

# C.P. BEDROCK FILING NO. 8

SITUATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,

CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 3

## DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS EVERGREEN - GREEN VALLEY RANCH & TELLURIDE LAND, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND A TRACT, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 21;  
THENCE SOUTH 00°02'48" EAST, A DISTANCE OF 68.00 FEET;  
THENCE SOUTH 89°52'50" WEST, A DISTANCE OF 125.03 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING A POINT OF NON-TANGENT CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 39.30 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 90°04'48"  
AND A CHORD WHICH BEARS SOUTH 45°05'12" EAST A CHORD DISTANCE OF 35.38 FEET;  
THENCE SOUTH 00°02'48" EAST, A DISTANCE OF 153.00 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 20.88 FEET, SAID CURVE HAVING A RADIUS OF 834.00 FEET, A CENTRAL ANGLE OF 01°26'03",  
AND A CHORD WHICH BEARS SOUTH 00°40'14" WEST A CHORD DISTANCE OF 20.88 FEET;  
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 00°09'57" EAST, A DISTANCE OF 33.87 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 130.78 FEET, SAID CURVE HAVING A RADIUS OF 586.00 FEET, A CENTRAL ANGLE OF 12°47'14",  
AND A CHORD WHICH BEARS SOUTH 06°13'40" WEST A CHORD DISTANCE OF 130.51 FEET TO A POINT OF COMPOUND CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 246.13 FEET, SAID CURVE HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 16°47'18",  
AND A CHORD WHICH BEARS SOUTH 21°00'56" WEST A CHORD DISTANCE OF 245.25 FEET;  
THENCE SOUTH 29°24'35" WEST, A DISTANCE OF 74.06 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 487.92 FEET, SAID CURVE HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 29°07'15",  
AND A CHORD WHICH BEARS SOUTH 14°50'59" WEST A CHORD DISTANCE OF 402.69 FEET;  
THENCE ALONG A LINE TANGENT TO SAID CURVE, SOUTH 00°17'20" WEST, A DISTANCE OF 309.85 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 97.63 FEET, SAID CURVE HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 06°39'34",  
AND A CHORD WHICH BEARS SOUTH 03°37'07" WEST A CHORD DISTANCE OF 97.58 FEET;  
THENCE SOUTH 06°56'54" WEST, A DISTANCE OF 785.35 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 107.04 FEET, SAID CURVE HAVING A RADIUS OF 877.00 FEET, A CENTRAL ANGLE OF 06°59'35",  
AND A CHORD WHICH BEARS SOUTH 03°27'06" WEST A CHORD DISTANCE OF 106.97 FEET;  
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 00°02'17" EAST, A DISTANCE OF 168.54 FEET;  
THENCE SOUTH 89°57'30" WEST, A DISTANCE OF 687.86 FEET;  
THENCE NORTH 00°00'53" WEST, A DISTANCE OF 1,043.17 FEET;  
THENCE SOUTH 89°34'21" WEST, A DISTANCE OF 491.89 FEET;  
THENCE NORTH 00°08'19" EAST, A DISTANCE OF 1,381.76 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 160.71 FEET, SAID CURVE HAVING A RADIUS OF 6,840.00 FEET, A CENTRAL ANGLE OF 01°23'12",  
AND A CHORD WHICH BEARS NORTH 00°49'55" EAST A CHORD DISTANCE OF 160.71 FEET;  
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°52'50" EAST, A DISTANCE OF 1,520.13 FEET TO THE POINT OF BEGINNING.

EXCLUDING TRACT B-1 RECORDED AT CP BEDROCK FILING NO. 1 UNDER RECEPTION NO. 2008113595.

SAID PARCEL CONTAINS 2,771,791 SQUARE FEET OR 63.63 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF C.P. BEDROCK FILING NO. 8, 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.

## OWNER CERTIFICATION:

EVERGREEN - GREEN VALLEY RANCH & TELLURIDE LAND, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.  
EVERGREEN DEVELOPMENT COMPANY - 2022, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.  
ITS: MANAGER  
EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION.

