

DENVER CONNECTION WEST-FILING NO. 1

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 9

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 15TH DAY OF July, 2016 AT 4 O'CLOCK P.M., FREE AND CLEAR OF ENCUMBRANCES, EXCEPT AS IDENTIFIED HEREIN. *AW*

T. SHAWN SULLIVAN
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

Pat A. WGS
ASSISTANT CITY ATTORNEY

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.

Robert J. Dawson 7/15/16
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:
M. Gomez 7/15/16
EXECUTIVE DIRECTOR OF PUBLIC WORKS DATE

APPROVED BY THE PLANNING AND DEVELOPMENT OFFICE:
W. R. ... 7/14/16
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:
Happy Higgins 7/15/16
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY ORDINANCE NO. _____ OF THE SERIES OF _____.

WITNESS MY HAND AND CORPORATE 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 & RECORDER'S CERTIFICATION:

STATE OF COLORADO }
COUNTY OF NEW YORK } SS
CITY AND COUNTY OF DENVER }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK, _____ M., THIS _____ DAY OF _____ A.D., 20_____ AND DULY RECORDED IN BOOK _____ PAGES _____ RECEPTION NO. _____

CLERK AND RECORDER

BY: _____
DEPUTY CLERK AND RECORDER

SEE: _____

FWS FORESIGHT WEST SURVEYING INC.
4955 IRIS STREET
WHEAT RIDGE, COLORADO 80033
303.504.4440
DATE: 6.23.16
JOB: 2016011
SHEET: 1
SCALE: N/A (24X36)

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT C.P. BEDROCK, LLC., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 20, 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:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 20 BEARS NORTH 89° 37' 46" EAST AT A DISTANCE OF 2652.47 FEET, SAID LINE ALSO BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION:

THENCE NORTH 89° 37' 46" EAST ALONG SAID NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 20, A DISTANCE OF 90.01 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD,

THENCE SOUTH 00° 14' 04" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GREEN VALLEY RANCH BOULEVARD, A DISTANCE OF 83.00 FEET TO THE TRUE POINT OF BEGINNING,

THENCE NORTH 89° 37' 46" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY, BEING PARALLEL WITH AND 83.00 FEET SOUTH OF SAID NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 20, A DISTANCE OF 2563.30 FEET TO A POINT ON THE NORTH-SOUTH CENTER-LINE OF SECTION 20 WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 20 BEARS NORTH 00° 20' 10" WEST A DISTANCE OF 83.00 FEET,

THENCE NORTH 89° 37' 19" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, BEING PARALLEL WITH AND 83.00 FEET SOUTH OF THE NORTH LINE OF NORTHEAST ONE-QUARTER OF SAID SECTION 20, A DISTANCE OF 746.46 FEET,

THENCE DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 44° 37' 19" WEST, A DISTANCE OF 21.35 FEET,

THENCE SOUTH 00° 22' 40" EAST, A DISTANCE OF 48.14 FEET,

THENCE SOUTH 12° 03' 45" WEST, A DISTANCE OF 60.34 FEET,

THENCE SOUTH 00° 22' 41" EAST, A DISTANCE OF 1388.21 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BOLLING DRIVE, ALSO BEING THE NORTHERLY LINE OF GATEWAY PARK IV - DENVER FILING NO. 5 AS RECORDED APRIL 12, 2000 UNDER RECEPTION NO. 2000051305, WHENCE THE NORTHEAST CORNER OF SAID GATEWAY PARK IV - DENVER FILING NO. 5, BEARS NORTH 89° 22' 37" EAST A DISTANCE OF 925.19 FEET,

THENCE SOUTH 89° 22' 37" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 1854.03 FEET TO A NON-TANGENT CURVE,

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07° 38' 49", A RADIUS OF 600.00 FEET AND AN ARC LENGTH OF 80.08 FEET, WHOSE CHORD BEARS SOUTH 68° 36' 19" EAST A DISTANCE OF 80.02 FEET TO A POINT ON THE NORTHERLY LINE OF THE GATEWAY PARK IV-DENVER FILING NO. 1 AS RECORDED APRIL 10, 1998 IN BOOK 32 AT PAGES 14-16,

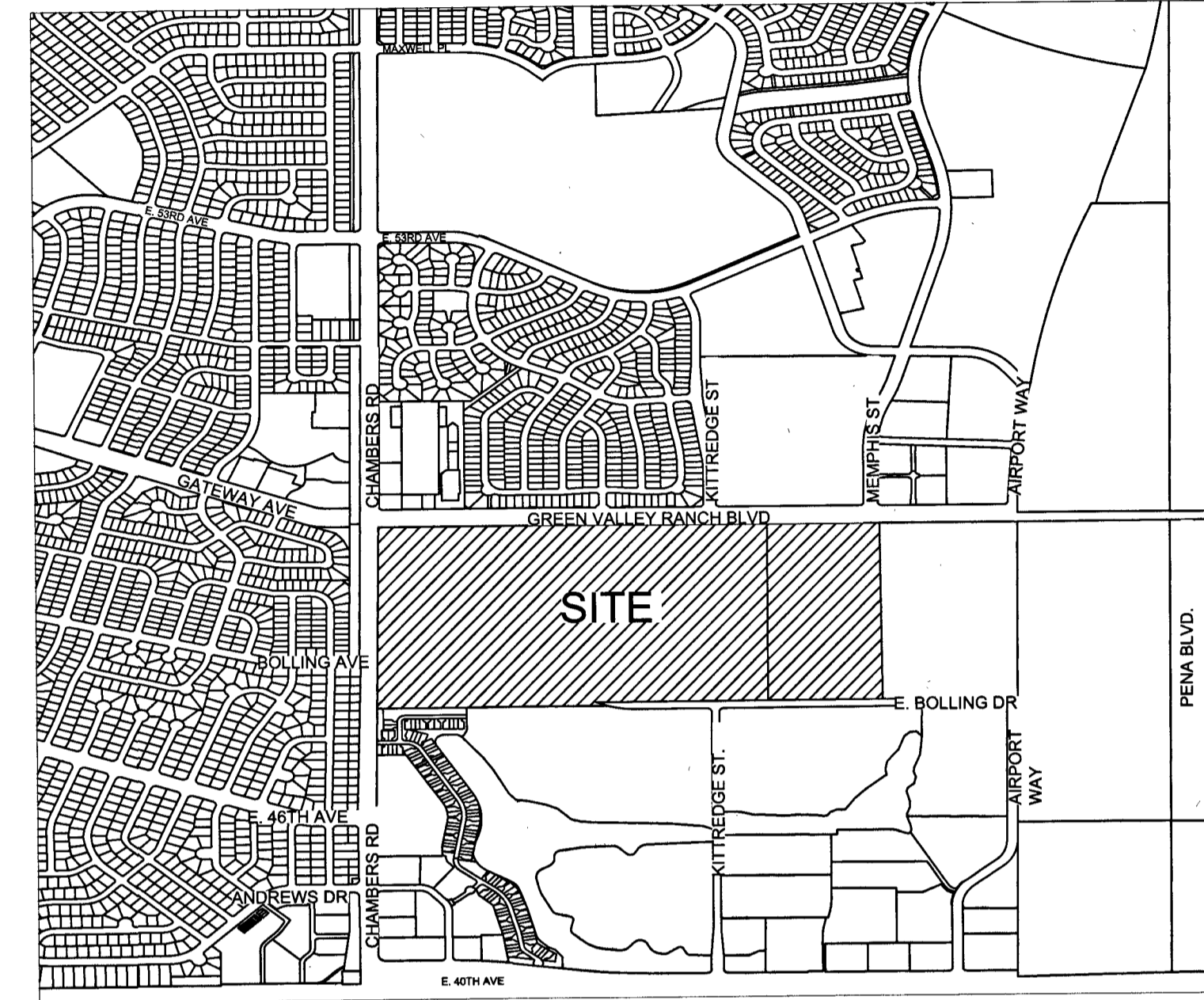
THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 22' 37" WEST, A DISTANCE OF 1518.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF CHAMBERS ROAD,

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00° 14' 04" EAST, A DISTANCE OF 1554.90 FEET TO THE POINT OF BEGINNING:

SAID PARCEL OF LAND CONTAINING 115.66 ACRES OR 5,038,109 SQUARE FEET, MORE OR LESS.

