

DENVER GATEWAY CENTER FILING NO. 9

BEING A RESUBDIVISION OF LOT 1, BLOCK 1 DENVER GATEWAY CENTER FILING NO. 5
SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 1 OF 6

04-19-2022 08:58 AM R \$53.00 PLT 2022053101 Page 1 of 6 D \$0.00
City & County of Denver

Bowman
CONSULTING

Phone: (303) 674-7955
Fax: (303) 674-3263
www.bowmanconsulting.com
1526 Cole Blvd, Suite 100
Lakewood, CO 80401

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE GRAYS DEVELOPMENT COMPANY, INC., AS OWNER, AND PROGRESSIVE LAND COMPANY, LLC, AS LENDER, AND BUILDERS CAPITAL INVESTMENT, LLC, AS LENDER, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND TRACTS, AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

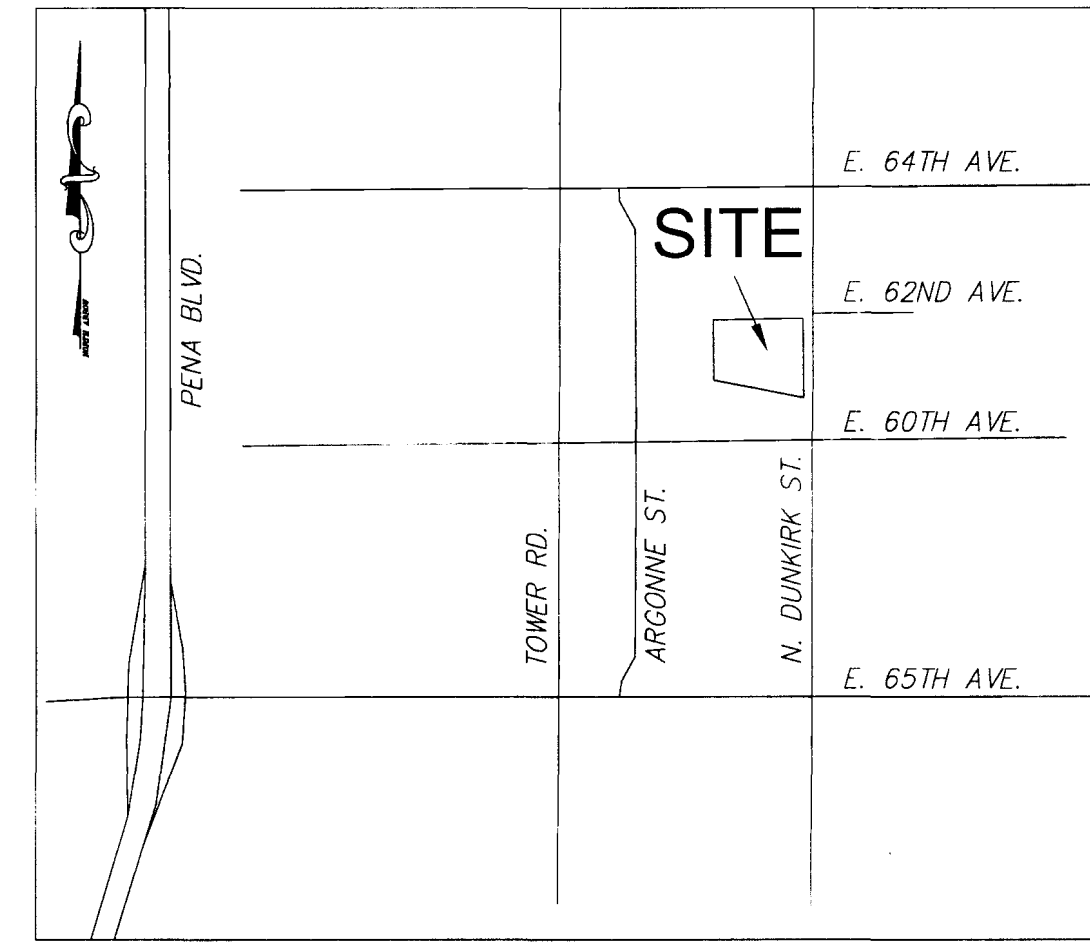
LOT 1, BLOCK 1 DENVER GATEWAY CENTER FILING NO. 5 CITY AND COUNTY OF DENVER, STATE OF COLORADO, RECORDED AT RECEPTION NO. 2019153485, SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 435,443 SQUARE FEET OR 10.00 ACRES MORE OR LESS

UNDER THE NAME AND STYLE OF DENVER GATEWAY CENTER FILING NO. 9, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE EASEMENTS AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.

GENERAL NOTES:

