

TELLURIDE STREET FILING NO. 2
A PART 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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MOMENTUM APARTMENTS MEMBER LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO A ROAD THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION 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:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 00°04'06" E, FROM THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 27278", IN A RANGEBOX, TO THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 20699", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16, THENCE S 00°04'06" E, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTH LINE OF THE 56TH AVE. RIGHT-OF-WAY, AS DEDICATED BY RESOLUTION 64, SERIES 2009, RECORDED AT RECEPTION NO. 2009068395, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, AND THE POINT OF BEGINNING;

THENCE N 89°47'39" E, ALONG SAID SOUTH LINE OF THE 56TH AVE. RIGHT-OF-WAY, A DISTANCE OF 114.41 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 89°51'46" AND AN ARC LENGTH OF 56.46 FEET, THE CHORD OF WHICH BEARS S 44°51'46" W, A DISTANCE OF 50.85 FEET TO A POINT BEING 78.5 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16;

THENCE S 00°04'06" E, ALONG A LINE BEING 78.5 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 64.10 FEET;

THENCE S 02°47'38" W, A DISTANCE OF 120.15 FEET TO A POINT BEING 72.5 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16;

THENCE S 00°04'06" E, ALONG A LINE BEING 72.5 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 353.36 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 906.50 FEET, A CENTRAL ANGLE OF 02°56'58" AND AN ARC LENGTH OF 46.67 FEET TO THE NORTHWEST CORNER OF FIRST CREEK VILLAGE FILING NO. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2017111922, SAID DENVER COUNTY RECORDS, ALSO BEING A NORTHEAST CORNER OF TELLURIDE STREET FILING NO. 1;

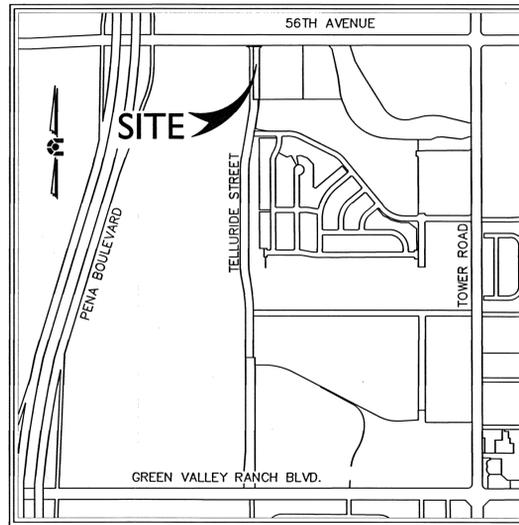
THENCE ALONG THE NORTH AND EAST LINE OF SAID TELLURIDE STREET FILING NO. 1, THE FOLLOWING TWO (2) COURSES:

- S 89°47'39" W, A DISTANCE OF 71.30 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16;
- N 00°04'06" W, ALONG SAID WEST LINE, A DISTANCE OF 620.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 46,168 SQUARE FEET, OR 1.060 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF TELLURIDE STREET FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

VICINITY MAP
NOT TO SCALE



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.

Laurel D. Johnson
CITY ENGINEER
12-21-2020
DATE

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

[Signature]
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE
12-18-2020
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

[Signature]
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT
12-14-2020
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

Happy Hayman
EXECUTIVE DIRECTOR OF PARKS AND RECREATION
1/25/2021
DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO

BY RESOLUTION NUMBER _____ OF 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

OWNER

MOMENTUM APARTMENTS MEMBER LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: *[Signature]* DATE: 11/12/2020

NAME: BEN MASSIMINO TITLE: MANAGER

STATE OF Colorado)
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 12th DAY OF November 20 20 BY Ben Massimino

OF MOMENTUM APARTMENTS MEMBER LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 3-4-2023

