

DENARGO MARKET SUBDIVISION FILING NO. 2

A REPLAT OF DENARGO MARKET SUBDIVISION FILING NO. 1
A PORTION OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO



28

DEDICATION
 FROM ALL MEN BY THESE PRESENTS THAT DENARGO MARKET, L.P. AND DENARGO MARKET MF-L, L.P., BEING THE OWNERS OF THE LAND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
 DENARGO MARKET SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 17, 2009 UNDER RECEPTION NO. 200901082, CITY AND COUNTY OF DENVER, STATE OF COLORADO,
 CONTAINING 28,700 ACRES (1,254,081 SQ. FT.), MORE OR LESS.
 HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS AND TRACTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF DENARGO MARKET SUBDIVISION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY GRANT (1) DENARGO STREET (AS SHOWN HEREON) TO THE CITY AND COUNTY OF DENVER FOR PUBLIC RIGHT-OF-WAY; (2) TRACTS A, B, C, D AND E (AS SHOWN HEREON) TO DENARGO MARKET METROPOLITAN DISTRICT NO. 1 FOR METRO DISTRICT RIGHTS-OF-WAY AND AN ACCESSWAY; (3) TRACTS F AND G TO DENARGO MARKET METROPOLITAN DISTRICT NO. 1 FOR OPEN SPACE, LANDSCAPING AND PUBLIC ACCESS; AND (4) ALL EASEMENTS SHOWN HEREON FOR THE USES SHOWN HEREON.

OWNERS
 DENARGO MARKET, L.P., A DELAWARE LIMITED PARTNERSHIP
 BY: CYPRESS DENARGO OP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
 BY: M. Timothy Clark DATE: 3/1/2012
 M. TIMOTHY CLARK, PRESIDENT

STATE OF TEXAS } SS
 COUNTY OF Texas
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7 DAY OF March, 2012, BY M. TIMOTHY CLARK, PRESIDENT OF CYPRESS DENARGO OP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF DENARGO MARKET, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.
 WITNESS MY HAND AND OFFICIAL SEAL.

T. McDaniel
 NOTARY PUBLIC - STATE OF TEXAS
 MY COMMISSION EXPIRES: 10/7/14

DENARGO MARKET MF-L, L.P., A DELAWARE LIMITED PARTNERSHIP
 BY: OR V DENARGO OP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
 BY: M. Timothy Clark
 M. TIMOTHY CLARK, PRESIDENT

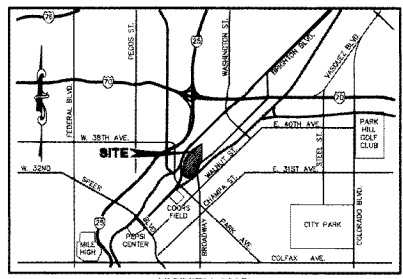
STATE OF TEXAS } SS
 COUNTY OF Texas
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7 DAY OF March, 2012, BY M. TIMOTHY CLARK, AS PRESIDENT OF OR V DENARGO OP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF DENARGO MARKET MF-L, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.
 WITNESS MY HAND AND OFFICIAL SEAL.

T. McDaniel
 NOTARY PUBLIC - STATE OF TEXAS
 MY COMMISSION EXPIRES: 10/7/14

LENDER CONSENT AND SUBORDINATION
 CAPITAL ONE, NATIONAL ASSOCIATION, HEREBY CONSENTS TO THE RECORDING OF THIS PLAT AND AGREES THAT ITS DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FINANCING STATEMENT RECORDED IN THE REAL PROPERTY RECORDS OF THE CITY AND COUNTY OF DENVER, COLORADO, ON NOVEMBER 3, 2011, AS RECEPTION NO. 201114891, NOW IS, AND SHALL AT ALL TIMES CONTINUE TO BE, SUBJECT AND SUBORDINATE TO THIS PLAT.
 CAPITAL ONE, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION

BY: Jason Reeves
 JASON REEVES, VICE PRESIDENT
 STATE OF TEXAS } SS
 COUNTY OF Texas
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7 DAY OF March, 2012, BY JASON REEVES, VICE PRESIDENT OF CAPITAL ONE NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF SAID NATIONAL BANKING ASSOCIATION.
 WITNESS MY HAND AND OFFICIAL SEAL.