- DATE OF PREPARATION COMMENCED OCTOBER 10, 2020.
- 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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- 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 STATE STATUTE 18-4-508, C.R.S.
- BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHWEST QUARTER SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 00°03'23" WEST, WITH ALL BEARINGS RELATIVE THERETO, AS MONUMENTED AT THE CENTER QUARTER CORNER AND THE NORTH QUARTER CORNER BY A 3-1/2" ALUMINUM CAP STAMPED "CALVADA SURV PLS 29412".
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- FLOODPLAIN STATEMENT: THIS SITE, DENVER GATEWAY EAST IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08059C0177F, EFFECTIVE FEBRUARY 05, 2014, (ZONE X).
- THE SURVEYED PROPERTY CONTAINS 435,443 SQUARE FEET OR 10.00 ACRES, MORE OR LESS.
- RIGHT OF ACCESS FOR EMERGENCY SERVICES ON AND ACROSS ALL PLATTED PROPERTY FOR PUBLIC, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES IS HEREBY GRANTED.
- TRACTS AS SHOWN, ARE HEREBY CREATED AS ACCESS, OPEN SPACE, MAINTENANCE AND SERVICE, DRAINAGE AND UTILITY CORRIDORS FOR THE PROJECT. SAID TRACTS SHALL BE OWNED, CONSTRUCTED AND MAINTAINED BY OWNER UNTIL SUCH TIME AS THEY ARE CONVEYED TO THE DENVER GATEWAY CENTER TOWNHOMES FILING NO. 5 HOMEOWNERS ASSOCIATION, OR OTHER OWNERSHIP/MAINTENANCE ENTITY. DETAIL ABOUT EACH TRACT IS INCLUDED IN THE TABLE ON SHEET 3.
- TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY, ORDER NO. F70751457-2 EFFECTIVE DATE NOVEMBER 18, 2021 AT 5:00 P.M. WAS RELIED UPON FOR DISCLOSURE OF EASEMENTS OR ENCUMBRANCES THAT AFFECT THIS PLAT. A TITLE SEARCH OF THE SUBJECT PROPERTY WAS NOT PERFORMED BY BOWMAN CONSULTING GROUP. THE SURVEYED PROPERTY IS SUBJECT TO THE FOLLOWING DOCUMENTS LISTED IN THE TITLE COMMITMENT WHICH CANNOT BE PLOTTED, AND ARE RECORDED IN THE CITY AND COUNTY OF DENVER AT THE FOLLOWING RECEPTION NUMBERS OR BOOK AND PAGES (UNLESS NOTED OTHERWISE); BOOK A24, PAGE 193; BOOK 638, PAGE 46; BOOK 3639, PAGE 318; 29382; 9700095836; 9800141049; 9800154977; 2000026679; 2000026682; 2000026688; 2000031268; 2015078667; 2016019901; 2018118934; 2017017774; 2017025303; 2017039267; 2017039268; 2017039269; 2017043565; 2017043566; 2017043567; 2017043568; 2017046716; 2017046717; 2017052231; 2017052232; 2017071001; 2017127158; 2017127159; 2017127160; 2017127161; 2017127162; 2017127163; 2017127164; 2017127165; 2017127166; 2017127167; 2017127168; 2017127169; 2018135000; 2018135001; 2018135004; 2018135005; 2018135011; 2018135012; 2018135013; 2018135015; 2018135017; 2018135018; 2018135019; 2018135023; 2018135044; 2018052867; 2019163328; 2021045035; 2019181563; 2021074361; 2019153485; 2020056723; 2021139032; 2000016830; 2021121128; 30984171.
- UTILITY EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY DENVER FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING WITHOUT LIMITATION, VEGETATION, PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- ANY SUBSEQUENT UTILITY EASEMENTS WILL BE GRANTED BY SEPARATE DOCUMENT.
- AN ACCESS EASEMENT FOR MUNICIPAL SERVICES PROVIDED BY THE CITY AND COUNTY OF DENVER IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER ON AND ACROSS ALL PRIVATE DRIVES WITHIN THE PLATTED PROPERTY.
- NOTE: RANGE LINES ARE SHOWN AS RECORD DUE TO THE ROAD IS CURRENTLY UNDER CONSTRUCTION. THE DENVER GATEWAY CENTER FILING NO. 5 SUBDIVISION PLAT STATES THAT THE RANGE POINTS WILL BE SET AT COMPLETION OF ROAD CONSTRUCTION.
- DENVER GATEWAY CENTER FILING NO. 9 HAS 29 BLOCKS, 170 LOTS AND 8 TRACTS.
- OWNER DECLARES AND GRANTS FOR THE BENEFIT OF THE OWNER OF EACH LOT AND THE OWNERS' RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, GRANTEEES AND MORTGAGEES, AND THEIR RESPECTIVE TENANTS, SUBTENANTS AND ALL PERSONS WHO NOW OR HEREAFTER OWN OR HOLD ANY POSSESSORY INTEREST WITHIN EACH LOT, AND THE CONCESSIONAIRES, AGENTS, EMPLOYEES, CUSTOMERS, VISITORS, CONTRACTORS, LICENSEES, LESSEES AND INVITEES OF ANY THEM, AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT UPON, OVER AND ACROSS THOSE DRIVEWAYS AND ACCESSWAYS LEGALLY DESCRIBED AS TRACT H, TO WHICH ANY LOT IS CONTIGUOUS, FOR THE PURPOSE OF PROVIDING EACH OWNER OF A LOT WITH PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS TO AND FROM A LOT AND ALL PUBLIC RIGHTS OF WAY THAT MAY BE ACCESSED FROM THE BOUNDARIES OF THE PROPERTY IN THIS SUBDIVISION NOW OR IN THE FUTURE.



SHEET INDEX:

- SHEET 1: LEGAL DESCRIPTION, PLAT NOTES, VICINITY MAP
- SHEET 2: KEYMAP
- SHEET 3: SUBDIVISION PLAT LAYOUT SHEET 1
- SHEET 4: SUBDIVISION PLAT LAYOUT SHEET 2
- SHEET 5: SUBDIVISION PLAT LAYOUT SHEET 3
- SHEET 6: SUBDIVISION PLAT LAYOUT SHEET 4

OWNER:

GRAYS DEVELOPMENT COMPANY, INC.
BY: David Lemrah AS President
NAME: David Lemrah
TITLE: President
THE STATE OF Colorado } S.S.
THE COUNTY OF Douglas }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED TO ME THIS 10th DAY OF January, 2022, A.D. BY DAVID LEMRAH OF GRAYS DEVELOPMENT COMPANY, INC.:

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 12/30/2024
NOTARY PUBLIC ADDRESS
Marcus Brankowicz
Castle Rock, CO

LENDER:

THE PROGRESSIVE LAND COMPANY, LLC
BY: David Lemrah AS Member
NAME: David Lemrah
TITLE: Member
THE STATE OF Colorado } S.S.
THE COUNTY OF Douglas }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED TO ME THIS 10th DAY OF January, 2022, A.D. BY DAVID LEMRAH
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 12/30/2024
NOTARY PUBLIC ADDRESS
Marcus Brankowicz
Castle Rock, CO

LENDER:

BUILDERS CAPITAL INVESTMENT, LLC
BY: Beth Glein AS COO
NAME: Beth Glein
TITLE: COO
THE STATE OF WA } S.S.
THE COUNTY OF Pierce }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED TO ME THIS 6th DAY OF January, 2022, A.D. BY Beth Glein
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 2/19/2025
NOTARY PUBLIC ADDRESS
Stephanie Candice-Malzon
Tacoma, WA

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.

Josh Perry 1/24/2022
ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:
Andrew Ki 1/24/2022
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:
Chazzel 1.19.2022
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:
Happy Haynes 2/9/2022
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO BY RESOLUTION NO. 358 OF THE SERIES 20 22
WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS 19th DAY OF April A.D. 2022.

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER
BY: Deon Hualbert
DEPUTY CLERK AND RECORDER



CITY ATTORNEY'S CERTIFICATE:

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 PREDICATORS.
THIS 25th DAY OF February, A.D., 2022, AT 5:00 O'CLOCK, P.M.,
FREE AND CLEAR OF ENCUMBRANCES AS SHOWN AND LISTED HEREIN.

