

# DENVER GATEWAY CENTER FILING NO. 5

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 BBF GATEWAY, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS, AND TRACTS 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:

**BEGINNING** AT THE CENTER QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 89°19'07" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 10, A DISTANCE OF 1,775.79 FEET;  
THENCE NORTH 00°07'44" WEST, A DISTANCE OF 1,324.90 FEET;  
THENCE NORTH 89°17'25" EAST, A DISTANCE OF 918.28 FEET;  
THENCE NORTH 00°08'08" WEST, A DISTANCE OF 36.89 FEET;  
THENCE NORTH 89°17'25" EAST, A DISTANCE OF 859.25 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 10;  
THENCE SOUTH 00°03'23" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1,362.68 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 2,386,216 SQUARE FEET OR 54.78 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF DENVER GATEWAY CENTER FILING NO. 5, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, DRAINAGE EASEMENTS, UTILITY 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.

### 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 TITLE COMMITMENT, ORDER NO. ABC70592153.1-3, ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF MAY 13, 2019 AT 5:00 P.M.
- 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 BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. ASSUMED TO BEAR SOUTH 00°32'23" EAST, AS MONUMENTED AT THE CENTER 1/4 CORNER BY A 3-1/2" ALUMINUM CAP STAMPED "CALVADA SURV PLS 29412", AND THE NORTH QUARTER CORNER BY A 3-1/2" ALUMINUM CAP STAMPED "CALVADA SURV PLS 29412".
- SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 0800460117H, DATED NOVEMBER 20, 2013. ZONE X IS DEFINED AS AREAS OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- THE SURVEYED PROPERTY CONTAINS 2,386,216 SQUARE FEET OR 54.78 ACRES, MORE OR LESS.
- 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.
- THE FOLLOWING DOCUMENTS REPORTED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN NOTE 1 AFFECT THE SURVEYED PROPERTY BUT ARE EITHER BLANKET IN NATURE OR DO NOT CONTAIN DESCRIPTIONS AND WERE NOT PLOTTED:
  - UNITED STATES PATENT - BOOK A24 PAGE 193 - ARAPAHOE 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;
  - LETTERS FROM DENVER WATER - REC. NO. 9700095836;
  - MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DENVER GATEWAY CENTER - REC. NO. 9600025444;
  - ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS AND AGREEMENT TO COOPERATE - REC. NO. 2017129059;
  - INCLUSION IN THE GATEWAY REGIONAL METROPOLITAN DISTRICT - REC. NOS 9800141049 AND 9800154977;
  - ORDINANCES REGARDING ZONING AMENDMENTS - REC. NOS 2000026679, 2000026682, 2000026688 AND 2000031268;
  - OIL AND GAS MINERAL DEEDS - REC. NOS 2015078667, 2016019901, 2018118934, 2017017774, 2017025303 AND 2018118934;
  - RELINQUISHMENT OF SURFACE RIGHTS AND NON-DISTURBANCE AGREEMENTS - REC. NOS 2018135000, 2018135001, 2018135004, 2018135005, 2018135011, 2018135012, 2018135013, 2018135014, 2018135015, 2018135016, 2018135017, 2018135018, 2018135019, 2018135023 AND 2018135044;
  - PAID-UP OIL AND GAS LEASES - REC. NOS 2017039267, 2017039268, 2017043565, 2017043566, 2017043567, 2017043568, 2017046716, 2017046717, 2017052231, 2017052232 AND 2017071001;
  - AMENDMENTS AND RATIFICATIONS OF OIL AND GAS LEASES - REC. NOS 2017127158, 2017127159, 2017127160, 2017127161, 2017127162, 2017127163, 2017127164, 2017127165, 2017127166, 2017127167, 2017127168 AND 2017127169;
  - RELINQUISHMENT OF SURFACE RIGHTS AND NON-DISTURBANCE AGREEMENTS - REC. NOS 2018135000, 2018135001, 2018135004, 2018135005, 2018135011, 2018135012, 2018135013, 2018135014, 2018135015, 2018135016, 2018135018, 2018135023 AND 2018135044;
  - INSURANCE REQUIREMENTS, AND INDEMNIFICATION AND NOTICE PROVISIONS - REC. NO. 2017129060.
- TRACT A AND TRACT B ARE TO BE USED FOR DRAINAGE, UTILITY AND OPEN SPACE PURPOSES, AND WILL BE OWNED AND MAINTAINED BY THE DENVER GATEWAY CENTER METROPOLITAN DISTRICT.
- DENVER GATEWAY CENTER FILING NO. 5 HAS 4 LOTS, 2 BLOCKS AND 2 TRACTS.
- DRAINAGE EASEMENT DESCRIBED AT RECEPTION NO. 2005191742 HAS BEEN MODIFIED BY RECEPTION NO. 2018121773. DOCUMENT RECORDED AT RECEPTION NO. 2018121478 RELEASES ONE OF THE PARTIES FROM CERTAIN OBLIGATIONS.