ALL REFERENCES TO RECORDED DOCUMENTS ARE FILED AT THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE.

UNDER THE NAME AND STYLE OF DENVER CONNECTION WEST-FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, WASTEWATER EASEMENTS AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER, SERVING PUBLIC UTILITIES, SIDEWALK AND CABLE TELEVISION EASEMENTS AS SHOWN.



VICINITY MAP
1 INCH = 1000 FEET

SURVEYOR'S CERTIFICATION:

I, RY PATRICK RUSK, DO 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 DENVER, AND THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS, AND THAT ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

DATE 7/15/16
RY PATRICK RUSK
PLS NO. 38226
FORESIGHT WEST SURVEYING, INC.
4955 IRIS STREET, DENVER, CO 80033
RRUSK@FORESIGHTWEST.COM
303.901.0479



OWNER:

C.P. BEDROCK, LLC., A DELAWARE LIMITED LIABILITY COMPANY
BY: Christopher S. Flagg DATE: 6-28-16
CHRISTOPHER S. FLAGG Vice President

ACKNOWLEDGEMENT:

STATE OF NEW YORK }
COUNTY OF New York } SS
THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF June A.D., 2016, BY Christopher S. Flagg

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NELISSA ...
NOTARY PUBLIC

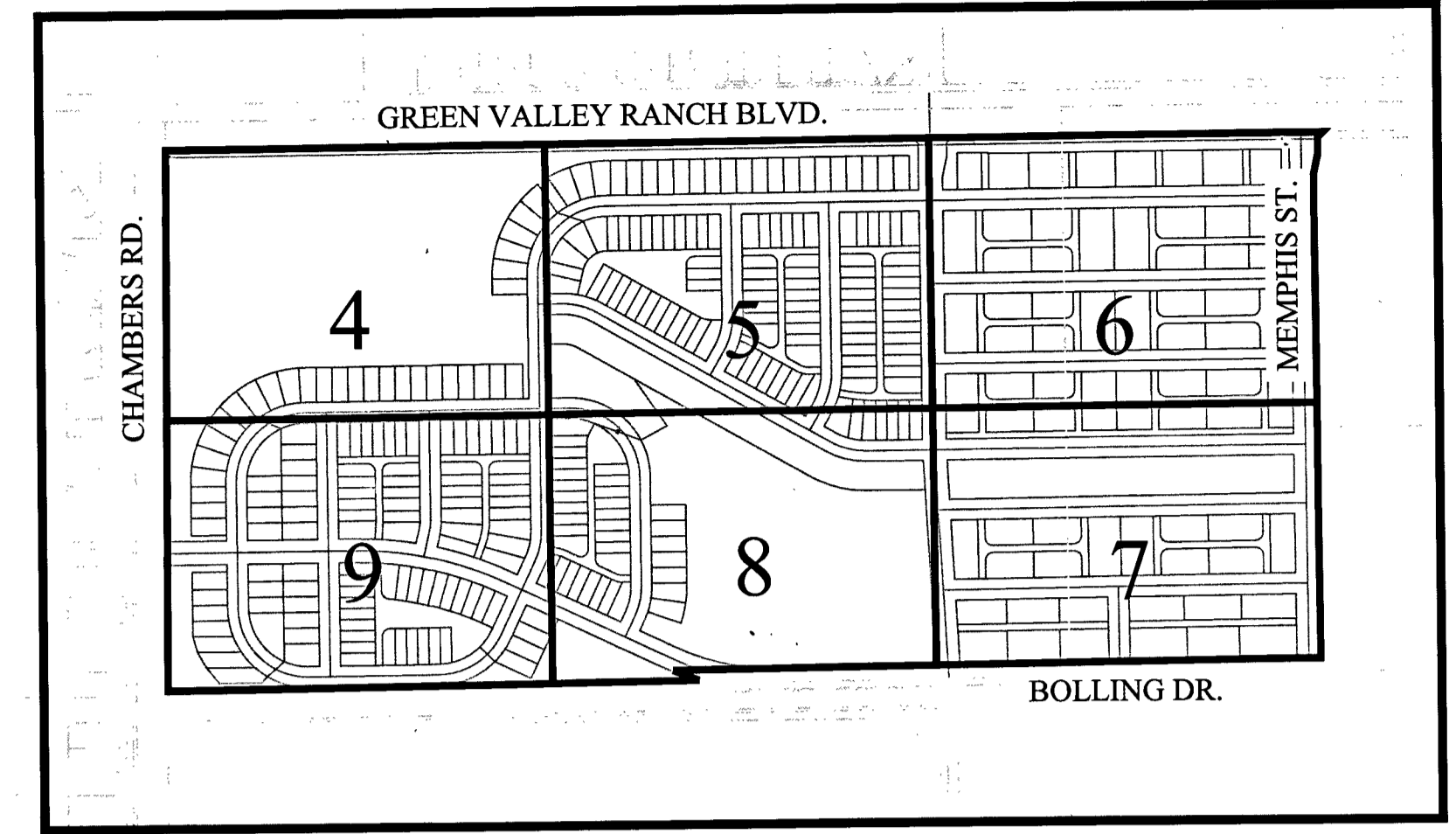
224 12th Ave NY, NY 10001
ADDRESS

DENVER CONNECTION WEST-FILING NO. 1

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 2 OF 9

KEY MAP



NOTES:

- 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND SURVEY CORNER WHICH CONTROLS THE LOCATION OF THE BOUNDARIES OF A TRACT OR PARCEL OF LAND, EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT REMOVED, AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S. (18-4-508, C.R.S.)
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FORESIGHT WEST SURVEYING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING RIGHT TO TITLE AND EASEMENTS, RIGHTS-OF-WAY OR OTHER TITLE BURDENS AFFECTING SUCH RIGHT TO TITLE TO THIS PROPERTY, FORESIGHT WEST SURVEYING INC. RELIED SOLELY UPON TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-718991-1-CO, WITH AN EFFECTIVE DATE OF JUNE 10, 2016. LIST OF TITLE EXCEPTIONS SHOWN HEREON.
- THE SITE AS PLATTED HEREON LIES WITHIN FLOOD PLAIN ZONE X AS DELINEATED ON FEMA/FIRM FLOOD MAP NO. 0800460116H, EFFECTIVE NOVEMBER 20, 2013 AND NO. 0800460118G, EFFECTIVE NOVEMBER 16, 2005. ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- DATE OF FIELD WORK: MARCH 1, 4, 6-9 & APRIL 11 AND 20, 2016
- LINEAL UNIT OF MEASURE USED IN THIS SURVEY: U.S. SURVEY FOOT.
- LOT/BLOCK MONUMENTATION TO BE SET PER STATE STATUTE AND CITY AND COUNTY OF DENVER SUBDIVISION REGULATIONS AND ALL PERMANENT RANGE POINTS TO BE SET AFTER CONSTRUCTION OF RIGHT-OF-WAY PER CITY STANDARDS.
- THE SIX-FOOT-WIDE NON-EXCLUSIVE UTILITY EASEMENTS ALONG THE FRONT LOT LINES, THE EIGHT-FOOT-WIDE NON-EXCLUSIVE UTILITY EASEMENTS ALONG THE REAR LOT LINES AND THE FIVE-FOOT WIDE NON-EXCLUSIVE EASEMENTS ALONG THE ALLEYS, AS SHOWN HEREON, ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, NATURAL GAS, TELEPHONE, CABLE TELEVISION, AND TELECOMMUNICATIONS FACILITIES.
- 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 PROVISIONS OF EMERGENCY SERVICES. 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.
- TRACT A, AS SHOWN HEREON, IS TO BE CONVEYED TO THE CITY AND COUNTY OF DENVER BY SEPARATE DOCUMENT FOR PARK PURPOSES.
- TRACTS B THROUGH HH, AS SHOWN HEREON, ARE TO BE CONVEYED BY SEPARATE DOCUMENTS. THESE TRACTS ARE FOR THE USES SPECIFICALLY DESCRIBED WITH RESPECT TO EACH TRACT WITHIN THE TABLE ON SHEET 3. SAID TRACTS WILL BE OWNED AND MAINTAINED BY OWNER OF RECORD UNTIL FUTURE CONVEYANCE OF TRACTS TO FUTURE METROPOLITAN DISTRICT, HOME OWNERS ASSOCIATION OR OTHER ENTITY. NO TREES OR ABOVE AND BELOW GROUND STRUCTURES ARE ALLOWED WITHIN TEN FEET OF THE CENTERLINE OF ANY STORM, SANITARY OR WATER LINES WITHIN SAID TRACTS. IF INGRESS TO AND EGRESS FROM SAID TRACTS FROM AND TO A PUBLIC ROAD OR HIGHWAY IS NOT AVAILABLE, THE OWNER GRANTS THE CITY AND COUNTY OF DENVER THE RIGHT OF INGRESS TO AND EGRESS FROM SAID TRACTS FOR REPAIR AND/OR MAINTENANCE OF ANY STORM, SANITARY OR WATERLINES.
- BASIS OF BEARINGS: THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE WEST END BY A 3" BRASS CAP IN A MONUMENT BOX "LS 29420, 2001" AND ON THE EAST END BY A 3" BRASS CAP IN A MONUMENT BOX "LS 29420, 2001" WITH THE LINE BETWEEN BEARING NORTH 89° 37' 46" EAST A DISTANCE OF 2652.47 FEET. SAID BEARING IS BASED ON THE NORTH AMERICAN DATUM OF 1983 COLORADO STATE PLANE CENTRAL ZONE AND WAS DETERMINED BY STATIC GPS OBSERVATIONS.
- BLOCKS 13 THROUGH 19 INCLUSIVE, CONTAIN ZONE LOTS THAT WILL REQUIRE A SEPARATE SURVEY TO DIVIDE EACH LOT INTO SUB PARCELS PER THE SITE DEVELOPMENT PLAN RECOMMENDATIONS.
- THE CENTER ONE-QUARTER OF SECTION 20, RANGE 3 SOUTH, TOWNSHIP 68 WEST OF THE 6TH P.M. WAS DERIVED FROM RECORD BEARINGS AND DISTANCES SHOWN ON GATEWAY PARK IV-DENVER FILING NO. 5 (REC. NO. 2000051305) AND GATEWAY PARK IV-DENVER FILING NO. 1 (BOOK 32 - PAGE 14, ORD NO. 232-1998)
- A 3' SANITARY SEWER EASEMENT CONTAINED IN TRACT AA IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER.