Kristin M. Bronson
ATTORNEY FOR THE CITY AND COUNTY OF DENVER
AKH
ASSISTANT CITY ATTORNEY

SURVEYOR'S CERTIFICATE:

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

Thomas Hagensee 01-05-2022
THOMAS E. HAGENSEE, S 38596
FOR AND ON-BEHALF OF
BOWMAN CONSULTING GROUP, LTD
1526 COLE BLVD, SUITE 100
LAKEWOOD, COLORADO 80401



CLERK AND RECORDERS CERTIFICATION:

STATE OF COLORADO)
COUNTY OF DENVER)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 9:58 O'CLOCK A.M., April 19, 2022 AND DULY RECORDED UNDER RECEPTION NO. 2022.053101
BY: Deon Hualbert
CLERK AND RECORDER
\$63.00



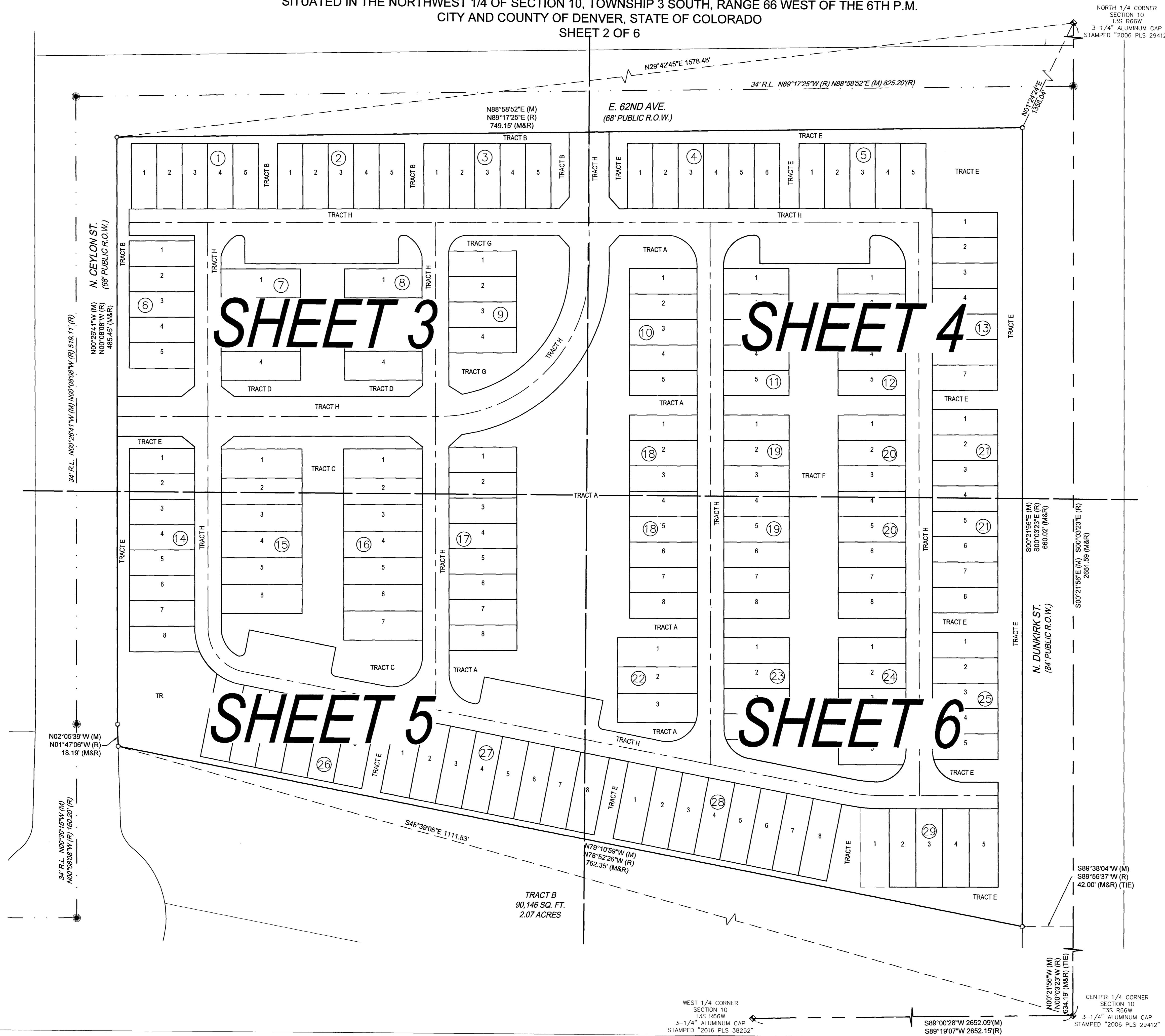
REVISION	DATE	DESCRIPTION
7	07-27-21	
8	10-12-21	
9	11-24-21	

DENVER GATEWAY EAST
CITY AND COUNTY OF DENVER, COLORADO

DESIGN	DRAWN	CHKD
	DJM	BS
SCALE		
JOB No. 090594		
DATE: 06/17/2021		
SHEET 1 OF 6		

DENVER GATEWAY CENTER FILING NO. 9

BEING A RESUBDIVISION OF LOT 1, BLOCK 1 DENVER GATEWAY CENTER FILING NO. 5
SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 2 OF 6



