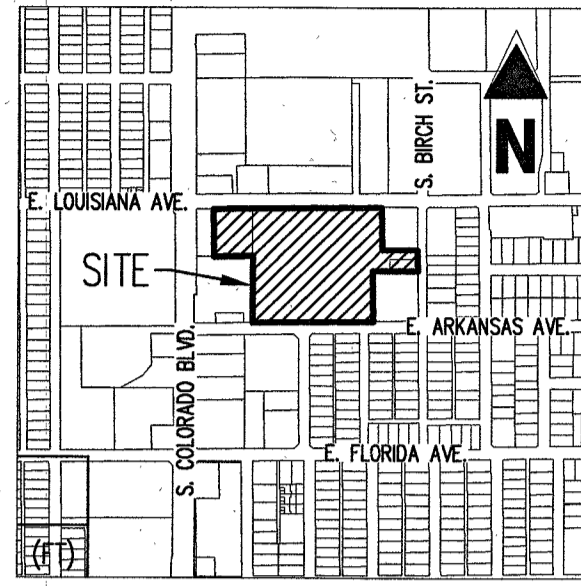


# KIBLER ADDITION FILING NO. 2

A RESUBDIVISION OF A PART OF BLOCKS 1, 2, 3, & 4, KIBLER ADDITION, AND ADJOINING VACATED STREETS AND ALLEYS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



VICINITY MAP  
1" = 1000'

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT KRF ARKANSAS LLC, A COLORADO LIMITED LIABILITY COMPANY, AND KRF SMOKY HILL, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNERS, AND SECURITY BANK OF KANSAS, AS HOLDER OF DEED OF TRUST, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS, AND A TRACT AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

ALL OF THAT LAND DESCRIBED AS PARCEL 1 AND PARCEL 2 IN BARGAIN AND SALE DEED RECORDED AT RECEPTION NO. 2019089561 AND QUITCLAIM DEED RECORDED AT RECEPTION NO. 2019089560, TOGETHER WITH ALL OF THAT LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NO. 2022123120; AND BEING A PORTION OF BLOCK 1, ALL OF BLOCKS 2 AND 3, AND A PORTION OF BLOCK 4, KIBLER ADDITION; IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 19 AND IS CONSIDERED TO BEAR S00°22'51"E, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 3.25" ALUMINUM CAP STAMPED, "EHRHART, T45, R66W R67W, S15/S18, S24/S19, 2021, LS 29414" AND ON THE SOUTH END OF THE LINE BY A CALCULATED POINT FOR THE 1/16 CORNER FOR SECTION 19, AS DETERMINED BY EXISTING REFERENCE TIES PER MONUMENT RECORD DATED NOVEMBER 30, 2011: A 2" ALUM. CAP STAMPED, "CALVADA, T45, N1/16, R66W/R67W, S24/S19, RM, 2010, PLS 36580", A DISTANCE OF 45.58 FEET; A NAIL AND BRASS TAG STAMPED, "LS 11434", A DISTANCE OF 80.90 FEET; AND A NAIL & BRASS TAG STAMPED, "LS 11434", A DISTANCE OF 110.55 FEET.

COMMENCING AT SAID NORTHWEST 1/16 CORNER FOR SECTION 19;

THENCE WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, S00°22'51"E, A DISTANCE OF 30.00 FEET;

THENCE DEPARTING SAID SECTION LINE, N89°27'03"E, A DISTANCE OF 80.00 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF S. COLORADO BLVD. AND THE SOUTH RIGHT OF WAY LINE OF E. LOUISIANA AVE., AND BEING A POINT ON THE NORTH LINE OF SAID KIBLER ADDITION;

THENCE CONTINUING WITH SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE, N89°27'03"E, A DISTANCE OF 94.84 FEET TO A POINT 31 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK 4, SAID KIBLER ADDITION, BEING THE NORTHWEST CORNER OF SAID PARCEL 1, AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING WITH SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE, N89°27'03"E, A DISTANCE OF 876.94 FEET TO THE NORTHWEST CORNER OF PARCEL 3, DENVER ASSESSOR'S PARCEL RECONFIGURATION RECORDED AT RECEPTION NO. 2019088809, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE AND WITH THE WEST LINE OF SAID PARCEL 3, S00°25'19"E, A DISTANCE OF 224.84 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3;

