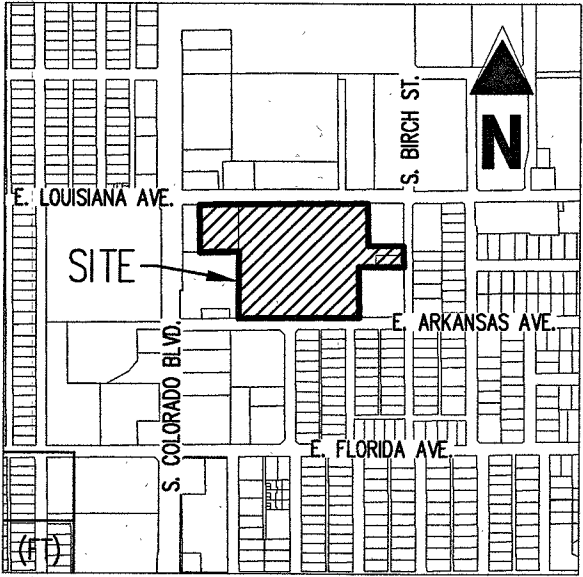


KIBLER ADDITION FILING NO. 2

A RESUBDIVISION OF A PART OF BLOCKS 1, 2, 3, & 4, KIBLER ADDITION,
AND ADJOINING VACATED STREETS AND ALLEYS,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.



VICINITY MAP
1" = 1000'

PLAT NOTES:

- 1) THERE ARE MULTIPLE POINTS OF PHYSICAL/APPEARANT ACCESS TO THE PROPERTY VIA E. LOUISIANA AVE. AND E. ARKANSAS AVE. ACCESS TO S. BIRCH ST. IS ACROSS ADJACENT PROPERTIES.
- 2) FIELD WORK WAS COMPLETED ON: SEPTEMBER 20, 2023.
- 3) PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 0800460204H AND 0800460208H, HAVING REVISION DATES OF SEPTEMBER 4, 2020, INDICATE THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- 4) THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- 5) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 6) 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).
- 7) 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 COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 100-N0039107-020-CN1, AMENDMENT NO. 17, WITH A COMMITMENT DATE OF JUNE 6, 2024.
- 8) THE PROPERTY IS SUBJECT TO THE FOLLOWING (AS NOTED IN THE TITLE COMMITMENT LISTED ABOVE):
 - 8)A. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM AS SET FORTH BELOW: RECORDING DATE: DECEMBER 4, 2018; RECORDING NO.: RECEPTION NO. 2018154530.
 - 8)B. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 20181075, REGARDING CHANGES IN ZONING CLASSIFICATION, AS SET FORTH BELOW: RECORDING DATE: DECEMBER 5, 2018; RECORDING NO.: RECEPTION NO. 2018155038.
 - 8)C. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM AS SET FORTH BELOW: RECORDING DATE: JANUARY 25, 2019; RECORDING NO.: RECEPTION NO. 2019008809.
 - 8)D. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, HEIGHTS, WIDTH AND DIRECTION RESTRICTIONS AS SET FORTH BELOW: RECORDING DATE: JULY 11, 2019, RECORDING NO.: RECEPTION NO. 2019089566.
 - 8)E. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF TENANCY IN COMMON AGREEMENT AS SET FORTH BELOW: RECORDING DATE: JULY 11, 2019; RECORDING NO.: RECEPTION NO. 2019089564.
 - 8)F. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE 4201 ARKANSAS METROPOLITAN DISTRICTS NO. 1 AND 2, AS EVIDENCED BY INSTRUMENT(S) RECORDED OCTOBER 7, 2019 AT RECEPTION NO. 2019139082, SPECIAL DISTRICT PUBLIC DISCLOSURE: RECORDING DATE: SEPTEMBER 18, 2019, RECORDING NO.: RECEPTION NO. 2019127481 (DISTRICT NO. 1), AND RECORDING NO.: RECEPTION NO. 2019127482 (DISTRICT NO. 2), AND RECORDING DATE: NOVEMBER 21, 2019, RECORDING NO.: RECEPTION NO. 2019164725 (DISTRICT NO. 1), AND RECORDING NO.: RECEPTION NO. 2019164726 (DISTRICT NO. 2).
- 9) THERE ARE TWO (2) LOTS, TWO (2) BLOCKS, AND ONE (1) TRACT IN KIBLER ADDITION FILING NO. 2.
- 10) A RIGHT OF ACCESS FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, MEDICAL, AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- 11) 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.
- 12) THE OWNER OF LOT 1, BLOCK 1, KIBLER ADDITION FILING NO. 2 WILL OWN AND MAINTAIN TRACT A, TRACT A IS INTENDED TO BE USED FOR LANDSCAPING AND GREEN SPACE.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT KRF ARKANSAS LLC, A COLORADO LIMITED LIABILITY COMPANY, AND KRF SMOKY HILL, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNERS, AND SECURITY BANK OF KANSAS, AS HOLDER OF DEED OF TRUST, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS, AND A TRACT AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