Bowman
CONSULTING

1526 Cole Blvd, Suite 100
Lakewood, CO 80401

Phone: (303) 674-7555
Fax: (303) 674-3663
www.bowmanconsulting.com

REVISION	DATE	DESCRIPTION
7	07-27-21	ADDRESS COMMENTS
8	10-12-21	ADDRESS COMMENTS
9	11-24-21	ADDRESS COMMENTS

DENVER GATEWAY EAST
CITY AND COUNTY OF DENVER, COLORADO

DESIGN: _____ DRAWN: **DJM** CHKD: **BS**

SCALE: _____

JOB No. **090594**

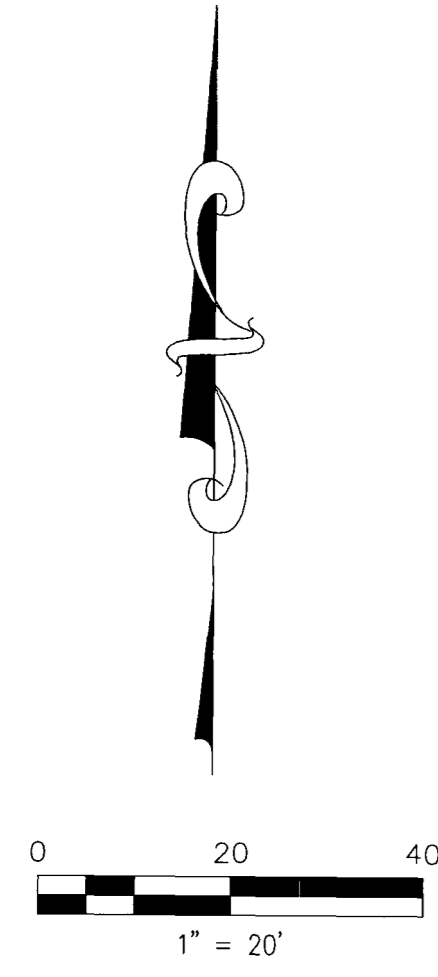
DATE: **06/17/2021**

SHEET 2 OF 6

SEAL:

DENVER GATEWAY CENTER FILING NO. 9

BEING A RESUBDIVISION OF LOT 1, BLOCK 1 DENVER GATEWAY CENTER FILING NO. 5
SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 3 OF 6



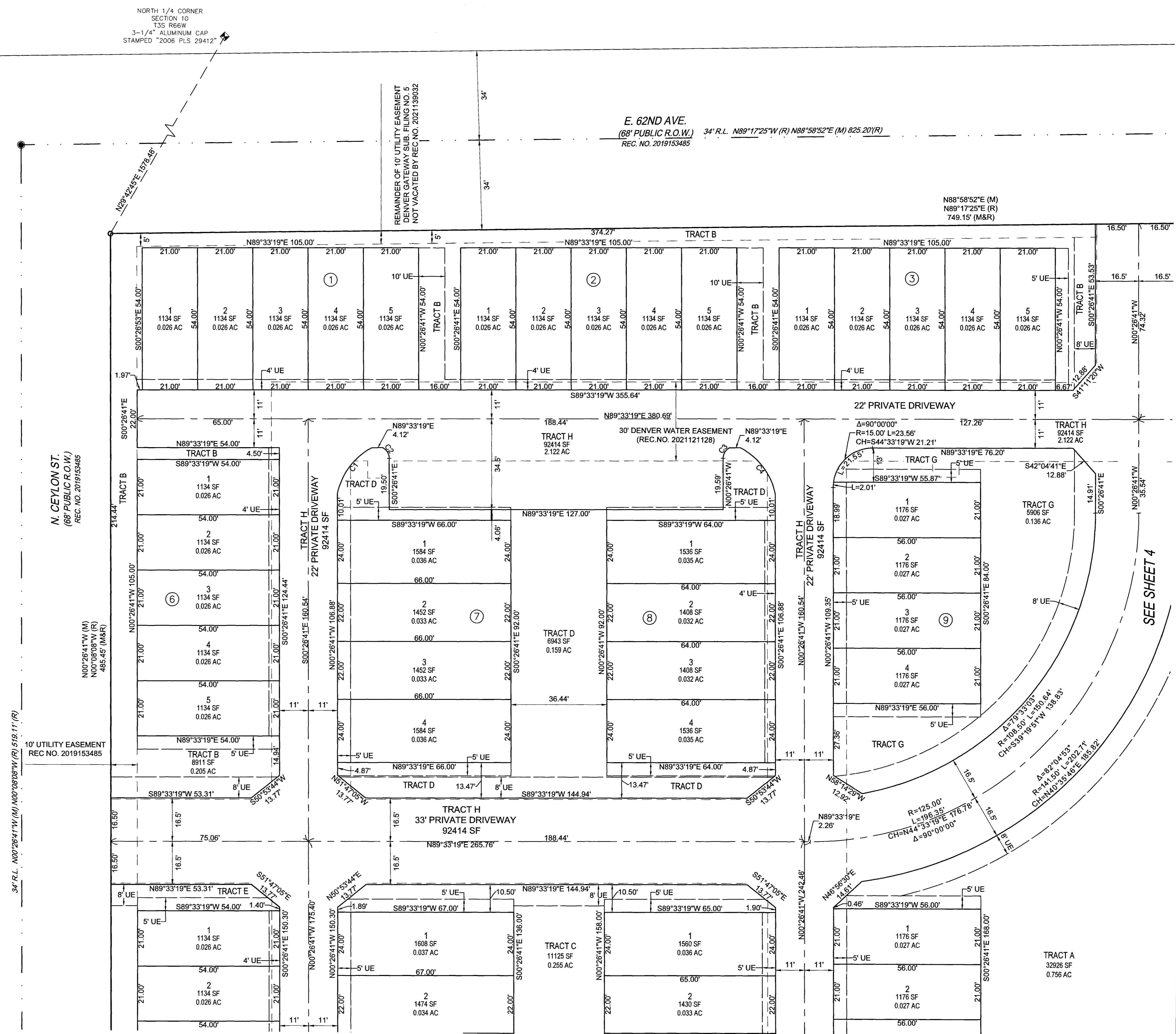
PARCEL CURVE TAGS

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CH. LENGTH
C1	22.68'	25.50'	50°57'45"	S36°24'05"W	21.94'
C2	4.93'	4.50'	62°44'02"	S31°48'42"E	4.68'
C3	4.84'	4.50'	81°36'29"	S31°29'07"W	4.61'
C4	22.68'	25.50'	50°57'45"	S37°17'27"E	21.94'
C5	7.07'	4.50'	90°00'00"	S45°28'41"E	6.36'
C6	6.28'	4.00'	90°00'00"	N44°33'19"E	5.66'
C7	7.07'	4.50'	90°00'00"	N34°10'59"W	6.36'
C8	6.28'	4.00'	90°00'00"	S55°49'01"W	5.66'
C9	7.07'	4.50'	90°00'00"	N34°10'59"W	6.36'
C10	8.41'	4.50'	107°01'07"	S64°19'35"W	7.24'

LAND USE SUMMARY TABLE

TRACT	AREA (SF.)	AREA (AC.)	USE	OWNER
TRACT A	32926	0.756	OPEN SPACE	HOA
TRACT B	8911	0.205	OPEN SPACE	HOA
TRACT C	11125	0.255	OPEN SPACE	HOA
TRACT D	6943	0.159	OPEN SPACE	HOA
TRACT E	41411	0.951	OPEN SPACE	HOA
TRACT F	23525	0.540	OPEN SPACE	HOA
TRACT G	5906	0.136	OPEN SPACE	HOA
TRACT H	92414	2.122	ACCESS DRIVE, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES	HOA

