

DENVER GATEWAY CENTER FILING NO. 7

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 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 64TH & TOWER, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND A TRACT AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10;
THENCE SOUTH 00°03'23" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°03'23" EAST ALONG SAID EAST LINE, A DISTANCE OF 1,258.91 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 62ND AVENUE;
THENCE SOUTH 89°17'25" WEST ALONG SAID NORTH LINE AND THE EXTENSION THEREOF, A DISTANCE OF 859.25 FEET TO A POINT ON THE WEST LINE OF CEYLON STREET;

THENCE SOUTH 00°08'08" EAST ALONG SAID WEST LINE, A DISTANCE OF 36.89 FEET;
THENCE SOUTH 89°17'25" WEST, A DISTANCE OF 918.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ARGONNE STREET;
THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

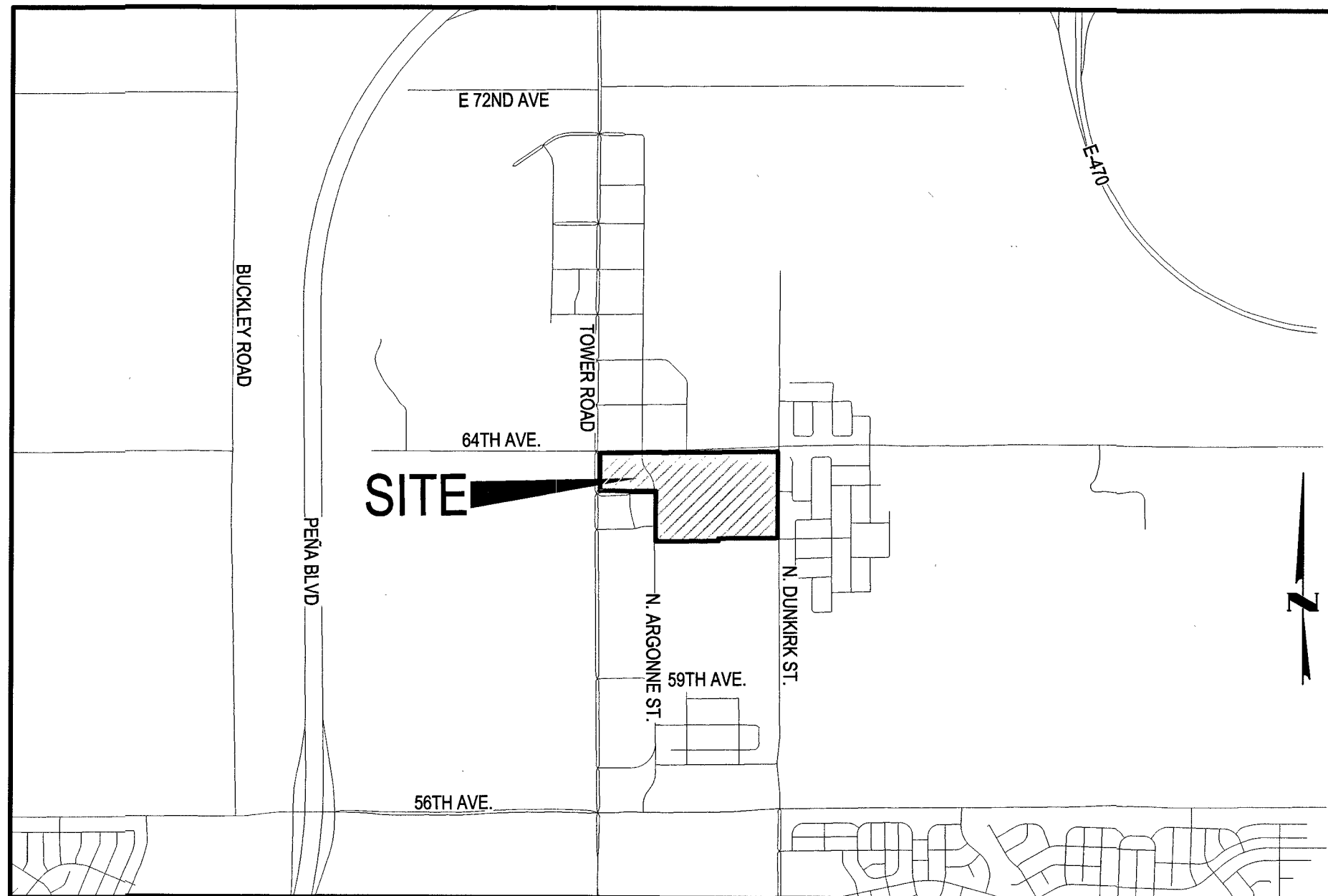
- 1) NORTH 00°07'44" WEST, A DISTANCE OF 174.47 FEET;
- 2) NORTH 89°48'34" EAST, A DISTANCE OF 2.00 FEET;
- 3) NORTH 00°11'26" WEST, A DISTANCE OF 559.52 FEET TO A POINT AT THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE AND THE NORTH RIGHT OF WAY LINE OF 63RD AVENUE;

THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 89°15'34" WEST, A DISTANCE OF 413.45 FEET;
 - 2) NORTH 87°27'48" WEST, A DISTANCE OF 192.41 FEET;
 - 3) SOUTH 89°15'34" WEST, A DISTANCE OF 204.34 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF TOWER ROAD;
- THENCE NORTH 00°11'26" WEST ALONG SAID EAST LINE, A DISTANCE OF 549.95 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 64TH AVENUE;
THENCE NORTH 89°15'44" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2,588.32 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,721,144 SQUARE FEET OR 62.47 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF DENVER GATEWAY CENTER FILING NO. 7, 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.



VICINITY MAP
SCALE: 1" = 2000'

NOTES:

1. 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 TITLE COMMITMENT, ORDER NO. ABC70618269.1-6 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF SEPTEMBER 21, 2020 AT 5:00 P.M.
2. 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.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER BY A 3-1/2" ALUMINUM CAP STAMPED "CALVADA SURV PLS 29412" ASSUMED TO BEAR SOUTH 00°03'23" EAST, MONUMENTED AS SHOWN.
4. SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 080046 0117H, DATED NOVEMBER 20, 2013. ZONE X IS DEFINED AS AREAS OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
5. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
6. THE SURVEYED PROPERTY CONTAINS 2,721,144 SQUARE FEET OR 62.47 ACRES, MORE OR LESS.
7. RIGHT OF ACCESS FOR EMERGENCY SERVICES ON AND ACROSS ALL PLATTED PROPERTY FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES IS HEREBY GRANTED.
8. THE FOLLOWING DOCUMENTS REPORTED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN NOTE 1 EITHER DO NOT AFFECT THE SURVEYED PROPERTY, ARE BLANKET IN NATURE, DO NOT CONTAIN DESCRIPTIONS AND WERE NOT PLOTTED, OR WERE NOT SHOWN HEREON:
 - UNITED STATES PATENT - BOOK A24 PAGE 193 - ADAMS COUNTY RECORDS;
 - PERMIT TO MAKE ROAD CUT - BOOK 638 PAGE 46 - ADAMS COUNTY RECORDS;
 - INTERGOVERNMENTAL AGREEMENT ON ANNEXATION AND BOUNDARIES - BOOK 3639 PAGE 318 - ADAMS COUNTY RECORDS;
 - TOWER ROAD SEWER LINE AGREEMENT - REC. NO. 29382;
 - INCLUSION IN THE GATEWAY REGIONAL METROPOLITAN DISTRICT - REC. NOS 9800141049 AND 9800154977;
 - ORDINANCES REGARDING ZONING AMENDMENTS - REC. NOS 2000026682, 2000026688 AND 2000031268;
 - OIL AND GAS MINERAL DEEDS - REC. NOS 2015078667, 2016019901, 2017017774 AND 2017025303;
 - PAID-UP OIL AND GAS LEASES - REC. NOS 2017039267, 2017039268, 2017039269, 2017043565, 2017043566, 2017043567, 2017043568, 2017046716, 2017046717, 2017052231, 2017052232 AND 2017071001;
 - RELINQUISHMENT OF SURFACE RIGHTS AND NON-DISTURBANCE AGREEMENTS REC. NOS 2019066521, 2019066522, 2019066523, 2019066524, 2019066525, 2019066526, 2019066527, 2019066528, 2019066529, 2019066530, 2019066531, 2019066532, AND 2019067358;
 - INCLUSION IN METROPOLITAN DISTRICT REC. NOS 2016150736, 2018052867, 2016177633, 2016150745, 2016177635, AND 2018052797;
 - RESOLUTION NO. CR19-0011 - REC. NO. 201901203;
 - RESTRICTIVE COVENANT AGREEMENT REC. NO. 2019181563;
 - PIPELINE EASEMENT - BOOK 395 PAGE 201 - ADAMS COUNTY RECORDS;
 - GENERAL RELEASE - BOOK 642 PAGE 590 - ADAMS COUNTY RECORDS;
9. TRACT A IS TO BE USED FOR DRAINAGE, UTILITY AND OPEN SPACE PURPOSES, AND WILL BE OWNED AND MAINTAINED BY THE DENVER GATEWAY CENTER METROPOLITAN DISTRICT.
10. DENVER GATEWAY CENTER FILING NO. 7 HAS 5 LOTS, 5 BLOCKS AND 1 TRACT.
11. 10 FOOT WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ALONG THE PERIMETER OF ALL LOTS.
12. 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.
13. ALL PRIVATE STORM SEWER MANHOLES, INLETS, AND MAINS WILL BE OWNED AND MAINTAINED BY THE DENVER GATEWAY CENTER METROPOLITAN DISTRICT. PLEASE REFERENCE THE APPROVED DENVER GATEWAY CENTER FILING NO. 7 PUBLIC & PRIVATE STORM SEWER PLAN FOR DETAILS.