TITLE EXCEPTIONS: (COMMITMENT NUMBER: NCS-718991-1-CO EFFECTIVE JUNE 10, 2016)

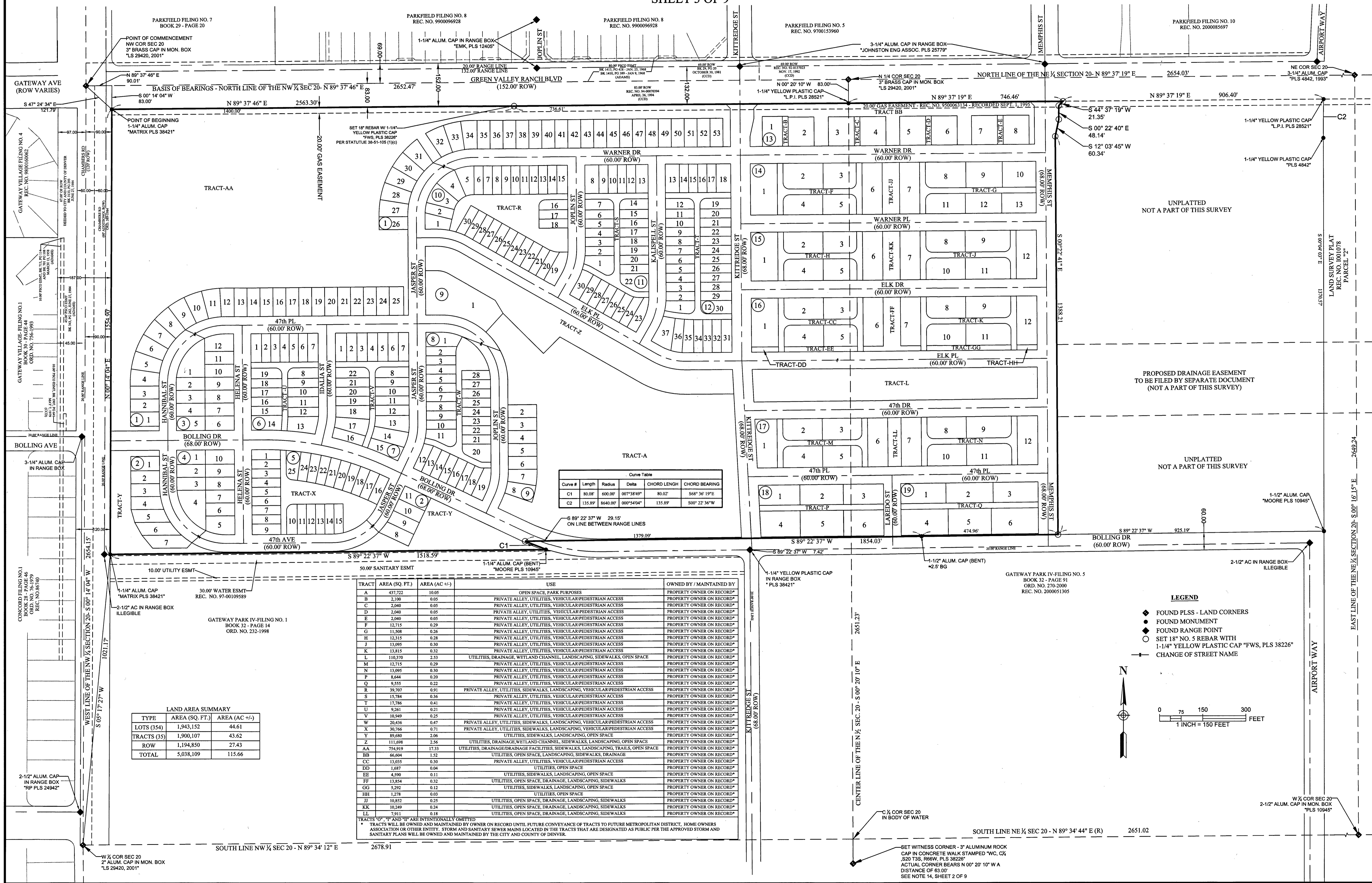
- SCH. B EXC. 7- AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES AS RESERVED IN DEED RECORDED OCTOBER 12, 1971 IN BOOK 1744 AT PAGE 390, ADAMS COUNTY RECORDS AND SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY DATED MAY 19, 2015, PREPARED BY MATRIX DESIGN GROUP.
NOTE: PIPELINE EASEMENT AGREEMENT IN CONNECTION THEREWITH RECORDED SEPTEMBER 1, 1995 AT RECEPTION NO. 950063134.
- SCH. B EXC. 8- MINERAL RIGHTS AS CONVEYED BY MINERAL DEED RECORDED MARCH 31, 1977 IN BOOK 2132 AT PAGE 787, ADAMS COUNTY RECORDS, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN.
- SCH. B EXC. 9- RESERVATION OF MINERAL RIGHTS AS SET FORTH IN GENERAL WARRANTY DEEDS RECORDED DECEMBER 5, 1985 AT RECEPTION NO. 000225.
NOTE: RELEASE OF MINERAL RIGHTS IN CONNECTION THEREWITH RECORDED JANUARY 28, 1998 AT RECEPTION NO. 9800013255.
- SCH. B EXC. 10- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE DEED AND AGREEMENT COVERING MINERAL AND MINERAL RIGHTS, EXCEPT OIL AND GAS AND ASSOCIATED LIQUID HYDROCARBONS RECORDED APRIL 8, 1985 AT RECEPTION NO. 489855.
NOTE: TERMINATION AGREEMENT IN CONNECTION THEREWITH RECORDED JULY 18, 1995 AT RECEPTION NO. 95000085837.
- SCH. B EXC. 11- ORDINANCE NO. 407 SERIES OF 1992, FOR ZONING, RECORDED JULY 6, 1992 AT RECEPTION NO. R-92-0074874.
- SCH. B EXC. 12- ASSUMPTION OF ANY AND ALL OBLIGATIONS OF THE OWNER UNDER THAT CERTAIN DEVELOPMENT AGREEMENT/CHAMBERS-TOWER #1, INC., AND SILVERADO ELEKTRA VENTURE, LTD., AS CONTAINED IN QUIT CLAIM DEED RECORDED JANUARY 28, 1998 AT RECEPTION NO. 9800013247.

