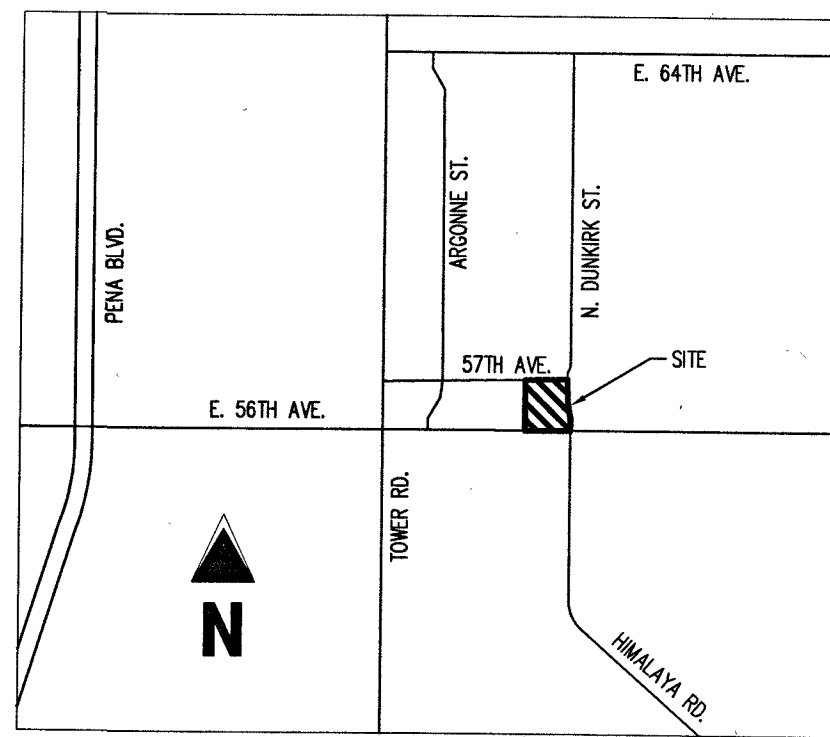


OUTLOOK GATEWAY SUBDIVISION FILING NO. 2

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO



VICINITY MAP NOT TO SCALE



1155 Kelly Johnson Blvd., Suite 305 Colorado Springs, CO 80920 719.900.7220 • GallowayUS.com

DEDICATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT 56TH & DUNKIRK REAL ESTATE HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, AND BANK OF COLORADO AND MOHINDER SINGH SANDHU, AS HOLDERS OF DEEDS OF TRUST, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO A BLOCK, LOTS, AND TRACT AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

ALL OF THAT LAND AS DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED AT RECEPTION NO. 2019066078 AND SPECIAL WARRANTY DEED, RECORDED AT RECEPTION NO. 2019066079 AND SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2019066080 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE, BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10; THENCE S89°14'03"W, A DISTANCE OF 122.83 FEET; THENCE N00°45'57"W, A DISTANCE OF 63.50 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 56TH AVENUE FOR THE SOUTHWEST CORNER OF A WARRANTY DEED TO THE CITY OF AURORA AS RECORDED AT RECEPTION NO. 2001034618 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE AND BEING THE POINT OF BEGINNING;

THENCE WITH THE NORTH RIGHT OF WAY LINE OF SAID EAST 56TH AVENUE, S89°14'03"W, A DISTANCE OF 455.02 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2019066079;

THENCE WITH THE WEST LINE OF SAID RECEPTION NO. 2019066079 AND SAID RECEPTION NO. 2019066080 AND THE EAST LINE OF LOT 1, BLOCK 1, OUTLOOK GATEWAY SUBDIVISION, FILING NO. 1, N00°45'43"W, A DISTANCE OF 596.74 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2019066080 AND ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 OUTLOOK GATEWAY SUBDIVISION, FILING NO.1 BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 57TH AVENUE;

THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID EAST 57TH AVENUE AND THE NORTH LINE OF SAID RECEPTION NO. 2019066080, N89°14'03"E, A DISTANCE OF 473.34 FEET TO A POINT OF A NON-TANGENT CURVE;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 91°12'54", HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.84 FEET, WHOSE CHORD BEARS S45°10'04"E, A CHORD DISTANCE OF 28.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH DUNKIRK STREET DEDICATED BY CITY AND COUNTY OF DENVER ORDINANCE NO. 848, SERIES 2002, AND BEING A POINT OF REVERSE CURVE;

THENCE WITH THE WEST RIGHT OF WAY LINE OF SAID NORTH DUNKIRK STREET, ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°48'29", HAVING A RADIUS OF 782.00 FEET, AN ARC LENGTH OF 11.03 FEET, WHOSE CHORD BEARS S00°02'08"W, A CHORD DISTANCE OF 11.03 FEET;

THENCE S00°22'06"E, A DISTANCE OF 17.19 FEET TO A POINT OF CURVATURE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°46'06", HAVING A RADIUS OF 86.00 FEET, AN ARC LENGTH OF 11.66 FEET, WHOSE CHORD BEARS S03°31'00"W, A CHORD DISTANCE OF 11.65 FEET;

THENCE S07°24'03"W, A DISTANCE OF 86.78 FEET TO A POINT OF CURVATURE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°47'24", HAVING A RADIUS OF 115.00 FEET, AN ARC LENGTH OF 19.65 FEET, WHOSE CHORD BEARS S02°30'15"W, A CHORD DISTANCE OF 19.63 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT;

THENCE ALONG SAID COMPOUND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°42'40", HAVING A RADIUS OF 796.00 FEET, AN ARC LENGTH OF 107.13 FEET, WHOSE CHORD BEARS S06°14'47"E, A CHORD DISTANCE OF 107.05 FEET;

THENCE S10°06'07"E, A DISTANCE OF 180.84 FEET TO A POINT OF CURVATURE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°53'42", HAVING A RADIUS OF 694.00 FEET, AN ARC LENGTH OF 107.74 FEET, WHOSE CHORD BEARS S05°39'24"E, A CHORD DISTANCE OF 107.63 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT;

THENCE ALONG SAID COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 78°25'08", HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 41.06 FEET, WHOSE CHORD BEARS S38°00'01"W, A CHORD DISTANCE OF 37.93 FEET TO THE SOUTHEAST CORNER OF SAID WARRANTY DEED TO THE CITY OF AURORA RECORDED AT RECEPTION NO. 2001034618 AND BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID EAST 56TH AVENUE;

THENCE WITH THE EAST LINE OF SAID RECEPTION NO. 2001034618, N00°45'57"W, A DISTANCE OF 25.84 FEET;

THENCE WITH THE NORTH LINE OF SAID RECEPTION NO. 2001034618, S89°14'03"W, A DISTANCE OF 48.75 FEET;

THENCE WITH THE WEST LINE OF SAID RECEPTION NO. 2001034618, S00°45'57"E, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 296,644 SQUARE FEET OR 6.810 ACRES OF LAND, MORE OR LESS.

UNDER THE NAME AND STYLE OF OUTLOOK GATEWAY SUBDIVISION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE EASEMENTS, STREETS AND AVENUES, 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 CABLE TELEVISION EASEMENTS AS SHOWN.

OWNER:

56TH & DUNKIRK REAL ESTATE HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY. Signature and date of Steven W. Hickox, President.

HOLDER OF DEED OF TRUST:

BANK OF COLORADO. Signature and date of John Stedden, Senior Vice President.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF April, 2021 A.D.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF April, 2021 A.D.

BY Steven W. Hickox AS President, OF 56TH & DUNKIRK REAL ESTATE HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY John Stedden AS Senior Vice President, OF BANK OF COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL: NOTARY PUBLIC: My Commission Expires: 11/28/2021

WITNESS MY HAND AND OFFICIAL SEAL: NOTARY PUBLIC: My Commission Expires: 11/28/2021

HOLDER OF DEED OF TRUST:

MOHINDER SINGH SANDHU. Signature and date of Mohinder S. Sandhu.

