

Development Application

Planning Division
 9220 Kimmer Drive, Lone Tree, CO 80124
 303.708.1818 | www.cityoflonetree.com



CITY OF LONE TREE

| | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------------------------------|
| Instructions: All sections must be completed and typed or legibly printed. All required attachments must be included. This application does not cover Building Division and Public Works submittal requirements and fees. | | |
| Application Type | | For Planning Division Use |
| Presubmittal | Final Plat | Project Name: |
| SIP | Re-Plat | Job # |
| SIP Amendment | Rezoning | Application Fee: |
| Preliminary Plan | Variance | Check/Transaction #: |
| Other | | Date: Staff Initials: |

| Project Information | |
|---------------------------------------------------------------------|------------------|
| Project Name: | Project Address: |
| State Parcel ID: | Subdivision: |
| Acreage: | Lot #: |
| Existing Zoning: | Block #: |
| Proposed Rezoning: | Filing #: |
| Project Description (submit additional sheets if necessary): | |
| | |

| Owner and Representative Information | |
|--------------------------------------|-----------------------------------------------|
| Property Owner Information | Applicant Information if Different than Owner |
| Name (Individual or Organization): | Name (Individual or Organization): |
| Mailing Address: | Mailing Address: |
| Phone: | Phone: |
| Email: | Email: |

Letter of Authorization

Regarding Development Applications for Land Use Entitlements
(Form must be Filled Out if the Applicant is not the Property Owner)

City of Lone Tree
9220 Kimmer Dr., #100
Lone Tree, CO 80124

Regarding: See Attached Exhibit A, incorporated herein

(Address of property to be developed, if unaddressed, please provide state parcel ID #)

To Whom It May Concern:

I/We, the owner(s) of the real property described in Exhibit B ("**Unit 0**"), incorporated herein, authorize James R. Francescon (Agency Representative) of Century Land Holdings, LLC to act as an agent on my/our behalf for the purpose of (i) submitting to the City of Lone Tree for its processing, considering, and approving an application for a Condominium Map Supplement substantially in the form attached hereto, subject to City comments, for referral to the appropriate entities for comment, and for approval by the Director of the Community Development Department, and (ii) in addition to the authorizations previously provided for the Lincoln Station SIP (SP20-78), for the purpose of presentation to, consideration, and action by Lone Tree City Counsel on the SP20-78 application.

The undersigned hereby certifies to being the fee owner(s) or legally authorized representative of the fee owner(s) of the real property described on Exhibit B.

SEE ATTACHED SIGNATURE PAGES

(Print Name of Property Owner or Authorized Representative)

(Signature of Property Owner or Authorized Representative)

State of _____

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____

(Print Name of Notary)

by _____.

(Notary's official signature)

NOTARY SEAL

(Commission expiration date)



Unit 0 Property Owners:

OLS-PRESTON, LLC,
a Delaware limited liability company

By: Preston 5000 Apartments Limited Partnership, a Texas limited partnership
Its: Sole Member

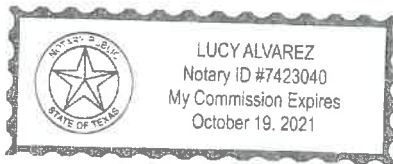
By: Preston 5000 Corporation, a Texas corporation
Its: General Partner

By: 
Name: Brian Bergersen
Its: President

On this 15th day of June, 2021 before me a notary public personally appeared Brian Bergersen, who acknowledged himself to be President of Preston 5000 Corporation, a Texas corporation, and that he, on behalf of such company and being authorized to do so, executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public



OLS-MEADOWSTONE, LLC,
a Delaware limited liability company

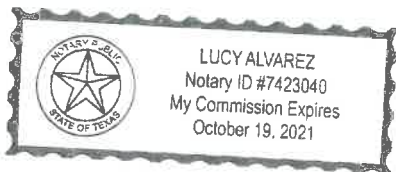
By: Meadowstone Limited Partnership, a Texas limited partnership
Its: Sole Member

By: Meadowstone Realty Corporation, a Texas corporation
Its: General Partner

By: 
Name: Brian Bergersen
Its: President

On this 15th day of June, 2021 before me a notary public personally appeared Brian Bergersen, who acknowledged himself to be President of Meadowstone Realty Corporation, a Texas corporation, and that he, on behalf of such company and being authorized to do so, executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.




Notary Public



OLS-PPA, LLC,
a Delaware limited liability company

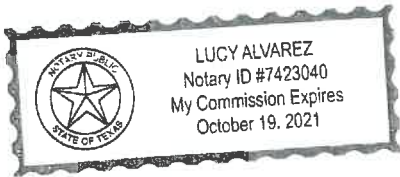
By: Parc Plaza Apartments, L.P., a Texas limited partnership
Its: Sole Member

By: Parc Plaza Apartments No. 2, Inc., a Texas corporation
Its: General Partner

By: 
Name: Brian Bergersen
Its: President

On this 15th day of June, 2021 before me a notary public personally appeared Brian Bergersen, who acknowledged himself to be President of Parc Plaza Apartments No. 2, Inc., a Texas corporation, and that he, on behalf of such company and being authorized to do so, executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.




