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 482.69 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 687.66 FEET:

THENCE NORTH 00°00'53" WEST, A DISTANCE OF 1,043.17 FEET

THENCE SOUTH 89"34"21" WEST, A DISTANCE OF 491.68 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 6,640.00 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 8-1 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.

EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION.

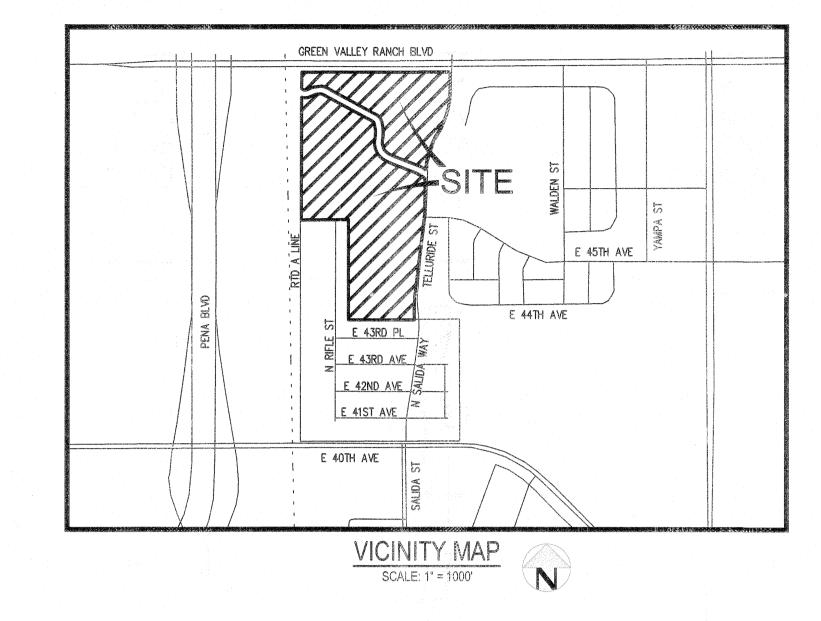
ITS: LEO

STATE OF COLORADO

DAY OF VANUARY 2024 BY THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _ OF EVERGREEN - GREEN VALLEY RANCH & TELLURIDE LAND, L.L.C., AN ARIZONA LIMITED

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: May 7, 2326 NOTARY PUBLIC

> LISA RITTER NOTARY PUBLIC - STATE OF COLORADO NOTARY ID 20184019793 MY COMMISSION EXPIRES MAY 9, 2026



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
- 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 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: LUCHETTI 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.
- 4. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- 5. 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.
- 7. 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.
- 10. THE SURVEYED PROPERTY IS SUBJECT TO TERMS AND CONDITIONS IN THE TITLE COMMITMENT REFERENCED IN NOTE 1.
- 11. 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. 098955; 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. 098956; 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.
- 12. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES 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.
- 13. 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

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES FREE AND CLEAR OF ENCUMBRANCES EXCEPT THOSE AS SHOWN AND LISTED HEREIN

Kerr Tibler ATTORNEY FOR THE CLIY 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.

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

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

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMEN

APPROVED BY 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 THE SERIES 20_ WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____ A.D., 202_

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

TRANSPORTATION AND INFRASTRUCTURE

CLERK AND RECORDER'S CERTIFICATION:

STATE OF COLORADO

CITY AND COUNTY OF DENVER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ______O'CLOCK _____,M., 202 AND DULY RECORDED UNDER RECEPTION NO.