ALL OF THAT LAND DESCRIBED AS PARCEL 1 AND PARCEL 2 IN BARGAIN AND SALE DEED RECORDED AT RECEPTION NO. 2019089561 AND QUITCLAIM DEED RECORDED AT RECEPTION NO. 2019089560, TOGETHER WITH ALL OF THAT LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NO. 2022123120; AND BEING A PORTION OF BLOCK 1, ALL OF BLOCKS 2 AND 3, AND A PORTION OF BLOCK 4, KIBLER ADDITION; IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 AND IS CONSIDERED TO BEAR S0022°51'E, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 3.25" ALUMINUM CAP STAMPED, "EHRHART, T45, R68W R67W, S13/S18, S24/S19, 2021, LS 29414" AND ON THE SOUTH END OF THE LINE BY A CALCULATED POINT FOR THE 1/16 CORNER FOR SECTION 19, AS DETERMINED BY EXISTING REFERENCE TIES PER MONUMENT RECORD DATED NOVEMBER 30, 2011: A 2" ALUM. CAP STAMPED, "CALVADA, T45, N1/16, R68W/R67W, S24/S19, RM, 2010, PLS 36580", A DISTANCE OF 45.58 FEET; A NAIL AND BRASS TAG STAMPED, "LS 11434", A DISTANCE OF 80.90 FEET; AND A NAIL & BRASS TAG STAMPED, "LS 11434", A DISTANCE OF 110.55 FEET.

COMMENCING AT SAID NORTHWEST 1/16 CORNER FOR SECTION 19;

THENCE WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, S0022°51'E, A DISTANCE OF 30.00 FEET;

THENCE DEPARTING SAID SECTION LINE, N89°27'03"E, A DISTANCE OF 80.00 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF S. COLORADO BLVD. AND THE SOUTH RIGHT OF WAY LINE OF E. LOUISIANA AVE., AND BEING A POINT ON THE NORTH LINE OF SAID KIBLER ADDITION;

THENCE CONTINUING WITH SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE, N89°27'03"E, A DISTANCE OF 94.84 FEET TO A POINT 31 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK 4, SAID KIBLER ADDITION, BEING THE NORTHWEST CORNER OF SAID PARCEL 1, AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING WITH SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE, N89°27'03"E, A DISTANCE OF 876.94 FEET TO THE NORTHWEST CORNER OF PARCEL 3, DENVER ASSESSOR'S PARCEL RECONFIGURATION RECORDED AT RECEPTION NO. 2019008809, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE AND WITH THE WEST LINE OF SAID PARCEL 3, S0025°19'E, A DISTANCE OF 224.84 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3;

THENCE WITH THE SOUTH LINE OF SAID PARCEL 3, N89°29°34"E, A DISTANCE OF 185.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S. BIRCH ST. AND BEING A POINT ON THE EAST LINE OF SAID KIBLER ADDITION;

THENCE WITH SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE, S0025°19'E, A DISTANCE OF 52.33 FEET TO THE NORTHEAST CORNER OF QUITCLAIM DEED RECORDED AT RECEPTION NO. 2019091660, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE;

THENCE DEPARTING SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE AND WITH THE NORTH LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2019091660, S89°29°34"W, A DISTANCE OF 148.00 FEET;

THENCE WITH THE WEST LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2019091660, S0025°19'E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH LINE OF PARCEL 4 OF SAID DENVER ASSESSOR'S PARCEL RECONFIGURATION AT RECEPTION NO. 2019008809;

THENCE WITH THE NORTH LINE OF SAID PARCEL 4, S89°29°34"W, A DISTANCE OF 80.32 FEET TO THE NORTHEAST CORNER OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2022123120, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE;

