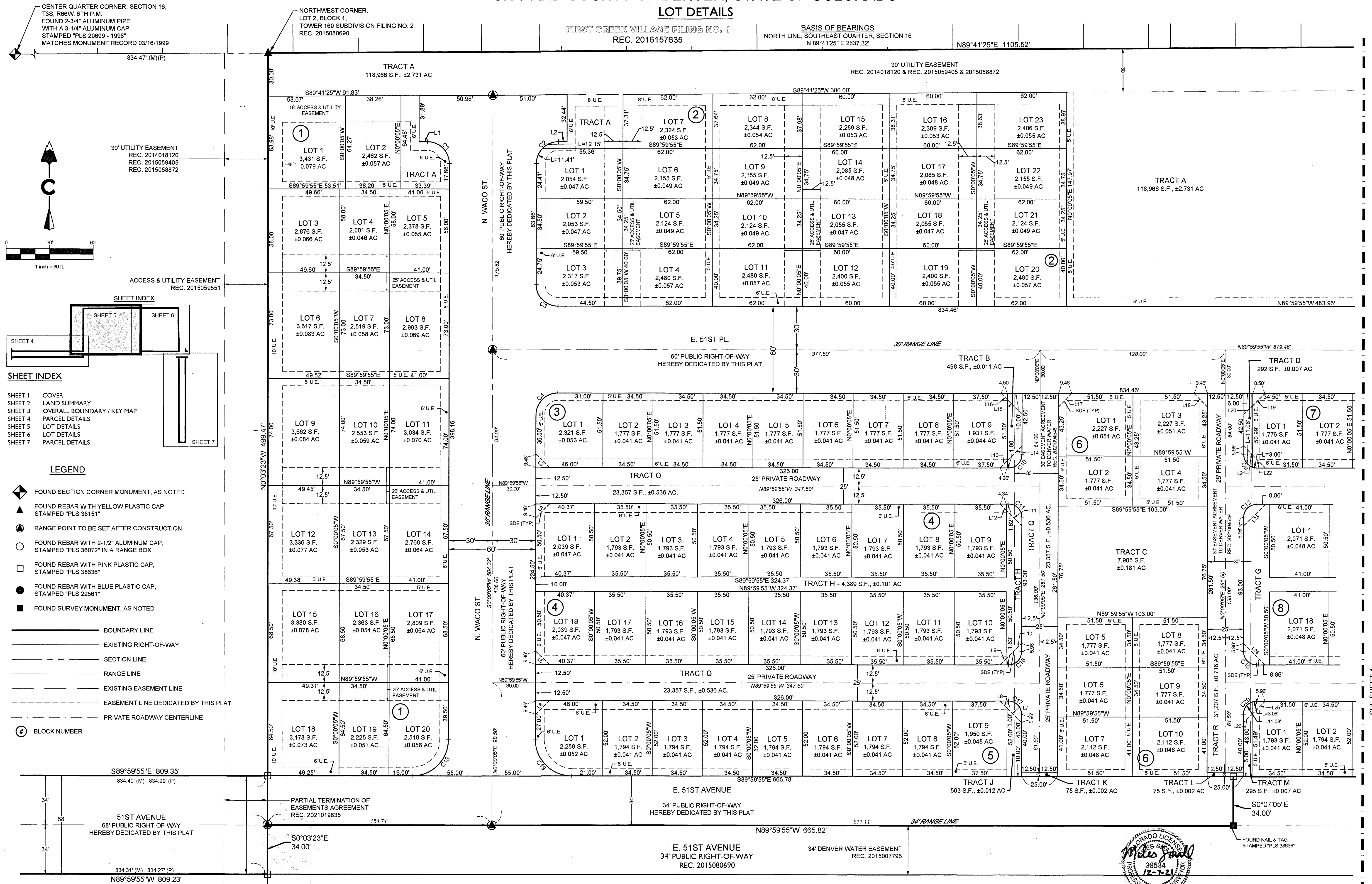
LOT DETAILS

FIRST CREEK VILLAGE FILING NO. 1
 REC. 2016157635

BASIS OF BEARINGS
 NORTH LINE, SOUTHEAST QUARTER, SECTION 16
 N 89°41'25"E 2637.32'

N89°41'25"E 1105.52'