THENCE WITH THE SOUTH LINE OF SAID PARCEL 3, N89°29'34"E, A DISTANCE OF 185.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S. BIRCH ST. AND BEING A POINT ON THE EAST LINE OF SAID KIBLER ADDITION;

THENCE WITH SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE, S00°25'19"E, A DISTANCE OF 52.33 FEET TO THE NORTHEAST CORNER OF QUITCLAIM DEED RECORDED AT RECEPTION NO. 2019091660, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE;

THENCE DEPARTING SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE AND WITH THE NORTH LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2019091660, S89°29'34"W, A DISTANCE OF 148.00 FEET;

THENCE WITH THE WEST LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2019091660, S00°25'19"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH LINE OF PARCEL 4 OF SAID DENVER ASSESSOR'S PARCEL RECONFIGURATION AT RECEPTION NO. 2019088809;

THENCE WITH THE NORTH LINE OF SAID PARCEL 4, S89°29'34"W, A DISTANCE OF 80.32 FEET TO THE NORTHEAST CORNER OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2022123120, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE;

THENCE WITH THE EAST LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2022123120, S00°25'19"E, A DISTANCE OF 168.22 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2022123120;

THENCE WITH THE SOUTH LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2022123120, S89°34'41" W, A DISTANCE OF 8.00 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2022123120 AND A POINT ON THE WEST LINE OF SAID PARCEL 4;

THENCE WITH THE WEST LINE OF SAID PARCEL 4, S00°25'19"E, A DISTANCE OF 95.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF E. ARKANSAS AVE. AND BEING A POINT ON THE SOUTH LINE OF SAID KIBLER ADDITION;

THENCE WITH SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH LINE, S89°26'57"W, A DISTANCE OF 623.04 FEET TO THE SOUTHEAST CORNER OF GENERAL WARRANTY DEED RECORDED AT RECEPTION NO. 2015029392 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE AND WITH THE EAST LINE OF SAID GENERAL WARRANTY DEED, N00°30'34"W, A DISTANCE OF 350.69 FEET TO THE NORTHEAST CORNER OF SAID GENERAL WARRANTY DEED;

THENCE WITH THE NORTH LINE OF SAID GENERAL WARRANTY DEED, S89°29'09"W, A DISTANCE OF 202.14 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1, AND BEING A POINT 31 FEET WEST OF THE NORTHEAST CORNER OF LOT 11, BLOCK 4, SAID KIBLER ADDITION;

THENCE WITH THE WEST LINE OF SAID PARCEL 1 AND WITH A LINE 31 FEET WEST OF THE EAST LINE OF LOTS 1-10, BLOCK 4, SAID KIBLER ADDITION, N00°24'06"W, A DISTANCE OF 250.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS TOGETHER CONTAIN A MEASURED TOTAL OF 10.46 ACRES (455,708 SQUARE FEET), MORE OR LESS.

UNDER THE NAME AND STYLE OF KIBLER ADDITION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, 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.

