



# STAPLETON FILING NO. 50

A PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 2 OF 6

**NOTES:**

1. 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 certification shown hereon.
2. BASIS OF BEARING: Bearings are based on the southerly line of the Southeast Quarter of Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North 89°39'23" East based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The South Quarter corner of said Section 26 is a found 3-1/4" aluminum cap in a monument box Stamped: URS CORP PLS 20683. The Southeast corner of said Section 26 is a found 3" brass cap in a monument box Stamped: City of Aurora 16419.
3. BENCHMARK: NGS 320B: Found City and County of Denver (CCD) brass cap on the northwest corner of the intersection of Central Park Blvd. and Montview Blvd. in turn island, 2.4' west of west flowline, 18.6' north of north flowline. Elevation = 5322.50' (NGS Data Sheet) NAVD 88. A temporary site benchmark is marked by a 1.5" Aluminum Cap on the intersection of Havana Way and Moline St. Elevation = 5346.83 NAVD 88.
4. Any person who knowingly removes, alters or defaces any public land survey monument or land monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
5. All dimensions shown hereon are in U.S. Survey Feet. All bearings shown hereon are in Degrees-Minutes-Seconds.
6. FLOOD ZONE DESIGNATION: By scaled map location, according to the Flood Insurance Rate Map, Map Number 0800460113H, Map Revised: November 20, 2013. No field surveying was performed to determine this zone.
  - Zone X, other areas; areas determined to be outside the 0.2% annual chance floodplain;
7. STATE PLANE COORDINATES: The Colorado State Plane Coordinates, Central Zone, NAD83/92 in feet, for the indicated section corners are:

SECTION CORNER	NORTHING	EASTING
SW Corner Sec. 26, T. 3 S., R. 67 W., 6th P.M.	1700419.024	3178318.030
S 1/4 Corner Sec. 26, T. 3 S., R. 67 W., 6th P.M.	1700432.396	3180978.546
SE Corner Sec. 26, T. 3 S., R. 67 W., 6th P.M.	1700448.338	3183636.372
Center of Sec. 26, T. 3 S., R. 67 W., 6th P.M.	1703081.515	3180946.738

8. There are 6 Tracts in Stapleton Filing No. 50.
9. 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 ("IFDA") executed for Stapleton Filing No. 50.
10. Tracts A, B, C, D, E and F are for future rights-of-way and associated infrastructure therein and 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.
11. Access rights necessary for the installation and maintenance of electric, telephone, gas, cable television, and postal facilities, or for facilities to be constructed on behalf of the Metro Wastewater Reclamation District or the Denver Water Board, within future rights-of-way prior to dedication shall be licensed by the Owner.
12. Certain infrastructure to support the development described in this plat will be constructed outside the plat boundaries. Off-plot easements and/or licenses for such infrastructure will be provided, as needed, by separate document.
13. Easements for utility appurtenances (e.g. transformers and switch cabinets) and easements for electric, telephone, gas, cable television and postal facilities outside future public rights-of-way are to be conveyed by separate document.
14. 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.
15. An access easement for municipal services provided by the City and County of Denver is hereby granted on and across all private streets and alleys for the provision of such City services.
16. Martin Luther King, Jr. Blvd. (MLK) is an urban arterial with a forecast average daily traffic (ADT) volume of approximately 28,000 vehicles in 2040. Per analysis using Colorado Department of Transportation (CDOT) Noise Abatement Criteria, the 66 decibel (dBA) limit for the noise generated by this traffic will extend approximately 140 feet south of the southern limit of the east bound travel lane between Moline St. and Peoria St. and will extend outside the MLK right-of-way as shown on the Stapleton Filing No. 50 Plat. Owners, builders and buyers of property adjacent to the roadway are hereby made aware of this exterior noise condition. Any noise mitigation measures are at the discretion of the future property owners.