### OWNER:

BBF GATEWAY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: GP BBF GATEWAY, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER

BY: FAIR CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER

BY: John Fair AS ITS MANAGER

### NOTARY CERTIFICATE

STATE OF Colorado )  
COUNTY OF Denver )

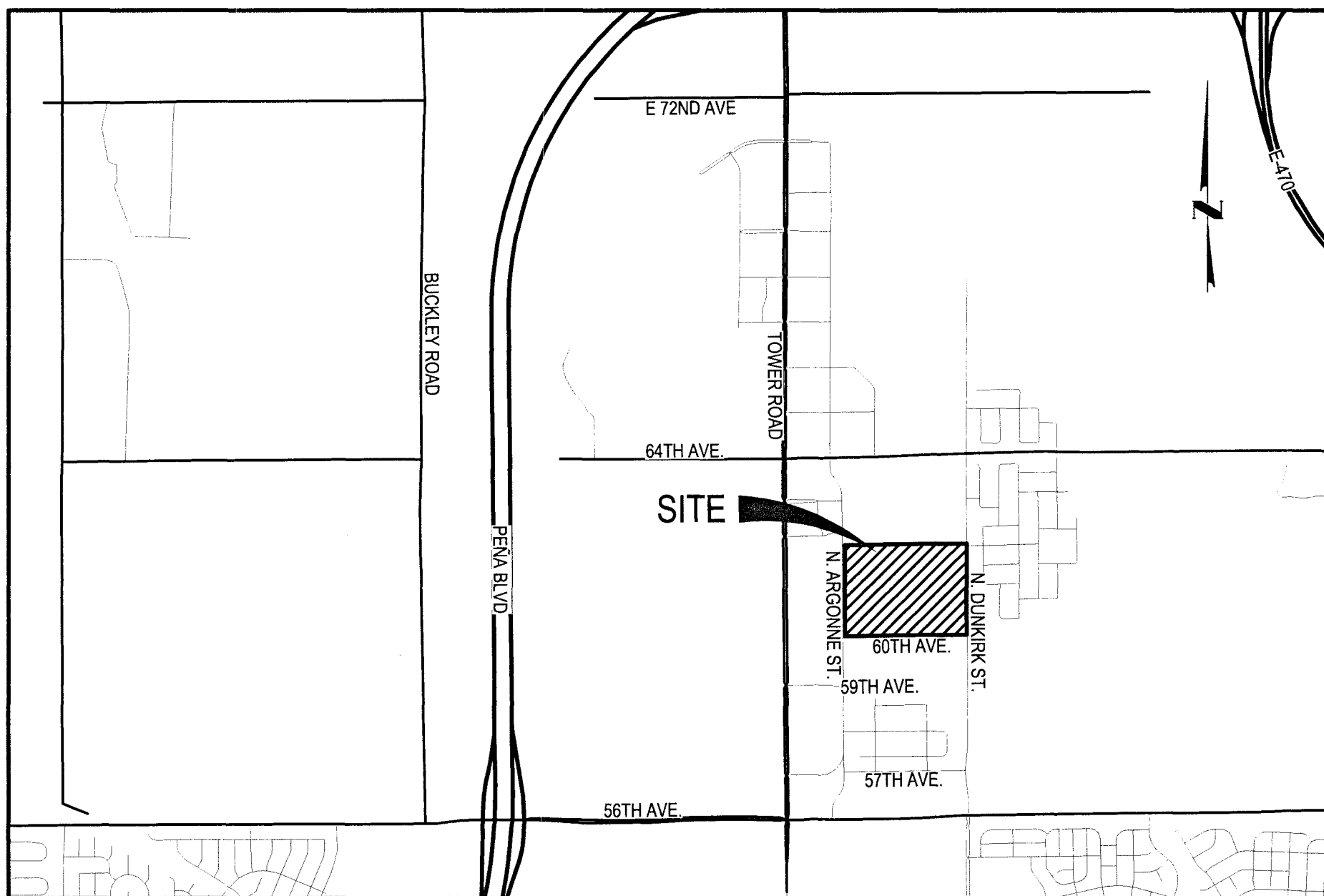
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>nd</sup> DAY OF August, 2019, BY JOHN FAIR, AS MANAGER