### PLAT NOTES:

- THERE ARE MULTIPLE POINTS OF PHYSICAL/APPEARANT ACCESS TO THE PROPERTY VIA E. LOUISIANA AVE. AND E. ARKANSAS AVE. ACCESS TO S. BIRCH ST. IS ACROSS ADJACENT PROPERTIES.
- FIELD WORK WAS COMPLETED ON: SEPTEMBER 20, 2023.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAPS NO. 0800460204H AND 0800460208H, HAVING REVISION DATES OF SEPTEMBER 4, 2020, INDICATE THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 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. C.R.S. 13-80-105(3)(A).
- THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 100-NO039107-020-CM1, AMENDMENT NO. 17, WITH A COMMITMENT DATE OF JUNE 6, 2024.
- THE PROPERTY IS SUBJECT TO THE FOLLOWING (AS NOTED IN THE TITLE COMMITMENT LISTED ABOVE):
  - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM AS SET FORTH BELOW: RECORDING DATE: DECEMBER 4, 2018; RECORDING NO.: RECEPTION NO. 2018154530.
  - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 20181075, REGARDING CHANGES IN ZONING CLASSIFICATION, AS SET FORTH BELOW: RECORDING DATE: DECEMBER 5, 2018; RECORDING NO.: RECEPTION NO. 2018155038.
  - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM AS SET FORTH BELOW: RECORDING DATE: JANUARY 25, 2019; RECORDING NO.: RECEPTION NO. 2019008809.
  - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, HEIGHTS, WIDTH AND DIRECTION RESTRICTIONS AS SET FORTH BELOW: RECORDING DATE: JULY 11, 2019; RECORDING NO.: RECEPTION NO. 2019089556.
  - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF TENANCY IN COMMON AGREEMENT AS SET FORTH BELOW: RECORDING DATE: JULY 11, 2019; RECORDING NO.: RECEPTION NO. 2019089564.
  - ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE 4201 ARKANSAS METROPOLITAN DISTRICTS NO. 1 AND 2, AS EVIDENCED BY INSTRUMENT(S) RECORDED OCTOBER 7, 2019 AT RECEPTION NO. 2019139082. SPECIAL DISTRICT PUBLIC DISCLOSURE: RECORDING DATE: SEPTEMBER 18, 2019; RECORDING NO.: RECEPTION NO. 2019127481 (DISTRICT NO. 1), AND RECORDING NO.: RECEPTION NO. 2019127482 (DISTRICT NO. 2), AND RECORDING DATE: NOVEMBER 21, 2019; RECORDING NO.: RECEPTION NO. 2019164725 (DISTRICT NO. 1), AND RECORDING NO.: RECEPTION NO. 2019164726 (DISTRICT NO. 2).
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 20191245, AN ORDINANCE APPROVING THE 4201 EAST ARKANSAS URBAN REDEVELOPMENT PLAN AND THE CREATION OF THE 4201 EAST ARKANSAS URBAN REDEVELOPMENT AREA AND THE 4201 EAST ARKANSAS SALE AND PROPERTY TAX INCREMENT AREAS, AS SET FORTH BELOW: RECORDING DATE: DECEMBER 5, 2019; RECORDING NO.: RECEPTION NO. 2019170631.
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT AS SET FORTH BELOW: RECORDING DATE: AUGUST 02, 2021; RECORDING NO.: RECEPTION NO. 2021144122.
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT AS SET FORTH BELOW: RECORDING DATE: AUGUST 06, 2021; RECORDING NO.: RECEPTION NO. 2021147340.
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DENVER ASSESSOR'S PARCEL RECONFIGURATION AS SET FORTH BELOW: RECORDING DATE: AUGUST 18, 2022; RECORDING NO.: RECEPTION NO. 2022108660.
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DENVER ASSESSOR'S PARCEL RECONFIGURATION AS SET FORTH BELOW: RECORDING DATE: AUGUST 22, 2022; RECORDING NO.: RECEPTION NO. 2022123688.
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DENVER ASSESSOR'S PARCEL RECONFIGURATION AS SET FORTH BELOW: RECORDING DATE: OCTOBER 26, 2022; RECORDING NO.: RECEPTION NO. 2022134630.
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ZONE LOT AMENDMENT AS SET FORTH BELOW: RECORDING DATE: NOVEMBER 3, 2022; RECORDING NO.: RECEPTION NO. 2022137845.
- A SUBORDINATION AGREEMENT FOR A DEED OF TRUST: AMOUNT: \$20,000,000.00; DATED: AUGUST 31, 2023; TRUSTOR/GRANTOR: KRF ARKANSAS LLC AND KRF SMOKY HILL, LLC; TRUSTEE: THE PUBLIC TRUSTEE OF DENVER COUNTY, COLORADO; BENEFICIARY: SECURITY BANK OF KANSAS; RECORDING DATE: SEPTEMBER 1, 2023; RECORDING NO.: RECEPTION NO. 2023084934. SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT: RECORDING DATE: AUGUST 31, 2023; RECORDING NO.: RECEPTION NO. 2023085097. FIRST AMENDMENT TO SUBORDINATION: RECORDING DATE: MARCH 28, 2024; RECORDING NO.: RECEPTION NO. 2024025331. PARTIAL RELEASE OF DEED OF TRUST AS RECORDED MARCH 28, 2024 AT RECEPTION NO. 2024025332.
- THERE ARE TWO (2) LOTS, TWO (2) BLOCKS, AND ONE (1) TRACT IN KIBLER ADDITION FILING NO. 2.
- A RIGHT OF ACCESS FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, MEDICAL, AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- 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 WITHIN THE PLATTED PROPERTY.
- THE OWNER OF LOT 1, BLOCK 1, KIBLER ADDITION FILING NO. 2 WILL OWN AND MAINTAIN TRACT A. TRACT A IS INTENDED TO BE USED FOR LANDSCAPING AND GREEN SPACE.