HOLDER OF DEED OF TRUST:

MOHINDER SINGH SANDHU. Signature and date of Mohinder S. Sandhu.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF April, 2021 A.D.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF April, 2021 A.D.

BY Mohinder Singh Sandhu MOHINDER SINGH SANDHU

BY Mohinder Singh Sandhu MOHINDER SINGH SANDHU

WITNESS MY HAND AND OFFICIAL SEAL: NOTARY PUBLIC: My Commission Expires: 11/28/2021

WITNESS MY HAND AND OFFICIAL SEAL: NOTARY PUBLIC: My Commission Expires: 11/28/2021

PLAT NOTES:

- 1. FIELD WORK WAS COMPLETED ON OCTOBER 21, 2019. 2. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED ON THE WEST END WITH A 3.25" ALUMINUM CAP STAMPED, "1998 PLS 19003" AND ON THE EAST END WITH A 3.25" ALUMINUM CAP STAMPED, "AZTEC PLS 33204," ASSUMED TO BEAR N89°14'03"E. 3. PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 0800460117H, HAVING AN MAP REVISED DATE OF NOVEMBER 20, 2013, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED. 4. EXISTING ACCESS POINTS TO THE PROPERTY VIA N. DUNKIRK ST. AND E. 57TH AVE. 5. THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1010674-CO, REVISION NO. 6 (4-12-21), WITH A COMMITMENT DATE OF APRIL 7, 2021 AT 5:00 P.M. 6. 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. C.R.S. 13-80-105(3)(A). 7. ALL DISTANCES SHOWN ON THIS MAP ARE U.S. SURVEY FEET. 8. ALL CORNERS OF THIS SURVEY ARE FOUND OR SET AS NOTED HEREON. 9. THE PROPERTY IS SUBJECT TO THE RIGHT OF A PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES TOGETHER WITH RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT CERTIFICATE NO. 179 DATED MARCH 29, 1896. 10. THE PROPERTY SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ASSIGNMENT OF PRESCRIPTIVE RIGHTS AND USES RECORDED FEBRUARY 19, 1992 AT RECEPTION NO. R-92-0015457. 11. THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE AGREEMENT RECORDED MARCH 26, 1992 AT RECEPTION NO. R-92-0029382. 12. THE PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE GATEWAY REGIONAL METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 12, 1998 AT RECEPTION NO. 9800071386 AND ORDER CORRECTING THE ORDER AND DECREE CREATING DISTRICT RECORDED AUGUST 25, 1998 AT RECEPTION NO. 9800141049 AND SEPTEMBER 16, 1998 AT RECEPTION NO. 9800154977. 13. THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDINANCE RELATING TO ZONING RECORDED FEBRUARY 25, 2000 AT RECEPTION NO. 2000028681. 14. THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EASEMENT AGREEMENT RECORDED NOVEMBER 2, 2005 AT RECEPTION NO. 2005186553. AMENDMENT TO EASEMENT AGREEMENT RECORDED AUGUST 24, 2018 AT RECEPTION NO. 2018107117. 15. THE PROPERTY IS SUBJECT TO OIL AND GAS LEASE RECORDED NOVEMBER 6, 2018 AT RECEPTION NO. 2018143083, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. MEMORANDUM OF LEASE RECORDED NOVEMBER 28, 2018 AT RECEPTION NO. 2018152131. 16. THE PROPERTY IS SUBJECT TO AN EASEMENT FOR PAYMENT OF STORM SYSTEM AS DESCRIBED IN STORM WATER DETENTION EASEMENT AGREEMENT AND INCIDENTAL PURPOSES BETWEEN EVERGREEN - 56TH & TOWER, L.L.C., AND JOSEPH FURER, AS SET FORTH IN AN INSTRUMENT RECORDED OCTOBER 19, 2018 AT RECEPTION NO. 2018135593. AMENDMENT TO STORM WATER DETENTION AND EASEMENT AGREEMENT RECORDED JANUARY 27, 2021 AT RECEPTION NO. 2021014037. 17. THE PROPERTY IS SUBJECT TO ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON THE ALTA/NPSF LAND TITLE SURVEY DATED MAY 22, 2019, PREPARED BY HARRIS KOCHER SMITH, AS PROJECT NUMBER 17081S: A) ELECTRIC LINE CROSSING THE NORTHEASTERN PORTION OF THE PROPERTY; B) PORTION OF A BILLBOARD CROSSES THE SOUTHEASTERN PROPERTY LINE; C) UNDERGROUND TELEPHONE LINE AND MANHOLE, TELECOM UTILITY LINES, SANITARY SEWER LINE, UNDERGROUND WATER UTILITY LINES AND UNDERGROUND ELECTRIC LINE LOCATED ON THE SOUTHERN PORTION OF THE PROPERTY; D) CONCRETE LOCATED 6' NORTH OF THE SOUTH PROPERTY LINE. 18. THE PROPERTY IS SUBJECT TO RESERVATION OF ALL MINERAL RIGHTS IN SPECIAL WARRANTY DEED RECORDED MAY 31, 2019 AT RECEPTION NO. 2019066076. RELINQUISHMENT AND QUITCLAIM OF SURFACE RIGHTS AND NOTIFICATIONS IN CONNECTION THEREWITH RECORDED MAY 31, 2019 AT RECEPTION NO. 2019066077. 19. THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE DEVELOPER COVENANT AND RESTRICTION AGREEMENT RECORDED MAY 31, 2019 AT RECEPTION NO. 2019066081. AMENDMENT TO DEVELOPER COVENANT AND RESTRICTION AGREEMENT IN CONNECTION THEREWITH RECORDED JANUARY 27, 2021 AT RECEPTION NO. 2021014036. 20. THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESTRICTIVE COVENANT RECORDED MAY 31, 2019 AT RECEPTION NO. 2019066082. 21. LOT 1 IS SUBJECT TO THE DEED OF TRUST FROM 56TH & DUNKIRK REAL ESTATE HOLDINGS, LLC TO THE PUBLIC TRUSTEE OF CITY AND COUNTY OF DENVER FOR THE USE OF BANK OF COLORADO TO SECURE AN INDEBTEDNESS IN THE PRINCIPAL SUM OF \$3,386,392.00, AND ANY OTHER AMOUNTS AND/OR OBLIGATIONS SECURED THEREBY, DATED MAY 30, 2019 AND RECORDED MAY 31, 2019 AT RECEPTION NO. 2019066083. 22. LOT 2 IS SUBJECT TO THE DEED OF TRUST FROM 56TH & DUNKIRK REAL ESTATE HOLDINGS, LLC TO THE PUBLIC TRUSTEE OF CITY AND COUNTY OF DENVER FOR THE USE OF BANK OF COLORADO TO SECURE AN INDEBTEDNESS IN THE PRINCIPAL SUM OF \$3,386,392.00, AND ANY OTHER AMOUNTS AND/OR OBLIGATIONS SECURED THEREBY, DATED MAY 30, 2019 AND RECORDED MAY 31, 2019 AT RECEPTION NO. 2019066084. 23. LOT 3 IS SUBJECT TO THE DEED OF TRUST FROM 56TH & DUNKIRK REAL ESTATE HOLDINGS, LLC TO THE PUBLIC TRUSTEE OF CITY AND COUNTY OF DENVER FOR THE USE OF BANK OF COLORADO TO SECURE AN INDEBTEDNESS IN THE PRINCIPAL SUM OF \$3,386,392.00, AND ANY OTHER AMOUNTS AND/OR OBLIGATIONS SECURED THEREBY, DATED MAY 30, 2019 AND RECORDED MAY 31, 2019 AT RECEPTION NO. 2019066085. 24. THE PROPERTY IS SUBJECT TO THE DEED OF TRUST FROM 56TH & DUNKIRK REAL ESTATE HOLDINGS, LLC TO THE PUBLIC TRUSTEE OF CITY AND COUNTY OF DENVER COUNTY FOR THE USE OF MOHINDER SINGH SANDHU TO SECURE AN INDEBTEDNESS IN THE PRINCIPAL SUM OF \$30,318.32, AND ANY OTHER AMOUNTS AND/OR OBLIGATIONS SECURED THEREBY, DATED MAY 30, 2019 AND RECORDED MAY 31, 2019 AT RECEPTION NO. 2019066742. 25. THE PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND PROVISIONS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OUTLOOK GATEWAY SUBDIVISION RECORDED APRIL 9, 2021 AT RECEPTION NO. 2021068707, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, AND ANY AND ALL AMENDMENTS, ASSIGNMENTS, OR ANNEXATIONS THERETO. 26. THERE IS 1 BLOCK AND 3 LOTS AND 1 TRACT IN OUTLOOK GATEWAY SUBDIVISION FILING NO. 2. 27. TRACT "A" IS FOR DRAINAGE PURPOSES AND WILL BE OWNED BY THE OWNER OF LOT 1. 28. PROVISIONS FOR USE MAINTENANCE AND RELATED RIGHTS AND OBLIGATIONS WITH RESPECT TO TRACT A AND THE PRIVATE EASEMENTS GRANTED HEREUNDER ARE SET FORTH IN A DECLARATION OF COVENANTS CODES AND RESTRICTIONS TO BE RECORDED BY SEPARATE INSTRUMENT. 29. 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. 30. 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 WITHIN THE PLATTED PROPERTY. 31. A 10' UTILITY EASEMENT ALONG THE PERIMETER OF THIS PLAT IS DEDICATED TO CITY AND COUNTY OF DENVER AS SHOWN. 32. THE CONTROL LINE AND MONUMENTS FOUND WITHIN N. DUNKIRK ST. DO NOT CONTROL THE RIGHT OF WAY LINES OF N. DUNKIRK ST. AND ARE NOT ACCEPTED BY THE CITY AND COUNTY OF DENVER SURVEY GROUP. N. DUNKIRK ST. RIGHT OF WAY LINE IS TIED TO THE ALIQUOT LINE AS SHOWN. 33. THE REQUIRED CONTRIBUTION OF LAND FOR PARK, OPEN SPACE AND TRAIL CONTRIBUTIONS IS CALCULATED AS 5 ACRES X 2% = 0.1 ACRES.