T. McDaniel
 NOTARY PUBLIC - STATE OF TEXAS
 MY COMMISSION EXPIRES: 10/7/14



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY ORDER NO. AB07030002-10, DATED JANUARY 27, 2012 WAS RELIED UPON FOR DISCLOSURE OF EASEMENTS OR ENCUMBRANCES THAT AFFECT THIS PLAT. THE OWNERS IN THE "RECORDED DOCUMENTS LEGEND" SHOWN HEREON CORRESPOND TO THE NUMBERING SYSTEM USED IN SCHEDULE B - SECTION 2 OF SAID COMMITMENT. A TITLE SEARCH OF THE SUBJECT PROPERTY WAS NOT DONE BY AZTEC CONSULTANTS, INC.
- THE BEARINGS SHOWN HEREIN ARE BASED UPON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 27, T3S, R68W, 6TH P.M. AND IS ASSUMED TO BEAR NORTH 00°41'41" WEST AND IS MONUMENTED AS SHOWN HEREON.
- THE STATE PLANE COORDINATES PROVIDED ARE PUBLISHED COORDINATES BY THE CITY AND COUNTY OF DENVER ("CITY"). THE BEARINGS AND DISTANCES SHOWN ARE GROUND BEARINGS AND DISTANCES BASED ON A LOCAL COORDINATE SYSTEM AND ARE NOT BASED ON THE STATE PLANE COORDINATES.
- DENARGO STREET (AS LABELED ON THIS PLAT) IS SUBJECT TO AN EXISTING EASEMENT FOR RIGHT-OF-WAY AND HIGHWAY PURPOSES, GRANTED TO THE CITY BY FILED RECORDED SEPTEMBER 11, 1938 IN BOOK 3840 AT PAGE 125, AS SET FORTH IN THE DEDICATION OF THIS PLAT, DENARGO MARKET, L.P. ("DMPL") HEREBY CONVEYS THE UNDERLIES FEE INTEREST IN DENARGO STREET TO THE CITY, SUBJECT TO THE TERMS AND CONDITIONS OF THE AMENDED AND RESTATED FRAMEWORK AGREEMENT BETWEEN THE CITY AND DMPL RECORDED AT RECEPTION # 201000054, AND ON FILE WITH THE DENVER CITY CLERK IN FILE #008-1183-A.
- TRACTS A, B, C, D AND E (AS LABELED ON THIS PLAT) ARE HEREBY CONVEYED IN FEE SIMPLE TO DENARGO MARKET METROPOLITAN DISTRICT NO. 1 (DMMD) SUBJECT TO THE TERMS AND CONDITIONS OF THE FRAMEWORK AGREEMENT BETWEEN THE CITY AND DMPL RECORDED AT RECEPTION # 201000054, AND ON FILE WITH THE DENVER CITY CLERK IN FILE #008-1183-A.
- TRACTS F AND G (AS LABELED ON THIS PLAT) ARE HEREBY CONVEYED IN FEE SIMPLE TO DENARGO MARKET METROPOLITAN DISTRICT NO. 1 BY DMPL AS SET FORTH IN THE DEDICATION OF THIS PLAT, FOR OPEN SPACE, LANDSCAPING, AND PUBLIC ACCESS, AS SHOWN HEREON. THE FOREGOING CONVEYANCE IS MADE SUBJECT TO THOSE EASEMENTS GRANTED BY THIS PLAT.
- PERPETUAL, NON-EXCLUSIVE EASEMENTS ARE HEREBY GRANTED OVER, UNDER, ALONG, ACROSS AND THROUGH TRACTS A, B, C, D AND E, FOR: (1) A NON-EXCLUSIVE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT TO THE PUBLIC; (2) A NON-EXCLUSIVE UTILITY EASEMENT TO THE CITY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES; (3) A NON-EXCLUSIVE DRAINAGE EASEMENT TO THE CITY; AND (4) A NON-EXCLUSIVE EASEMENT TO THE CITY FOR PROVISION OF MUNICIPAL SERVICES.
