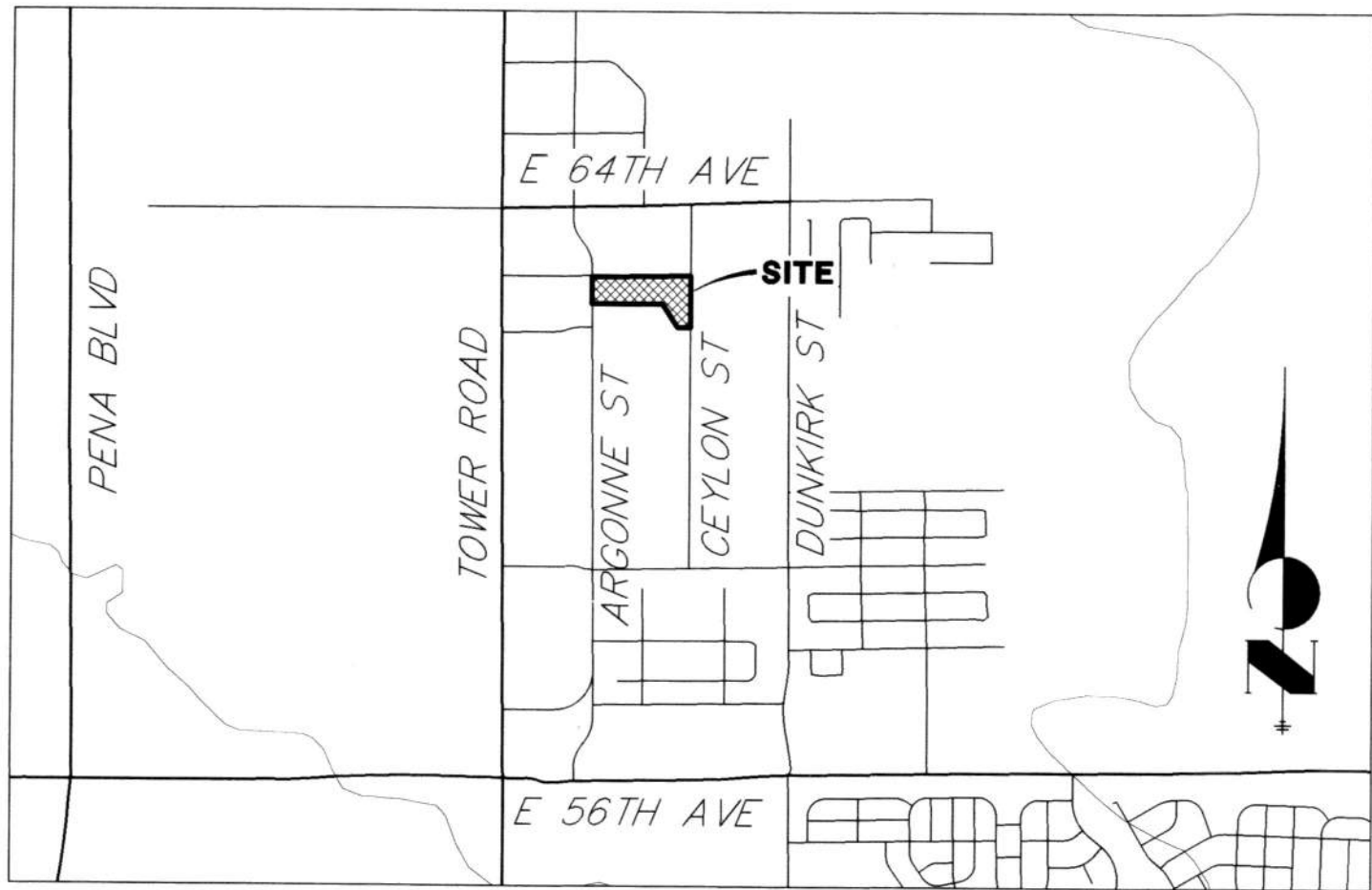


DENVER GATEWAY CENTER FILING NO. 10
A RESUBDIVISION OF LOT 1, BLOCK 4, DENVER GATEWAY CENTER FILING NO. 7
LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO



VICINITY MAP

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 LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 4, DENVER GATEWAY CENTER FILING NO. 7, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 272,958 SQUARE FEET OR 6.2663 ACRES.

UNDER THE NAME AND STYLE OF DENVER GATEWAY CENTER FILING NO. 10, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE 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:

64TH & TOWER, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: [Signature] MANAGER

STATE OF Colorado)
COUNTY OF Denver) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
15 DAY OF April, 2025.