Notary Public

OLS-PPH LLC,
a Delaware limited liability company

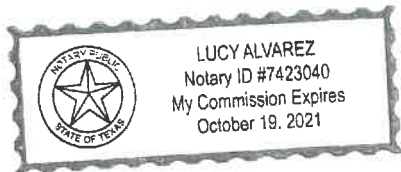
By: Parc Plaza Homes, L.P., a Texas limited partnership
Its: Sole Member

By: Parc Plaza Homes No. 2, Inc., a Texas corporation
Its: General Partner

By: 
Name: Brian Bergersen
Its: President

On this 15th day of June, 2021 before me a notary public personally appeared Brian Bergersen, who acknowledged himself to be President of Parc Plaza Homes No. 2, Inc., a Texas corporation and that he, on behalf of such company and being authorized to do so, executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.





Notary Public

OLS-1401, LLC,
a Delaware limited liability company

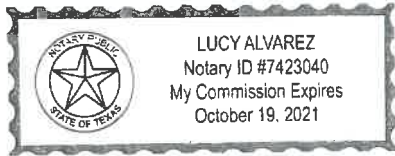
By: 1401 Properties, Ltd., a Texas limited partnership
Its: Sole Member

By: 1401 Management, Inc., a Texas corporation
Its: General Partner

By: 
Name: Brian Bergersen
Its: President

On this 15th day of June, 2021 before me a notary public personally appeared Brian Bergersen, who acknowledged himself to be President of 1401 Management, Inc., a Texas corporation, and that he, on behalf of such company and being authorized to do so, executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.




Notary Public

Exhibit A

Property Description Subject to Condominium Map Supplement Application

Parcel 1:

Lots 8-A1 and 8-A2,
Heritage Hills Filing No. 2, 2nd Amendment,
County of Douglas, State of Colorado.

Parcel 2:

Condominium Unit 1 according to the Condominium Map of Kaiser/Lincoln Station Parking Garage Condominiums recorded March 13, 2012 at Reception No. 2012018679 in the office of the Clerk and Recorder of Douglas County, Colorado, and as defined and described in the Condominium Declaration of the Kaiser/Lincoln Station Parking Garage recorded on March 13, 2012 at Reception No. 2012018678, re-recorded by Affidavit of Correction recorded February 2, 2021 at Reception No. 2021013179 in the office of the Clerk and Recorder of Douglas County, Colorado.

Parcel 3:

Lot 7-A1, Heritage Hills Filing No. 2, 2nd Amendment,
County of Douglas, State of Colorado.

Except for Condominium Unit 0 according to the Condominium Map of Kaiser/Lincoln Station Parking Garage Condominiums recorded March 13, 2012 at Reception No. 2012018679 in the office of the Clerk and Recorder of Douglas County, Colorado, and as defined and described in the Condominium Declaration of the Kaiser/Lincoln Station Parking Garage recorded on March 13, 2012 at Reception No. 2012018678, re-recorded by Affidavit of Correction recorded February 2, 2021 at Reception No. 2021013179 in the office of the Clerk and Recorder of Douglas County, Colorado.

Exhibit B

Unit 0 Property Description

Condominium Unit 0 according to the Condominium Map of Kaiser/Lincoln Station Parking Garage Condominiums recorded March 13, 2012 at Reception No. 2012018679 in the office of the Clerk and Recorder of Douglas County, Colorado, and as defined and described in the Condominium Declaration of the Kaiser/Lincoln Station Parking Garage recorded on March 13, 2012 at Reception No. 2012018678, re-recorded by Affidavit of Correction recorded February 2, 2021 at Reception No. 2021013179 in the office of the Clerk and Recorder of Douglas County, Colorado.

CONDOMINIUM MAP SUPPLEMENT OF
KAISER/LINCOLN STATION PARKING GARAGE CONDOMINIUMS

UNIT 1 LINCOLN STATION PARKING GARAGE CONDOMINIUMS, LOT 7-A1, HERITAGE HILLS FILING NO. 2 2ND AMENDMENT
AND LOT8-42A HERITAGE HILLS FILING NO. 2, 4TH AMENDMENT
LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LOVELL TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

PROPERTY DESCRIPTION:

UNIT 1
A PARCEL OF LAND BEING A PORTION OF LOT 8-42A, HERITAGE HILLS FILING NO. 2, 4TH AMENDMENT, RECORDED AT RECEPTION NO. _____ AND A PORTION OF LOT 7-A1, PORTION OF KAISER/LINCOLN STATION PARKING GARAGE CONDOMINIUMS RECORDED AT RECEPTION NO. 2012019679 AND A PORTION OF LOT 7-A1, HERITAGE HILLS FILING NO. 2, 2ND AMENDMENT, RECORDED AT RECEPTION NO. 2008043123, ALL IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF LOVELL TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
BEARINGS ARE ASSIGNED AND ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING N89°36'03"E A DISTANCE OF 2539.42 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 10 BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, IN RANGE BOX, STAMPED: PLS 25369 AND THE NORTHEAST CORNER OF SAID SECTION 10 BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, IN RANGE BOX, STAMPED: PLS 34980.