Curve Table						Curve Table						Curve Table						Curve Table						Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGH	CHORD BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGH	CHORD BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGH	CHORD BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGH	CHORD BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGH	CHORD BEARING
C1	174.29	330.00	30°15'41"	172.27	N74° 29' 29"E	C32	34.56	22.00	90°00'00"	31.11'	N44° 37' 19"E	C63	116.01'	520.00'	12°46'55"	115.77'	S83° 59' 13"E	C94	15.54'	210.00'	4°14'21"	15.53'	S01° 44' 30"W	C125	190.53'	600.00'	18°11'40"	189.73'	S81° 31' 33"E
C2	35.03'	230.00'	8°43'31"	34.99'	S56° 19' 17"W	C33	34.56'	22.00'	90°00'00"	31.11'	S44° 37' 19"W	C64	35.78'	22.00'	93°10'29"	31.96'	S46° 12' 34"W	C95	10.96'	210.00'	2°59'21"	10.96'	N02° 22' 00"E	C126	20.00'	1034.00'	1°06'30"	20.00'	N86° 22' 51"W
C3	309.05'	330.00'	53°39'32"	297.88'	N26° 27' 06"E	C34	34.56'	22.00'	90°00'00"	31.11'	S45° 22' 41"E	C65	34.56'	22.00'	90°00'00"	31.11'	N45° 22' 41"W	C96	12.24'	170.00'	4°07'31"	12.24'	N01° 41' 05"E	C127	180.57'	1034.00'	10°00'20"	180.34'	N85° 22' 31"W
C4	361.28'	230.00'	90°00'00"	325.27'	S44° 37' 19"W	C35	34.56'	22.00'	90°00'00"	31.11'	S45° 37' 04"E	C66	89.35'	170.00'	30°06'51"	88.33'	S75° 19' 15"E	C97	39.52'	170.00'	13°19'12"	39.43'	S06° 16' 56"W	C128	202.69'	1000.00'	11°36'48"	202.35'	N84° 34' 16"W
C5	314.16'	200.00'	90°00'00"	282.84'	S44° 37' 19"W	C36	34.56'	22.00'	90°00'00"	31.11'	S44° 22' 56"W	C67	105.12'	200.00'	30°06'51"	103.91'	S75° 19' 15"E	C98	46.50'	200.00'	13°19'12"	46.39'	N06° 16' 56"E	C129	20.05'	966.00'	1°11'21"	20.05'	S86° 18' 49"E
C6	267.04'	170.00'	90°00'00"	240.42'	S44° 37' 19"W	C37	34.56'	22.00'	90°00'00"	31.11'	N44° 22' 56"E	C68	120.89'	230.00'	30°06'51"	119.50'	S75° 19' 15"E	C99	53.47'	230.00'	13°19'12"	53.35'	N06° 16' 56"E	C130	32.05'	22.00'	83°28'50"	29.29'	S42° 07' 05"E
C7	92.74'	70.00'	75°54'40"	86.11'	S51° 40' 00"W	C38	34.56'	22.00'	90°00'00"	31.11'	N45° 37' 04"W	C69	165.56'	315.00'	30°06'52"	163.66'	S75° 19' 15"E	C100	2.25'	210.00'	0°36'53"	2.25'	N00° 04' 14"W	C131	19.19'	866.00'	1°16'10"	19.19'	N83° 14' 48"W
C8	34.56'	22.00'	90°00'00"	31.11'	S44° 37' 19"W	C39	34.56'	22.00'	90°00'00"	31.11'	S45° 37' 04"E	C70	74.88'	170.00'	25°14'13"	74.28'	S77° 45' 34"E	C101	65.71'	190.00'	19°48'53"	65.38'	N09° 31' 46"E	C132	34.56'	22.00'	90°00'00"	31.11'	S44° 37' 19"W
C9	34.56'	22.00'	90°00'00"	31.11'	N45° 22' 41"W	C40	34.56'	22.00'	90°00'00"	31.11'	S44° 22' 56"W	C71	170.49'	230.00'	42°28'14"	166.61'	N69° 08' 34"W	C102	72.62'	210.00'	19°48'53"	72.26'	S09° 31' 46"W	C133	431.14'	966.00'	25°34'18"	427.57'	N77° 35' 32"W
C10	34.56'	22.00'	90°00'00"	31.11'	N44° 37' 19"E	C41	34.56'	22.00'	90°00'00"	31.11'	N44° 22' 56"E	C72	361.28'	230.00'	90°00'00"	325.27'	N45° 22' 41"W	C103	75.87'	170.00'	25°34'18"	75.24'	S12° 24' 28"W	C134	288.31'	866.00'	19°04'31"	286.98'	N74° 20' 38"W
C11	34.56'	22.00'	90°00'00"	31.11'	S45° 22' 41"E	C42	34.56'	22.00'	90°00'00"	31.11'	N45° 37' 04"W	C73	29.96'	60.00'	28°36'33"	29.65'	S13° 55' 36"W	C104	89.26'	200.00'	25°34'18"	88.52'	N12° 24' 28"E	C135	5.19'	170.00'	1°44'55"	5.19'	S88° 44' 52"W
C12	34.56'	22.00'	90°00'00"	31.11'	N44° 37' 19"E	C43	120.89'	230.00'	30°06'51"	119.50'	N75° 19' 15"W	C74	156.13'	170.00'	52°37'16"	150.70'	S38° 49' 50"E	C105	15.35'	230.00'	3°49'24"	15.35'	N01° 32' 02"E	C136	220.88'	1034.00'	12°14'22"	220.46'	N70° 55' 34"W
C13	34.56'	22.00'	90°00'00"	31.11'	N45° 22' 41"W	C44	105.12'	200.00'	30°06'51"	103.91'	N75° 19' 15"W	C75	314.16'	200.00'	90°00'00"	282.84'	N45° 22' 41"W	C106	30.19'	230.00'	7°31'18"	30.17'	N07° 12' 22"E	C137	20.00'	1034.00'	1°06'30"	20.00'	N70° 26' 48"W
C14	34.56'	22.00'	90°00'00"	31.11'	N44° 37' 19"E	C45	89.35'	170.00'	30°06'51"	88.33'	S75° 19' 15"E	C76	267.04'	170.00'	90°00'00"	240.42'	N45° 22' 41"W	C107	102.65'	230.00'	25°34'18"	101.80'	N12° 24' 28"E	C138	243.62'	1000.00'	13°57'30"	243.02'	N71° 47' 07"W
C15	34.56'	22.00'	90°00'00"	31.11'	S44° 37' 19"W	C46	44.68'	85.00'	30°06'51"	44.16'	S75° 19' 15"E	C77	190.80'	230.00'	47°31'46"	185.37'	N24° 08' 34"W	C108	20.01'	230.00'	4°59'02"	20.00'	N13° 27' 32"E	C139	13.13'	866.00'	0°52'06"	13.13'	N65° 14' 26"W
C16	34.56'	22.00'	90°00'00"	31.11'	S45° 22' 41"E	C47	36.79'	70.00'	30°06'51"	36.37'	S75° 19' 15"E	C78	518.36'	330.00'	90°00'00"	466.69'	N44° 37' 19"E	C109	3.65'	20.00'	10°27'20"	3.64'	N71° 18' 48"W	C140	191.16'	170.00'	64°25'42"	181.25'	N57° 24' 28"E
C17	34.56'	22.00'	90°00'00"	31.11'	N45° 22' 41"W	C48	89.35'	170.00'	30°06'51"	88.33'	N14° 40' 45"E	C79	361.28'	230.00'	90°00'00"	325.27'	S44° 37' 19"W	C110	8.19'	40.00'	11°44'05"	8.18'	S70° 40' 25"E	C141	224.90'	200.00'	64°25'42"	213.23'	N57° 24' 28"E
C18	34.56'	22.00'	90°00'00"	31.11'	N44° 37' 19"E	C49	105.12'	200.00'	30°06'51"	103.91'	N14° 40' 45"E	C80	314.16'	200.00'	90°00'00"	282.84'	S44° 37' 19"W	C111	0.45'	20.00'	1°16'45"	0.45'	N65° 26' 45"W	C142	258.63'	230.00'	64°25'42"	245.22'	N57° 24' 28"E
C19	34.56'	22.00'	90°00'00"	31.11'	N45° 22' 41"W	C50	120.89'	230.00'	30°06'51"	119.50'	N14° 40' 45"E	C81	267.04'	170.00'	90°00'00"	240.42'	N44° 37' 19"E	C112	44.38'	22.00'	115°34'18"	37.23'	N57° 24' 28"E	C143	177.39'	230.00'	44°11'20"	173.02'	N67° 31' 40"E
C20	34.56'	22.00'	90°00'00"	31.11'	N44° 37' 19"E	C51	5.03'	35.00'	8°13'46"	5.02'	S64° 22' 42"E	C82	19.04'	170.00'	6°25'01"	19.03'	S02° 49' 50"W	C113	24.74'	22.00'	64°25'42"	23.46'	N32° 35' 32"W	C144	23.27'	230.00'	5°47'44"	23.26'	N76° 07' 59"W
C21	34.56'	22.00'	90°00'00"	31.11'	S44° 37' 19"W	C52	2.15'	15.00'	8°13'46"	2.15'	S64° 22' 42"E	C83	14.02'	170.00'	4°43'26"	14.01'	S02° 44' 23"E	C114	8.93'	20.00'	25°34'18"	8.85'	N77° 35' 32"W	C145	4.10'	20.00'	11°44'05"	4.09'	N70° 40' 25"W
C22	34.56'	22.00'	90°00'00"	31.11'	S45° 22' 41"E	C53	46.12'	22.00'	120°06'51"	38.13'	N59° 40' 45"E	C84	267.04'	170.00'	90°00'00"	240.42'	N45° 22' 41"W	C115	17.85'	40.00'	25°34'18"	17.70'	N77° 35' 32"W	C146	14.17'	9.00'	90°13'30"	12.75'	N44° 52' 41"W
C23	34.56'	22.00'	90°00'00"	31.11'	N45° 22' 41"W	C54	22.99'	22.00'	59°53'09"	21.96'	N30° 19' 15"W	C85	314.16'	200.00'	90°00'00"	282.84'	S45° 22' 41"E	C116	75.87'	170.00'	25°34'18"	75.24'	S12° 24' 28"W	C147	31.37'	230.00'	7°48'51"	31.34'	S09° 21' 41"W
C24	34.56'	22.00'	90°00'00"	31.11'	N44° 37' 19"E	C55	26.28'	50.00'	30°06'51"	25.98'	N75° 19' 15"W	C86	361.28'	230.00'	90°00'00"	325.27'	S45° 22' 41"E	C117	89.26'	200.00'	25°34'18"	88.52'	N12° 24' 28"E	C148	23.41'	230.00'	5°49'56"	23.40'	S02° 32' 18"W
C25	34.56'	22.00'	90°00'00"	31.11'	S44° 37' 19"W	C56	36.79'	70.00'	30°06'51"	36.37'	S75° 19' 15"E	C87	125.27'	230.00'	31°12'20"	123.72'	S74° 46' 31"E	C118	102.65'	230.00'	25°34'18"	101.80'	S12° 24' 28"W	C149	26.08'	170.00'	8°47'18"	26.05'	S04° 00' 59"W
C26	34.56'	22.00'	90°00'00"	31.11'	S45° 22' 41"E	C57	19.09'	70.00'	15°37'41"	19.03'	S82° 33' 50"E	C88	34.56'	22.00'	90°00'00"	31.11'	N45° 22' 41"W	C119	111.65'	330.00'	19°23'07"	111.12'	N09° 18' 53"E						
C27	34.56'	22.00'	90°00'00"	31.11'	S45° 22' 41"E	C58	89.35'	170.00'	30°06'51"	88.33'	N14° 40' 45"E	C89	34.56'	22.00'	90°00'00"	31.11'	N44° 37' 19"E	C120	71.53'	570.00'	7°11'24"	71.48'	S68° 21' 22"E						
C28	34.56'	22.00'	90°00'00"	31.11'	S44° 37' 19"W	C59	105.12'	200.00'	30°06'51"	103.91'	N14° 4																		