**NOTES (CONTINUED):**

17. This survey does not constitute a title search by AECOM to determine title or easements of record. Title Commitment Number No. NCS-771926-CO having an Effective Date of October 20, 2017 at 5:00 P.M. prepared by First American Title Insurance was relied upon for all information regarding easements of record, rights-of-way, title of record and civil court actions of record.
18. 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, conditions, restrictions, obligations and reservations contained therein.

DESCRIPTION	RECEPTION NO.
A Stapleton Development Plan - South Area	2001043010
B Community Declaration	2001167472
-First Amended	2002086362
-First Amendment to the First Amended	2005217062
-Second Amendment to the First Amended	2007003744
-Supplemental Declaration	2007022702
-Supplemental Declaration	2005016990
-Supplemental Declaration	2012001704
-Supplemental Declaration	2012030553
-Supplemental Declaration	2013037636
-Supplemental Declaration	2013038285
-Supplemental Declaration	2016130305
C Deed CCD to SDC	2005016984
-Quit Claim Deed	2005016985
-Quit Claim Deed	2005016988
-Quit Claim Deed	2005016992
D Amended and Restated Design and Architectural Declaration	2005016986
E Recordation of Development Agreement	2005016989
F Subject property in the Westerly Creek Metropolitan District	2005060273
G Deed CCD-SDC	2012001605
-Quit Claim Deed	2012001606
-Quit Claim Deed	2012001702
-Quit Claim Deed	2012001706
H Amended and Restated Design and Architectural Declaration	2002249150
I Recordation of Development Agreement	2012001607
-	2004176011
-	2012001703
J Inclusion of subject property in the Westerly Creek Metropolitan District	2012044241
K Deed CCD-SDC	2012030480
-Quit Claim Deed	2012030481
-Quit Claim Deed	2012030551
-Quit Claim Deed	2012030555
L Amended and Restated Design and Architectural Declaration	2002249150
M Recordation of Development Agreement	2012030482
-Agreement	2004176011
N Subject property in the Westerly Creek Metropolitan District	2012068872
O Deed	2013037630
-Quit Claim Deed	2013037631
-Quit Claim Deed	2013037634
-Quit Claim Deed	2013037638
P Amended and Restated Design and Architectural Declaration	2002249150
Q Agreement Regarding Recordation of Development Agreement	2013037632
-Agreement	2004176011
R Inclusion of subject property in the Westerly Creek Metropolitan District	2013125596
S Deed CCD-SDC	2005156207
-Quit Claim Deed	2005156206
-Quit Claim Deed	2005161549
T Amended and Restated Design and Architectural Declaration	2005161547
U Inclusion of subject property in the Westerly Creek Metropolitan District	2006009654
V Public Service Company of Colorado Easement	2005177724
W Public Service Company of Colorado Easement (Does not effect)	2005177725
X (Intentionally Deleted)	-
Y Deed CCD-SDC	2016130300
-Quit Claim Deed	2016130301
-Quit Claim Deed	2016130304
Z Amended and Restated Design and Architectural Declaration	2011028773
-Supplemental Declaration	2016130302
AA Recordation of Development Agreement	2004176011
AB Agreement Regarding Recordation of Development Agreement	2016134249
AB Intergovernmental License Agreement	2001100014
-Amendment	2017109709
AC Inclusion of subject property	2016161179

7350 EAST 29TH AVE.  
 SUITE 300  
 DENVER, CO 80238  
**PARK CREEK**  
 METROPOLITAN DISTRICT

PREPARED BY:  
**AECOM**  
 6200 S. Quebec St.  
 Greenwood Village,  
 Colorado 80111  
 Tel. 303-694-2770