○	SET NO. 5 REBAR (W/ORANGE CAP PLS 38272)	---	SECTION LINE
◆	FOUND SECTION CORNER (AS NOTED)	---	RANGE LINE
●	RANGE POINT TO BE SET BY RESPONSIBLE SURVEYOR AFTER CONSTRUCTION	---	RIGHT-OF-WAY
127	LOT/TRACT NUMBER	---	PRIVATE DRIVE CENTERLINE
⊗	BLOCK NUMBER	---	PROPERTY LINE
UE	UTILITY EASEMENT HEREIN DEDICATED	---	PROPERTY TIE
		---	LOT LINE
		---	EXISTING EASEMENT LINE
		---	UTILITY EASEMENT DEDICATED BY THIS PLAT



Bowman
CONSULTING

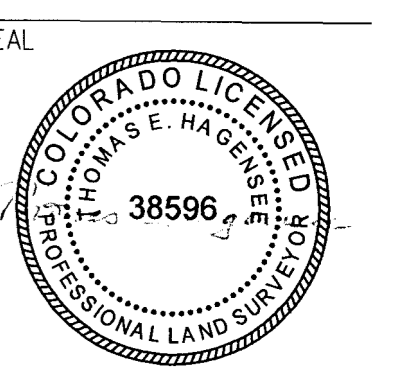
1526 Cole Blvd, Suite 100
Lakewood, CO 80401

Phone: (303) 674-7555
Fax: (303) 674-3993
www.bowmanconsulting.com

REVISION	DATE	DESCRIPTION
7	07-27-21	ADDRESS COMMENTS
8	10-12-21	ADDRESS COMMENTS
9	11-24-21	ADDRESS COMMENTS

DENVER GATEWAY EAST

CITY AND COUNTY OF DENVER, COLORADO



DESIGN	DJM	CHKD	BS
SCALE	1" = 20'		
JOB No.	090594		
DATE	06/17/2021		
SHEET	3 OF 6		

SEE SHEET 5

SEE SHEET 4

DENVER GATEWAY CENTER FILING NO. 9

BEING A RESUBDIVISION OF LOT 1, BLOCK 1 DENVER GATEWAY CENTER FILING NO. 5
SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 4 OF 6

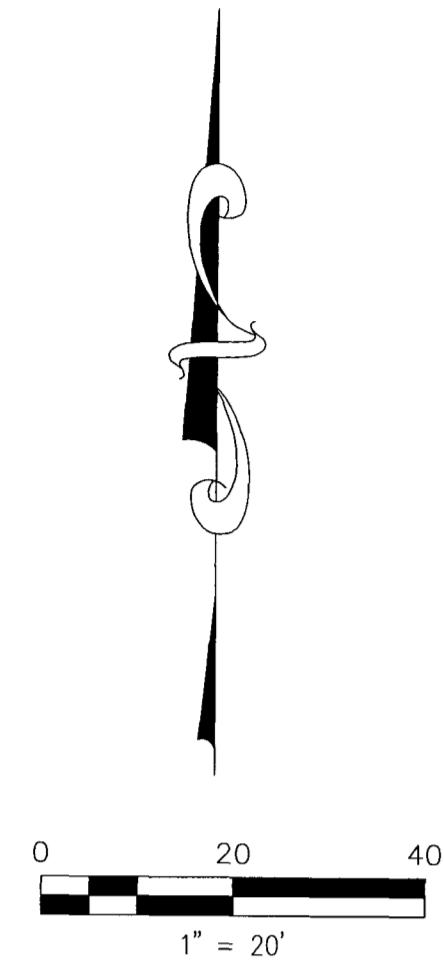
NORTH 1/4 CORNER
SECTION 10
T3S R66W
3-1/4" ALUMINUM CAP
STAMPED "2006 PLS 29412"

Bowman
CONSULTING
1526 Cole Blvd, Suite 100
Lakewood, CO 80401
Phone: (303) 674-7555
Fax: (303) 674-3663
www.bowmanconsulting.com

