

CENTRAL PARK FILING NO. 62

A REPLAT OF LOTS 2 AND 3 AND TRACTS C AND E, STAPLETON FILING NO. 39, TOGETHER WITH A PORTION OF UNPLATTED LAND
ALL LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 3

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT FC STAPLETON INDUSTRIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY, DRURY DEVELOPMENT CORPORATION, A MISSOURI CORPORATION AND PARK CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO, AS OWNERS, AND UMB BANK, N.A., AS HOLDER OF DEED OF TRUST, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO 3 LOTS AND 1 TRACT AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF STAPLETON FILING NO. 39 ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 2013 IN THE RECORDS OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER AT RECEPTION NO. 2013008622 TOGETHER WITH A PORTION OF UNPLATTED LAND, ALL LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTH ONE-QUARTER CORNER OF SAID SECTION 22; THENCE SOUTH 12°11'36" WEST, A DISTANCE OF 1,145.00 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARTICULAR PARCEL OF LAND DESCRIBED AS "PARCEL 13-001 D" IN PROPERTY DEED RECORDED JUNE 4, 2004 IN SAID RECORDS AT RECEPTION NO. 2004120463 AND THE POINT OF BEGINNING;

THENCE SOUTH 00°25'06" EAST, COINCIDENT WITH SAID WESTERLY LINE, A DISTANCE OF 1,288.29 FEET TO THE NORTHEAST CORNER OF THAT PARTICULAR PARCEL OF LAND DESCRIBED AS "ALTA PARCEL 1 (TOS)" IN SPECIAL WARRANTY DEED RECORDED JULY 1, 2009 IN SAID RECORDS AT RECEPTION NO. 2009082914;

THENCE COINCIDENT WITH THE NORTHERLY LINES OF SAID "ALTA PARCEL 1 (TOS)" THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 70°11'11" WEST A DISTANCE OF 932.62 FEET TO A 1,750.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;
2. THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 15°23'02" AN ARC DISTANCE OF 469.87 FEET FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 3, STAPLETON FILING NO. 39;
3. THENCE NORTH 85°34'13" WEST, COINCIDENT WITH SAID EASTERLY EXTENSION AND SOUTH LINE, A DISTANCE OF 404.94 FEET TO THE EASTERLY LINE OF TRACT A, CENTRAL PARK BLVD, FILING NO. 1, RECORDED JUNE 22, 2012 IN SAID RECORDS AT RECEPTION NO. 2012082116, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 3, STAPLETON FILING NO. 39;

THENCE ALONG THE EASTERLY LINES OF SAID TRACT A, BEING ALSO THE WESTERLY LINES OF SAID LOT 3, THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 00°00'00" EAST A DISTANCE OF 53.20 FEET;
2. THENCE NORTH 45°07'52" WEST A DISTANCE OF 75.08 FEET;
3. THENCE NORTH 00°00'00" EAST A DISTANCE OF 193.20 FEET TO THE NORTHERLY LINE OF SAID LOT 3, ALSO BEING THE SOUTHERLY LINE OF LOT 4, STAPLETON FILING NO. 39;

THENCE NORTH 90°00'00" EAST, COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 252.66 FEET TO A 25.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH, SAID POINT BEING THE SOUTHEASTERLY CORNER OF TRACT D, STAPLETON FILING NO. 39, SAID POINT ALSO BEING ON THE WESTERLY LINE OF LOT 2, STAPLETON FILING NO. 39

THENCE COINCIDENT WITH THE EASTERLY AND SOUTHERLY LINES OF SAID TRACT D, BEING ALSO THE WESTERLY AND NORTHERLY LINES OF SAID LOT 2, THE FOLLOWING FIVE (5) COURSES:

1. THENCE NORTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET;
2. THENCE NORTH 00°00'00" EAST A DISTANCE OF 141.36 FEET TO A 25.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EAST;
3. THENCE NORTHEASTERLY, COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°17'41" AN ARC DISTANCE OF 29.80 FEET TO A 27.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 17°05'50" EAST;
4. THENCE EASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 17°05'50" AN ARC DISTANCE OF 64.90 FEET;
5. THENCE NORTH 90°00'00" EAST A DISTANCE OF 116.80 FEET TO THE WESTERLY LINE OF TRACT C, STAPLETON FILING NO. 39;

