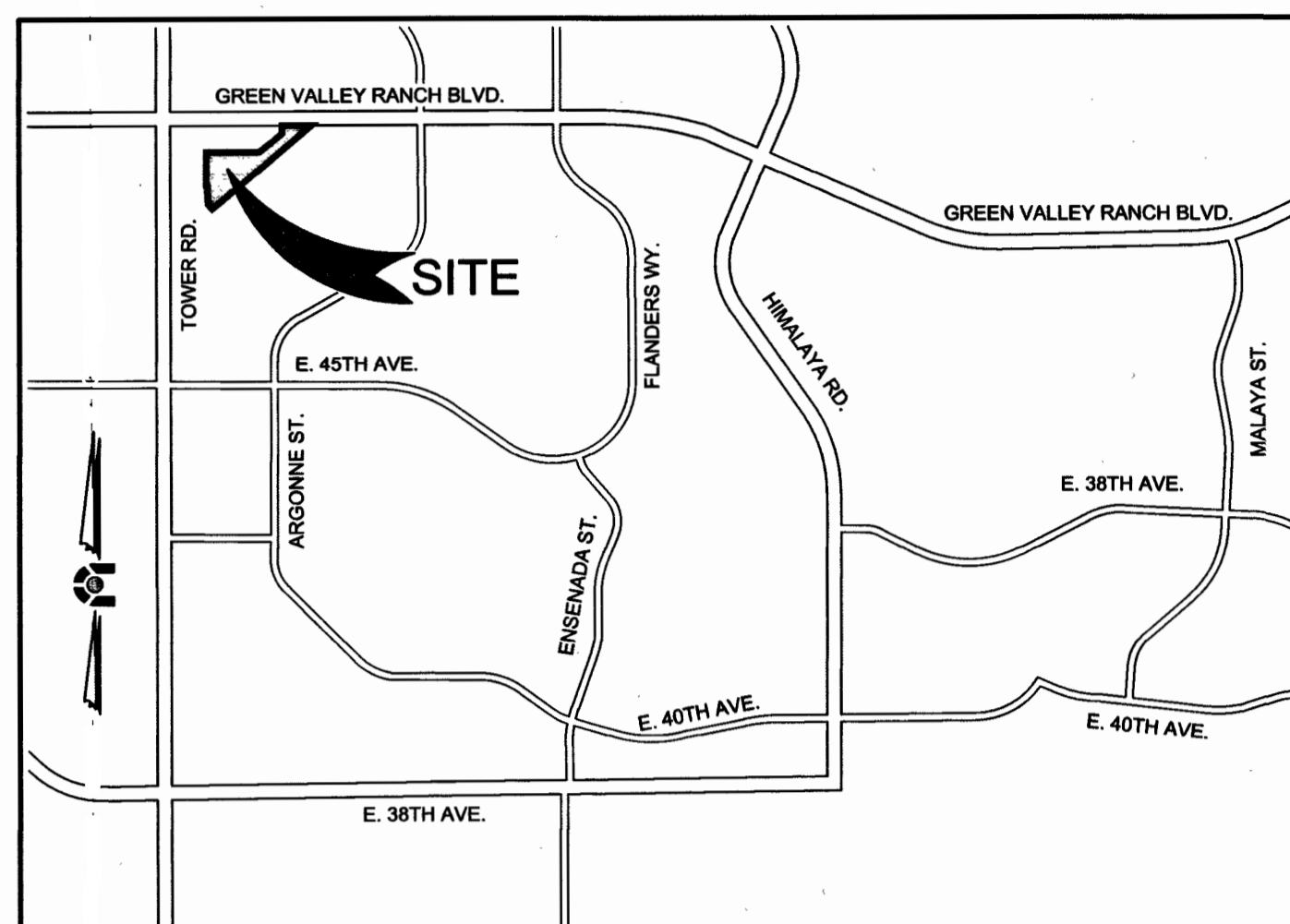


TOWER COMMONS SUBDIVISION FILING NO. 1
A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

VICINITY MAP
SCALE: NTS



TRACT AREA SUMMARY

Table with 5 columns: TRACT, SQ. FT, ACRES, USE, OWNERSHIP. Rows include Tract A-E and a Total row.

LAND AREA SUMMARY

Table with 3 columns: TYPE, AREA (SF), AREA (AC). Rows include Lots (95), Tracts (5), and Total.

