MONACO-EVANS SUBDIVISION FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FDG MONACO ASSOCIATES, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, AND CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK IT'S SUCCESSORS AND/OR ASSIGNS, AS DEED OF TRUST HOLDER, HAVE LAID OUT. PLATTED AND SUBDIVIDED INTO BLOCKS AND LOTS, RIGHT OF WAY, AND EASEMENTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., AND MORE PARTICULARLY DESCRIBED AS

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4 NORTHEAST 1/4, SAID POINT BEING 1014.41 FEET EAST OF THE NORTHWEST CORNER OF SAID SW 1/4 NE 1/4;

THENCE SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID SW 1/4 NE 1/4 40.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID SW 1/4 NE 1/4 636.00 FEET TO A POINT:

THENCE WESTERLY AND PARALLEL TO THE NORTH LINE OF SAID SW 1/4 NE 1/4 954.67 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH MONACO PARKWAY:

THENCE ON A RIGHT DEFLECTION ANGLE OF 90°54'51" AND ALONG SAID EAST RIGHT OF WAY LINE 436.05 FEET TO A POINT;

THÊNCE EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID SW 1/4 NE 1/4 200.00 FEET TO

THENCE NORTHERLY AND PARALLEL TO THE WEST LINE OF SAID SW 1/4 NE 1/4 200.00 FEET TO A POINT THAT IS 40.00 FEET SOUTH OF THE NORTH LINE OF SAID SW 1/4 NE 1/4 AND 748.04 FEET WESTERLY OF THE TRUE POINT OF BEGINNING:

THENCE EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID SW 1/4 NE 1/4 748.04 FEET TO THE TRUE POINT OF BEGINNING.

CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 12.96 ACRES (564,395 SQUARE FEET), MORE OR LESS.

under the name and style of **"monaco-evans subdivision filing no.** 1". and by these PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE EASEMENTS. STREETS AND AVENUES, 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.

10-27-21 VICE PRESIDENT KEVIN FOLTZ

FDG MONACO ASSOCIATES, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF Colorado

COUNTY OF DENVEC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF OCtober, 20 21 A.D.

BY Kevin Fortz, AS Vice President FORUM MANAGEMENT, INC., AS MANAGER OF FDG MONACO ASSOCIATES, LLC A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: Jan 4. Zozs

GLORIA LOUBRIEL NOTARY PUBLIC - STATE OF COLORADO NOTARY ID 20214000081 MY COMMISSION EXPIRES JAN 4, 2025

DEED OF TRUST HOLDER

CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK

Lama Stanly SIGNATURE Associate managing Director

11/2/21 DATE

STATE OF Colorado COUNTY OF DENVEY

Laura Stanley

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS Znd DAY OF November, 20 ZI A.D.

BY Laura Stanley, AS Associate Managing CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 1-3-72024



VICINITY MAP



GENERAL NOTES

- 1. FIELD WORK WAS COMPLETED ON DECEMBER 1, 2020.
- BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (2011) REALIZATION). THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 29. TOWNSHIP SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS N89'35'15"E, MONUMENTED BY THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING AN ILLEGIBLE, 3-1/4" ALUMINUM CAP IN RANGE BOX, AND MONUMENTED BY THE NORTHEAST CORNER OF SAID SECTION 29, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 37601", AS SHOWN HEREON.
- 3. PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 0800460216H, HAVING AN MAP REVISED DATE OF SEPTEMBER 4, 2020, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD), ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), AND REGULATORY FLOODWAY, AS SHOWN HEREON. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- 3. ACCESS TO THE PROPERTY IS OBTAINED VIA EAST EVANS AVENUE AND SOUTH MONACO STREET PARKWAY.
- 4. 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 REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE REPORT WAS PREPARED BY FIDELITY NATIONAL TITLE, REPORT NO. NO032758-010-T02-SC, AMENDMENT NO. 3, WITH A COMMITMENT DATE OF OCTOBER 12, 2021 AT 8:00 AM.
- 5. 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
- 6. ALL DISTANCES SHOWN ON THIS MAP ARE U.S. SURVEY FEET, GROUND DISTANCES.
- 7. A RIGHT OF ACCESS FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- 8. 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.
- 9. MONUMENTS AND REFERENCE MONUMENTS FOR THE NORTHEAST SIXTEENTH CORNER AND THE CENTER-EAST SIXTEENTH CORNER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN WERE OBLITERATED BY ROADWAY AND SIDEWALK CONSTRUCTION.
- 10. THERE ARE 2 BLOCKS AND 3 LOTS IN MONACO-EVANS SUBDIVISION FILING NO. 1. THERE ARE NO TRACTS.

