

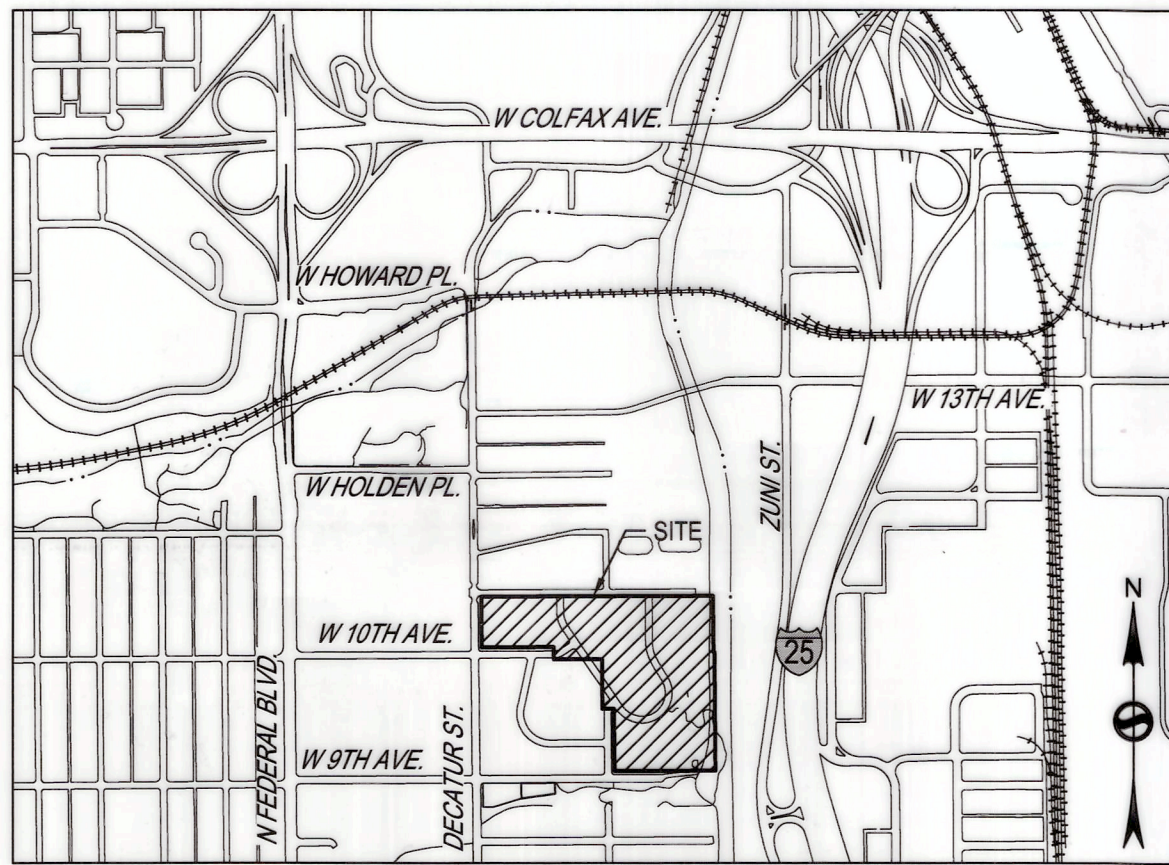
SUN VALLEY HOMES THIRD FILING

A RESUBDIVISION OF PORTIONS OF SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8) AND SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12)

SITUATED IN THE EAST 1/2 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH P.M.

CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 2



VICINITY MAP
SCALE: 1"=1000'

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS DENVER HOUSING LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO THREE LOTS ON THREE BLOCKS AND SEVEN TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8), RECORDED APRIL 9, 1952 IN BOOK 21 AT PAGE 8 AT RECEPTION NO. 76315 AND A PORTION OF SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12) RECORDED MARCH 13, 1956 IN BOOK 23 AT PAGE 4 AT RECEPTION NO. 93449 IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, AND SITUATED IN THE EAST HALF OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF WEST 11TH AVENUE AND DECATUR STREET FROM WHENCE THE RANGE POINT AT WEST 10TH AVENUE AND DECATUR STREET BEARS SOUTH 00°31'40" EAST 342.20 FEET AND ON WHICH ALL BEARINGS HEREIN ARE BASED;

THENCE SOUTH 35°58'47" EAST A DISTANCE OF 68.96 FEET TO THE NORTHWEST CORNER OF SAID SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8), THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF WEST 11TH AVENUE AND EAST RIGHT-OF-WAY OF DECATUR STREET AND THE POINT OF BEGINNING;