BY: [Signature]

ITS: [Signature]

STATE OF COLORADO

COUNTY OF Denver } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF JANUARY, 2024 BY

Tyler Carlson AS CEO OF EVERGREEN - GREEN VALLEY RANCH & TELLURIDE LAND, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

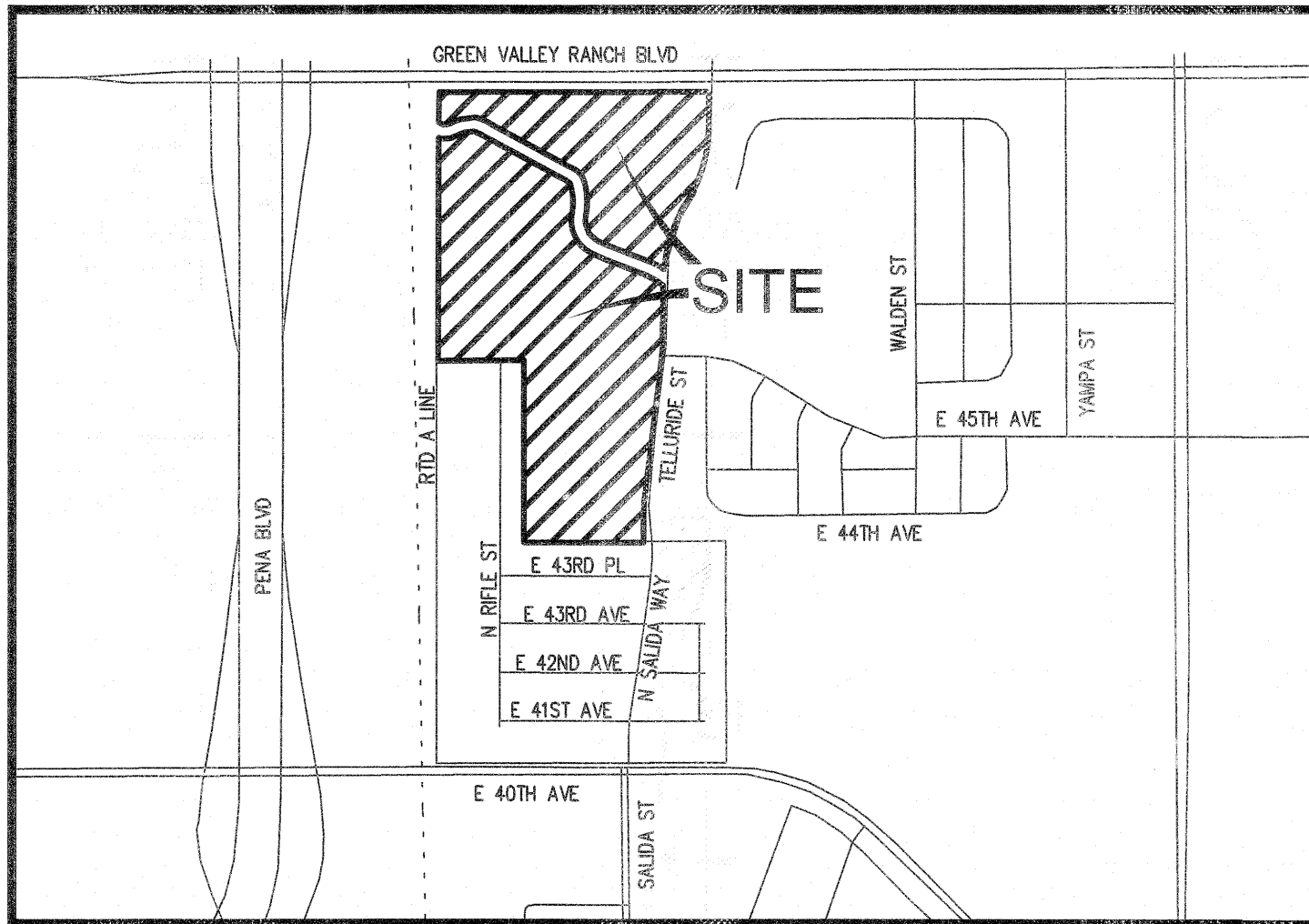
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: May 9, 2026

Lisa Ritter

NOTARY PUBLIC

1873 S. Delmar St., #1100  
Denver, CO 80202  
ADDRESS



VICINITY MAP

SCALE: 1" = 1000'