### 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 17th DAY OF June A.D., 2024 AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M.  
FREE AND CLEAR OF ENCUMBRANCES EXCEPT THOSE AS SHOWN OR LISTED HEREIN.

Kerry Tipper  
ATTORNEY FOR THE CITY AND COUNTY OF DENVER  
[Signature]  
ASSISTANT CITY ATTORNEY

7-2-24  
DATE

### 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

For Charles L. Hart  
CITY ENGINEER

6/27/2024  
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE:  
[Signature]  
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE

27 June 2024  
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:  
[Signature]  
EXECUTIVE DIRECTOR COMMUNITY PLANNING AND DEVELOPMENT

6.24.2024  
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:  
[Signature]  
EXECUTIVE DIRECTOR OF PARKS AND RECREATION

6/28/2024  
DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. \_\_\_\_\_ OF THE SERIES OF 20 \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

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

BY \_\_\_\_\_ DEPUTY CLERK AND RECORDER

### SURVEYOR'S CERTIFICATION:

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; THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS; THAT ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED; AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

DATE OF PLAT OR MAP: 6/24/24

BRIAN J. DENNIS  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069  
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

### CLERK & RECORDER'S CERTIFICATION:

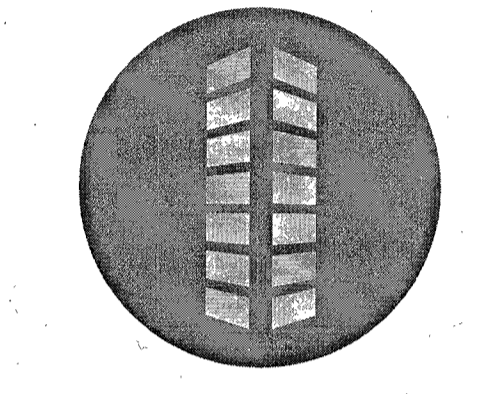
STATE OF COLORADO )  
) SS.  
CITY AND COUNTY OF DENVER )

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

BY \_\_\_\_\_ DEPUTY

FEE \_\_\_\_\_



KIBLER ADDITION FILING NO. 2  
A RESUBDIVISION OF A PART OF BLOCKS 1, 2, 3, & 4, KIBLER ADDITION, AND ADJOINING VACATED STREETS AND ALLEYS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#	Date	Issue / Description	Init.
1	05.19.2023	ADDRESS CITY COMMENTS	JGH
2	08.18.2023	ADDRESS CITY COMMENTS	JGH
3	08.24.2023	UPDATE TITLE COMMITMENT	JGH
4	10.25.2023	ADDRESS CITY COMMENTS	JGH
5	01.12.2024	ADDRESS CITY COMMENTS	JGH
6	01.17.2024	CLIENT COMMENTS	JGH
7	03.18.2024	NEW TITLE REMOVE ESMTS	JGH
8	04.03.2024	UPDATE TITLE COMMITMENT	JGH
9	05.02.2024	ADDRESS CITY COMMENTS	JGH
10	06.19.2024	UPDATE TITLE MONUMENTS	JGH

