

TOWER 160 SUBDIVISION FILING NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE STATE OF COLORADO, ACTING BY AND THROUGH THE STATE BOARD OF LAND COMMISSIONERS, ALSO KNOWN AS THE STATE LAND BOARD AND SCHOOL DISTRICT NO. 1 AS OWNERS, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND TRACTS, THE LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

THENCE S 89°41'25" W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF A RIGHT OF WAY DESCRIBED UNDER RECEPTION NUMBER 2004186591 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER, COLORADO, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S 00°15'23" E ALONG A LINE THAT IS 30.00 FEET FROM AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 AND BEING THE EAST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 1787.78 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF TOWER 160 SUBDIVISION AS RECORDED UNDER RECEPTION NUMBER 2008078864 OF SAID RECORDS;

THENCE ALONG THE NORTHERLY LINE OF SAID TOWER 160 SUBDIVISION THE FOLLOWING (15) FIFTEEN COURSES:

1. S 89°44'37" W, A DISTANCE OF 30.00 FEET TO A NON-TANGENT CURVE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'14", A LENGTH OF 39.27 FEET WHOSE CHORD BEARS S 44°44'44" W, 35.38 FEET;
3. S 89°44'51" W, A DISTANCE OF 515.95 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'04", A LENGTH OF 23.80 FEET WHOSE CHORD BEARS N 45°11'07" W, 21.24 FEET;
5. N 03°07'35" W, A DISTANCE OF 129.85 FEET;
6. S 89°42'55" W, A DISTANCE OF 84.00 FEET;
7. S 03°07'35" W, A DISTANCE OF 115.78 FEET;
8. S 88°50'02" W, A DISTANCE OF 230.77 FEET TO A POINT OF CURVE;
9. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 433.00 FEET, A CENTRAL ANGLE OF 30°23'21", A LENGTH OF 228.66 FEET WHOSE CHORD BEARS N 77°58'18" W, 226.89 FEET;
10. N 62°46'37" W, A DISTANCE OF 1151.83 FEET TO A POINT OF CURVE;
11. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 759.00 FEET, A CENTRAL ANGLE OF 27°28'56", A LENGTH OF 364.28 FEET WHOSE CHORD BEARS N 76°31'35" W, 360.79 FEET;
12. S 86°43'27" W, A DISTANCE OF 81.61 FEET;
13. N 86°20'35" W, A DISTANCE OF 14.78 FEET;
14. N 00°04'38" W, A DISTANCE OF 88.32 FEET;
15. S 89°56'24" W, A DISTANCE OF 20.00 FEET;

THENCE LEAVING SAID NORTHERLY BOUNDARY LINE N 00°04'35" W, A DISTANCE OF 1049.83 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 16;

THENCE N 89°41'25" E ALONG THE NORTH LINE OF THE SOUTH EAST QUARTER OF SAID SECTION 16, A DISTANCE OF 2607.33 TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 4,078,549 SQUARE FEET OR 93.63 ACRES MORE OR LESS

UNDER THE NAME AND STYLE OF TOWER 160 SUBDIVISION FILING NO. 2 AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER RIGHT-OF-WAY HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER THOSE APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN. ALL OTHER TRACTS SHOWN HEREON SHALL REMAIN IN THE OWNERSHIP OF THE STATE BOARD OF LAND COMMISSIONERS.

OWNERS:

STATE OF COLORADO, ACTING BY AND THROUGH ITS STATE BOARD OF LAND COMMISSIONERS

BY: Bill Ryan
BILL RYAN, DIRECTOR

4/30/2015
DATE

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF April, 2015, BY BILL RYAN, AS DIRECTOR OF THE STATE BOARD OF LAND COMMISSIONERS.

MY COMMISSION EXPIRES: 4/23/2019

WITNESS MY HAND AND OFFICIAL SEAL.