## GENERAL NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER: ABC70774787.1, ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE: 11/07/2023 AT 5:00 P.M.
- 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING NORTH 89°52'50" EAST PER THE RECORDED PLAT OF CP BEDROCK FILING NO. 1. SAID LINE IS MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 21 BY A 3.25" ALUMINUM CAP, STAMPED: LUCETTI SURVEYING INC 2005 PLS 36053, IN A RANGE BOX, AND AT THE NORTHWEST CORNER OF SECTION 21 BY A 3.25" ALUMINUM CAP, STAMPED: W.K. CLARK & ASSOC. 1993 PLS 4842, FLUSH WITH GROUND.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- N RIFLE WAY, E 45TH AVE, N TELLURIDE ST ARE ALL DEDICATED AS PUBLIC RIGHT-OF-WAY HEREON BY THIS PLAT.
- TRACT A IS FOR PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITY AND PARK PURPOSES. TRACT A SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, BLOCK 4.
- C.P. BEDROCK FILING NO. 8 HAS A TOTAL OF 1 TRACT, 7 LOTS AND 5 BLOCKS.
- 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.
- 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.
- THE SURVEYED PROPERTY IS SUBJECT TO TERMS AND CONDITIONS IN THE TITLE COMMITMENT REFERENCED IN NOTE 1.
- THE SURVEYED PROPERTY IS SUBJECT TO THE FOLLOWING DOCUMENTS LISTED IN THE TITLE COMMITMENT REFERENCED IN NOTE NO. 1 WHICH CANNOT BE PLOTTED, AND ARE RECORDED IN THE CITY AND COUNTY OF DENVER AT THE FOLLOWING RECEPTION NUMBERS OR BOOK AND PAGES (UNLESS NOTED OTHERWISE): BOOK 295 AT PAGE 43 (ADAMS COUNTY RECORDS); BOOK 295 AT PAGE 43 (ADAMS COUNTY RECORDS); BOOK 367 AT PAGE 242 (ADAMS COUNTY RECORDS); BOOK 570 AT PAGE 458 (ADAMS COUNTY RECORDS); RECEPTION NO. 948861; RECEPTION NO. 975694 (ADAMS COUNTY RECORDS); BOOK 1814 AT PAGE 339 (ADAMS COUNTY RECORDS); BOOK 1814 AT PAGE 356; BOOK 2132 AT PAGE 787 (ADAMS COUNTY RECORDS); RECEPTION NO. 098855; BOOK 1889 AT PAGE 659; RECEPTION NO. 006059 (ADAMS COUNTY RECORDS); BOOK 2160 AT PAGE 805 (ADAMS COUNTY RECORDS); BOOK 2576 AT PAGE 181 (ARAPAHOE COUNTY RECORDS); BOOK 2786 AT PAGE 382; BOOK 3735 AT PAGE 141 (ADAMS COUNTY RECORDS); RECEPTION NOS. 058080 AND 058081; RECEPTION NOS. 497935 AND 497936; RECEPTION NO. 9500085835; RECEPTION NO. 098856; RECEPTION NO. 9500085837; RECEPTION NO. 9700036619 AND 9700036620; RECEPTION NO. R-92-0074874; BOOK 4550 AT PAGE 373 (ADAMS COUNTY RECORDS); RECEPTION NO. 9500085836; RECEPTION NO. 980013247; RECEPTION NO. 2005172135; RECEPTION NO. 2022108910; AND RECEPTION NO. 2023102606.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- THE FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2023.

## SHEET INDEX:

SHEET 1 - PROPERTY DESCRIPTION / CERTIFICATES

SHEET 2 - LINE AND CURVE TABLES / LEGEND / DETAIL

SHEET 3 - PLAT SHEET

## 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 1st DAY OF JANUARY, A.D., 2024, AT 1:00 O'CLOCK, P.M., FREE AND CLEAR OF ENCUMBRANCES EXCEPT THOSE AS SHOWN AND LISTED HEREIN.

ATTORNEY FOR THE CITY AND COUNTY OF DENVER

ASSISTANT CITY ATTORNEY

## SURVEYOR 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.

AARON MURPHY  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, P.L.S. 38162  
FOR AND BEHALF OF HARRIS KOCHER SMITH



## 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

1/8/2024  
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE

EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE

9 Jan 2024  
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

1.3.2024  
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION

EXECUTIVE DIRECTOR OF PARKS AND RECREATION

1/9/2024  
DATE

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

WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

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

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

## CLERK AND RECORDER'S CERTIFICATION:

STATE OF COLORADO }  
CITY AND COUNTY OF DENVER } ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., \_\_\_\_\_, 2024 AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_