[Signature]
NOTARY PUBLIC

3473 S Broadway
ADDRESS

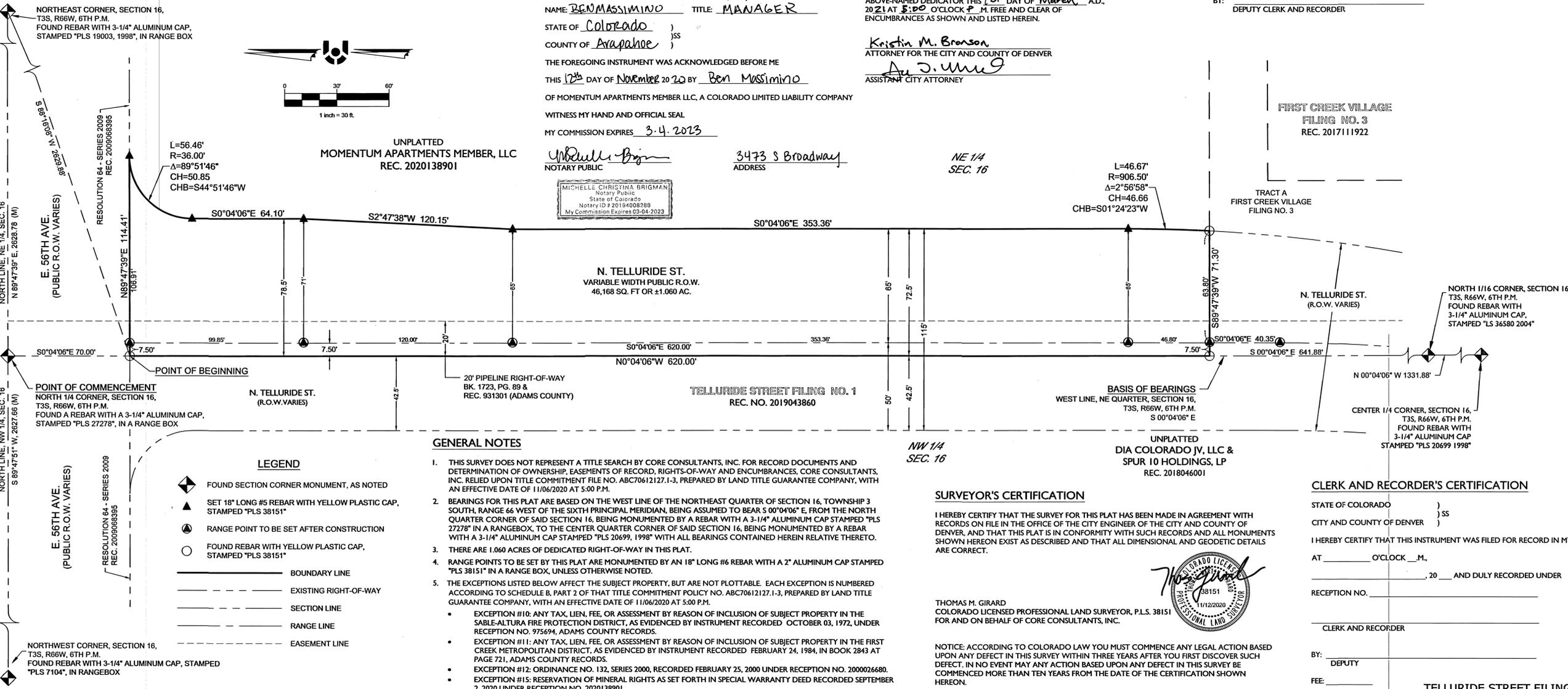
[Signature]
MICHELLE CHRISTINA BRIGMAN
Notary Public
State of Colorado
Notary ID # 20194008288
My Commission Expires 03-04-2023

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 DEDICATOR THIS 12th DAY OF March, A.D. 2021 AT 5:00 O'CLOCK P.M. FREE AND CLEAR OF ENCUMBRANCES AS SHOWN AND LISTED HEREIN.

Kristin M. Branson
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

[Signature]
ASSISTANT CITY ATTORNEY



GENERAL NOTES

- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES, CORE CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT FILE NO. ABC70612127-1-3, PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF 11/06/2020 AT 5:00 P.M.
- BEARINGS FOR THIS PLAT ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR S 00°04'06" E, FROM THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 27278" IN A RANGEBOX, TO THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 20699, 1998" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- THERE ARE 1.060 ACRES OF DEDICATED RIGHT-OF-WAY IN THIS PLAT.
- RANGE POINTS TO BE SET BY THIS PLAT ARE MONUMENTED BY AN 18" LONG #6 REBAR WITH A 2" ALUMINUM CAP STAMPED "PLS 38151" IN A RANGE BOX, UNLESS OTHERWISE NOTED.
- THE EXCEPTIONS LISTED BELOW AFFECT THE SUBJECT PROPERTY, BUT ARE NOT PLOTTABLE. EACH EXCEPTION IS NUMBERED ACCORDING TO SCHEDULE B, PART 2 OF THAT TITLE COMMITMENT POLICY NO. ABC70612127-1-3, PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF 11/06/2020 AT 5:00 P.M.
 - EXCEPTION #10: ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SABLE-ALTURA FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 03, 1972, UNDER RECEPTION NO. 975694, ADAMS COUNTY RECORDS.
 - EXCEPTION #11: 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.
 - EXCEPTION #12: ORDINANCE NO. 132, SERIES 2000, RECORDED FEBRUARY 25, 2000 UNDER RECEPTION NO. 2000026680.
 - EXCEPTION #15: RESERVATION OF MINERAL RIGHTS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 2, 2020 UNDER RECEPTION NO. 2020138901

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 THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

THOMAS M. GIRARD
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38151
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

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.

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.
_____, 20__ AND DULY RECORDED UNDER
RECEPTION NO. _____
CLERK AND RECORDER
BY: _____
DEPUTY
FEE: _____

TELLURIDE STREET FILING NO. 2

CIVIL ENGINEERING
CONSULTING
LAND SURVEYING
NATURAL RESOURCES
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



NO.	REVISIONS	DESCRIPTION	DATE	BY

TELLURIDE STREET FILING NO. 2
NE 1/4 SEC. 16, T3S, R66W, 6TH P.M.
CITY & COUNTY OF DENVER, COLORADO

RELEASE: 11/12/2020
DESIGNED: _____
CAD: DCB
QA/QC: TMG
JOB NO. 18-162
SHEET 1 of 1