- A PERPETUAL, NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED ON, OVER, ACROSS AND THROUGH TRACTS F AND G TO THE PUBLIC FOR PEDESTRIAN ACCESS. THE EASEMENT GRANTED IN NOTE # ON THE PLAT OF DENARGO MARKET SUBDIVISION FILING NO. 1 IS SUPERSEDED BY THE EASEMENT GRANTED BY THIS NOTE.
- A PERPETUAL, NON-EXCLUSIVE SIDEWALK EASEMENT IS HEREBY GRANTED TO THE PUBLIC FOR PEDESTRIAN ACCESS ON, OVER, ACROSS AND THROUGH THOSE PORTIONS OF LOT 1, BLOCK 3 LABELED "SIDEWALK EASEMENT" AS SHOWN HEREON. DENARGO MARKET METROPOLITAN DISTRICT NO. 1 IS HEREBY GRANTED A PERPETUAL, NON-EXCLUSIVE EASEMENT ON, OVER, ACROSS AND THROUGH SAID "SIDEWALK EASEMENT" AND ADJACENT PROPERTIES, AS NECESSARY FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF A PUBLIC SIDEWALK, CURB AND RELATED APPURTENANCES.
- A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY ON, OVER, ACROSS AND THROUGH ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES FOR THE PROVISION OF EMERGENCY SERVICES.
- THE NON-EXCLUSIVE EASEMENT, THIRTY FEET (30') IN WIDTH, OVER, UNDER, ACROSS AND THROUGH THAT PORTION OF LOT 1, BLOCK 3 SHOWN HEREON (LABELED HEREON AND ON DENARGO MARKET SUBDIVISION FILING NO. 1 AS "30' UTILITY EASEMENT"), WAS PREVIOUSLY GRANTED TO THE CITY UNDER DENARGO MARKET SUBDIVISION FILING NO. 1, AND IS HEREBY ACQUIRED FOR CONSTRUCTION, OPERATION, MAINTENANCE, REPAIRS AND REPLACEMENT OF UTILITIES, TOGETHER WITH THE RIGHT TO REMOVE TREES, BUSHES, UNDERGROWTH AND OTHER OBSTRUCTIONS INTERFERING WITH THE LOCATION, CONSTRUCTION AND MAINTENANCE OF SAID UTILITIES.
- TO THE EXTENT ITEMS FROM THE PLAT OF DENARGO MARKET SUBDIVISION FILING NO. 1 ARE NOT RESTRICTIONED OR SHOWN HEREON, THIS PLAT SUPERSEDES THE PLAT OF DENARGO MARKET SUBDIVISION FILING NO. 1.
- ALL STORMWATER RUNOFF THROUGH THE PROPOSED DETENTION POND TO BE LOCATED ON LOT 1, BLOCK 3 WILL CONVEY TO THE APPROVED DRAINAGE REPORT DATED DECEMBER 20, 2011, PREPARED BY US ENGINEERING CONSULTANTS, AS REQUIRED BY DENVER STORMWATER RULES.
- METRO DISTRICT RIGHT-OF-WAY WILL BE SIDED WITH BLUE STREET SIGNS.
- ANY VARIATION FROM THE METRO DISTRICT RIGHTS-OF-WAY NAMES SHOWN HEREON MUST BE APPROVED BY PUBLIC WORKS AND ONLY NAMED METRO DISTRICT RIGHTS-OF-WAY SHALL BE APPROVED FOR SHOWING.