THENCE COINCIDENT WITH THE WESTERLY LINES OF SAID TRACT C THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 00°00'00" EAST, COINCIDENT WITH THE EASTERLY LINES OF TRACT D AND LOT 1, STAPLETON FILING NO. 39, A DISTANCE OF 368.29 FEET;
2. THENCE NORTH 11°18'36" WEST A DISTANCE OF 9.82 FEET;
3. THENCE NORTH 78°41'24" WEST A DISTANCE OF 9.82 FEET TO THE SOUTHERLY LINE OF TRACT A, STAPLETON FILING NO. 39, SAID LINE ALSO BEING NORTHERLY LINE OF SAID TRACT C AND THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF TRACT B, STAPLETON FILING NO. 59, RECORDED DECEMBER 12, 2019 IN SAID RECORDS AT RECEPTION NO. 2019174399;

THENCE COINCIDENT WITH SAID WESTERLY EXTENSION AND THE SOUTHERLY LINES OF SAID TRACT B THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 90°00'00" EAST A DISTANCE OF 1,290.65 FEET;
2. THENCE SOUTH 75°10'43" EAST A DISTANCE OF 9.97 FEET;
3. THENCE SOUTH 11°54'44" EAST A DISTANCE OF 9.86 FEET TO A POINT ON THE WESTERLY LINE OF TRACT A, STAPLETON FILING NO. 59;

THENCE SOUTH 00°25'06" EAST, COINCIDENT SAID WESTERLY LINE, A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A;

THENCE NORTH 89°34'54" EAST, COINCIDENT WITH THE SOUTHERLY LINE OF SAID TRACT A, A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,617,087 SQUARE FEET (37.12320 ACRES), MORE OR LESS.

UNDER THE NAME AND STYLE OF CENTRAL PARK FILING NO. 62.

HOLDER OF DEED OF TRUST:

THE UNDERSIGNED LIENHOLDER OF THE ABOVE DESCRIBED REAL PROPERTY, DESCRIBED AS LOT 2 OF CENTRAL PARK FILING NO. 62, HEREBY ACKNOWLEDGES AND CONSENTS TO THIS FINAL PLAT AND TO THE EXECUTION AND RECORDING OF THIS FINAL PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

BY: Dan Genovese, SVP, UMB Bank N.A.

COMPANY: UMB BANK, N.A.

NOTARY CERTIFICATE

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

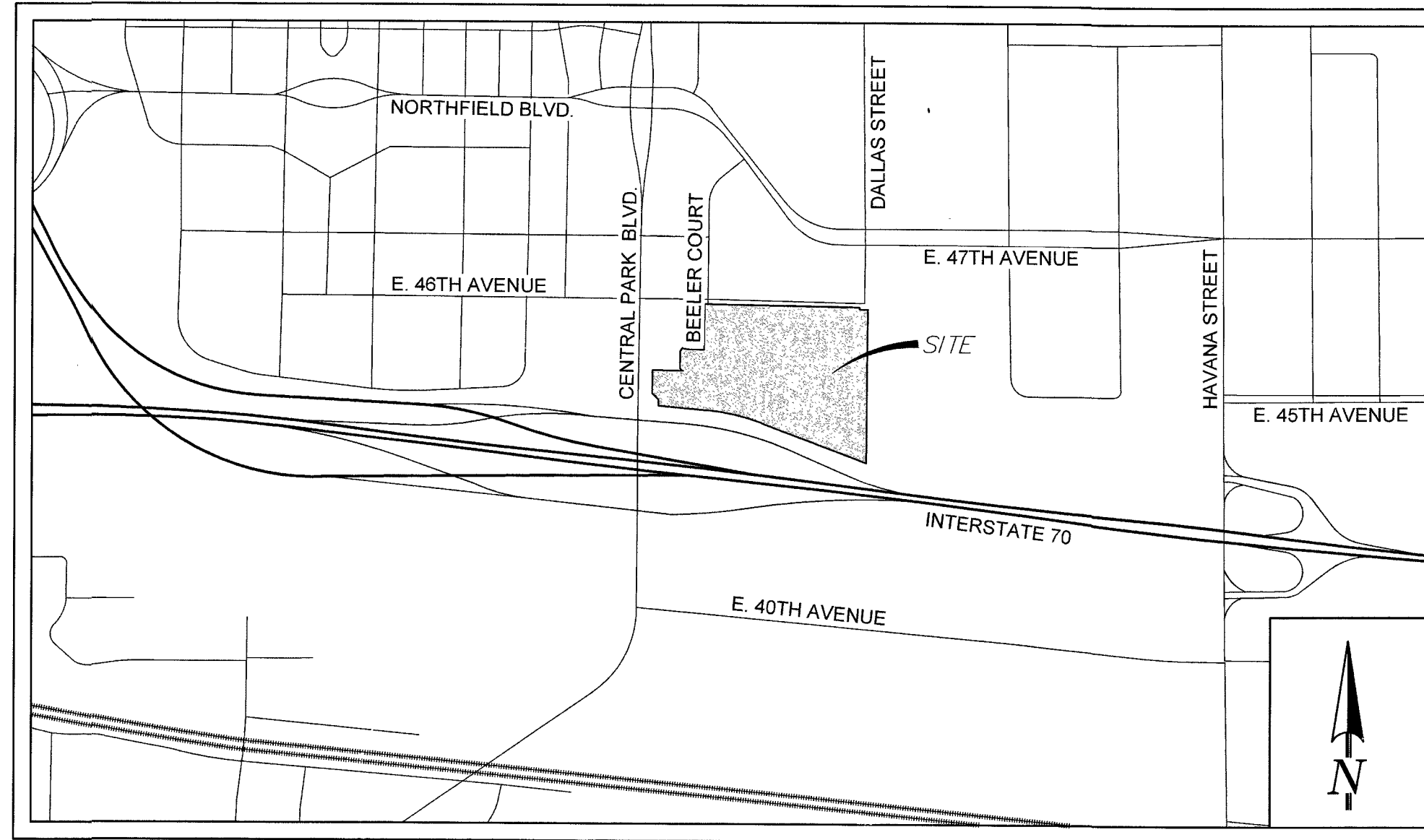
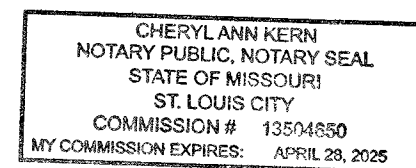
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF JULY A.D. 2021

