

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DIA COLORADO JV LLC, A NEVADA LIMITED LIABILITY COMPANY AND SPUR 10 HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP, AS OWNERS, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND TRACT, AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, 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:

CONSIDERING THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. AS BEARING N 00°04'35" W AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID SECTION 16, N 00°04'35" W, 84.90 FEET; THENCE S 89°55'25" W, 112.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 89°57'25", A RADIUS OF 25.00 FEET AND THE CHORD WHICH BEARS S 44°54'07" W, 35.34 FEET, SAID POINT ALSO ON THE WEST RIGHT OF WAY OF TELLURIDE STREET AS DESCRIBED IN THE TOWER 160 SUBDIVISION ON FILE AT THE CITY AND COUNTY OF DENVER CLERK AND RECORDER AT RECEPTION NO. 2008079854 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF SAID CURVE 39.25 FEET TO THE NORTH RIGHT OF WAY LINE OF GREEN VALLEY RANCH BOULEVARD AS DESCRIBED IN THE TOWER 160 SUBDIVISION ON FILE AT THE CITY AND COUNTY OF DENVER CLERK AND RECORDER AT RECEPTION NO. 2008079854; THENCE ALONG SAID NORTH RIGHT OF WAY LINE S 89°52'50" W, 1185.30 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST 1/4, N 00°00'04" W, 1121.93 FEET; THENCE, N 89°52'50" E, 920.68 FEET; THENCE N 00°04'35" W, 550.95 FEET; THENCE, S 39°59'10" E, 89.03 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 50°17'52", A RADIUS OF 294.00 FEET AND THE CHORD WHICH BEARS S 65°08'06" E, 249.88 FEET; THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE 258.09 FEET; THENCE N 89°42'58" E, 22.42 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF TELLURIDE STREET AS DESCRIBED IN THE TOWER 160 SUBDIVISION ON FILE AT THE CITY AND COUNTY OF DENVER CLERK AND RECORDER AT RECEPTION NO. 2008079854; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: S 00°04'35" E, 1045.72 FEET; THENCE S 04°09'35" W, 243.67 FEET; THENCE S 00°04'35" E, 185.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 34.476 ACRES, 1,501,774 SQUARE FEET, MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW ON RECORD OR EXISTING.

UNDER THE NAME AND STYLE OF GATEWAY LANDING SUBDIVISION 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; AND GRANT, DEDICATE AND CONVEY TO THE CITY AND COUNTY OF DENVER, IN FEE SIMPLE, TRACT A, TOGETHER WITH ALL APPURTENANCES THERETO, FOR PUBLIC USE AS A CITY PARK.

ACCESS NOTES

- 1. 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.
2. 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.