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 THAT THIS PLAT IS IN CONFORMITY WITH SAID RECORDS AND ALL MONUMENTS SHOWN HEREON DEDICATED AS DESCRIBED AND THAT ALL DIMENSIONAL AND ANGLE DETAILS ARE CORRECT.



DALE C. BLUSH
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, P.L.S. 33204
 FOR AND ON 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 ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

APPROVALS

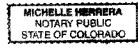
ACCEPTANCE BY DENARGO MARKET METROPOLITAN DISTRICT NO. 1
 THE DEDICATION AND CONVEYANCE OF TRACTS A, B, C, D, E, F AND G, AND THE SIDEWALK EASEMENT AS SET FORTH IN NOTE # 8 HEREON TO DENARGO MARKET METROPOLITAN DISTRICT NO. 1 BY DMPL ARE HEREBY ACCEPTED BY SAID DISTRICT THIS 9th DAY OF March, 2012.

DENARGO MARKET METROPOLITAN DISTRICT NO. 1
 IS A SUBDIVISION OF THE STATE OF COLORADO

BY: Tom Wencoski
 NAME: Tom Wencoski
 TITLE: PRESIDENT

STATE OF COLORADO } SS
 COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF March, 2012, BY Tom Wencoski, AS PRESIDENT, OF DENARGO MARKET METROPOLITAN DISTRICT NO. 1 ON BEHALF OF SAID DISTRICT.
 WITNESS MY HAND AND OFFICIAL SEAL.



Michelle Herrera
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 2/9/16

By Commission Expires Feb. 9, 2016

ACCEPTANCE BY THE CITY AND COUNTY OF DENVER

I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 48, ARTICLE 18 OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER, AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDED FOR.

Debra D. Homan 3-13-12
 CITY ENGINEER

APPROVED BY THE MANAGER OF PUBLIC WORKS

Debra D. Homan 3-13-12
 MANAGER OF PUBLIC WORKS

APPROVED BY COMMUNITY PLANNING AND DEVELOPMENT

My Mike O'Hara 3-13-2012
 MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT

APPROVED BY THE MANAGER OF PARKS AND RECREATION

Jean Damorella 3-13-12
 MANAGER OF PARKS AND RECREATION

CITY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE PROPERTY TO BE IN THE ABOVE NAMED OWNERS.

Douglas J. Fiedorwski 3/1/12
 CITY ATTORNEY

CITY COUNCIL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, AND THE DEDICATION OF DENARGO STREET AND THOSE EASEMENTS GRANTED TO THE CITY HEREON ARE HEREBY ACCEPTED BY THE CITY, AS SET FORTH IN SCHEDULE B, SECTION 2.2.

CC Pass
 CITY CLERK AND RECORDER

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
 CITY AND COUNTY OF DENVER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:56 O'CLOCK P.M. April 12, 2012 AND DAILY RECORDED AT RECEPTION NO. 2012049308

Debra D. Homan
 CLERK AND RECORDER

BY: Debra D. Homan
 CLERK AND RECORDER

AzTec
 Consultants, Inc.
 8800 S. Lincoln St., Suite 201
 Littleton, Colorado 80120
 Phone: (303) 733-1888
 Fax: (303) 733-0887
 www.aztecinc.com