DENVER CONNECTION WEST-FILING NO. 1

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 3 OF 9



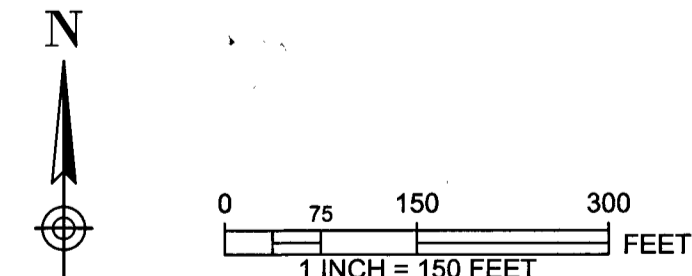
Curve #	Length	Radius	Delta	CHORD LENG	CHORD BEARING
C1	80.00'	600.00'	007°38'49"	80.02'	S68°36'19"E
C2	135.89'	8640.00'	000°54'04"	135.89'	S00°22'34"W

TYPE	AREA (SQ. FT.)	AREA (AC +/-)
LOTS (354)	1,943,152	44.61
TRACTS (35)	1,900,107	43.62
ROW	1,194,850	27.43
TOTAL	5,038,109	115.66

TRACT	AREA (SQ. FT.)	AREA (AC +/-)	USE	OWNED BY / MAINTAINED BY
A	437,222	10.05	OPEN SPACE, PARK PURPOSES	PROPERTY OWNER ON RECORD*
B	2,100	0.05	PRIVATE ALLEY, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
C	2,040	0.05	PRIVATE ALLEY, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
D	2,040	0.05	PRIVATE ALLEY, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
E	2,040	0.05	PRIVATE ALLEY, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
F	12,715	0.29	PRIVATE ALLEY, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
G	11,508	0.26	PRIVATE ALLEY, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
H	12,315	0.28	PRIVATE ALLEY, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
J	13,095	0.30	PRIVATE ALLEY, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
K	13,815	0.32	PRIVATE ALLEY, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
L	10,570	0.24	UTILITIES, DRAINAGE, WETLAND CHANNEL, LANDSCAPING, SIDEWALKS, OPEN SPACE	PROPERTY OWNER ON RECORD*
M	12,715	0.29	PRIVATE ALLEY, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
N	13,095	0.30	PRIVATE ALLEY, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
P	8,644	0.20	PRIVATE ALLEY, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
Q	9,585	0.22	PRIVATE ALLEY, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
R	39,707	0.91	PRIVATE ALLEY, UTILITIES, SIDEWALKS, LANDSCAPING, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
S	15,784	0.36	PRIVATE ALLEY, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
T	17,786	0.41	PRIVATE ALLEY, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
U	9,261	0.21	PRIVATE ALLEY, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
V	10,369	0.24	PRIVATE ALLEY, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
W	20,416	0.47	PRIVATE ALLEY, UTILITIES, SIDEWALKS, LANDSCAPING, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
X	30,766	0.71	PRIVATE ALLEY, UTILITIES, SIDEWALKS, LANDSCAPING, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
Y	89,680	2.06	UTILITIES, SIDEWALKS, LANDSCAPING, OPEN SPACE	PROPERTY OWNER ON RECORD*
Z	111,698	2.56	UTILITIES, DRAINAGE, WETLAND CHANNEL, SIDEWALKS, LANDSCAPING, OPEN SPACE	PROPERTY OWNER ON RECORD*
AA	754,919	17.33	UTILITIES, DRAINAGE, WETLAND CHANNEL, SIDEWALKS, LANDSCAPING, TRAILS, OPEN SPACE	PROPERTY OWNER ON RECORD*
BB	66,604	1.52	UTILITIES, OPEN SPACE, LANDSCAPING, SIDEWALKS, DRAINAGE	PROPERTY OWNER ON RECORD*
CC	13,035	0.30	PRIVATE ALLEY, UTILITIES, VEHICULAR/PEDESTRIAN ACCESS	PROPERTY OWNER ON RECORD*
DD	1,687	0.04	UTILITIES, OPEN SPACE	PROPERTY OWNER ON RECORD*
EE	4,590	0.11	UTILITIES, SIDEWALKS, LANDSCAPING, OPEN SPACE	PROPERTY OWNER ON RECORD*
FF	13,854	0.32	UTILITIES, OPEN SPACE, DRAINAGE, LANDSCAPING, SIDEWALKS	PROPERTY OWNER ON RECORD*
GG	5,292	0.12	UTILITIES, SIDEWALKS, LANDSCAPING, OPEN SPACE	PROPERTY OWNER ON RECORD*
HH	1,278	0.03	UTILITIES, OPEN SPACE	PROPERTY OWNER ON RECORD*
JJ	10,852	0.25	UTILITIES, OPEN SPACE, DRAINAGE, LANDSCAPING, SIDEWALKS	PROPERTY OWNER ON RECORD*
KK	10,249	0.24	UTILITIES, OPEN SPACE, DRAINAGE, LANDSCAPING, SIDEWALKS	PROPERTY OWNER ON RECORD*
LL	7,911	0.18	UTILITIES, OPEN SPACE, DRAINAGE, LANDSCAPING, SIDEWALKS	PROPERTY OWNER ON RECORD*