GENERAL NOTES

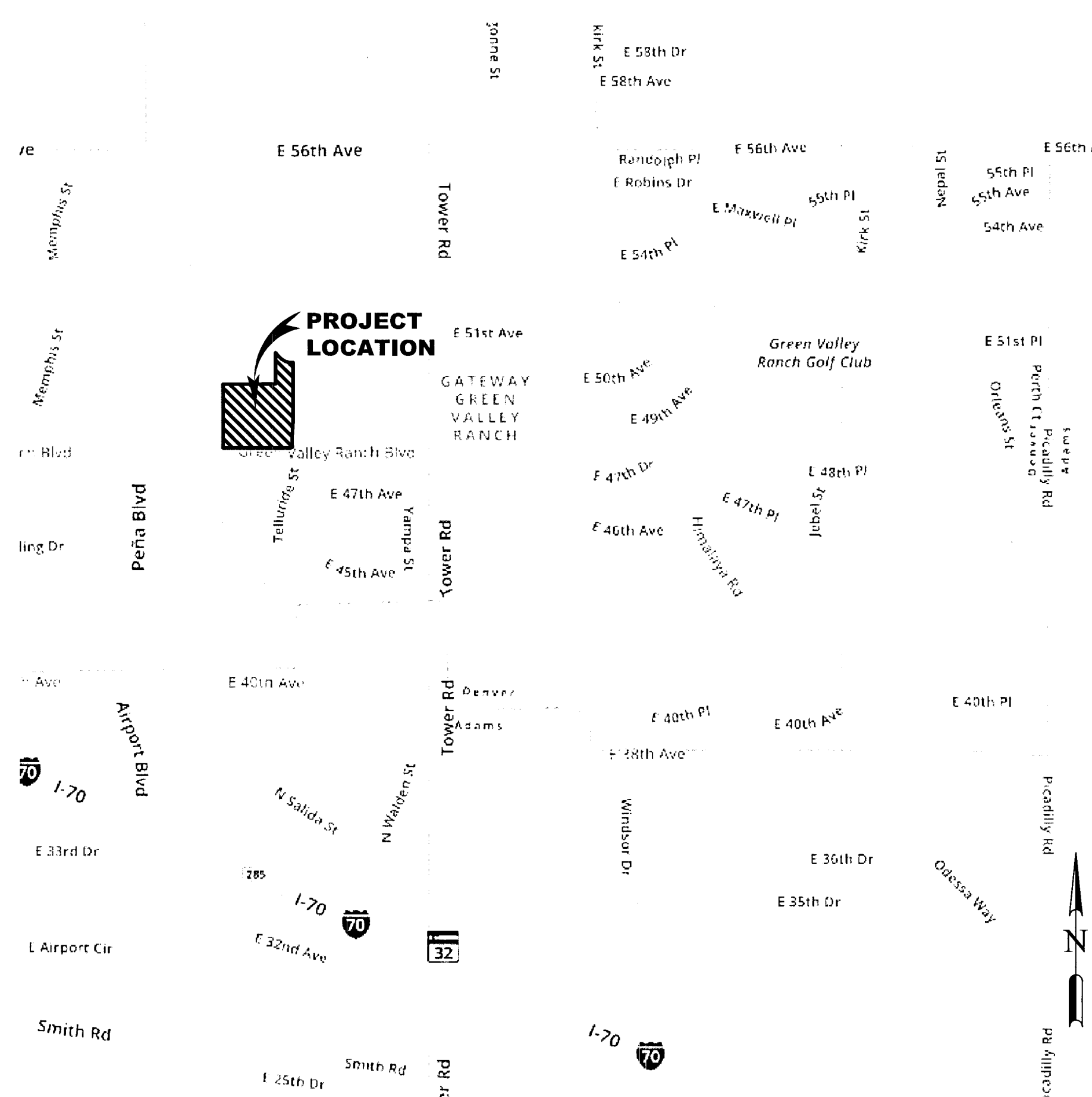
- 1. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY SYSTEM MONUMENT OR ACCESSORY OR LEGAL LAND BOUNDARY MONUMENT COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
4. THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°04'35" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST MONUMENTED BY A NO. 6 REBAR, LENGTH UNKNOWN, WITH A 3 1/4" ALUMINUM CAP, PLS 36053, IN A MONUMENT BOX AT THE SOUTH AND A 2 3/4" ALUMINUM PIPE, LENGTH UNKNOWN, WITH A 3 1/4" ALUMINUM CAP, LS 20699 AT THE NORTH.
5. FIDELITY NATIONAL TITLE COMMITMENT NO. 100-N0019558-020-ME2, AMENDMENT NO. 12, EFFECTIVE SEPTEMBER 15, 2020, WAS ENTIRELY RELIED UPON FOR INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES AFFECTING THIS PROPERTY.