DEVELOPER
 DENARGO MARKET, L.P.
 301 CONGRESS AVENUE, SUITE 500
 AUSTIN, TEXAS 78701
 (512) 615-1583

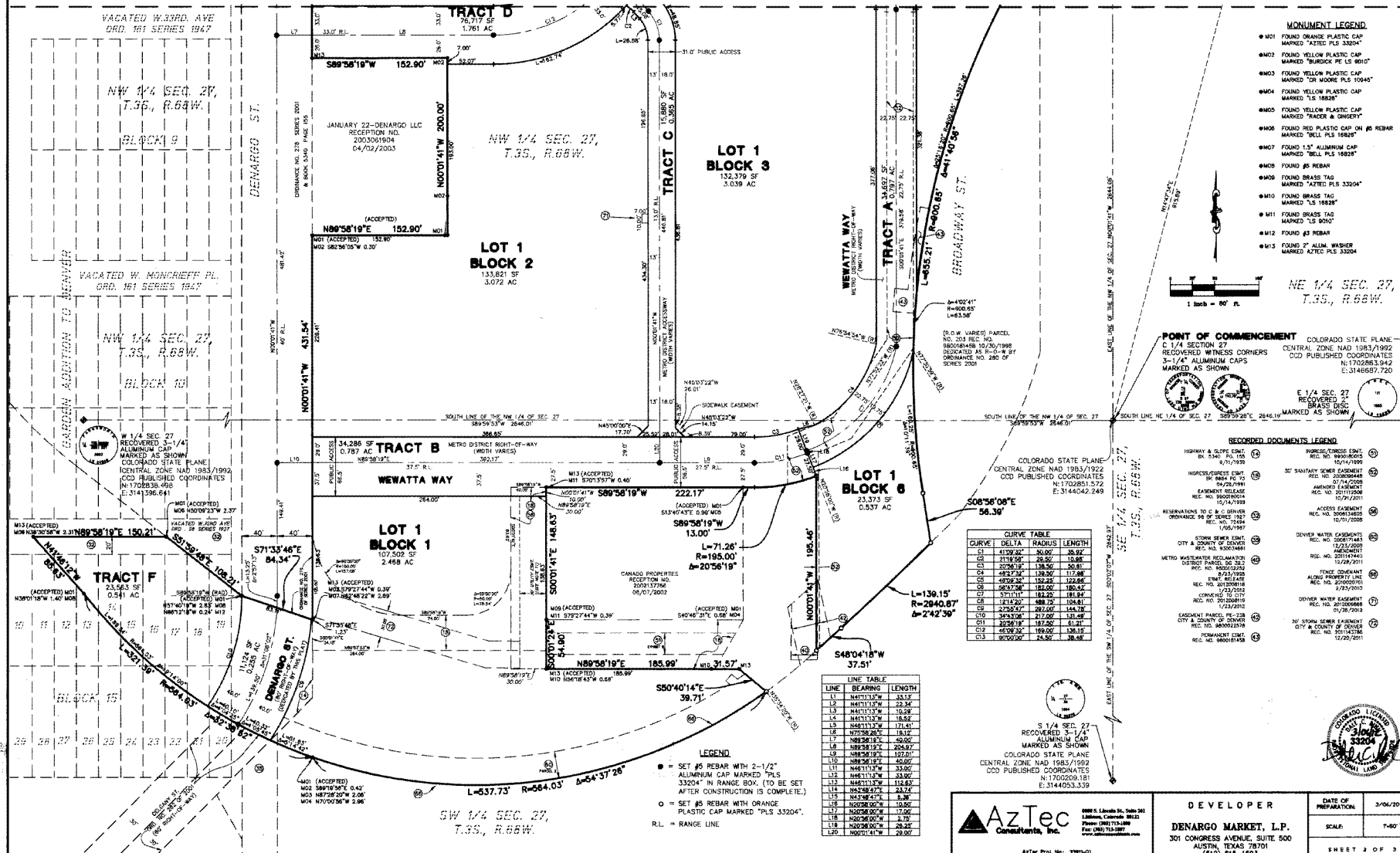
DATE OF PREPARATION:	3/06/2012
SCALE:	N/A
SHEET 1 OF 3	