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 10:

- THENCE S31°53'44"E A DISTANCE OF 2633.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 8-42A, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 8-42A THE FOLLOWING THREE (3) COURSES:
1. N73°16'20"E A DISTANCE OF 781.9 FEET;
2. THENCE S10°02'09"E A DISTANCE OF 69.68 FEET;
THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 7-A1:
1. N70°57'94"E A DISTANCE OF 15.94 FEET;
2. THENCE N85°45'43"E A DISTANCE OF 118.88 FEET;
3. THENCE S05°20'24"E A DISTANCE OF 97.93 FEET;
4. THENCE N84°59'36"E A DISTANCE OF 59.92 FEET;
THENCE S05°20'49"E A DISTANCE OF 395.66 FEET;
THENCE N85°44'34"E A DISTANCE OF 6.48 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 7-A1;
THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES:
1. S04°15'26"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 144.93 FEET;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 137°18'26", A RADIUS OF 30.00 FEET, A CHORD BEARING THENCE ALONG THE DIRECTIONAL, SOUTHERLY AND WESTERLY LINES OF SAID LOT 8-42A THE FOLLOWING FOUR (4) COURSES:
1. A DISTANCE OF 38.56 FEET, AND AN ARC DISTANCE OF 79°59'50", A RADIUS OF 50.00 FEET, A CHORD BEARING S49°02'48"W
2. THENCE S89°02'37"W A DISTANCE OF 327.47 FEET;
3. THENCE N00°27'47"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 228.50 FEET,
4. N06°9'04"W A DISTANCE OF 463.38 FEET, AND AN ARC DISTANCE OF 464.38 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.164 ACRES, MORE OR LESS.

SIGNATURE OF OWNER:

KAISER FOUNDATION HOSPITALS
BY: _____ PRESIDENT
_____ SECRETARY
ATTEST: _____

STATE OF COLORADO }
COUNTY OF _____ } SS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2021, BY _____ PRESIDENT OF KAISER FOUNDATION HOSPITALS

WITNESS MY HAND AND OFFICIAL SEAL.

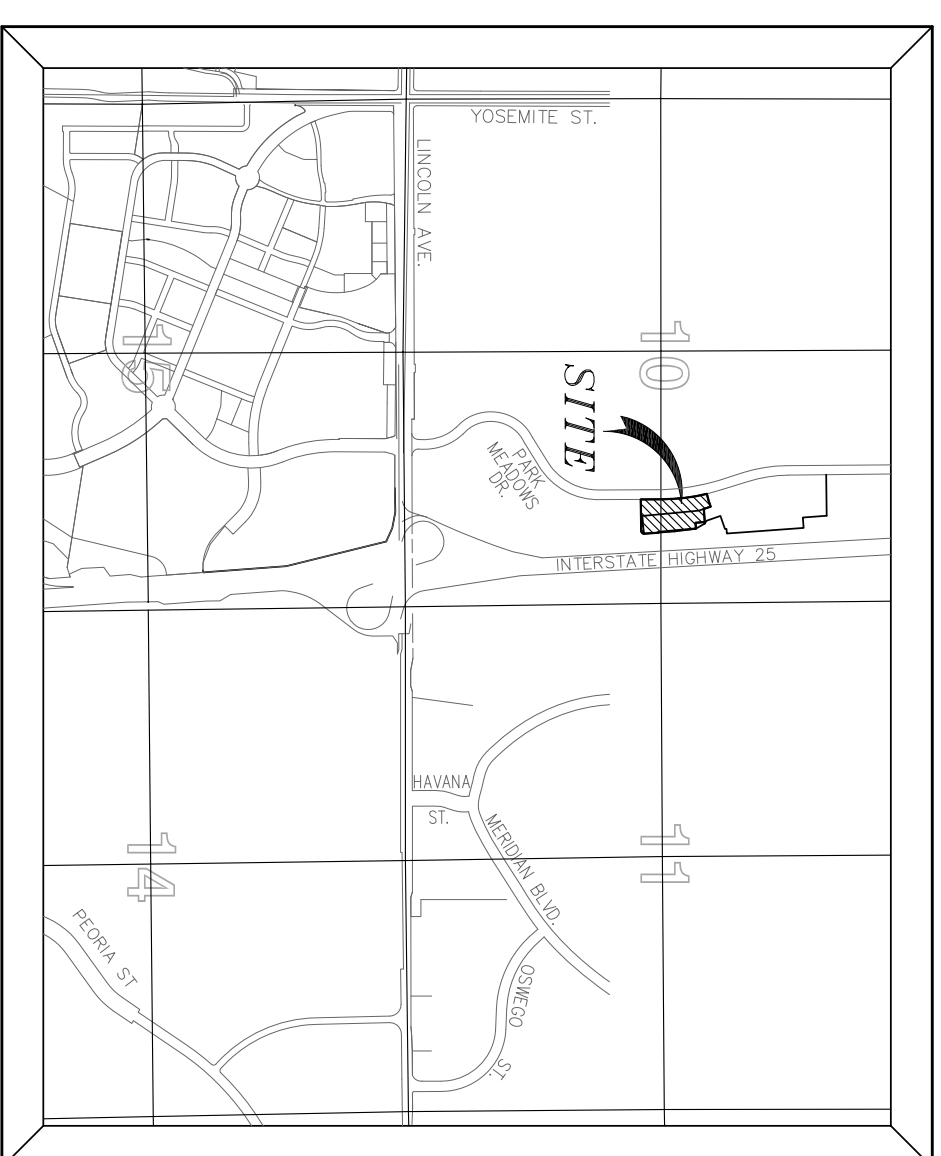
NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