OF FAIR CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGER, OF GP BBF GATEWAY, LLC A COLORADO LIMITED LIABILITY COMPANY, AS MANGER OF BBF GATEWAY, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS THE GRANTOR.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 3/27/21

Paul Elizabeth Lynn  
NOTARY PUBLIC  
1120 Lincoln, Denver, Co 80203  
ADDRESS



VICINITY MAP  
SCALE: 1" = 2000'

### TRACT ACCEPTANCE:

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

BY: Jordan Swisler  
PRINT NAME: Jordan Swisler  
TITLE: President

ATTEST:  
BY: Tim Saylor  
PRINT NAME: Tim Saylor  
TITLE: Witness

### NOTARY CERTIFICATE

STATE OF Colorado )  
COUNTY OF Denver )

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>rd</sup> DAY OF August, 2019, BY Jordan Swisler AS President OF DENVER GATEWAY CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

MY COMMISSION EXPIRES: 12-29-2020  
WITNESS MY HAND AND OFFICIAL SEAL.

Dorie Janelle Flourke  
NOTARY PUBLIC

Dorie Janelle Flourke  
Notary Public  
State of Colorado  
Notary ID 20004037335  
My Commission Expires December 22, 2020

### 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 4<sup>th</sup> DAY OF September, A.D., 2019, AT 5:00 O'CLOCK, P.M.,

Kristin M. Branson  
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

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.

William B. Swann 9.11.19  
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:

[Signature] 9/18/19  
EXECUTIVE DIRECTOR OF PUBLIC WORKS DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

Chazell 9.6.19  
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

Happen Hayes 9/24/19  
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. 1063 OF SERIES 2019, WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS 4<sup>th</sup> DAY OF NOVEMBER, A.D., 2019.

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

BY: Aaron Murphy  
DEPUTY CLERK AND RECORDER

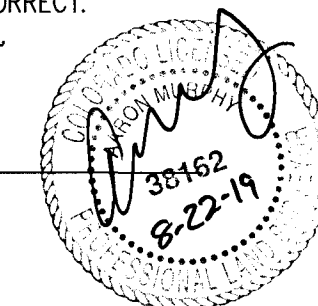


### SURVEYOR'S CERTIFICATION:

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: 8-22-19

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



### 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 8:50 O'CLOCK A.M., NOVEMBER 4<sup>th</sup>, 2019, AND DULY RECORDED UNDER RECEPTION NO. 2019153485.

[Signature]  
CLERK AND RECORDER  
BY: Denim Jansen DEPUTY

DATE: 11/16/2018

FEE 23.00



DATE: 11/16/2018

PREPARED BY:

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

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.  
ELEVEN (11) PAGES INCLUDING PLAT, TITLING LAYOUT, COVER  
2 X REFERENCE TO SHEET P. 10/10/19  
PLOTTED: WED 10/23/19 1:38:59 PM BY AARON MURPHY