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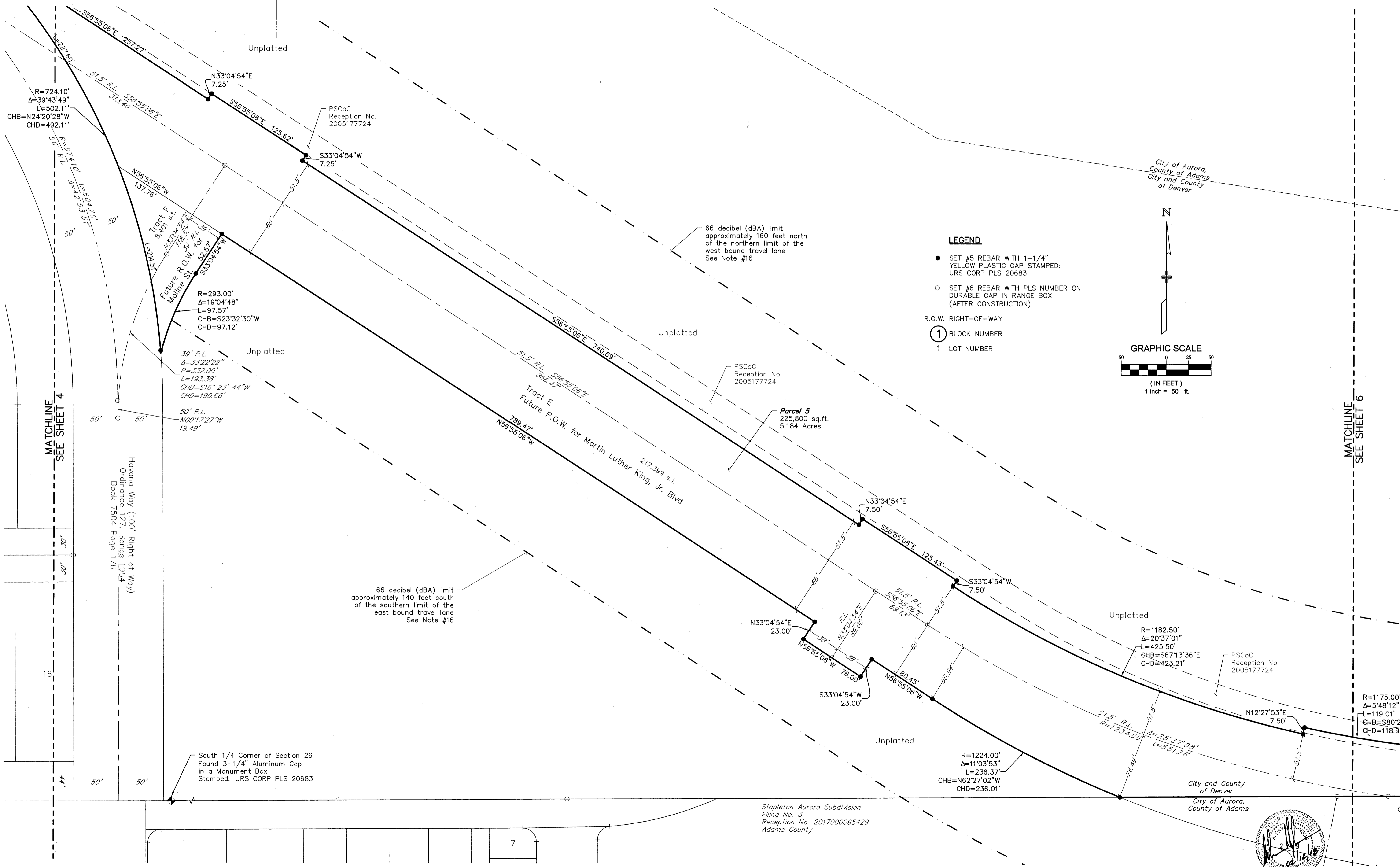
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CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 5 OF 6

**PARK CREEK**  
METROPOLITAN DISTRICT

PREPARED BY:  
**AECOM**

6200 S. Quebec St.  
Denver, Colorado 80111  
Tel: 303-694-2770



**LEGEND**

- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED: URS CORP PLS 20683
- SET #6 REBAR WITH PLS NUMBER ON DURABLE CAP IN RANGE BOX (AFTER CONSTRUCTION)
- R.O.W. RIGHT-OF-WAY
- ① BLOCK NUMBER
- 1 LOT NUMBER