BY John Fair, AS MANAGER OF 64TH & TOWER, LLC

MY COMMISSION EXPIRES March 26, 2029

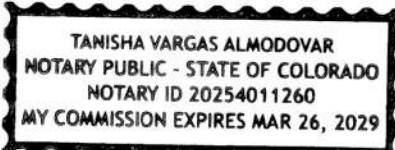
WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Tanisha Vargas Almodovar

NAME OF NOTARY

210 University Blvd Denver CO 80206

ADDRESS OF NOTARY



GENERAL NOTES:

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DENVER COUNTY, COLORADO, UNLESS OTHERWISE NOTED.
- 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 STATUTE.
- PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE. (B) IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. (D) IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY/PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING LLC FOR RECORDED INFORMATION ON EASEMENTS OR ENCUMBRANCES WHICH AFFECT THIS PROPERTY. JR ENGINEERING LLC RELIED UPON TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. ABC70740216-9, EFFECTIVE DATE MARCH 11, 2025.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- THE BASIS OF BEARINGS FOR THIS SITE IS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH BY A 3-1/4" ALUMINUM CAP STAMPED "LS 27278" IN A RANGE BOX, AND AT THE SOUTH BY A 3-1/4" ALUMINUM CAP STAMPED "LS 38252", BEING ASSUMED TO BEAR 500°11'13"E.
- DENVER GATEWAY CENTER FILING NO. 10 HAS 107 LOTS, 9 BLOCKS, AND 10 TRACTS.
- TRACT A WILL BE USED FOR PRIVATE DRIVES, UTILITY USE AND FOR CROSSING AND CONNECTIVITY PURPOSES. TRACTS B, C, D, E, F, G, H, J, & K WILL BE USED FOR OPEN SPACE, UTILITY USE, AND FOR CROSSING AND CONNECTIVITY PURPOSES. TRACTS A, B, C, D, E, F, G, H, J, & K WILL BE OWNED AND MAINTAINED BY OWNER UNTIL THE TRACTS ARE CONVEYED TO A HOMEOWNERS ASSOCIATION.
- PER C.R.S. 13-80-105, 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.
- OWNER DECLARES AND GRANTS FOR THE BENEFIT OF THE OWNER OF EACH LOT AND THE OWNER'S RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, GRANTEEES AND MORTGAGEES, AND THEIR RESPECTIVE TENANTS, SUBTENANTS AND ALL PERSONS WHO NOW OR HEREAFTER OWN OR HOLD ANY POSSESSORY INTEREST WITHIN EACH LOT, AND THE CONCESSIONAIRES, AGENTS, EMPLOYEES, CUSTOMERS, VISITORS, CONTRACTORS, LICENSEES, LESSEES AND