CLERK AND RECORDER

DEPUTY CLERK AND RECORDER

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

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 2 OF 3

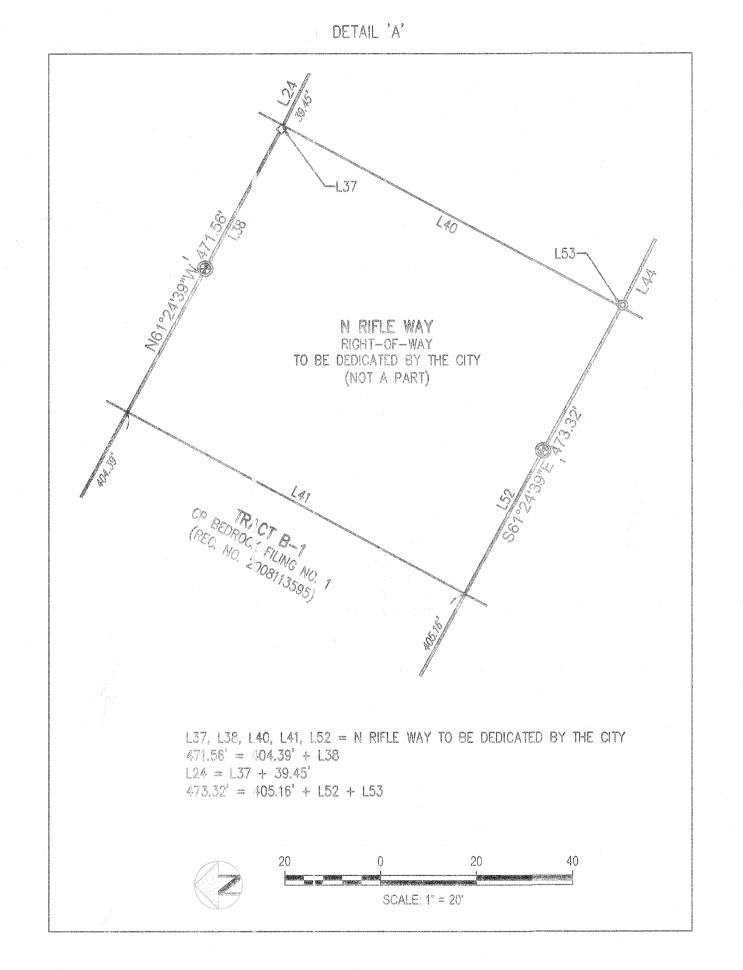
	LINE TABLE				LINE TABLE		
	LINE	BEARING	LENGTH		LINE	BEARING	LENGT
(M,T,R1)	L1	S00°02'48"E	153.00'	(M,R1)	L21	N20°50'34"W	38.52
(M,T,R1)	L2	S00°09'57"E	33.87'	(M,R1)	L22	N43°37'21"W	36.87
(M,T,R1)	L3	S29°24'35"W	74.06	(M,R1)	L23	N59°47'23"W	35.46
(M,R1)	L4	N56°37'28"W	32.23'	(M,R1)	L24	N63°18'36"W	40.28
(M,R1)	L5	N64°02'08"W	49.17	(M,R1)	L25	N60°47'34"W	32.37
(M,R1)	L6	N66°36'57"W	43.96'	(M,R1)	L26	N63°33'02"W	27.92
(M,R1)	L.7	N63°03'30"W	31.12'	(M,R1)	L27	N66°02'34"W	27.77
(M,R1)	L8	N55°52'54"W	28.21	(M,R1)	L28	N73°42'13"W	29.63
(M,R1)	L9	N47°07'34"W	20.94	(M,R1)	L29	S82°04'15"W	81.95
(M,R1)	L10	N38°24'04"W	22.52'	(M,R1)	L30	S72°34'20"W	35.32
(M,R1)	L11	N27°12'51"W	20.76	(M,R1)	L31	S63°06'34"W	25.64
(M,R1)	L12	N19°52'34"W	21.98	(M,R1)	L32	S68°56'39"W	23.06
(M,R1)	L13	N09°55'29"W	21.49'	(M,R1)	L33	S85°32'25"W	18.89
(M,R1)	L14	N00°11'42"E	20.88	(M,R1)	L34	N70°48'00"W	18.97
(M,R1)	L15	N07°55′24″E	50.88	(M,R1)	L35	N54°38'03"W	14.97
(M,R1)	L16	N06°34'37"E	25.35		L36	S56°37'28"E	8.96
(M,R1)	L17	N00°10'21"E	27.98		L37	S63°18'36"E	0.83
(M,R1)	L18	N04°45'16"W	34.44		L38	S61°24'39"E	67.17
(M,R1)	L19	N08°04'08"W	40.32'		L39	N89°52'50"E	75.07
(M,R1)	L20	N12°20'02"W	32.23'	\$ 100 m	L40	S28°20'04"W	80.02
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		LINE TABL	person one
	LINE	BEARING	LENGTH
	L41	N28°20'04"E	80.00
(M,T,R1)	L42	N00°08'19"E	89.05
(M,T,R1)	L43	S00°02'17"E	168.54
(M,R1)	L44	S63°18'36"E	39.15
(M,R1)	L45	S59°47′23″E	21.63
(M,R1)	L46	S43°37'21"E	9.39'
(M,R1)	L47	S20°50'34"E	16.45
(M,R1)	L48	S12°20'02"E	23.30'
(M,R1)	L49	S08°04'08"E	35.03
(M,R1)	L50	S04°45′16″E	28.68'
	L51	N53°56'32"W	9.76°
	L52	N61°24'39"W	68.00'
	L53	N61°24'39"W	0.16
		болька в в компонительной общення общення в под сторы в под сто	CONTRACTOR OF THE PROPERTY AND ADDRESS OF THE PROPERTY OF THE