LEGEND

- ◆ FOUND PLSS - LAND CORNERS
- FOUND MONUMENT
- FOUND RANGE POINT
- SET 18" NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP "FWS, PLS 38226"
- CHANGE OF STREET NAME



COLORADO LICENSED PROFESSIONAL SURVEYOR
38228

FWS FORESIGHT WEST SURVEYING INC.
4655 BIRCH STREET
WHEAT RIDGE, COLORADO 80037
303.434.4444

DATE: 7.11.16
JOB: 2016011
SHEET: 3
SCALE: 1/150 (GRAPHIC)

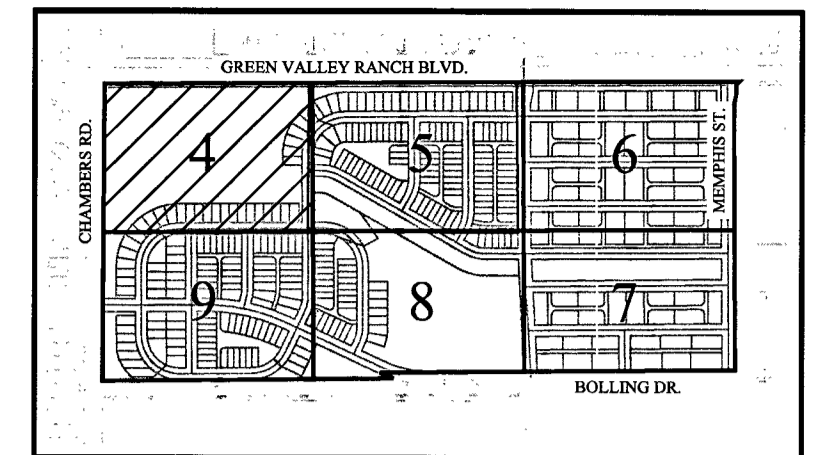
*TRACTS "O", "P" AND "H" ARE INTENTIONALLY OMITTED
*TRACTS WILL BE OWNED AND MAINTAINED BY OWNER ON RECORD UNTIL FUTURE CONVEYANCE OF TRACTS TO FUTURE METROPOLITAN DISTRICT, HOME OWNERS ASSOCIATION OR OTHER ENTITY. STORM AND SANITARY SEWER MAINS LOCATED IN THE TRACTS THAT ARE DESIGNATED AS PUBLIC PER THE APPROVED STORM AND SANITARY PLANS WILL BE OWNED AND MAINTAINED BY THE CITY AND COUNTY OF DENVER.

DENVER CONNECTION WEST-FILING NO. 1

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 4 OF 9

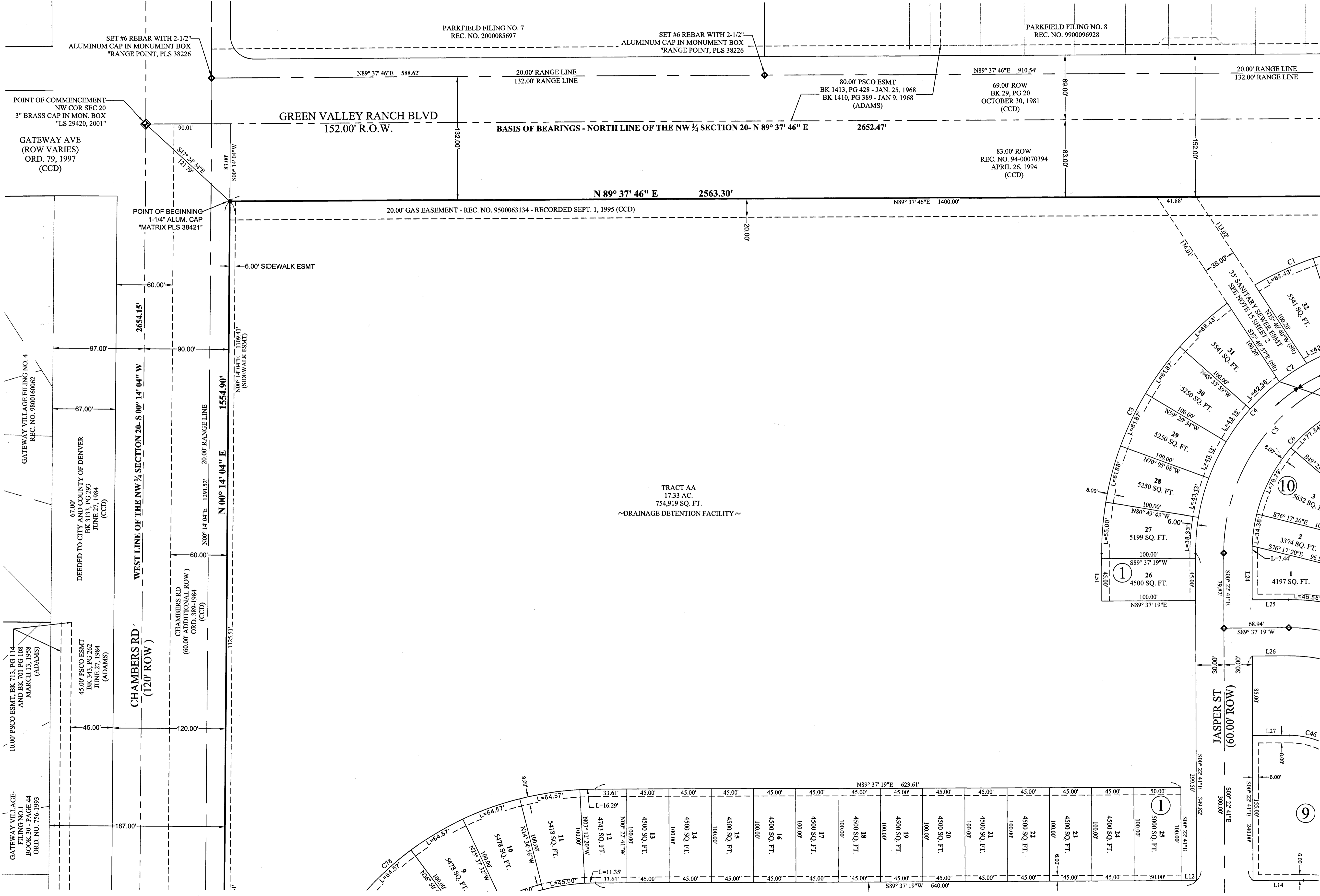
KEY MAP



N.T.S

LEGEND

- # BLOCK NUMBER
 - ◆ RANGE POINT*
 - ◆ RECOVERED PLSS LAND CORNER
 - ◆ RECOVERED MONUMENT AS NOTED
 - ◆ RECOVERED RANGE POINT AS NOTED
 - SET 1" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (FWS, PLS 38226)
 - (NR) = NON-RADIAL
 - (ADAMS) = RECORD FOUND IN ADAMS COUNTY
 - (CCD) = RECORD FOUND IN CITY & COUNTY OF DENVER
 - RANGE LINE
 - UTILITY EASEMENT
 - SUBDIVISION BOUNDARY
 - SECTION LINE
- * UNLESS OTHERWISE NOTED PERMANENT RANGE POINTS TO BE SET AFTER CONSTRUCTION OF ROADS PER CITY STANDARDS
- INDICATES DIVISION FOR CHANGE IN ROAD NAME

