

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DEN38HPARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, AND R2R CAPITAL - DEVEN DENVER MF LENDER LLC, A DELAWARE LIMITED LIABILITY COMPANY AND PEGASUS BANK, A TEXAS STATE BANK, AS DEED OF TRUST HOLDERS HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS AND LOTS, AS SHOWN ON THIS MAP, THE LANDS DESCRIBED AS FOLLOWS:

PARCEL A

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND BEING A PORTION OF BLOCK 37 AND 44, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 22, THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 40.00 FEET;

THENCE NORTH 89°46'47" EAST ALONG THE SOUTH LINE OF BLOCK 44 OF VIADUCT ADDITION TO THE CITY OF DENVER PROJECTED WESTERLY, 50.00 FEET TO A POINT ON THE EAST LINE OF THE DENVER, UTAH & PACIFIC RAILROAD (NOW BURLINGTON NORTHERN RAILROAD) RIGHT-OF-WAY AS DESCRIBED IN BOOK 607 AT PAGE 230 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER, AND THE POINT OF BEGINNING;

THENCE NORTH 00°00'00" EAST ALONG SAID EAST LINE OF SAID RAILROAD RIGHT-OF-WAY, 625.00 FEET;

THENCE NORTH 90°00'00" EAST 219.15 FEET TO A POINT ON THE CENTERLINE OF VACATED GALAPAGO STREET;

THENCE SOUTH 00°00'16" EAST ALONG SAID CENTERLINE OF VACATED GALAPAGO STREET, 184.22 FEET TO A POINT ON THE NORTH LINE OF WEST 39TH AVENUE;

THENCE NORTH 89°59'32" WEST ALONG SAID NORTH LINE OF WEST 39TH AVENUE, 40.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 37 OF SAID VIADUCT ADDITION;

THENCE SOUTH 00°00'16" EAST ALONG THE WEST LINE OF SAID GALAPAGO STREET AND THE EAST LINE OF BLOCK 44 OF SAID VIADUCT ADDITION, 443.10 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 44;

THENCE SOUTH 89°46'47" WEST ALONG THE SOUTH LINE OF SAID BLOCK 44, 179.20 FEET TO THE POINT OF BEGINNING.

PARCEL B

THE WEST 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF GALAPAGO STREET MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 43, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER; THENCE SOUTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF GALAPAGO STREET A DISTANCE OF 71.55 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 48 FEET, A LENGTH OF 110.43 FEET AND A DELTA OF 131°48'37" WITH A CHORD OF 87.64 FEET, WHICH DEFLECTS 114°05'41" TO THE RIGHT FROM THE AFOREMENTIONED COURSE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID GALAPAGO STREET;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF GALAPAGO STREET TO THE NORTH RIGHT-OF-WAY LINE OF THE VALLEY HIGHWAY;

THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE VALLEY HIGHWAY TO THE SAID EAST RIGHT-OF-WAY LINE OF GALAPAGO STREET;

THENCE NORTHERLY ALONG THE SAID EAST RIGHT-OF-WAY LINE OF GALAPAGO STREET TO THE TRUE POINT OF BEGINNING; CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION CONVEYED IN WARRANTY DEED RECORDED OCTOBER 13, 2010 AT RECEPTION NO. 2010117915.

UNDER THE NAME AND STYLE OF 38TH AND HURON SUBDIVISION, 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

DEN38HPARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNATURE: *David W. Snyder*

NAME: DAVID W. SNYDER

TITLE: MANAGER

STATE OF COLORADO

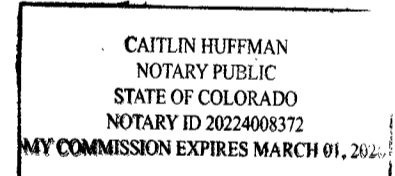
CITY AND COUNTY OF DENVER

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF May BY David W. Snyder AS Manager OF DEN38HPARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY AND OFFICIAL SEAL