CLERK AND RECORDER

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

FEE: \_\_\_\_\_

PREPARED BY:

PROJECT #: 220146





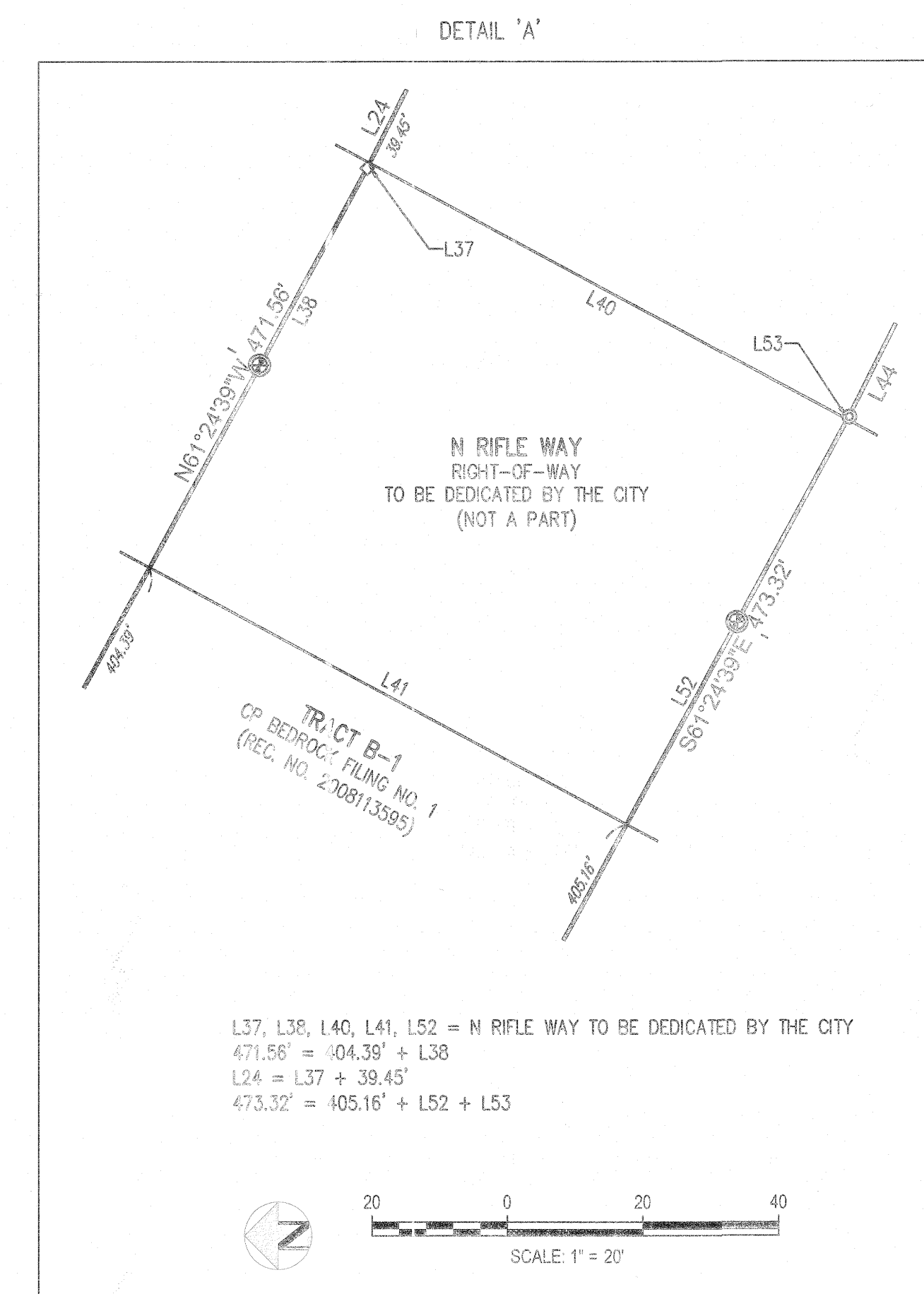
SITUATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 2 OF 3