Project No: KSS000150.20  
Drawn By: JGH  
Checked By: BJD  
Date: 03.05.2023

OWNER:  
KRF ARKANSAS LLC - A COLORADO LIMITED LIABILITY COMPANY  
[Signature]  
SIGNATURE  
DATE: 6-24-24  
Christopher Viscardi  
PRINT NAME Vice President  
PRINT TITLE  
STATE OF Colorado )  
COUNTY OF Arapahoe )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 24 DAY OF June, 2024 A.D.  
BY Christopher Viscardi  
OF KRF ARKANSAS LLC, A COLORADO LIMITED LIABILITY COMPANY  
WITNESS MY HAND AND OFFICIAL SEAL:  
NOTARY PUBLIC: Patricia Z. Nadjmicichan  
MY COMMISSION EXPIRES: 10/4/2024

OWNER:  
KRF SMOKY HILL, LLC, A COLORADO LIMITED LIABILITY COMPANY  
[Signature]  
SIGNATURE  
DATE: 6-24-24  
Christopher Viscardi  
PRINT NAME Vice President  
PRINT TITLE  
STATE OF Colorado )  
COUNTY OF Arapahoe )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS June DAY OF 24, 2024 A.D.  
BY Christopher Viscardi  
OF KRF SMOKY HILL, LLC, A COLORADO LIMITED LIABILITY COMPANY  
WITNESS MY HAND AND OFFICIAL SEAL:  
NOTARY PUBLIC: Patricia Z. Nadjmicichan  
MY COMMISSION EXPIRES: 10/4/2024

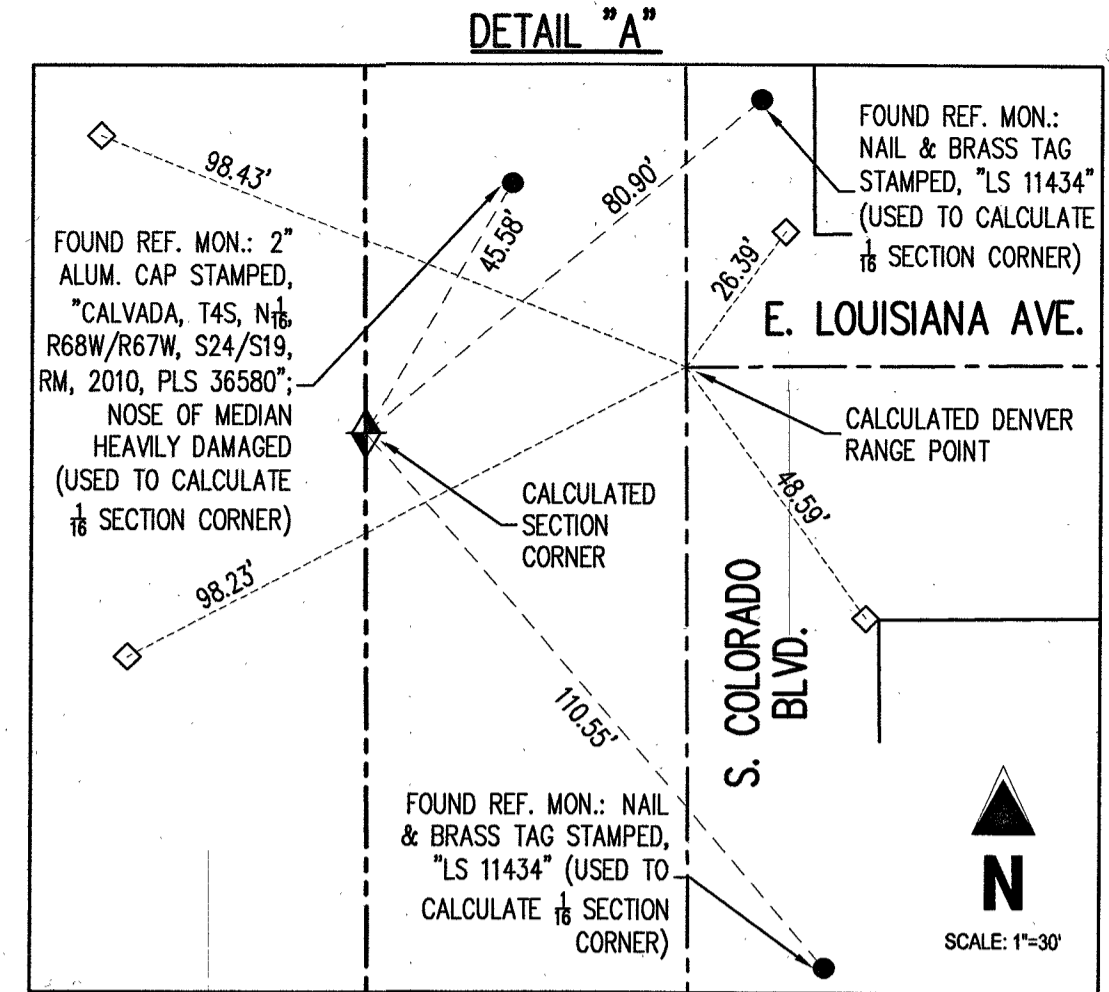
HOLDER OF DEED OF TRUST:  
SECURITY BANK OF KANSAS  
[Signature]  
SIGNATURE  
DATE: 6-20-24  
MATT MC LAUGHLIN  
PRINT NAME SVP  
PRINT TITLE  
STATE OF KS )  
COUNTY OF WY )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 24 DAY OF June, 2024 A.D.  
BY Galloway Forsey  
OF SECURITY BANK OF KANSAS  
WITNESS MY HAND AND OFFICIAL SEAL:  
NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION EXPIRES: 5/24/24



