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

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.

THENCE ALONG SAID PERIMETER THE FOLLOWING TWO (2) COURSES:

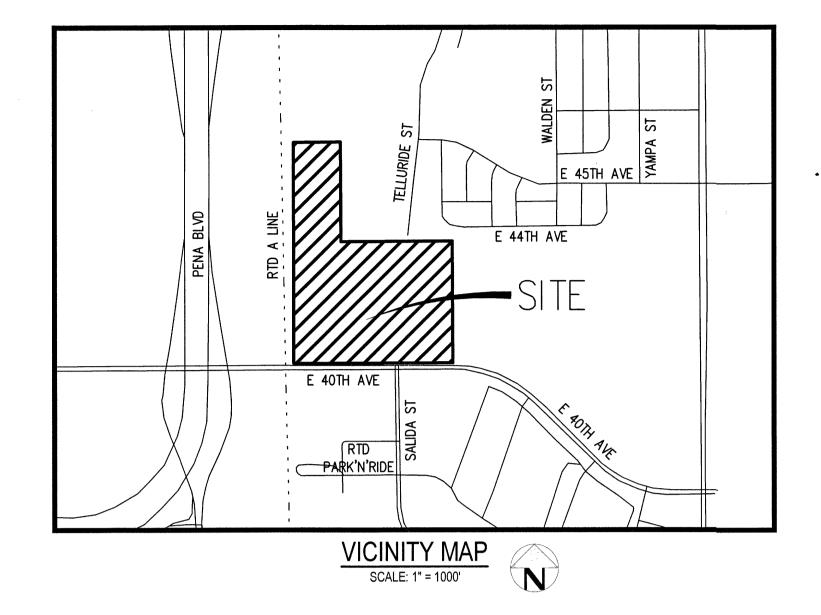
1) NORTH 89°21'58" EAST, A DISTANCE OF 491.68 FEET; 2) SOUTH 0013'16" EAST, A DISTANCE OF 1,043.17 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE NORTH 89°45'07" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1,160.92 FEET TO THE POINT OF BEGINNING.

CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.

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

OWNER CERTIFICATION:		
GATEWAY EAST RESIDENTIAL, LLC, A COLORA SIGNATURE	ADO LIMITED LIABILITY COMPANY. _8/18/2023 DATE TITLE: Asthor: 32/504584	REBECCA TALADAY NOTARY PUBLIC STATE OF COLORADO
M: Ke Serra III	TITLE: Authorized Signatory	NOTARY ID 20034020980 MY COMMISSION EXPIRES JULY 14, 2027
STATE OF COLORADO)	
COUNTY OF Denver)SS.	
THE FOREGOING INSTRUMENT WAS ACKNOWLE	EDGED BEFORE ME THIS 18th DAY OF AU	1041st 202 3 , BY
Mike Serra III AS A COMPANY.	wthorized Signatury of Gateway Eas	ST RESIDENTIAL, LLC, A COLORADO LIMITED LIABILITY
WITNESS MY HAND AND OFFICIAL SEAL.		
MY COMMISSION EXPIRES: July 14, 20	41	√ .
NOTARY POPULC	ADDRESS Sanver, CO 80006	320
ACCEPTING CONVEYANCE AND MAIL FOR TRACTS A THROUGH D AS SE	NTENANCE RESPONSIBILITY PECIFIED IN PLAT NOTES #7 & #8:	
THE DEDICATION OF TRACTS A, B, C AND D	ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAIN	TENANCE BY SAND CREEK METROPOLITAN DISTRICT.
BY: Note Signature	8/18/2023 DATE	
NAME: M:KE SERRE III	TITLE: SECRETARY AN	ed Anthorized Signatory
STATE OF COLORADO)	•
COUNTY OF Server)SS.	
THE FOREGOING INSTRUMENT WAS ACKNOWLE	EDGED BEFORE ME THIS DAY OFQu	aust, 202 3 , BY
Mike Serra II AS	edged before me this <u>18th</u> day of <u>Au</u> Reretory and <u>Ruthorized Signatory</u> of Sand Creek	METROPOLITAN DISTRICT.
WITNESS MY HAND AND OFFICIAL SEAL.	· ,	
MY COMMISSION EXPIRES: UNIN 14, 6	30.27	REBECCA TALADAY NOTARY PUBLIC
NOTARY PHENS	40100 Saint Paul St ADDRESS Derver, CO 8	STATE OF COLORADO NOTARY ID 20034020980 MY COMMISSION EXPIRES JULY 14
	Denver, co o	WY COMMISSION EXPIRES SOLV
APPROVALS:		
		ND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER
FOR.	CODE OF THE CITY AND COUNTY OF DENVER, AND T	THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDE
CITY ENCINEED	$\frac{9/6/20}{0.00}$	023
CITY ENGINEER	DAIL	
APPROVED BY THE EXECUTIVE DIRECTOR OF TRANSPORTATION AND INFRASTRUCTURE	THE DEPARTMENT OF	_ 7



