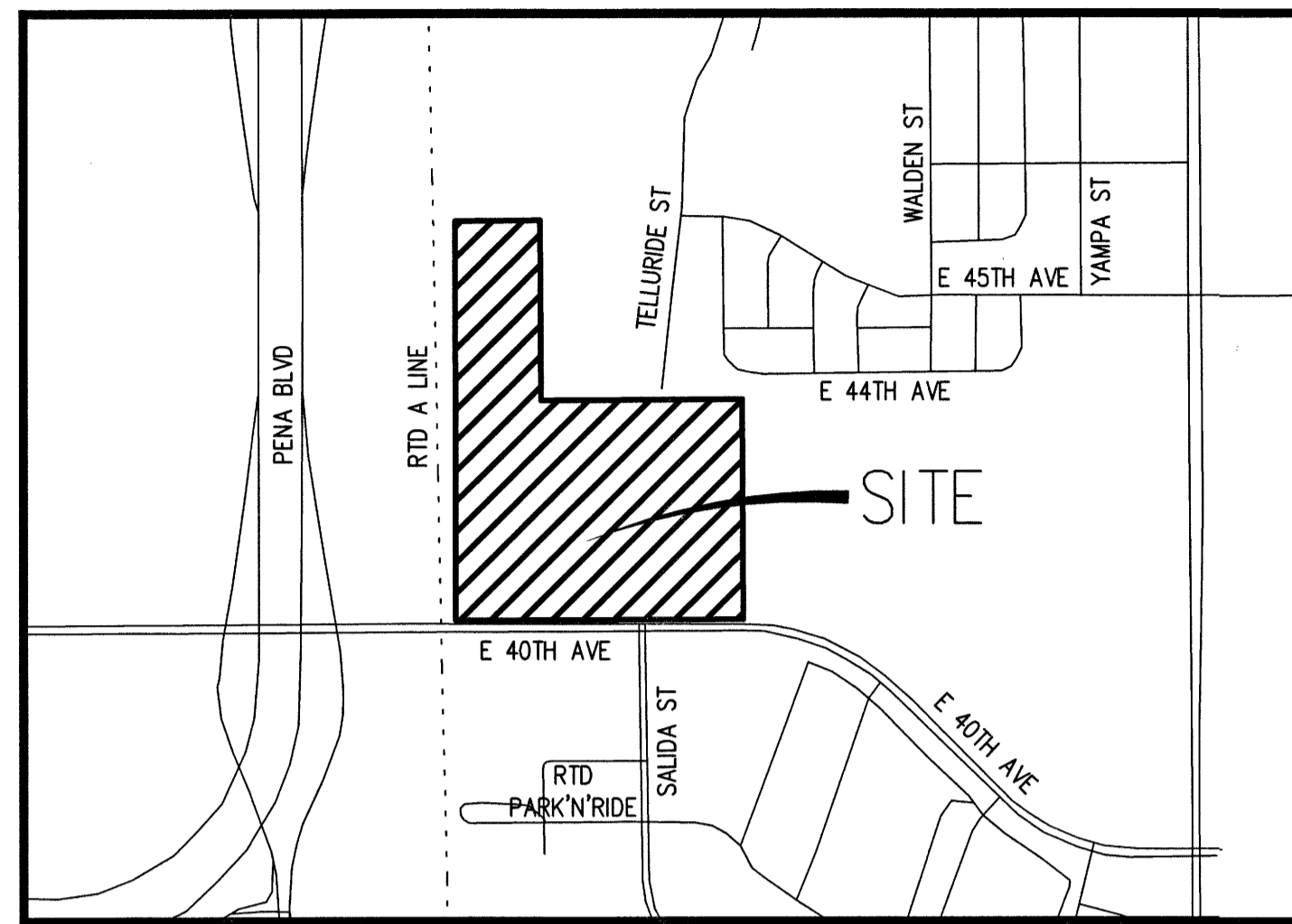


# DENVER 60 FILING NO. 1

SITUATED IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 1 OF 3



VICINITY MAP  
SCALE: 1" = 1000'

### DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS GATEWAY EAST RESIDENTIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2003023820, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND TRACTS, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE CENTER QUARTER CORNER OF SAID SECTION 21;  
THENCE SOUTH 00°15'27" EAST ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1,271.64 FEET TO A POINT 55.00 FEET NORTH OF THE CENTER SOUTH 1/16TH CORNER OF SAID SECTION 21;  
THENCE SOUTH 89°47'46" WEST ALONG A LINE 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,659.58 FEET TO THE EAST LINE OF THAT LAND DESCRIBED IN BOOK 3896 AT PAGE 549;  
THENCE NORTH 00°04'04" WEST ALONG SAID EAST LINE, A DISTANCE OF 2,310.23 FEET TO THE SOUTH LINE OF THAT LAND DESCRIBED AT RECEPTION NO. 2022109104;  
THENCE ALONG SAID PERIMETER THE FOLLOWING TWO (2) COURSES:  
1) NORTH 89°21'58" EAST, A DISTANCE OF 491.68 FEET;  
2) SOUTH 00°13'16" EAST, A DISTANCE OF 1,043.17 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21;  
THENCE NORTH 89°45'07" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1,160.92 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,620,186 SQUARE FEET OR 60.15 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF DENVER 60 FILING NO. 1, 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 CABLE TELEVISION EASEMENTS AS SHOWN.

### OWNER CERTIFICATION:

GATEWAY EAST RESIDENTIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY.

SIGNATURE: Mike Serra III DATE: 8/18/2023  
TITLE: Authorized Signatory

REBECCA TALADAY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 2003402080  
MY COMMISSION EXPIRES JULY 14, 2027

STATE OF COLORADO }  
COUNTY OF Denver } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF August, 2023, BY

Mike Serra III AS Authorized Signatory OF GATEWAY EAST RESIDENTIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: July 14, 2027  
NOTARY PUBLIC: Rebecca Taladay ADDRESS: 40100 Saint Paul Street #200 Denver, CO 80206

### ACCEPTING CONVEYANCE AND MAINTENANCE RESPONSIBILITY FOR TRACTS A THROUGH D AS SPECIFIED IN PLAT NOTES #7 & #8:

THE DEDICATION OF TRACTS A, B, C AND D ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SAND CREEK METROPOLITAN DISTRICT.

BY: Mike Serra III DATE: 8/18/2023  
NAME: Mike Serra III TITLE: Secretary and Authorized Signatory

STATE OF COLORADO }  
COUNTY OF Denver } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF August, 2023, BY

Mike Serra III AS Secretary and Authorized Signatory OF SAND CREEK METROPOLITAN DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: July 14, 2027  
NOTARY PUBLIC: Rebecca Taladay ADDRESS: 40100 Saint Paul Street #300 Denver, CO 80206

REBECCA TALADAY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 2003402080  
MY COMMISSION EXPIRES JULY 14, 2027

### 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.

CITY ENGINEER: James G. [Signature] DATE: 9/6/2023

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

James G. [Signature] DATE: 9/6/2023

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

Chandler [Signature] DATE: 8.31.2023

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION

Harvey Hays [Signature] DATE: 9/11/2023

### 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 DEDICATOR THIS 18th DAY OF September, 2023 AT 5:00 O'CLOCK P.M. FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN AND LISTED HEREIN.

BY: Kerry Tipper ASSISTANT CITY ATTORNEY

### CITY COUNCIL CERTIFICATE:

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

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_.

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY: \_\_\_\_\_ DEPUTY CLERK AND RECORDER

### CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }  
CITY AND COUNTY OF DENVER } ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., \_\_\_\_\_, 202\_\_ AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_

CLERK AND RECORDER

BY: \_\_\_\_\_ DEPUTY  
FEE: \_\_\_\_\_

### SHEET INDEX:

- SHEET 1 - PROPERTY DESCRIPTION / TRACT USE SUMMARY TABLE / CERTIFICATES
- SHEET 2 - PLAT SHEET
- SHEET 3 - LINE AND CURVE TABLES / LEGEND

### TRACT USE SUMMARY TABLE:

PARCEL	OWNER & MAINTENANCE	PURPOSE
TRACT A	SAND CREEK METROPOLITAN DISTRICT	PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITIES, AND DRAINAGE
TRACT B	SAND CREEK METROPOLITAN DISTRICT	PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITIES, AND DRAINAGE
TRACT C	SAND CREEK METROPOLITAN DISTRICT	PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITIES, AND DRAINAGE
TRACT D	SAND CREEK METROPOLITAN DISTRICT	PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITIES AND PARK PURPOSES

