


REQUEST FOR ORDINANCE TO RELINQUISH AN EASEMENT

TO: Ivone Avila-Ponce, City Attorney's Office

FROM: Matt R. Bryner, PE, Director, Right of Way Services 
Matt R. Bryner (Dec 22, 2022 13:16 MST)

PROJECT NO: 2022-RELINQ-0000026

DATE: December 20, 2022

SUBJECT: Request for an Ordinance to relinquish a portion of the utility easement(s) established in the Recordation Number 2022036000. Located at East 51st Avenue and North Yampa Street.

It is requested that the above subject item be placed on the next available Mayor Council Agenda.

This office has investigated the request of Terracina Design, dated November 15, 2022 on behalf of Clayton Properties Group II for the relinquishment of the subject easement(s).

This matter has been coordinated with City Councilperson Gilmore, District 11; Asset Management; Emergency Management; Community Planning & Development: Development Services; Historic Preservation/Landmark; Denver Water; Denver Fire Department; City Forester; Parks and Recreation; DOTI: DES Transportation & Wastewater, Construction Engineering, Policy and Planning, TES Signing and Striping, Survey; Colorado Department of Transportation; Regional Transportation District; Comcast; Metro Wastewater Reclamation District; CenturyLink; and Xcel Energy, all of whom have indicated no objection to the proposed easement relinquishment(s).

As a result of these investigations, it has been determined that there is no objection to relinquishing the subject easement(s).

Therefore, you are requested to initiate Council action to relinquish the easement(s) in the following described area(s):

INSERT PARCEL DESCRIPTION 2022-RELINQ-0000026-001 HERE

A vicinity map of the subject easement area(s) and a copy of the document(s) creating the easement(s) are attached.

MB:bw



DENVER
THE MILE HIGH CITY

cc: City Councilperson & Aides
City Council Staff – Luke Palmisano
Department of Law – Bradley Beck
Department of Law – Deanne Durfee
Department of Law – Maureen McGuire
Department of Law – Martin Plate
DOTI, Manager’s Office – Alba Castro
DOTI, Legislative Services – Jason Gallardo
DOTI, Survey – Paul Rogalla

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services | Engineering & Regulatory
201 W Colfax Ave, Dept 507 | Denver, CO 80202
www.denvergov.org/doti
Phone: 720-865-3003

311 | POCKETGOV.COM | DENVERGOV.ORG | DENVER 8 TV

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo
at Jason.Gallardo@denvergov.org by **12:00pm on Monday**. Contact him with questions.

Date of Request: **December 20, 2022**

Please mark one: Bill Request or Resolution Request

1. Type of Request:

- Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment
 Dedication/Vacation Appropriation/Supplemental DRMC Change
 Other: Easement Relinquishment

2. Title: (Start with *approves, amends, dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Request for an Ordinance to relinquish a portion of the utility easement(s) established in the Recordation Number 2022036000. Located at East 51st Avenue and North Yampa Street.

3. Requesting Agency: DOTI: Right of Way Services; Engineering and Regulatory

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Brianne White	Name: Jason Gallardo
Email: Brianne.white@denvergov.org	Email: Jason.Gallardo@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

Request for an Ordinance to relinquish a portion of the utility easement(s) established in the Recordation Number 2022036000. Located at East 51st Avenue and North Yampa Street.

6. City Attorney assigned to this request (if applicable): Martin Plate

7. City Council District: Councilperson Gilmore, District 11

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name:

Contract control number:

Location:

Is this a new contract? Yes No Is this an Amendment? Yes No If yes, how many? _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process?

If not, why not?

Has this contractor provided these services to the City before? Yes No

Source of funds:

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EASEMENT RELINQUISHMENT EXECUTIVE SUMMARY

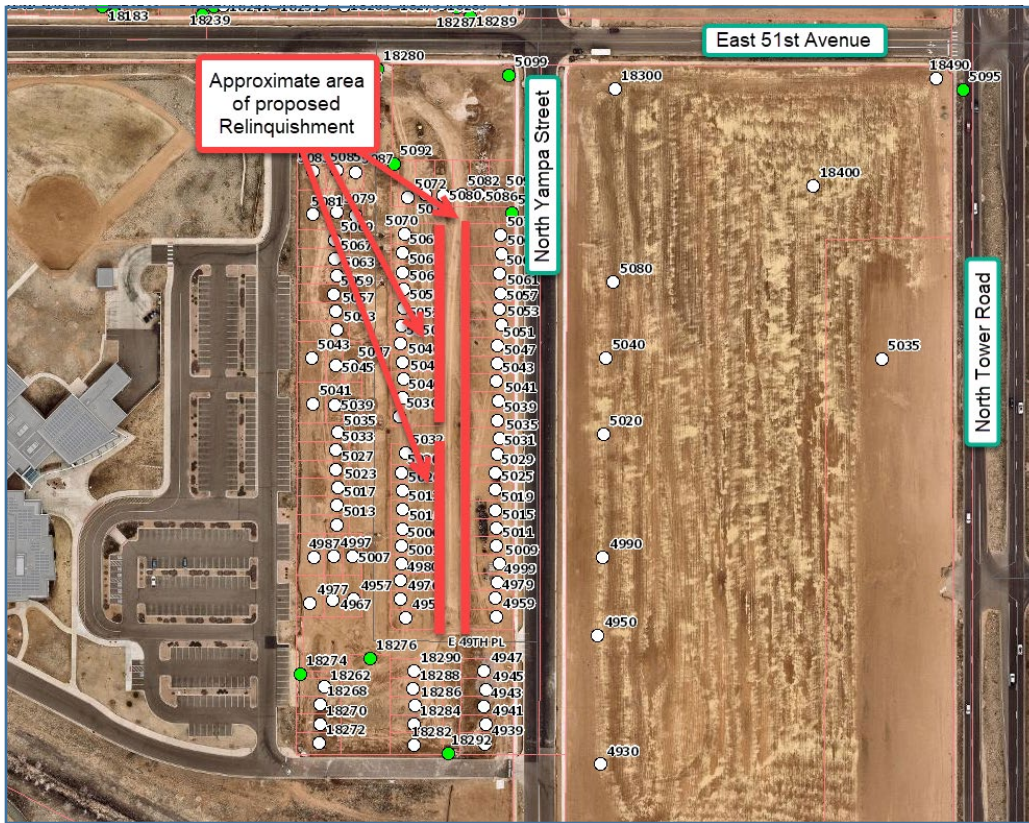
Project Title: 2022-RELINQ-0000026 - Tower 160 Filing No 4 Partial Relinquishment, Located at East 51st Avenue and North Yampa Street.

Property Owner: Clayton Properties Group II

Description of Proposed Project: Request for an Ordinance to relinquish a portion of the utility easement(s) established in the Recordation Number 2022036000. Located at East 51st Avenue and North Yampa Street.

Background: The easements were originally intended for dry utilities. The dry utilities were moved to the front lot easement.

Location Map:



City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services / Engineering & Regulatory
201 W Colfax Ave, Dept 507 | Denver, CO 80202
www.denvergov.org/doti
Phone: 720-865-3003

EXHIBIT A
LEGAL DESCRIPTION

PARCEL A

THAT PORTION OF AN EXISTING 6 FOOT WIDE UTILITY EASEMENT, BEING THE EAST SIX (6) FEET OF THE SOUTH 71.48 FEET OF LOT 3, BLOCK 1, TOWER 160 SUBDIVISION FILING NO. 4, RECORDED UNDER RECEPTION NO. 2022036000, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING AN AREA OF 0.010 ACRES, (429 SQUARE FEET), MORE OR LESS.

PARCEL B

THAT PORTION OF AN EXISTING 6 FOOT WIDE UTILITY EASEMENT, BEING THE EAST SIX (6) FEET OF THE NORTH 73.50 FEET OF LOT 3, BLOCK 3, TOWER 160 SUBDIVISION FILING NO. 4, RECORDED UNDER RECEPTION NO. 2022036000, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

CONTAINING AN AREA OF 0.010 ACRES, (441 SQUARE FEET), MORE OR LESS.

PARCEL C

THAT PORTION OF AN EXISTING 6 FOOT WIDE UTILITY EASEMENT, BEING THE EAST SIX (6) FEET OF THE SOUTH 53.04 FEET OF LOT 4, BLOCK 3, TOWER 160 SUBDIVISION FILING NO. 4, RECORDED UNDER RECEPTION NO. 2022036000, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

CONTAINING AN AREA OF 0.007 ACRES, (318 SQUARE FEET), MORE OR LESS.

PARCEL D

THAT PORTION OF AN EXISTING VARIABLE WIDTH UTILITY EASEMENT LOCATED ACROSS LOTS 1 THROUGH 11, BLOCK 4, TOWER 160 SUBDIVISION FILING NO. 4, RECORDED UNDER RECEPTION NO. 2022036000, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A SOUTHEASTERLY CORNER OF SAID UTILITY EASEMENT, BEING A POINT ON THE EAST LINE OF LOT 4, OF SAID BLOCK 4, BEING THREE (3) FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 4 AND CONSIDERING THE EASTERLY BOUNDARY OF SAID BLOCK 4 TO BEAR SOUTH 00°07'05" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID UTILITY EASEMENT THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 89°52'55" WEST, A DISTANCE OF 21.38 FEET;
- 2) SOUTH 00°07'05" EAST, A DISTANCE OF 124.40 FEET;
- 3) NORTH 89°52'55" EAST, A DISTANCE OF 21.38 FEET;
- 4) SOUTH 00°07'05" EAST, A DISTANCE OF 76.75 FEET;

THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89°52'55" WEST, A DISTANCE OF 5.00 FEET TO THE WESTERLY LINE OF SAID UTILITY EASEMENT;

THENCE ALONG THE WESTERLY, SOUTHERLY AND NORTHERLY LINES OF SAID UTILITY EASEMENT THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 00°07'05" WEST, A DISTANCE OF 70.75 FEET;
- 2) SOUTH 89°52'55" WEST, A DISTANCE OF 22.38 FEET;
- 3) NORTH 00°07'05" WEST, A DISTANCE OF 136.40 FEET;
- 4) NORTH 89°52'55" EAST, A DISTANCE OF 22.38 FEET;
- 5) NORTH 00°07'05" WEST, A DISTANCE OF 74.16 FEET;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°52'55" EAST, A DISTANCE OF 5.00 FEET TO THE EASTERLY LINE OF SAID BLOCK 4;

THENCE ALONG SAID EASTERLY LINE, SOUTH 00°07'05" EAST, A DISTANCE OF 80.16 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.041 ACRES, (1,800 SQUARE FEET), MORE OR LESS.