		LINE TABLE	
	LINE	BEARING	LENGTH
(M,T,R)	L41	N28°20'04"E	80.00'
(M,T,R)	L42	N00°08'19"E	89.05'
(M,R)	L43	S00°02'17"E	168.54'
(M,R)	L44	S63°18'36"E	28.15'
(M,R)	L45	S59°47'23"E	21.63'
(M,R)	L46	S43°37'21"E	9.39'
(M,R)	L47	S20°50'34"E	16.45'
(M,R)	L48	S12°20'02"E	23.30'
(M,R)	L49	S08°04'08"E	35.03'
(M,R)	L50	S04°45'16"E	28.68'
	L51	N53°56'32"W	9.76'
	L52	N61°24'39"W	66.20'
	L53	N61°24'39"W	0.16'

	CURVE TABLE					
	CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
(M, T, R <sub>1</sub> )	C1	25.00'	90°04'48"	39.30'	S45°05'12"E	35.33'
(M, T, R <sub>1</sub> )	C2	834.00'	1'26"03"	20.88'	S00°40'14"W	20.88'
(M, T, R <sub>1</sub> )	C3	586.00'	12°47'14"	130.78'	S06°13'40"W	130.51'
(M, T, R <sub>1</sub> )	C4	840.00'	16°47'18"	246.13'	S21°00'56"W	245.25'
(M, T, R <sub>1</sub> )	C5	960.00'	22°53'25"	383.53'	S17°57'53"W	380.99'
(M, T)	C6	6640.00'	1'23"12"	160.71'	N00°49'55"E	160.71'
	C7	25.00'	42°55'25"	18.73'	N68°33'53"W	18.29'
	C8	25.00'	47°09'23"	20.58'	N23°37'29"W	20.00'
	C9	968.00'	6°50'10"	115.49'	N10°10'36"E	115.42'
(M, T, R <sub>1</sub> )	C10	960.00'	5°35'31"	93.69'	S03°34'24"W	93.65'
	C11	968.00'	5°29'55"	92.90'	N04°00'34"E	92.86'
(M, T, R <sub>1</sub> )	C12	960.00'	8°03'19"	10.70'	S00°36'30"W	10.70'
(M, T, R <sub>1</sub> )	C13	840.00'	6°39'34"	97.63'	S03°37'07"W	97.58'
(M, T, R <sub>1</sub> )	C14	877.00'	6°59'35"	107.04'	S03°32'06"W	106.97'
	C15	26.00'	76°09'53"	34.56'	N30°09'33"W	32.07'

(R1)DELTA: 90°04'47'

- LEGEND:
- ◇ FOUND SECTION CORNER AS DESCRIBED
- SECTION LINE
- FOUND MONUMENT AS DESCRIBED
- ◇ FOUND ORANGE PLASTIC CAP  
STAMPED: AZTEC LS 37064
- △ FOUND YELLOW PLASTIC CAP  
STAMPED: FWS PLS 38226
- ⊙ FOUND BENT #5 REBAR  
NO CAP
- ◆ SET 18"X#5 REBAR WITH  
1.25" BLUE PLASTIC CAP  
STAMPED: PLS 38162
- ⊕ FOUND 1.5" ALUMINUM CAP  
STAMPED: AZTEC LS 36567  
IN RANGE BOX  
(UNLESS OTHERWISE NOTED)
- EXISTING RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE TO BE DEDICATED BY THIS PLAT
- ⊕ RANGE POINT TO BE SET UPON COMPLETION OF  
FRONTWAY CONSTRUCTION, PER CITY OF DENVER STANDARDS  
UNLESS OTHERWISE NOTED
- RANGE LINE
- PROPERTY BOUNDARY
- LOT/TRACT/BLOCK LINE
- EXISTING EASEMENT
- EASEMENT TO BE DEDICATED BY THIS PLAT
- ① BLOCK NUMBER
- FLY-TIE LINE
- (M) MEASURED DIMENSIONS
- (C) CALCULATED DIMENSION
- (T) DIMENSION PER TITLE COMMITMENT REFERENCED IN NOTE #1
- (D1) DIMENSION PER DEEDS AT RECEPTION NOS.  
2020079589 & 20160828295
- (D2) DIMENSION PER DEEDS AT RECEPTION NOS.  
92-0059379 & 9500045583
- (R1) DIMENSION PER CP BEDROCK FILING NO. 1 - PLAT  
RECEPTION NO. 2008113595
- (R2) DIMENSION PER DENVER 60 FILING NO. 1 - PLAT  
RECEPTION NO. 2023101989