BY DAN GENOVESE AS SVP OF UMB BANK, N.A.

WITNESS MY HAND AND OFFICIAL SEAL.

Cheryl Ann Kern
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-28-2025



VICINITY MAP
1" = 2000'

OWNER OF LOT 1:

FC STAPLETON INDUSTRIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Frank Costanzo
FRANK COSTANZO - VICE PRESIDENT - TAX

STATE OF OHIO)
COUNTY OF CUYAHOGA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF JULY 2021
BY KETAN PATEL, AS PRESIDENT AND SECRETARY OF FC STAPLETON INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Shirley Lewis
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/15/2021

OWNER OF TRACT A:

PARK CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

BY: Tammi T. Holloway
TAMMI T. HOLLOWAY, ASSISTANT SECRETARY

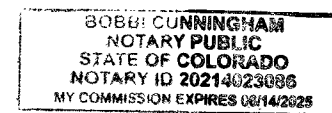
STATE OF COLORADO)
CITY AND COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF JULY 2021
BY TAMMI T. HOLLOWAY, AS ASSISTANT SECRETARY OF PARK CREEK METROPOLITAN DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/14/2025



OWNER OF LOTS 2 AND 3:

DRURY DEVELOPMENT CORPORATION, A MISSOURI CORPORATION

BY: Mark Kahl
TITLE: Vice President

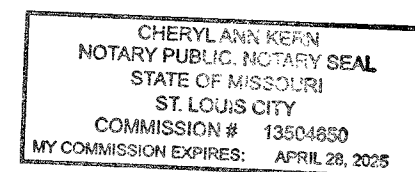
STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF JULY 2021
BY MARK KAHL AS Vice President OF DRURY DEVELOPMENT CORPORATION, A
MISSOURI CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

Cheryl Ann Kern
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-28-2025



ACKNOWLEDGEMENT:

MASTER COMMUNITY ASSOCIATION, INC., A COLORADO CORPORATION

BY: Dana Elkind
DANA ELKIND, PRESIDENT

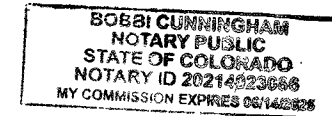
STATE OF COLORADO)
CITY AND COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF JULY 2021
BY DANA ELKIND AS PRESIDENT OF MASTER COMMUNITY ASSOCIATION, INC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/14/2025



ATTORNEY'S CERTIFICATE:

I HEREBY CERTIFY THAT NO STREETS, AVENUES, TRACTS AND OTHER PUBLIC PLACES ARE BEING DEDICATED TO THE CITY AND COUNTY OF DENVER BY THIS PLAT. ALL OBLIGATIONS TO DEDICATE OR CONVEY LAND AND ASSOCIATED INFRASTRUCTURE TO THE CITY AND COUNTY OF DENVER ARE AS SET FORTH IN THE MFDA AND THIS PLAT.

Kristin M. Bronson

ATTORNEY FOR THE CITY AND COUNTY OF DENVER

Mike Pate
ASSISTANT CITY ATTORNEY

9-2-21
DATE

SURVEYOR'S CERTIFICATE

I, JEFFREY A. MILLER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO 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.