PARCEL E

THAT PORTION OF AN EXISTING VARIABLE WIDTH UTILITY EASEMENT LOCATED ACROSS LOTS 1 THROUGH 22, BLOCK 5, TOWER 160 SUBDIVISION FILING NO. 4, RECORDED UNDER RECEPTION NO. 2022036000, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID UTILITY EASEMENT, BEING 6.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 22 AND CONSIDERING THE WESTERLY BOUNDARY OF SAID BLOCK 5 TO BEAR NORTH 00°07'05" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE WESTERLY, SOUTHERLY AND NORTHERLY LINES OF SAID UTILITY EASEMENT THE FOLLOWING NINE (9) COURSES:

- 1) NORTH 00°07'05" WEST, A DISTANCE OF 77.97 FEET;
- 2) NORTH 89°52'55" EAST, A DISTANCE OF 21.38 FEET;
- 3) NORTH 00°07'05" WEST, A DISTANCE OF 176.56 FEET;

- 4) SOUTH 89°52'55" WEST, A DISTANCE OF 21.38 FEET;
- 5) NORTH 00°07'05" WEST, A DISTANCE OF 110.32 FEET;
- 6) NORTH 89°52'55" EAST, A DISTANCE OF 21.38 FEET;
- 7) NORTH 00°07'05" WEST, A DISTANCE OF 150.48 FEET;
- 8) SOUTH 89°52'55" WEST, A DISTANCE OF 21.38 FEET;
- 9) NORTH 00°07'05" WEST, A DISTANCE OF 57.26 FEET;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°52'55" EAST, A DISTANCE OF 5.00 FEET TO THE EASTERLY LINE OF SAID UTILITY EASEMENT;

THENCE ALONG SAID EASTERLY, NORTHERLY AND SOUTHERLY LINES OF SAID UTILITY EASEMENT THE FOLLOWING NINE (9) COURSES:

- 1) SOUTH 00°07'05" EAST, A DISTANCE OF 51.26 FEET;
- 2) NORTH 89°52'55" EAST, A DISTANCE OF 22.38 FEET;
- 3) SOUTH 00°07'05" EAST, A DISTANCE OF 162.48 FEET;
- 4) SOUTH 89°52'55" WEST, A DISTANCE OF 22.38 FEET;
- 5) SOUTH 00°07'05" EAST, A DISTANCE OF 98.32 FEET;
- 6) NORTH 89°52'55" EAST, A DISTANCE OF 22.38 FEET;
- 7) SOUTH 00°07'05" EAST, A DISTANCE OF 188.56 FEET;
- 8) SOUTH 89°52'55" WEST, A DISTANCE OF 22.38 FEET;
- 9) SOUTH 00°07'05" EAST, A DISTANCE OF 71.97 FEET;

THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89°52'55" WEST, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.086 ACRES, (3,727 SQUARE FEET), MORE OR LESS.

PARCEL F

THAT PORTION OF AN EXISTING VARIABLE WIDTH UTILITY EASEMENT LOCATED ACROSS LOTS 1 THROUGH 10, BLOCK 6, TOWER 160 SUBDIVISION FILING NO. 4, RECORDED UNDER RECEPTION NO. 2022036000, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 10, BEING SIX (6) FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 10 WHENCE THE EASTERLY LINE OF SAID BLOCK 6 BEARS NORTH 00°07'05" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89°52'55" WEST, A DISTANCE OF 5.00 FEET TO THE WESTERLY LINE OF SAID UTILITY EASEMENT;

THENCE ALONG SAID WESTERLY AND SOUTHERLY LINES OF SAID UTILITY EASEMENT THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 00°07'05" WEST, A DISTANCE OF 45.89 FEET;
- 2) SOUTH 89°52'55" WEST, A DISTANCE OF 22.38 FEET;
- 3) NORTH 00°07'05" WEST, A DISTANCE OF 210.39 FEET;

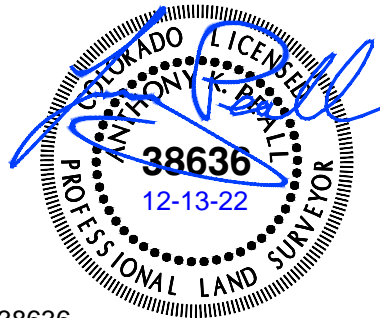
THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°52'55" EAST, A DISTANCE OF 6.00 FEET TO THE EASTERLY LINE OF SAID UTILITY EASEMENT;

THENCE ALONG SAID EASTERLY AND NORTHERLY LINES OF SAID UTILITY EASEMENT THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 00°07'05" EAST, A DISTANCE OF 204.39 FEET;
- 2) NORTH 89°52'55" EAST, A DISTANCE OF 21.38 FEET;
- 3) SOUTH 00°07'05" EAST, A DISTANCE OF 51.89 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 0.037 ACRES, (1,620 SQUARE FEET), MORE OR LESS.

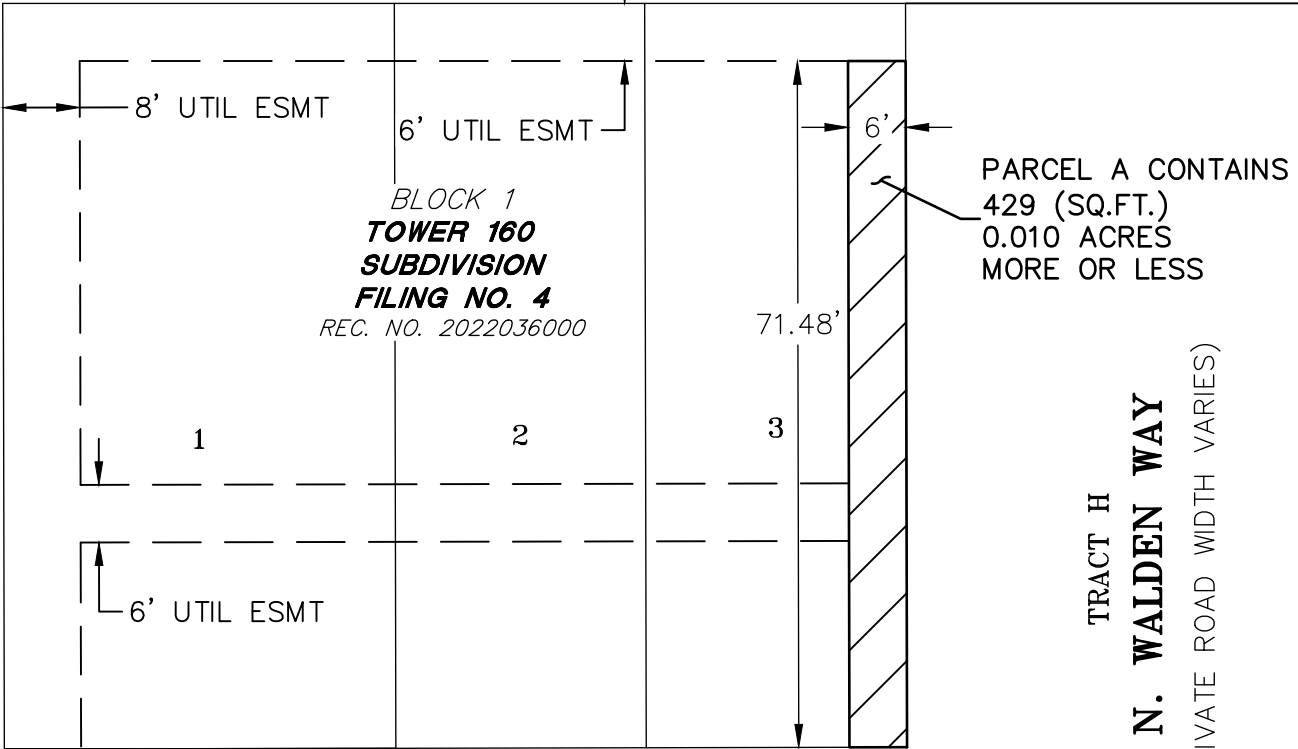
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



ANTHONY K. PEALL, PLS 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT A

E. 51ST AVE.
(68' WIDE PUBLIC ROW)
REC. NO. 2015080690

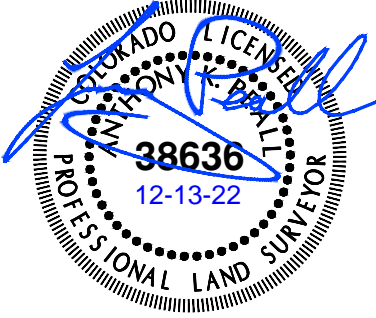
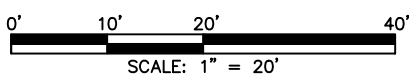


BLOCK 1
TOWER 160
SUBDIVISION
FILING NO. 4
REC. NO. 2022036000

SE 1/4 SEC. 16,
T.3S., R.66W.,
6TH P.M.

TRACT H

TRACT H
N. WALDEN WAY
(PRIVATE ROAD WIDTH VARIES)