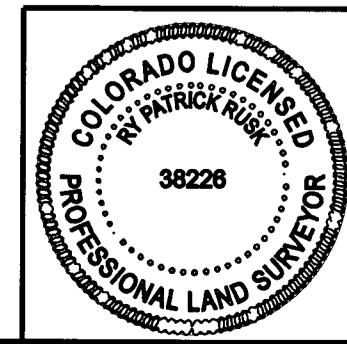


SHEET 9

SHEET 5



0 25 50 100
1 INCH = 50 FEET



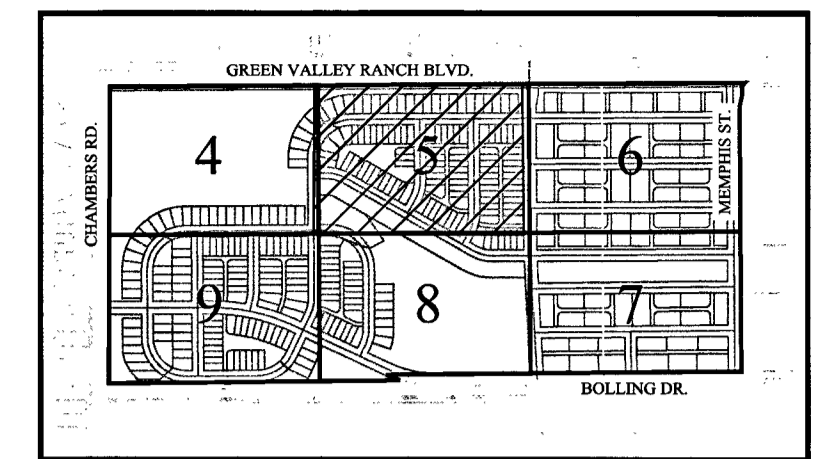
EWS FORESIGHT WEST SURVEYING INC.
4955 IRIS STREET
WHEAT RIDGE, COLORADO 80033
303.504.4449
DATE: 7.13.16
JOB: 2016011
SHEET: 4
SCALE: 1:50 (24X36)

DENVER CONNECTION WEST-FILING NO. 1

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 5 OF 9

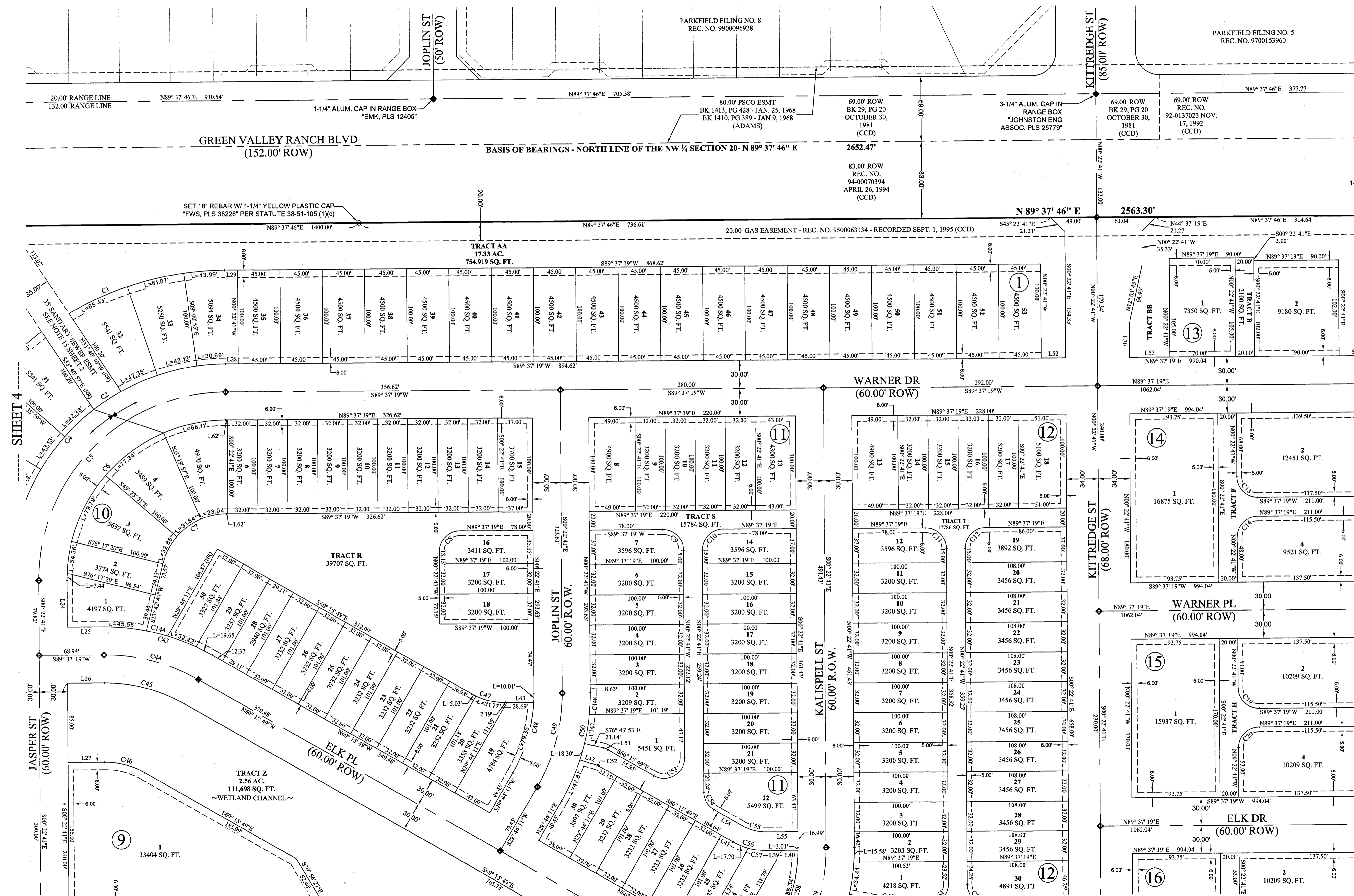
KEY MAP



N.T.S.

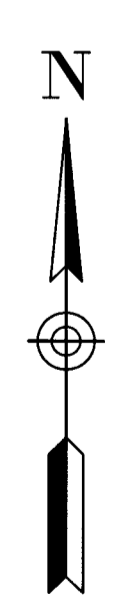
LEGEND

- # BLOCK NUMBER
 - ◆ RANGE POINT*
 - ◆ RECOVERED PLSS LAND CORNER
 - ◆ RECOVERED MONUMENT AS NOTED
 - ◆ RECOVERED RANGE POINT AS NOTED
 - SET 1" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (FWS, PLS 38226)
 - (NR) = NON-RADIAL
 - (ADAMS) = RECORD FOUND IN ADAMS COUNTY
 - (CCD) = RECORD FOUND IN CITY & COUNTY OF DENVER
 - RANGE LINE
 - UTILITY EASEMENT
 - SUBDIVISION BOUNDARY SECTION LINE
- * UNLESS OTHERWISE NOTED PERMANENT RANGE POINTS TO BE SET AFTER CONSTRUCTION OF ROADS PER CITY STANDARDS
- ▲ INDICATES DIVISION FOR CHANGE IN ROAD NAME



SHEET 8

SHEET 6



1 INCH = 50 FEET

COLOrado LICENSED PROFESSIONAL LAND SURVEYOR
38226

EWS FORESIGHT WEST SURVEYING INC.
4955 IRIS STREET
WHEAT RIDGE, COLORADO 80033
303.594.4440

DATE: 7.13.16
JOB: 2016011
SHEET: 5
SCALE: 1:50 (24X36)