# KIBLER ADDITION FILING NO. 2

A RESUBDIVISION OF A PART OF BLOCKS 1, 2, 3, & 4, KIBLER ADDITION, AND ADJOINING VACATED STREETS AND ALLEYS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**DETAIL LEGEND**  
 DENVER RANGE POINT REFERENCE MONUMENT: SET 3.25" ALUM. DISC IN CONC. STAMPED, "DENVER RANGE POINT, RM XX.XX", PLS 38069" (DISTANCE STAMPED ON EACH ALUM. DISC)



**LINETYPE LEGEND**  
 ALIQUOT LINE  
 DENVER RANGE LINE  
 PROPERTY BOUNDARY  
 INTERIOR LOT LINE  
 KIBLER ADDITION LOT LINES  
 EXISTING EASEMENTS  
 PROPOSED EASEMENTS

**LEGEND**  
 FOUND ALIQUOT CORNER (AS DESCRIBED)  
 FOUND DENVER RANGE POINT (AS DESCRIBED)  
 SET DENVER RANGE POINT: NO. 6 REBAR, 30" LONG, W/ 3.25" ALUM. CAP STAMPED, "PLS 38069" IN RANGE BOX, TO BE SET POST-ROAD CONSTRUCTION  
 FOUND NAIL & 1.5" ALUM. DISC STAMPED, "PLS 38069" (UNLESS OTHERWISE NOTED)  
 SET NO. 5 REBAR, 24" LONG, W/ 1.25" ORANGE PLASTIC CAP STAMPED, "PLS 38069"  
 (M) MEASURED DISTANCE  
 (C) CALCULATED DISTANCE  
 (R1) RECORD DISTANCE: KIBLER ADDITION  
 (R2) RECORD DISTANCE: BARGAIN & SALE DEED, REC. NO. 2019089561  
 (R3) RECORD DISTANCE: DEED, REC. NO. 2022123120  
 (R4) RECORD DISTANCE: SURVEY OF PARTS OF SECTIONS 19, 20, & 30, CITY ENGINEERING BOOK 39, PAGES 10-21  
 (R5) RECORD DISTANCE: PARCEL RECONFIGURATION, REC. NO. 2019008809  
 (R6) RECORD DISTANCE: GENERAL WARRANTY DEED, REC. NO. 2015029392  
 (R7) RECORD DISTANCE: SPECIAL WARRANTY DEED, REC. NO. 2022129936  
 (R8) RECORD DISTANCE: QUITCLAIM DEED, REC. NO. 2019091660