LAND USE DEFINITION:

- AE INGRESS/EGRESS
PED PEDESTRIAN
UE UTILITY
DR DRAINAGE
OSP OPEN SPACE
METRO TOWN CENTER METROPOLITAN DISTRICT

SHEET INDEX

- SHEET 1 COVER
SHEET 2 TITLE EXCEPTIONS
SHEET 3 SUBDIVISION PLAT
SHEET 4 EASEMENTS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION AND TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION, AS OWNERS, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS AND TRACTS, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING PARCELS 6, 7 & 9, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2018115082, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, 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:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°32'01" E, FROM THE NORTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 36053", IN A RANGE BOX, TO THE NORTH QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 14592", IN A RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, THENCE S 49°59'38" E, A DISTANCE OF 430.82 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 6 AND THE POINT OF BEGINNING:

THENCE S 89°59'55" E, ALONG THE NORTH LINES OF SAID PARCELS 6 AND 7, A DISTANCE OF 796.06 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2016015242, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE EAST LINE OF SAID DEED THE FOLLOWING THREE (3) COURSES:

- 1. N 49°52'27" E, A DISTANCE OF 240.69 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 49°52'11", AND AN ARC LENGTH OF 39.17 FEET;
3. N 00°00'16" E, A DISTANCE OF 38.23 FEET TO A POINT ON THE SOUTH LINE OF THE GREEN VALLEY RANCH BOULEVARD RIGHT-OF-WAY;

THENCE N 89°32'01" E, ALONG THE SOUTH LINE OF SAID GREEN VALLEY RANCH BOULEVARD, A DISTANCE OF 197.82 FEET TO THE NORTHWEST CORNER OF THAT DEED RECORDED AT RECEPTION NO. 2014017750, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE S 49°52'27" W, ALONG THE NORTHWEST LINES OF THOSE DEEDS RECORDED AT RECEPTION NO. 2014017750 AND RECEPTION NO. 2014017746, AND THE NORTHWEST LINE OF GREEN VALLEY RANCH FILING NO. 58, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2006046195, SAID CITY AND COUNTY OF DENVER RECORDS, A DISTANCE OF 1461.23 FEET TO THE SOUTH CORNER OF SAID PARCEL 9, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2018115082, SAID CITY AND COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID PARCEL 9, THE FOLLOWING FOUR (4) COURSES:

- 1. N 40°15'20" W, A DISTANCE OF 73.06 FEET;
2. N 04°44'04" W, A DISTANCE OF 175.39 FEET;
3. N 00°01'36" W, A DISTANCE OF 57.19 FEET;
4. N 89°59'55" W, A DISTANCE OF 14.91 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 9;

THENCE N 00°00'05" E, ALONG THE WEST LINE OF SAID PARCELS 6 AND 9, A DISTANCE OF 424.63 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED IN BOOK 2462 AT PAGE 696, SAID CITY AND COUNTY OF DENVER RECORDS, LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, 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 22, THENCE S 87°37'13" E, A DISTANCE OF 1409.74 FEET TO A POINT BEING 10.00 FEET SOUTH OF THE SOUTH LINE OF THE GREEN VALLEY RANCH BOULEVARD RIGHT-OF-WAY, ALSO BEING THE NORTHWEST CORNER OF SAID DEED RECORDED IN BOOK 2462 AT PAGE 696, AND THE POINT OF BEGINNING:

THENCE ALONG THE PERIMETER OF SAID DEED, THE FOLLOWING FOUR (4) COURSES:

- 1. N 89°32'01" E, ALONG A LINE BEING 10.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID GREEN VALLEY RANCH RIGHT-OF-WAY, A DISTANCE OF 83.04 TO THE NORTHEAST CORNER OF SAID DEED;
2. S 49°52'27" W, A DISTANCE OF 163.93 FEET TO THE SOUTHEAST CORNER OF SAID DEED;
3. N 40°07'33" W, A DISTANCE OF 53.00 FEET TO THE SOUTHWEST CORNER OF SAID DEED;
4. N 49°52'27" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL CONTAINING AN NET AREA OF 371,858 SQUARE FEET OR 8.537 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF TOWER COMMONS SUBDIVISION FILING NO. 1, 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 AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.

OWNERS

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION
BY: [Signature] DATE: 8/20/2019

NAME: Aric Jones
TITLE: Asset Secretary
STATE OF COLORADO )
COUNTY OF Denver )
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF August, 2019, BY Aric Jones, OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 6/17/2020
KAREN L. WILBORN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084020498
MY COMMISSION EXPIRES JUNE 17, 2020

OWNERS

TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION
BY: [Signature] DATE: 9.20.19

NAME: BRANDON S. WYSZYNSKI TITLE: BOARD PRESIDENT
STATE OF COLORADO )
COUNTY OF Denver )
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF August, 2019, BY Brandon S. Wyszynski, THE Board President, OF TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 6/17/2020
KAREN L. WILBORN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084020498
MY COMMISSION EXPIRES JUNE 17, 2020

ACCEPTANCE OF TRACTS BY TOWN CENTER METROPOLITAN DISTRICT

TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

BY: [Signature] DATE: 9.20.19

NAME: BRANDON S. WYSZYNSKI TITLE: BOARD PRESIDENT

STATE OF COLORADO )
COUNTY OF Denver )
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF August, 2019, BY Brandon S. Wyszynski, THE Board President, OF TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 6/17/2020
KAREN L. WILBORN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084020498
MY COMMISSION EXPIRES JUNE 17, 2020

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

SURVEYOR / ENGINEER:
CORE CONSULTANTS, INC.
1950 W. LITTLETON BLVD., STE. 109
LITTLETON, CO. 80120

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

TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION
C/O FOSTER CONSULTING, LTD
5600 SOUTH QUEBEC STREET
STE 255C, GREENWOOD VILLAGE, CO 80111

APPROVALS

I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 49, ARTICLE III OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER, AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDED FOR.