49-255 1/2

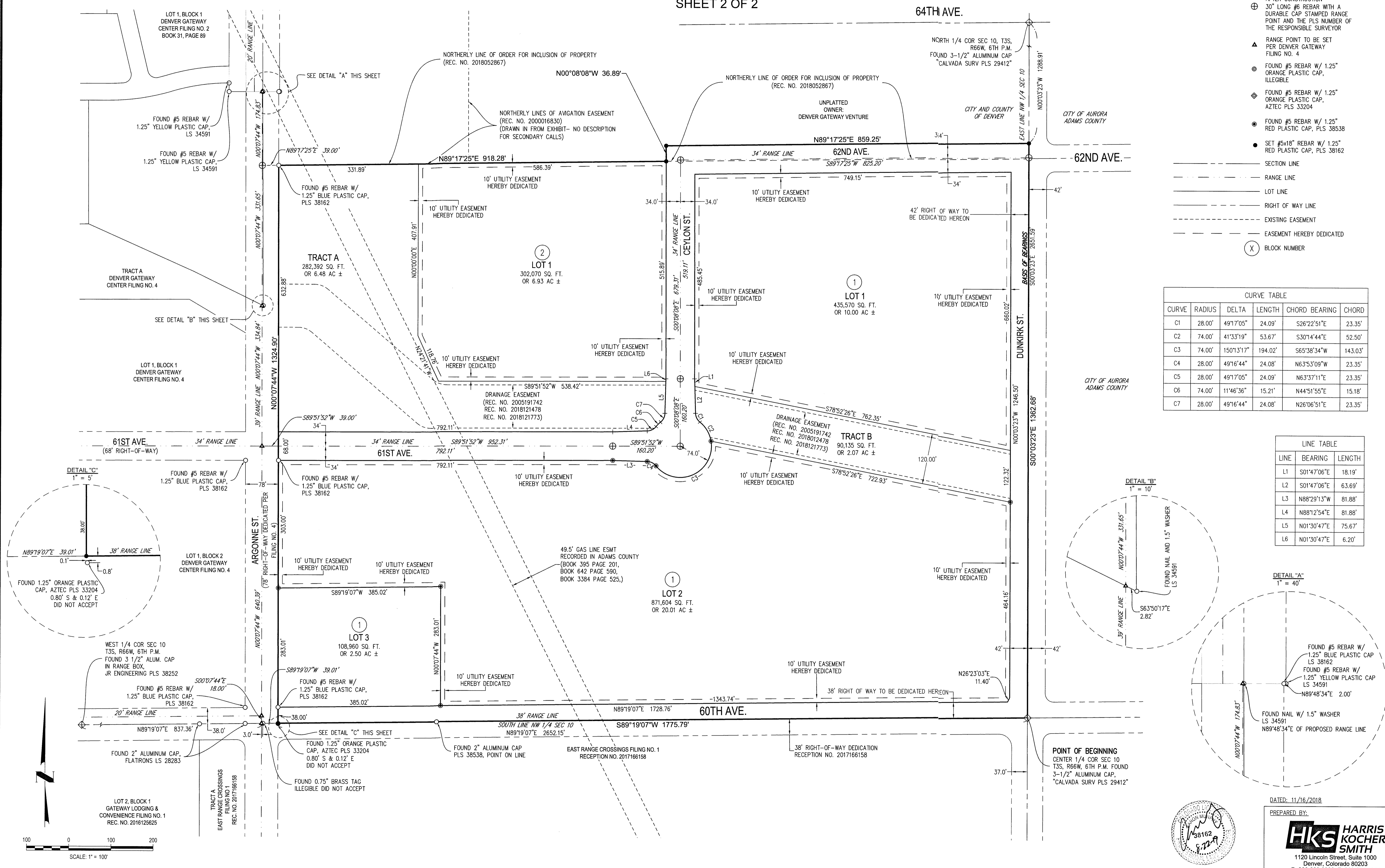
# DENVER GATEWAY CENTER FILING NO. 5

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

64TH AVE.

62ND AVE.