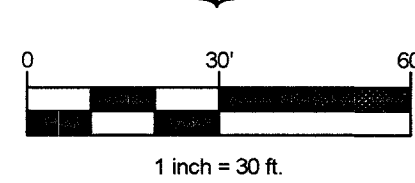
30' UTILITY EASEMENT
 REC. 2014018120 & REC. 2015059405 & 2015058872



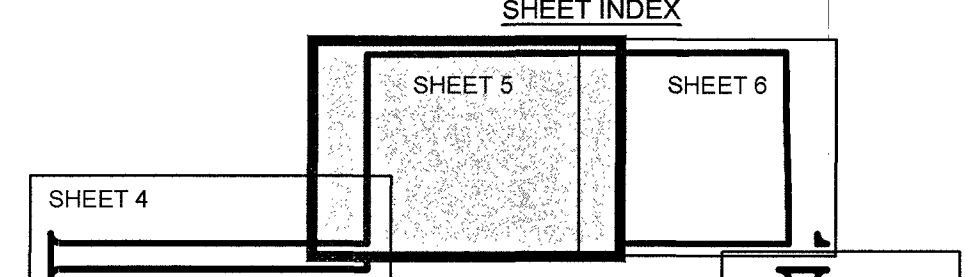
CENTER QUARTER CORNER, SECTION 16,
 T3S, R66W, 6TH P.M.
 FOUND 2-3/4" ALUMINUM PIPE
 WITH A 3-1/4" ALUMINUM CAP
 STAMPED "PLS 20699 - 1998"
 MATCHES MONUMENT RECORD 03/16/1999
 834.47' (M)(P)

NORTHWEST CORNER,
 LOT 2, BLOCK 1,
 TOWER 160 SUBDIVISION FILING NO. 2
 REC. 2015080690

30' UTILITY EASEMENT
 REC. 2014018120
 REC. 2015059405
 REC. 2015058872



ACCESS & UTILITY EASEMENT
 REC. 2015059551



- SHEET INDEX**
- SHEET 1 COVER
 - SHEET 2 LAND SUMMARY
 - SHEET 3 OVERALL BOUNDARY / KEY MAP
 - SHEET 4 PARCEL DETAILS
 - SHEET 5 LOT DETAILS
 - SHEET 6 LOT DETAILS
 - SHEET 7 PARCEL DETAILS

LEGEND

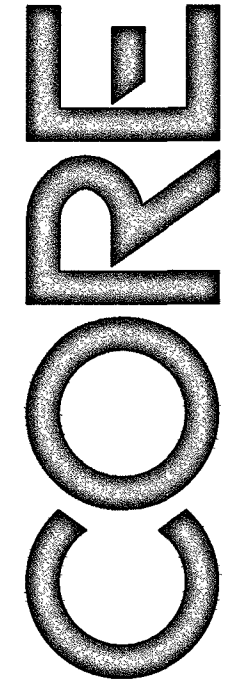
- ◆ FOUND SECTION CORNER MONUMENT, AS NOTED
- ▲ FOUND REBAR WITH YELLOW PLASTIC CAP, STAMPED "PLS 38151"
- RANGE POINT TO BE SET AFTER CONSTRUCTION
- FOUND REBAR WITH 2-1/2" ALUMINUM CAP, STAMPED "PLS 36072" IN A RANGE BOX
- FOUND REBAR WITH PINK PLASTIC CAP, STAMPED "PLS 38636"
- FOUND REBAR WITH BLUE PLASTIC CAP, STAMPED "PLS 22561"
- FOUND SURVEY MONUMENT, AS NOTED
- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- SECTION LINE
- RANGE LINE
- EXISTING EASEMENT LINE
- - - EASEMENT LINE DEDICATED BY THIS PLAT
- - - PRIVATE ROADWAY CENTERLINE
- ④ BLOCK NUMBER

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

LAND DEVELOPMENT
 ENERGY
 PUBLIC INFRASTRUCTURE

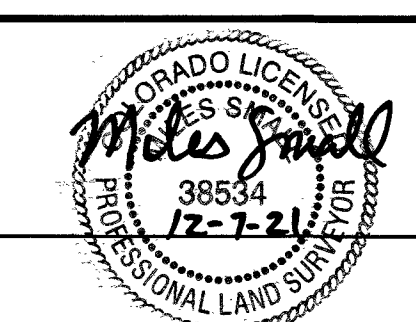


TOWER 160 FILING NO. 3
SOUTHEAST 1/4 SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO

RELEASE: 12/06/21
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JOB NO. 18-011

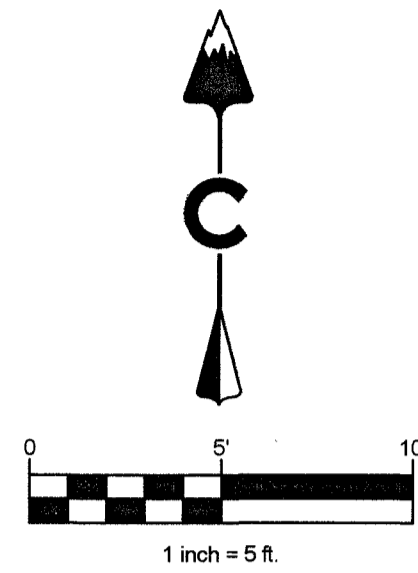
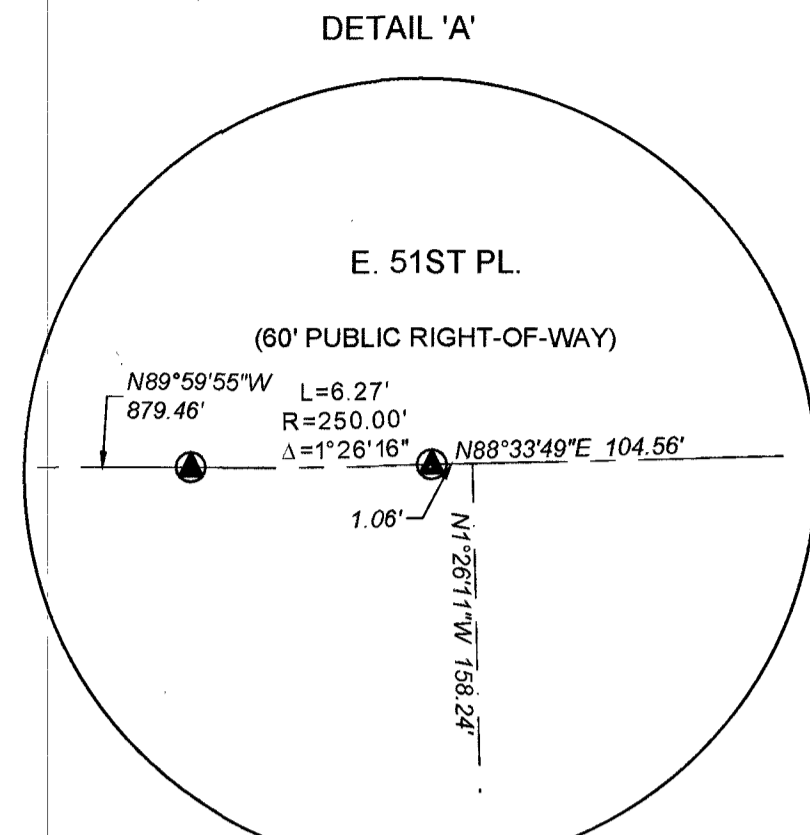
SHEET 5 OF 7



TOWER 160 SUBDIVISION FILING NO. 3

A RESUBDIVISION OF LOT 2, BLOCK 1, AND PORTIONS OF LOT 3, BLOCK 1, LOT 3, BLOCK 2, AND LOT 1, BLOCK 3 OF TOWER 160 FILING NO. 2
 A PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO

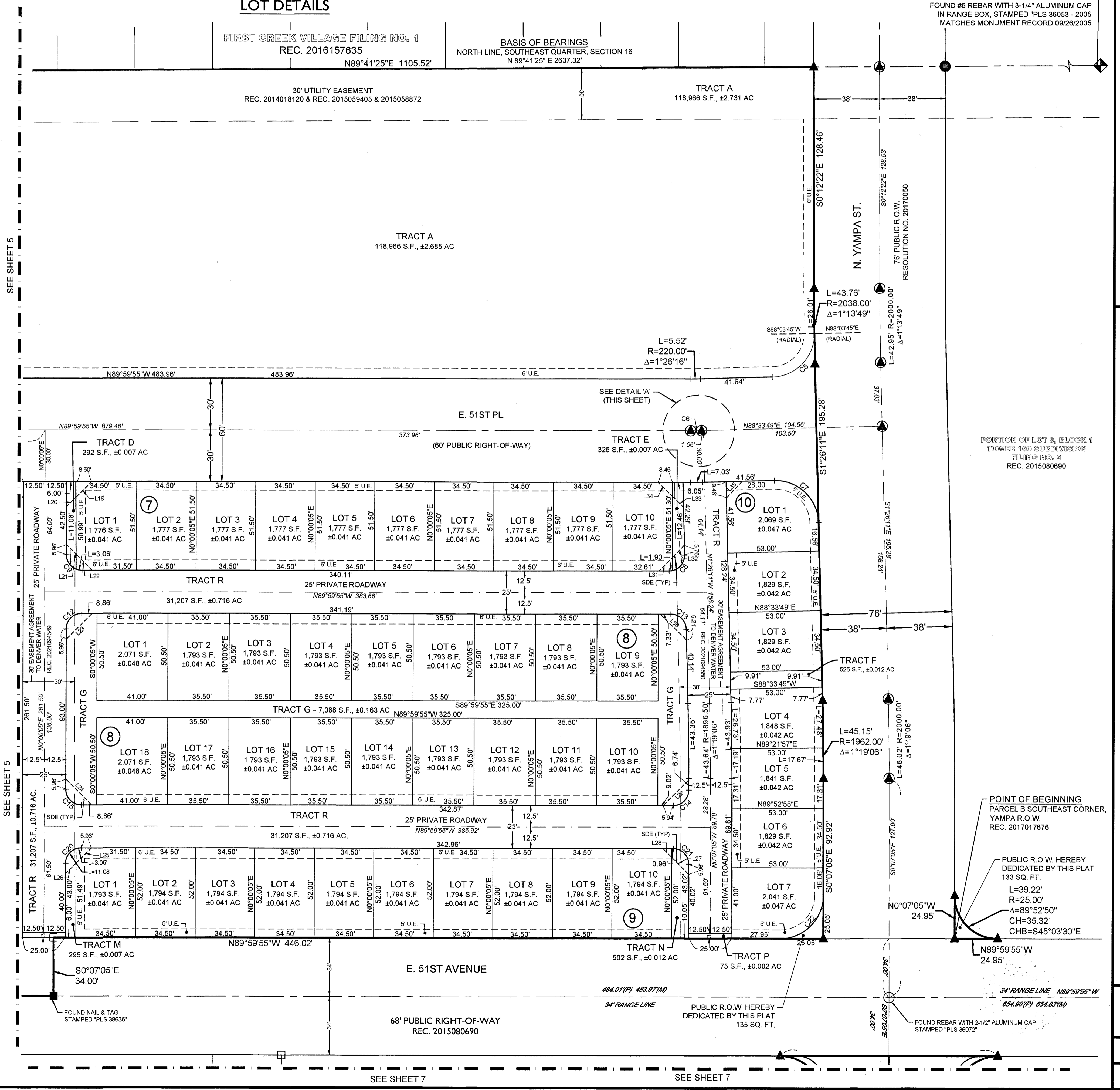
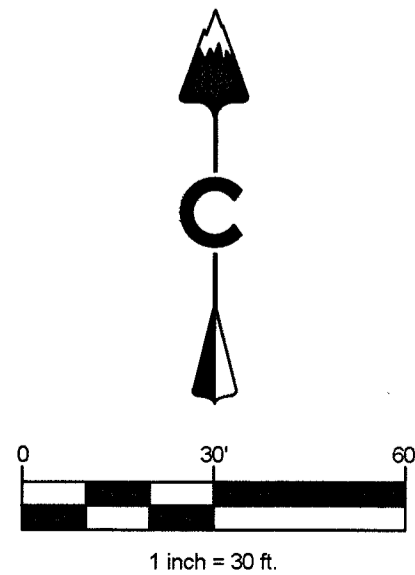
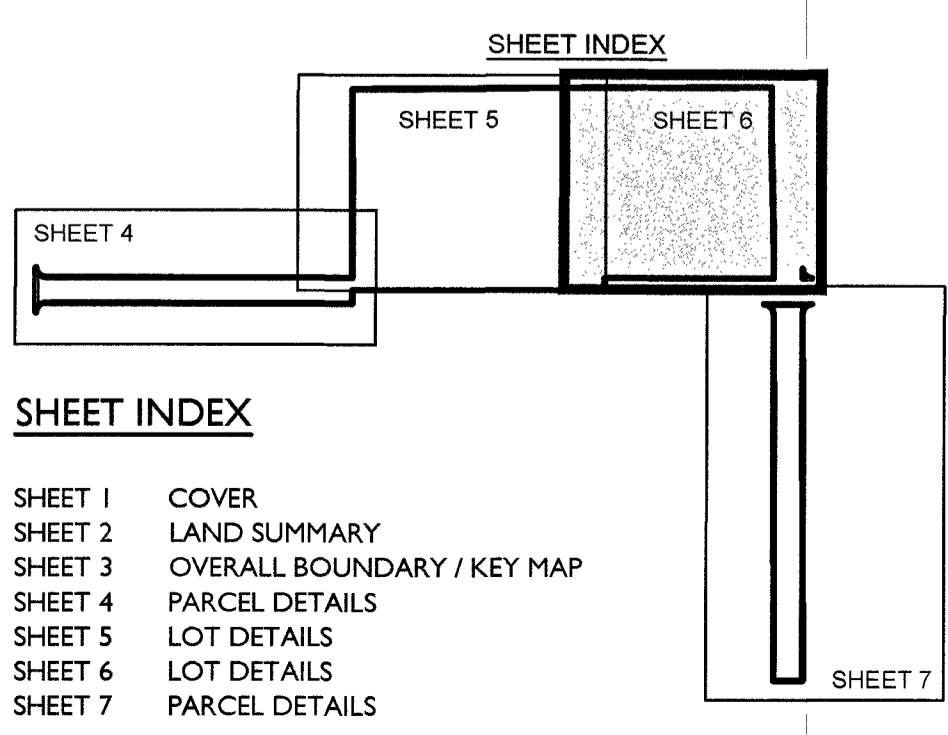
LOT DETAILS