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 DEDICATORS

THIS 25th DAY OF June A.D., 2021, AT 5:00 O'CLOCK, P.M. FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN OR LISTED HEREIN.

Krishna M. Branson ATTORNEY FOR THE CITY AND COUNTY OF DENVER. Assistant City Attorney. Date: 7-18-21

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.

Celia J. Pluta CITY ENGINEER. Date: 6-23-21

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE. Date: 6-23-2021

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT. Date: 6-15-21

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION. Date: 6-30-21

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. OF THE SERIES OF 20.

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

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

SURVEYOR'S CERTIFICATE: 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.

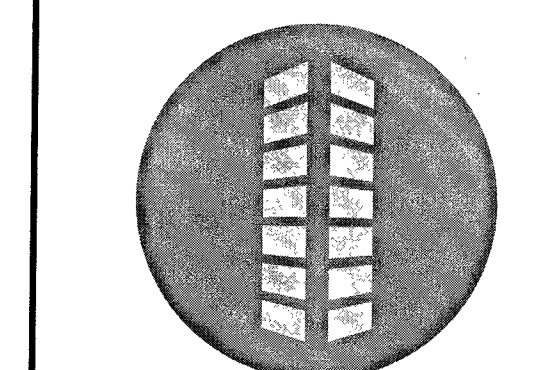
DATE OF PLAT OR MAP: 04.26.2021

BRIAN J. DENNIS COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069 FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

CLERK & 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., 20, AND DULY RECORDED UNDER RECEPTION NO.

