

# DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 10

## A RESUBDIVISION OF LOT 1, BLOCK 2, OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5 AND

### A PART OF THE EAST HALF OF SECTION 4,

### TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN

### CITY AND COUNTY OF DENVER, STATE OF COLORADO

#### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DIBC COMMERCIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY, DIBC HOTEL CONFERENCE, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND FLIGHT SAFETY INTERNATIONAL INC., A NEW YORK CORPORATION AS OWNERS, AND MIDFIRST BANK AS HOLDER OF A DEED OF TRUST, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS AND BLOCKS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 2, DENVER INTERNATIONAL BUSINESS CENTER NO. 5 RECORDED AUGUST 12, 2015 UNDER RECEPTION NUMBER 2015112451 IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER AND A PORTION OF THE EAST HALF OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS38252" AT THE CENTER 1/4 CORNER A 3-1/4" ALUMINUM CAP STAMPED "LS27278": AT THE EAST 1/4 CORNER, BEARING S89°57'53"E AS REFERENCED TO UTM ZONE 13.

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 2, DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5 RECORDED AUGUST 12, 2015 UNDER RECEPTION NO. 2015112451 IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON THE EASTERLY LINE OF SAID LOT 1, THE FOLLOWING TWO (2) COURSES:

1. S00°40'58"W A DISTANCE OF 528.07 FEET;

2. S20°40'58"W A DISTANCE OF 47.51 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 67TH AVENUE, AS SHOWN ON THE PLAT OF SAID DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. N89°56'04"W A DISTANCE OF 223.44 FEET, TO A POINT OF CURVE;

2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 45°00'12" AND AN ARC LENGTH OF 392.73 FEET, TO A POINT OF TANGENT;

3. N44°55'52"W A DISTANCE OF 217.97 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5;

THENCE ON SAID NORTHERLY LINE, S45°04'08"W A DISTANCE OF 92.00 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, THE FOLLOWING EIGHTEEN (18) COURSES:

1. N37°22'42"W A DISTANCE OF 88.06 FEET;

2. N39°55'52"W A DISTANCE OF 220.99 FEET, TO A POINT OF CURVE;

3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 14°46'08" AND AN ARC LENGTH OF 118.57 FEET, TO A POINT OF TANGENT;

4. N54°41'59"W A DISTANCE OF 51.35 FEET, TO A POINT OF CURVE;

5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 47.12 FEET, TO A POINT OF TANGENT;

6. S35°18'01"W A DISTANCE OF 5.00 FEET;

7. N54°41'59"W A DISTANCE OF 68.00 FEET;

8. N35°18'01"E A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;

9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 47.12 FEET, TO A POINT OF TANGENT;

10. N54°41'59"W A DISTANCE OF 11.00 FEET;

11. N35°18'01"E A DISTANCE OF 80.00 FEET;

12. S54°41'59"E A DISTANCE OF 11.00 FEET, TO A POINT OF CURVE;

13. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 47.12 FEET, TO A POINT OF TANGENT;

14. N35°18'01"E A DISTANCE OF 48.25 FEET, TO A POINT OF CURVE;

15. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1284.00 FEET, A CENTRAL ANGLE OF 32°28'27" AND AN ARC LENGTH OF 727.75 FEET, TO A POINT OF TANGENT;

16. N67°46'28"E A DISTANCE OF 21.90 FEET, TO A POINT OF CURVE;

17. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1353.50 FEET, A CENTRAL ANGLE OF 08°25'47" AND AN ARC LENGTH OF 199.14 FEET, TO A POINT OF NON-TANGENT;

18. N00°00'00"E A DISTANCE OF 230.79 FEET, TO THE SOUTHWESTERLY CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 2017061114;

THENCE ON THE SOUTHERLY LINE OF SAID PROPERTY, N90°00'00"E A DISTANCE OF 373.11 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF YAMPA STREET AS SHOWN ON THE PLAT OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 8 RECORDED MARCH 15, 2000 UNDER RECEPTION NO. 2000036321;

THENCE ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID YAMPA STREET, AS SHOWN ON THE PLAT OF SAID DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 8, THE PLAT OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 3 RECORDED AUGUST 7, 1998 UNDER RECEPTION NO. 9800128959 AND THE PLAT OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 6 RECORDED JULY 18, 2006 UNDER RECEPTION NO. 2006114375, THE FOLLOWING EIGHT (8) COURSES:

1. S00°41'02"W A DISTANCE OF 202.68 FEET;

2. N89°59'17"W A DISTANCE OF 47.23 FEET;

3. S01°57'00"W A DISTANCE OF 76.04 FEET;

4. S89°59'17"E A DISTANCE OF 48.91 FEET;

5. S00°41'02"W A DISTANCE OF 624.14 FEET;

6. S89°57'53"E A DISTANCE OF 0.13 FEET;

7. S00°40'58"W A DISTANCE OF 43.50 FEET;

8. N89°57'53"W A DISTANCE OF 2.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,209,274 SQUARE FEET OR 27.7611 ACRES.