JEFFREY A. MILLER, PLS 38467
SURVEY MANAGER - DENVER OFFICE
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC
1601 BLAKE STREET, SUITE 200
DENVER, CO 80202

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.

James S. Long
CITY ENGINEER 8/9/2021
DATE

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

John P. Pate
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE 8/12/2021
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

John P. Pate
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT 8.4.2021
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION

Happy Haynes
EXECUTIVE DIRECTOR OF PARKS AND RECREATION 8/20/21
DATE

APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. _____ OF THE SERIES OF _____, WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____, 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)

I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____ M.,
ON _____ 20____, AND RECORDED AT RECEPTION NUMBER _____.

CLERK AND RECORDER

BY: _____ DEPUTY

SEE: _____

PREPARED BY:

Matrix
1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-572-0200
Fax 303-572-0202

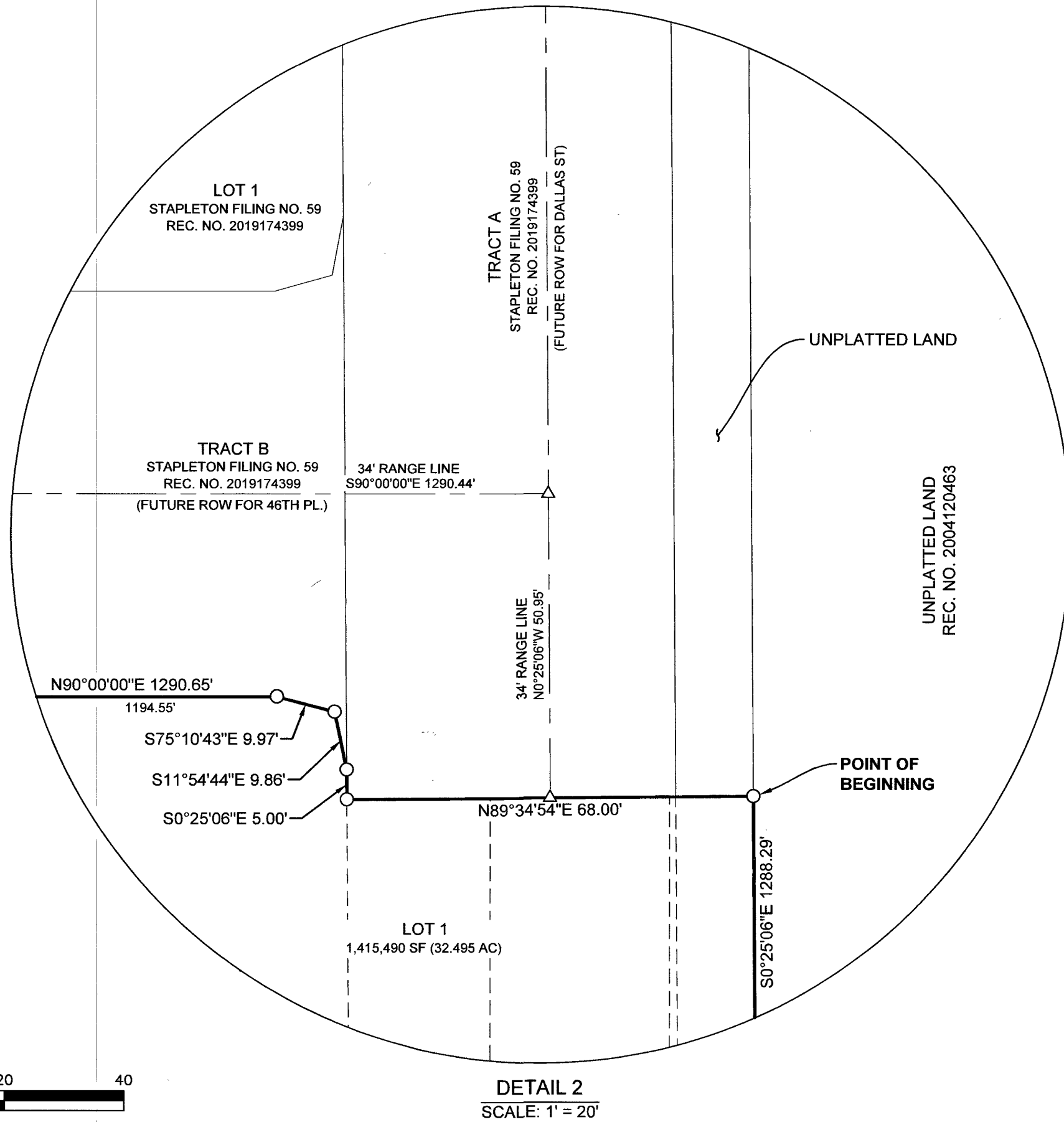
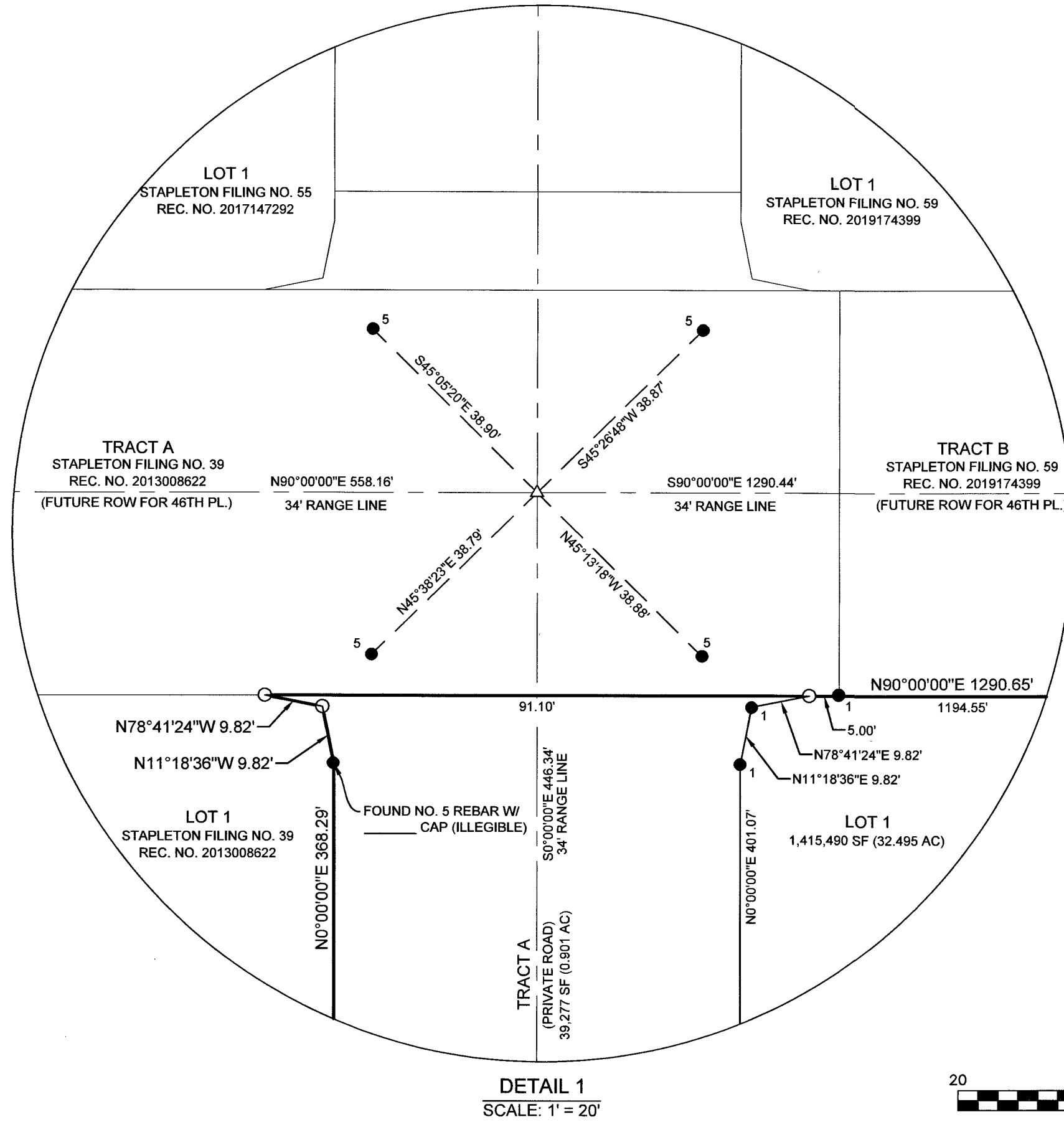
CENTRAL PARK FILING NO. 62

A REPLAT OF LOTS 2 AND 3 AND TRACTS C AND E, STAPLETON FILING NO. 39, TOGETHER WITH A PORTION OF UNPLATTED LAND
ALL LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 2 OF 3