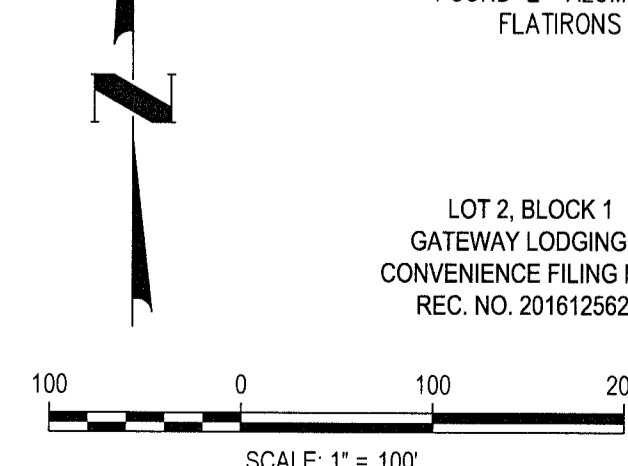
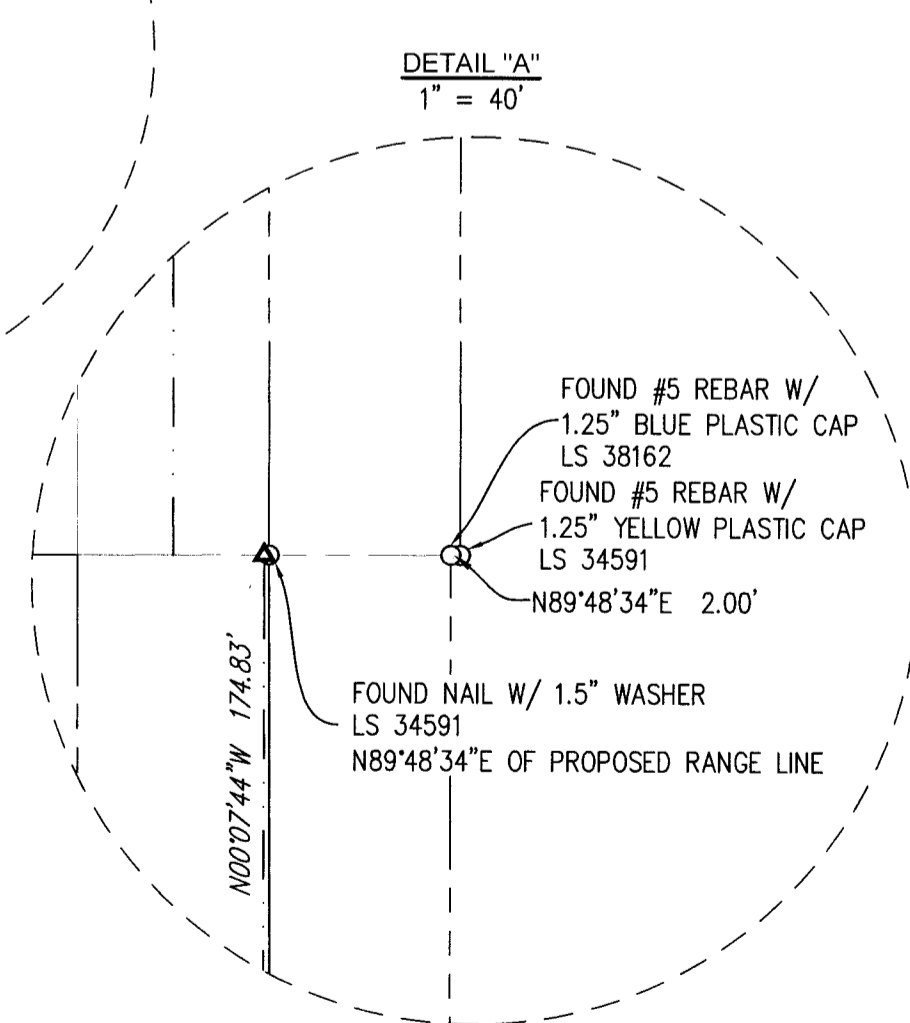
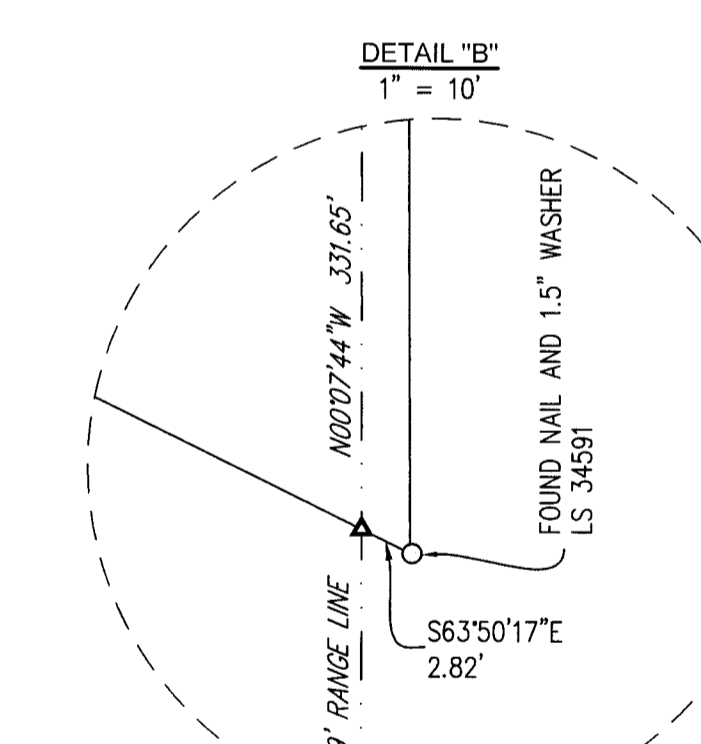
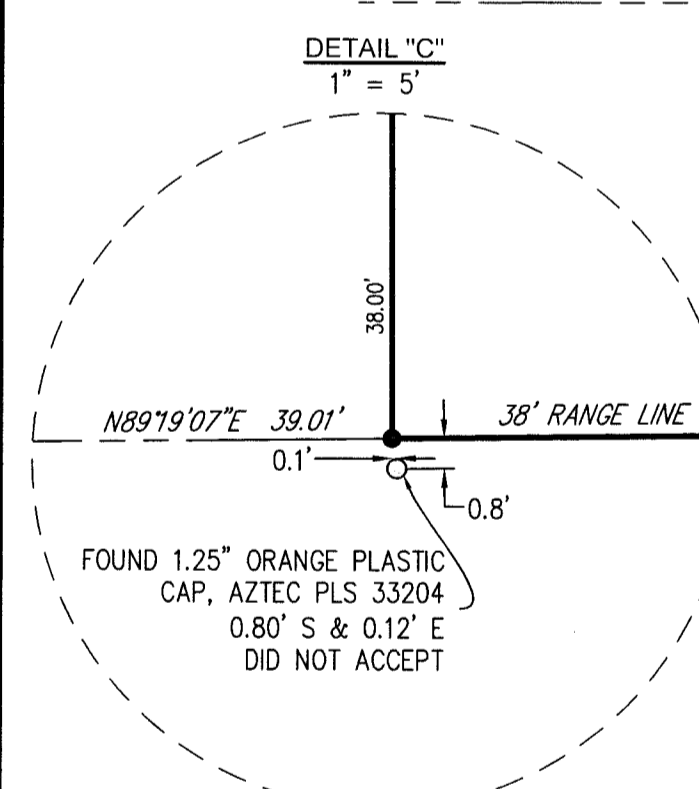