(SEAL) [Signature]
NOTARY PUBLIC

SCHOOL DISTRICT NO. 1 (OWNER OF LOT 2, BLOCK 2)

BY: Happy Haynes
HAPPY HAYNES, PRESIDENT

5/4/2015
DATE

NOTARY CERTIFICATE

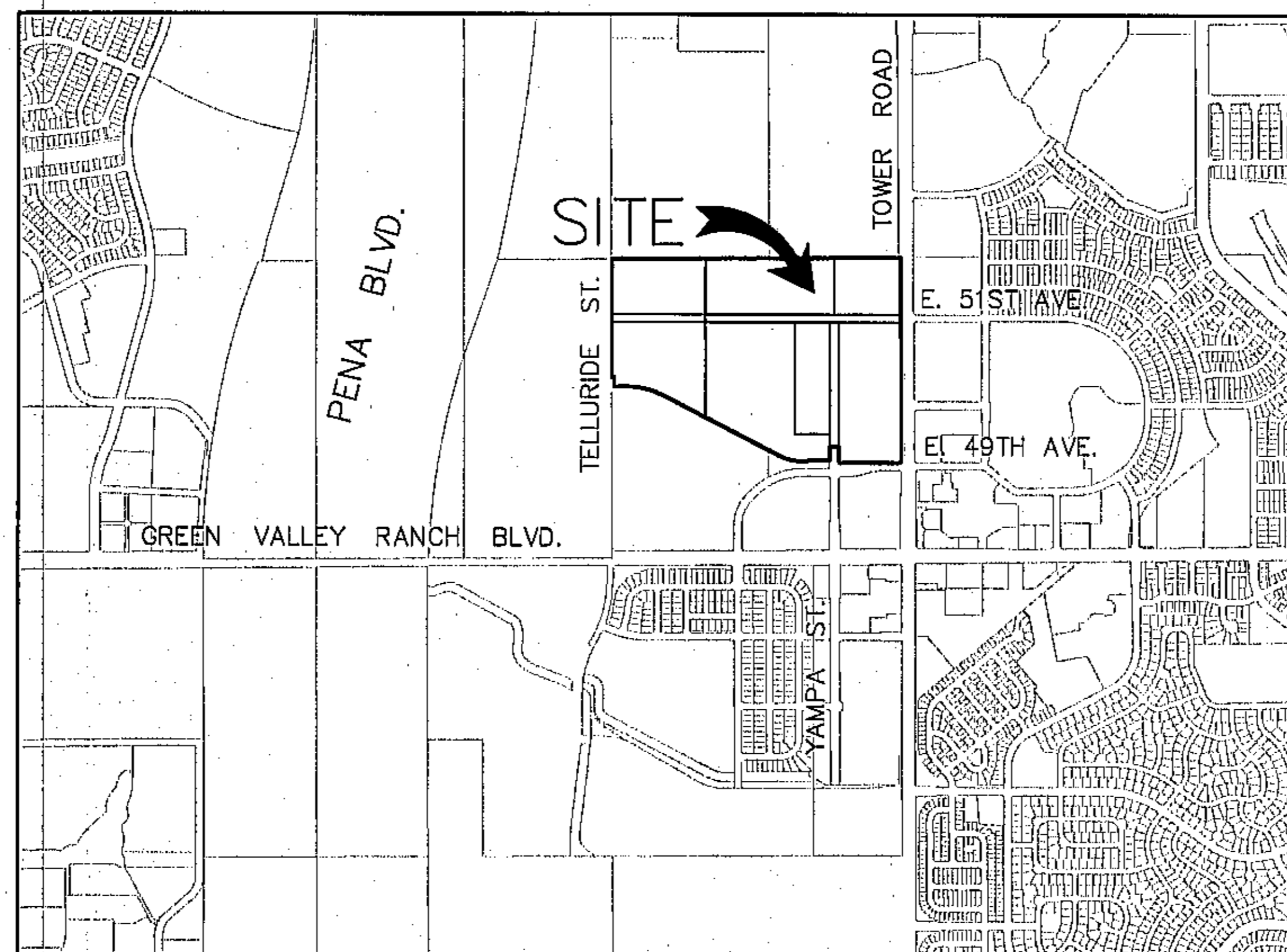
STATE OF COLORADO)
COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF May, 2015, BY HAPPY HAYNES, AS PRESIDENT OF SCHOOL DISTRICT NO. 1

MY COMMISSION EXPIRES: March 29, 2017

WITNESS MY HAND AND OFFICIAL SEAL.