THENCE NORTH 89°43'32" EAST, ALONG THE NORTH LINE OF SAID SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8) AND SAID SOUTH RIGHT-OF-WAY LINE OF DECATUR STREET, A DISTANCE OF 1,205.03 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID SUN VALLEY HOMES;

THENCE ALONG THE EAST LINE OF SAID SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8) AND SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12) THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 00°32'39" EAST A DISTANCE OF 133.01 FEET TO A POINT;
2. NORTH 89°43'36" EAST A DISTANCE OF 1.00 FEET TO A POINT;
3. SOUTH 00°33'24" EAST A DISTANCE OF 163.00 FEET TO A POINT;
4. NORTH 89°43'36" EAST A DISTANCE OF 4.00 FEET TO A POINT;
5. SOUTH 00°33'24" EAST A DISTANCE OF 622.17 FEET TO THE SOUTHEAST CORNER OF SAID SUN VALLEY HOMES SECOND FILING AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 9TH AVENUE;

THENCE SOUTH 89°43'30" WEST, ALONG THE SOUTH LINE OF SAID SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12) AND SAID NORTH RIGHT-OF-WAY LINE OF WEST 9TH AVENUE, A DISTANCE OF 525.13 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BRYANT STREET;

THENCE NORTH 00°33'30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF BRYANT STREET, A DISTANCE OF 326.19 FEET TO A POINT;

THENCE SOUTH 89°43'53" WEST A DISTANCE OF 59.70 FEET TO A POINT;

THENCE NORTH 00°33'24" WEST A DISTANCE OF 260.49 FEET TO A POINT;

THENCE SOUTH 89°45'08" WEST A DISTANCE OF 250.18 FEET TO A POINT;

THENCE NORTH 00°39'50" WEST A DISTANCE OF 65.53 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 10TH AVENUE;

THENCE SOUTH 89°40'48" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST 10TH AVENUE, A DISTANCE OF 375.00 FEET THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST 10TH AVENUE AND SAID EAST RIGHT-OF-WAY LINE OF DECATUR STREET;

THENCE NORTH 00°31'40" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF DECATUR STREET, A DISTANCE OF 266.17 FEET TO A POINT TO THE POINT OF BEGINNING.

CONTAINING 698,889 SQUARE FEET OR 16.04 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF SUN VALLEY HOMES THIRD FILING, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE EASEMENTS STATED IN THE PLAT NOTES.

OWNER:

DENVER HOUSING LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER, COLORADO, A PUBLIC BODY CORPORATE AND POLITIC UNDER THE LAWS OF THE STATE OF COLORADO, ITS SOLE MEMBER

BY:

DAVID NISWOGGIA

PRINTED NAME

NOTARY CERTIFICATE:

STATE OF COLORADO

COUNTY OF DENVER

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 24th DAY OF AUGUST, 2022 BY DAVID NISWOGGIA

MY COMMISSION EXPIRES: JUNE 28 2026

WITNESS MY HAND AND SEAL:

Lindsey June Hall
NOTARY PUBLIC

LINDSEY JUNE HALL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 20194026581
MY COMMISSION EXPIRES 06/28/2026