CITY ATTORNEY'S CERTIFICATE:

Kerry Tipper ATTORNEY FOR THE CITY ASSISTANT CITY ATTORNEY

CITY COUNCIL CERTIFICATE:

AND COUNTY OF DENVER

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

DEPUTY CLERK AND RECORDER

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO CITY AND COUNTY OF DENVER 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

1/6/1015

•	APPROVED COMMUNITY	PI ANNING	S AND DE	VELOPM				
	EXECUTIVE	DIRECTOR	OF COM	VIINUN	PLANNING	AND	DEVELOPME	ENT

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION	1
EXECUTIVE DIRECTOR ST PARKS AND RECREATION	
EXECUTIVE DIRECTOR ST PARKS AND RECREATION	

9/11	2023	
N TE		

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:

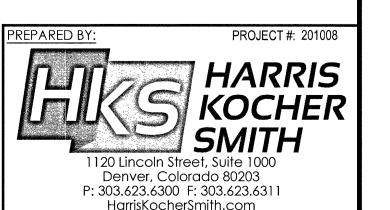
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-1025058-CO, REVISION NO.: 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.
- 4. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- 5. N RIFLE ST, E 41ST AVE, E 43RD PL, E 43RD AVE, E 42ND AVE, E 45TH AVE, N SALIDA WAY, AND N TRUCKEE ST ARE ALL DEDICATED AS PUBLIC RIGHT-OF-WAY HEREON PER THIS PLAT.
- 6. 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.
- 9. THERE IS A TOTAL OF 11 LOTS, 7 BLOCKS AND 4 TRACTS.
- 10. 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.
- 11. 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.
- 12. THE SURVEYED PROPERTY IS SUBJECT TO TERMS AND CONDITIONS IN THE TITLE COMMITMENT REFERENCED IN NOTE 1.
- 13. THE SURVEYED PROPERTY IS SUBJECT TO THE FOLLOWING DOCUMENTS LISTED IN THE TITLE COMMITMENT REFERENCED IN NOTE NO. 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.
- 14. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES 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.
- 15. THE FIELD WORK WAS COMPLETED ON MAY 25, 2023.
- 16. 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