CLERK AND RECORDER BY DEPUTY FEE



OUTLOOK GATEWAY SUBDIVISION FILING NO. 2 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Table with 3 columns: #, Date, Issue / Description, Init. Rows include 05.22.2020 ADDRESS CITY COMMENTS and 07.07.2020 CITY COMMENTS: ADD TRACT.

Project No: SOT000001.10 Drawn By: JGH Checked By: BJD Date: 12.20.19

OUTLOOK GATEWAY SUBDIVISION FILING NO. 2

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
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LINETYPE LEGEND

- EXISTING BOUNDARY
- EXISTING EASEMENT
- EXISTING ALIQUOT LINE
- EXISTING CENTER CONTROL LINE
- EXISTING DENVER RANGE LINE
- PROPOSED BOUNDARY
- EASEMENT HEREBY DEDICATED
- PROPOSED RIGHT OF WAY
- (M) MEASURED DISTANCE
- (D) DEED DISTANCE
- (C) CALCULATED DISTANCE

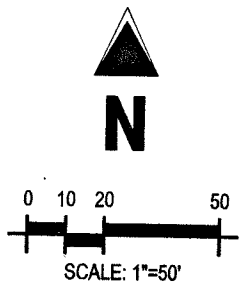
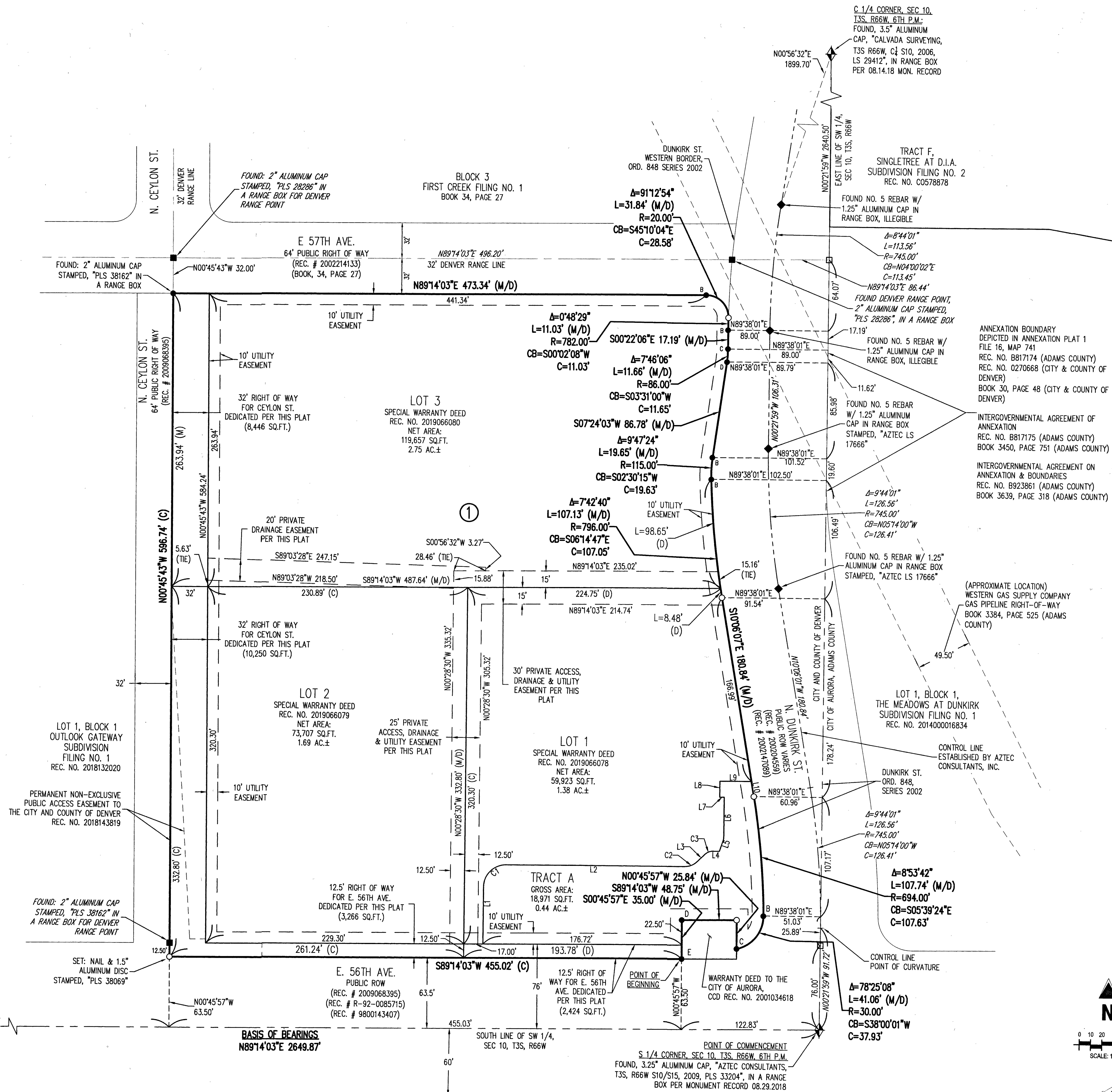
LINE TAG #	BEARING	LENGTH (FT)
L1	N00°28'30"W	51.41
L2	N89°31'34"E	158.88
L3	N45°34'52"E	9.97
L4	S89°57'03"E	5.76
L5	N17°42'43"E	12.07
L6	N00°28'26"W	37.28
L7	S89°31'34"W	4.00
L8	N00°28'26"W	14.34
L9	N89°31'34"E	28.02
L10	S10°06'07"E	13.85