LEGEND

- ◆ FOUND SECTION CORNER MONUMENT, AS NOTED
- ▲ FOUND REBAR WITH YELLOW PLASTIC CAP, STAMPED "PLS 38151"
- RANGE POINT TO BE SET AFTER CONSTRUCTION
- FOUND REBAR WITH 2-1/2" ALUMINUM CAP, STAMPED "PLS 38072" IN A RANGE BOX
- FOUND REBAR WITH PINK PLASTIC CAP, STAMPED "PLS 38636"
- # BLOCK NUMBER
- FOUND REBAR WITH BLUE PLASTIC CAP, STAMPED "PLS 22561"
- FOUND SURVEY MONUMENT, AS NOTED
- BOUNDARY LINE
- - - EXISTING RIGHT-OF-WAY
- - - SECTION LINE
- - - RANGE LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	N44°59'55"W	21.21'
C2	23.56'	15.00'	90°00'00"	S45°00'05"W	21.21'
C3	23.56'	15.00'	90°00'00"	S44°59'55"E	21.21'
C4	23.56'	15.00'	90°00'00"	S45°00'05"W	21.21'
C5	39.05'	25.00'	89°30'04"	N43°48'47"E	35.20'
C6	6.27'	250.00'	1°26'16"	N89°16'57"E	6.27'
C7	39.27'	25.00'	90°00'00"	N46°28'11"W	35.36'
C8	14.36'	9.00'	91°26'16"	N44°16'57"E	12.89'
C9	14.14'	9.00'	90°00'00"	S44°59'55"E	12.73'
C10	14.14'	9.00'	90°00'00"	S45°00'05"W	12.73'
C11	14.14'	9.00'	90°00'00"	S44°59'55"E	12.73'
C12	14.14'	9.00'	90°00'00"	N45°00'05"E	12.73'
C13	13.91'	9.00'	88°33'44"	S45°43'03"E	12.57'
C14	14.16'	9.00'	90°07'10"	S44°56'30"W	12.74'
C15	14.14'	9.00'	90°00'00"	N44°59'55"W	12.73'
C16	14.14'	9.00'	90°00'00"	S45°00'05"W	12.73'
C17	14.14'	9.00'	90°00'00"	S44°59'55"E	12.73'
C18	39.27'	25.00'	90°00'00"	N45°00'05"E	35.36'
C19	39.27'	25.00'	90°00'00"	S44°59'55"E	35.36'
C20	14.14'	9.00'	90°00'00"	S45°00'05"W	12.73'
C21	14.12'	9.00'	89°52'50"	S45°03'30"E	12.71'
C22	39.32'	25.00'	90°07'10"	N44°56'30"E	35.39'