[Signature] 16.14.19
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:

[Signature] 10/14/19
EXECUTIVE DIRECTOR OF PUBLIC WORKS DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

[Signature] 10.1.19
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

[Signature] 10/14/19
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

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 STREETS, AVENUES, TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATOR THIS 18th day of October, A.D. 2019 AT 5:00 O'CLOCK P.M.

FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN, OR LISTED ON THIS PLAT.

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

CITY COUNCIL CERTIFICATE

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

NO. \_\_\_\_\_ OF THE SERIES OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL 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

DEPUTY CLERK AND RECORDER

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 SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

THOMAS M. GIRARD
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38151
FOR AND ON BEHALF OF CORE 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.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )
COUNTY OF DENVER )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M., \_\_\_\_ 20 \_\_\_\_

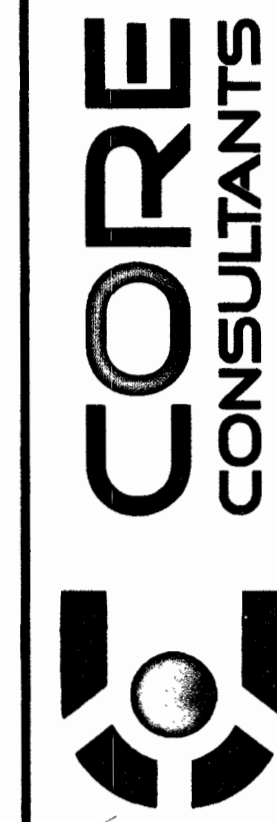
AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_

CLERK AND RECORDER

DEPUTY CLERK AND RECORDER

DATE

CIVIL ENGINEERING
PLANNING SURVEYING
NATURAL RESOURCES
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



REVISIONS table with columns: NO, DESCRIPTION, DATE, BY

TOWER COMMONS SUBDIVISION FILING NO. 1
SEC. 22, T3S, R66W, 6TH P.M.
CITY AND COUNTY OF DENVER, COLORADO

RELEASE: 4/9/19
DESIGNED:
CAD: KDS
QA/QC: TMG

JOB NO. 18-006

SHEET 1 of 4

**TOWER COMMONS SUBDIVISION FILING NO. 1**  
 A PART OF THE NORTHWEST QUARTER OF SECTION 22, 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'**

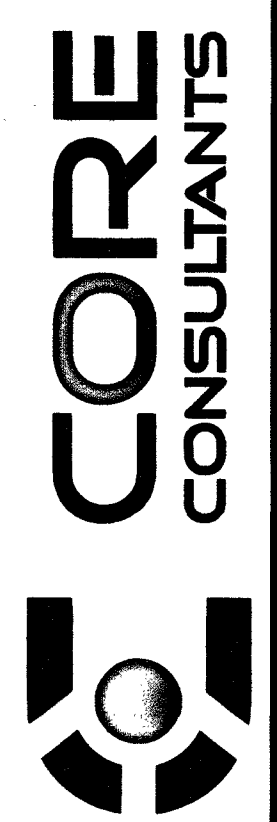
THE EXCEPTIONS LISTED BELOW AFFECT THE SUBJECT PROPERTY, BUT ARE NOT PLOTTABLE. EACH EXCEPTION IS NUMBERED ACCORDING TO SCHEDULE B, PART 2 OF THAT TITLE COMMITMENT FOR TITLE PROPERTY INFORMATION BINDER POLICY NO. PIB70600607.1470358, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH A DATE OF AUGUST 09, 2019 AT 5:00 P.M.