NON-PLOTTABLE EXCEPTIONS INCLUDE: 7, 10, 11, 15-19, 21, 23, 28, 32 AND 33

- 7. REAL ESTATE TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, A LIEN, NOT YET DUE AND PAYABLE.
10. ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS, OR AS PROVIDED BY LAW, ALL AS CONTAINED IN PATENT AS SET FORTH BELOW, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN: RECORDING DATE: DECEMBER 19, 1899 RECORDING NO.: BOOK A64 AT PAGE 263 (ADAMS COUNTY RECORDS)
11. RESERVATIONS OF (1) OIL, GAS, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, GAS, COAL AND OTHER MINERALS, AND (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, GAS, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED AS SET FORTH BELOW, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN: RECORDING DATE: FEBRUARY 10, 1932 RECORDING NO.: BOOK 201 AT PAGE 578 (ADAMS COUNTY RECORDS) DEGREE OF INTEREST IN REAL PROPERTY RECORDED MARCH 14, 2019 AT RECEPTION NO. 2019029661.
15. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE AFFIDAVITS OF NONDEVELOPMENT AND NONPAYMENT OF RENTAL, WHICH WERE RECORDED JULY 12, 1972 IN BOOK 1806 AT PAGE 659, IN BOOK 1806 AT PAGE 661, IN BOOK 1806 AT PAGE 663, IN BOOK 1806 AT PAGE 665, IN BOOK 1806 AT PAGE 667, IN BOOK 1806 AT PAGE 669, IN BOOK 1806 AT PAGE 671 AND IN BOOK 1806 AT PAGE 673 (IN THE ADAMS COUNTY RECORDS).
16. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE ORDER, WHICH WAS RECORDED JULY 29, 1980 IN BOOK 2477 AT PAGE 159 IN THE ADAMS COUNTY RECORDS, AND AS RECORDED AUGUST 13, 1981 IN BOOK 2432 AT PAGE 361 IN THE DENVER COUNTY RECORDS.
17. TERMS, CONDITIONS, PROVISIONS, EASEMENTS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE STIPULATION AND ORDER AS SET FORTH BELOW: RECORDING DATE: AUGUST 13, 1982 RECORDING NO.: BOOK 2432 AT PAGE 361 AND BOOK 2432 AT PAGE 365
18. THE EFFECT OF ANNEXATION PLAT I, WHICH DEPICTS THE TERRITORY TO BE ANNEXED TO THE CITY AND COUNTY OF DENVER, WHICH WAS RECORDED MAY 26, 1988 AT RECEPTION NO. 817174 (IN THE ADAMS COUNTY RECORDS) AND MAY 26, 1988 AT RECEPTION NO. R-88-0270668 (IN THE DENVER COUNTY RECORDS).
19. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INTERGOVERNMENTAL AGREEMENT ON ANNEXATION RECORDED MAY 26, 1988 AT RECEPTION NO. 88-0270668 (DENVER COUNTY RECORDS) AND IN BOOK 3450 AT PAGE 751 AND JANUARY 16, 1990 IN BOOK 3639 AT PAGE 318 AND MAP RECORDED MAY 26, 1988 AT RECEPTION NO. 817174 (ADAMS COUNTY RECORDS).
21. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE GATEWAY REGIONAL METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT(S) RECORDED MAY 12, 1998 AT RECEPTION NO. 9800071386 AND RECORDED AUGUST 25, 1998 AT RECEPTION NO. 9800141049 AND ON SEPTEMBER 16, 1998 AT RECEPTION NO. 9800154977.
23. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 136, SERIES OF 2000 AS SET FORTH BELOW: RECORDING DATE: FEBRUARY 25, 2000 RECORDING NO.: RECEPTION NO. 2000026684
28. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF TENANCY IN COMMON AGREEMENT AS SET FORTH BELOW: RECORDING DATE: APRIL 19, 2018 RECORDING NO.: RECEPTION NO. 2018046002
32. ZONE LOT AMENDMENT APPLICATION RECORDED MAY 7, 2020 AT RECEPTION NO. 2020062606.