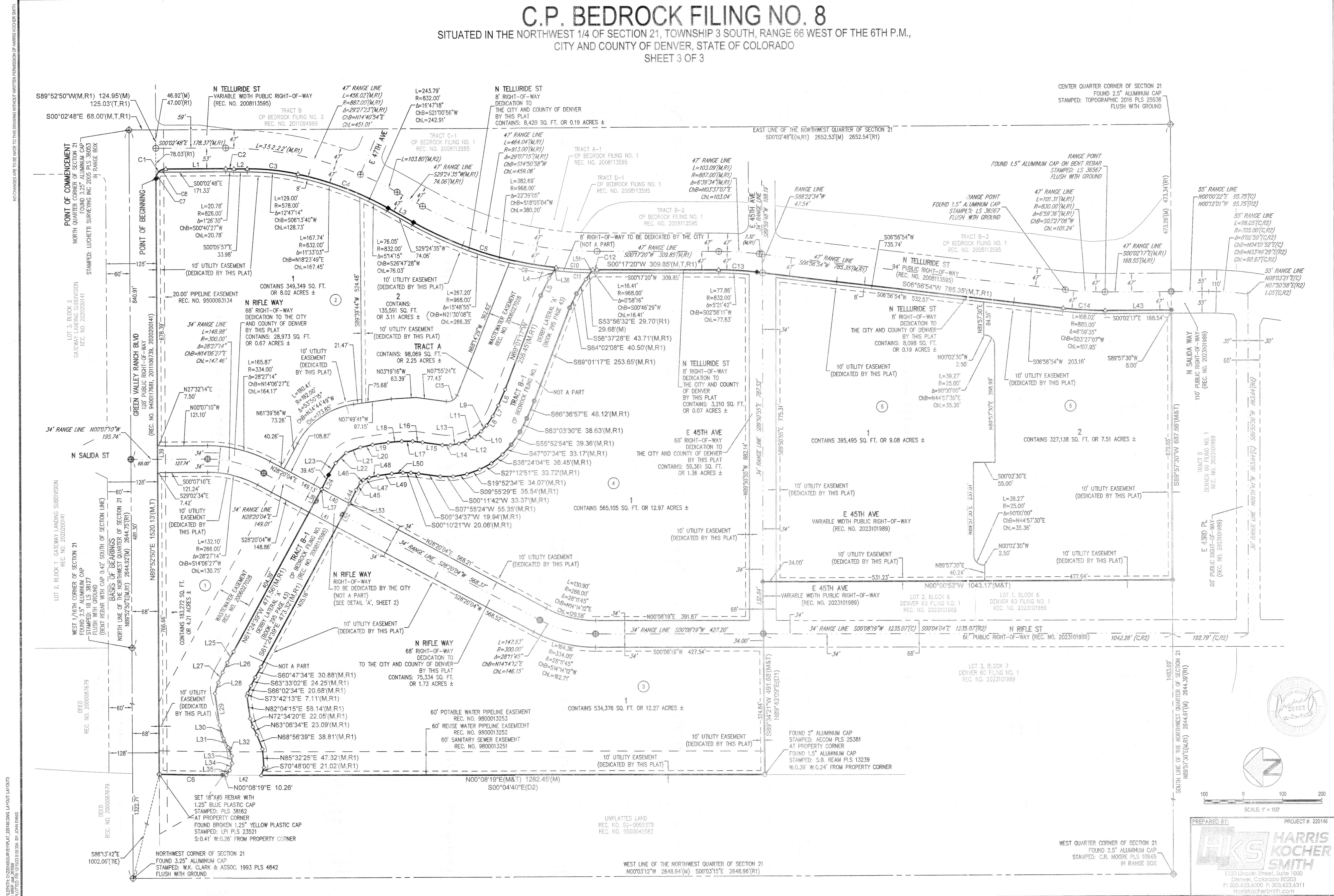
# C.P. BEDROCK FILING NO. 8

SITUATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,

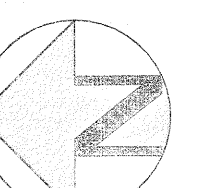
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 3 OF 3

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



FILEPATH: C:\2024\REVIEWS\PLAT 220146.DWG LAYOUT: LAYOUTS  
1 XREF: PLAT 220146  
PLOT DATE: 10/10/2024 10:53:30 AM BY: CHA EWING



SCALE: 1" = 100'

PREPARED BY: PROJECT # 220146  
**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com