

THE DISTRICT AT FIRST CREEK FILING NO. 1

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET INDEX
SHEET 1 COVER
SHEET 2 OVERALL PLAT/PLAT DETAIL

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, B&R PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS AND LOTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR S 89°47'39" W, FROM THE NORTHEAST CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP, IN A RANGEBOX, STAMPED "PLS 19003" TO THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP, IN A RANGEBOX, STAMPED "PLS 27278" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16, THENCE S38°07'32" W, A DISTANCE OF 128.86 FEET TO A POINT ON THE SOUTH LINE OF THE 56TH AVENUE RIGHT-OF-WAY, AS DESCRIBED IN RESOLUTION NO. 64, SERIES 2009, RECORDED JUNE 3, 2009 AT RECEPTION NO. 2009068395, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, ALSO BEING THE NORTHWEST CORNER OF THE TOWER ROAD RIGHT-OF-WAY, AS DESCRIBED IN RESOLUTION NO. 63, SERIES 2012, RECORDED APRIL 11, 2012 AT RECEPTION NO. 2012048651, SAID CITY AND COUNTY OF DENVER RECORDS AND THE POINT OF BEGINNING, THENCE ALONG THE WEST LINE OF SAID TOWER ROAD RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:

1. S 00°15'08" E, A DISTANCE OF 568.92 FEET;
 2. N 89°47'39" E, A DISTANCE OF 10.00 FEET;
 3. S 00°15'08" E, A DISTANCE OF 288.18 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN THAT QUITCLAIM RECORDED OCTOBER 7, 2016 AT RECEPTION NO. 2016139217, SAID CITY AND COUNTY OF DENVER RECORDS;
- THENCE ALONG THE NORTH LINE OF SAID DEED THE FOLLOWING SEVEN (7) COURSES:
1. N 77°01'52" W, A DISTANCE OF 291.31 FEET TO A POINT OF CURVATURE;
 2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 26°11'06" AND AN ARC LENGTH OF 297.06 FEET;
 3. S 78°47'03" W, A DISTANCE OF 124.10 FEET TO A POINT OF CURVATURE;
 4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 70°19'48" AND AN ARC LENGTH OF 368.25 FEET;
 5. N 32°53'09" W, A DISTANCE OF 447.11 FEET;
 6. N 31°00'04" W, A DISTANCE OF 196.99 FEET;
 7. N 18°48'04" W, A DISTANCE OF 212.18 FEET TO A POINT ON THE SOUTH LINE OF SAID 56TH AVENUE RIGHT-OF-WAY;

THENCE ALONG THE SOUTH LINE OF SAID 56TH AVENUE RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. N 87°45'22" E, A DISTANCE OF 169.88 FEET;
2. N 89°47'39" E, A DISTANCE OF 681.33 FEET;
3. S 00°12'21" E, A DISTANCE OF 10.00 FEET;
4. N 89°47'39" E, A DISTANCE OF 539.06 FEET;
5. S 43°25'16" E, A DISTANCE OF 75.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,038,566 SQ. FT. OR 23.8422 ACRES, MORE OR LESS

UNDER THE NAME AND STYLE OF THE DISTRICT AT FIRST CREEK FILING NO. 1, 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 TELECOMMUNICATION COMPANIES, EASEMENTS AS SHOWN.

OWNER:

B&R PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Greg Berger
NAME: GREG BERGER
TITLE: MANAGER

STATE OF COLORADO }
CITY AND COUNTY OF DENVER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11TH DAY OF September 2024