- 6. GATEWAY LANDING HAS 6 LOTS, 1 TRACT AND 3 BLOCKS.
7. THE EXISTING 1/16 CORNER IS MATHEMATICALLY ACCEPTABLE IN THE FOUND LOCATION. PREVIOUS PLATS (TOWER 160 SUBDIVISION, REC. NO. 2008079854) HAVE RECORD DIMENSIONS THAT ARE INCONSISTENT WITH EXISTING MONUMENTATION AND PROPER METHODOLOGY FOR ESTABLISHING 1/16 SUBDIVISION CORNERS.
8. TRACT A AS SHOWN, IS HEREBY CREATED AND CONVEYED TO THE CITY AND COUNTY OF DENVER, IN FEE SIMPLE, TOGETHER WITH ALL APPURTENANCES THERETO, FOR PUBLIC USE AS A CITY PARK.
9. IF TITLE TO LOT 1, BLOCK 3 IS NOT CONVEYED THROUGH A RECORDED DOCUMENT TO THE CITY AND COUNTY OF DENVER WITHIN 12 MONTHS OF THIS SUBDIVISION PLAT BEING RECORDED, A 6 FOOT UTILITY EASEMENT ALONG THE ENTIRE INTERIOR PERIMETER OF LOT 1, BLOCK 3 IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER FOR THE USE OF APPLICABLE PUBLIC UTILITIES AND TELECOMMUNICATION COMPANIES.

GATEWAY LANDING SUBDIVISION
LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO



VICINITY MAP SCALE 1"=2000'

OWNER
DIA COLORADO JV LLC, A NEVADA LIMITED LIABILITY COMPANY

BY ZAREH SARRAFIAN, MANAGER

NOTARY
STATE OF CA.
COUNTY OF Riverside

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF SEPTEMBER 2020 BY DIA COLORADO JV LLC, A NEVADA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL
ANTHONY S. FARLO
Notary Public - California
Riverside County
Commission # 2281352
My Comm. Expires April 13, 2023

OWNER
SPUR 10 HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP

BY GARY RANDOLPH, MANAGER OF SIOM MANAGEMENT, LLC, AS GENERAL PARTNER OF SPUR 10 HOLDINGS LP

NOTARY
STATE OF Colorado
COUNTY OF Denver

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF September 2020 BY SPUR 10 HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL
TIFFANY ANN LEON
Notary Public
State of Colorado
Notary ID # 20154028053
My Commission Expires 02-17-2023

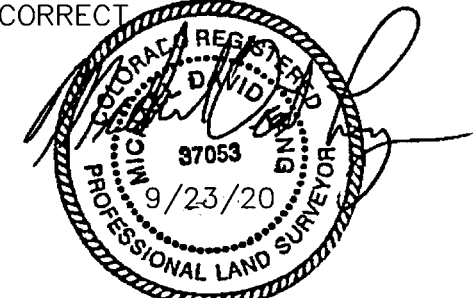
ATTORNEY'S CERTIFICATION

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 13th DAY OF October 2020 AT 9:00 O'CLOCK A.M. FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN AND LISTED HEREIN.

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



MICHAEL DAVID LANG
COLORADO REGISTRATION NO. 37053
RIDGETOP ENGINEERING AND SURVEYING

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.

APPROVED BY THE CITY ENGINEER: 10/12/2020

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE: 10/12/2020

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT: 10.6.2020

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION: 10/21/20

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NUMBER 1287 OF SERIES 2020

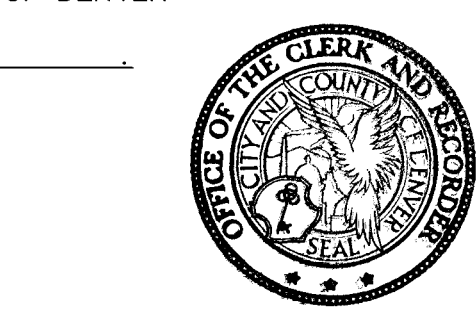
CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER BY Aaron Hulbert DEPUTY CLERK AND RECORDER

CLERK AND RECORDER'S CERTIFICATION

STATE OF COLORADO
CITY AND COUNTY OF DENVER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 1:55 O'CLOCK P.M. December 1, 2020 AND DULY RECORDED UNDER RECEPTION NO. 202000141