UNDER THE NAME AND STYLE OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 10, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, 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 TELECOMMUNICATION COMPANIES, EASEMENTS AS SHOWN.

#### OWNER:

DIBC COMMERCIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY  
BY: Heather McCoy, VP, Corporate Real Estate + Facilities

BY: Mark Throckmorton, Vice President

STATE OF Colorado } SS

COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

15<sup>th</sup> DAY OF May, 2023

BY Mark Throckmorton AS Vice President OF CC Filenwale Inc

MY COMMISSION EXPIRES 11/15/2026

WITNESS MY HAND AND OFFICIAL SEAL

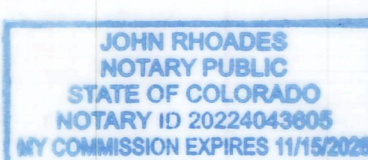
John Rhoades

SIGNATURE

NAME OF NOTARY

John Rhoades

ADDRESS OF NOTARY



#### HOLDER OF DEED OF TRUST:

MORTGAGEE, MIDFIRST BANK

BY: Heather McCoy, Vice President

BY: Heather McCoy, Vice President

STATE OF Colorado } SS

COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

24<sup>th</sup> DAY OF May, 2023

BY Heather McCoy AS Senior Vice President OF MidFirst Bank

MY COMMISSION EXPIRES September 21, 2025

WITNESS MY HAND AND OFFICIAL SEAL

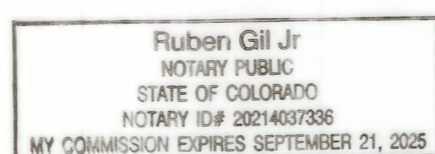
Ruben Gil

SIGNATURE

NAME OF NOTARY

Ruben Gil

ADDRESS OF NOTARY



#### OWNER:

DIBC HOTEL CONFERENCE, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Heather McCoy, VP, Corporate Real Estate + Facilities

BY: Mark Throckmorton, Vice President

STATE OF Colorado } SS

COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

15<sup>th</sup> DAY OF May, 2023

BY Mark Throckmorton AS Vice President OF C.C. Filenwale Inc

MY COMMISSION EXPIRES 11/15/2026

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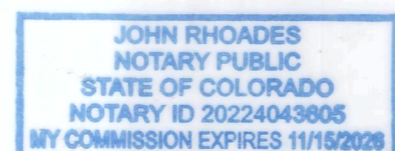
John Rhoades

SIGNATURE

NAME OF NOTARY

John Rhoades

ADDRESS OF NOTARY



#### 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 DEDICATORS

THIS 8<sup>th</sup> DAY OF June, A.D., 2023, AT 5:00 O'CLOCK, P.M., FREE AND CLEAR OF ENCUMBRANCES, EXCEPT AS SHOWN AND LISTED HEREIN.

Kerry Tipper

ATTORNEY FOR THE CITY AND COUNTY OF DENVER

[Signature]

ASSISTANT CITY ATTORNEY

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

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38252  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



#### 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.

Jose G. [Signature] 5/3/2023  
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:  
[Signature] 5/3/2023  
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:  
[Signature] 5.25.2023  
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:  
[Signature] 6/5/23  
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. \_\_\_\_\_ OF THE SERIES OF 202\_\_\_\_

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

#### CLERK & RECORDER'S CERTIFICATION

STATE OF COLORADO } SS

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

SEE \_\_\_\_\_

#### OWNER:

FLIGHT SAFETY INTERNATIONAL INC., A NEW YORK CORPORATION

BY: Rachael Boyster, VP, Corporate Real Estate + Facilities

BY: Rachael Boyster

STATE OF Missouri } SS

COUNTY OF St. Louis

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

23 DAY OF May, 2023

BY Rachael Boyster AS VP, Corporate Real Estate + Facilities OF Flight Safety International

MY COMMISSION EXPIRES 11/29/26

WITNESS MY HAND AND OFFICIAL SEAL

Kristen Hessler

SIGNATURE

NAME OF NOTARY

Kristen Hessler

ADDRESS OF NOTARY

4115 LeBouquet Dr, St. Louis, MO 63134

15500.27

MAY 9, 2023

SHEET 1 OF 3



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# DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 10