BY Greg Berger, AS Manager of
B&R Properties, LLC

MY COMMISSION EXPIRES 12/21/2027, WITNESS MY HAND AND OFFICIAL SEAL

Doris Jane Sullivan
SIGNATURE

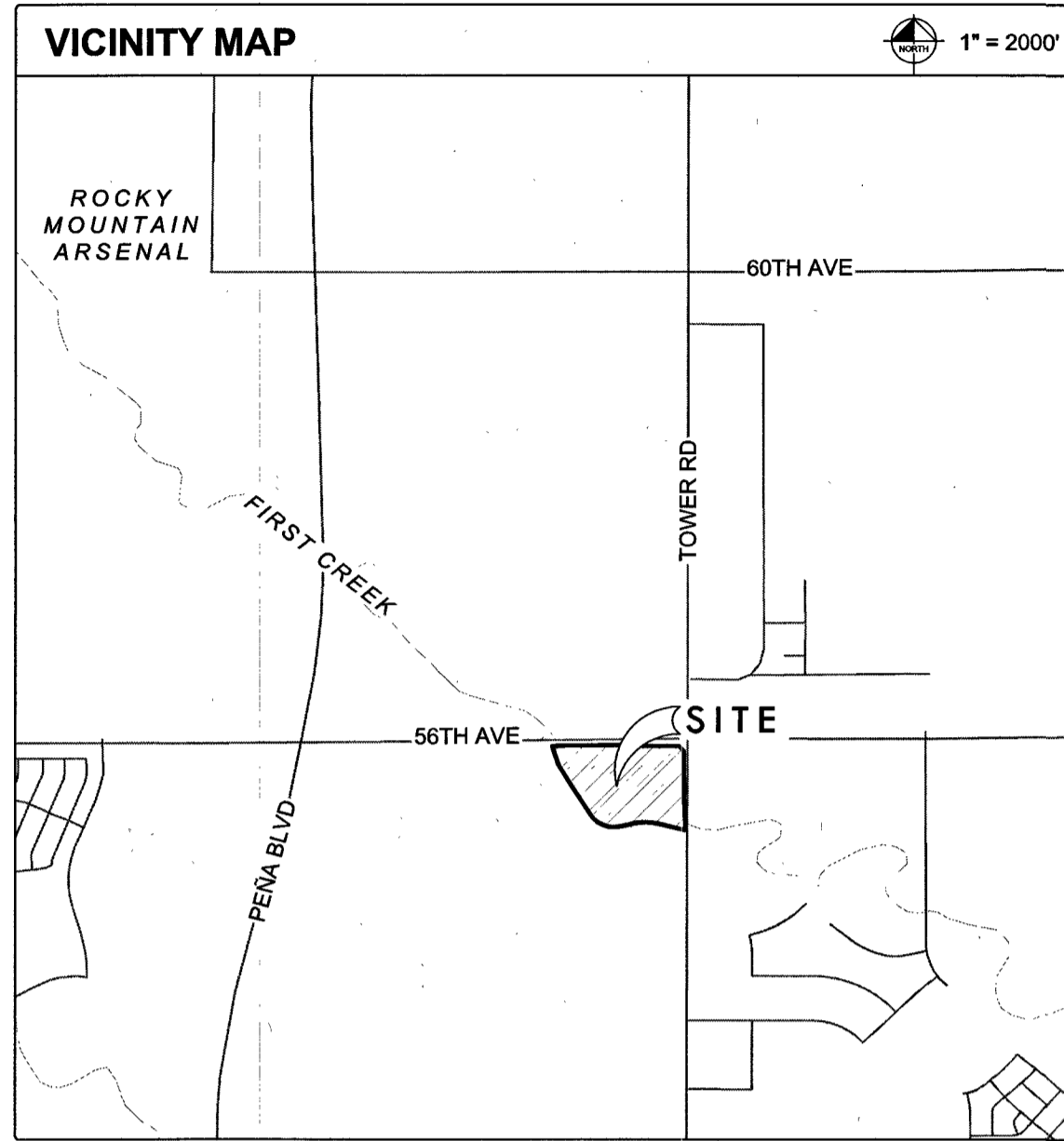
Doris Jane Sullivan
NAME OF NOTARY

Doris Jane Sullivan
SIGNATURE

9053 S. Albion St. Centennial, CO 80122
ADDRESS

DORIS JANE SULLIVAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954019017
MY COMMISSION EXPIRES DECEMBER 21, 2027

LAND AREA SUMMARY				
LOT	AREA (SF)	AREA (AC)	LAND USE	OWNERSHIP
LOT 1, BLOCK 1	294,815	6.7680	VACANT	PRIVATE
LOT 1, BLOCK 2	654,291	15.0205		
RIGHT-OF-WAY	89,460	2.0537		PUBLIC
TOTAL	1,038,566	23.8422		