REVISION	DATE	DESCRIPTION
7	07-27-21	ADDRESS COMMENTS
8	10-12-21	ADDRESS COMMENTS
9	11-24-21	ADDRESS COMMENTS

DENVER GATEWAY EAST
CITY AND COUNTY OF DENVER, COLORADO

DESIGN	DJM	CHKD	BS
SCALE	1" = 20'		
JOB No.	090594		
DATE	06/17/2021		
SHEET	4 OF 6		



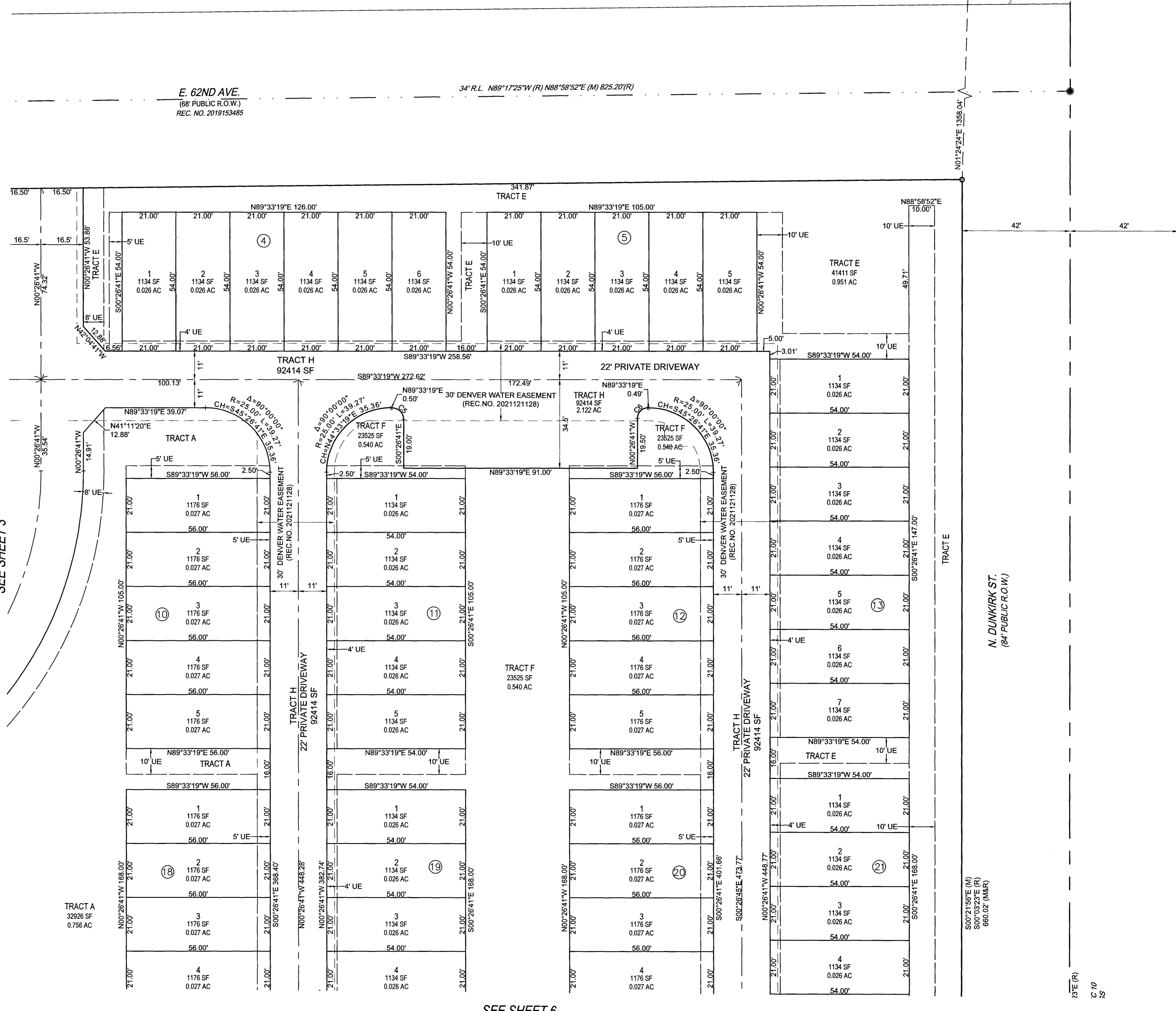
PARCEL CURVE TAGS

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CH. LENGTH
C1	22.68'	25.50'	50°57'45"	S36°24'05"W	21.94'
C2	4.93'	4.50'	62°44'02"	S31°48'42"E	4.68'
C3	4.84'	4.50'	61°36'29"	S31°29'07"W	4.61'
C4	22.68'	25.50'	50°57'45"	S37°17'27"E	21.94'
C5	7.07'	4.50'	90°00'00"	S45°26'41"E	6.36'
C6	6.28'	4.00'	90°00'00"	N44°33'19"E	5.66'
C7	7.07'	4.50'	90°00'00"	N34°10'59"W	6.36'
C8	6.28'	4.00'	90°00'00"	S55°49'01"W	5.66'
C9	7.07'	4.50'	90°00'00"	N34°10'59"W	6.36'
C10	8.41'	4.50'	107°01'07"	S64°19'35"W	7.24'

LAND USE SUMMARY TABLE

TRACT	AREA (SF.)	AREA (AC.)	USE	OWNER
TRACT A	32926	0.756	OPEN SPACE	HOA
TRACT B	8911	0.205	OPEN SPACE	HOA
TRACT C	11125	0.255	OPEN SPACE	HOA
TRACT D	6943	0.159	OPEN SPACE	HOA
TRACT E	41411	0.951	OPEN SPACE	HOA
TRACT F	23525	0.540	OPEN SPACE	HOA
TRACT G	5906	0.136	OPEN SPACE	HOA
TRACT H	92414	2.122	ACCESS DRIVE, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES	HOA

- LEGEND**
- SET NO. 5 REBAR (W/ORANGE CAP PLS 38272)
 - ◆ FOUND SECTION CORNER (AS NOTED)
 - RANGE POINT TO BE SET BY RESPONSIBLE SURVEYOR AFTER CONSTRUCTION
 - 127 LOT/TRACT NUMBER
 - ⊗ BLOCK NUMBER
 - UE UTILITY EASEMENT HERCIN DEDICATED
 - SECTION LINE
 - RANGE LINE
 - RIGHT-OF-WAY
 - PRIVATE DRIVE CENTERLINE
 - PROPERTY LINE
 - PROPERTY TIE
 - LOT LINE
 - EXISTING EASEMENT LINE
 - UTILITY EASEMENT DEDICATED BY THIS PLAT



SEE SHEET 3

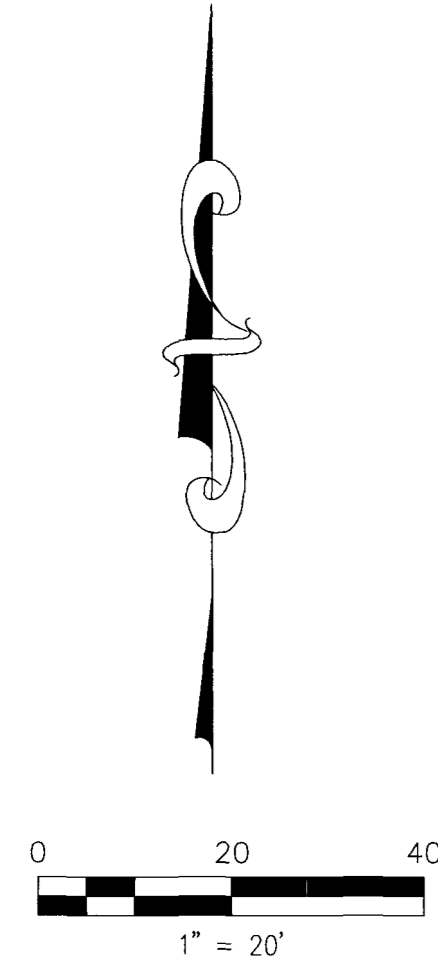
SEE SHEET 6

S00°26'41"W 168.00'
S00°26'41"W 989.74'
S00°26'41"W 986.40'
S00°26'41"E 866.02' (M&R)

33'E (R)
C-10
S-8

DENVER GATEWAY CENTER FILING NO. 9

BEING A RESUBDIVISION OF LOT 1, BLOCK 1 DENVER GATEWAY CENTER FILING NO. 5
SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 5 OF 6