EAST QUARTER CORNER, SECTION 16, T3S, R66W, 6TH P.M. FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP IN RANGE BOX, STAMPED "PLS 38053 - 2005 MATCHES MONUMENT RECORD 09/26/2005"

PORTION OF LOT 3, BLOCK 1 TOWER 160 SUBDIVISION FILING NO. 2 REC. 2015080690

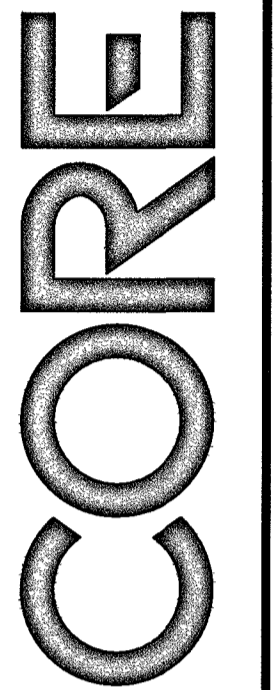
POINT OF BEGINNING PARCEL B SOUTHEAST CORNER, YAMPA R.O.W. REC. 2017017676

PUBLIC R.O.W. HEREBY DEDICATED BY THIS PLAT 133 SQ. FT. L=39.22' R=25.00' Δ=89°52'50" CHB=S45°03'30"E

FOUND REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 36072"

LAND DEVELOPMENT ENERGY PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC. ENGLEWOOD, CO 80113 303.703.4444 LIVEYOURCORE.COM



TOWER 160 FILING NO. 3
 SOUTHEAST 1/4 SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M.
 CITY AND COUNTY OF DENVER, STATE OF COLORADO

RELEASE: 12/08/21
 CAD: JCA
 QA/QC: MS

JOB NO. 18-011

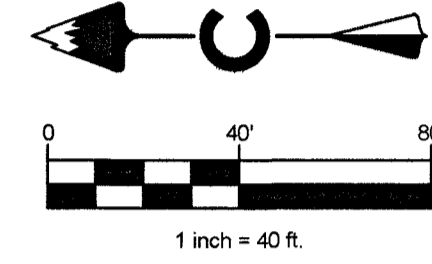
SHEET 6 OF 7

TOWER 160 SUBDIVISION FILING NO. 3
A RESUBDIVISION OF LOT 2, BLOCK 1, AND PORTIONS OF LOT 3, BLOCK 1, LOT 3, BLOCK 2, AND LOT 1, BLOCK 3 OF TOWER 160 FILING NO. 2
A PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL DETAIL