4. AN UNDIVIDED 1/16TH ROYALTY INTEREST IN ANY OIL, GAS, CASINGHEAD GAS AND OTHER MINERALS THAT MAY BE PRODUCED, IF ANY, AS RESERVED BY FERN GARDINEER AND D.A. GARDINEER, IN WARRANTY DEED RECORDED MARCH 9, 1955 IN BOOK 539 AT PAGE 93.
6. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE GVR METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 22, 1983 IN BOOK 2914 AT PAGE 592.
7. CABLE EASEMENT AS GRANTED TO GVR CABLE, A GENERAL PARTNERSHIP IN INSTRUMENT RECORDED MARCH 11, 1985 UNDER RECEPTION NO. 87122, AS AMENDED BY INSTRUMENT RECORDED OCTOBER 27, 1986 UNDER RECEPTION NO. 40432.
10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CABLE EASEMENT AGREEMENT RECORDED OCTOBER 27, 1986 UNDER RECEPTION NO. 40427.
11. RESERVATIONS AS CONTAINED IN DEEDS RECORDED OCTOBER 27, 1986 UNDER RECEPTION NO. 40429, 40430 AND 40431.
13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN STATEMENT OF LIEN BY GVR METROPOLITAN DISTRICT RECORDED AUGUST 10, 1994 UNDER RECEPTION NO. 9400125791, AND NOTICE OF LIEN RECORDED JULY 5, 2005 UNDER RECEPTION NO. 2005109853.
14. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN LETTERS RECORDED NOVEMBER 24, 1998 UNDER RECEPTION NO. 9800197190 AND 9800197191.
15. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AND INDEMNITY AGREEMENT RECORDED MAY 31, 2000 UNDER RECEPTION NO. 2000075402.
16. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AGREEMENT RECORDED FEBRUARY 28, 2003 AT RECEPTION NO. 2003032407.
17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TOWER COMMONS PLANNED BUILDING GROUP RECORDED NOVEMBER 29, 2004 UNDER RECEPTION NO. 2004244306.  
TOWER COMMONS 7TH AMENDMENT PLANNED BUILDING GROUP RECORDED DECEMBER 22, 2017, UNDER RECEPTION NO. 2017166521
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SANITARY AND STORM SEWER EASEMENT AND INDEMNITY AGREEMENT RECORDED JUNE 08, 2005 UNDER RECEPTION NO. 2005093714.
21. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED JANUARY 23, 2006 UNDER RECEPTION NO. 2006014051.  
FIRST AMENDMENT TO THE DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED OCTOBER 20, 2006 UNDER RECEPTION NO. 2006168594.  
SECOND AMENDMENT TO DECLARATION RECORDED APRIL 1, 2016 UNDER RECEPTION NO. 2016040633.  
THIRD AMENDMENT TO DECLARATION RECORDED APRIL 13, 2018, UNDER RECEPTION NO. 2018043904.  
ASSIGNMENT OF RIGHTS AND DELEGATION OF DUTIES RECORDED APRIL 16, 2018, UNDER RECEPTION NO. 2018044135.
23. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COMMON AREA MAINTENANCE AGREEMENT RECORDED JANUARY 23, 2006 UNDER RECEPTION NO. 2006014052, AND AMENDMENT THERETO RECORDED APRIL 1, 2016 UNDER RECEPTION NO. 2016040632.  
SECOND AMENDMENT TO CAM AGREEMENT RECORDED APRIL 16, 2018, UNDER RECEPTION NO. 2018044025.
24. EXCLUSIVE USES AS SET FORTH IN OF MEMORANDUM OF LEASE DATED JUNE 8, 2005 BY AND BETWEEN TOWER COMMONS LLC, A DELAWARE LIMITED LIABILITY COMPANY, LANDLORD, AND WALGREEN CO., AN ILLINOIS CORPORATION, TENANT, RECORDED APRIL 13, 2006 AT RECEPTION NO. 2006057307.  
NOTE: SAID LEASE CONTAINS A RIGHT OF FIRST REFUSAL.
25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EXCLUSIVE USE AGREEMENT RECORDED OCTOBER 20, 2006 AT RECEPTION NO. 2006168599.
26. EXCLUSIVE USES AS SET FORTH IN MEMORANDUM OF LEASE DATED DECEMBER 11, 2014 BY AND BETWEEN TOWER COMMONS LLC, A DELAWARE LIMITED LIABILITY COMPANY, LANDLORD, AND GREEN VALLEY MEDICAL CENTER, LLC, A TEXAS LIMITED LIABILITY COMPANY, TENANT, RECORDED DECEMBER 12, 2014 UNDER RECEPTION NO. 2014152073.
27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CROSS ACCESS EASEMENT AGREEMENT RECORDED SEPTEMBER 10, 2018 UNDER RECEPTION NO. 2018115084.



**TITLE EXCEPTIONS**

CIVIL ENGINEERING  
 DEVELOPMENT CONSULTING  
 NATURAL RESOURCES  
 303.703.4444  
 1950 W. Littleton Blvd., Ste. 109  
 Littleton, CO 80120



REVISIONS		DATE	BY
NO.	DESCRIPTION		
1.	CCD COMMENTS	05/20/2019	JCA
2.	CCD COMMENTS	07/15/2019	JCA
3.	CCD COMMENTS	08/15/2019	JCA