MY COMMISSION EXPIRES March 1, 2026

NOTARY PUBLIC: *Carlin Huffman* 6000 S. Sycamore Way, Brownwood Village, EO 80111



DEED OF TRUST HOLDER

R2R CAPITAL - DEVEN DENVER MF LENDER LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNATURE: *J. Richard Rees*

NAME: J. RICHARD REES

TITLE: MANAGER

STATE OF Texas

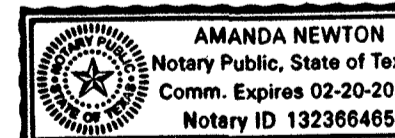
COUNTY OF Dallas

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF May BY J. RICHARD REES AS MANAGER OF R2R CAPITAL - DEVEN DENVER MF LENDER LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY AND OFFICIAL SEAL

MY COMMISSION EXPIRES 02-20-2028

NOTARY PUBLIC: *Amanda Newton* 13455 Noel Rd, Dallas TX 75240



DEED OF TRUST HOLDER

PEGASUS BANK, A TEXAS STATE BANK

SIGNATURE: *Andrea English*

NAME: Andrea English

TITLE: SVP

STATE OF Texas

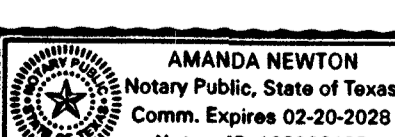
COUNTY OF Dallas

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF May BY Andrea English AS SVP OF PEGASUS BANK, A TEXAS STATE BANK