PARCEL CURVE TAGS

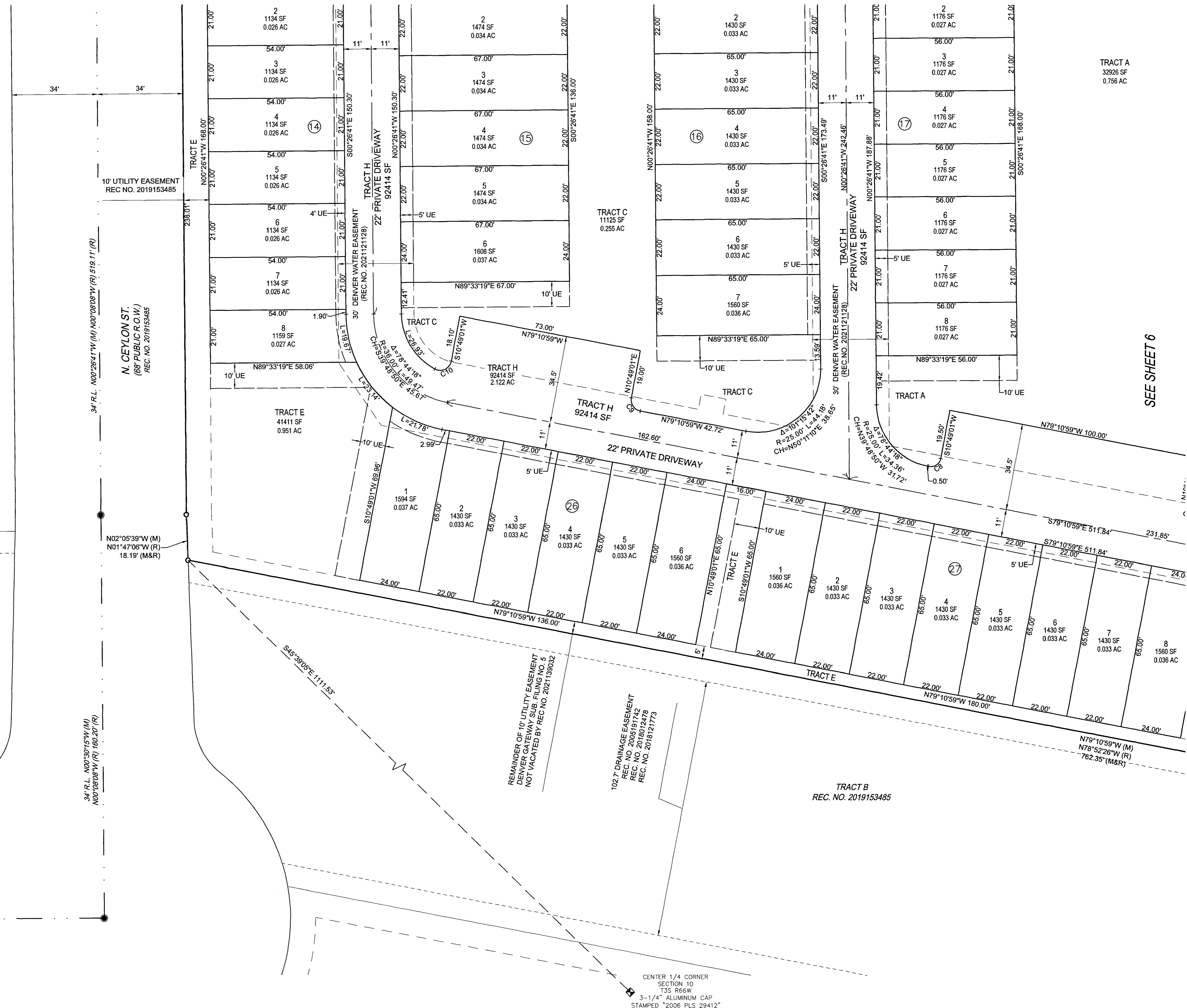
CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CH. LENGTH
C1	22.68'	25.50'	50°57'45"	S36°24'05"W	21.94'
C2	4.93'	4.50'	62°44'02"	S31°48'42"E	4.68'
C3	4.84'	4.50'	61°36'29"	S31°29'07"W	4.61'
C4	22.68'	25.50'	50°57'45"	S37°17'27"E	21.94'
C5	7.07'	4.50'	90°00'00"	S45°28'41"E	6.36'
C6	6.28'	4.00'	90°00'00"	N44°33'19"E	5.66'
C7	7.07'	4.50'	90°00'00"	N34°10'59"W	6.36'
C8	6.28'	4.00'	90°00'00"	S55°49'01"W	5.66'
C9	7.07'	4.50'	90°00'00"	N34°10'59"W	6.36'
C10	8.41'	4.50'	107°01'07"	S64°19'35"W	7.24'

LAND USE SUMMARY TABLE

TRACT	AREA (SF.)	AREA (AC.)	USE	OWNER
TRACT A	32926	0.756	OPEN SPACE	HOA
TRACT B	8911	0.205	OPEN SPACE	HOA
TRACT C	11125	0.255	OPEN SPACE	HOA
TRACT D	6943	0.159	OPEN SPACE	HOA
TRACT E	41411	0.951	OPEN SPACE	HOA
TRACT F	23525	0.540	OPEN SPACE	HOA
TRACT G	5906	0.136	OPEN SPACE	HOA
TRACT H	92414	2.122	ACCESS DRIVE, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES	HOA

LEGEND

○	SET NO. 5 REBAR (W/ORANGE CAP PLS 38272)	---	SECTION LINE
●	FOUND SECTION CORNER (AS NOTED)	---	RANGE LINE
○	RANGE POINT TO BE SET BY RESPONSIBLE SURVEYOR AFTER CONSTRUCTION	---	RIGHT-OF-WAY
○	LOT/TRACT NUMBER	---	PRIVATE DRIVE CENTERLINE
⊗	BLOCK NUMBER	---	PROPERTY LINE
UE	UTILITY EASEMENT HEREIN DEDICATED	---	PROPERTY TIE
		---	LOT LINE
		---	EXISTING EASEMENT LINE
		---	UTILITY EASEMENT DEDICATED BY THIS PLAT