**TOWER COMMONS SUBDIVISION FILING NO. 1**  
**SEC. 22, T3S, R66W, 6TH P.M.**  
**CITY AND COUNTY OF DENVER, COLORADO**

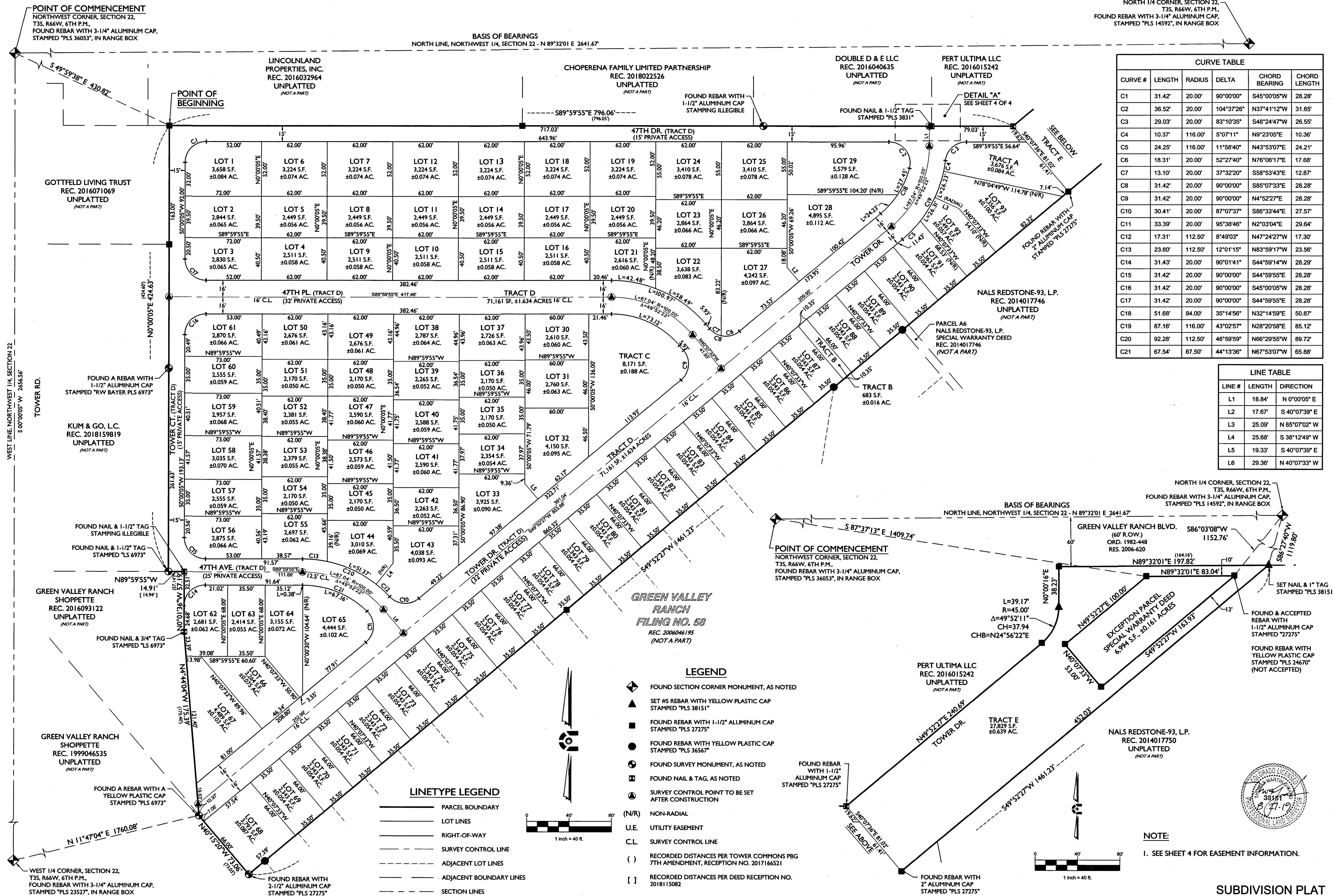
RELEASE: 4/9/19  
 DESIGNED:  
 CAD: KDS  
 QA/QC: TMG

JOB NO. 18-006

SHEET 2 of 4

# TOWER COMMONS SUBDIVISION FILING NO. 1

## A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

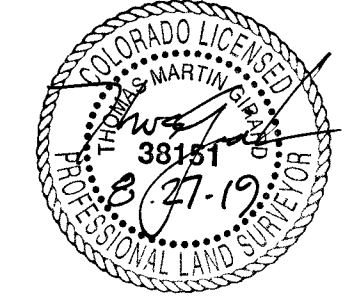
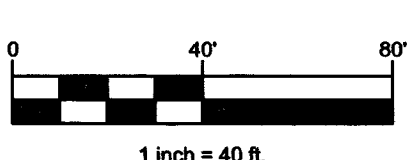


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	S45°00'05"W	28.28'
C2	36.52'	20.00'	104°37'26"	N37°41'12"W	31.65'
C3	29.03'	20.00'	83°10'35"	S48°24'47"W	26.55'
C4	10.37'	116.00'	6°07'11"	N9°23'05"E	10.36'
C5	24.25'	116.00'	11°58'40"	N43°53'07"E	24.21'
C6	18.31'	20.00'	52°27'40"	N76°06'17"E	17.68'
C7	13.10'	20.00'	37°32'20"	S88°53'43"E	12.87'
C8	31.42'	20.00'	90°00'00"	S85°07'33"E	28.28'
C9	31.42'	20.00'	90°00'00"	N4°52'27"E	28.28'
C10	30.41'	20.00'	87°07'37"	S86°33'44"E	27.57'
C11	33.39'	20.00'	95°38'46"	N2°03'04"E	29.64'
C12	17.31'	112.50'	8°49'03"	N47°24'27"W	17.30'
C13	23.60'	112.50'	12°01'15"	N83°59'17"W	23.56'
C14	31.43'	20.00'	90°01'41"	S44°59'14"W	28.29'
C15	31.42'	20.00'	90°00'00"	S44°59'55"E	28.28'
C16	31.42'	20.00'	90°00'00"	S45°00'05"W	28.28'
C17	31.42'	20.00'	90°00'00"	S44°59'55"E	28.28'
C18	51.68'	84.00'	35°14'56"	N32°14'59"E	50.87'
C19	87.16'	116.00'	43°02'57"	N28°20'58"E	85.12'
C20	92.28'	112.50'	46°59'59"	N66°29'55"W	89.72'
C21	67.54'	87.50'	44°13'36"	N67°53'07"W	65.88'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.84'	N 0°00'05" E
L2	17.67'	S 40°07'39" E
L3	25.09'	N 65°07'02" W
L4	25.68'	S 38°12'49" W
L5	19.33'	S 40°07'39" E
L6	29.36'	N 40°07'33" W