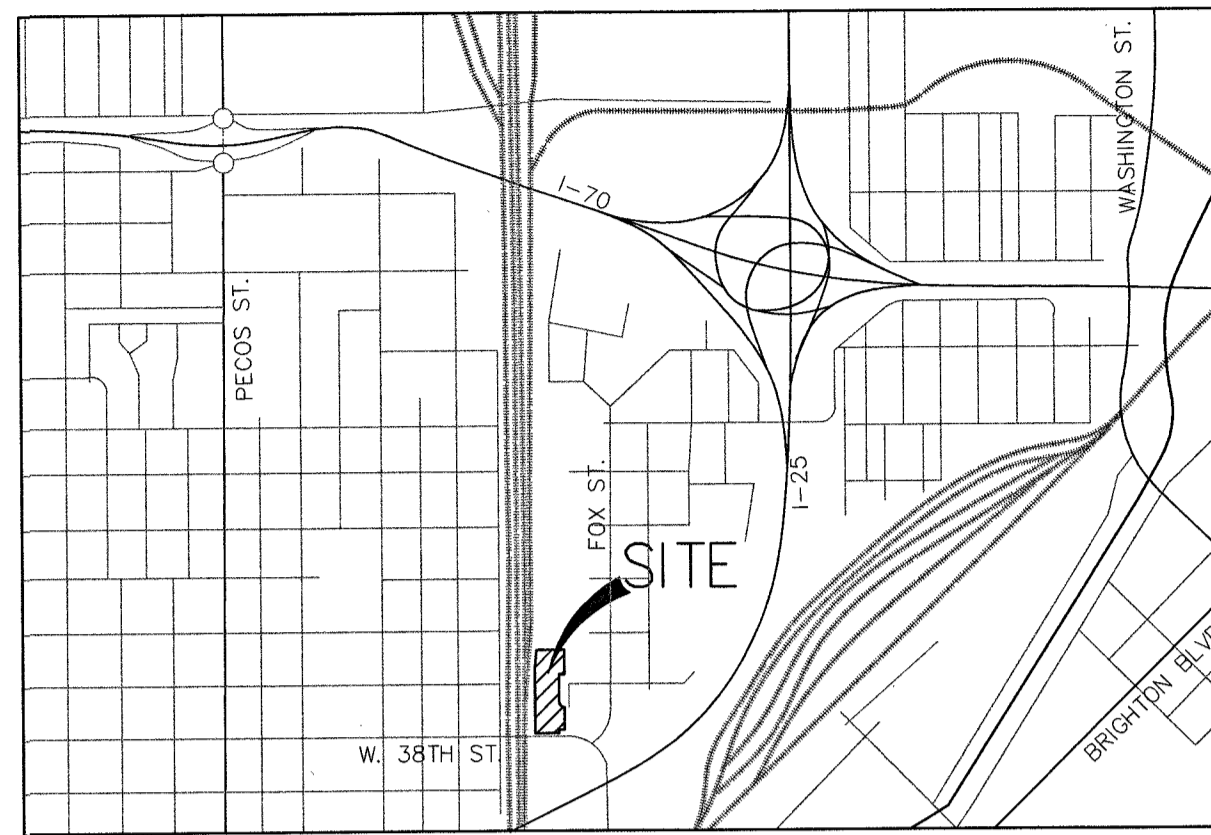
WITNESS MY AND OFFICIAL SEAL

MY COMMISSION EXPIRES 02-20-2028

NOTARY PUBLIC: *Amanda Newton* 13455 Noel Rd, Dallas TX 75240



38TH AND HURON SUBDIVISION
A RESUBDIVISION OF A PORTION OF BLOCKS 37 AND 44, VIADUCT ADDITION TO DENVER, PORTIONS OF VACATED STREETS AND PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 22, T3S, R68W OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 1 OF 2



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- 1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT...
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLLIER'S ENGINEERING AND DESIGN TO DETERMINE TITLE OR EASEMENTS OF RECORD...
3. BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE 20' RANGE LINE ALONG WEST 39TH AVE. BETWEEN NORTH GALAPAGO STREET AND ELATI STREET...
4. PROJECT BENCHMARK: CITY AND COUNTY OF DENVER BENCHMARK T_264, BEING AN USC AND NGS DISK IN CONCRETE POST IN SOUTHWEST CORNER OF RAILROAD BRIDGE AT 38TH AND INCA ST...
5. A RIGHT OF ACCESS FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES...
6. UTILITY EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF DENVER FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS...
7. 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...
8. THERE ARE 2 LOTS AND 2 BLOCKS WITHIN THE 38TH AND HURON SUBDIVISION...
9. THIS PLAT CONTAINS 125,831 SQUARE FEET (2.889 ACRES) OF LAND MORE OR LESS...
10. ALL DISTANCES SHOWN ON THIS SUBDIVISION PLAT ARE IN U.S. SURVEY FEET, AND ARE GROUND DISTANCES...
11. THE PUBLIC ACCESS EASEMENT FOR TURNAROUND IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER FOR THE PURPOSES OF PASSAGE OF ALL VEHICLES AND PEDESTRIANS...
12. THE 14' VERTICAL PUBLIC ACCESS EASEMENT FOR TURNAROUND IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER FOR THE PURPOSES OF PASSAGE OF ALL VEHICLES AND PEDESTRIANS...
TITLE EXCEPTIONS
9. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEED OF EASEMENT AS SET FORTH BELOW...
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS...
11. RESERVATION OF EASEMENTS IN THAT PORTION OF VACATED GALAPAGO STREET AS CONTAINED IN THE ORDINANCE NO. 850, SERIES OF 1991 AS SET FORTH BELOW...
12. RESERVATION OF EASEMENTS IN THAT PORTION OF VACATED GALAPAGO STREET CONTAINED IN THE ORDINANCE NO. 116, SERIES OF 1947 AS SET FORTH BELOW...
13. RESERVATION OF EASEMENTS IN THAT PORTION OF VACATED WEST 39TH AVENUE CONTAINED IN THE ORDINANCE NO. 82, SERIES OF 1926 AS SET FORTH BELOW...
14. RESERVATION OF ALL OIL, GAS AND OTHER MINERALS AS SET FORTH IN SPECIAL WARRANTY DEED...
15. INTENTIONALLY DELETED.
16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO...
17. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 20190042, SERIES OF 2019 AS SET FORTH BELOW...
18. ENCROACHMENT OF FENCE LINE ONTO ADJOINING PROPERTY ALONG THE NORTH PROPERTY LINE AS DISCLOSED ON ALTANSPS LAND TITLE SURVEY BY WILSON & COMPANY DATED JANUARY 21, 2021...
19. TERMS, PROVISIONS, AGREEMENTS AND RESTRICTIONS AS CONTAINED IN SETTLEMENT AGREEMENT AND RELEASE BETWEEN CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY, TEXACO DOWNSTREAM PROPERTIES INC., AND WAGNER EQUIPMENT CO., AS DISCLOSED BY MEMORANDUM OF SETTLEMENT AND RELEASE RECORDED JULY 7, 2022...
20. DEED OF TRUST FROM DEN38HPARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO THE PUBLIC TRUSTEE OF DENVER COUNTY, FOR THE BENEFIT OF R2R CAPITAL - DEVEN DENVER MF LENDER, LLC...
21. THOSE MATTERS SET FORTH IN THE 38TH & HURON REDEVELOPMENT INFRASTRUCTURE MASTER PLAN RECORDED JUNE 5, 2023 AT RECEPTION NO. 2023050030 AND ORDINANCE NO. 20230457, SERIES OF 2023, RECORDED MAY 19, 2023 AT RECEPTION NO. 2023045724...