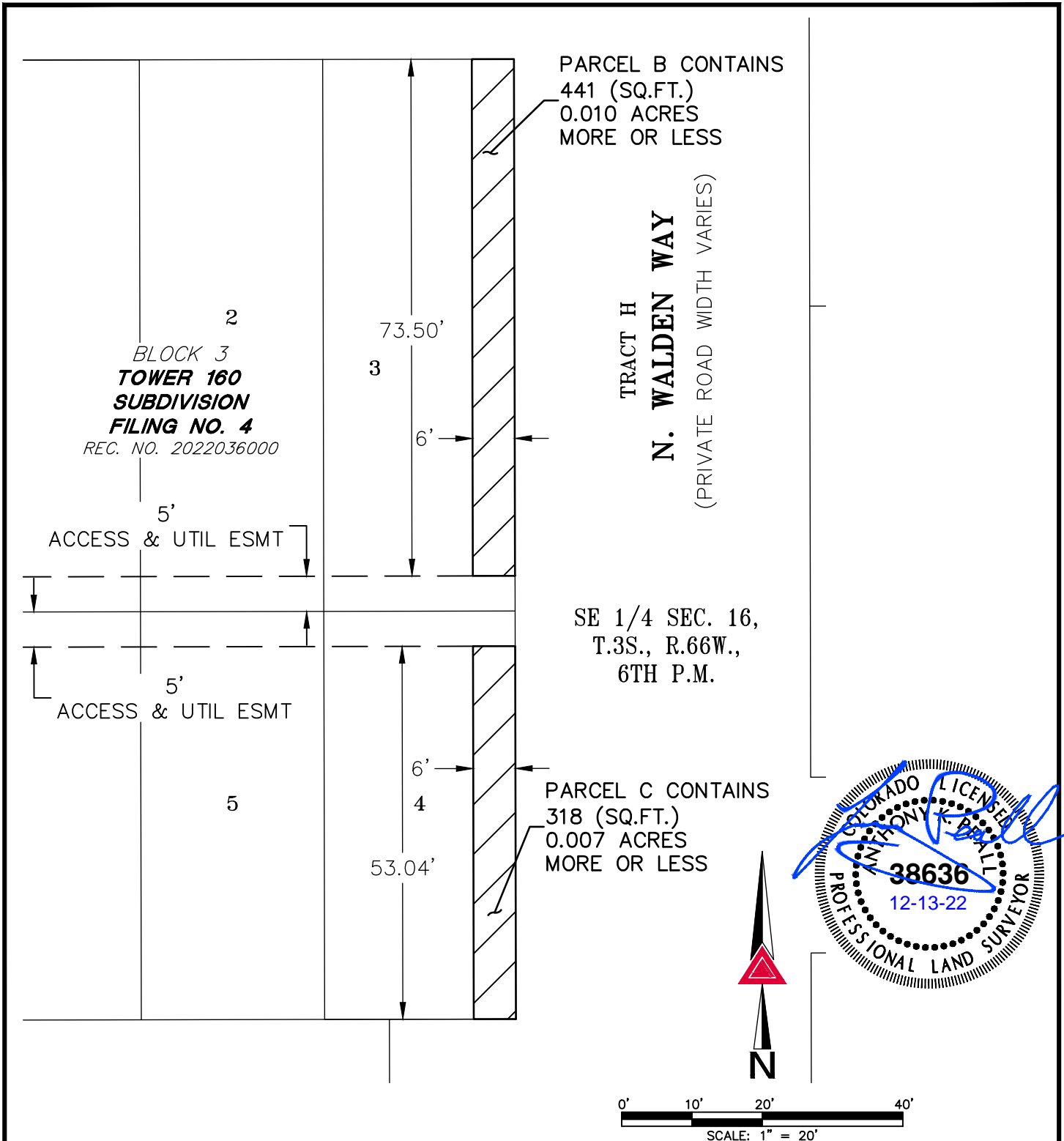


NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



UTILITY EASEMENT RELINQUISHMENT - PARCEL A
TOWER 160 SUBDIVISION FILING NO. 4
SE 1/4 SEC 16, T3S, R66W, 6TH P.M., DENVER, CO

ILLUSTRATION TO EXHIBIT A

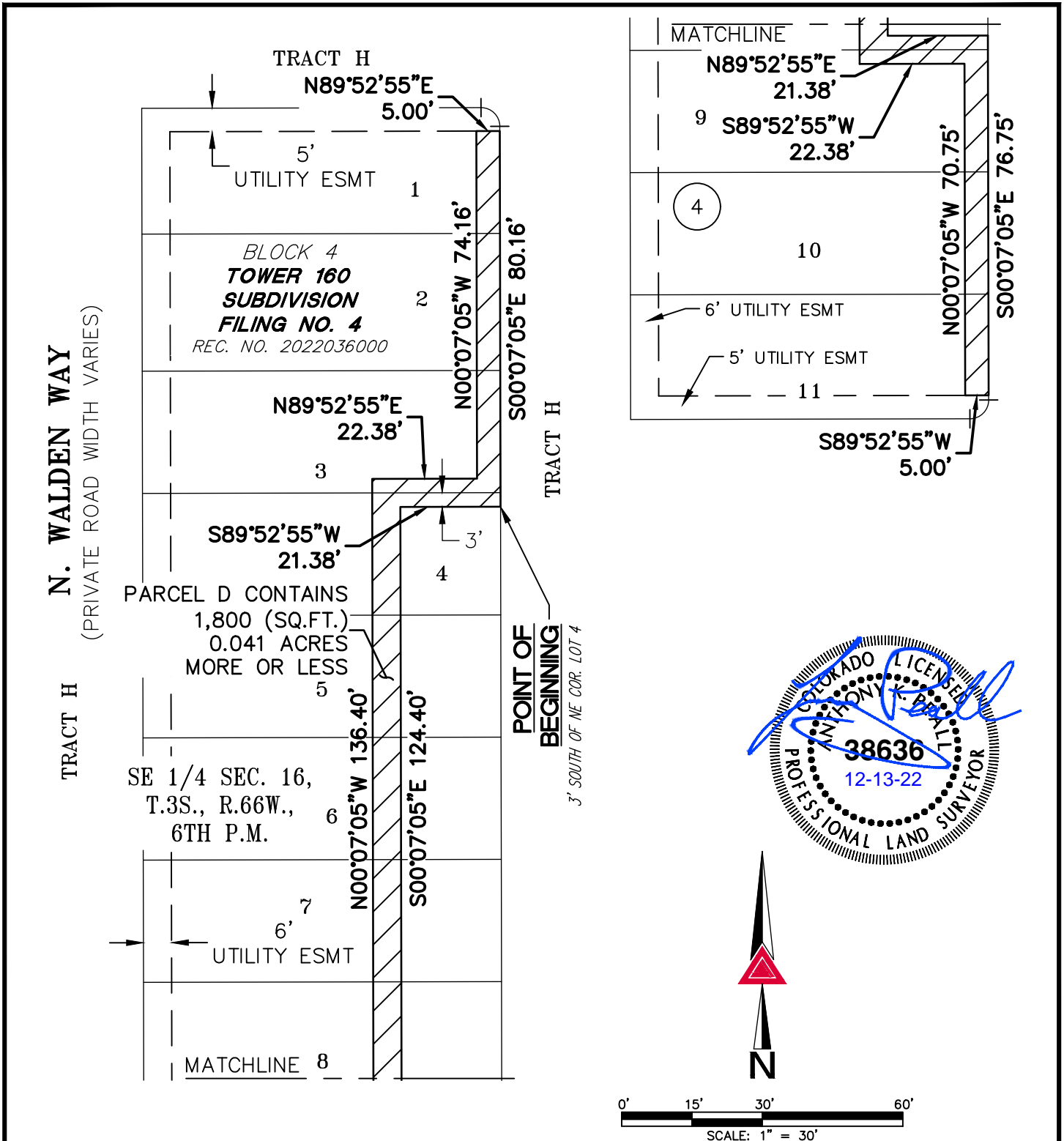


NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



UTILITY EASEMENT RELINQUISHMENT - PARCELS B & C
TOWER 160 SUBDIVISION FILING NO. 4
SE 1/4 SEC 16, T3S, R66W, 6TH P.M., DENVER, CO
PATH: Q:\19320-20 - TOWER 160 F4 PLAT\DWG\EXHIBITS\UE EASEMENT VACATIONS.DWG
JOB NUMBER: 19320-20 DATE: 11/10/2022 DWG: BOL CHK: AKP 6 OF 9 SHEETS

ILLUSTRATION TO EXHIBIT A



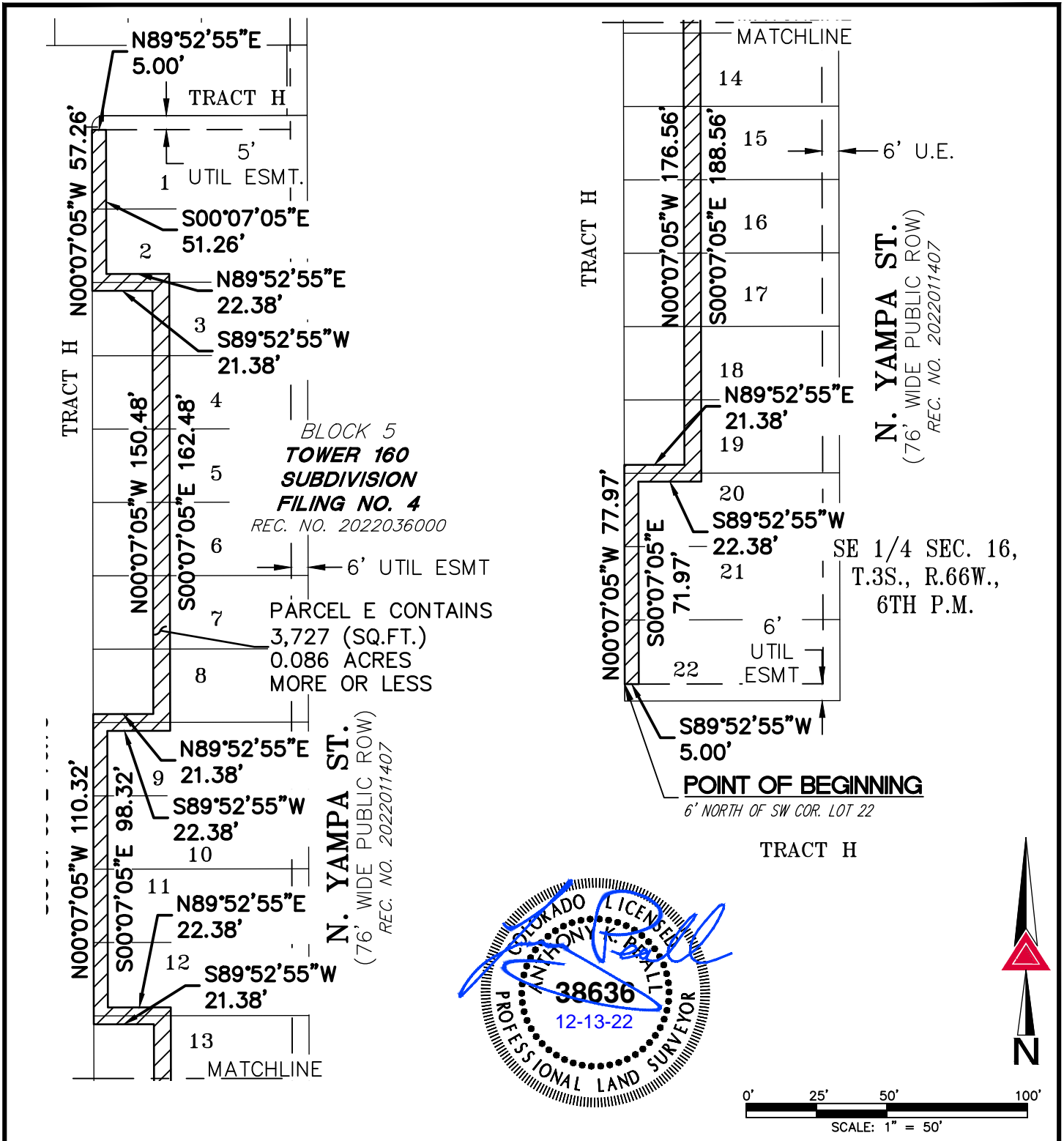
NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



UTILITY EASEMENT RELINQUISHMENT - PARCEL D
TOWER 160 SUBDIVISION FILING NO. 4
SE 1/4 SEC 16, T3S, R66W, 6TH P.M., DENVER, CO

PATH: Q:\19320-20 - TOWER 160 F4 PLAT\DWG\EXHIBITS\UE EASEMENT VACATIONS.DWG
JOB NUMBER: 19320-20 DATE: 11/10/2022 DWG: BOL CHK: AKP 7 OF 9 SHEETS