**KIBLER ADDITION FILING NO. 2**  
 A RESUBDIVISION OF A PART OF BLOCKS 1, 2, 3, & 4, KIBLER ADDITION, AND ADJOINING VACATED STREETS AND ALLEYS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

NORTHWEST CORNER, SECTION 19.  
 FOUND: 3.25" ALUMINUM CAP STAMPED, "EHRHART, T4S, R68W R67M, S13/S18, S24/S19, 2021, LS 29414", 0.23' BELOW SURFACE IN A RANGE BOX

SEE DETAIL "A" FOR SECTION CORNER AND DENVER RANGE POINT REFERENCE MONUMENTS

POINT OF COMMENCEMENT NORTHWEST CORNER, SECTION 19. SECTION CORNER CALCULATED FROM REFERENCE MONUMENTS PER MONUMENT RECORD RECORDED 11.30.2011 (UNABLE TO LOCATE CORNER DUE TO HEAVY TRAFFIC)

S. COLORADO BLVD. PUBLIC RIGHT OF WAY VARIES

FOUND: NAIL & 0.75" WASHER STAMPED, "LS 25379" (NOT ACCEPTED, ALL MONUMENTS 0.5' E OF CORNERS)

FOUND: NAIL & 0.75" WASHER STAMPED, "LS 25379" (NOT ACCEPTED, 0.6' N OF RIGHT-OF-WAY LINE)

FOUND: 2" ALUM. CAP STAMPED, "LS 25379 RM" (NOT ACCEPTED, 2.5' S OF RIGHT-OF-WAY LINE)

FOUND REFERENCE MONUMENT: 3.25" ALUM. CAP STAMPED, "S24 & S19, T4S, R68W & R67M, PLS 38069, RM, GALLOWAY 2022" IN CONCRETE

POINT OF BEGINNING FOUND: NAIL & WASHER STAMPED, "PLS 35585", FLUSH W/ SURFACE (ACCEPTED)

FOUND: NO. 3 REBAR W/ NO CAP, FLUSH W/ SURFACE

FOUND: NO. 3 REBAR W/ NO CAP, 0.1' ABOVE SURFACE

FOUND: CHISELED "X" 1.11' SOUTH OF REBAR IN SIDEWALK

FOUND: CHISELED "X" 2.20' SOUTH OF REBAR IN SIDEWALK

FOUND: 1.5" ALUM. CAP STAMPED, "COLO DEPT OF TRANS PLS 23884"

FOUND: NAIL & 0.75" WASHER STAMPED, "LS 25379" (NOT ACCEPTED, 0.65' N & 0.46' E OF CORNER)