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 2 OF 3 LOT 1, BLOCK 1 50'-WIDE CIG GAS EASEMENT\ LOT 1, BLOCK 1 GATEWAY PARK IV EAST SUBDIVISION LOT 1, BLOCK 1 REC. NO. 594553 TRACT A POINT OF BEGINNING GATEWAY PARK IV EAST SUBDIVISION UNPLATTED LAND FILING NO. 26 GATEWAY PARK IV EAST SUBDIVISION FILING NO. 3 GATEWAY PARK RELEASED PER FILING NO. 24 CENTER QUARTER CORNER OF SECTION 21 REC. NO. 2002031053236 REC. NO. 2021000137957 REC. NO. C1071159 V EAST SUBDIVISION REC. NO. 2009000044806 REC. NO. 2018000064818 FOUND 2.5" ALUMINUM CAP REMAINING 10' ELECTRIC UTILITY EASEMENT FILING NO. 3 LOT 45, BLOCK 1 STAMPED: TOPOGRAPHIC 2016 PLS 25936 REC. NO. C10711 REC. NO. 1999023969 EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21 FLUSH WITH GROUND C.P. BEDROCK FILING NO. 4-20' UTILITY, DRAINAGE, S00°15'27"E 55.00'(M) S0015'27"E 1326.64'(M) N0002'12"E(R4) N0001'53"E(R5) N0002'12"E(R6) OWNER: VALDEZ, MARCO A AND VALDEZ RIVERA, MARIA D LANDSCAPE & SIDEWALK EASEMENT CITY OF AURORA. N00°02'12"E 55.00'(R3) S00°15'27"E 1271.64'(M) N00°02'12"E(R4) N00°01'53"E(R5) N00°02'12"E 1271.40'(R6) ADAMS COUNTY REC. NO. 2003144085 CITY AND COUNTY OF DENVER CITY AND COUNTY OF DENVER EAST LINE OF THE NORTHWEST QUARTER OF SECTION 21 CITY AND COUNTY OF DENVER ___<u>2</u>09.<u>00'</u>_ n truckee st S00°15'11"E 2652.53' 80' DERBY LATERAL "A" CANAL EASEMENT AND ROADWAY 60' PUBLIC RIGHT-OF-WAY FOUND YELLOW PLASTIC CAP BOOK 295 PAGE 43 CONTAINS: 37,366 SQ. FT. OR 0.86 ACRES \pm LOT 46, BLOCK 1 STAMPED: PLS 10945 (DEDICATED PER THIS PLAT) C.P. BEDROCK FILING NO. 4 OWNER: KEITH, WHITTNEY PAIGE *30'* ¬ S00°04'04"E 622.77' 25' TRAIL AND ROADWAY EASEMENT **4**8 30' RANGE LINE REC. NO. 2012100710 S00°04'04"E 277.00' S00°04'04"E 281.77" LOT 47, BLOCK 1 C.P. BEDROCK FILING NO. 4 CONTAINS 177,510 SQ. FT. S00°04'04"E 221.77' S00°04'04"E 213.00' OWNER: POTICHA, DAVID OR 4.08 ACRES ± VARIABLE-WIDTH PERMANENT NON-EXCLUSIVE EASEMENT S62'36'04"E 7,≥% TO SAND CREEK METROPOLITAN DISTRICT 18.07 LOT ARK NO. REC. NO. 2012089610 N SALIDA WAY DRAINAGE EASEMENT C.P. BEDROCK FILING NO. 1 CONTAINS 55,834 SQ. FT. CONTAINS: 144,760 SQ. FT. OWNER: CITY AND COUNTY OF DENVER TO CITY AND COUNTY OF DENVER OR 1.28 ACRES± OR 3.32 ACRES ± REC. NO. 2013005471 CONTAINS 61,786 SQ. FT. 5 (DEDICATED PER THIS PLAT) OR 1.42 ACRES ± n telluride st L=70.00'-N65°46'06"E S07°50'58"W 230.33' N62'36'26"W N65°33'41"E 55' RANGE LINE PORTION OF EASEMENT VACATED BY NO012'01"W 95.75" 15.85 N07°50'58"E 207.50' S64°15'12"W AMENDED AND RESTATED N62°09'08"W 30.60 -PARTIAL TERMINATION AND N SALIDA WAY VARIABLE WIDTH RIGHT-OF-WAY _FOUND 1.5" ALUMINUM CAP 55' RANGE LINE N07*50'58"E 196.38' RELEASE OF EASEMENT 94.00'-STAMPED: AZTEC LS 36567 NO7'50'58"E 276.68' REC. NO. 2023036341 S001218"E 170.78 55' RANGE LINE 55' RANGE LINE FOUND 1.5" ALUMINUM CAP NO7'50'58"E 254.17' S07°50'58"W 198.71' NO7'50'58"E 284.48" STAMPED: AZTEC LS 36567 55' RANGE LINE SALIDA ST NOO72'18"W _S62**°**20'59**"**E S07'50'58"W 205.97' _(VARIABLE WIDTH RIGHT-OF-WAY_ N65°34'25"E 47' RANGE LINE 47' RANGE LINE *225.78* **'** REC. NO. 2016000025795 & L=101.31' S0074'40"E-REC. NO. 2021000137957) S65°19'15"W S62*30'37"E R=830.00° *∆=6'59'36** N0012'18"W 170.78' ChB=S0374'43"W S64°54'39"W_ ChL=101.24' S66°35'43"W DETAIL 'A' N63°40'14"W 29.35 SCALE: 1" = 10' FOUND 1.5" ALUMINUM CAP S62°24'06"E STAMPED: AZTEC LS 36567 18.99' PORTION OF EASEMENT VACATED BY AMENDED AND RESTATED UNPLATTED LAND PARTIAL TERMINATION AND RELEASE OF EASEMENT REC. NO. 2022109104 REC. NO. 2023036342 __C12 