OWNER:

64TH & TOWER, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: [Signature] AS Manager

NOTARY CERTIFICATE

STATE OF Colorado)
COUNTY OF Denver)
THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF November, 2024, BY John Fair AS MANAGER OF 64TH & TOWER, LLC, A COLORADO LIMITED LIABILITY COMPANY.
MY COMMISSION EXPIRES: 1/7/2024
WITNESS MY HAND AND OFFICIAL SEAL.

[SEAL]

RONALD CHRISTOPHER ESPINOZA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204000614
MY COMMISSION EXPIRES 01/07/2024

TRACT ACCEPTANCE:

DENVER GATEWAY CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

ATTEST:
BY: [Signature]
PRINT NAME: John Fair
TITLE: Vice President
BY: [Signature]
PRINT NAME: Michael Moore
TITLE: Associate Principal

NOTARY CERTIFICATE

STATE OF Colorado)
COUNTY OF Denver)
THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF November, 2024, BY John Fair AS Vice President OF DENVER GATEWAY CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO
MY COMMISSION EXPIRES: 1/7/2024
WITNESS MY HAND AND OFFICIAL SEAL.

RONALD CHRISTOPHER ESPINOZA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204000614
MY COMMISSION EXPIRES 01/07/2024

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 20th DAY OF January, A.D., 2024, AT 2:02 O'CLOCK, 4:00 P.M., FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN OR LISTED HEREIN.

Kristina M. Bronson
ATTORNEY FOR THE CITY AND COUNTY OF DENVER
[Signature]
ASSISTANT CITY ATTORNEY

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.

[Signature] 12.21.2020
CITY ENGINEER DATE

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

[Signature] 12.18.2020
EXECUTIVE DIRECTOR OF DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

[Signature] 12.14.2020
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

[Signature] 1-7-21
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. _____ OF SERIES 20____
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

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.
DATE OF PLAT OR MAP: 11-16-2020

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH
[Seal]

CLERK & 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., _____ 20____, AND DULY RECORDED IN BOOK _____ PAGE _____ RECEPTION NO. _____