NOTES:

1. 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.
2. 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, C.R.S.
3. THE SURVEYED PROPERTY CONTAINS A CALCULATED AREA OF 1,038,566 SQ. FT. OR 23.8422 ACRES, MORE OR LESS.
4. THIS PROPERTY IS LOCATED WITHIN ZONE AE AND ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR CITY AND COUNTY OF DENVER, COMMUNITY PANEL NUMBER 0800460117H, MAP EFFECTIVE DATE NOVEMBER 20, 2013 AS UPDATED BY LOMR 17-08-0150P, EFFECTIVE DATE 8/11/2017. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
5. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH P.M., BEING ASSUMED TO BEAR S 89°47' 39" W, FROM THE NORTHEAST CORNER OF SAID SECTION 16, BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "PLS 19003", TO THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "PLS 27278".
6. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
7. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
8. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT ORDER NO. ABC70803567.1-3, EFFECTIVE DATE JULY 18, 2024 AT 5:00 P.M., PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY.
9. FIELD WORK COMPLETED ON JULY 16, 2024.
10. THE FOLLOWING DOCUMENTS ARE NON-PLOTTABLE EXCEPTION LISTED IN THE TITLE COMMITMENT REFERENCED ABOVE:
 - A. RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS RESERVED IN PATENT FROM THE STATE OF COLORADO, RECORDED JULY 22, 1946 IN BOOK 321 AT PAGE 188.
 - B. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE FIRST CREEK METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 24, 1984, IN BOOK 2843 AT PAGE 721 (ADAMS COUNTY RECORDS).
 - C. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONING ORDINANCES RECORDED FEBRUARY 25, 2000 UNDER RECEPTION NOS. 2000026679 AND 2000026681, 2000026684, AND OCTOBER 23, 2002 UNDER RECEPTION NO. 2002199305.
 - D. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN INTERGOVERNMENTAL AGREEMENT ON A NEW AIRPORT RECORDED FEBRUARY 13, 1990 IN BOOK 3647 AT PAGE 699 (ADAMS COUNTY RECORDS).
11. THE DISTRICT AT FIRST CREEK FILING NO. 1 HAS 2 LOTS AND 2 BLOCKS.
12. RANGE POINTS TO BE SET, PER CITY OF DENVER STANDARDS, UPON COMPLETION OF ROADWAY CONSTRUCTION WITH PLS 38281.
13. 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.
14. 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.

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 21st DAY OF October, A.D. 2024, AT 5:00 O'CLOCK, 1 P.M., FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN AND LISTED HEREIN.

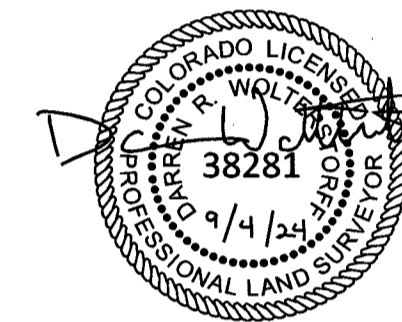
Kerry Tippe
ATTORNEY FOR THE CITY AND COUNTY OF DENVER
ME: PLS
ASSISTANT CITY ATTORNEY

10-13-24
DATE

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, 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.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

APPROVALS

I HEREBY CERTIFY THAT THIS MAP AND 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.