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	90°00'42"	31.42	20.00	N44°31'51"E	28.29
C2	43°56'42"	11.50	15.00	N67°33'13"E	11.22
C3	44°28'06"	7.76	10.00	N67°48'55"E	7.57

MONUMENTATION LIST:

- B ● FOUND, NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED, "BURDICK PLS 9010"
- C ● FOUND, NO. 5 REBAR W/ RED PLASTIC CAP STAMPED, "PLS 38538"
- D ● FOUND, NO. 5 REBAR W/ NO CAP
- E ● FOUND, NAIL & WASHER STAMPED, "38538" PARTIALLY COVERED IN CONCRETE
- ◆ FOUND, CONTROL POINTS FOR CENTERLINE OF N. DUNKIRK ST. SET BY AZTEC CONSULTANTS, INC. MONUMENTS FOUND DESCRIBED HEREON
- FOUND, DENVER RANGE POINT (AS DESCRIBED)
- SET #5 REBAR, 24" LONG W/ 1.25" ORANGE PLASTIC CAP STAMPED, "PLS 38069" (UNLESS OTHERWISE NOTED)
- SET #6 REBAR, 30" LONG W/ 3.25" ALUMINUM CAP STAMPED, "PLS 38069" IN DENVER RANGE BOX ON THE EAST LINE OF THE SOUTHWEST 1/4 SECTION 10 (UNLESS OTHERWISE NOTED)

SW COR S10, T3S, R66W,
6TH P.M.; FOUND 3.25"
ALUMINUM CAP IN RANGE
BOX STAMPED, "T3S,
R66W, 9/10/16/15, 1998
PLS 19003" PER
MONUMENT RECORD
08.29.18



04.29.2021

OUTLOOK GATEWAY SUBDIVISION FILING NO. 2

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	05.22.2020	ADDRESS CITY COMMENTS	JGH
2	07.07.2020	CITY COMMENTS; ADD TRACT	JGH
3	07.23.2020	UPDATES	JGH
4	09.23.2020	CITY COMMENTS; NEW TITLE	JGH
5	11.05.2020	UPDATED TITLE COMMITMENT	JGH
6	02.03.2021	CITY COMMENTS; NEW TITLE	JGH
7	03.08.2021	CITY COMMENTS	JGH
8	04.28.2021	NEW TITLE COMMITMENT	JGH

Project No: SOT00001.10
Drawn By: JGH
Checked By: BJD
Date: 12.20.19