OUTLOOK GATEWAY SUBDIVISION FILING NO. 3

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
SHEET 1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JOSEPH FURER AND EVERGREEN – 56TH & TOWER RETAIL, L.L.C., AS OWNERS, AND BANKERS TRUST COMPANY, AS HOLDER OF THE DEED OF TRUST, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS AND LOTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

ALL OF THAT LAND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020214301 AND SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2012028306 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 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, THENCE WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, N89°14'13"E, A DISTANCE OF 155.47 FEET, THENCE N00°45'47"W, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 56TH AVENUE AND BEING THE SOUTHWEST CORNER OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020214301 AND BEING THE POINT OF BEGINNING:

THENCE N45°35'22"W, A DISTANCE OF 105.75 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH TOWER ROAD;

THENCE ALONG SAID EAST RIGHT OF WAY LINE OF NORTH TOWER ROAD, N00°24'53"W, A DISTANCE OF 505.22 FEET TO THE NORTHWEST CORNER OF SAID SPECIAL WARRANTY DEED AT RECEPTION NO. 2020214301 AND ALSO BEING THE SOUTHWEST CORNER OF SPECIAL WARRANTY DEED AT RECEPTION NO. 2012028306;

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE OF NORTH TOWER ROAD, N00°24'53"W, A DISTANCE OF 9.79 FEET;

THENCE S89°14'05"W, A DISTANCE OF 10.00 FEET;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N00°24'53"W, A DISTANCE OF 370.20 FEET TO THE NORTHWEST CORNER OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2012028306 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, WILDHORSE RIDGE FILING NO. 1, RECORDED AT RECEPTION NO. 2004091029;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, WILDHORSE RIDGE FILING NO. 1, N89°00'24"E, A DISTANCE OF 728.36 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH ARGONNE STREET;

THENCE ALONG SAID WEST RIGHT OF WAY LINE OF NORTH ARGONNE STREET, S00°24'53"E, A DISTANCE OF 382.92 FEET TO THE SOUTHEAST CORNER OF SPECIAL WARRANTY DEED AT RECEPTION NO. 2012028306 AND ALSO BEING THE NORTHEAST CORNER OF SPECIAL WARRANTY DEED AT RECEPTION NO. 2020214301;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID SPECIAL WARRANTY DEED AT RECEPTION NO. 2020214301, S00°24'53"E, A DISTANCE OF 84.02 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 308.00 FEET, A CENTRAL ANGLE OF 42°04'01", A DISTANCE OF 226.14 FEET, A CHORD BEARING OF S20°37'07"W WITH A CHORD DISTANCE OF 221.09 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 392.00 FEET, A CENTRAL ANGLE OF 42°03'58", A DISTANCE OF 287.80 FEET, A CHORD BEARING OF S20°37'09"W WITH A CHORD DISTANCE OF 281.38 FEET;

THENCE S00°24'46"E, A DISTANCE OF 28.30 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 56TH AVENUE AND BEING THE SOUTHEAST CORNER OF SPECIAL WARRANTY DEED AT RECEPTION NO. 2020214301;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S89°14'13"W, A DISTANCE OF 462.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 642,511 SQUARE FEET OR 14.75 ACRES OF LAND MORE OR LESS.

UNDER THE NAME AND STYLE OF OUTLOOK GATEWAY SUBDIVISION FILING NO. 3, 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:

JOSEPH FURER, OWNER

SIGNATURE

MAR 24, 2021
DATE

JOSEPH FURER
PRINT NAME

STATE OF Colorado)
) SS
COUNTY OF Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF March, 2021 A.D.

BY Joseph Furer.

LISA RITTER
Notary Public - State of Colorado
Notary ID 20184019793
My Commission Expires May 9, 2022

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:

MY COMMISSION EXPIRES: May 9, 2022

OWNER:

EVERGREEN – 56TH & TOWER RETAIL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER; BY: EVERGREEN DEVELOPMENT COMPANY – 2020, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER; BY: EVERGREEN DEVCO. INC., A CALIFORNIA CORPORATION, ITS MANAGER

TYLER CARLSON, MANAGING PRINCIPAL

3/24/21
DATE

Tyler Carlson
PRINT NAME

STATE OF Colorado)
) SS
COUNTY OF Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF March, 2021 A.D.