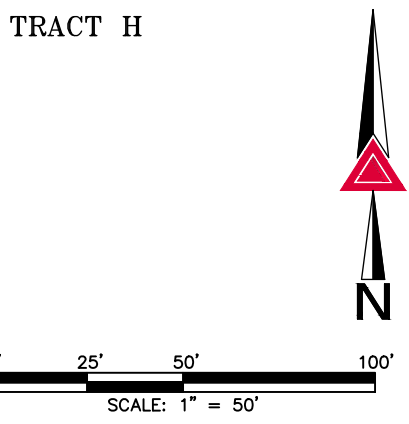
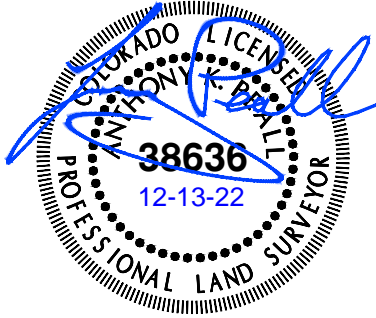
ILLUSTRATION TO EXHIBIT A



BLOCK 5
TOWER 160
SUBDIVISION
FILING NO. 4
REC. NO. 2022036000

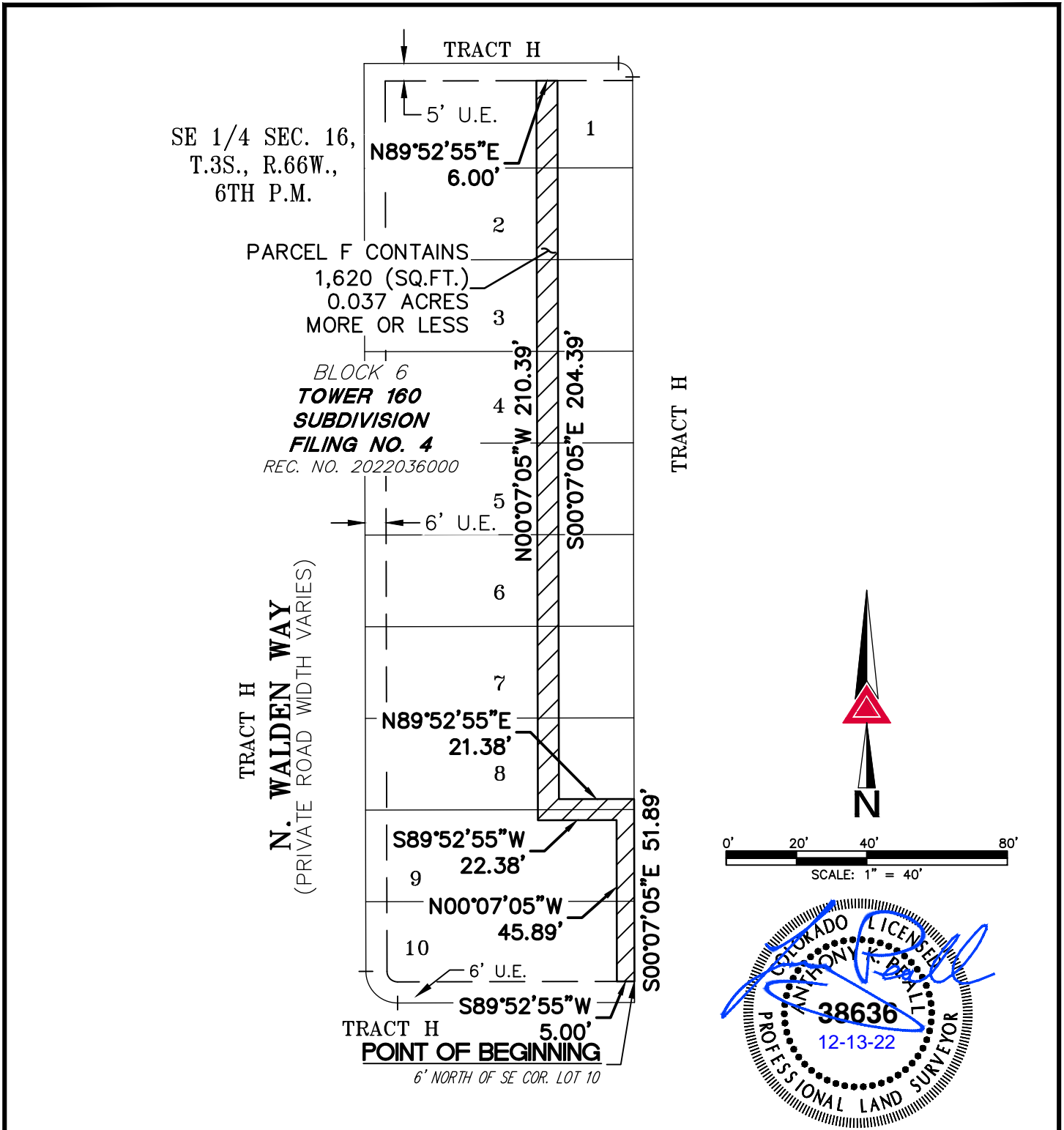
PARCEL E CONTAINS
3,727 (SQ.FT.)
0.086 ACRES
MORE OR LESS

N. YAMPA ST.
(76' WIDE PUBLIC ROW)
REC. NO. 2022011407



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

TOWER 160 SUBDIVISION FILING NO. 4

A RESUBDIVISION OF A PORTION OF LOT 3, BLOCK 2, TOWER 160 SUBDIVISION FILING NO. 2
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS, AND TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PORTION OF LOT 3, BLOCK 2, TOWER 160 SUBDIVISION FILING NO. 2 RECORDED ON JUNE 18TH, 2015 AT RECEPTION NO. 2015080690, LYING IN THE SOUTHEAST QUARTER OF SECTION 16, 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:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 3 WHENCE THE EAST QUARTER CORNER OF SAID SECTION 16 BEARS NORTH 23°39'58" EAST, A DISTANCE OF 1714.71 FEET AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 BEARS SOUTH 00°15'23" EAST, A DISTANCE OF 2658.39 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY OF SAID LOT 3 THE FOLLOWING THREE (3) COURSES:

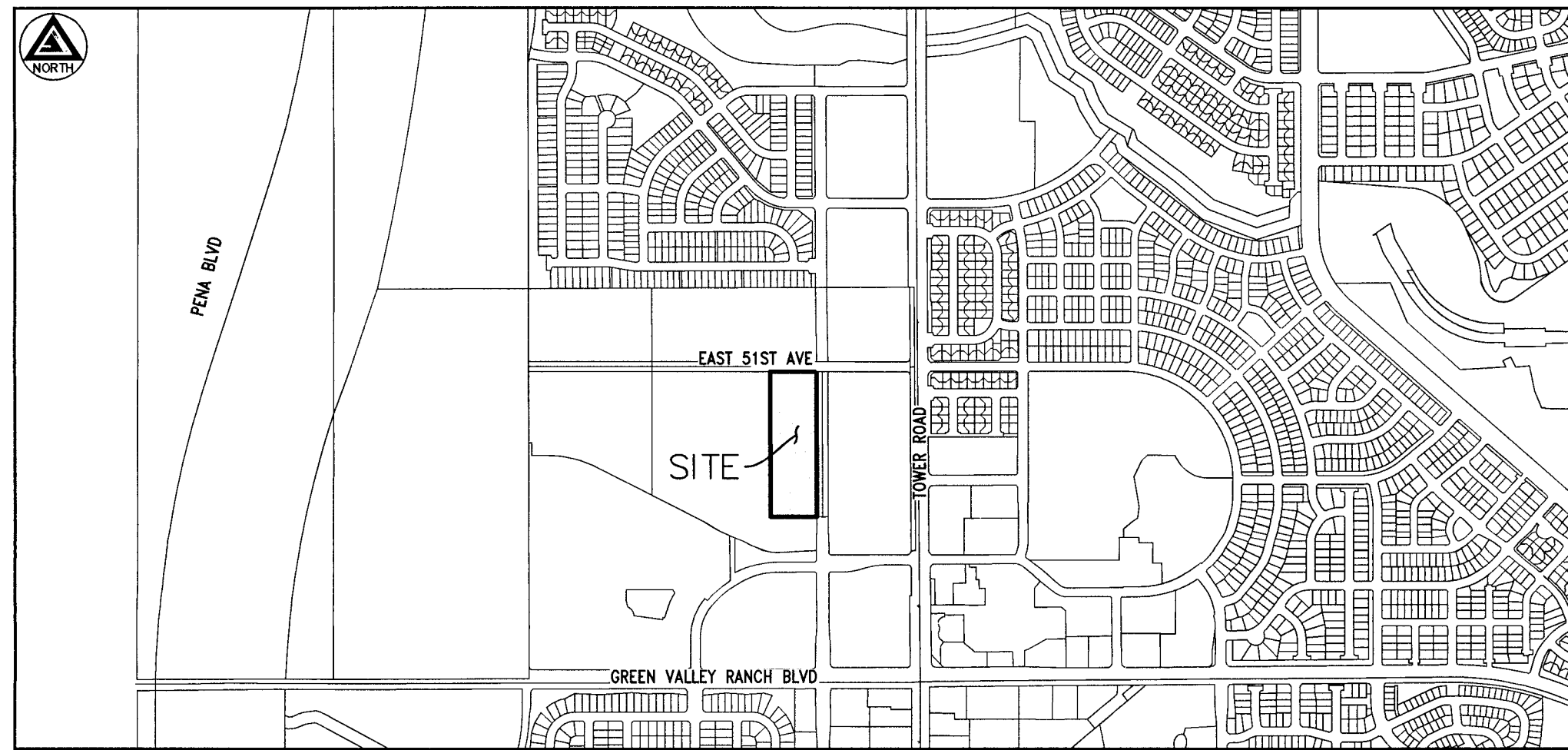
1. SOUTH 89°52'55" WEST, A DISTANCE OF 313.97 FEET;
2. NORTH 00°07'05" WEST, A DISTANCE OF 993.88 FEET;
3. SOUTH 89°59'55" EAST, A DISTANCE OF 289.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°52'50", AN ARC LENGTH OF 39.22 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 3;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 00°07'05" EAST, A DISTANCE OF 968.28 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7.158 ACRES, (311,812 SQUARE FEET), MORE OR LESS.

UNDER THE NAME AND STYLE OF TOWER 160 SUBDIVISION FILING NO. 4, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE EASEMENTS AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER, APPLICABLE PUBLIC UTILITIES AND TELECOMMUNICATION EASEMENTS AS SHOWN.