	CURVE TABLE						
	CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	
(M,T,R1)	C1	25.00'	90°04°48"	39.30'	S45°05'12"E	35.38'	(R1)DELTA: 90°04'47"
(M,T,R1)	C2	834.00'	1°26'03"	20.88	S00°40'14"W	20.88	
(M,T,R1)	C3	586.00'	12°47'14"	130.78	S06°13′40″W	130.51	
(M,T,R1)	C4	840.00	16°47'18"	246.13'	S21°00′56″W	245.25	
(M,T,R1)	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°39'53"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,R1)	C10	960.00'	5°35'31"	93.69'	S03°43'24"W	93.65'	
	C11	968.00'	5°29'55"	92.90'	N04°00'34"E	92.86'	
(M,T,R1)	C12	960.00	0°38'19"	10.70'	S00°36'30"W	10.70	
(M,T,R1)	C13	840.00'	6°39'34"	97.63'	S03°37'07"W	97.58	
(M,T,R1)	C14	877.00	6'59'35"	107.04	S03°27'06"W	106.97	
	C15	26.00'	76°09'53"	34.56'	N30°09'33"W	32.07	

	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
\oplus	FOUND 1.5" ALUMINUM CAP STAMPED: AZTEC LS 36567 IN RANGE BOX (UNLESS OTHERWISE NOTED)
MANAGE OF STREET	EXISTING RIGHT-OF-WAY LINE
GERS SEX TANOM FOUND SEQUENCING SEQUENCING STATES CONTY THOM THE MEMBERS HAVING SEQUENCING SAME SEQUENCING SEQ	RIGHT-OF-WAY LINE TO BE DEDICATED BY THIS PLAT
	RANGE POINT TO BE SET UPON COMPLETION OF ROADWAY CONSTRUCTION, PER CITY OF DENVER STANDARDS PLS 38162 UNLESS OTHERWISE NOTED
especialists a estimate and est	RANGE LINE
GEOLEGIC TERMENT METEROLOGIC STATE OF THE ST	PROPERTY BOUNDARY
CONTRACTOR OF THE PROPERTY OF THE PROPERTY AND ADDRESS OF THE PROPERTY AND ADDRESS OF THE PROPERTY OF THE PROP	LOT/TRACT/BLOCK LINE
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MERCE CHARGE GENERAL MINISTERS WINDOWN GROWING GROWING FRANCISCO CHARGE CHARGE	EASEMENT TO BE DEDICATED BY THIS PLAT
	BLOCK NUMBER
die das trie das der der der sier der der der der der der der der der d	FLY-TIE LINE
(M)	MEASURED DIMENSIONS
	CALCULATED DIMENSION
(T)	DIMENSION PER TITLE COMMITMENT REFERENCED IN NOTE #1
(D1)	DIMENSION PER DEEDS AT RECEPTION NOS. 2020079589 & 2016088295
(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





PROJECT#: 220146 1120 Lincoln Street, Suite 1.000 Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com