BY TYLER CARLSON, AS MANAGING PRINCIPAL OF EVERGREEN – 56TH & TOWER RETAIL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER; BY: EVERGREEN DEVELOPMENT COMPANY – 2020, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER; BY: EVERGREEN DEVCO. INC., A CALIFORNIA CORPORATION, ITS MANAGER.

LISA RITTER
Notary Public - State of Colorado
Notary ID 20184019793
My Commission Expires May 9, 2022

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:

MY COMMISSION EXPIRES: May 9, 2022

HOLDER OF DEED OF TRUST:

BANKERS TRUST COMPANY,

SIGNATURE

3/23/2021
DATE

Justin Lutz
PRINT NAME

SVP
PRINT TITLE

STATE OF Arizona)
) SS
COUNTY OF Maricopa)

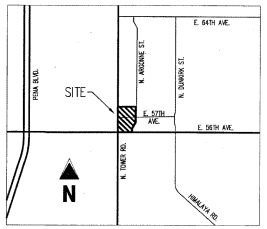
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF March, 2021 A.D.

BY Justin Lutz, AS SVP, OF BANKERS TRUST COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:

MY COMMISSION EXPIRES: June 6, 2022



VICINITY MAP
NOT TO SCALE

PLAT NOTES:

1. FIELD WORK WAS COMPLETED ON OCTOBER 20, 2020.
2. BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST, AND IS CONSIDERED TO BEAR N00°24'53"W, MONUMENTED ON THE SOUTH END OF THE LINE BY A 3.25" ALUMINUM CAP STAMPED, "PLS 19003 1998" IN A RANGE BOX, BEING THE SOUTHWEST CORNER OF SAID SECTION 10 AND ON THE NORTH END OF THE LINE BY A 3.5" ALUMINUM CAP STAMPED, "JR ENGINEERING 2016 LS 38252" IN A RANGE BOX, BEING THE WEST QUARTER CORNER OF SAID SECTION 10.
3. THIS SITE IS IN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) BASED ON NAVD 88 AND AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATIONS (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR CITY AND COUNTY OF DENVER, COLORADO, MAP NO. 08031C0601H, HAVING A MAP REVISION DATE OF NOVEMBER 20, 2013, AND REVISED TO REFLECT LOMR EFFECTIVE AUGUST 11, 2017. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
4. ACCESS TO THE PROPERTY IS OBTAINED DIRECTLY VIA ARGONNE STREET.
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-1036377-CO, REVISION NO. 4 (3/4/21), WITH A COMMITMENT DATE OF MARCH 1, 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 COMMENCE 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. PROPERTY IS SUBJECT TO THE RIGHT OF A PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES, AS SHOWN IN UNITED STATES PATENT CERTIFICATE NO. 179 DATED MAY 29, 1896.
10. PROPERTY IS SUBJECT TO THE 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 MAY 29, 1896.
11. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE STIPULATION RECORDED AUGUST 13, 1981 IN BOOK 2432 AT PAGE 361 OF THE DENVER COUNTY RECORDS AND RECORDED SEPTEMBER 4, 1981 IN BOOK 2584 AT PAGE 355 OF THE ADAMS COUNTY RECORDS. ORDER RECORDED AUGUST 13, 1981 IN BOOK 2432 AT PAGE 365 OF THE DENVER COUNTY RECORDS AND RECORDED SEPTEMBER 4, 1981 IN BOOK 2584 AT PAGE 359 AT RECEPTION NO. 341803 ADAMS COUNTY RECORDS.
12. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE INTERGOVERNMENTAL AGREEMENT RECORDED MAY 26, 1988 IN BOOK 3450 AT PAGE 751 (ADAMS COUNTY RECORDS).
13. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ANNEXATION PLAT I (FOR ANNEXATION PURPOSES ONLY) RECORDED MAY 26, 1988 AT RECEPTION NO. R-88-0270668 OF THE DENVER COUNTY RECORDS AND AT RECEPTION NO. 817174 OF THE ADAMS COUNTY RECORDS.
14. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE INTERGOVERNMENTAL AGREEMENT RECORDED JANUARY 16, 1990 IN BOOK 3639 AT PAGE 318 (ADAMS COUNTY RECORDS).
15. 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.
16. 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. 9800071366 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.
17. PROPERTY IS SUBJECT TO THE TERMS CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE AIR RIGHTS COVENANT AND AVIGATION EASEMENTS RECORDED FEBRUARY 3, 2000 AT RECEPTION NO. 2000026681.
18. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDINANCES RELATING TO ZONING RECORDED FEBRUARY 25, 2000 AT RECEPTION NO. 2000026681.
19. PROPERTY IS SUBJECT TO THE OIL AND GAS LEASE RECORDED NOVEMBER 6, 2018 AT RECEPTION NO. 2018143083, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. MEMORANDUM OF OIL AND GAS LEASE IN CONNECTION THEREWITH RECORDED OCTOBER 20, 2017 AT RECEPTION NO. 2017000092428. MEMORADUM OF OIL AND GAS LEASE IN CONNECTION THEREWITH RECORDED NOVEMBER 28, 2018 AT RECEPTION NO. 2018152131.
20. 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. PROPERTY IS SUBJECT TO THE RESERVATION OF ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND GEOTHERMAL RESOURCES AND ALL MINERAL RIGHTS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED DECEMBER 21, 2020 AT RECEPTION NO. 2020214301, AND THE RELINQUISHMENT AND QUITCLAIM OF SURFACE RIGHTS AND NOTIFICATION IN CONNECTION THEREWITH RECORDED DECEMBER 21, 2020 AT RECEPTION NO. 2020214302.
22. BLOCK 1 OF PROPERTY IS SUBJECT TO THE DEED OF TRUST FROM EVERGREEN–56TH & TOWER RETAIL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF DENVER COUNTY FOR THE USE OF BANKERS TRUST COMPANY TO SECURE AN INDEBTEDNESS IN THE PRINCIPAL SUM OF $13,300,000.00, AND ANY OTHER AMOUNTS AND/OR OBLIGATIONS SECURED THEREBY, DATED JANUARY 15, 2021 AND RECORDED JANUARY 19, 2021 AT RECEPTION NO. 2021008474, AND NOTICE BY DISBURSER IN CONNECTION THEREWITH RECORDED JANUARY 19, 2021 AT RECEPTION NO. 2021008475.