S00°04'04"E 1170.73' E 45TH AVE VARIABLE WIDTH PUBLIC RIGHT-OF-WAY CONTAINS: 5,533 SQ. FT. OR 0.13 ACRES ± (DEDICATED PER THIS PLAT) S00°13'16"E 1043.17'(M) N00°00'56"W 1043.17'(R1) N80°33'08"W_ N80°33'08"W GATEWAY PARK IV EAST STREETSCAPE 501.82 507.35 GATEWAY SITE PLAN AREA ∕−S89**°**56′43″W 98.92′ ∕−N80°25'01"E 10.10' S80'33'08"E _N80**°**25'01"E TREC. NO. 2000017529 CONTAINS 50,533 SQ. FT. 6 CONTAINS 50,676 SQ. FT. 10.10' (HATCHED AREA) 10.10' OR 1.16 ACRES ± OR 1.16 ACRES \pm N00°04'04"W 209.66' N00°04'04"W 218.43' N00°04'04"W 211.33' 502.14 S00°04'04"E 1170.73' 34' RANGE LINE S00'04'04"E 1235.07' 34' RANGE LINE 34' RANGE LINE REMAINING 10' <u>34' RANGE LINE </u> -ELECTRIC UTILITY EASEMENT S00°04'04"E 273.00' S00°04'04"E 277.00' S00°04'04"E 281.77" N00°04'04"W 2100.50' REC. NO. 1999023969 ∟*34'* 162.68' 827.77 68.00' **−34.00'** PORTION OF EASEMENT VACATED BY N RIFLE ST 68' PUBLIC RIGHT-OF-WAY TURNAROUND EASEMENT _S89*****55'56"W AMENDED AND RESTATED CONTAINS: 140,636 SQ. FT. OR 3.23 ACRES $\pm -$ (SEE DETAIL 'A' THIS SHEET) PARTIAL TERMINATION AND RELEASE OF EASEMENT 10' UTILITY EASEMENT (DEDICATED PER THIS PLAT) (SEE NOTE 16) REC. NO. 2023036342 REC. NO. 2012044197 VARIABLE-WIDTH PERMANENT NON-EXCLUSIVE EASEMENT TO SAND CREEK METROPOLITAN DISTRICT REC. NO. 2012089610 CONTAINS 338,129 SQ. FT. CONTAINS 276,900 SQ. FT. OR 6.36 ACRES \pm DRAINAGE EASEMENT FOUND 2" ALUMINUM CAP OR 7.76 ACRES \pm TO CITY AND COUNTY OF DENVER STAMPED: AECOM PLS 25381 REC. NO. 2013005471 50' UTILITY. AT PROPERTY CORNER DRAINAGE, LANDSCAPE & 20' NON-EXCLUSIVE POTABLE WATER, SIDEWALK EASEMENT 20' NON-EXCLUSIVE POTABLE WATER, FOUND 1.5" ALUMINUM CAP SANITARY SEWER, STORM SEWER AND SANITARY SEWER, STORM SEWER AND_ REC. NO. 2003144085 UTILITY EASEMENT STAMPED: S.B. REAM PLS 13239 UTILITY EASEMENT REC. NO. 2015116892 N: 0.39' W: 0.24' FROM PROPERTY CORNER 106.38 N00°04'04"W 2310.23'(M) N00°04'04"W 55.00'(M) S00°04'20"E(R2) N00"13'04"E 55.00'(R3) SCALE: 1" = 100' SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21 REPARED BY: PROJECT #: 201008 60' POTABLE WATER PIPELINE EASEMENT N89°45'07"E 2644.61' S89°47'46"W_ REC. NO. 9800013253 \$89°45'07"W_ 989.24' UNPLATTED LAND UNPLATTED LAND **HARRIS** 60' REUSE WATER PIPELINE EASEMENT BOOK 3896 PAGE 549 BOOK 3896 PAGE 549 WEST QUARTER CORNER OF SECTION 21 REC. NO. 9800013252 SOUTH 1/16TH CORNER OF SECTION 21 _FOUND 2.5" ALUMINUM CAP 60' SANITARY SEWER EASEMENT FOUND 3.25" ALUMINUM CAP_

STAMPED: C.R. MOORE PLS 10945

IN RANGE BOX

STAMPED: CDOT 1994 PLS 23524

IN RANGE BOX

Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com

WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21

N00°16'48"W 1324.61'

REC. NO. 9800013251

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 21

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

LEGEND: FOUND SECTION CORNER AS DESCRIBED SECTION LINE SET 18"X#5 REBAR WITH ◆ 1.25" BLUE PLASTIC CAP STAMPED: PLS 38162 O 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 UNLESS OTHERWISE NOTED 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 MEASURED AND TITLE DIMENSIONS RECORD DIMENSION PER SPECIAL WARRANTY DEED RECEPTION NO. 2022109104 RECORD DIMENSION PER ORDER FOR IMMEDIATE POSSESSION BOOK 3896 PAGE 549 RECORD DIMENSION PER WARRANTY DEED BOOK 5870 PAGE 406 RECORD DIMENSION PER GATEWAY IV EAST SUBDIVISION FILING NO. 3 RECEPTION NO. C1071159 RECORD DIMENSION PER GATEWAY IV EAST SUBDIVISION FILING NO. 24 RECEPTION NO. 2018000064818 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'	