### LEGEND

- FOUND MONUMENT AS DESCRIBED
- ⊕ RANGE POINTS TO BE SET AFTER CONSTRUCTION
- ⊕ 30" LONG #6 REBAR WITH A DURABLE CAP STAMPED RANGE POINT AND THE PLS NUMBER OF THE RESPONSIBLE SURVEYOR
- ▲ RANGE POINT TO BE SET PER DENVER GATEWAY FILING NO. 4
- FOUND #5 REBAR W/ 1.25" ORANGE PLASTIC CAP, ILLEGIBLE
- ◆ FOUND #5 REBAR W/ 1.25" ORANGE PLASTIC CAP, AZTEC PLS 33204
- FOUND #5 REBAR W/ 1.25" RED PLASTIC CAP, PLS 38538
- SET #5x18" REBAR W/ 1.25" RED PLASTIC CAP, PLS 38162
- SECTION LINE
- - - RANGE LINE
- LOT LINE
- - - RIGHT OF WAY LINE
- - - EXISTING EASEMENT
- - - EASEMENT HEREBY DEDICATED
- (X) BLOCK NUMBER

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	28.00'	49°17'05"	24.09'	S26°22'51"E	23.35'
C2	74.00'	41°33'19"	53.67'	S30°14'44"E	52.50'
C3	74.00'	150°13'17"	194.02'	S65°38'34"W	143.03'
C4	28.00'	49°16'44"	24.08'	N63°53'09"W	23.35'
C5	28.00'	49°17'05"	24.09'	N63°33'11"E	23.35'
C6	74.00'	11°46'36"	15.21'	N44°51'55"E	15.18'
C7	28.00'	49°16'44"	24.08'	N26°06'51"E	23.35'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°47'06"E	18.19'
L2	S01°47'06"E	63.69'
L3	N88°29'13"W	81.88'
L4	N88°12'54"E	81.88'
L5	N01°30'47"E	75.67'
L6	N01°30'47"E	6.20'



DATED: 11/16/2018

PREPARED BY:

**HKS** HARRIS KOCHER SMITH  
 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
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 HarrisKocherSmith.com

FILEPATH: P:\2019\153485\PLAT\10TH DWG LAYOUT SITE  
PLOTTED: WED 11/16/2018 10:38 AM BY: AARON.M.KIRBY

PROJECT NUMBER: 170611

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2/2