STATE OF COLORADO }
COUNTY OF _____ } SS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2021, BY _____ SECRETARY OF KAISER FOUNDATION HOSPITALS

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____



NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACE ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-609, C.R.S.
- BEARINGS ARE ASSUMED AND ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING N89°36'03"E A DISTANCE OF 2539.42 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 10, BEING MONUMENTED BY A FOUND #5 BEARING A 3-1/4" ALUMINUM CAP, STAMPED: PLS 25369 AND THE NORTHEAST CORNER OF SAID SECTION 10 BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, IN RANGE BOX, STAMPED: PLS 34980.
- THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. SURVEY FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR INTERESTS IN THE LANDS OR TRACTS DESCRIBED HEREIN, NOR DOES IT GUARANTEE THE ACCURACY OF THE RECORD INFORMATION OR THE VALIDITY OF ANY INSTRUMENTS RECORDING HEREON. MERRICK & COMPANY HAS BEEN ADVISED BY THE RECORDING OFFICE THAT THE INSTRUMENT NO. 2008043123 WAS FILED FOR RECORD ON NOVEMBER 4, 2020.
- THE OWNERS OF THE LANDS OR TRACTS DESCRIBED HEREIN OR THE HOLDER(S) OF THE APPLICABLE EASEMENTS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION, AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL RAINWYER SNAPE, INCLUDING NO PARKING/FREE LANE SIGNAGE AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT; THE OWNER SHALL MAINTAIN SAID SIGNAGE.
- THE REAL PROPERTY DESCRIBED HEREIN DOES NOT INCLUDE ANY GENERAL COMMON ELEMENTS.
- THE PORTION OF LOT 7-A1 IDENTIFIED AS A LIMITED COMMON ELEMENT IS A LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1 (THE UNIT 1 LIMITED COMMON ELEMENT).
- THE UNDERSIGNED DOES HEREBY GRANTS TO UNIT 0 AND ITS PARTNERS, OWNERS, OFFICERS, DIRECTORS, SHAREHOLDERS, AGENTS, CONTRACTORS, CUSTOMERS, VENDORS, TENANTS, SUPPLIERS, VISITORS, INVITEES, LICENSEES AND OTHER PERSONS AND ENTITIES, INCLUDING THE CITY OF DOUGLAS, ACCESS TO THE COMMON ELEMENTS OF THIS CONDOMINIUM MAP AND TO ADJACENT PROPERTY. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION, AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).
- THE BOUNDARIES OF UNIT 1 ARE THE VERTICAL PLANE BOUNDARIES DEPICTED HEREIN, ANY AND ALL IMPROVEMENTS WITHIN THE BOUNDARIES OF UNIT 1 SHALL BE PART OF UNIT 1 AND NOT A LIMITED COMMON ELEMENT OR GENERAL COMMON ELEMENT. UNIT 1 HAS NO UPPER BOUNDARY AND ALL AIRSPACE AND IMPROVEMENTS THEREIN ARE PART OF UNIT 1. THE BOUNDARIES OF UNIT 1 ARE THE VERTICAL PLANE BOUNDARIES DEPICTED HEREIN, ANY AND ALL IMPROVEMENTS WITHIN THE BOUNDARIES OF UNIT 1 SHALL BE PART OF UNIT 1 AND NOT A LIMITED COMMON ELEMENT OR GENERAL COMMON ELEMENT. UNIT 1 HAS NO UPPER BOUNDARY AND ALL AIRSPACE AND IMPROVEMENTS THEREIN ARE PART OF UNIT 1. THE BOUNDARIES OF UNIT 1 ARE THE VERTICAL PLANE BOUNDARIES DEPICTED HEREIN, ANY AND ALL IMPROVEMENTS WITHIN THE BOUNDARIES OF UNIT 1 SHALL BE PART OF UNIT 1 AND NOT A LIMITED COMMON ELEMENT OR GENERAL COMMON ELEMENT. UNIT 1 HAS NO UPPER BOUNDARY AND ALL AIRSPACE AND IMPROVEMENTS THEREIN ARE PART OF UNIT 1.
- THIS CONDOMINIUM MAP SUPPLEMENT OF KAISER/LINCOLN STATION PARKING GARAGE CONDOMINIUMS SUPPLEMENTS AND AMENDS THE CONDOMINIUM MAP OF KAISER/LINCOLN STATION PARKING GARAGE CONDOMINIUMS RECORDED MARCH 13, 2012 AT RECEPTION NO. 2012019679 AND IS MADE IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION OF THE KAISER/LINCOLN STATION PARKING GARAGE CONDOMINIUMS RECORDED FEBRUARY 2, 2012 AT RECEPTION NO. 2012018678, RE-CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED FEBRUARY 2, 2012 AT RECEPTION NO. 2012013179 IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO, AS SUPPLEMENTED BY THAT CERTAIN SUPPLEMENT TO KAISER/LINCOLN STATION PARKING GARAGE CONDOMINIUMS RECORDED _____ AT RECEPTION NUMBER _____ (COLLECTIVELY, THE "DECLARATION").