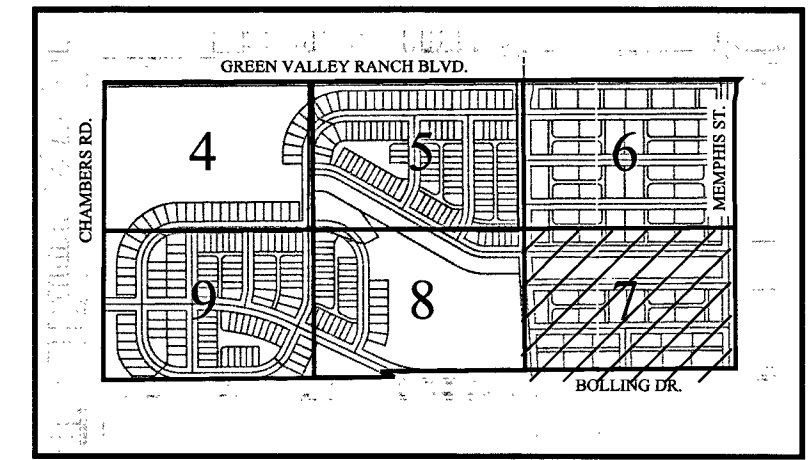
DENVER CONNECTION WEST-FILING NO. 1

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO

----- SHEET 6 -----

SHEET 7 OF 9

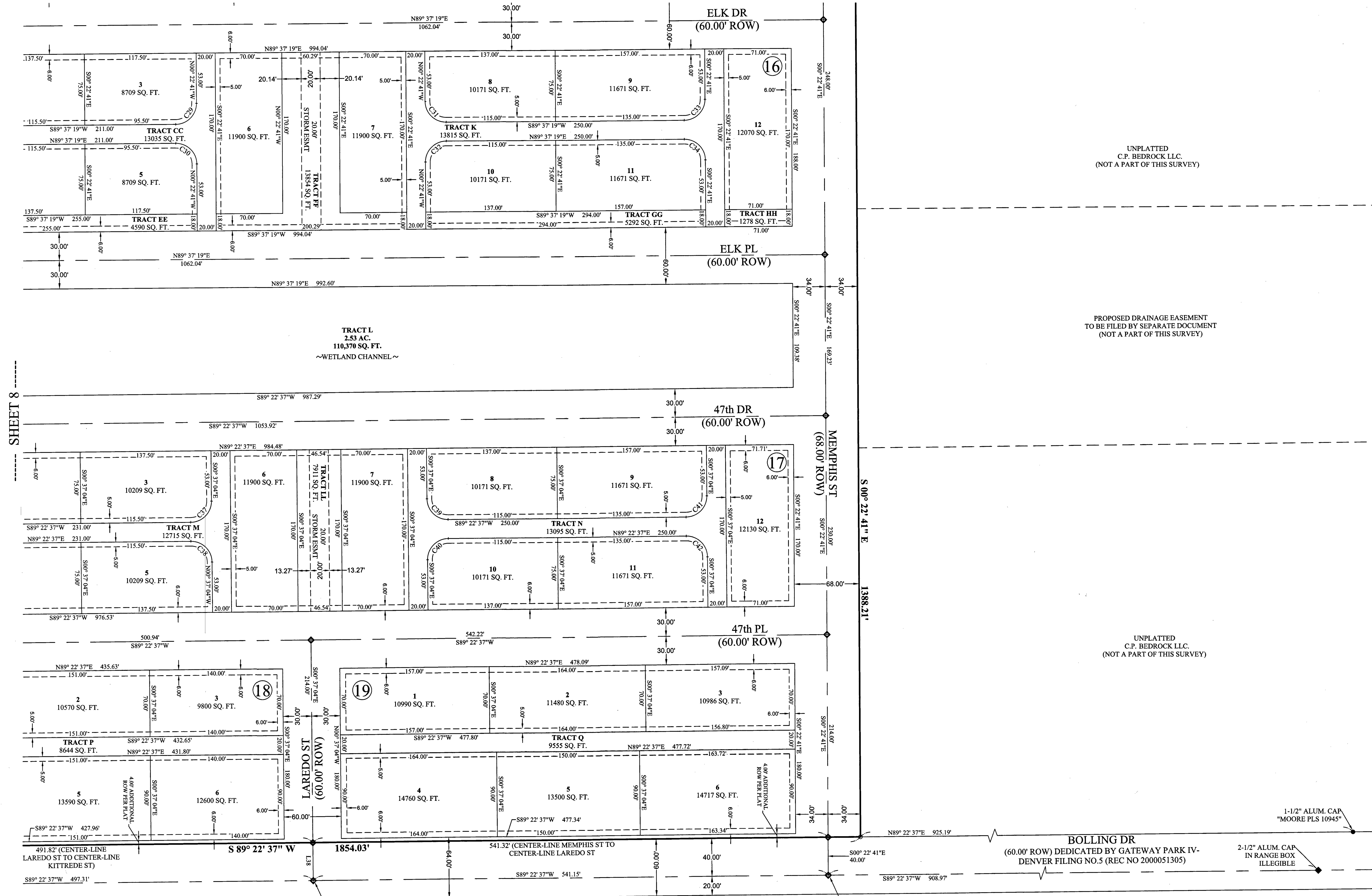
KEY MAP



N.T.S.

LEGEND

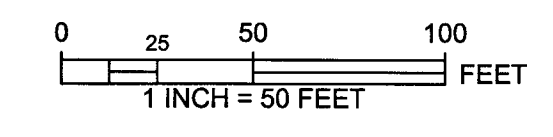
- # BLOCK NUMBER
 - ◆ RANGE POINT*
 - ◆ RECOVERED PLS LAND CORNER
 - ◆ RECOVERED MONUMENT AS NOTED
 - ◆ RECOVERED RANGE POINT AS NOTED
 - SET 1" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (FWS, PLS 38226)
 - (NR) = NON-RADIAL
 - (ADAMS) = RECORD FOUND IN ADAMS COUNTY
 - (CCD) = RECORD FOUND IN CITY & COUNTY OF DENVER
 - RANGE LINE
 - UTILITY EASEMENT
 - SUBDIVISION BOUNDARY
 - SECTION LINE
- * UNLESS OTHERWISE NOTED PERMANENT RANGE POINTS TO BE SET AFTER CONSTRUCTION OF ROADS PER CITY STANDARDS
- INDICATES DIVISION FOR CHANGE IN ROAD NAME



UNPLATTED
C.P. BEDROCK LLC.
(NOT A PART OF THIS SURVEY)

PROPOSED DRAINAGE EASEMENT
TO BE FILED BY SEPARATE DOCUMENT
(NOT A PART OF THIS SURVEY)

UNPLATTED
C.P. BEDROCK LLC.
(NOT A PART OF THIS SURVEY)



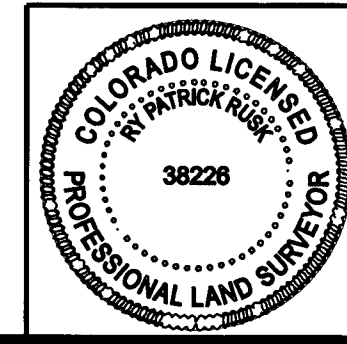
GATEWAY PARK IV-FILING NO. 5
BOOK 32 - PAGE 91
ORD. NO. 270-2000
REC. NO. 2000051305

SET #6 REBAR WITH 2-1/2" ALUMINUM CAP IN MONUMENT BOX "RANGE POINT, PLS 38226"

SET #6 REBAR WITH 2-1/2" ALUMINUM CAP IN MONUMENT BOX "RANGE POINT, PLS 38226"

1-1/2" ALUM. CAP "MOORE PLS 10945"

2-1/2" ALUM. CAP IN RANGE BOX ILLEGIBLE



FWS FORESIGHT WEST SURVEYING INC.
4955 IRIS STREET
WHEAT RIDGE, COLORADO 80033
303.504.4440
DATE: 7.13.16
JOB: 2016011
SHEET: 7
SCALE: 1:50 (24X36)

