## CENTRAL PARK FILING NO. 61

A REPLAT OF TRACT F, STAPLETON FILING NO. 50, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO. SHEET 1 OF 2

## LEGAL DESCRIPTION:

Know all men by these presents that Park Creek Metropolitan District, a quasi—municipal corporation and political subdivision of the State of Colorado as owner, have laid out, platted and subdivided into tracts as shown on this map, the land descried as follows:

All of Tract F, Stapleton Filing No. 50 as recorded at Reception Number 2018037005 in the Clerk and Recorder's Office of the City and County of Denver, located in a part of the Southeast Quarter of Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Containing 8,401 square feet or 0.193 acres, more or less.

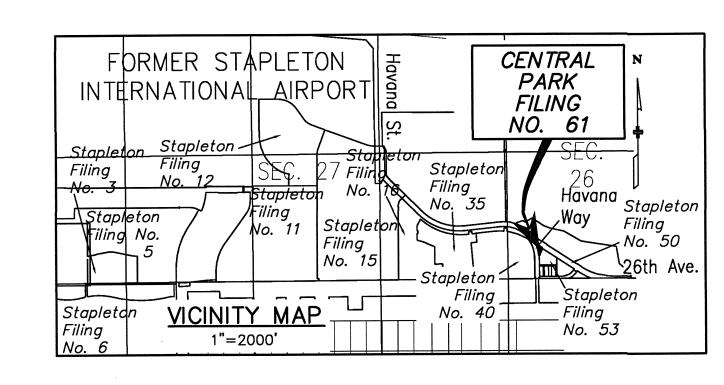
Under the name and style of CENTRAL PARK FILING NO. 61.

## 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 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 certification shown hereon.
- 2. BASIS OF BEARING: Bearings are based on the southerly line of the Southeast Quarter of Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North 89°39'23" East based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The South Quarter corner of said Section 26 is a found 3—1/4" aluminum cap in a monument box Stamped: URS CORP PLS 20683. The Southeast corner of said Section 26 is a found 3" brass cap in a monument box Stamped: City of Aurora 16419.
- 3. BENCHMARK: NGS 320B: Found City and County of Denver (CCD) brass cap on the northwest corner of the intersection of Central Park Blvd. and Montview Blvd. in turn island, 2.4' west of west flowline, 18.6' north of north flowline. Elevation = 5322.50' (NGS Data Sheet) NAVD 88. A temporary site benchmark is marked by a 1.5" Aluminum Cap on the intersection of Havana Way and Moline St. Elevation = 5346.83 NAVD 88.
- 4. Any person who knowingly removes, alters or defaces any public land survey monument or land monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
- 5. All dimensions shown hereon are in U.S. Survey Feet. All bearings shown hereon are in Degrees—Minutes—Seconds.
- 6. FLOOD ZONE DESIGNATION: By scaled map location, according to the Flood Insurance Rate Map, Map Number 0800460113H, Map Revised: November 20, 2013. No field surveying was performed to determine this zone.
- Zone X, other areas; areas determined to be outside the 0.2% annual chance floodplain;
- 7. STATE PLANE COORDINATES: The Colorado State Plane Coordinates, Central Zone, NAD83/92 in feet, for the indicated section Corners are:

SECTION CORNER	NORTHING 1700419.024	<u>EASTING</u> 3178318.030
SW Corner Sec. 26, T. 3 S., R. 67 W., 6th P.M. S 1/4 Corner Sec. 26, T. 3 S., R. 67 W., 6th P.M.	1700432.396	3180978.546
SE Corner Sec. 26, T. 3 S., R. 67 W., 6th P.M.	1700448.338 1703081.515	3183636.372 3180946.738

- 8. There are 2 Tracts in Central Park Filing No. 61.
- 9. The responsibility for infrastructure development described on this plat is set forth in the Master Facilities Development Agreement ("MFDA"), among the Park Creek Metropolitan District, Forest City Enterprises, Inc., and the City and County of Denver, on file with the Denver City Clerk in file No. 01—124. The infrastructure is to be constructed by Forest City Stapleton, Inc. and/or Park Creek Metropolitan District in accordance with any Individual Facilities Development Agreement ("IFDA") executed for Central Park Filing No. 61.
- 10. Tract A is for future rights—of—way and associated infrastructure therein and shall be owned and maintained by the Park Creek Metropolitan District until such rights—of—way are conveyed and accepted by the City and
- 11. Tract B will be used for a neighborhood park. This tract will be owned and maintained by the Park Creek Metropolitan District or the Master Community Association, Inc.
- 12. Access rights necessary for the installation and maintenance of electric, telephone, gas, cable television, and postal facilities, or for facilities to be constructed on behalf of the Metro Wastewater Reclamation District or the Denver Water Board, within future rights—of—way prior to dedication shall be licensed by the Owner.
- 13. Certain infrastructure to support the development described in this plat will be constructed outside the plat boundaries. Off—plat easements and/or licenses for such infrastructure will be provided, as needed, by separate document.
- 14. Easements for utility appurtenances (e.g. transformers and switch cabinets) and easements for electric, telephone, gas, cable television and postal facilities outside future public rights—of—way are to be conveyed by separate document.
- 15. 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.
- 16. An access easement for municipal services provided by the City and County of Denver is hereby granted on and across all private streets and alleys for the provision of such City services.