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS MAP ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 22 TOWNSHIP 3 SOUTH RANGE 67 WEST MONUMENTED ON THE EAST END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "ZBS INC" "PLS 11434" "1991" AND ON THE WEST END BY A FOUND 2-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "ZBS INC" "PLS 11434" "1998", ASSUMED TO BEAR SOUTH 89°27'36" WEST A DISTANCE OF 2,639.37 FEET.
- BENCHMARK: PROJECT ELEVATIONS ARE BASED ON CITY AND COUNTY OF DENVER BENCHMARK NO. 644 BEING A FOUND 2" BRASS CAP LOCATED AT THE SOUTHEAST CORNER OF 35TH AVENUE AND CENTRAL PARK BOULEVARD, ON THE SOUTHEAST CORNER OF A CONCRETE INLET PAD, HAVING A PUBLISHED NAVD 88 ELEVATION OF 5295.29'.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
- ALL LINEAL DISTANCES SHOWN ON THIS PLAT ARE REPRESENTED IN U.S. SURVEY FEET. ALL BEARINGS SHOWN ON THIS PLAT ARE REPRESENTED IN DEGREES-MINUTES-SECONDS.
- FLOOD ZONE: THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 0800460094H, HAVING A MAP REVISED DATE OF NOVEMBER 20, 2013.
- STATE PLANE COORDINATES: THE COLORADO STATE PLANE COORDINATES, CENTRAL ZONE, NAD83/92 IN FEET, FOR THE INDICATED SECTION CORNERS ARE:

SECTION CORNER	NORTHING	EASTING
N.E. COR. SEC. 22, T3S, R67W, 6TH P.M.	1711019.086	3178226.419
N. 1/4 COR. SEC. 22, T3S, R67W, 6TH P.M.	1710994.222	3175687.822
C. 1/4 COR. SEC. 22, T3S, R67W, 6TH P.M.	1708342.901	3175607.175
200' W.C. 1/4 COR. SEC. 22, T3S, R67W, 6TH P.M.	1708542.937	3175607.074
W. 1/4 COR. SEC. 22, T3S, R67W, 6TH P.M.	1708319.310	3172961.466
- THERE ARE 3 LOTS AND 1 TRACT IN CENTRAL PARK FILING NO. 62.
- 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. 62.
- PREVIOUSLY GRANTED "FUTURE RIGHT-OF-WAY RESTRICTIONS" OVER TRACT C OF STAPLETON FILING NO. 39 AS GRANTED BY NOTE 10 ON THE PLAT OF STAPLETON FILING NO. 39 ARE HEREBY RELEASED BY THIS PLAT.
- PREVIOUSLY GRANTED "TEMPORARY CUL-DE-SAC RESTRICTIONS" OVER TRACT E OF STAPLETON FILING NO. 39 AS GRANTED BY NOTE 12 ON THE PLAT OF STAPLETON FILING NO. 39 ARE HEREBY RELEASED BY THIS PLAT.
- TRACT A WILL BE A PRIVATE STREET USED FOR PUBLIC PEDESTRIAN ACCESS, VEHICULAR ACCESS, UTILITY AND DRAINAGE. THIS TRACT WILL BE OWNED AND MAINTAINED BY THE PARK CREEK METROPOLITAN DISTRICT.
- 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.
- CERTAIN INFRASTRUCTURE TO SUPPORT THE DEVELOPMENT DESCRIBED IN THIS PLAT MAY BE CONSTRUCTED OUTSIDE THE PLAT BOUNDARIES. OFF-PLAT EASEMENTS AND/OR LICENSES FOR SUCH INFRASTRUCTURE WILL BE PROVIDED, AS NEEDED, BY SEPARATE DOCUMENT.
- EASEMENTS FOR UTILITY APPURTENANCES (E.G. TRANSFORMERS AND SWITCH CABINETS) AND EASEMENTS FOR ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION AND POSTAL FACILITIES OUTSIDE FUTURE RIGHTS-OF-WAY ARE TO BE CONVEYED BY SEPARATE DOCUMENT.
- EASEMENTS FOR STORM SEWER, WATER AND SANITARY SEWER LYING OUTSIDE OF FUTURE RIGHTS-OF-WAY ARE TO BE CONVEYED BY SEPARATE DOCUMENTS TO THE APPROPRIATE SERVICE PROVIDER.
- 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.
- 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 PROVISIONS OF SUCH CITY SERVICES.
- AN ACCESS EASEMENT IS HEREBY GRANTED OVER A PORTION OF LOT 1 AS SHOWN HEREON. THE EASEMENT IS FOR THE BENEFIT AND USE OF THE OWNERS OF LOT 2 FOR ACCESSING A PROPOSED FUTURE ENTRANCE TO LOT 2.
- AN ELECTRIC TRANSFORMER EASEMENT IS HEREBY GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO OVER A PORTION OF TRACT A AS SHOWN HEREON FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF ELECTRICAL EQUIPMENT.
- RECIPROCAL DRIVEWAY EASEMENT (RECORDED AT RECEPTION NO. 2012131986, DATED SEPTEMBER 27, 2012) GRANTS A BLANKET ACCESS, INGRESS AND EGRESS EASEMENT OVER, ACROSS AND THROUGH LOT 2 OF THIS PLAT AND TRACT D, STAPLETON FILING NO. 39.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC. TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP, INC. RELIED UPON OWNER'S POLICY, COMMITMENT NO. NCS-1015096-CO, REVISION NO. 5, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF AUGUST 24, 2021 AT 5:00 P.M..
- THE LAND DESCRIBED HEREIN LIES WITHIN OR PARTLY WITHIN THE LEGAL DESCRIPTION OR EXHIBITS FOUND IN THE FOLLOWING RECORDED DOCUMENTS 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.