ENCUMBRANCES

PARCEL IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE APPLICATION FOR APPROVAL OF A SPECIAL ZONE LOT PLAN FOR A PLANNED BUILDING GROUP AND/OR DEVELOPMENT PLAN, WHICH WAS RECORDED AUGUST 21, 1967 IN BOOK 9774 AT PAGE 340.

PARCEL IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE SPECIAL ZONING LOT PLAN, WHICH WAS RECORDED OCTOBER 25, 1982 IN BOOK 2678 AT PAGE 83.

PARCEL IS SUBJECT TO THE EFFECT OF THE INCLUSION OF THE SUBJECT PROPERTY IN THE STREET IMPROVEMENT DISTRICT NO. 1111, AS DISCLOSED BY THE INSTRUMENT RECORDED JANUARY 2, 1987 AT RECEPTION NO. 00071881 AND FEBRUARY 18, 1987 AT RECEPTION NO.

PARCEL IS SUBJECT TO LARGE DEVELOPMENT FRAMEWORK AGREEMENT RECORDED SEPTEMBER 14, 2020 AT RECEPTION NUMBER 2020148511.

PARCEL IS SUBJECT TO INFRASTRUCTURE MASTER PLAN RECORDED JULY 21, 2021 AT RECEPTION NO. 2021136888.

PARCEL IS SUBJECT TO DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 28, 2021 AT RECEPTION NO. 2021183321.

ATTORNEY'S CERTIFICATION

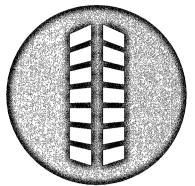
I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON. AND FIND THE TITLE TO THE STREETS, AVENUES, AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATORS

THIS 16th DAY OF November A.D., 2021, AT 8:00 O'CLOCK, A.M. FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN OR LISTED HEREIN.

Kristia M. Bronson ATTORNEY FOR THE CITY AND COUNTY OF DENVER ASSISTANT CITY ATTORNEY

11-29-21

Colorado Springs, CO 80920 719-900-7220 • GallowayUS.com



APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO.

11.15.21

___ OF THE SERIES OF 20___ WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF

EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

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

EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE

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

DEPUTY CLERK AND RECORDER

Happy Haywo

APPROVALS

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

DATE OF PLAT OR MAP: 11.10.2021

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			

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#	Date	Issue / Description
1	06/16/21	SUBPLAT COMMENTS 05/10/21
_2	07/23/21	REVISED FOR CITY COMMENTS
3	10/15/21	UPDATED TITLE COMMITMENT
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Project No:	FRE.001.10
Drawn By:	EMV
Checked By:	BJD
Date:	02/19/21