VICINITY MAP
SCALE 1" = 1000'

OWNER

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: Patrick H. Hamill DATE: 1/13/2022

NAME: PATRICK H. HAMILL

TITLE: VICE PRESIDENT

STATE OF COLORADO)
COUNTY OF Denver)SS

NOTARY

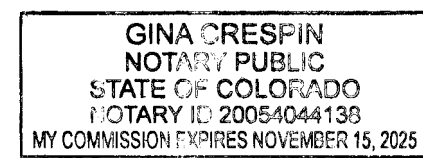
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th

DAY OF January, 2022 BY Patrick H. Hamill

OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 11.15.2025



NOTARY PUBLIC: Gina Crespin

ACCEPTANCE OF TRACTS BY TOWN CENTER METROPOLITAN DISTRICT

TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

BY: Brandon S. Wyszynski DATE: January 13, 2022

NAME: BRANDON S. WYSZYNSKI

TITLE: BOARD PRESIDENT

STATE OF COLORADO)
COUNTY OF Denver)SS

NOTARY

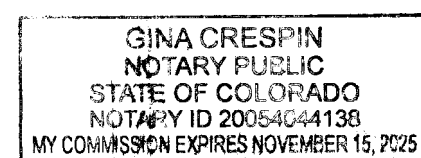
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th

DAY OF January, 2022 BY Brandon S. Wyszynski

OF TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 11.15.2025



NOTARY PUBLIC: Gina Crespin

OWNER/DEVELOPER:

CLAYTON PROPERTIES GROUP II, INC.
DBA. OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249

SURVEYOR/ENGINEER:

AZTEC CONSULTANTS INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

DESIGNER:

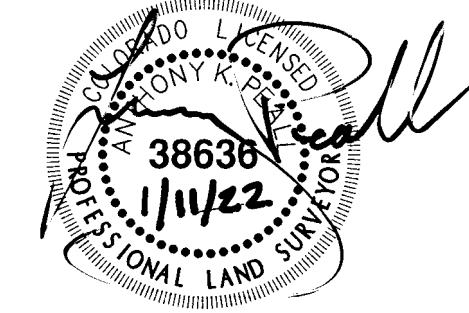
TERRACINA DESIGN
10200 E. GIRARD AVE. STE A-314
DENVER, CO 80231

GENERAL NOTES

1. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES, AZTEC CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT ORDER NO. 20000310482 REVISION NO. 9, PREPARED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF DECEMBER 13, 2021 AT 5:30 P.M.
2. BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEARING SOUTH 00°15'23" EAST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 16, BOTH CORNERS BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LUCCHETTI SURVEYING PLS 36053 2005" IN A RANGE BOX.
3. ALL STREETS SHOWN WITH THIS PLAT ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE TOWN CENTER METROPOLITAN DISTRICT.
4. 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.
5. FIVE-FOOT-WIDE NON-EXCLUSIVE EASEMENTS ALONG LOT LINES ADJACENT TO STREETS, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, FIBER OPTICS, AND POSTAL FACILITIES.
6. EIGHT-FOOT-WIDE NON-EXCLUSIVE EASEMENTS ALONG REAR LOT LINES, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, TELEPHONE, DRAINAGE, AND CABLE TELEVISION.
7. SIX-FOOT-WIDE NON-EXCLUSIVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, FIBER OPTICS, AND POSTAL FACILITIES.
8. "ACCESS AND UTILITY EASEMENTS", AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, TELEPHONE, DRAINAGE, CABLE TELEVISION AND INGRESS/EGRESS ACCESS, SHALL BE GRANTED TO AND MAINTAINED BY THE TOWN CENTER METROPOLITAN DISTRICT, AND THE INGRESS/EGRESS ACCESS PORTION OF THE EASEMENTS SHALL ALSO BE GRANTED TO THE OWNER OF EACH LOT ABUTTING THE ACCESS AND UTILITY EASEMENTS AND THE OWNERS' RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, GRANTEEES AND MORTGAGEES, AND ALL PERSONS WHO NOW OR HEREAFTER OWN OR HOLD ANY POSSESSORY INTEREST IN EACH LOT ABUTTING THE ACCESS AND UTILITY EASEMENTS.
9. AN ACCESS EASEMENT 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.
10. 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.
11. TRACTS A, B, C, D, E, F, G AND H AS SHOWN HEREON ARE CONVEYED BY THIS PLAT TO THE TOWN CENTER METROPOLITAN DISTRICT FOR PUBLIC ACCESS. THESE TRACTS ARE FOR OPEN SPACE, TRAILS, LANDSCAPING, FENCES, SIDEWALKS, AND UTILITIES AND SHALL BE MAINTAINED BY THE TOWN CENTER METROPOLITAN DISTRICT.
12. UTILITY EASEMENTS ARE DEDICATED ON PRIVATE PROPERTY TO THE CITY AND COUNTY OF DENVER FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATION FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
13. BLANKET EASEMENTS FOR PUBLIC INGRESS/EGRESS, UTILITIES AND VEHICLE AND PEDESTRIAN ACCESS ARE HEREBY GRANTED ACROSS TRACTS B AND C, AS SHOWN HEREON AND CONVEYED TO THE PUBLIC.
14. SANITARY SEWER LINES LOCATED WITHIN LOTS WILL BE PRIVATELY OWNED. SANITARY SEWER LINES LOCATED IN PRIVATE ACCESS AREAS WILL BE OWNED BY THE TOWN CENTER METROPOLITAN DISTRICT.
15. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 0800460117H, MAP REVISED NOVEMBER 20, 2013.
16. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
17. ALL CURVES SHOWN ON THIS SUBDIVISION PLAT ARE TANGENT UNLESS NOTED OTHERWISE.
18. TOWER 160 SUBDIVISION FILING NO. 4 HAS 96 LOTS, 9 BLOCKS AND 8 TRACTS.
19. OWNER DECLARES AND GRANTS FOR THE BENEFIT OF THE OWNER OF EACH LOT AND THE OWNERS' RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, GRANTEEES AND MORTGAGEES, AND THEIR RESPECTIVE TENANTS, SUBTENANTS AND ALL PERSONS WHO NOW OR HEREAFTER OWN OR HOLD ANY POSSESSORY INTEREST WITHIN EACH LOT, AND THE CONCESSIONAIRES, AGENTS, EMPLOYEES, CUSTOMERS, VISITORS, CONTRACTORS, LICENSEES, LESSEES AND INVITEES OF ANY THEM, AN IRREVOCABLE, NON- EXCLUSIVE EASEMENT UPON, OVER AND ACROSS THOSE DRIVEWAYS AND ACCESSWAYS LEGALLY DESCRIBED AS TRACT H, TO WHICH ANY LOT IS CONTIGUOUS, FOR THE PURPOSE OF PROVIDING EACH OWNER OF A LOT WITH PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS TO AND FROM A LOT AND ALL PUBLIC RIGHTS OF WAY THAT MAY BE ACCESSED FROM THE BOUNDARIES OF THE PROPERTY IN THIS SUBDIVISION NOW OR IN THE FUTURE.

SURVEYOR'S CERTIFICATION

I, ANTHONY K. PEALL, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.



ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38636
FOR AND BEHALF OF AZTEC CONSULTANTS, INC.

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.

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 DEDICATOR

THIS 4th DAY OF February

A.D., 2022 AT 5:30 O'CLOCK P.M., FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN AND LISTED HEREIN.

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

Mr. Pth
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.

Joe R. [Signature] 1/24/2022
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:

Cheryl [Signature] 1/24/2022
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

Charles [Signature] 1/19/2022
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

Harvey [Signature] 2/7/22
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO

BY RESOLUTION NUMBER 224 OF SERIES 2022

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER

THIS 16th DAY OF MARCH, A.D., 2022

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

BY: Coron [Signature]
DEPUTY CLERK AND RECORDER



CLERK AND RECORDER'S CERTIFICATION

STATE OF COLORADO)
COUNTY OF Denver)SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT

9:52 O'CLOCK A.M., March 16, 2022 AND LULY

RECORDED UNDER RECEPTION NO. 2022036000

Deputy [Signature]
CLERK AND RECORDER

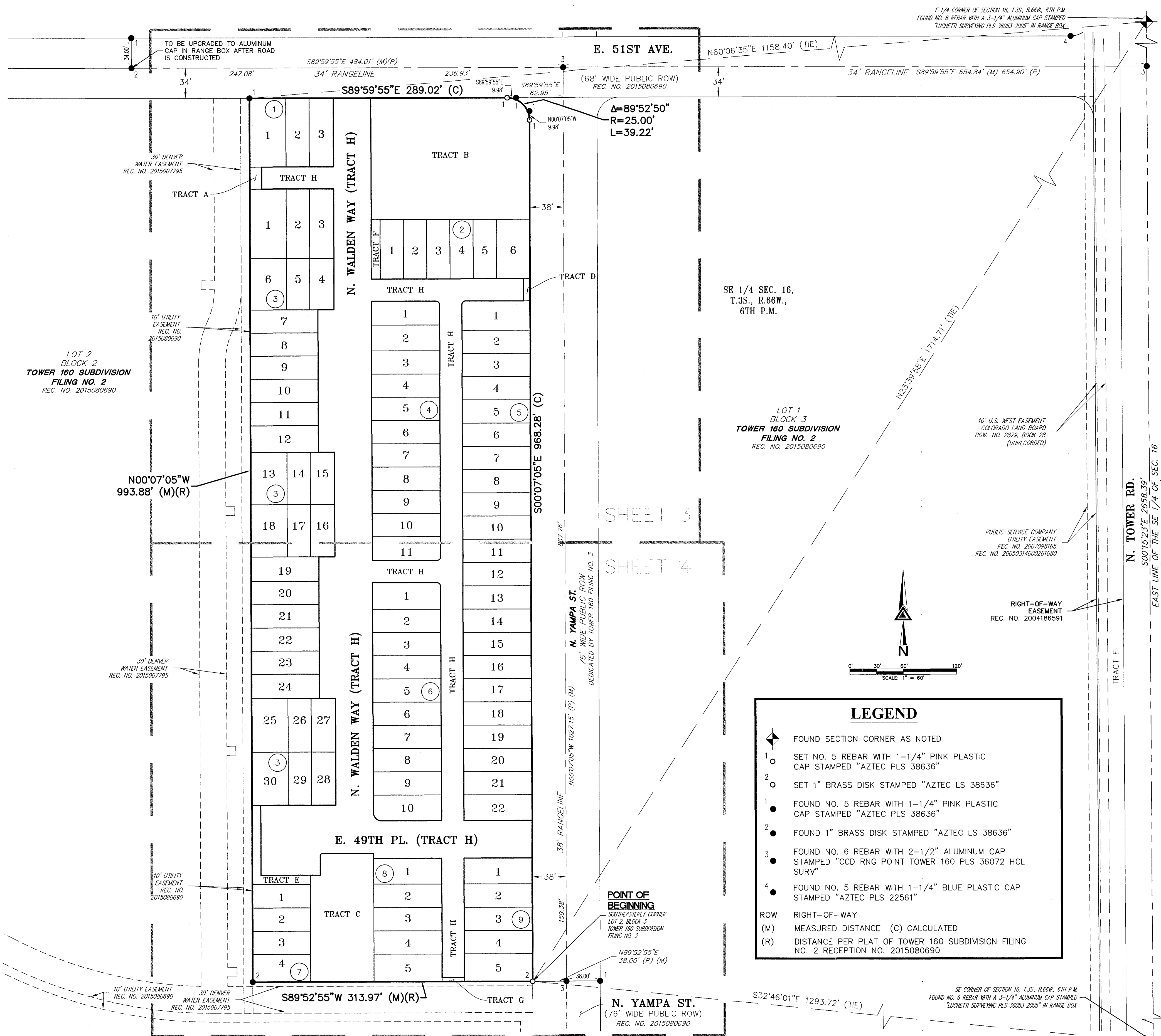
BY: [Signature] FEE: \$ 43.00
DEPUTY



	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897	DEVELOPER		DATE OF PREPARATION:	05-18-2020
		OAKWOOD LAND DEVELOPMENT		SCALE:	N/A
4908 TOWER ROAD DENVER, CO 80249				SHEET 1 OF 4	

TOWER 160 SUBDIVISION FILING NO. 4

A RESUBDIVISION OF A PORTION OF LOT 3, BLOCK 2, TOWER 160 SUBDIVISION FILING NO. 2
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO.