Josh Long
CITY ENGINEER
DATE 10/19/2024

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:
Doris Jane Sullivan
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE
DATE 20 Sept 2024

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:
Chris Zeller
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT
DATE 9/22/2024

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:
Doris Jane Sullivan
EXECUTIVE DIRECTOR OF PARKS AND RECREATION
DATE 10/7/2024

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. OF THE SERIES 20, WITNESS MY HAND AND OFFICIAL SEAL OF 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

BY _____
DEPUTY CLERK AND RECORDER

CLERK & 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., _____ 202, AND DULY RECORDED AT RECEPTION NO. _____

CLERK AND RECORDER
BY _____ DEPUTY
FEE _____

No.	DATE	REVISION DESCRIPTION
8	8/7/24	REV.
7	7/26/24	REV. T.C.
6	4/25/24	REV. R.O.W.
5	3/28/24	REV. R.O.W.
4	3/4/24	REV.
No.	DATE	REVISION DESCRIPTION

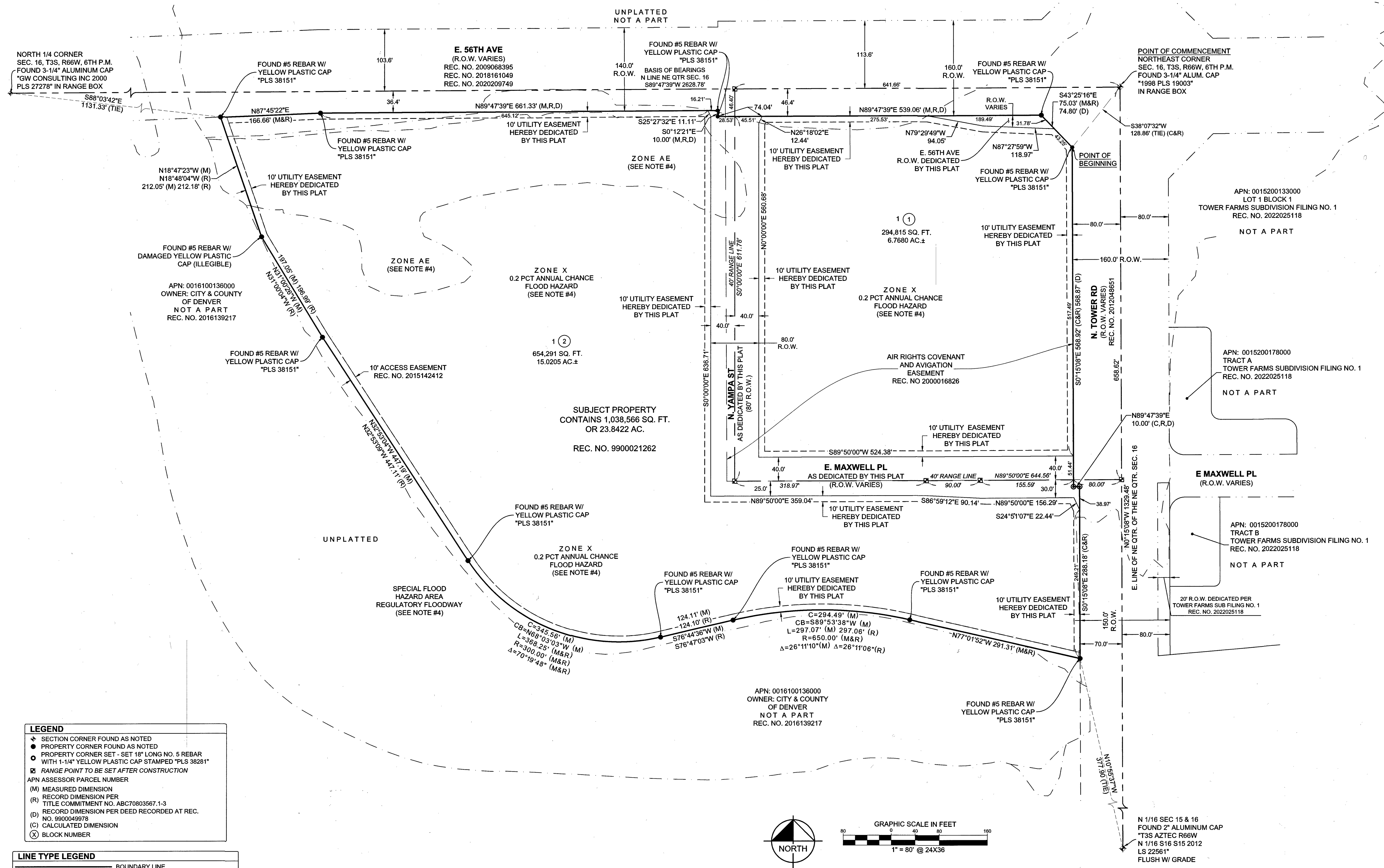
Kimley»Horn
6200 S. SYRACUSE WAY #300
GREENWOOD VILLAGE, CO 80111
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale Drawn by Checked by Date Project No. Sheet No.
N/A PTM/MC DRW 2024/09/04 196772001 1 OF 2