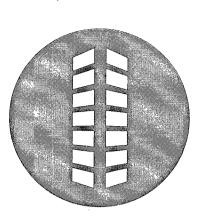
SHEET 1 OF 2

MONACO-EVANS SUBDIVISION FILING NO. 1 A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO SIXTEENTH CORNER SEC. 20 SEC. 29 SEC. 20 | SEC. 21 QUARTER CORNER SEC. 29 | SEC. 28 T4S, R67W SEC. 20 SEC. 29 T4S, R67W FOUND 3-1/4" ALUMINUM CAP FOUND 3-1/4" ALUMINUM CAP T4S, R67W IN RANGE BOX STAMPED IN RANGE BOX STAMPED FOUND 3-1/4" ALUMINUM CAP "LS 17488" ILLEGIBLÉ, IN RANGE BOX "PLS 37601" N89°35′54″E 1319.12′ • RTH LINE NW/4 NE/4 SEC. NORTH LINE NE/4 NE/4 SEC. 29 (BASIS OF BEARINGS) POINT OF COMMENCEMENT ROCK CAP CENTER-NORTH STAMPED SIXTEENTH CORNER SIXTEENTH CORNER DENVER RANGE POINT CENTER-NORTH SEC. 29 | SEC. 28 SET 3-1/2" ALUMINUM UNABLE TO SET DUE PLS 38069" SIXTEENTH CORNER T4S, R67W IN CURB TO TRAFFIC SEC. 28 POSITION CALCULATED "RM 2021 PLS 38069" SET REFERENCE "RM 2021 PLS 38069" T4S, R67W BY WITNESS CORNER SET REFERENCE MONUMENTS AS SHOWN FOUND 3-1/4" ALUMINUM MONUMENTS AS SHOWN SET 3-1/2" ALUMINUM CAP STAMPED "LS 16398" ROCK CÁP STAMPED _N05*06'07"E NORTH LINE SW/4 NE/4 SEC. 29 EAST EVANS AVENUE N89°47'24"E 70.00' N89°47'24"E 2597.19' SET 3-1/2" ALUMINUM 277.86' PUBLIC RIGHT OF WAY SET 3-1/2" ALUMINUM ADDITIONAL RIGHT OF WAY FOUND NAIL WITH 1-1/2" WITNESS CORNER PUBLIC RIGHT OF WAY PUBLIC RIGHT OF WAY S30°07'05"W ROCK CAP STAMPED (WIDTH VARIES) TALUMINUM CAP 0.2061 ACRES (8,976 SQ. FT.) ROCK CAP STAMPED ALUMINUM WASHER STAMPED ORDINANCE 91 SERIES 1967 -FOUND 2" BRASS ORDINANCE 629 SERIES 1991 "RM 2021 PLS 38069" \ ILLEGIBLE HEREBY DEDICATED "RM 2021 PLS 38069" CAP STAMPED REC. 1991067783 "PLS 38098" ---IN CURB "N89°33'15"E 748.04 IN CURB "PLS 24302 70 WC" FOUND 1" BRASS CAP STAMPED N89°33'15"E 748.04' FOUND #5 REBAR WITH "LS 37051" IN CONCRETE ÍLLEGIBLE YELLOW PLASTIC-(FOUND 1' NORTH OF CORNER, CAP IN ASPHALT _ SET 3-1/2" ALUMINUM SET 3-1/2" 6' UTILITY EASEMENT ►AS A 1' WITNESS CORNER) HEREBY DEDICATED SET NAIL WITH 1-1/2" ALUMINUM "RM 2021 PLS 38069" ROCK CAP DISC AT ACTUAL CORNER STAMPED IN CURB (POINT OF BEGINNING) "RM 2021 PLS 38069" REC. 2002073033 OWNER: WALTERS REC. 2018147821 DEVELOPMENT LP 10' UTILITY EASEMENT OWNER: PARK WEST HEREBY DEDICATED INVESTMENTS LLC 10' UTILITY EASEMENT FOUND #5 REBAR WITH BOOK 9746 PAGE 454 ILLEGIBLE YELLOW PLASTIC -PARTIALLY VACATED CAP IN ASPHALT FOUND #5 REBAR REC. 2021177323 NO IDENTIFICATION LINE TABLE 30' WATER EASEMENT 294.94 NO IDENTIFICATION BOOK 2841 PAGE 371 FOUND #5 REBAR 0.10' NW OF CORNER PARTIALLY VACATED BLOCK 1 LOT 2 - WITH YELLOW PLASTIC CAP (NOT ACCEPTED) REC. 2021157658 FOUND NAIL WITH 1-1/2" S89°34'58"W 20.00 STAMPED "PLS 9133" ALUMINUM WASHER STAMPED -N00°24'31"W 22.84 6.40 ACRES "PLS 38098" (278,632 SQ. FT.) NO IDENTIFICATION L7 S00°00'00"E 24.64 L8 S44*58'05"W 32.46 3.56 ACRES N00°00'00"E 108.69 (155,014 SQ. FT.) N90°00'00"W 16.96 ! 