THENCE WITH THE EAST LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2022123120, S0025°19'E, A DISTANCE OF 168.22 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2022123120;

THENCE WITH THE SOUTH LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2022123120, S89°34°41" W, A DISTANCE OF 8.00 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2022123120 AND A POINT ON THE WEST LINE OF SAID PARCEL 4;

THENCE WITH THE WEST LINE OF SAID PARCEL 4, S0025°19'E, A DISTANCE OF 95.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF E. ARKANSAS AVE. AND BEING A POINT ON THE SOUTH LINE OF SAID KIBLER ADDITION;

THENCE WITH SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH LINE, S89°26°57"W, A DISTANCE OF 623.04 FEET TO THE SOUTHEAST CORNER OF GENERAL WARRANTY DEED RECORDED AT RECEPTION NO. 2015029392 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE AND WITH THE EAST LINE OF SAID GENERAL WARRANTY DEED, N00°30°34"W, A DISTANCE OF 350.69 FEET TO THE NORTHEAST CORNER OF SAID GENERAL WARRANTY DEED;

THENCE WITH THE NORTH LINE OF SAID GENERAL WARRANTY DEED, S89°29°09"W, A DISTANCE OF 202.14 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1, AND BEING A POINT 31 FEET WEST OF THE NORTHEAST CORNER OF LOT 11, BLOCK 4, SAID KIBLER ADDITION;

THENCE WITH THE WEST LINE OF SAID PARCEL 1 AND WITH A LINE 31 FEET WEST OF THE EAST LINE OF LOTS 1-10, BLOCK 4, SAID KIBLER ADDITION, N00°24°06"W, A DISTANCE OF 250.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS TOGETHER CONTAIN A MEASURED TOTAL OF 10.46 ACRES (455,708 SQUARE FEET), MORE OR LESS.

UNDER THE NAME AND STYLE OF KIBLER ADDITION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, EASEMENTS, AND 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:

KRF ARKANSAS LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE

DATE 6-24-24

PRINT NAME Christopher Viscardi

PRINT TITLE Vice President

STATE OF Colorado

COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24

DAY OF June, 2024 A.D.

BY Christopher Viscardi

OF KRF ARKANSAS LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC Patricia L. Nodjineidanu

MY COMMISSION EXPIRES: 10/4/2024

OWNER:

KRF SMOKY HILL, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE

DATE 6-24-24

PRINT NAME Christopher Viscardi

PRINT TITLE Vice President

STATE OF Colorado

COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24

DAY OF June, 2024 A.D.

BY Christopher Viscardi

OF KRF SMOKY HILL, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC Patricia L. Nodjineidanu

MY COMMISSION EXPIRES: 10/4/2024

HOLDER OF DEED OF TRUST:

SECURITY BANK OF KANSAS

SIGNATURE

DATE 6-20-24

PRINT NAME MATT MC LAUGHLIN

PRINT TITLE SVP

STATE OF KS

COUNTY OF WY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20-24

DAY OF June, 2024 A.D.

BY Galloway Forsey

OF SECURITY BANK OF KANSAS

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 5/16/24

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 17th DAY OF June, A.D., 2024 AT 0'CLOCK, P.M.

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

Kerry Tipper

ATTORNEY FOR THE CITY AND COUNTY OF DENVER

ASSISTANT CITY ATTORNEY

DATE 7-2-24

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

FOR Charles L. Hall

CITY ENGINEER

DATE 6/27/2024

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE:

EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE

DATE 27 June 2024

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

EXECUTIVE DIRECTOR COMMUNITY PLANNING AND DEVELOPMENT

DATE 6.24.2024

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

EXECUTIVE DIRECTOR OF PARKS AND RECREATION

DATE 6/28/2024

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

OF THE SERIES OF 20

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS DAY OF A.D., 20

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

BY DEPUTY CLERK AND RECORDER

SURVEYOR'S 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.

DATE OF PLAT OR MAP: 6/24/24

BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

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 P.M., 20, AND DULY RECORDED

UNDER RECEPTION NO.