TITLE VERIFICATION:

FIRST AMERICAN TITLE INSURANCE COMPANY, DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

BY: _____
TITLE: _____
DATE: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2021,
_____ OF FIRST AMERICAN TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

CITY APPROVAL:

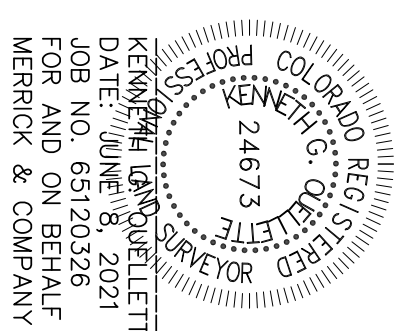
THIS CONDOMINIUM MAP WAS APPROVED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER THIS _____ DAY OF _____, 2021.

_____ KELLY HST, COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE:

I, KENNETH G. OUELLETTE A DUTY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE _____ BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSEURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYS OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS _____



PRELIMINARY

KENNETH G. OUELLETTE, PLS 24673
REGISTERED PROFESSIONAL LAND SURVEYOR
JOB NO. 651202626
FOR AND ON BEHALF OF
MERRICK & COMPANY

CLERK AND RECORDER:

STATE OF COLORADO
COUNTY OF DOUGLAS
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2021 A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____

CLERK AND RECORDER _____

OWNER/APPLICANT:

KAISER FOUNDATION HOSPITALS
10350 E DAKOTA AVE
DENVER, CO 80247

| | |
|----------|-----|
| SCALE | N/A |
| DRAWN | KCO |
| CHECKED | JAW |
| APPROVED | KCO |

5970 Greenwood Plaza Blvd,
Greenwood Village, CO 80111
Phone: 303-751-0724

KAISER/LINCOLN STATION PARKING GARAGE CONDOMINIUMS

UNIT 1 LINCOLN STATION PARKING GARAGE CONDOMINIUMS, LOT 7-A1, HERITAGE HILLS FILING NO. 2, 4TH AMENDMENT
 AND LOT 8-A2A HERITAGE HILLS FILING NO. 2, 4TH AMENDMENT
 LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

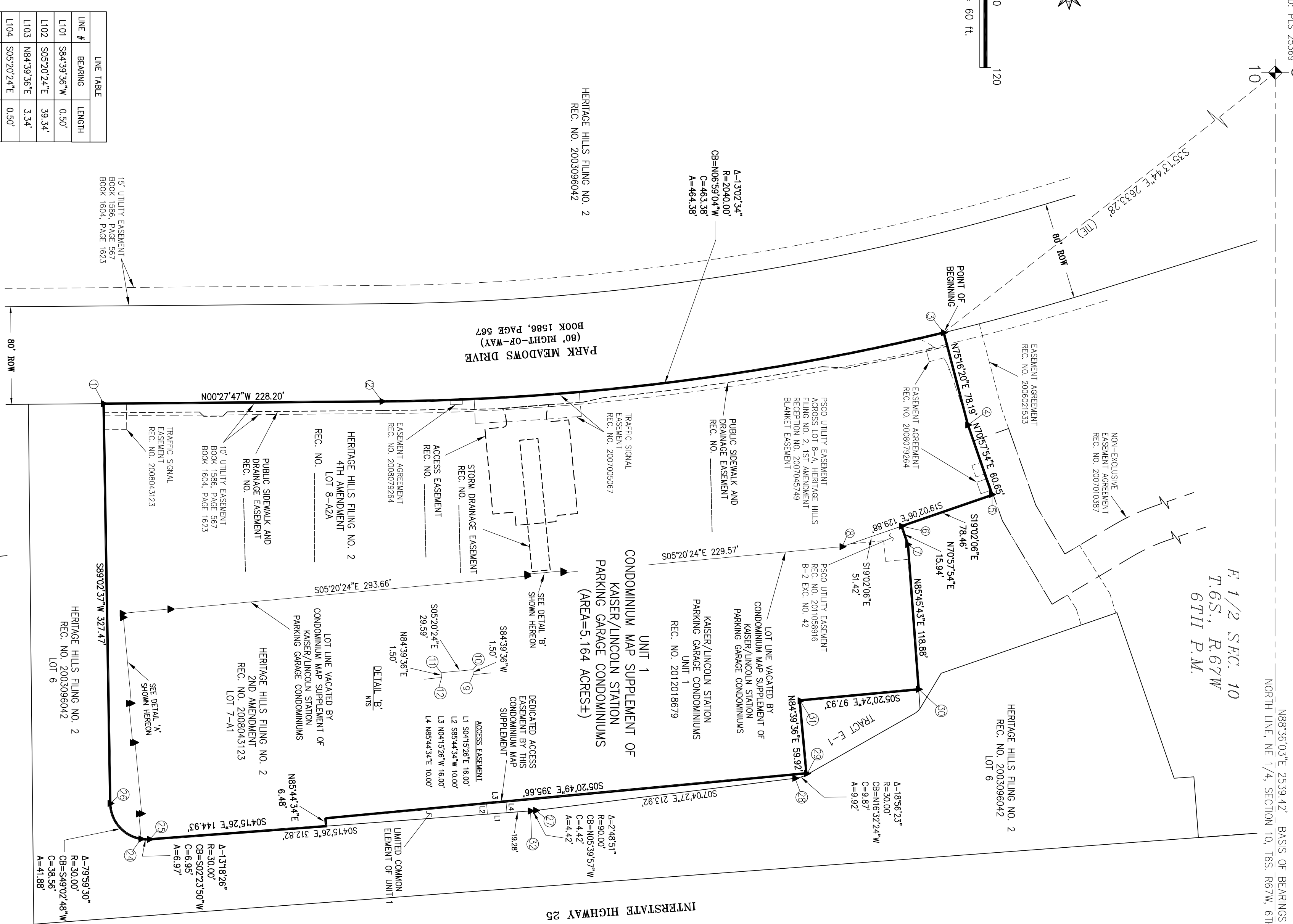
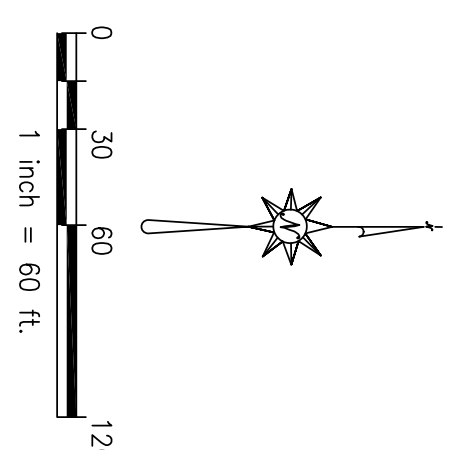
POINT OF COMMENCEMENT
 N 1/4 COR. SEC. 10
 T.6S., R.67W.
 FOUND #5 REBAR WITH
 3 1/4" ALUMINUM CAP
 0.1' ABOVE SURFACE
 STAMPED: PLS 25369 3