TITLE NOTES: SCHEDULE B, PART II - EXCEPTIONS

THE EXCEPTIONS LISTED BELOW AFFECT THE SUBJECT PROPERTY, BUT ARE NOT PLOTTABLE ITEMS. THE NUMBERING REFLECTS THOSE ITEMS ACCORDING TO THE TITLE COMMITMENT REFERENCED IN NOTE 1 ON SHEET 1 OF 4. (SKIPPED NUMBERS WERE "INTENTIONALLY DELETED" BY THE TITLE COMPANY, ARE PLOTTABLE AND SHOWN HEREON, OR DO NOT AFFECT THE SUBJECT PROPERTY)

NOTE: THE WORD "AFFECT" AS USED ABOVE, IS HEREBY DEFINED AS: "A DETERMINATION THAT THE PROPERTY OR INTERESTS DESCRIBED, WITHIN THE ITEMS LISTED AMONG THE SCHEDULE B - SECTION 2 PROVIDED, FALLS WITHIN OR TOUCHES THE SURVEYED PROPERTY."

9. NOTICE OF DISSOLUTION AND ANNEXATION OF SCHOOL DISTRICTS BY COUNTY SCHOOL PLANNING COMMITTEE RECORDED NOVEMBER 29, 1968 IN BOOK 1479 AT PAGE 199 (ADAMS COUNTY RECORDS).
11. AMENDED ORDER AND DECREE IN THE MATTER OF THE ORGANIZATION OF THE SABLE-ALTURA FIRE PROTECTION DISTRICT RECORDED OCTOBER 3, 1972 IN BOOK 1821 AT RECEPTION NO. 975694 (ADAMS COUNTY RECORDS).
13. ORDER AND STIPULATION RECORDED JULY 29, 1980 IN BOOK 2477 AT PAGE 159 (ADAMS COUNTY RECORDS AND RECORDED AUGUST 31, 1981 IN BOOK 2432 AT PAGE 361 (DENVER COUNTY RECORDS).
14. ORDER AND DECREE CREATING DISTRICT, THE FIRST CREEK METROPOLITAN DISTRICT RECORDED FEBRUARY 24, 1984 IN BOOK 2843 AT PAGE 721 (ADAMS COUNTY RECORDS).
15. COLORADO STATE BOARD OF LAND COMMISSIONERS LEASE OF STATE LAND RECORDED FEBRUARY 7, 1985 IN BOOK 2965 AT PAGE 480 AND IN BOOK 2965 AT PAGE 514 (ADAMS COUNTY RECORDS).
 NOTE: AMENDMENT TO LEASE RECORDED FEBRUARY 7, 1985 IN BOOK 2965 AT PAGE 548 (ADAMS COUNTY RECORDS).
16. ANNEXATION PLAT I RECORDED MAY 26, 1988 AT RECEPTION NO. R-88-0270668 (DENVER COUNTY RECORDS AND RECORDED MAY 26, 1988 IN BOOK 3450 AT PAGE 751 (ADAMS COUNTY RECORDS) AND RECORDED JANUARY 16, 1990 IN BOOK 3639 AT PAGE 318 (ADAMS COUNTY RECORDS).
17. ORDINANCE NO. 453, SERIES OF 1988 RECORDED OCTOBER 23, 2002 AT RECEPTION NO. 2002199305.
27. RESERVATIONS OF ALL RIGHTS TO ANY AND ALL SUB-SURFACE PORE SPACE, MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, ALL ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES AND ALL GEOTHERMAL RESOURCES IN, ON OR UNDER THE LAND, AND RIGHTS OF INGRESS AND EGRESS IN, ON, UNDER, OVER, ACROSS AND THROUGH SUBJECT PROPERTY FOR THE PURPOSE OF EXPLORATION, PRODUCTION, MINING, EXTRACTION, REMOVAL OF OR ACCESS TO SUCH SUBSTANCES AND RESOURCES, TOGETHER WITH ENOUGH OF THE SURFACE AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH SUBSTANCES AND RESOURCES AND THE RIGHT TO CROSS GRANTEE'S LAND ADJOINING TO ACCESS THE MINERAL ESTATE RECORDED, AS RESERVED IN IN PATENT FROM THE STATE OF COLORADO, ACTING BY AND THROUGH THE STATE BOARD OF LAND COMMISSIONERS RECORDED MARCH 26, 2019 AT RECEPTION NO. 2019032987.
28. NO SURFACE OCCUPANCY AGREEMENT, LEASE NO. 112484 RECORDED MARCH 26, 2019 AT RECEPTION NO. 2019032988.
29. AGREEMENT RECORDED MARCH 26, 2019 AT RECEPTION NO. 2019032989.
34. AGREEMENT TO PROVIDE PARKS DEDICATION RECORDED DECEMBER 13, 2021 AT RECEPTION NO. 2021226923.
35. SUPPLEMENT TO AFFORDABLE HOUSING PLAN (AHP) RECORDED DECEMBER 13, 2021 AT RECEPTION NO. 2021226924.

TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	MAINTAINED BY
TRACT A	334	0.008	OPEN SPACE/UTILITY/DRAINAGE/ACCESS	TCMD	TCMD
TRACT B	24,320	0.558	OPEN SPACE/UTILITY/DRAINAGE/ACCESS	TCMD	TCMD
TRACT C	9,947	0.228	OPEN SPACE/UTILITY/DRAINAGE/ACCESS	TCMD	TCMD
TRACT D	180	0.004	OPEN SPACE/UTILITY/DRAINAGE/ACCESS	TCMD	TCMD
TRACT E	1,431	0.033	OPEN SPACE/UTILITY/DRAINAGE/ACCESS	TCMD	TCMD
TRACT F	670	0.015	OPEN SPACE/UTILITY/DRAINAGE/ACCESS	TCMD	TCMD
TRACT G	114	0.003	OPEN SPACE/UTILITY/DRAINAGE/ACCESS	TCMD	TCMD
TRACT H	81,244	1.865	ROW/UTILITY/DRAINAGE/ACCESS	TCMD	TCMD
TOTAL	118,240	2.714	TCMD = TOWN CENTER METROPOLITAN DISTRICT		

ROW = RIGHT-OF-WAY

TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (96)	193,572	4.444	62%
TRACTS (8)	118,240	2.714	38%
TOTALS	311,812	7.158	100%

LEGEND

- ◆ FOUND SECTION CORNER AS NOTED
- 1 ○ SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- 2 ○ SET 1" BRASS DISK STAMPED "AZTEC LS 38636"
- 1 ● FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- 2 ● FOUND 1" BRASS DISK STAMPED "AZTEC LS 38636"
- 3 ● FOUND NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "CCD RING POINT TOWER 160 PLS 36072 HCL SURV"
- 4 ● FOUND NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "AZTEC PLS 22561"
- ROW RIGHT-OF-WAY
- (M) MEASURED DISTANCE (C) CALCULATED
- (R) DISTANCE PER PLAT OF TOWER 160 SUBDIVISION FILING NO. 2 RECEPTION NO. 2015080690