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 CENTER QUARTER CORNER OF SECTION 21 47' RANGE LINE N TELLURIDE ST N TELLURIDE ST L=243.79' FOUND 2.5" ALUMINUM CAP L=456.02'(M,R1)46.92'(M) -VARIABLE WIDTH PUBLIC RIGHT-OF-WAY S89°52'50"W(M,R1) 124.95'(M) 8' RIGHT-OF-WAY R=832.00' STAMPED: TOPOGRAPHIC 2016 PLS 25936 R=887.00'(M,R1) 125.03'(T,R1) 47.00'(R1) (REC. NO. 2008113595) DEDICATION TO *~*Δ=16°47'18" FLUSH WITH GROUND THE CITY AND COUNTY OF DENVER A=29'27'23"(M,R1) ChB=S21°00'56"W S00°02'48"E 68.00'(M,T,R1)-BY THIS PLAT ChB=N14°40'54"E CP BEDROCK FILING NO. ChL=242.91' CONTAINS: 8,420 SQ. FT. OR 0.19 ACRES ± REC. NO. 2011094999 ChL = 451.01' EAST LINE OF THE NORTHWEST QUARTER OF SECTION 21 47' RANGE LINE TRACT C-1 S00°02'48"E(M,R1) 2652.53'(M) 2652.54'(R1) CP BEDROCK FILING NO. 1 L=464.04'(M.R1) 500°02'48"E \ 178.37'(M,R1) REC. NO. 2008113595 R=913.00'(M,R1) TRACT A-1 CP BEDROCK FILING NO. 1 Δ=29°07'15"(M,R1) RANGE POINT -L=103.80'(M,R2) 47' RANGE LINE REC. NO. 2008113595 FOUND 1.5" ALUMINUM CAP ON BENT REBAR *ChB=S14°50′58"*W 47' RANGE LINE L=103.09'(M,R1) STAMPED: LS 36567 ChL=459.06° -529°24°35"W(M,R1) R=887.00'(M,R1) FLUSH WITH GROUND TRACT D-1 L=382.69° 74.06 (M,R1) A=6°39'34"(M,R1) S00°02'48"E - CP BEDROCK FILING NO. 1 $R = 968.00^{\circ}$ ChB=N03'37'07"E RANGE LINE 55' RANGE LINE 171.33 / REC. NO. 2008113595 47' RANGE LINE **√**_C8 <u>-</u> - ∆=22°39°05" -NO000022"E 95.75'(C) ChL=103.04" r-588°22'34°W RANGE POINT L=129.00° L=101.31'(M,R1) ChB=S18'05'04"W 47.54 NOO°12'01"W 95.75'(R2) FOUND 1.5" ALUMINUM CAP R=578.00° L=20.78' R=830.00'(M,R1) ChL=380.20° TRACT B-2 STAMPED: LS 36567 $-\Delta = 12^{\circ}47'14''$ R=826.00° L=6"59"36"(M,R1) 55' RANGE LINE 123 CP BEDROCK FILING NO. 1 FLUSH WITH GROUND ChB=S06°13'40"W Δ=1°26'30"-ChB=S03°27'06"W REC. NO. 2008113595 L=99.05'(C,R2) ChL=128.73' ChB=S00'40'27"W Chl=101.24" R=705.00'(C,R2) ChL = 20.78'TRACT B-3 8' RIGHT-OF-WAY TO BE DEDICATED BY THE CITY S06°56'54"W - A=8°02'59"(C,R2) L=167.74 $L=76.05^{\circ}$ (M,R1) CP BEDROCK FILING NO. 1 (NOT A PART) 735.74 R=832.00 ChB=N04°01'52"E(C) 47' RANGE LINE S00°09'57"E R=832.00' _S29*24'35"W` C12 S0077'20"W 309.85'(M,R1) REC. NO. 2008113595 Δ=11°33'03"-ChB=N03°49'29"E(R2) -500°02'17"E(M.R1) 47' RANGE LINE L_∆=5°14′15" 74.06' ChL=98.97(C,R2) ChB=N18°23'49"E 168.55'(M,R1) SO6 56 54 W 785.35 (M.R.T.) S00°17'20"W 309.85'(M.T.R1)*1 ChB=S26'47'28"W 94' PUBLIC RIGHT-OF-WAY 10' UTILITY EASEMENT ChL=167.45' 55' RANGE LINE ChL = 76.03'(DEDICATED BY THIS PLAT) — — -S00°17'20"W 309.85' NO8°03'21"E(C) 10' UTILITY EASEMENT S06°56'54"W 785.35'(M,T,R1) ~ N07°50'58"E(R2) CONTAINS 349,349 SQ. FT. (DEDICATED BY THIS PLAT) $L=77.86^{\circ}$ OR 8.02 ACRES ± L=267.20'R=968.00' 1.05 (C,R2) 20.00' PIPELINE EASEMENT R=832.00° R=968.00° `—∆=0°58°16" REC. NO. 9500063134 N RIFLE WAY CONTAINS: Δ=5°21'42"-Δ=15°48'55"-ChB=S00°46'29"W N TELLURIDE ST 135,591 SQ. FT. 68' RIGHT-OF-WAY OR 3.11 ACRES ± (ChB=N21°30'08"E ChB=S02°58'11"W ChL=16.41' 8' RIGHT-OF-WAY DEDICATION TO THE CITY — S00°02'17"E 168.54'-ChL = 77.83'ChL = 266.35S53°56'32"E 29.70'(R1) DEDICATION TO 34' RANGE LINE MAND COUNTY OF DENVER R=885.00° 10' UTILITY EASEMENT 29.68'(M) BY THIS PLAT THE CITY AND COUNTY OF DENVER-Δ=6°59'35" L=148.98' (DEDICATED BY THIS PLAT) CONTAINS: 28,973 SQ. FT. BY THIS PLAT LS56°37'28"E 43.71'(M,R1) R=300.00° ChB=S03°27'07"W CONTAINS: 8,098 SQ. FT. OR 0.67 ACRES ± D=28°27'14' 21.47' TRACT A ChL=107.95' -S64°02'08"E 40.50'(M,R1) OR 0.19 ACRES ± 10' UTILITY ChB=N14"06"27"E CONTAINS: 98,069 SQ. FT.-N00°02'30"W EASEMENT ChL=147.46' OR 2.25 ACRES ± -S69°01'17"E 253.65'(M,R1) └-S06°56'54"W 203.16' L=165.87' N TELLURIDE ST (DEDICATED 2.50 10' UTILITY EASEMENT R=334.00° N03°19'16"W 8' RIGHT-OF-WAY BY THIS PLAT) (DEDICATED BY THIS PLAT) $L = 39.27^{\circ}$ 10' UTILITY EASEMENT _Δ=28°27'14" DEDICATION TO 77.43 63.39' $R = 25.00^{\circ}$ (DEDICATED BY THIS PLAT) ChB=N14°06'27"E _THE CITY AND COUNTY C15-7 N27°32'14"E Δ=90°00'00"-/ ChL=164.17' OF DENVER NOT A PART 7.50° BY THIS PLAT ChB=N44°57'30"E CONTAINS: 3,210 SQ. F ChL = 35.36'N00°07'10"W OR 0.07 ACRES ± N61°39'56"W -S66°36'57"E 48.12'(M,R1) 73.26' _ L18- L16-34' RANGE LINE NOO°07'10"W -S63°03'30"E 38.63'(M,R1) E 45TH AVE CONTAINS 327,138 SQ. FT. OR 7.51 ACRES ± 68' RIGHT-OF-WAY CONTAINS 395,495 SQ. FT. OR 9.08 ACRES ± -S55°52'54"E 39.36'(M.R1) DEDICATION TO -S47°07'34"E 33.17'(M.R1) THE CITY AND COUNTY OF DENVER-N SALIDA ST --RY THIS PLAT CONTAINS: 59,361 SQ. FT. -S27°12'51"E 33.72'(M,R1) OR 1.36 ACRES ± __S00°02°30"E S00°07'10"E └S19°52'34"E 34.07'(M,R1) 55.00 10' UTILITY EASEMENT 10' UTILITY EASEMENT 121.24 `—S09°55'29"E 35.54'(M,R1) (DEDICATED BY THIS PLAT) _S29°02'34"E (DEDICATED BY THIS PLAT) L=39.27 -S00°11'42"W 33.37'(M,R1) 7.42' R = 25.00'CONTAINS 565,105 SQ. FT. OR 12.97 ACRES ± 34' RANGE LINE -S07°55'24"W 55.35'(M,R1) 10' UTILITY /-A=90°00'00" E 45TH AVE N28°20'04"E--S06°34'37"W 19.94'(M,R1) EASEMENT VARIABLE WIDTH PUBLIC RIGHT-OF-WAY ChB=N44°57'30"E 149.01° (DEDICATED BY -S00°10'21"W 20.06'(M,R1) ChL = 35.36'(REC. NO. 2023101989) 10' UTILITY EASEMENT THIS PLAT) (DEDICATED BY THIS PLAT) S28°20'04"W_ L=132.10° N00°02'30"W 148.86 R=266.00⁵ 10' UTILITY EASEMENT 10' UTILITY