CONDOMINIUM MAP SUPPLEMENT OF
 KAISER/LINCOLN STATION PARKING GARAGE CONDOMINIUMS

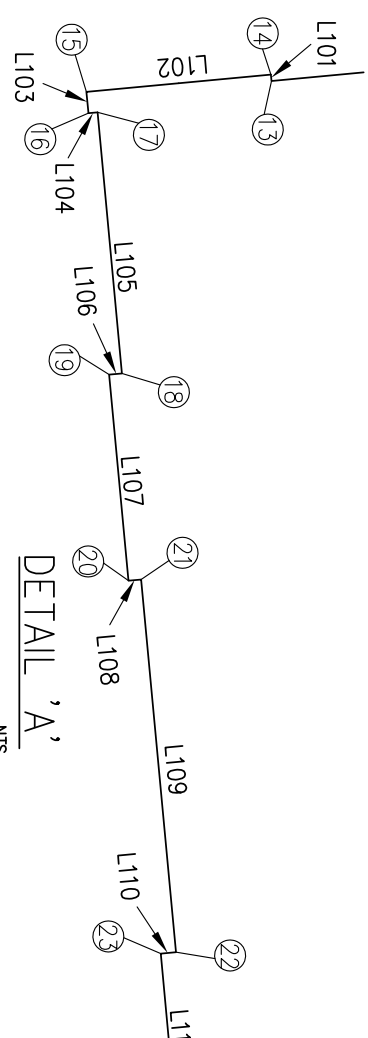
*E 1/2 SEC. 10
 T.6S., R.67W
 67TH P.M.*

NE COR. SEC. 10
 T.6S., R.67W., CH. P.M.
 FOUND #3 REBAR WITH
 3 1/4" ALUMINUM CAP
 0.1' ABOVE SURFACE
 STAMPED: PLS 5980 3

PUBLIC SIDEWALK, DRAINAGE AND ACCESS EASEMENTS



| LINE # | BEARING | LENGTH |
|--------|-------------|--------|
| L101 | S84°39'36"W | 0.50' |
| L102 | S05°20'24"E | 39.34' |
| L103 | N84°39'36"E | 3.34' |
| L104 | S05°20'24"E | 0.50' |
| L105 | N84°39'36"E | 70.66' |
| L106 | N05°20'24"W | 2.00' |
| L107 | N84°39'36"E | 32.34' |
| L108 | N05°20'24"W | 2.00' |
| L109 | N84°39'36"E | 58.48' |
| L110 | N05°20'24"W | 2.40' |
| L111 | N84°39'36"E | 20.61' |