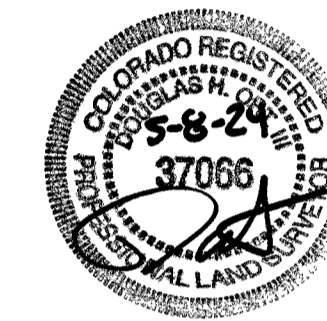
ATTORNEY'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LANDS DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES, TRACYS AND OTHER PLACES TO BE IN THE ABOVE-NAMED DEDICATORS THIS 4th DAY OF June A.D. 2024 AT 10 O'CLOCK P.M., FREE AND CLEAR OF ENCUMBRANCES, EXCEPT AS SHOWN AND LISTED HEREON.

Kerry Tippet
ATTORNEY FOR THE CITY AND COUNTY OF DENVER
ASSISTANT CITY ATTORNEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH THE RECORDS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF DENVER, AND THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.



DOUGLAS H. ORT III, PLS 37066

APPROVALS:

- 1. Charles E. Hobbs, City Engineer, 5/29/2024
2. [Signature], Executive Director of the Department of Transportation and Infrastructure, 30 May 2024
3. [Signature], Executive Director of the Department of Transportation and Infrastructure, 30 May 2024
4. [Signature], Executive Director of Community Planning and Development, 5.20.2024
5. [Signature], Executive Director of Community Planning and Development, 6/10/24

CITY COUNCIL CERTIFICATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO BY RESOLUTION NO. _____ OF THE SERIES OF 28 _____ THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____ A.D., 20____

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

DEPUTY CLERK AND RECORDER

CLERK & 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., 20____ AND DULY RECORDED UNDER RECEPTION # _____

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

BY _____ DEPUTY

FEE

Colliers Engineering & Design
www.colliersengineering.com
811 Before you dig. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Table with columns: REV, DATE, DRAWN BY, DESCRIPTION. Contains revision history for the survey sheet.

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE: [Signature] 30 May 2024

38TH AND HURON SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER SECTION 22 TOWNSHIP 3 SOUTH, RANGE 68 WEST 6TH P.M.
CITY AND COUNTY OF DENVER STATE OF COLORADO

Colliers Engineering & Design
7110 West Jefferson Avenue, Suite 100, Lakewood, CO 80235
Project Number: 21007251A, Drawing Name: 38TH AND HURON SUBDIVISION
SHEET 1 OF 2