CLERK AND RECORDER
BY: _____ DEPUTY
FEE _____

DATED: 09/21/2020

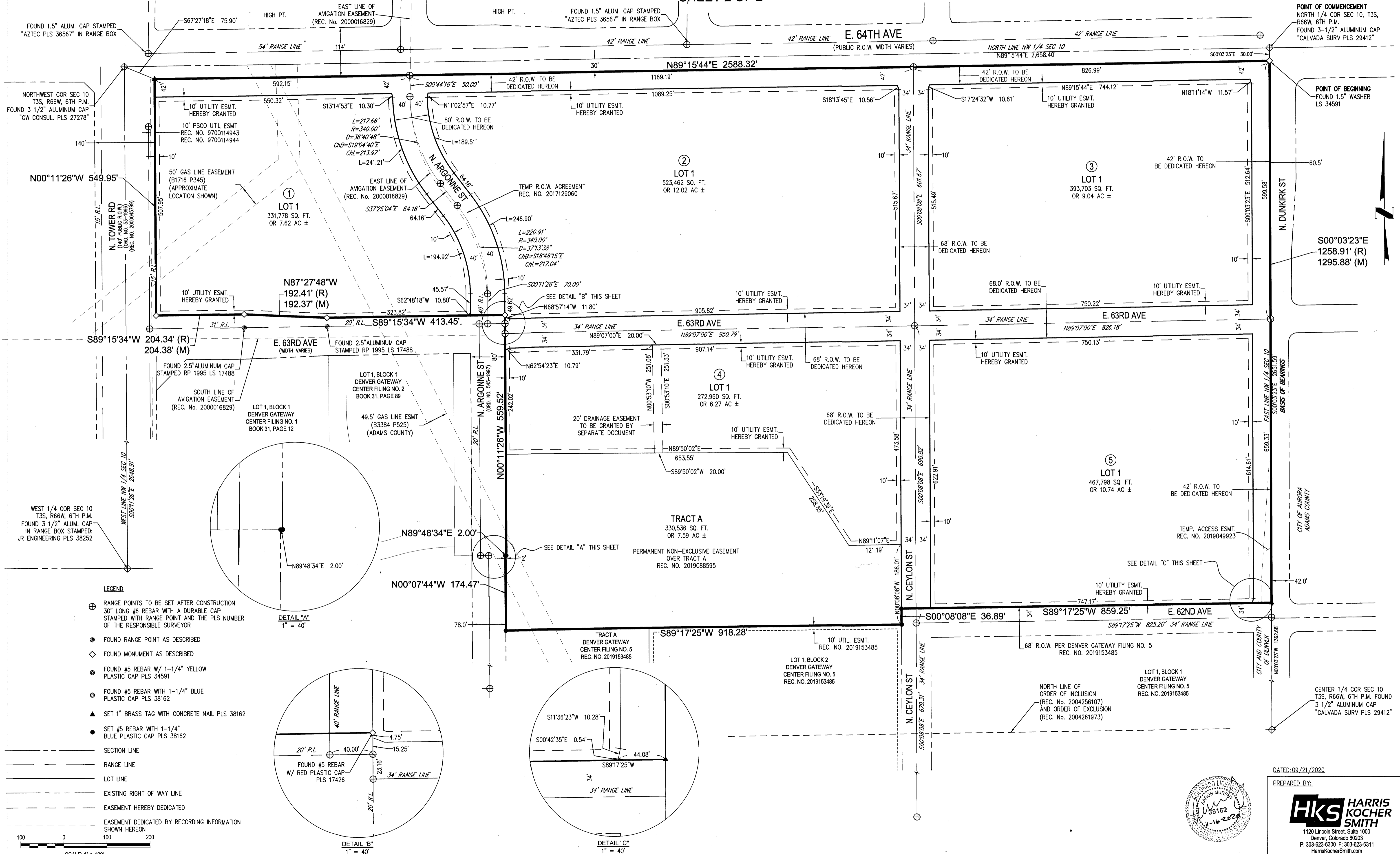
PREPARED BY:

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-423-6300 F: 303-423-8311
HarrisKocherSmith.com