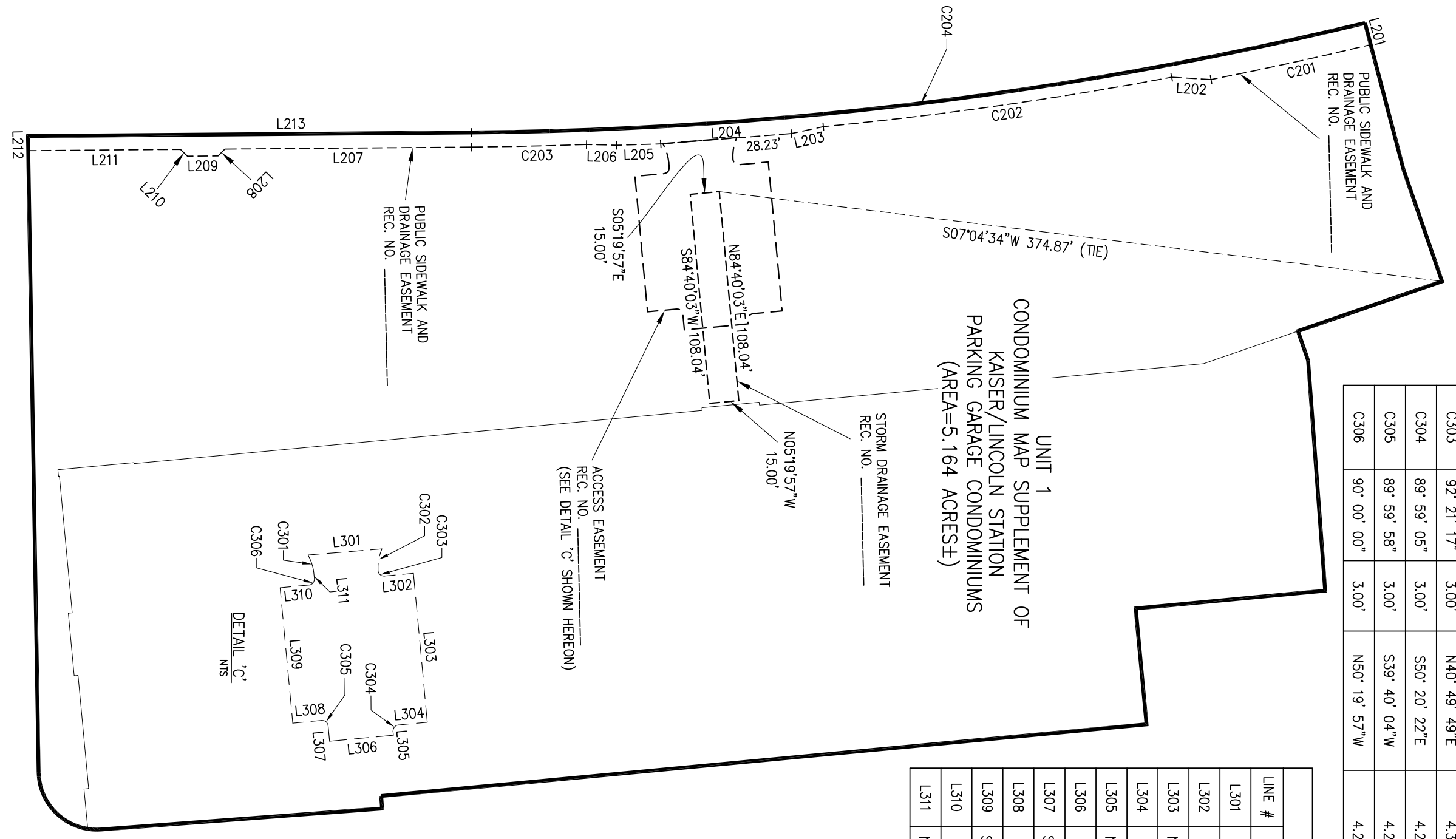
| CURVE # | DELTA | RADIUS | CHORD BEARING | CHORD LENGTH | LENGTH |
|---------|-------------|--------|---------------|--------------|--------|
| C201 | 23° 45' 01" | 23.00' | S72° 47' 32"W | 10.29' | 10.29' |
| C202 | 26° 05' 53" | 23.00' | S79° 56' 36"E | 11.29' | 11.29' |
| C203 | 92° 21' 17" | 3.00' | N40° 49' 49"E | 4.33' | 4.84' |
| C204 | 89° 59' 05" | 3.00' | S50° 20' 22"E | 4.24' | 4.71' |
| C205 | 89° 59' 58" | 3.00' | S39° 40' 04"W | 4.24' | 4.71' |
| C206 | 90° 00' 00" | 3.00' | N50° 19' 57"W | 4.24' | 4.71' |

| LINE # | BEARING | LENGTH |
|--------|---------------|--------|
| L301 | N4° 41' 15"W | 38.14' |
| L302 | N5° 21' 50"W | 15.00' |
| L303 | N84° 40' 53"E | 77.00' |
| L304 | S5° 20' 49"E | 15.00' |
| L305 | N84° 40' 03"E | 2.00' |
| L306 | S5° 20' 49"E | 33.00' |
| L307 | S84° 40' 03"W | 8.01' |
| L308 | S5° 19' 57"E | 15.00' |
| L309 | S84° 40' 03"W | 70.00' |
| L310 | N5° 19' 57"W | 15.00' |
| L311 | N84° 40' 03"E | 2.36' |

| LINE # | BEARING | LENGTH |
|--------|---------------|--------|
| L201 | N75° 16' 20"E | 11.50' |
| L202 | S3° 21' 35"W | 20.32' |
| L203 | S12° 07' 37"E | 18.80' |
| L204 | N4° 33' 35"W | 67.47' |

| LINE # | BEARING | LENGTH |
|--------|---------------|---------|
| L205 | S1° 36' 28"E | 22.69' |
| L206 | S1° 21' 13"W | 15.54' |
| L207 | N0° 27' 47"W | 128.93' |
| L208 | S45° 20' 18"E | 4.96' |

| LINE # | BEARING | LENGTH |
|--------|---------------|---------|
| L209 | S0° 27' 47"E | 15.78' |
| L210 | S44° 24' 44"W | 4.96' |
| L211 | N0° 27' 47"W | 78.39' |
| L212 | S89° 02' 37"W | 7.50' |
| L213 | N0° 27' 47"W | 228.20' |