2022PM0000155

THE DISTRICT AT FIRST CREEK FILING NO. 1

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

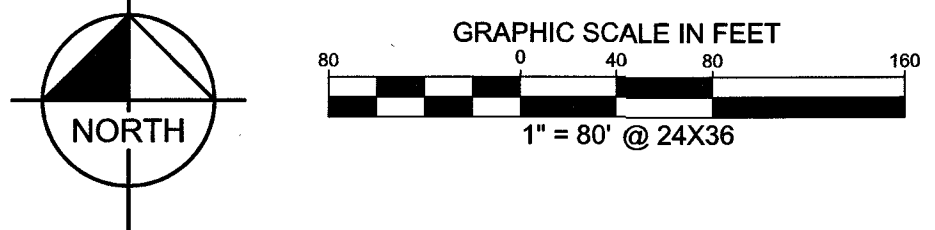


LEGEND

- ◆ SECTION CORNER FOUND AS NOTED
- PROPERTY CORNER FOUND AS NOTED
- PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"
- ⊠ RANGE POINT TO BE SET AFTER CONSTRUCTION
- APN ASSESSOR PARCEL NUMBER
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION PER TITLE COMMITMENT NO. ABC70803567-1-3
- (D) RECORD DIMENSION PER DEED RECORDED AT REC. NO. 9900049978
- (C) CALCULATED DIMENSION
- ⊗ BLOCK NUMBER

LINE TYPE LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE DEDICATED PER PLAT
- - - EASEMENT LINE AS NOTED
- SECTION LINE
- RANGE LINE
- - - RIGHT-OF-WAY LINE
- - - PROPERTY LOT LINE
- - - FLOOD ZONE LIMITS (APPROXIMATE)
- - - TIE LINE



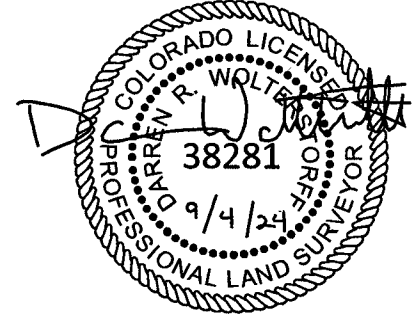
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4	3/4/24	REV.

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale: 1" = 80'
Drawn by: PTM/MC
Checked by: DRW
Date: 2024/08/04
Project No.: 196772001
Sheet No.: 2 OF 2



D:\NO NAME\KIMLEY-HORN\COMP\DWG\GEN_CIVIL\16172001_SVC_56TH AND TOWER FARMS SURVEY\DWG\16172001_SVC_PLT.DWG PLOTTED BY: MCCABINGHAM.PATRICK 8/4/2024 12:25 PM LAST SAVED: 8/27/2024 10:47 AM