### GENERAL NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-1025058-CO, REVISION NO.: 14 (6/14/2023), ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES AND HAVING A COMMITMENT DATE: JUNE 2, 2023 AT 5:00 PM.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: BEARINGS ARE ASSUMED BASED ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE SOUTH 1/16TH CORNER BY A FOUND 3.25" ALUMINUM CAP, STAMPED: CDOT 1994 PLS 23524, IN RANGE BOX AND MONUMENTED AT THE CENTER SOUTH 1/16TH CORNER BY A SET 2" ALUMINUM CAP, STAMPED: PLS 38162, ON FOUND #6 REBAR, FLUSH WITH GROUND, AS BEARING SOUTH 89°47'46" WEST.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- N RIFLE ST, E 41ST AVE, E 43RD PL, E 43RD AVE, E 42ND AVE, E 45TH AVE, N SALUDA WAY, AND N TRUCKEE ST ARE ALL DEDICATED AS PUBLIC RIGHT-OF-WAY HEREON PER THIS PLAT.
- EASEMENTS FOR UTILITIES WILL BE DEDICATED BY SEPARATE DOCUMENT.
- TRACTS A, B, AND C ARE HEREBY CREATED AND CONVEYED TO SAND CREEK METROPOLITAN DISTRICT FOR PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITIES AND DRAINAGE PURPOSES. THESE TRACTS SHALL BE MAINTAINED BY SAND CREEK METROPOLITAN DISTRICT OR ITS DESIGNEE.
- TRACT D IS HEREBY CREATED AND CONVEYED TO SAND CREEK METROPOLITAN DISTRICT FOR PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITY AND PARK PURPOSES. THIS TRACT SHALL BE MAINTAINED BY SAND CREEK METROPOLITAN DISTRICT.
- THERE IS A TOTAL OF 11 LOTS, 7 BLOCKS AND 4 TRACTS.
- 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.
- 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.
- THE SURVEYED PROPERTY IS SUBJECT TO TERMS AND CONDITIONS IN THE TITLE COMMITMENT REFERENCED IN NOTE 1.
- THE SURVEYED PROPERTY IS SUBJECT TO THE FOLLOWING DOCUMENTS LISTED IN THE TITLE COMMITMENT REFERENCED IN NOTE 1 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 2160 AT PAGE 805 (ADAMS COUNTY RECORDS); BOOK 2576 AT PAGE 181 (ARAPAHOE COUNTY RECORDS); BOOK 2786 AT PAGE 382 (ADAMS COUNTY RECORDS); RECEPTION NO. 058080; RECEPTION NO. 058081; RECEPTION NO. 097935; BOOK 3735 AT PAGE 141 (ADAMS COUNTY RECORDS); RECEPTION NO. 9500085835; RECEPTION NO. 098955; RECEPTION NO. 9500085836; RECEPTION NO. 9500085838; RECEPTION NO. C1269163 (ADAMS COUNTY RECORDS); RECEPTION NO. 9700105655; RECEPTION NO. 9700108500; RECEPTION NO. 9800013250; RECEPTION NO. 9800018524; RECEPTION NO. 2001125115; RECEPTION NO. 9900186753; RECEPTION NO. 2002049551; RECEPTION NO. 2002203305; RECEPTION NO. 2005090910; RECEPTION NO. 2014025381; RECEPTION NO. 2014059886; RECEPTION NO. 2003068958; RECEPTION NO. 2018132953; RECEPTION NO. 2018132956; RECEPTION NO. 2018133012; RECEPTION NO. 2013000067179 (ADAMS COUNTY RECORDS); RECEPTION NO. 2020079591; RECEPTION NO. 9600030501; BOOK 4640 AT PAGE 166; RECEPTION NO. 9600039036; RECEPTION NO. 2021133078.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
- THE FIELD WORK WAS COMPLETED ON MAY 25, 2023.
- THE TURNAROUND EASEMENT IS GRANTED TO THE CITY AND COUNTY OF DENVER FOR THE PURPOSES OF: PASSAGE OF ALL VEHICLES, PEDESTRIANS, UTILITIES, AND DRAINAGE. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT ALLOWS BUT DOES NOT REQUIRE CITY AND COUNTY OF DENVER TO PERFORM REPAIRS AND MAINTENANCE OF THIS EASEMENT.