REFERENCED DOCUMENTS

NO.	DESCRIPTION	RECEPTION NO.
A	U.S. PATENT	BK. 25 PG. 344
B	STAPLETON REDEVELOPMENT PLAN	2004157615
-	NORTH AREA MAJOR AMENDMENT NO. 1	2007158161
-	NORTH AREA AMENDMENT NO. 1	2009093987
-	NORTH AREA AMENDMENT NO. 2	2012109675
-	GDP MINOR AMENDMENT 2	2019161169
C	LETTER	2002023239
D	INTENTIONALLY DELETED	
E	FIRST AMENDED AND RESTATED COMMUNITY DECLARATION	2002086362
-	FIRST AMENDMENT	2005217062
-	SECOND AMENDMENT	2007003744
-	SUPPLEMENTAL DECLARATIONS	2012083124
-	SUPPLEMENTAL DECLARATIONS	2012083131
-	SUPPLEMENTAL DECLARATIONS	2017150802
-	SUPPLEMENTAL DECLARATIONS	2012146197
-	SUPPLEMENTAL DECLARATIONS	2018087530
F	PROPERTY DEED	2017150796
-	QUIT CLAIM DEED	2017150797
-	QUIT CLAIM DEED	2017150800
G	DESIGN AND ARCHITECTURAL DECLARATION	2011028773
-	SUPPLEMENTAL DECLARATIONS	2017150798
-	SUPPLEMENTAL DECLARATIONS	2018087526
H	DEVELOPMENT AGREEMENT	2004176011
-	AGREEMENTS TO DEVELOPMENT AGREEMENTS	2017150801
-	AGREEMENTS TO DEVELOPMENT AGREEMENTS	2012083130
-	AGREEMENTS TO DEVELOPMENT AGREEMENT	2012146196
-	AGREEMENTS TO DEVELOPMENT AGREEMENT	2018087529

I	INCLUSION IN WESTERLY CREEK METROPOLITAN DISTRICT	2012150639
-	INCLUSION IN WESTERLY CREEK METROPOLITAN DISTRICT	2013098753
-	INCLUSION IN WESTERLY CREEK METROPOLITAN DISTRICT	2018049952
-	INCLUSION IN WESTERLY CREEK METROPOLITAN DISTRICT	2018140424
J	ACCESS CONTROL RESTRICTIONS	2011121412
K	PROPERTY DEED	2012082408
-	QUIT CLAIM DEED	2012083123
-	QUIT CLAIM DEED	2012083126
-	QUIT CLAIM DEED	2012083129
-	QUIT CLAIM DEED	2012083133
L	DESIGN & ARCHITECTURAL DECLARATION	2002249150
-	SUPPLEMENTAL DECLARATIONS	2012083127
-	SUPPLEMENTAL DECLARATIONS	2012146178
-	SUPPLEMENTAL DECLARATIONS	2012146193
M	INTERGOVERNMENTAL LICENSE AGREEMENT	2001100014
-	AMENDED LICENSE AGREEMENT	2012117079
-	PARTIAL RELEASE OF EASEMENT	2021160787
N	DEVELOPER COVENANTS	2012131983
O	SPECIAL WARRANTY DEED	2012131984
-	RELINQUISHMENT OF SURFACE RIGHTS	2012131988
P	LICENSE AGREEMENT	2012131985
Q	LICENSE AGREEMENT	2012131991
R	RECIPROCAL EASEMENT / MAINTENANCE AGREEMENT	2012131986
-	AMENDED AND RESTATED EASEMENT / AGREEMENT	2012180049
S	LICENSE AGREEMENT	2012131987
T	RESERVATIONS, COVENANTS AND RESTRICTIONS	2012145294
-	QUIT CLAIM DEED	2012145295
-	QUIT CLAIM DEED	2012146180
-	QUIT CLAIM DEED	2012146195