23. BLOCK 1 OF PROPERTY IS SUBJECT TO THE LEASE BY AND BETWEEN EVERGREEN–56TH & TOWER RETAIL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS LESSOR, AND SFM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSEE, AS EVIDENCED BY MEMORANDUM OF LEASE RECORDED JANUARY 19, 2021 AT RECEPTION NO. 2021008476, AND SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT IN CONNECTION THEREWITH RECORDED JANUARY 20, 2021 AT RECEPTION NO. 2021010066.
24. THERE ARE TWO (2) BLOCKS AND NINE (9) LOTS IN OUTLOOK GATEWAY SUBDIVISION FILING NO. 3.
25. THE DRAINAGE EASEMENT WILL BE OWNED BY EVERGREEN–56TH & TOWER RETAIL, L.L.C. AND MAINTAINED BY THE OWNERS OF LOTS 1–8, BLOCK 1, PER AGREEMENT BY SEPARATE INSTRUMENT.
26. 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.
27. 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.
28. AN 8' INTERIOR UTILITY EASEMENT AND 9' AND 10' UTILITY EASEMENTS ALONG THE PERIMETER OF THIS PLAT ARE DEDICATED TO CITY AND COUNTY OF DENVER AS SHOWN.
29. SANITARY SEWER FOR THIS PROPERTY WILL TIE INTO EXISTING SANITARY SEWER IN NORTH ARGONNE STREET WHICH DISCHARGES INTO THE E. 56TH AVENUE INTERCEPTOR. WASTE WATER WILL NOT CONNECT DIRECTLY OR INDIRECTLY INTO THE TOWER ROAD INTERCEPTOR, AND THEREFORE THIS PROPERTY AND THE DEVELOPMENT ON THIS PROPERTY WILL NO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT (TOWER ROAD SEWER LINE) RECORDED ON MARCH 26, 1992 AT RECEPTION NO. R-92-0029382.
30. THE LEGAL DESCRIPTION WITHIN THE DEDICATION AND THE MEASURED BEARINGS AND DISTANCES ON THIS PLAT ARE AS SURVEYED DIMENSIONS.
31. THE 30' UTILITY EASEMENT TO DENVER WATER AT REC. NO. 2002165769 WILL BE RELINQUISHED UPON DEDICATION OF E. 57TH AVE. AT REC. NO. 2021039531 AND 2021039532.
32. THE 10' PSCO EASEMENT WITHIN E. 57TH AVE. ALONG N. ARGONNE ST. IS RELINQUISHED PER REC. NO. 2021036526.
33. 100' TEMPORARY CONSTRUCTION EASEMENT AS SHOWN AS SOUTH 100' OF PARCEL AT RECEPTION NO. 2012028306. AT THE RECORDING OF PLAT THIS EASEMENT WILL MODIFY TO BECOME THE SOUTH 100' OF LOT 1, BLOCK 2, AND ANY PORTION WITHIN E. 57TH AVE. IS RELINQUISHED PER RECEPTION NO. 2020214303.
34. THE LOTS IN BLOCK 1 SATISFIED THE PARKS CONTRIBUTION REQUIREMENTS OF THE GATEWAY SUBDIVISION RULES AND REGULATIONS AS A PART OF THIS SUBDIVISION. THE OWNER OF LOT 1, BLOCK 2, ITS SUCCESSORS AND ASSIGNS, MUST COMPLY WITH THE PARKS CONTRIBUTION REQUIREMENTS OF THE GATEWAY SUBDIVISION RULES AND REGULATIONS BEFORE ANY SITE IMPROVEMENT PLANS ARE APPROVED BY THE CITY FOR LOT 1, BLOCK 2. THE PARKS CONTRIBUTION REQUIREMENTS WILL BE APPLIED ACCORDING TO THE GATEWAY SUBDIVISION RULES AND REGULATIONS IN EFFECT ON THE DATE OF CITY COUNCIL APPROVAL OF THIS SUBDIVISION. IF LOT 1, BLOCK 2 IS FURTHER SUBDIVIDED, THE OWNER OF LOT 1, BLOCK 2, ITS SUCCESSORS AND ASSIGNS, MUST COMPLY WITH THE PARKS CONTRIBUTION REQUIREMENTS OF THE GATEWAY SUBDIVISION RULES AND REGULATIONS, AS MAY BE AMENDED, AT THE TIME OF THAT FURTHER SUBDIVISION OF LOT 1, BLOCK 2.