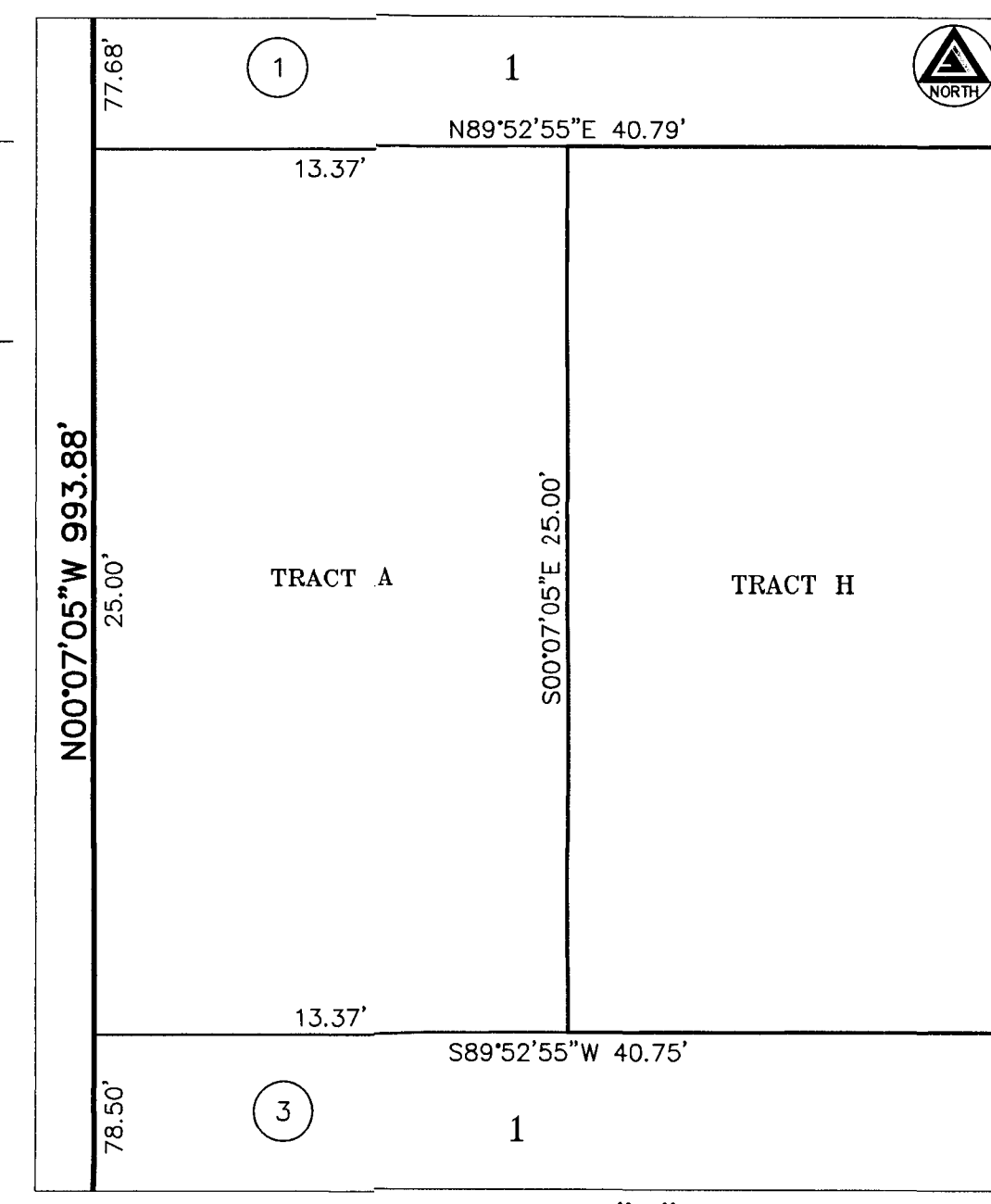
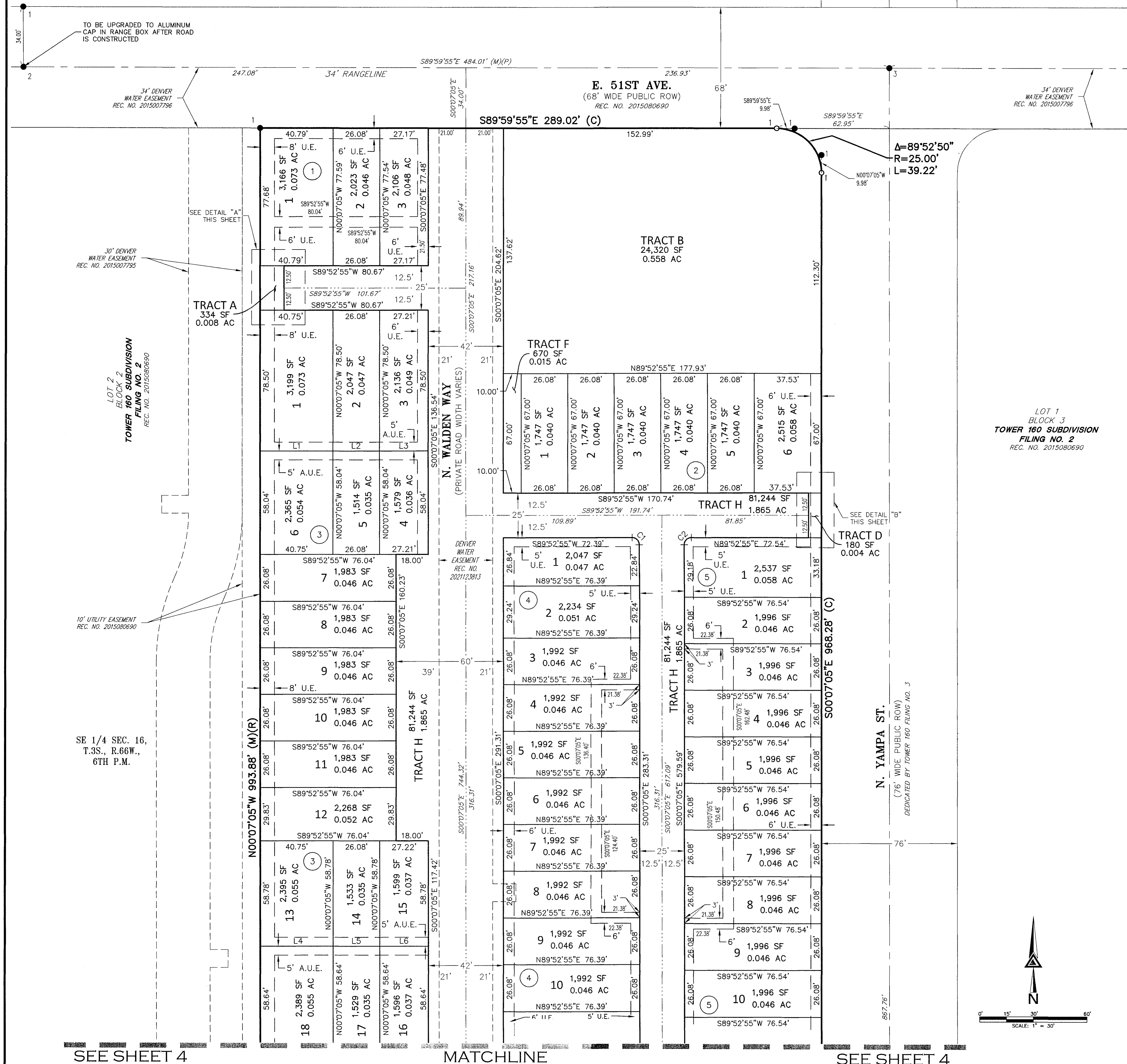
FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC

	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897	DEVELOPER OAKWOOD LAND DEVELOPMENT		DATE OF PREPARATION: 05-18-2020
		4908 TOWER ROAD DENVER, CO 80249 (303) 688-6868		SCALE: T = 60' SHEET 2 OF 4

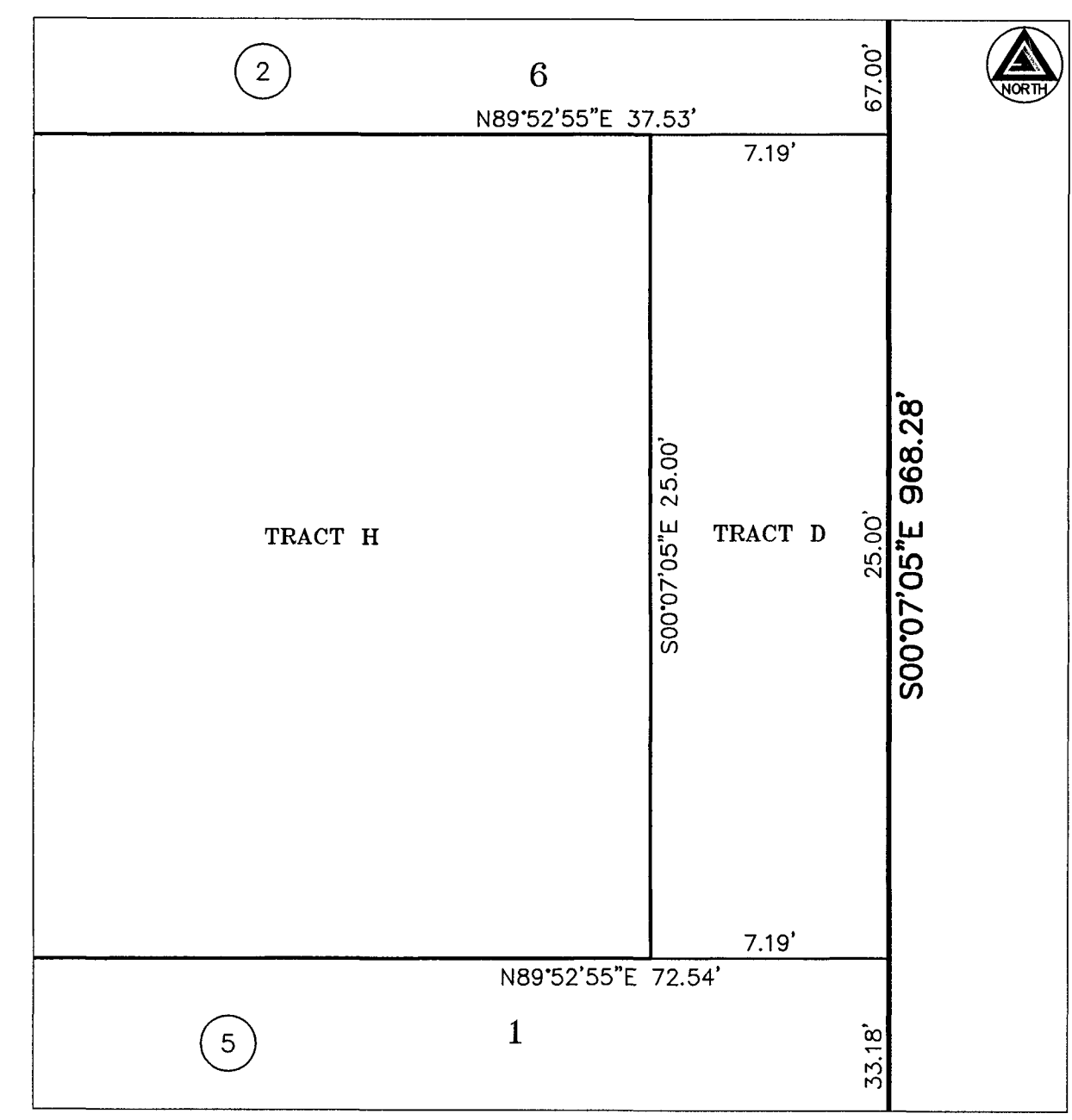
AzTec Proj. No: 19320-20 Drawn By: BAM

TOWER 160 SUBDIVISION FILING NO. 4

A RESUBDIVISION OF A PORTION OF LOT 3, BLOCK 2, TOWER 160 SUBDIVISION FILING NO. 2
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.



DETAIL "A"
SCALE: 1" = 5'



DETAIL "B"
SCALE: 1" = 5'

LINE	BEARING	LENGTH
L1	N89°52'55"E	40.75'
L2	N89°52'55"E	26.08'
L3	N89°52'55"W	40.75'
L4	S89°52'55"W	26.08'
L5	S89°52'55"W	27.21'
L6	S89°52'55"W	27.21'

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	4.00'	6.28'
C2	90°00'00"	4.00'	6.28'

LEGEND

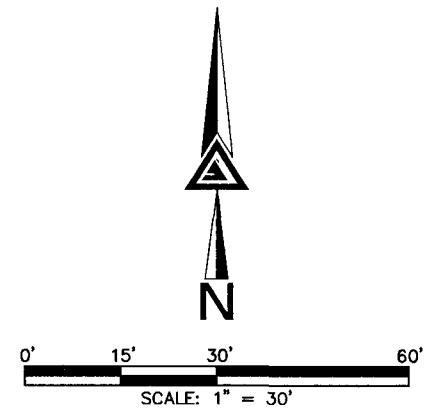
- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- U.E. UTILITY EASEMENT
- A.U.E. ACCESS AND UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- (M) MEASURED DISTANCE (C) CALCULATED
- (R) DISTANCE PER PLAT OF TOWER 160 SUBDIVISION FILING NO. 2 RECEPTION NO. 2015080690
- DENVER WATER EASEMENT RECEPTION NO. 2021123813
- DENVER WATER EASEMENT RECEPTION NO. 2021123814
- DENVER WATER EASEMENT RECEPTION NO. 2021123815
- BOUNDARY LINE
- LOT OR TRACT LINE
- RIGHT-OF-WAY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PRIVATE STREET

SE 1/4 SEC. 16,
T.3S., R.66W.,
6TH P.M.