-	QUIT CLAIM DEED	2012146199
U	EASEMENT AGREEMENT	2012115577
V	PLAT OF STAPLETON FILING NO. 39	2013008622
W	DEVELOPMENT PLAN	2013056299
X	EASEMENT AGREEMENT	2013133935
Y	INSTRUMENT	2014030221
Z	BUILDING PERMIT	2014079824
AA	RESTRICTIVE COVENANT	2017160318
-	RESTRICTIVE COVENANT	2017160319
BB	PROPERTY DEED	2018087524
-	QUIT CLAIM DEED	2018087525
-	QUIT CLAIM DEED	2018087528
CC	DEVELOPER COVENANTS	2018148324
-	AENDMENT	2021054036
DD	SPECIAL WARRANTY DEED	2018148325
-	RELINQUISHMENT OF SURFACE RIGHTS	2018148326
EE	LICENSE AGREEMENT	2018148327
FF	DEED OF TRUST	2016126991
-	ASSIGNMENT OF LEASES AND RENT	2016126992
-	PARTIAL RELEASE	2021131682
GG	FINANCING STATEMENT	2016126993
HH	SPECIAL WARRANTY DEED	2012180048
-	RELINQUISHMENT OF SURFACE RIGHTS	2012180050
II	AMENDED AND RESTATED DEVELOPER COVENANTS	2012180047
JJ	LICENSE AGREEMENT	2021014596
KK	SPECIAL WARRANTY DEED	2021131684
LL	EASEMENT AGREEMENT	2021160785
MM	EASEMENT AGREEMENT	2021160786

PREPARED BY:



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CENTRAL PARK FILING NO. 62

A REPLAT OF LOTS 2 AND 3 AND TRACTS C AND E, STAPLETON FILING NO. 39, TOGETHER WITH A PORTION OF UNPLATTED LAND
ALL LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 3 OF 3

BASIS OF BEARINGS
N89°27'36"E 2639.37'
N. LINE, N.E. 1/4, SEC. 22

POINT OF COMMENCEMENT
N. 1/4 COR SEC 22
FOUND 2-1/2" ALUMINUM CAP
STAMPED "ZBS INC"
"PLS 11434" "1998"

N.E. COR SEC 22
FOUND 3-1/4" ALUMINUM CAP
STAMPED "ZBS INC"
"PLS 11434" "1991"

LEGEND

◆ FOUND ALIQUOT MONUMENT (AS NOTED)

● FOUND MONUMENT (AS NOTED)

1 ● FOUND 1-1/4" YELLOW PLASTIC CAP
STAMPED "AECOM, PLS 20683"

2 ● FOUND 1-1/4" YELLOW PLASTIC CAP
STAMPED "URS CORP. PLS 20683"

3 ● FOUND 1-1/2" ALUMINUM CAP
STAMPED "TRUE NORTH PLS 35585"

4 ● FOUND NAIL W/ 3/4" BRASS TAG
STAMPED "TRUE NORTH PLS 35585"

5 ● FOUND 1" BRASS CAP (RANGE LINE TIE)
STAMPED "SURVEY MARKER"

6 ● FOUND 1-1/4" RED PLASTIC CAP IN RANGE BOX
STAMPED "URS CORP. PLS 20683"

7 ● FOUND 3-1/4" ALUMINUM CAP
STAMPED "CDOT PLS 24313"

8 ● FOUND 1-1/4" YELLOW PLASTIC CAP
STAMPED "PLS 34183"

9 ● FOUND MAG NAIL W/ WASHER
STAMPED "PLS 34183"

○ SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP
STAMPED "PLS 38467"

△ SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP
STAMPED "MATRIX" "PLS 38467" IN A RANGE
BOX - TO BE SET AFTER CONSTRUCTION

XX
XXXX SF (X.XXX AC)

LOT / TRACT NAME AND AREA

SECTION LINE

PLAT BOUNDARY

LOT LINE

RANGE LINE

ADJACENT LOT LINE

EASEMENT LINE

N

100 0 100 200
SCALE IN FEET
ORIGINAL SCALE

W. 1/4 COR SECTION 22
FOUND STONE
WITH CHISELED CROSS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'00"E	53.20'
L2	N45°07'52"W	75.08'
L3	N90°00'00"E	116.80'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	25.00'	060°00'00"	39.27'	N45°00'00"W
C2	25.00'	068°17'41"	29.80'	N34°08'50"E
C3	217.50'	017°05'50"	64.90'	S81°27'05"E
C4	117.50'	016°28'59"	33.80'	N65°25'26"E
C5	20.00'	073°39'56"	25.71'	N36°49'58"E

S. LINE, N.W. 1/4, SEC. 22
S89°29'21"W 2646.47'

PREPARED BY:
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