CLERK AND RECORDER: Paul Jones
DEPUTY:
FEE \$33.00



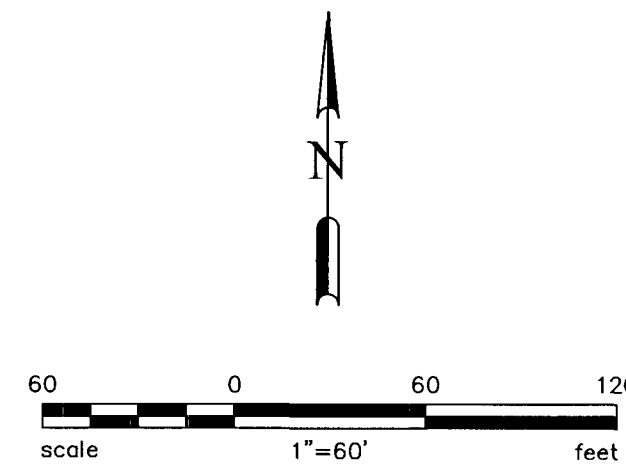
Vertical sidebar containing project information (19-064-005), drawing details (Drawing: MM, 2/24/20), revision table, and project title: GATEWAY LANDING SUBDIVISION, LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO. Includes sheet number 1/3.

LEGEND

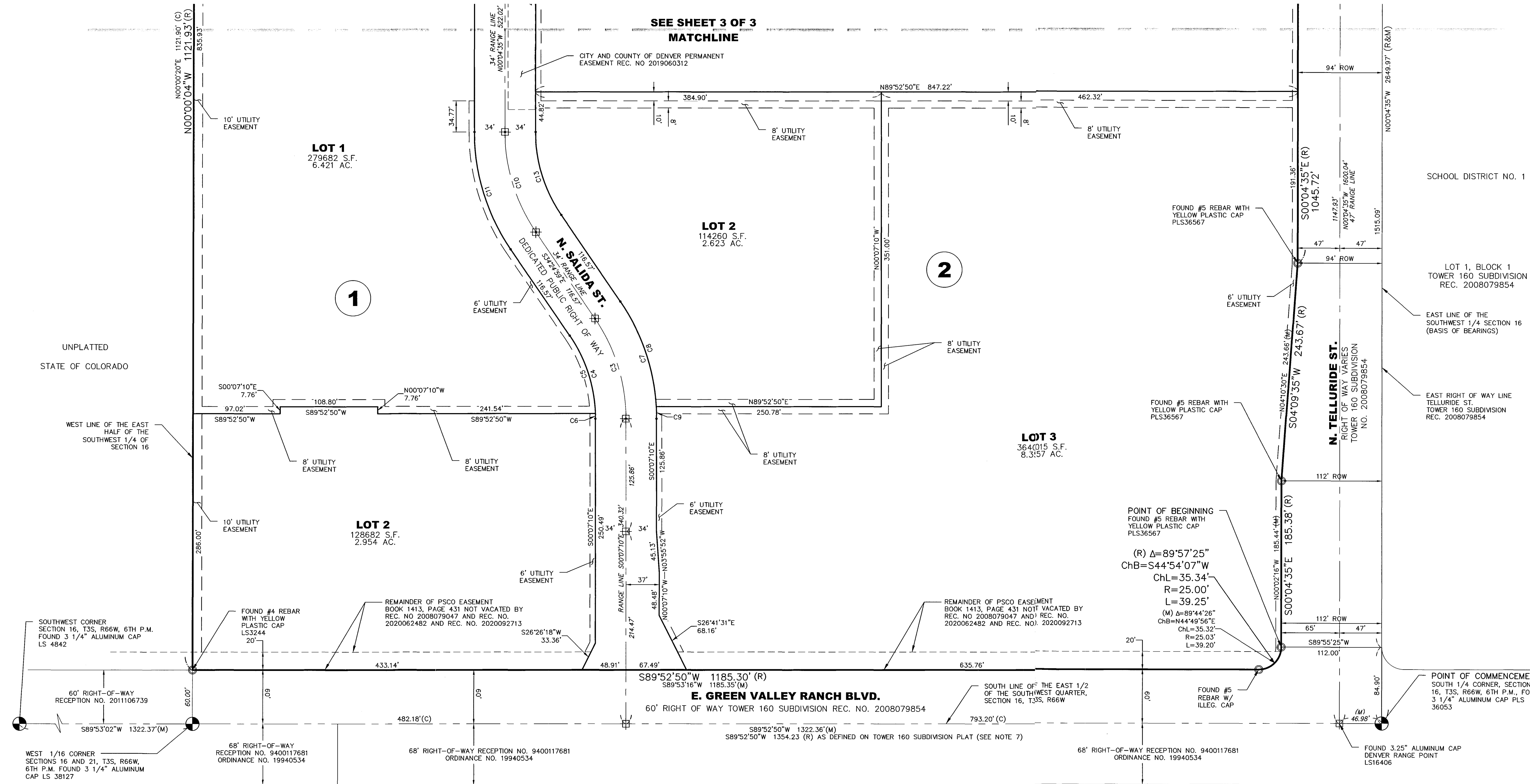
- PROPOSED BOUNDARY
 - PROPOSED RIGHT OF WAY
 - PROPOSED RANGE LINE
 - PROPOSED LOT LINE
 - EXISTING ALIQUOT LINE
 - EXISTING RIGHT OF WAY
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
- FOUND ALIQUOT MONUMENT AS NOTED
 - FOUND MONUMENT AS NOTED
 - SET #4 REBAR W/ RED PLASTIC CAP LS37053
 - ⊕ RANGE POINT (SET AFTER ROADWAY CONSTRUCTION)
 - (C) CALCULATED
 - (R) RECORD
 - (M) MEASURED