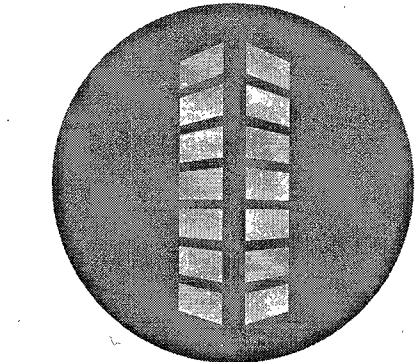
CLERK AND RECORDER

BY DEPUTY

FEE

Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com



KIBLER ADDITION FILING NO. 2

A RESUBDIVISION OF A PART OF BLOCKS 1, 2, 3, & 4, KIBLER
ADDITION, AND ADJOINING VACATED STREETS AND ALLEYS,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 4 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#	Date	Issue / Description	Init.
1	05.19.2023	ADDRESS CITY COMMENTS	JGH
2	08.18.2023	ADDRESS CITY COMMENTS	JGH
3	08.24.2023	UPDATE TITLE COMMITMENT	JGH
4	10.25.2023	ADDRESS CITY COMMENTS	JGH
5	01.12.2024	ADDRESS CITY COMMENTS	JGH
6	01.17.2024	CLIENT COMMENTS	JGH
7	03.18.2024	NEW TITLE, REMOVE ESMTS	JGH
8	04.03.2024	UPDATE TITLE COMMITMENT	JGH
9	05.02.2024	ADDRESS CITY COMMENTS	JGH
10	06.19.2024	UPDATE TITLE, MONUMENTS	JGH