10' UTILITY EASEMENT 1.11 ACRES HEREBY DEDICATED (48,228 SQ. FT.) 6' UTILITY EASEMENT HEREBY DEDICATED *30.50* ' OPEN SPACE EASEMENT 10' UTILITY EASEMENT *50' DRAINAGE* REC. 2021185838 BOOK 9746 PAGE 454 EASEMENT PARTIALLY VACATED L19 N00°00'00"W 7.97 REC. 2021188477 REC. 2021177323 _20 S20°00'00"W 48.02 EASEMENT CURVE TABLE # DELTA LENGTH RADIUS CHORD C1 20°00'00" 17.45 50.00 N10°00'00"E 17.36 C2 56°15'52" 54.01 55.00 N48°07'56"E 51.87 C3 70°00'00" 30.54 25.00 S55°00'00"W 28.68 C4 20°00'00" 6.98 20.00 S10°00'00"W 6.95 REC. 2017108633 OWNER: A13 PROPERTIES LLC 10' UTILITY EASEMENT FOUND ALIQUOT MONUMENT AS DESCRIBED HEREBY DEDICATED STREET PARKWAY FLOODPLAIN ADDITIONAL RIGHT OF WAY-FLOODWAY FOUND PROPERTY MONUMENT AS DESCRIBED 0.1001 ACRES (4,360 SQ. FT.) HEREBY DEDICATED *10' UTILITY EASEMENT* SET NAIL WITH 1-1/2" ALUMINUM DISC HEREBY DEDICATED O STAMPED "PLS 38069" UNLESS OTHERWISE DESCRIBED SET DENVER RANGE POINT AS DESCRIBED FOUND #5 REBAR WITH ~1-1/4" ORANGE PLASTIC CAP N89°33'15"E 545.69' 6' UTILITY EASEMENT STAMPED "PLS 38098" 90°54'21"(M) 90°54'51"(R) EAST WARREN AVENUE PUBLIC RIGHT OF WAY HEREBY DEDICATED N89°33'15"E 118.66' (R) HEREBY DEDICATED 118.89' (M) FOUND #5 REBAR SET DENVER RANGE POINT NO IDENTIFICATION 6' UTILITY EASEMENT #5 REBAR, 24" LONG WITH 2-1/2" REC. 1988341596 3.5' PUBLIC RIGHT OF WAY ALUMINUM CAP IN RANGE BOX ORDINANCE 575 SERIES 2004 -REC. 2004188963 30' WATER EASEMENT REC. 2016015941 BOOK 675 PAGE 60 OWNER: CREATIVE BOOK 616 PAGE 508 OWNER: 2230 SOUTH MONACO INVESTMENTS II LLC QUARTER CORNER QUARTER CORNER SECTION 29 SEC. 29 | SEC. 28 T4S, R67W T4S, R67W FOUND 3-1/4" FOUND 3-1/4" ALUMINUM CAP ALUMINUM CAP IN RANGE BOX STAMPED ILLEGIBLE, "PLS 36580" IN RANGE BOX

10/14/21 UPDATED TITLE COMMITMENT EMV

Galloway

1155 Kelly Johnson Blvd. Suite 305 Colorado Springs, CO 80920 719-900-7220 • GallowayUS.com



NORTHEAST QUARTER OF SETHE 6TH PRINCIPAL MERIDIA STATE OF COLORADO

MONACO-EVANS SUBDIVISION FILING NO. 1

Date Issue / Description Init
1 06-16-21 SUBPLAT COMMENTS 05/10/21 GA
2 07/23/21 REVISED FOR CITY COMMENTS EN
3 10/15/21 UPDATED TITLE COMMITMENT EN

roject No: FRE.001.10

rawn By: EMV

necked By: BJD

ate: 02-19-21

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