GATEWAY LANDING SUBDIVISION

LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C3	118.52'	198.00'	34°17'49"	116.76'	N17°16'04"W
C4	98.17'	164.00'	34°17'49"	96.71'	N17°16'04"W
C5	92.49'	164.00'	32°18'49"	91.27'	N18°15'34"W
C6	5.68'	164.00'	1°59'00"	5.68'	N01°06'40"W
C7	138.87'	232.00'	34°17'49"	136.81'	N17°16'04"W
C8	125.48'	232.00'	30°59'24"	123.96'	N18°55'17"W
C9	13.39'	232.00'	3°18'25"	13.39'	N01°46'23"W
C10	118.67'	198.00'	34°20'24"	116.90'	S17°14'47"E
C11	139.05'	232.00'	34°20'24"	136.98'	S17°14'47"E
C13	98.29'	164.00'	34°20'24"	96.83'	S17°14'47"E



POINT OF BEGINNING
 FOUND #5 REBAR WITH
 YELLOW PLASTIC CAP
 PLS36567

(R) Δ=89°57'25"
 ChB=S44°54'07"W
 ChL=35.34'
 R=25.00'
 L=39.25'

(M) Δ=89°44'26"
 ChB=N44°49'56"E
 ChL=35.32'
 R=25.03'
 L=39.20'

TRACT B
 C.P. BEDROCK FILING NO. 3
 TOWER 160 SUBDIVISION
 REC. 2011094999



DATE	REQUEST BY	CHECK

Project: 19-064-005
 Drawing: PLAT05
 Title: NIM
 Date: 9/23/20
 Rev: 0
 Check By: ML

GATEWAY LANDING SUBDIVISION
 LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

541 E. GARDEN DRIVE
 WINDSOR, CO 80550
 979-663-5552



GATEWAY LANDING SUBDIVISION

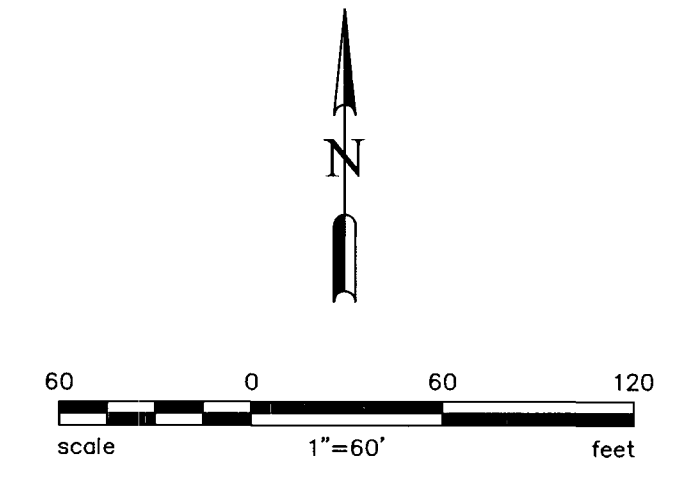
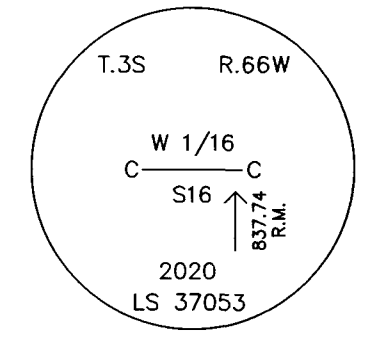
LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