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEY SYSTEMS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, SURVEY SYSTEMS RELIED UPON TITLE REPORT NO. ABD70767347.1-4, ISSUED BY LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY, AND HAVING AN EFFECTIVE DATE OF AUGUST 16, 2022.
2. 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.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 18.75 FOOT RANGE LINE WEST OF BLOCK 8, SOUTH FAIRVIEW, IN DECATUR STREET BETWEEN 11TH AVE AND 10TH AVE, AS MONUMENTED BY AN ILLEGIBLE 2" ALUMINUM CAP IN A RANGE BOX AT THE NORTH END AND BY AN ILLEGIBLE 1 3/4" ALUMINUM CAP IN RANGE BOX AT THE SOUTH END, AND BEARS SOUTH 00°31'40" EAST.
4. THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
5. GROSS LAND AREA: THE GROSS LAND AREA THIS PARCEL IS 698,889 SQ. FT. OR 16.04 ACRES±.
6. SUN VALLEY HOMES THIRD FILING HAS 3 LOTS ON 3 BLOCKS AND 7 TRACTS.
7. RIGHT OF ACCESS FOR EMERGENCY SERVICES ON AND ACROSS ALL PLATTED PROPERTY FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES IS HEREBY GRANTED.
8. THE FOLLOWING DOCUMENTS REPORTED IN THE COMMITMENT FOR TITLE INSURANCE REFLECTED IN NOTE 1 EITHER DO NOT AFFECT THE SURVEYED PROPERTY, ARE BLANKET IN NATURE, DO NOT CONTAIN DESCRIPTIONS AND WERE NOT PLOTTED, OR WERE NOT SHOWN HEREON.
 - EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE DECATUR FEDERAL GENERAL DEVELOPMENT PLAN RECORDED JULY 03, 2014 UNDER RECEPTION NO. 2014079610.
 - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 20210553, SERIES OF 2021 CHANGING THE ZONING CLASSIFICATION RECORDED AUGUST 02, 2021 UNDER RECEPTION NO. 2021143964.
 - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUN VALLEY REDEVELOPMENT INFRASTRUCTURE MASTER PLAN RECORDED JANUARY 13, 2022 UNDER RECEPTION NO. 2022006015.
 - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUN VALLEY IMP DEVELOPMENT AGREEMENT RECORDED JULY 29, 2022 UNDER RECEPTION NO. 2022101103 AND RERECORDED ON AUGUST 17, 2022 AT RECEPTION NO. 2022108520.
9. 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.
10. TRACT A IS CREATED FOR THE PURPOSES OF ESTABLISHING A PARK AND OPEN SPACE, AND WILL BE OWNED AND MAINTAINED BY DENVER HOUSING LLC UNTIL SUCH TIME AS IT IS DEVELOPED CONSISTENT WITH THE FEDERAL DECATUR GENERAL DEVELOPMENT PLAN, SUN VALLEY INFRASTRUCTURE MASTER PLAN, AND ANY OTHER AGREEMENTS RELATED TO THE DEVELOPMENT OF TRACT A BETWEEN THE CITY AND COUNTY OF DENVER AND THE OWNER, ITS SUCCESSORS AND ASSIGNS.
11. TRACTS B, C, D, E, F AND G ARE FOR FUTURE RIGHTS-OF-WAY AND ASSOCIATED INFRASTRUCTURE THEREIN AND SHALL BE OWNED AND MAINTAINED BY THE OWNER UNLESS AND UNTIL SUCH RIGHTS-OF-WAY ARE ACCEPTED BY THE CITY AND COUNTY OF DENVER AND CONVEYED BY FEE TITLE OR PERMANENT EASEMENT TO THE CITY AND COUNTY OF DENVER IN A SEPARATE DOCUMENT IN ACCORDANCE WITH THE SUN VALLEY IMP DEVELOPMENT AGREEMENT BETWEEN THE CITY AND COUNTY OF DENVER, DENVER HOUSING LLC, AND THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER, COLORADO, RECORDED IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER ON JULY 29, 2022 AT RECEPTION NO. 2022101103 AND RERECORDED ON AUGUST 17, 2022 AT RECEPTION NO. 2022108520.
12. ACCESS RIGHT NECESSARY FOR THE INSTALLATION AND MAINTENANCE OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION AND POSTAL FACILITIES, OR FACILITIES TO BE CONSTRUCTED ON BEHALF OF THE METRO WASTEWATER RECLAMATION DISTRICT OR THE DENVER WATER BOARD, WITHIN FUTURE RIGHTS-OF-WAY PRIOR TO THE DEDICATION SHALL BE LICENSED BY THE OWNER.

CITY ATTORNEY'S CERTIFICATION:

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

THIS 24th DAY OF August A.D. 2022 AT 5:00 O'CLOCK, P. M.

FREE AND CLEAR OF ENCUMBRANCES EXCEPT THOSE AS SHOWN AND LISTED HEREIN.

Kristin M. Branson

ATTORNEY FOR THE CITY AND COUNTY OF DENVER

ASSISTANT CITY ATTORNEY

DATE

SURVEYOR'S CERTIFICATION:

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: 8/23/2022

CHARLES KELLER HARTOG, PLS 38684

FOR AND ON BEHALF OF
SURVEY SYSTEMS INC.

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.

CITY ENGINEER

APPROVED BY EXECUTIVE DIRECTOR OF DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE:

EXECUTIVE DIRECTOR OF DEPARTMENT
TRANSPORTATION & INFRASTRUCTURE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

EXECUTIVE DIRECTOR OF COMMUNITY PLANNING
AND DEVELOPMENT

APPROVED THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

EXECUTIVE DIRECTOR OF PARKS AND RECREATION

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

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____ A.D., 2022.

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

BY

DEPUTY CLERK AND RECORDER

CLERK & RECORDER'S CERTIFICATION:

STATE OF COLORADO)

COUNTY OF DENVER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____ 2022, AND DULY RECORDED UNDER RECEPTION NO. _____

CLERK AND RECORDER

BY _____ DEPUTY

FEE

SURVEY SYSTEMS

A Professional Land Surveying Company

P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123

Info@SurveySystems.net www.SurveySystemsInc.com

A Service-Disabled Veteran-Owned Small Business SDVOSSB | SBE

ISSUE DATE: 8/19/2022

SHEET NO.

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