EASEMENT Δ=28°27'14° 10' UTILITY EASEMENT (DEDICATED BY THIS PLAT) (DEDICATED BY THIS PLAT) ChB=S14°06'27"W (DEDICATED BY THIS PLAT) N89°57'30"E ChL=130.75 N RIFLE WAY портина измент выполня Leaves consists where $s_{12,23}$ and $s_{12,23}$ and $s_{12,23}$ and $s_{12,23}$ and $s_{12,23}$ and $s_{12,23}$ RIGHT-OF-WAY N00°00'53"W 1043.17'(M&T) LTO BE DEDICATED BY THE CITY E 45TH AVE (NOT A PART) -- VARIABLE WIDTH PUBLIC RIGHT-OF-WAY LOT 2, BLOCK 6 DENVER 60 FILING NO. 1 (SEE DETAIL 'A', SHEET 2) (REC. NO. 2023101989) DENVER 60 FILING NO. 1 REC. NO. 2023101989 REC. NO. 2023101989 10' UTILITY EASEMENT 34' RANGE LINE S00'08'19"W 1235.07'(C) \ S00'04'04"E 1235.07'(R2) (DEDICATED BY THIS PLAT) 34' RANGE LINE S00°08'19"W 427.20' 68' PUBLIC RIGHT-OF-WAY (REC. NO. 2023101989) 34.00'-L=147.63' N RIFLE WAY R=300.00° 68' RIGHT-OF-WAY R=334.00' D=2871'45"-DEDICATION TO 1=28°11'45" ChB=S14°14'12"W TO THE CITY AND COUNTY OF DENVER-ChB=N14"14"12"E LOT 3, BLOCK 7 BY THIS PLAT ChL=146.15° Chl=162.71 DENVER 60 FILING NO. 1 -S60°47'34"E 30.88'(M,R1) CONTAINS: 75,334 SQ. FT. REC. NO. 2023101989 S63°33'02"E 24.25'(M,R1) OR 1.73 ACRES ± -S66°02'34"E 20.68'(M,R1) 10' UTILITY -S73°42'13"E 7.11'(M,R1) EASEMENT (DEDICATED CONTAINS 534,376 SQ. FT. OR 12.27 ACRES ± ---N82°04'15"E 58.14'(M,R1) 60' POTABLE WATER PIPELINE EASEMENT BY THIS PLAT) -N72°34'20"E 22.05'(M,R1) REC. NO. 9800013253 -N63°06'34"E 23.09'(M,R1) 60' REUSE WATER PIPELINE EASEMEENT REC. NO. 9800013252 FOUND 2" ALUMINUM CAP -N68°56'39"E 38.81'(M,R1) 10' UTILITY EASEMENT 60° SANITARY SEWER EASEMENT STAMPED: AECOM PLS 25381 (DEDICATED BY THIS PLAT) REC. NO. 9800013251 AT PROPERTY CORNER FOUND 1.5" ALUMINUM CAP |--128'-10' UTILITY EASEMENT ---N85°32'25"E 47.32'(M,R1) STAMPED: S.B. REAM PLS 13239 (DEDICATED BY THIS PLAT) -S70°48'00"E 21.02'(M,R1) N: 0.39' W: 0.24' FROM PROPERTY CORNER N00°08'19"E(M&T) 1282.45'(M) └N00°08'19"E 10.26' S00°04'40"E(D2) SET 18"X#5 REBAR WITH 1.25" BLUE PLASTIC CAP SCALE: 1" = 100' STAMPED: PLS 38162 ✓ AT PROPERTY CORNER UNPLATTED LAND PROJECT#: 220146 FOUND BROKEN 1.25" YELLOW PLASTIC CAP REC. NO. 92-0059379 STAMPED: LPI PLS 23521 REC. NO. 9500045583 S: 0.41' W: 0.26' FROM PROPERTY CORNER WEST QUARTER CORNER OF SECTION 21 FOUND 2.5" ALUMINUM CAP NORTHWEST CORNER OF SECTION 21 S86°13'42"E STAMPED: C.R. MOORE PLS 10945 FOUND 3.25" ALUMINUM CAP 1002.06'(TIE) IN RANGE BOX WEST LINE OF THE NORTHWEST QUARTER OF SECTION 21 STAMPED: W.K. CLARK & ASSOC. 1993 PLS 4842 N00°03'12"W 2648.94'(M) S00°03'15"E 2648.96'(R1) FLUSH WITH GROUND 1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com