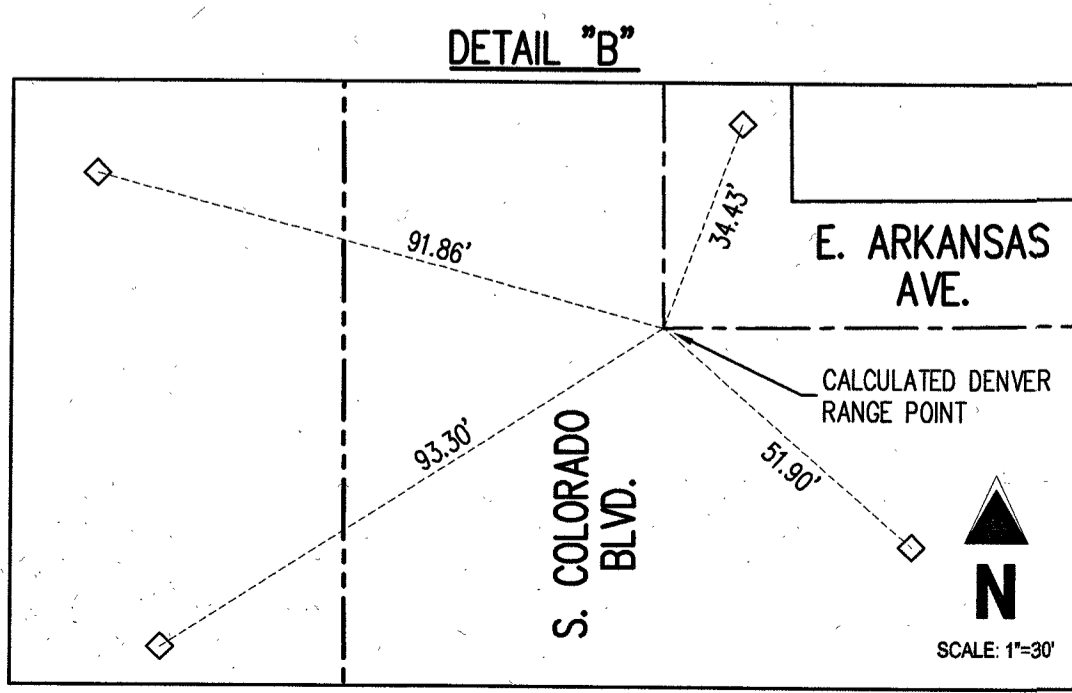
FOUND: NAIL & 0.75" WASHER STAMPED, "LS 25379" (NOT ACCEPTED, 0.6' N OF RIGHT-OF-WAY LINE)

FOUND: NAIL & 0.75" WASHER STAMPED, "LS 25379" (NOT ACCEPTED, 0.3' N OF RIGHT-OF-WAY LINE)

FOUND: NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED, "CO SURVEY CO LS 23292" (NOT ACCEPTED, 0.3' N OF RIGHT-OF-WAY LINE)

FOUND REFERENCE MONUMENT: 2.0" ALUM. CAP STAMPED, "CALVADA PLS 36580"

FOUND REFERENCE MONUMENT: 3.25" ALUM. CAP STAMPED, "S24 & S19, T4S, R68W & R67M, PLS 38069, RM, GALLOWAY 2022" IN CONCRETE



**DETAIL LEGEND**  
 DENVER RANGE POINT REFERENCE MONUMENT: SET 3.25" ALUM. DISC IN CONC. STAMPED, "DENVER RANGE POINT, RM XX.XX", PLS 38069" (DISTANCE STAMPED ON EACH ALUM. DISC)

**LINE TABLE**

LINE TAG #	BEARING	LENGTH (FT)
L1	S89°28'57"W	11.82
L2	N00°33'32"W	5.76
L3	N09°57'42"E	26.08
L4	N89°34'41"E	2.19
L5	S00°25'19"E	86.54

**CURVE TABLE**

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	10°31'14"	55.45	302.00	N04°42'05"E	55.38

*[Signature]*  
 38069

#	Date	Issue / Description	Init.
1	05.19.2023	ADDRESS CITY COMMENTS	JGH
2	08.16.2023	ADDRESS CITY COMMENTS	JGH
3	08.24.2023	UPDATE TITLE COMMITMENT	JGH
4	10.25.2023	ADDRESS CITY COMMENTS	JGH
5	01.12.2024	ADDRESS CITY COMMENTS	JGH
6	01.17.2024	CLIENT COMMENTS	JGH
7	03.18.2024	NEW TITLE, REMOVE ESMTS	JGH
8	04.03.2024	UPDATE TITLE COMMITMENT	JGH
9	05.02.2024	ADDRESS CITY COMMENTS	JGH
10	06.19.2024	UPDATE TITLE, MONUMENTS	JGH

Project No: KSS00190120  
 Drawn By: JGH  
 Checked By: BID  
 Date: 03.05.2023