SEE SHEET 4

MATCHLINE

SEE SHEET 4



AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897

DEVELOPER
OAKWOOD LAND DEVELOPMENT

4908 TOWER ROAD
DENVER, CO 80249
(303) 688-6868

DATE OF PREPARATION: 05-18-2020

SCALE: T = 30'

SHEET 3 OF 4



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

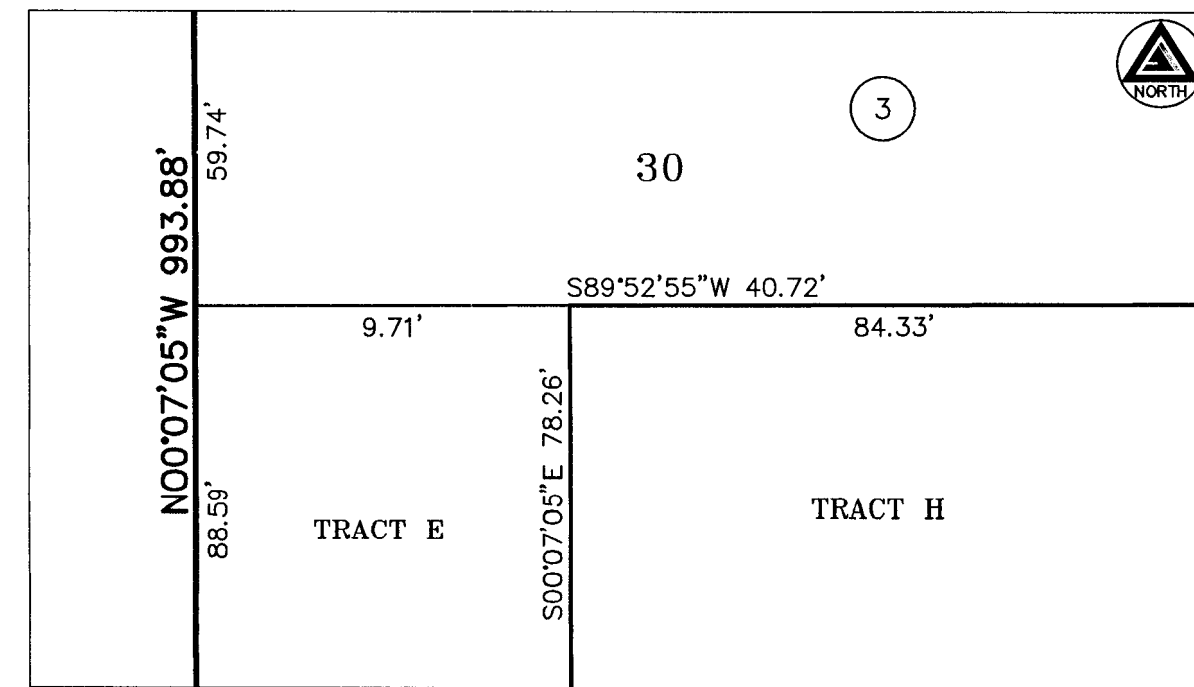
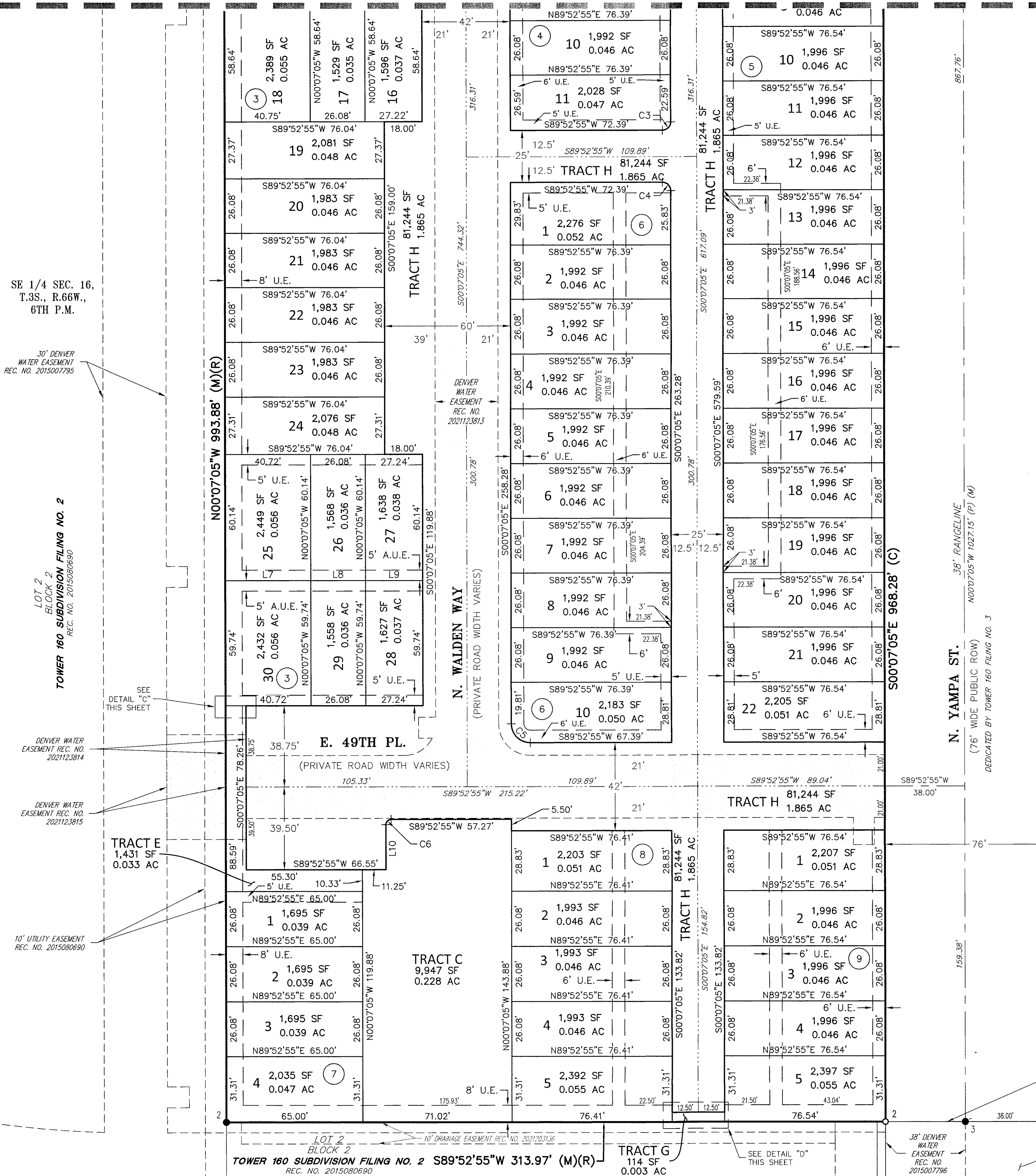
TOWER 160 SUBDIVISION FILING NO. 4

A RESUBDIVISION OF A PORTION OF LOT 3, BLOCK 2, TOWER 160 SUBDIVISION FILING NO. 2
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

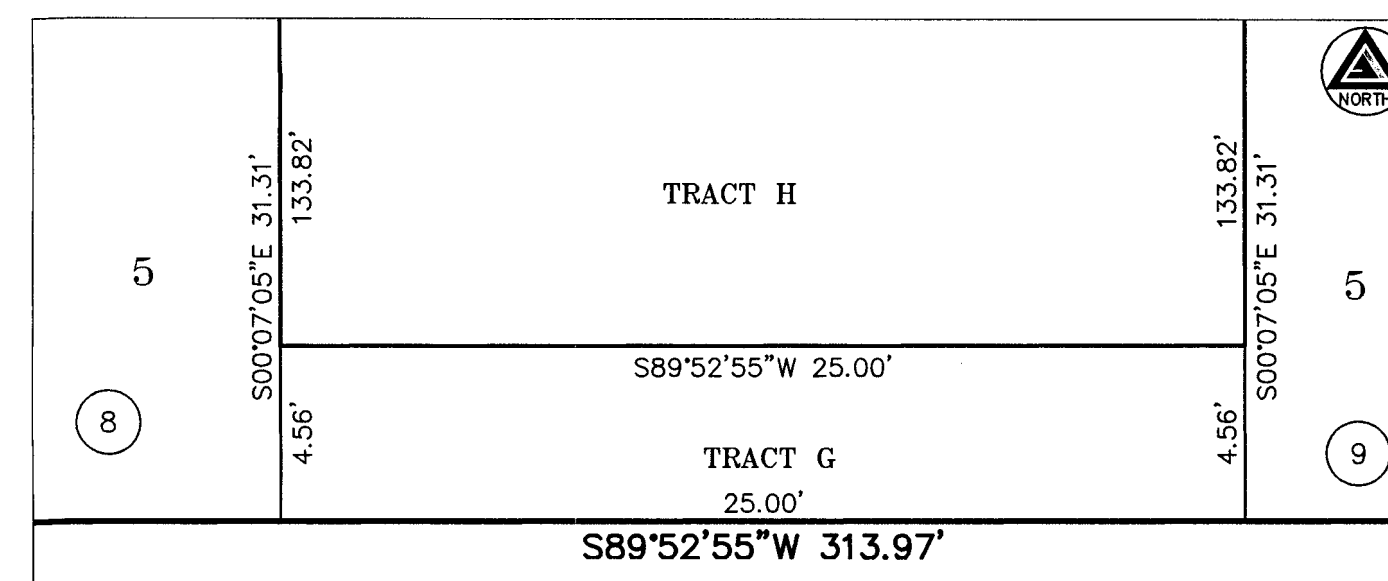
SEE SHEET 3

MATCHLINE

SEE SHEET 3



DETAIL "C"
SCALE: 1" = 5'



DETAIL "D"
SCALE: 1" = 5'

- LEGEND**
- ② SET 1" BRASS DISK STAMPED "AZTEC LS 38636"
 - FOUND 1" BRASS DISK STAMPED "AZTEC LS 38636"
 - U.E. UTILITY EASEMENT
 - A.U.E. ACCESS AND UTILITY EASEMENT
 - ROW RIGHT-OF-WAY
 - (M) MEASURED DISTANCE (C) CALCULATED
 - (R) DISTANCE PER PLAT OF TOWER 160 SUBDIVISION FILING NO. 2 RECEPTION NO. 2015080690
 - ☐ DENVER WATER EASEMENT RECEPTION NO. 2021123813
 - ☐ DENVER WATER EASEMENT RECEPTION NO. 2021123814
 - ☐ DENVER WATER EASEMENT RECEPTION NO. 2021123815
 - BOUNDARY LINE — LOT OR TRACT LINE
 - RIGHT-OF-WAY LINE — PROPOSED EASEMENT
 - - - EXISTING EASEMENT - - - PRIVATE STREET

LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L7	S89°52'55"W	40.72'	C3	90°00'00"	4.00'	6.28'
L8	S89°52'55"W	26.08'	C4	90°00'00"	4.00'	6.28'
L9	S89°52'55"W	27.24'	C5	90°00'00"	9.00'	14.14'
L10	S00°07'05"E	21.50'	C6	90°00'00"	2.50'	3.93'



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897</p>	<p>DEVELOPER OAKWOOD LAND DEVELOPMENT</p> <p>4908 TOWER ROAD DENVER, CO 80249 (303) 688-6868</p>	<p>DATE OF PREPARATION: 05-18-2020</p> <p>SCALE: T = 30'</p>
	<p>AzTec Proj. No.: 19320-20</p> <p>Drawn By: BAM</p>	<p>SHEET 4 OF 4</p>