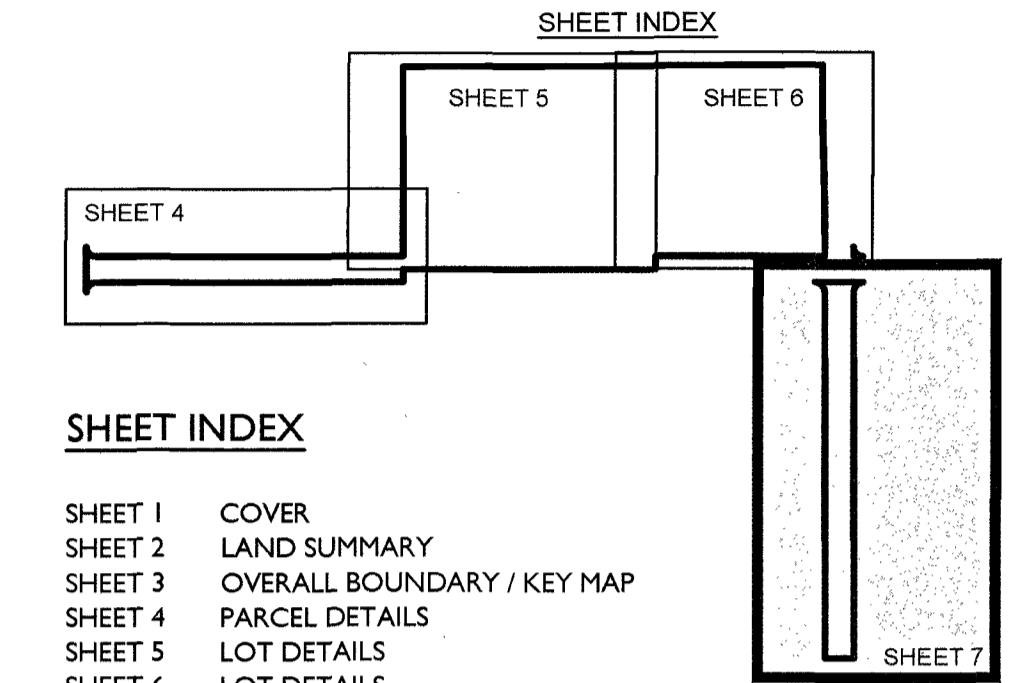
LEGEND

- ◆ FOUND SECTION CORNER MONUMENT, AS NOTED
 - ▲ FOUND REBAR WITH YELLOW PLASTIC CAP, STAMPED "PLS 38151"
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 - FOUND SURVEY MONUMENT, AS NOTED
-
- BOUNDARY LINE
 - EXISTING RIGHT-OF-WAY
 - SECTION LINE
 - RANGE LINE
 - EXISTING EASEMENT LINE
 - EASEMENT LINE DEDICATED BY THIS PLAT
 - PRIVATE ROADWAY CENTERLINE
-
- # BLOCK NUMBER



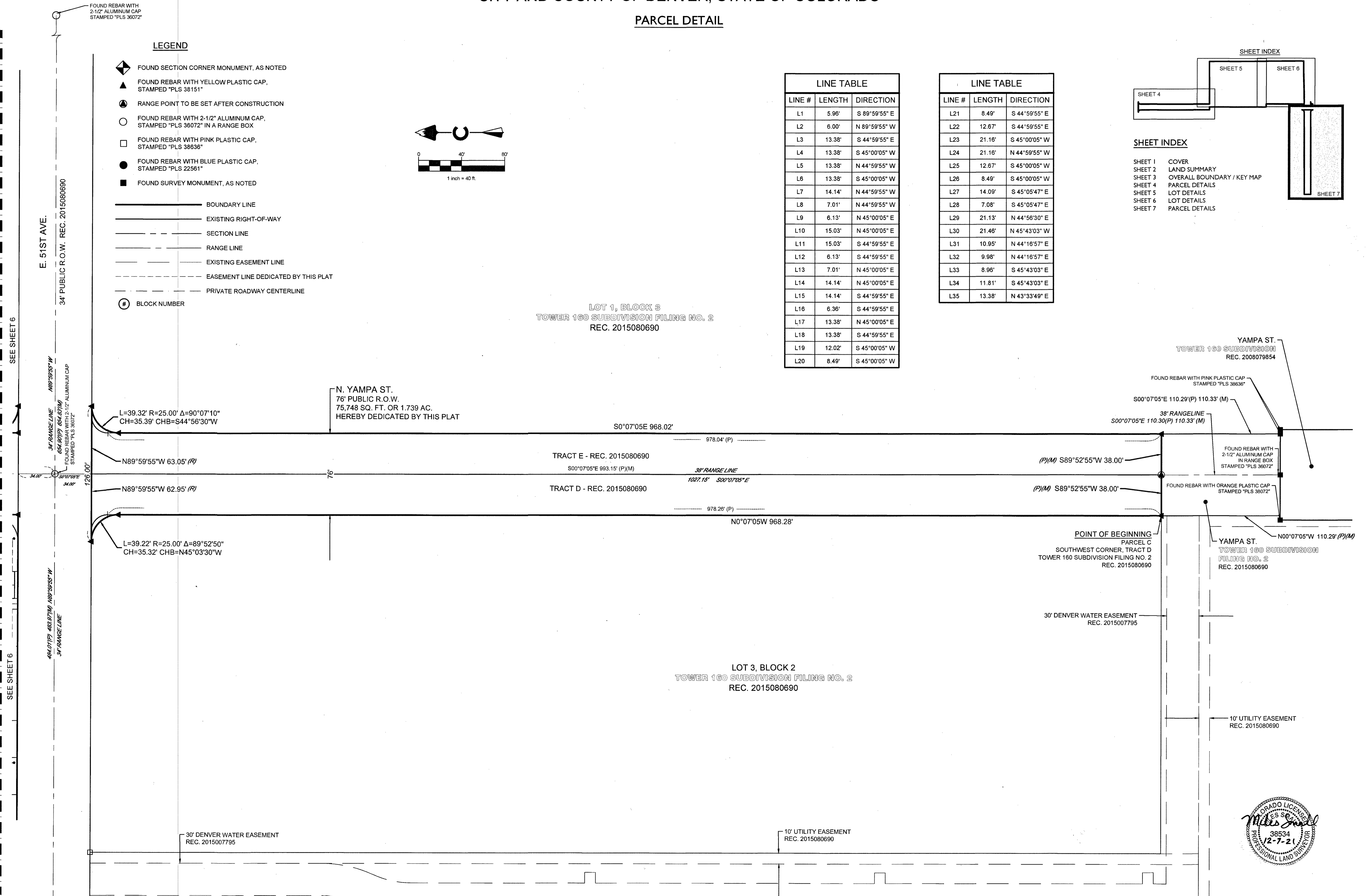
LINE #	LENGTH	DIRECTION
L1	5.96'	S 89°59'55" E
L2	6.00'	N 89°59'55" W
L3	13.38'	S 44°59'55" E
L4	13.38'	S 45°00'05" W
L5	13.38'	N 44°59'55" W
L6	13.38'	S 45°00'05" W
L7	14.14'	N 44°59'55" W
L8	7.01'	N 44°59'55" E
L9	6.13'	N 45°00'05" E
L10	15.03'	N 45°00'05" E
L11	15.03'	S 44°59'55" E
L12	6.13'	S 44°59'55" E
L13	7.01'	N 45°00'05" E
L14	14.14'	N 45°00'05" E
L15	14.14'	S 44°59'55" E
L16	6.36'	S 44°59'55" E
L17	13.38'	N 45°00'05" E
L18	13.38'	S 44°59'55" E
L19	12.02'	S 45°00'05" W
L20	8.49'	S 45°00'05" W