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 AND OTHER PUBLIC PLACES TO BE IN THE ABOVE–NAMED DEDICATORS

THIS 26th DAY OF April A.D., 2021 AT 5:00 O'CLOCK, P.M.

FREE AND CLEAR OF ENCUMBRANCES EXCEPT THOSE AS SHOWN OR LISTED HEREIN.

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

ASSISTANT CITY ATTORNEY

May 2, 2021
DATE

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

4/13/2021
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE

EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE

4/19/2021
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT

4.9.2021
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

EXECUTIVE DIRECTOR OF PARKS AND RECREATION

4/28/21
DATE

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

WITNESS MY HAND AND OFFICIAL 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: 03.22.2021

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

38069
03.22.2021

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 _____

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

OUTLOOK GATEWAY SUBDIVISION FILING NO. 3
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

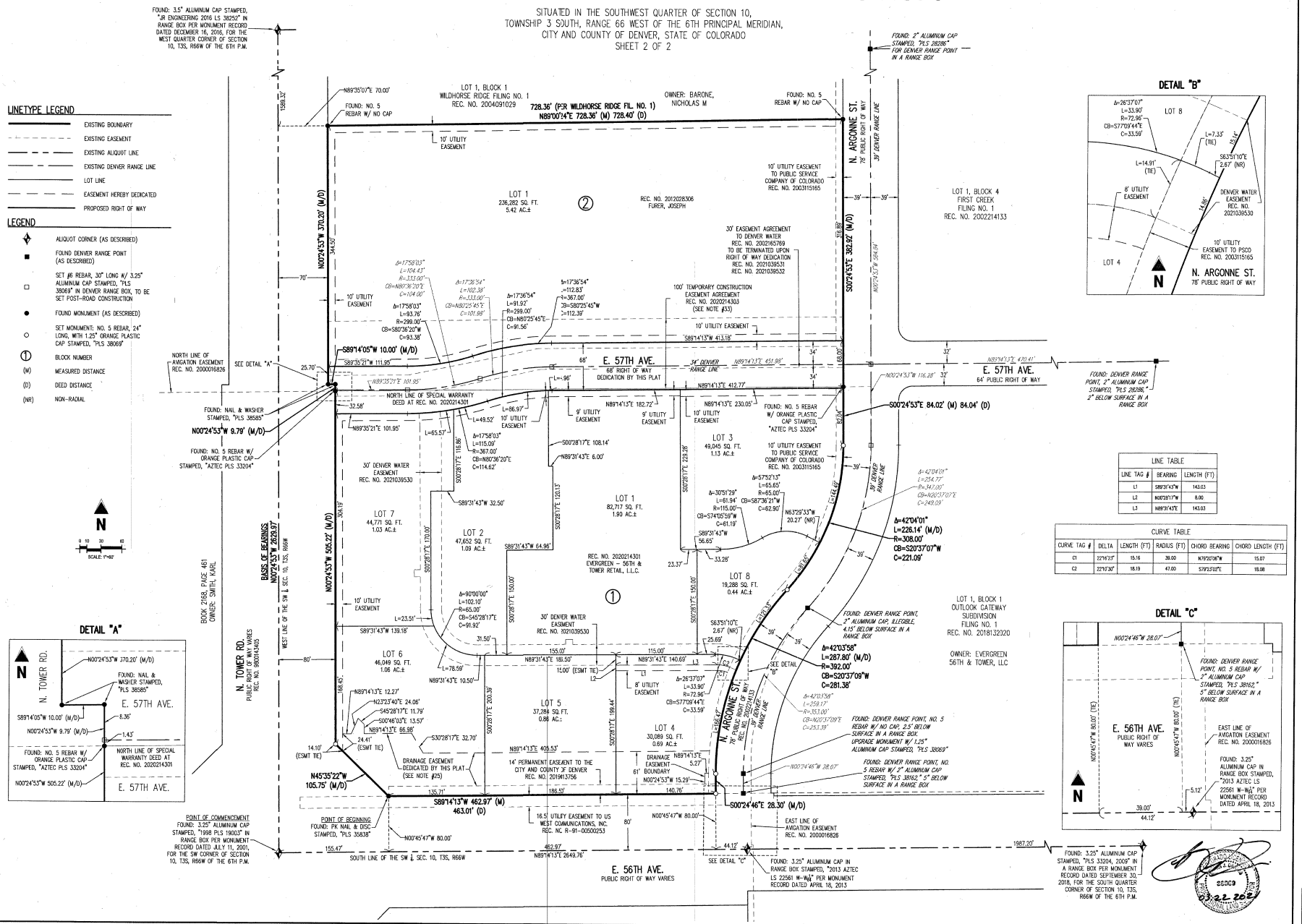
#	Date	Issue / Description	Init.
1	11.09.2020	ADDRESS CITY COMMENTS	JGH
2	12.14.2020	ADDRESS CITY COMMENTS	JGH
3	01.15.2021	ADDRESS CITY COMMENTS	JGH
4	02.22.2021	ADDRESS CITY COMMENTS	JGH

Project No:	EDK000037.10
Drawn By:	JGH
Checked By:	BJD
Date:	07.28.2020

1
SHEET 1 OF 2

OUTLOOK GATEWAY SUBDIVISION FILING NO. 3

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
SHEET 2 OF 2



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

OUTLOOK GATEWAY SUBDIVISION FILING NO. 3
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

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1.	11.09.2020	ADDRESS CITY COMMENTS	JGH
2.	12.14.2020	ADDRESS CITY COMMENTS	JGH
3.	01.10.2021	ADDRESS CITY COMMENTS	JGH
4.	02.22.2021	ADDRESS CITY COMMENTS	JGH

Project No:	ED0000637.10
Drawn By:	JGH
Checked By:	BJD
Date:	07.28.2020