44-126 1/3

DENARGO MARKET SUBDIVISION FILING NO. 2

A REPLAT OF DENARGO MARKET SUBDIVISION FILING NO. 1
A PORTION OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO

MATCH LINE - SHEET 2



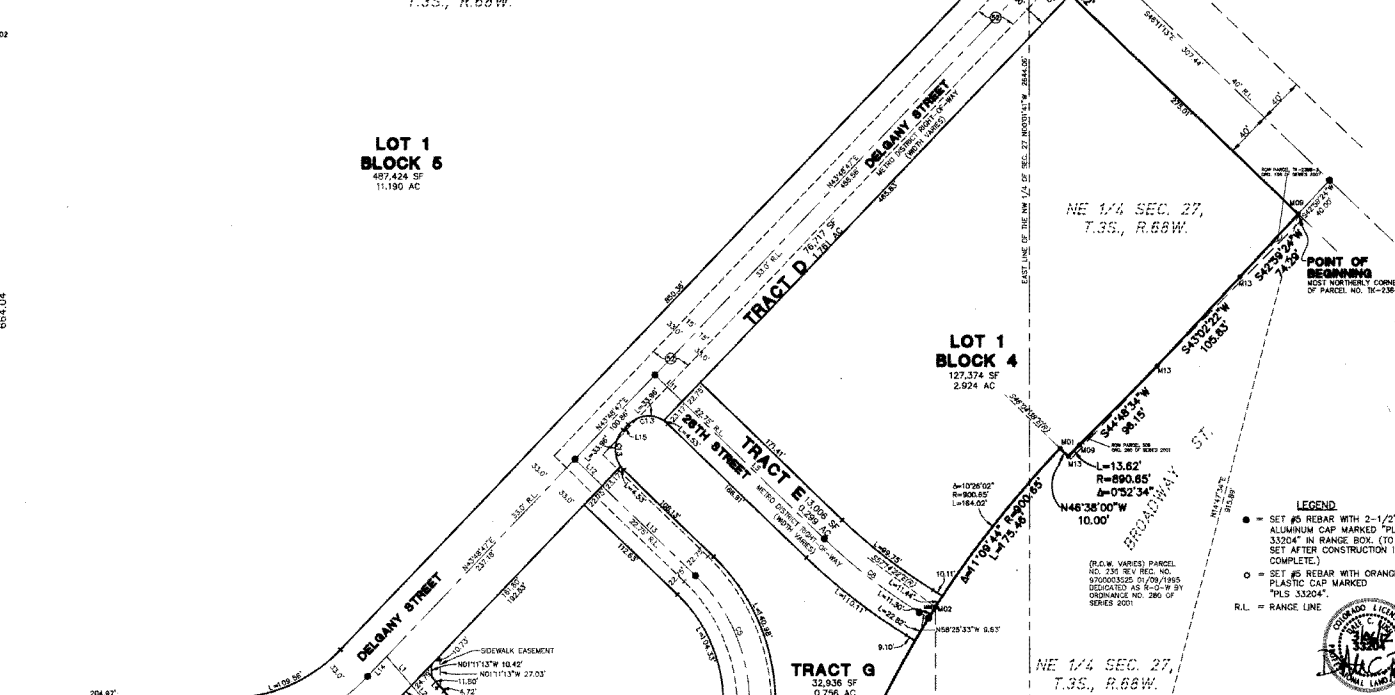
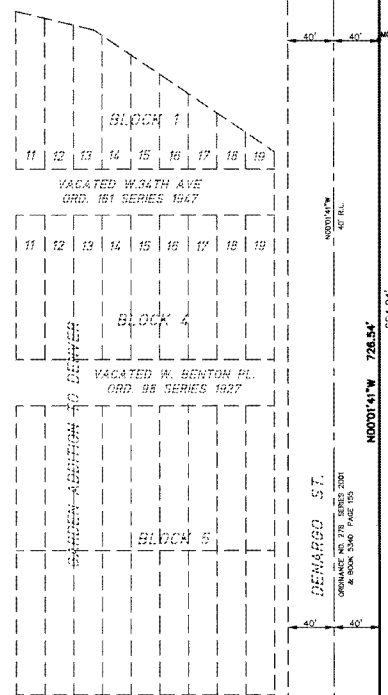
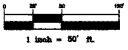
44-126 2/3