LINE #	LENGTH	DIRECTION
L21	8.49'	S 44°59'55" E
L22	12.67'	S 44°59'55" E
L23	21.16'	S 45°00'05" W
L24	21.16'	N 44°59'55" W
L25	12.67'	S 45°00'05" W
L26	8.49'	S 45°00'05" W
L27	14.09'	S 45°05'47" E
L28	7.08'	S 45°05'47" E
L29	21.13'	N 44°56'30" E
L30	21.46'	N 45°43'03" W
L31	10.95'	N 44°16'57" E
L32	9.98'	N 44°16'57" E
L33	8.96'	S 45°43'03" E
L34	11.81'	S 45°43'03" E
L35	13.38'	N 43°33'49" E



LOT 1, BLOCK 3
 TOWER 160 SUBDIVISION FILING NO. 2
 REC. 2015080690

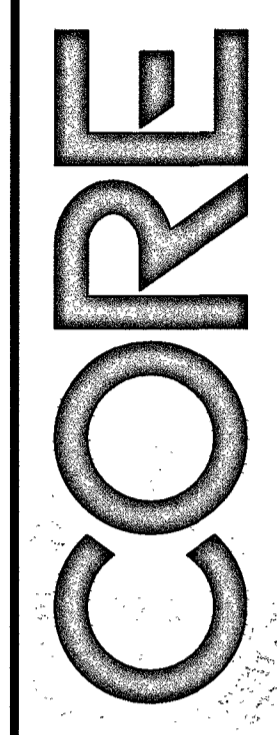
LOT 3, BLOCK 2
 TOWER 160 SUBDIVISION FILING NO. 2
 REC. 2015080690



TOWER 160 FILING NO. 3
 SOUTHEAST 1/4 SECTION 16, TOWNSHIP 3 SOUTH, RANGE 65 WEST, 6TH P.M.
 CITY AND COUNTY OF DENVER, STATE OF COLORADO

LAND DEVELOPMENT
 ENERGY
 PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
 3475 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVE@CORE.COM



RELEASE: 12/09/21
 CAD: JCA
 QA/QC: MS

JOB NO. 18-011

SHEET 7 OF 7