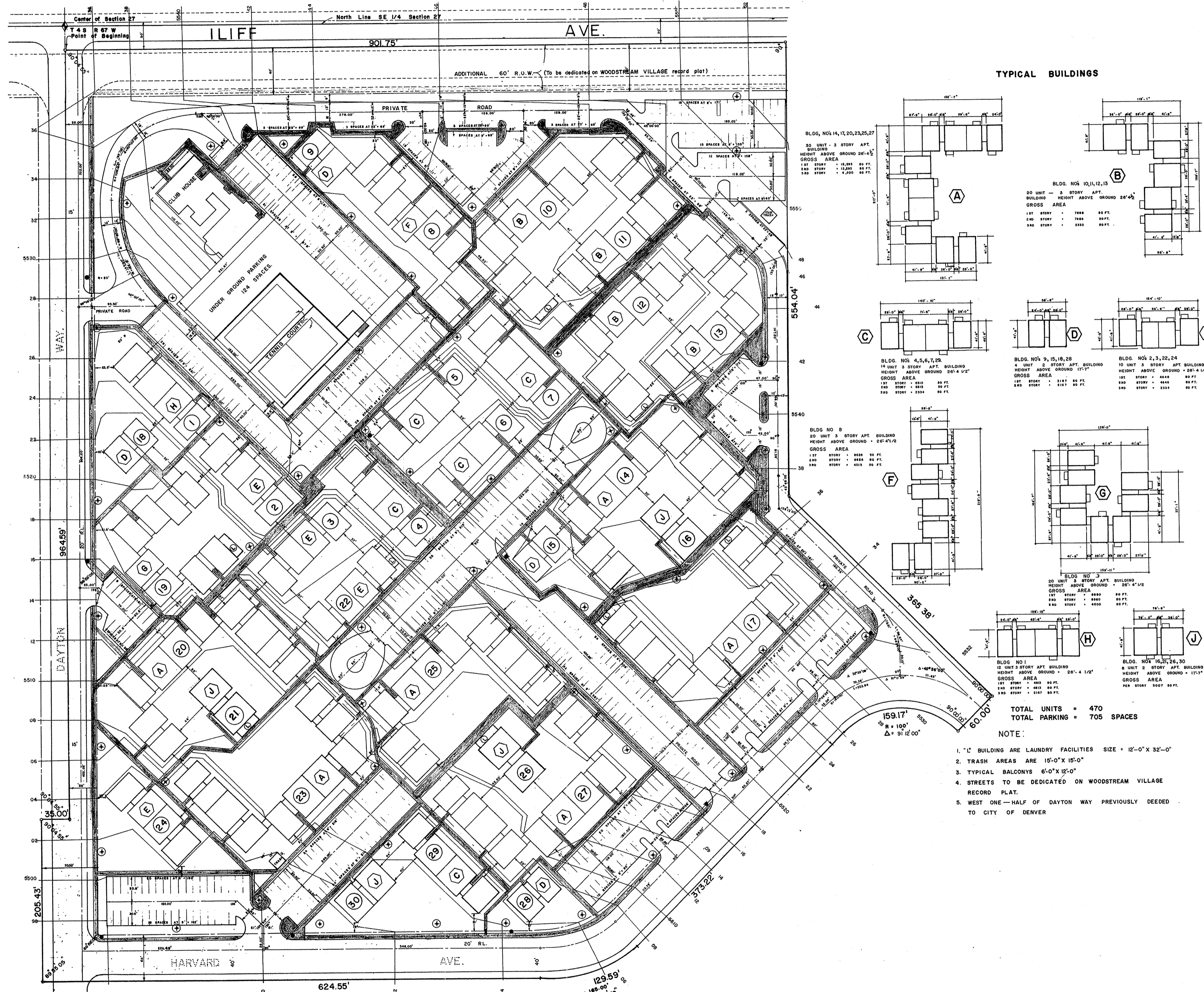


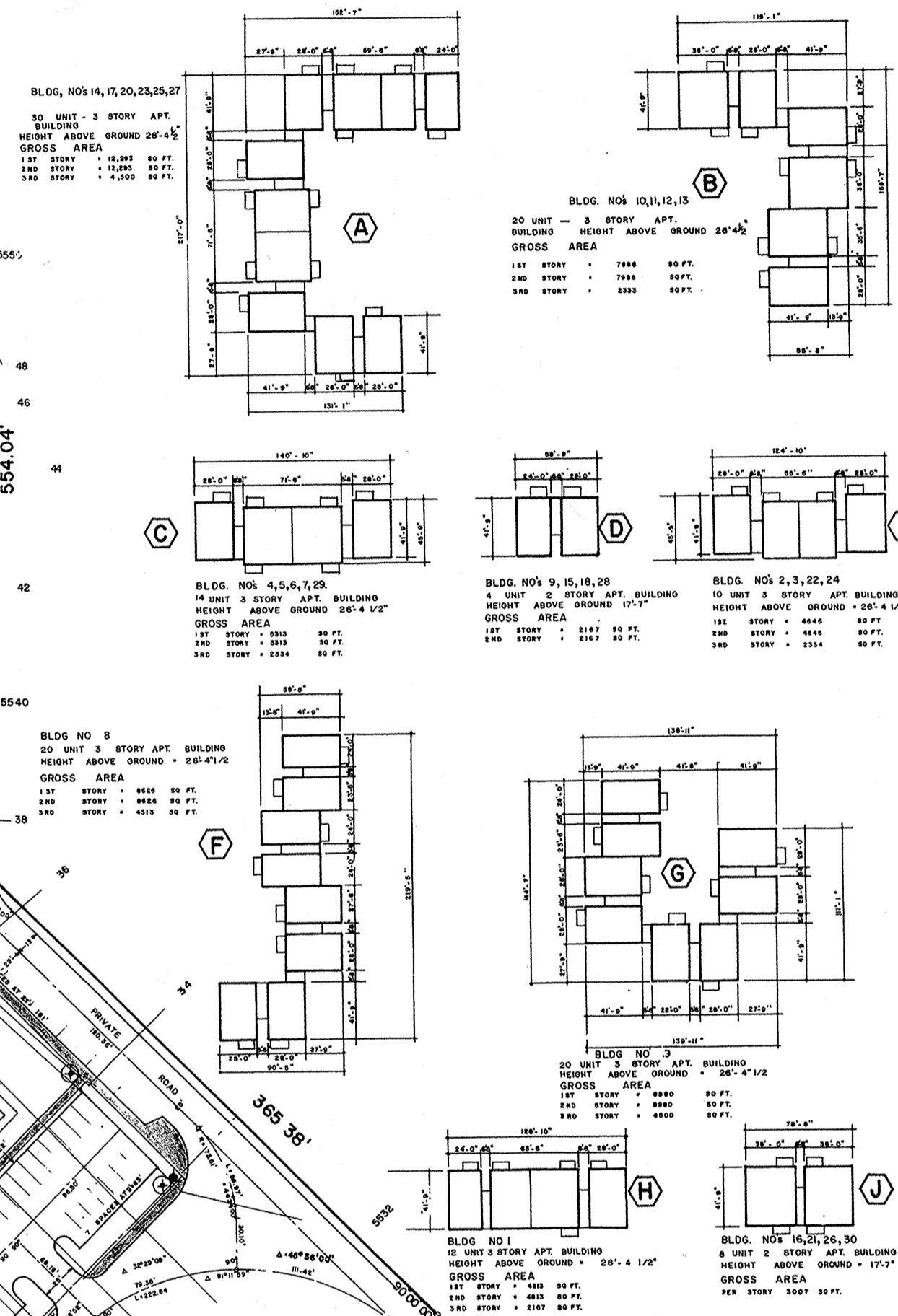
THE FALLS

A PLANNED BUILDING GROUP

A PART OF THE NW 1/4, SE 1/4, AND PART OF THE NE 1/4 SW 1/4 OF SECTION 27,
T4S, R67 W OF THE 6th P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO



TYPICAL BUILDINGS

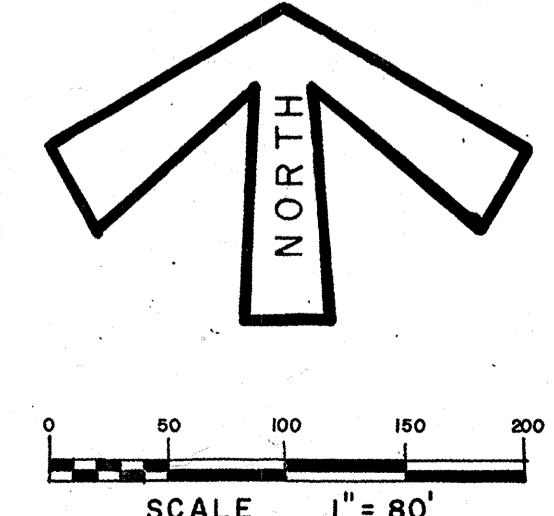


NOTE:

1. "C" BUILDING ARE LAUNDRY FACILITIES SIZE = 12'-0" X 32'-0"
2. TRASH AREAS ARE 15'-0" X 15'-0"
3. TYPICAL BALCONIES 6'-0" X 15'-0"
4. STREETS TO BE DEDICATED ON WOODSTREAM VILLAGE RECORD PLAT.
5. WEST ONE-HALF OF DAYTON WAY PREVIOUSLY DEEDED TO CITY OF DENVER

- LEGEND**
- PROPERTY CORNER SET.
 - LAND CORNER PROPOSED FIRE HYDRANT
 - LIGHTS
 - ASPHALT.
 - CONCRETE

TRI-CONSULTANTS, INC.
1595 Wadsworth Blvd.
Lakewood, Colorado 80215



LEGAL DESCRIPTION.

A part of the NW 1/4 SE 1/4 and a part of the NE 1/4, SW 1/4 of Section 27, Township 4 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Center of Section 27, thence Southerly along the West line of the SE 1/4 of said Section 27, a distance of 30.00 feet to a point on the Southerly Right-of-Way line of Iliff Avenue, which is the point of beginning; thence Southerly and along the said West line of NW 1/4, SE 1/4 of Section 27, a distance of 964.59 feet; thence on an angle to the right of 89°55'06" a distance of 35.00 feet; thence on an angle to the left of 89°55'06" a distance of 205.43 feet; thence on an angle to the left of 90°04'55" a distance of 624.55 feet to a point of curve; thence along a curve to the left having a radius of 165.00 feet, and a central angle of 46°00'00", an arc distance of 129.59 feet to a point of tangent; thence along said tangent 375.22 feet to a point of curve; thence along a curve to the right having a radius of 100.00 feet and a central angle of 91°12'00" an arc distance of 159.17 feet to a point of tangent; thence on an angle to the left from said tangent 90°00'00" a distance of 60.00 feet; thence on an angle to the left of 90°00'00" a distance of 365.38 feet; thence on an angle to right of 43°48'00" a distance of 554.04 feet; to a point of intersection with the Southerly Right of Way line of Iliff Avenue, said point being 30.00 feet South of North line NW 1/4, SE 1/4 of said Section 27, thence on an angle to left of 90°00'00" and along said Right of Way line and parallel with North line of the NW 1/4, SE 1/4 of said Section 27 a distance of 901.75 feet to the point of beginning. Containing 24.67 acres more or less

SURVEYOR'S CERTIFICATE

I, James V. Laraby, a Registered Land Surveyor in the State of Colorado, to hereby certify that the survey of THE FALLS was made under my direct supervision and that the accompanying plat accurately and properly shows said planned building group.

James V. Laraby
James V. Laraby, Registered Land Surveyor

GENERAL NOTES AND SPECIFICATIONS.

1. Dotted areas represent vehicular pavement of 2" asphalt surfacing over 6" of gravel base course.
2. Fire Hydrants are to be installed at locations as determined by Denver Fire Department and as shown on this plat.
3. Contour Elevations U.S.G.S. Datum B.M. top of highway R.O.W. marker at S.W. corner intersection of Iliff Avenue and Parker Road. Elevation 5562.44.

RECEPTION NO. 093212
STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

I hereby certify that this instrument was filed for record in my office at 2:20 o'clock P. M., July 22nd 1971, and duly records in planned building group plat book 1 page 52 reception No. 093212

F. J. Seresfini
Clerk and recorder.
by *Barbara Williams*
Deputy
fee \$ 10.00

PLANNED BUILDING GROUP

REVIEWED BY *Anthony J. Johnson* 7/7/71
ZONING ADMINISTRATOR DATE

APPROVED BY *Robert A. Damoran* 6 July 71
PLANNING DIRECTOR DATE