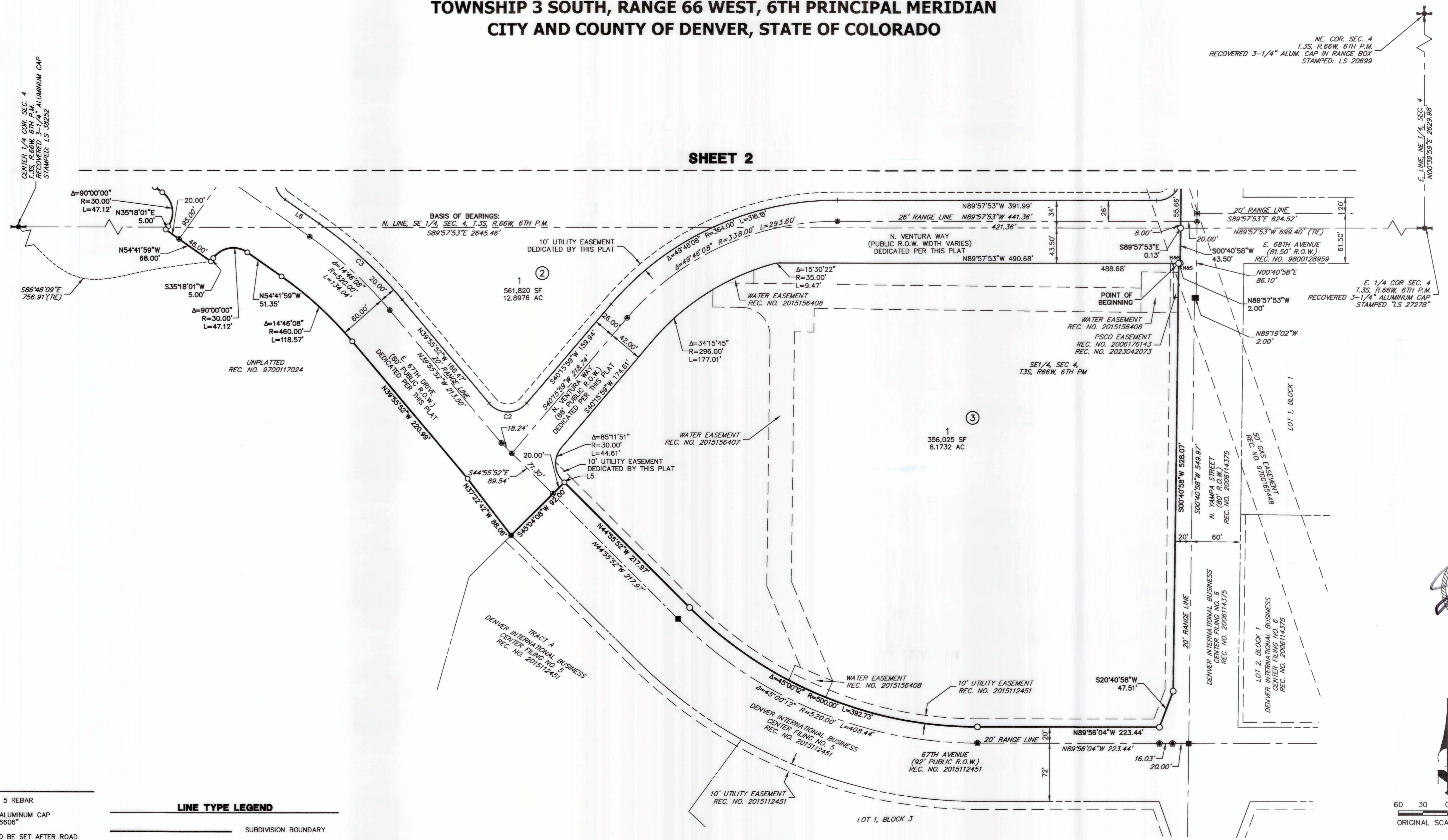
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CITY AND COUNTY OF DENVER, STATE OF COLORADO

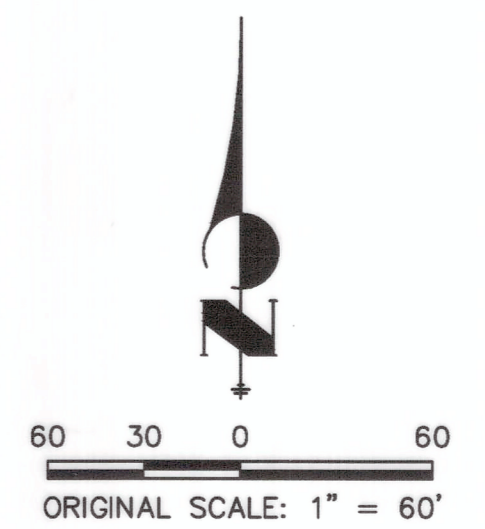
SHEET 2



- LEGEND**
- RECOVERED NO. 5 REBAR
  - RECOVERED 2" ALUMINUM CAP STAMPED "LS 26806"
  - RANGE POINT TO BE SET AFTER ROAD CONSTRUCTION OF D.I.B.C. FILING 10
  - RECOVERED 3-1/4" ALUMINUM CAP STAMP "LS 26606"
  - RECOVERED #6 REBAR WITH 2" ALUMINUM CAP STAMPED "RANGE POINT JR ENG PLS 38252" IN RANGE BOX
  - SET 18" NO.5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS38252"
  - SET NAIL AND 3/4" BRASS TAG STAMPED "LS 38252"

**LINE TYPE LEGEND**

—	SUBDIVISION BOUNDARY
—	PROPOSED PROPERTY LINE
—	EXISTING PROPERTY LINE
—	PROPOSED R.O.W. LINE
—	EXISTING R.O.W. LINE
—	RANGE LINE
—	EXISTING EASEMENT LINE
—	PROPOSED EASEMENT LINE
—	SECTION LINE



15500.27  
MAY 9, 2023  
SHEET 3 OF 3



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