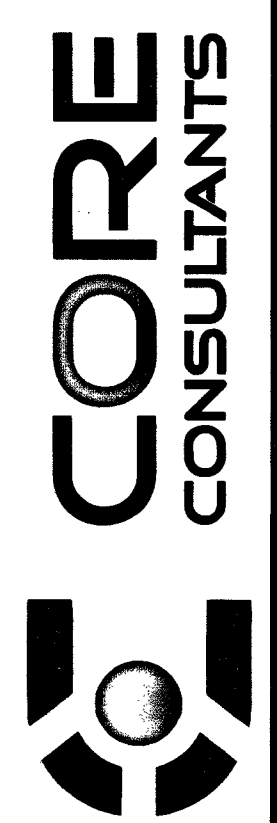
- LEGEND**
- ◆ FOUND SECTION CORNER MONUMENT, AS NOTED
  - ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"
  - FOUND REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 27275"
  - FOUND REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 36567"
  - FOUND SURVEY MONUMENT, AS NOTED
  - ⊠ FOUND NAIL & TAG, AS NOTED
  - SURVEY CONTROL POINT TO BE SET AFTER CONSTRUCTION
  - (N/R) NON-RADIAL
  - U.E. UTILITY EASEMENT
  - C.L. SURVEY CONTROL LINE
  - ( ) RECORDED DISTANCES PER TOWER COMMONS PBG 7TH AMENDMENT, RECEPTION NO. 2017166521
  - [ ] RECORDED DISTANCES PER DEED RECEPTION NO. 2018115082

- LINETYPE LEGEND**
- PARCEL BOUNDARY
  - LOT LINES
  - RIGHT-OF-WAY
  - SURVEY CONTROL LINE
  - ADJACENT LOT LINES
  - ADJACENT BOUNDARY LINES
  - SECTION LINES



**NOTE:**  
1. SEE SHEET 4 FOR EASEMENT INFORMATION.

CIVIL ENGINEERING  
DEVELOPMENT CONSULTING  
NATURAL RESOURCES  
303.705.4444  
1950 W. Littleton Blvd., Ste. 109  
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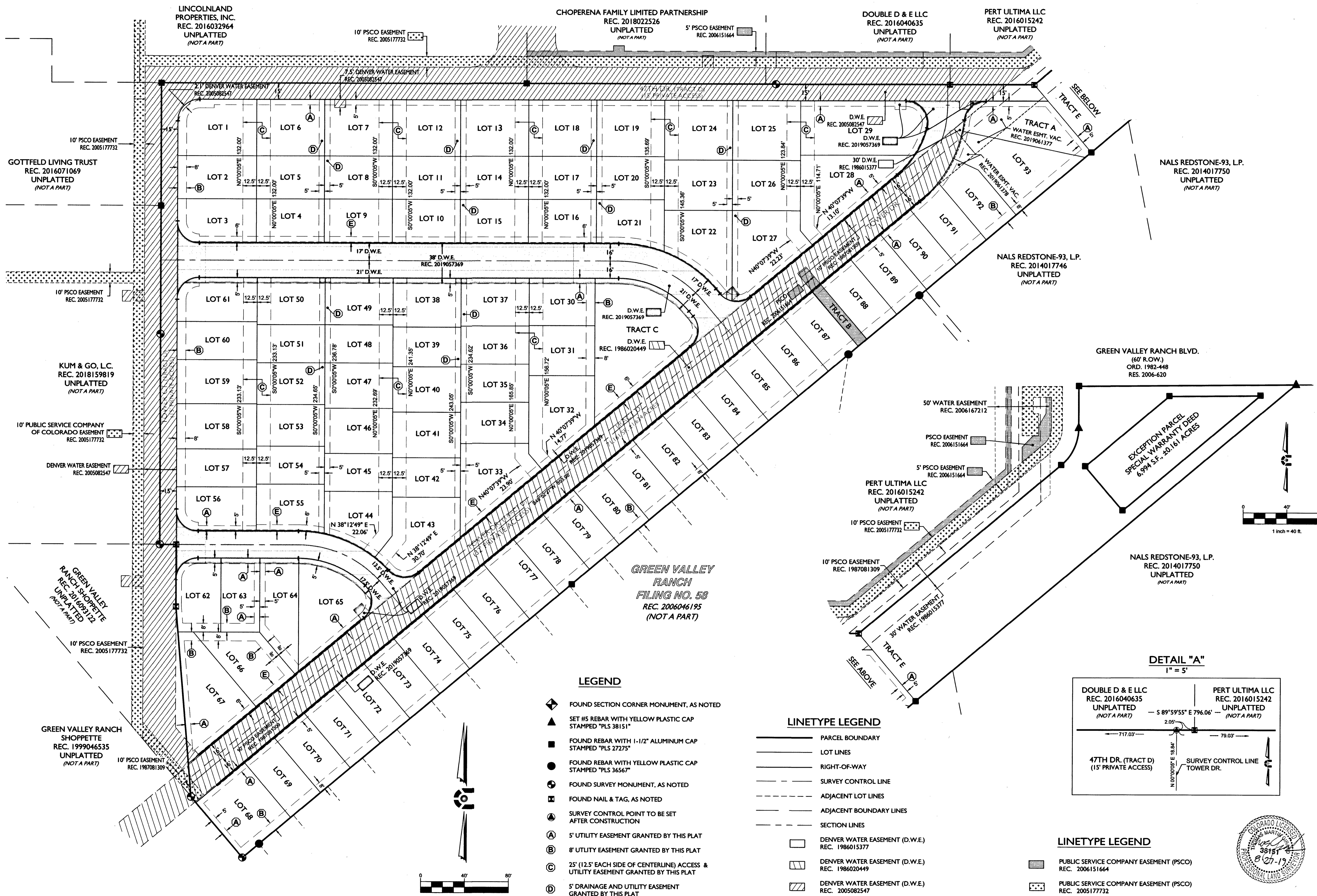
REVISIONS	
NO.	DESCRIPTION
1	CCD COMMENTS
2	CCD COMMENTS
3	CCD COMMENTS