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

AARON MURPHY  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, P.L.S. 38162  
FOR AND BEHALF OF HARRIS KOCHER SMITH



PREPARED BY: **HKS HARRIS KOCHER SMITH**  
PROJECT #: 201008  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com












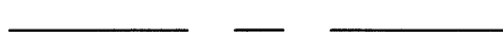







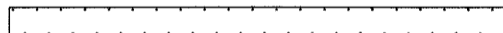


# DENVER 60 FILING NO. 1

SITUATED IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 3 OF 3

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

### LEGEND:

-  FOUND SECTION CORNER AS DESCRIBED
-  SECTION LINE
-  SET 18"x#5 REBAR WITH 1.25" BLUE PLASTIC CAP STAMPED: PLS 38162
-  FOUND MONUMENT AS DESCRIBED
-  FOUND 1.25" BLUE PLASTIC CAP STAMPED: PLS 38162
-  FOUND 1.25" ORANGE PLASTIC CAP STAMPED: TOPOGRAPHIC PLS 25936
-  FOUND MAG NAIL WITH 1" BRASS TAG STAMPED: PLS 38367
-  FOUND BROKEN 1.25" YELLOW PLASTIC CAP STAMPED: PLS 10???
-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY LINE TO BE DEDICATED PER THIS PLAT
-  RANGE POINT TO BE SET UPON COMPLETION OF ROADWAY CONSTRUCTION, PER CITY OF DENVER STANDARDS PLS 38162 UNLESS OTHERWISE NOTED
-  RANGE LINE
-  PROPERTY BOUNDARY
-  LOT/TRACT/BLOCK LINE
-  EXISTING EASEMENT
-  EASEMENT TO BE DEDICATED PER THIS PLAT
-  BLOCK NUMBER
-  PORTION OF EASEMENT VACATED BY AMENDED AND RESTATED PARTIAL TERMINATION AND RELEASE OF EASEMENT
-  TURNAROUND EASEMENT DEDICATED PER THIS PLAT (SEE NOTE 16)
-  GATEWAY PARK IV EAST STREETSCAPE GATEWAY SITE PLAN AREA RECEPTION NO. 2000017529
- (M) MEASURED AND TITLE DIMENSIONS
- (R1) RECORD DIMENSION PER SPECIAL WARRANTY DEED RECEPTION NO. 2022109104
- (R2) RECORD DIMENSION PER ORDER FOR IMMEDIATE POSSESSION BOOK 3896 PAGE 549
- (R3) RECORD DIMENSION PER WARRANTY DEED BOOK 5870 PAGE 406
- (R4) RECORD DIMENSION PER GATEWAY IV EAST SUBDIVISION FILING NO. 3 RECEPTION NO. C1071159
- (R5) RECORD DIMENSION PER GATEWAY IV EAST SUBDIVISION FILING NO. 24 RECEPTION NO. 201800064818
- (R6) RECORD DIMENSION PER WARRANTY DEED RECEPTION NO. C1053236

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°12'01"W	95.70'
L2	S00°12'01"E	95.79'
L3	N00°04'04"W	56.72'
L4	N89°56'43"E	34.35'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	650.00'	5°32'56"	62.95'	N02°34'27"E	62.93'
C2	760.00'	8°02'59"	106.77'	S03°49'29"W	106.69'
C3	650.00'	2°18'19"	26.15'	S00°56'52"W	26.15'
C4	770.00'	1°52'10"	25.12'	N00°43'47"E	25.12'
C5	770.00'	2°03'08"	27.58'	S09°44'03"W	27.58'
C6	200.00'	13°55'26"	48.60'	N83°06'21"W	48.48'
C7	120.00'	14°08'31"	29.62'	N83°12'53"W	29.54'
C8	705.00'	8°02'59"	99.05'	N03°49'29"E	98.97'
C9	705.00'	2°04'03"	25.44'	N06°48'56"E	25.44'
C10	705.00'	5°59'13"	73.67'	N02°47'18"E	73.63'
C11	45.00'	88°58'23"	69.88'	S28°50'39"W	63.07'
C12	25.00'	9°30'08"	4.15'	S68°34'46"W	4.14'

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PREPARED BY: **HKS HARRIS KOCHER SMITH**  
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