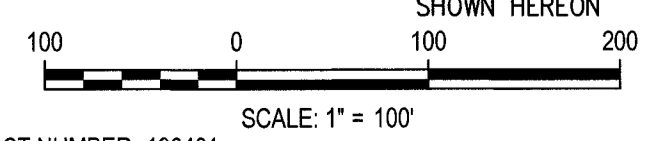
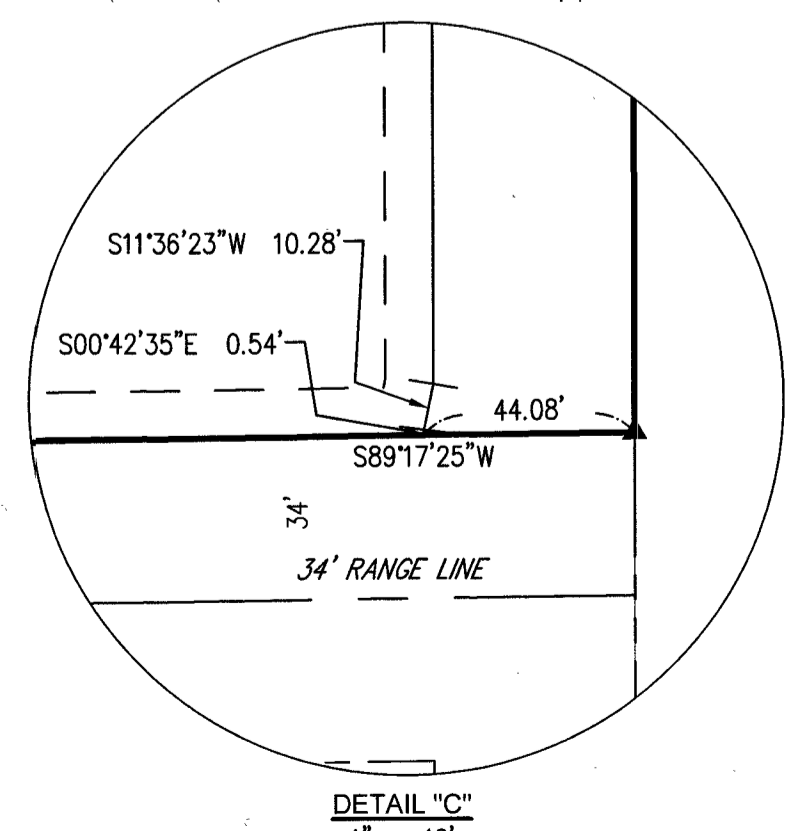
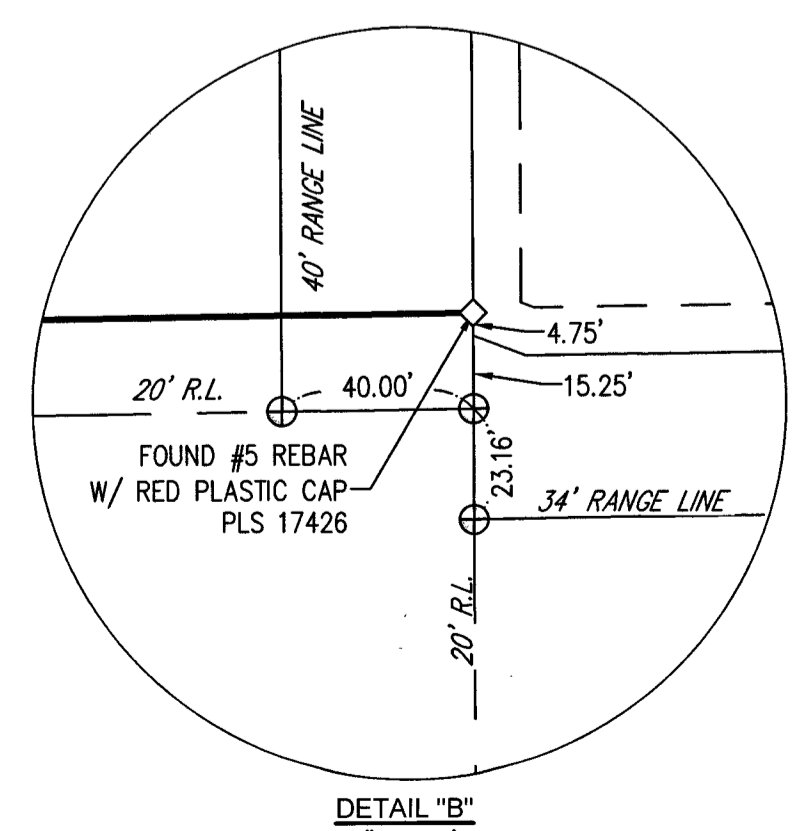
DENVER GATEWAY CENTER FILING NO. 7

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.

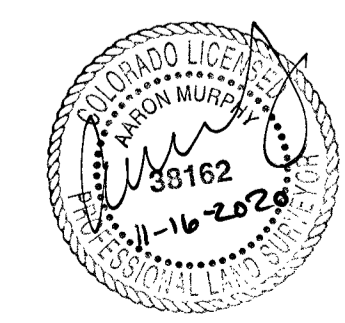
SHEET 2 OF 2



- LEGEND**
- ⊕ RANGE POINTS TO BE SET AFTER CONSTRUCTION 30" LONG #6 REBAR WITH A DURABLE CAP STAMPED WITH RANGE POINT AND THE PLS NUMBER OF THE RESPONSIBLE SURVEYOR
 - FOUND RANGE POINT AS DESCRIBED
 - ◇ FOUND MONUMENT AS DESCRIBED
 - FOUND #5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP PLS 34591
 - FOUND #5 REBAR WITH 1-1/4" BLUE PLASTIC CAP PLS 38162
 - ▲ SET 1" BRASS TAG WITH CONCRETE NAIL PLS 38162
 - SET #5 REBAR WITH 1-1/4" BLUE PLASTIC CAP PLS 38162
 - SECTION LINE
 - RANGE LINE
 - LOT LINE
 - - - EXISTING RIGHT OF WAY LINE
 - - - EASEMENT HEREBY DEDICATED
 - - - EASEMENT DEDICATED BY RECORDING INFORMATION SHOWN HEREON



PROJECT NUMBER: 190401



DATED: 09/21/2020
PREPARED BY:
HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com