TOWER COMMONS SUBDIVISION FILING NO. 1  
 SEC. 22, T3S, R66W, 6TH P.M.  
 CITY AND COUNTY OF DENVER, COLORADO

RELEASE: 4/9/19  
 DESIGNED: KDS  
 CAD: JMG  
 QA/QC: JMG  
 JOB NO. 18-006  
 SHEET 3 OF 4

**SUBDIVISION PLAT**

**TOWER COMMONS SUBDIVISION FILING NO. 1**  
 A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO



LINCOLNLAND PROPERTIES, INC.  
 REC. 2016032964  
 UNPLATTED  
 (NOT A PART)

10' PS CO EASEMENT  
 REC. 2005177732

7.5' DENVER WATER EASEMENT  
 REC. 2005082547

CHOPERENA FAMILY LIMITED PARTNERSHIP  
 REC. 2018022526  
 UNPLATTED  
 (NOT A PART)

5' PS CO EASEMENT  
 REC. 2006151664

DOUBLE D & E LLC  
 REC. 2016040635  
 UNPLATTED  
 (NOT A PART)

PERT ULTIMA LLC  
 REC. 2016015242  
 UNPLATTED  
 (NOT A PART)

10' PS CO EASEMENT  
 REC. 2005177732

GOTTFELD LIVING TRUST  
 REC. 2016071069  
 UNPLATTED  
 (NOT A PART)

10' PS CO EASEMENT  
 REC. 2005177732

10' PS CO EASEMENT  
 REC. 2005177732

KUM & GO, L.C.  
 REC. 2018159819  
 UNPLATTED  
 (NOT A PART)

10' PUBLIC SERVICE COMPANY OF COLORADO EASEMENT  
 REC. 2005177732

DENVER WATER EASEMENT  
 REC. 2005082547

10' PS CO EASEMENT  
 REC. 2005177732

GREEN VALLEY RANCH SHOPPETTE  
 REC. 201603122  
 UNPLATTED  
 (NOT A PART)