Project No:	KSS000150.20
Drawn By:	JGH
Checked By:	BJD
Date:	03.05.2023

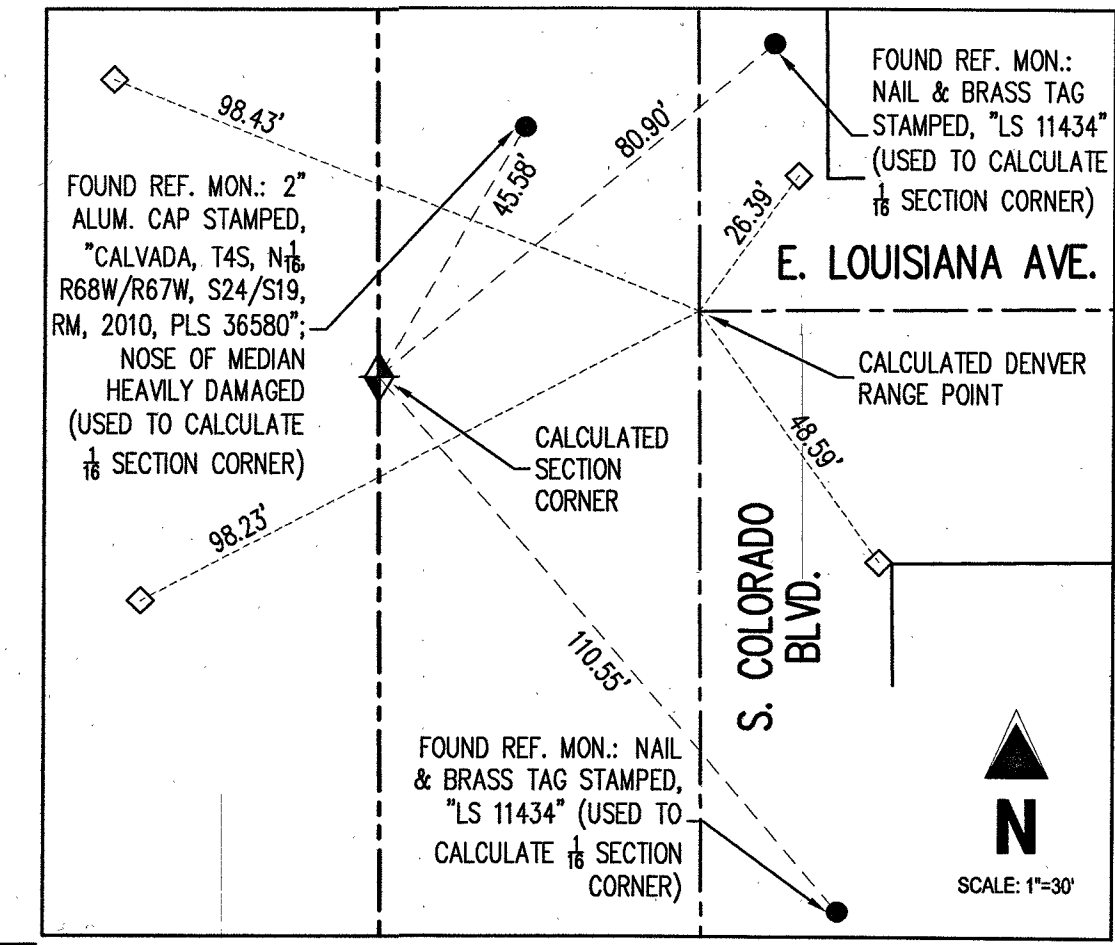
KIBLER ADDITION FILING NO. 2

A RESUBDIVISION OF A PART OF BLOCKS 1, 2, 3, & 4, KIBLER ADDITION, AND ADJOINING VACATED STREETS AND ALLEYS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

DETAIL LEGEND

DENVER RANGE POINT
REFERENCE MONUMENT:
SET 3.25" ALUM. DISC
IN CONC. STAMPED,
"DENVER RANGE POINT,
RM XX.XX", PLS 38069"
(DISTANCE STAMPED
ON EACH ALUM. DISC)

DETAIL "A"



LINE TYPE LEGEND

ALLOT LINE
DENVER RANGE LINE
PROPERTY BOUNDARY
INTERIOR LOT LINE
KIBLER ADDITION LOT LINES
EXISTING EASEMENTS
PROPOSED EASEMENTS

LEGEND

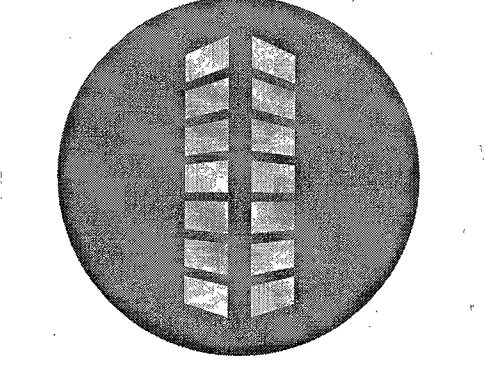
- FOUND ALLOT CORNER (AS DESCRIBED)
- FOUND DENVER RANGE POINT (AS DESCRIBED)
- SET DENVER RANGE POINT: NO. 6 REBAR, 30" LONG, W/ 3.25" ALUM. CAP STAMPED, "PLS 38069" IN RANGE BOX, TO BE SET POST-ROAD CONSTRUCTION
- FOUND NAIL & 1.5" ALUM. DISC STAMPED, "PLS 38069" (UNLESS OTHERWISE NOTED)
- SET NO. 5 REBAR, 24" LONG, W/ 1.25" ORANGE PLASTIC CAP STAMPED, "PLS 38069"
- (M) MEASURED DISTANCE
- (C) CALCULATED DISTANCE
- (R1) RECORD DISTANCE: KIBLER ADDITION
- (R2) RECORD DISTANCE: BARGAIN & SALE DEED, REC. NO. 2019089561
- (R3) RECORD DISTANCE: DEED, REC. NO. 2022123120
- (R4) RECORD DISTANCE: SURVEY OF PARTS OF SECTIONS 19, 20, & 30, CITY ENGINEERING BOOK 39, PAGES 10-21
- (R5) RECORD DISTANCE: PARCEL RECONFIGURATION, REC. NO. 201908809
- (R6) RECORD DISTANCE: GENERAL WARRANTY DEED, REC. NO. 2015029392
- (R7) RECORD DISTANCE: SPECIAL WARRANTY DEED, REC. NO. 2022129936
- (R8) RECORD DISTANCE: QUITCLAIM DEED, REC. NO. 2019081660



0 10 20 30 40 50 60
SCALE: 1"=60'

Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80902
719.900.7220 • GallowayUS.com



KIBLER ADDITION FILING NO. 2

A RESUBDIVISION OF A PART OF BLOCKS 1, 2, 3, & 4, KIBLER ADDITION, AND ADJOINING VACATED STREETS AND ALLEYS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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7	03.18.2024	NEW TITLE, REMOVE ESMs	JGH
8	04.03.2024	UPDATE TITLE COMMITMENT	JGH
9	05.02.2024	ADDRESS CITY COMMENTS	JGH
10	06.19.2024	UPDATE TITLE, MONUMENTS	JGH

Project No: KSS000150.20
Drawn By: JGH
Checked By: BID
Date: 03.05.2023