DENARGO MARKET SUBDIVISION FILING NO. 2

A REPEAT OF DENARGO MARKET SUBDIVISION FILING NO. 1
A PORTION OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO

LINE	BEARING	LENGTH
11	N43°13'29"	33.15
12	N43°13'29"	22.34
13	N43°13'29"	10.28
14	N43°13'29"	18.52
15	N43°13'29"	17.41
16	N72°34'28"	18.12
17	N49°28'12"	40.00
18	N49°28'12"	206.47
19	N49°28'12"	107.01
20	N49°28'12"	45.00
21	N48°11'37"	33.00
22	N48°11'37"	33.00
23	N48°11'37"	112.62
24	N42°38'47"	23.74
25	N42°38'47"	8.30
26	N49°28'12"	10.80
27	N20°38'00"	17.00
28	N20°38'00"	4.72
29	N20°38'00"	28.25
30	N00°21'47"	26.00

CURVE	DELTA	RADIUS	LENGTH
C1	41°32'23"	50.00	35.82
C2	21°18'28"	70.00	10.88
C3	20°56'12"	136.50	50.81
C4	48°27'34"	138.60	117.88
C5	48°28'11"	154.25	122.84
C6	58°47'58"	184.00	180.42
C7	57°11'11"	182.25	181.65
C8	12°14'02"	486.75	104.91
C9	27°36'17"	207.00	144.78
C10	28°43'08"	212.00	151.49
C11	20°38'18"	187.50	81.21
C12	48°28'11"	154.00	126.14
C13	30°00'00"	23.60	38.48



RECORDED DOCUMENTS LEGEND

30' SANITARY SEWER EASEMENT
REC. NO. 22080848
07/14/2008
AMENDED AGREEMENT
REC. NO. 27117006
10/21/2008

MONUMENT LEGEND

- M01 FOUND ORANGE PLASTIC CAP MARKED "AT/TC PLS 3320"
- M02 FOUND YELLOW PLASTIC CAP MARKED "BURCKE PE 15 800"
- M03 FOUND YELLOW PLASTIC CAP MARKED "FOR MOORE PLS 10845"
- M04 FOUND YELLOW PLASTIC CAP MARKED "S 18828"
- M05 FOUND YELLOW PLASTIC CAP MARKED "TRAGER & GARDNER"
- M06 FOUND RED PLASTIC CAP ON #8 REBAR MARKED "BELL PLS 16828"
- M07 FOUND 1 1/2" ALUMINUM CAP MARKED "BELL PLS 16828"
- M08 FOUND #5 REBAR
- M09 FOUND BRASS TAG MARKED "AT/TC PLS 3320"
- M10 FOUND BRASS TAG MARKED "S 18828"
- M11 FOUND BRASS TAG MARKED "S 8010"
- M12 FOUND #3 REBAR
- M13 FOUND 2" ALLM. WASHER MARKED "AT/TC PLS 3320"

LEGEND

- SET #5 REBAR WITH 2-1/2" ALUMINUM CAP MARKED "PLS 3320" IN RANGE BOX. (TO BE SET AFTER CONSTRUCTION IS COMPLETE.)
- SET #5 REBAR WITH ORANGE PLASTIC CAP MARKED "PLS 3320"
- R.L. = RANGE LINE



MATCH LINE - SHEET 3

AzTec
Consultants, Inc.
301 Congress Avenue, Suite 500
Austin, Texas 78701
(512) 615-1933

DEVELOPER
DENARGO MARKET, L.P.
301 CONGRESS AVENUE, SUITE 500
AUSTIN, TEXAS 78701
(512) 615-1933

DATE OF PREPARATION	3/06/2012
SCALE	1"=80'
SHEET	2 OF 3