(SEAL) [Signature]
NOTARY PUBLIC



VICINITY MAP
1"=1000'

SUMMARY:

	SQ. FT.±	AC.±
LOT 1, BLOCK 1	414,859	9.523
LOT 2, BLOCK 1	577,782	13.263
LOT 3, BLOCK 1	301,318	6.917
LOT 1, BLOCK 2	551,930	12.671
LOT 2, BLOCK 2	911,787	20.831
LOT 3, BLOCK 2	311,899	7.160
LOT 1, BLOCK 3	665,510	15.966
RIGHT-OF-WAY DEDICATION	104,837	2.402
TRACT A	28,366	0.651
TRACT B	22,638	0.520
TRACT C	28,366	0.651
TRACT D	37,791	0.868
TRACT E	37,787	0.868
TRACT F	37,637	0.864
TRACT G	16,298	0.374
TOTAL	4,078,549	93.631

NOTES:

1. TITLE INSURANCE COMPANY OWNERS POLICY OF TITLE INSURANCE NO. ABC70420835-2, EFFECTIVE DATE OF AUGUST 13, 2014 WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES.
2. **NOTICE:** ACCORDING TO COLORADO LAW YOU, MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTH, OR BOTH, U.S.C. § 1858 (2009).
4. THE WORD 'CERTIFY' OR 'CERTIFICATION' AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE, NOR A WARRANTY, EXPRESSED OR IMPLIED.
5. ALL BEARINGS DESCRIBED ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED AT THE NORTH BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, PLS 36053 AND AT THE SOUTH BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, PLS 13156, WITH A BEARING OF S 00°15'23" E AND A DISTANCE OF 2858.39 FEET;
6. THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
7. AN ACCESS EASEMENT FOR EMERGENCY VEHICLES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL, AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
8. ANY WATER EASEMENTS THAT MAY HAVE TO BE GRANTED TO DENVER WATER WILL BE GRANTED BY SEPARATE DOCUMENT.
9. TRACTS A THROUGH E REMAIN UNDER THE OWNERSHIP OF THE STATE LAND BOARD. THEY ARE BEING ESTABLISHED FOR FUTURE RIGHT-OF-WAY DEDICATION TO THE CITY AND COUNTY OF DENVER AS ADJACENT PROPERTY DEVELOPS.
10. TRACTS F AND G REMAIN UNDER THE OWNERSHIP OF THE STATE LAND BOARD SUBJECT TO THE RIGHT OF WAY FOR TOWER ROAD GRANTED BY THE STATE LAND BOARD TO THE CITY AND COUNTY OF DENVER BY "RIGHT-OF-WAY 3258, BOOK 32," RECORDED SEPTEMBER 7, 2004, AT RECEPTION NUMBER 2004186591. TRACTS F AND G HAVE ALREADY BEEN DEVELOPED AS A PART OF TOWER ROAD. AS A CONDITION OF THE RIGHT TO DEVELOP THEIR PROPERTIES, THE EVENTUAL OWNER OF LOT 1 OF BLOCK 3 SHALL CONVEY TITLE TO TRACT F TO THE CITY AND COUNTY OF DENVER AND THE EVENTUAL OWNER OF LOT 3, BLOCK 1 SHALL CONVEY TITLE TO TRACT G TO THE CITY AND COUNTY OF DENVER.

CITY ATTORNEY'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THAT THE TITLE TO THE STREETS, AVENUES AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATOR THIS 11th DAY OF May, A.D., 2015.

D. Scott Martinez
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

[Signature]
BY:

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH ALL 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.

Joseph W. Stice II
JOSEPH W. STICE II, COLORADO PLS No. 38072
FOR AND ON BEHALF OF
HCL ENGINEERING & SURVEYING, LLC
9570 KINGSTON COURT, SUITE 310
ENGLEWOOD, COLORADO 80112
303.773.1605
WWW.HCLENGINEERING.COM



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.

[Signature]
CITY ENGINEER

5.6.15
DATE

APPROVED BY THE MANAGER OF PUBLIC WORKS:

[Signature]
MANAGER OF PUBLIC WORKS

5/8/15
DATE

APPROVED BY THE MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT:

[Signature]
MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT

5.4.2015
DATE

APPROVED BY THE MANAGER OF PARKS AND RECREATION:

[Signature]
MANAGER OF PARKS AND RECREATION

5.5.15
DATE

CITY COUNCIL CERTIFICATE:

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. _____ OF THE SERIES OF _____, WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____, A.D., 2015.

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

BY: _____
DEPUTY CLERK AND RECORDER

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
CITY AND COUNTY OF DENVER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M, ON THIS _____ DAY OF _____, A.D., 2015 AT RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY COUNTY CLERK AND RECORDER

FEE: _____

DATE	CITY COMMENTS	DRAWN	MJM/JWS
02/03/15	CITY COMMENTS	CHECKED	JLH
01/26/15	CITY COMMENTS	DATE	10-08-14
11/24/14	CITY COMMENTS	JOB NO.	143009

WWW.HCLENGINEERING.COM

HCL

Engineering & Surveying, LLC

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