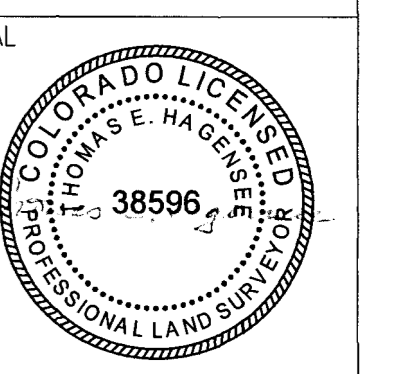
Bowman
CONSULTING

Phone: (803) 874-7955
Fax: (803) 874-5663
www.bowmanconsulting.com

1526 Cole Blvd, Suite 100
Lakewood, CO 80401

REVISION	DATE	DESCRIPTION
7	07-27-21	ADDRESS COMMENTS
8	10-12-21	ADDRESS COMMENTS
9	11-24-21	ADDRESS COMMENTS

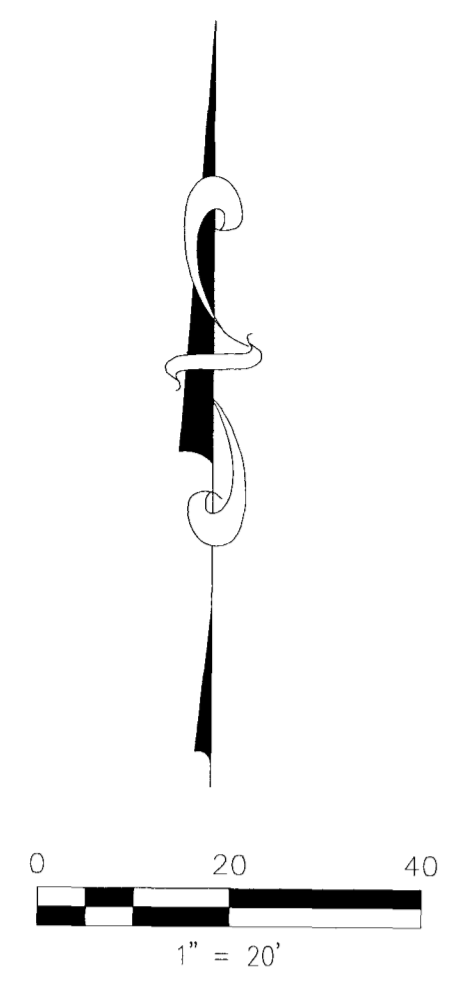
DENVER GATEWAY EAST
CITY AND COUNTY OF DENVER, COLORADO



DESIGN	DJM	CHKD	BS
SCALE	1" = 20'		
JOB No.	090594		
DATE	06/17/2021		
SHEET	5 OF 6		

DENVER GATEWAY CENTER FILING NO. 9

BEING A RESUBDIVISION OF LOT 1, BLOCK 1 DENVER GATEWAY CENTER FILING NO. 5
SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 6 OF 6



PARCEL CURVE TAGS

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CH. LENGTH
C1	22.68'	25.50'	50°57'45"	S36°24'05"W	21.94'
C2	4.93'	4.50'	62°44'02"	S31°48'42"E	4.68'
C3	4.84'	4.50'	61°36'29"	S31°29'07"W	4.61'
C4	22.68'	25.50'	50°57'45"	S37°17'27"E	21.94'
C5	7.07'	4.50'	90°00'00"	S45°26'41"E	6.36'
C6	6.28'	4.00'	90°00'00"	N44°33'19"E	5.66'
C7	7.07'	4.50'	90°00'00"	N34°10'59"W	6.36'
C8	6.28'	4.00'	90°00'00"	S55°49'01"W	5.66'
C9	7.07'	4.50'	90°00'00"	N34°10'59"W	6.36'
C10	8.41'	4.50'	107°01'07"	S64°19'35"W	7.24'

LAND USE SUMMARY TABLE

TRACT	AREA (SF.)	AREA (AC.)	USE	OWNER
TRACT A	32926	0.756	OPEN SPACE	HOA
TRACT B	8911	0.205	OPEN SPACE	HOA
TRACT C	11125	0.255	OPEN SPACE	HOA
TRACT D	6943	0.159	OPEN SPACE	HOA
TRACT E	41411	0.951	OPEN SPACE	HOA
TRACT F	23525	0.540	OPEN SPACE	HOA
TRACT G	5906	0.136	OPEN SPACE	HOA
TRACT H	92414	2.122	ACCESS DRIVE, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES	HOA

LEGEND

○	SET NO. 5 REBAR (W/ORANGE CAP PLS 38272)	---	SECTION LINE
◆	FOUND SECTION CORNER (AS NOTED)	---	RANGE LINE
●	RANGE POINT TO BE SET BY RESPONSIBLE SURVEYOR AFTER CONSTRUCTION	---	RIGHT-OF-WAY
127	LOT/TRACT NUMBER	---	PRIVATE DRIVE CENTERLINE
⊗	BLOCK NUMBER	---	PROPERTY LINE
UE	UTILITY EASEMENT HEREIN DEDICATED	---	PROPERTY TIE
		---	LOT LINE
		---	EXISTING EASEMENT LINE
		---	UTILITY EASEMENT DEDICATED BY THIS PLAT



REMAINDER OF 10' UTILITY EASEMENT DENVER GATEWAY SUB FILING NO. 5 NOT VACATED BY REC NO. 2021139032

S89°38'04"W (M)
S89°56'37"W (R)
42.00' (M&R) (TIE)

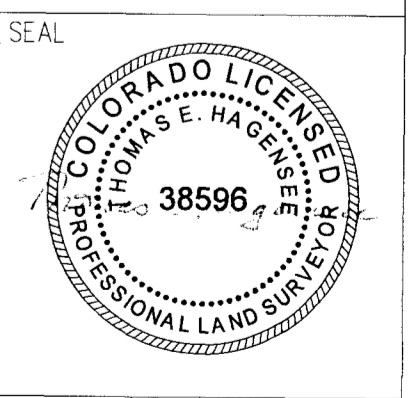


Phone: (303) 674-7955
Fax: (303) 674-3269
www.bowmanconsulting.com

REVISIONS

REVISION	DATE	DESCRIPTION
7	07-27-21	ADDRESS COMMENTS
8	10-12-21	ADDRESS COMMENTS
9	11-24-21	ADDRESS COMMENTS

DENVER GATEWAY EAST
CITY AND COUNTY OF DENVER, COLORADO



DESIGN	DJM	CHKD	BS
SCALE	1" = 20'		
JOB No.	090594		
DATE	06/17/2021		
SHEET	6 OF 6		