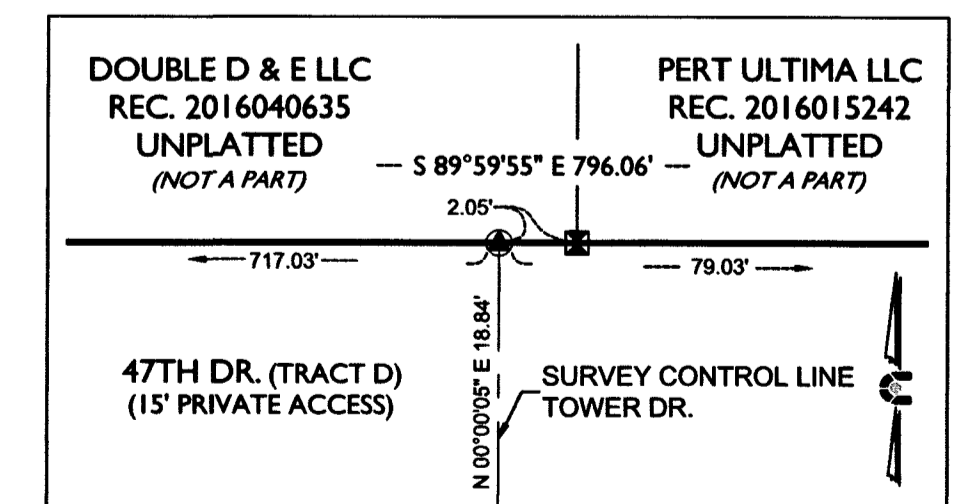
10' PS CO EASEMENT  
 REC. 2005177732

GREEN VALLEY RANCH SHOPPETTE  
 REC. 1999046535  
 UNPLATTED  
 (NOT A PART)

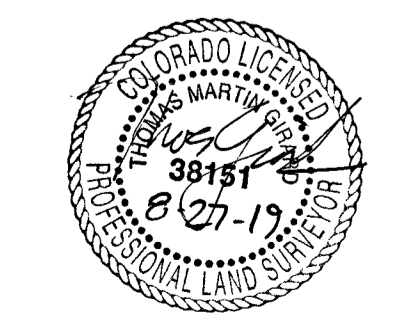
10' PS CO EASEMENT  
 REC. 1987081309

- LEGEND**
- ◆ FOUND SECTION CORNER MONUMENT, AS NOTED
  - ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"
  - FOUND REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 27275"
  - FOUND REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 36567"
  - ⊕ FOUND SURVEY MONUMENT, AS NOTED
  - ⊗ FOUND NAIL & TAG, AS NOTED
  - ⊙ SURVEY CONTROL POINT TO BE SET AFTER CONSTRUCTION
  - Ⓐ 5' UTILITY EASEMENT GRANTED BY THIS PLAT
  - Ⓑ 8' UTILITY EASEMENT GRANTED BY THIS PLAT
  - Ⓒ 25' (12.5' EACH SIDE OF CENTERLINE) ACCESS & UTILITY EASEMENT GRANTED BY THIS PLAT
  - Ⓓ 5' DRAINAGE AND UTILITY EASEMENT GRANTED BY THIS PLAT
  - Ⓔ 6' UTILITY EASEMENT GRANTED BY THIS PLAT

- LINETYPE LEGEND**
- PARCEL BOUNDARY
  - LOT LINES
  - RIGHT-OF-WAY
  - SURVEY CONTROL LINE
  - - - ADJACENT LOT LINES
  - - - ADJACENT BOUNDARY LINES
  - - - SECTION LINES
  - ▭ DENVER WATER EASEMENT (D.W.E.) REC. 1986015377
  - ▭ DENVER WATER EASEMENT (D.W.E.) REC. 1986020449
  - ▭ DENVER WATER EASEMENT (D.W.E.) REC. 2005082547
  - ▭ DENVER WATER EASEMENT (D.W.E.) REC. 2019057369



- LINETYPE LEGEND**
- ▭ PUBLIC SERVICE COMPANY EASEMENT (PSCO) REC. 2006151664
  - ▭ PUBLIC SERVICE COMPANY EASEMENT (PSCO) REC. 2005177732
  - ▭ 5' DRAINAGE AND UTILITY EASEMENT GRANTED BY THIS PLAT



**REVISIONS**

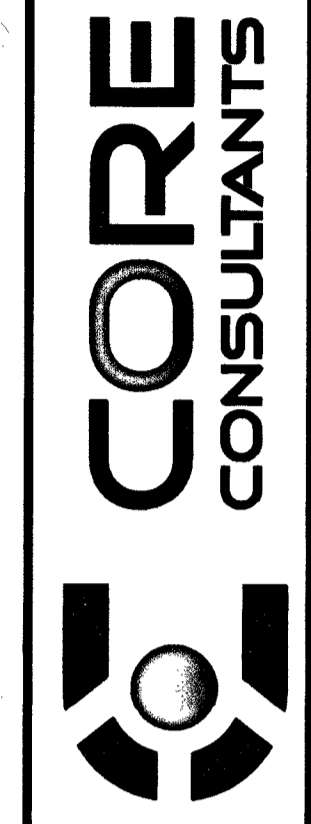
NO.	DATE	DESCRIPTION	BY
1	05/20/19	CCD COMMENTS	JCA
2	07/15/19	CCD COMMENTS	JCA
3	08/15/19	CCD COMMENTS	JCA

TOWER COMMONS SUBDIVISION FILING NO 1  
 SEC. 22, T3S, R66W, 6TH P.M.  
 CITY AND COUNTY OF DENVER, COLORADO

RELEASE: 4/9/19  
 DESIGNED: 38151  
 CAD: KDS  
 QA/QC: TMG

JOB NO. 18-006

SHEET 4 of 4



CIVIL ENGINEERING  
 LAND SURVEYING  
 NATURAL RESOURCES

303.703.4444  
 1950 W. Littleton Blvd., Ste. 109  
 Littleton, CO 80120

**EASEMENTS**