CURVE TABLE

| CURVE # | DELTA | RADIUS | CHORD BEARING | CHORD LENGTH | LENGTH |
|---------|-------------|----------|---------------|--------------|---------|
| C201 | 2° 20' 58" | 2051.50' | N12° 30' 17"W | 84.11' | 84.12' |
| C202 | 5° 04' 16" | 2046.50' | N8° 04' 38"W | 181.07' | 181.13' |
| C203 | 1° 39' 24" | 2047.50' | N1° 17' 29"W | 52.20' | 59.20' |
| C204 | 13° 02' 34" | 2040.00' | N6° 59' 04"W | 463.38' | 464.38' |

- NOTIFICATION**
1. FOUND #1 COPPER PILE FLUSH IN CONC. PAIN STAMPED: PLS 38964
 2. FOUND #5 REBAR FLUSH, NO CAP
 3. FOUND NAIL WITH #1 BRASS TAG, FLUSH IN CONC. PAIN STAMPED: PLS 26645
 4. FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP FLUSH WITH SURFACE STAMPED: PLS 13212
 5. FOUND NAIL WITH #1 BRASS TAG, FLUSH IN TOP OF CURB STAMPING ILLICIT
 6. FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP DOWN 0.1' WITH SURFACE STAMPED: PLS 16406
 7. FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP DOWN 0.2' WITH SURFACE STAMPED: PLS 16406
 8. FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP DOWN 0.1' WITH SURFACE STAMPED: PLS 16406
 9. FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP FLUSH WITH SURFACE STAMPED: PLS 16406
 10. FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP FLUSH WITH SURFACE STAMPED: PLS 16406
 11. FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP FLUSH WITH SURFACE STAMPED: PLS 16406
 12. FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP FLUSH WITH SURFACE STAMPED: PLS 16406
 13. FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP FLUSH WITH SURFACE STAMPED: PLS 16406
 14. FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP FLUSH WITH SURFACE STAMPED: PLS 16406
 15. FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP FLUSH WITH SURFACE STAMPED: PLS 38064
 16. FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP FLUSH WITH SURFACE STAMPED: PLS 38064
 17. FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP FLUSH WITH SURFACE STAMPED: PLS 38064
 18. FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP FLUSH WITH SURFACE STAMPED: PLS 16406
 19. FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP FLUSH WITH SURFACE STAMPED: PLS 38064
 20. FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP FLUSH WITH SURFACE STAMPED: PLS 16406
 21. FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP FLUSH WITH SURFACE STAMPED: PLS 38064
 22. FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP DOWN 0.1' WITH SURFACE STAMPED: PLS 38064
 23. FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP DOWN 0.1' WITH SURFACE STAMPED: PLS 38064
 24. FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP FLUSH WITH SURFACE STAMPED: PLS 16406
 25. FOUND #5 REBAR DOWN 0.1', NO CAP
 26. FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP FLUSH WITH SURFACE STAMPED: PLS 38064
 27. FOUND #5 REBAR WITH 1-1/4" ALUMINUM CAP DOWN 0.1' WITH SURFACE STAMPED: PLS 32428
 28. FOUND NAIL WITH #1 BRASS TAG, FLUSH IN CONC. WALK STAMPED: PLS 32428
 29. FOUND NAIL WITH 3/4" BRASS TAG, FLUSH IN CONC. WALK STAMPED: PLS 16406
 30. FOUND NAIL WITH 3/4" BRASS TAG, FLUSH IN CONC. WALK STAMPED: PLS 16406
 31. FOUND NAIL WITH 3/4" BRASS TAG, FLUSH IN TOP CONC. WALL STAMPED: PLS 16406
 32. FOUND #5 REBAR WITH 1-1/4" PLASTIC CAP DOWN 0.1' WITH SURFACE STAMPED: PLS 32428

LEGEND

- ▲ ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS NOTED
- SECTION LINE
- BOUNDARY LINE
- - - LOT LINE
- - - EASEMENT LINE

PRELIMINARY

KENNETH M. J. MOTTE, P.E.
 LICENSE NO. 24673
 DATE: JUNE 18, 2021
 JOB NO. 65120892
 PROJECT: SUPPLEMENT OF
 MERRICK & COMPANY

MERRICK & COMPANY
 5970 Greenwood Plaza Blvd.,
 Greenwood Village, CO 80111
 Phone: 303.751.0724

SCALE: 1"=60'
 DRAWN: KCO
 CHECKED: JAW
 APPROVED: KCO

JOB: 65120892 DATE: 6/8/21 SH: 2 OF 2