## NOTES (CONTINUED):

- 17. This survey does not constitute a title search by AECOM to determine title or easements of record. Title Commitment Number No. NCS-1017731-CO having an Effective Date of August 31, 2020 at 5:00 P.M. prepared by First American Title Insurance was relied upon for all information regarding easements of record, rights-of-way, title of record and civil court actions of record.
- 18. The land described herein lies within or partially within the legal description or exhibits found in the following recorded instruments as set forth in the above referenced Title Commitment and may therefore be subject to the terms, provisions, covenants, conditions, restrictions, obligations and reservations contained therein.

DE	SCRIPTION	RECEPTION NO.
Α	Stapleton Development Plan — South Area	2001043010
В	Deed CCD-SDC	2016130300
BERTON RESPONSE	-Quit Claim Deed	2016130301
	-Quit Claim Deed	2016130304
C	Amended and Restated Design and Architectural Declaration	2011028773
-	-Supplemental Declaration	2016130302
D	Recordation of Development Agreement	2004176011
VETERAL DESCRIPTION OF THE PERSON OF THE PER	-Agreement Regarding Recordation of Development Agreement	2016134249
	First Amended and Restated Community Declaration	2002086362
	-First Amendment to the First Amended	2005217062
	-Second Amendment to the First Amended	2007003744
	-NOTE: Supplemental Declaration	2016130305
F	Intergovernmental License Agreement	2001100014
	-Amendment	2017109709
G	Stapleton Filing No. 50	2018037005

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<u>OWNER:</u> Park Creek Metropolitan District, a guasi-municipal corporation a	and political subdivision of the State of Colorado.
By: Transi T. Hellewey: Assistant Secretary	
Tammi T. Holloway, Assistant Secretary	
State of Colorado ) )SS	
City and County of Denver )  The foregoing instrument was acknowledged before me this 12 d	Mayor les 2020
The foregoing instrument was acknowledged before me this <u>1 ⊆</u> a By: Tammi T. Holloway, as Assistant Secretary of Park Creek Met	ropolitan District.
	Witness my hand and official seal
	My commission expires $\frac{2/5/23}{2}$
MARISSA GHU HAR. MOTARY FULLIC STATE OF COLON. D.O. NOTARY 10 THERE A.C.	Mary Bublic
Been Been Steller	Notary Public
ATTORNEY'S CERTIFICATION: I hereby certify that no streets, avenues, tracts and other public	c places are being hereby dedicated to the City o
County of Denver by this plat. All obligations to dedicate or co and County of Denver are as set forth in the MFDA and this pla	onvey land and associated intrastructure to the Ci
and County of Deriver are as set forth in the Middle and this pic	
Attorney for the City and County of Denver	
According for the city and country of benvol	
Assistant City Attorney	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 shown hereon exist as described and all dimensional and geodet	s in conformity with such records and all monume
	ADO LICENS
11-09-7020	

Gerlan B Siamar	12.21.2020
City Engineer	Date
APPROVED BY THE EXECUTIVE DIRECTOR OF DEPARTMENT OF TRANSF	
	/2·/ <b>/&gt;27</b> O
Executive Director of Department of Transportation and Infrastructure	e Date
APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF CO	MMUNITY PLANNING AND DEVELOPMENT
me	12M2020
Executive Director of The Department of Community Planning and De	evelopment Date
APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION	. / /
Executive Director) of Parks and Recreation	1/25/21
Executive Director of Parks and Recreation	Date
Approved by the Council of the City and County of Denver, Colorado	o, by Resolution No of the Serie
of Witness my hand and corporate seal of the City and	d County of Denver this day of

Stan Vermilyea, P.L.S. 25381 For and on behalf of AECOM.

Deputy Clerk and Recorder

APPROVAL S.

CLERK AND RECORDE	R'S CERTIFICATION:			
State of Colorado  City and County of Denv	) ) ss			
City and County of Denv	er )			
I hereby certify that this instrument was filed for record in my office ato'clock M.,				
	Clerk and Recorder			
	by	_ Deputy		
	Fee	_		

2020PM363