LEGEND

- FOUND ALIQUOT MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- SET #4 REBAR W/ RED PLASTIC CAP LS37053
- RANGE POINT (SET AFTER ROADWAY CONSTRUCTION)
- CALCULATED
- RECORD
- MEASURED
- PROPOSED BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED RANGE LINE
- PROPOSED LOT LINE
- EXISTING ALIQUOT LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT

HISTORIC RECORD POSITION
WEST - CENTER 1/16 CORNER
SECTION 16, T3S, R66W, 6TH P.M.

FOUND #4 REBAR WITH
YELLOW PLASTIC CAP LS 4842
UPGRADED TO #5 REBAR, 30"
LONG WITH 3 1/4" ALUMINUM
CAP, STAMPED R.M.
LS37053



CENTER 1/4 CORNER, SECTION
16, T3S, R66W, 6TH P.M.,
FOUND 3 1/4" ALUMINUM CAP
PLS 20699

DIA COLORADO JV L.L.C.
UNPLATTED

STORM AND SEWER
EASEMENT TO THE CITY AND
COUNTY OF DENVER
REC. NO. 2004183369

(R) Δ=50'17"52"
ChB=S65'08"06"E
ChL=249.88'
R=294.00'
L=258.09'

FOUND #5 REBAR
WITH YELLOW
PLASTIC CAP
LS36567

FOUND #5 REBAR
WITH ORANGE
PLASTIC CAP
LS38064

TRACT A
87120 S.F.
2.000 AC.

DIA COLORADO JV L.L.C.,
SPUR 10 HOLDINGS, LP
UNPLATTED

3
LOT 1
43560 S.F.
1.000 AC.

SCHOOL DISTRICT NO. 1

E. 49TH PL.
DEDICATED PUBLIC
RIGHT OF WAY

LOT 1, BLOCK 1
TOWER 160 SUBDIVISION
REC. 2008079854

EAST LINE OF THE
SOUTHWEST 1/4 SECTION 16
(BASIS OF BEARINGS)

EAST RIGHT OF WAY LINE
TELLURIDE ST.
TOWER 160 SUBDIVISION
REC. 2008079854

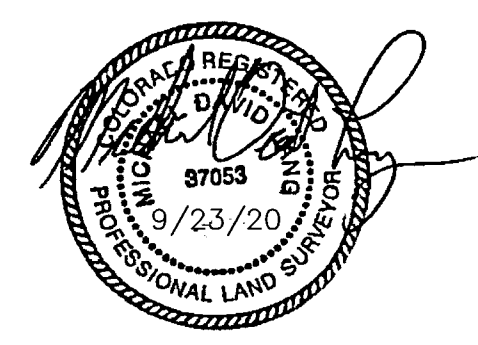
1

LOT 1
279682 S.F.
6.421 AC.

2

LOT 1
346698 S.F.
7.959 AC.

MATCHLINE
SEE SHEET 2 OF 3



DATE	REQUEST BY	CHECK

Project: 19-064-005
Drawing: 19-0105
Drawn By: NVA
Date: 2/2/20
Rev. Date: 9/22/20
Check By: ML

GATEWAY LANDING SUBDIVISION
LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

541 E. GARDEN DRIVE
UNIT N
WINDSOR, CO 80550
970-663-4552



Sheet:
3
3

DRAWING FILENAME: K:\Projects\19-064-005_PDR_MountainView\Plan\2020\2020-005_PAT05.dwg LAYOUT NAME: SHEET 3 OF 3 DATE: 09/23/2020 12:44pm