INVITEES OF ANY THEM, AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT UPON, OVER AND ACROSS THOSE DRIVEWAYS AND ACCESSWAYS LEGALLY DESCRIBED AS TRACT A, TO WHICH ANY LOT IS CONTIGUOUS, FOR THE PURPOSE OF PROVIDING EACH OWNER OF A LOT WITH PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS TO AND FROM A LOT AND ALL PUBLIC RIGHTS OF WAY THAT MAY BE ACCESSED FROM THE BOUNDARIES OF THE PROPERTY IN THIS SUBDIVISION NOW OR IN THE FUTURE. NO MERGER OR EXTINGUISHMENT WILL OCCUR AND THIS EASEMENT WILL REMAIN IN FULL FORCE AND EFFECT REGARDLESS OF ANY COMMONALITY OF OWNERSHIP INTEREST IN THE VARIOUS LOTS.
- 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.
- THE LAST FIELD INSPECTION OF THE SITE WAS ON JANUARY 28, 2025.
- THIS PLAT CONTAINS A CALCULATED AREA OF 272,958 SQUARE FEET OR 6.2663 ACRES.
- THE FOLLOWING DOCUMENTS AFFECT THE SUBJECT PROPERTY: BOOK A24 PAGE 193 (ADAMS COUNTY RECORDS), BOOK 3639 PAGE 318 (ADAMS COUNTY RECORDS), RECEPTION NOS. R-92-0029382, 9800141049, 9800154977, 2000026688, 2000031268, 2015078667, 2016019901, 2017017774, 2017025303, 2019066521, 2019066522, 2019066523, 2019066524, 2019066525, 2019066526, 2019066527, 2019066528, 2019066529, 2019066530, 2019066531, 2019066532, 2019066535, 2019066536, 2019066537, 2019066538, 2019066539, 2019066540, 2019066541, 2019066542, 2019066543, 2019066544, 2019066545, 2019066546, 2019066547, 2019066548, 2019066549, 2019066550, 2019066551, 2019066552, 2019066553, 2019066554, 2019066555, 2019066556, 2019066557, 2019066558, 2019066559, 2019066560, 2019066561, 2019066562, 2019066563, 2019066564, 2019066565, 2019066566, 2019066567, 2019066568, 2019066569, 2019066570, 2019066571, 2019066572, 2019066573, 2019066574, 2019066575, 2019066576, 2019066577, 2019066578, 2019066579, 2019066580, 2019066581, 2019066582, 2019066583, 2019066584, 2019066585, 2019066586, 2019066587, 2019066588, 2019066589, 2019066590, 2019066591, 2019066592, 2019066593, 2019066594, 2019066595, 2019066596, 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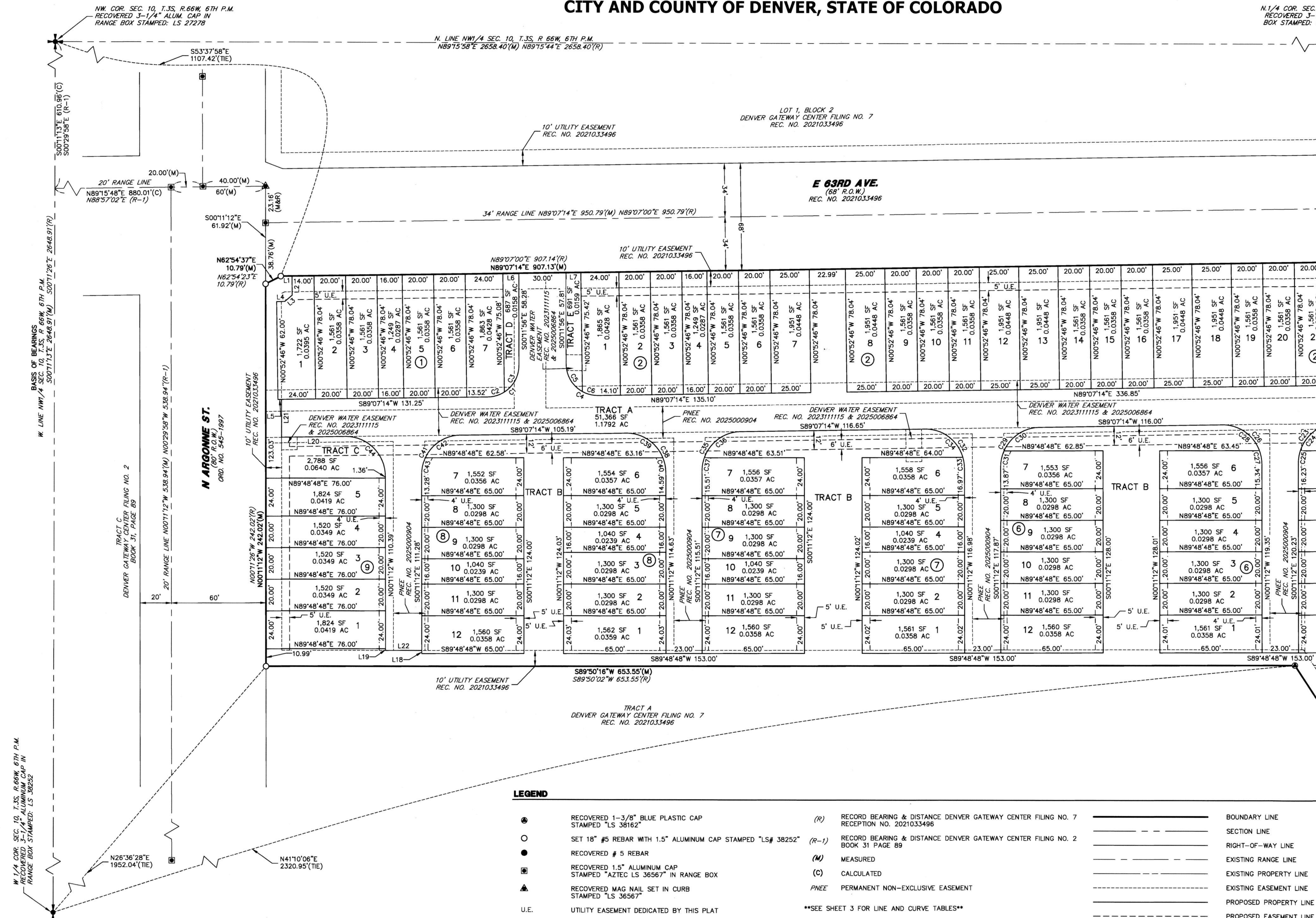
DENVER GATEWAY CENTER FILING NO. 10

A RESUBDIVISION OF LOT 1, BLOCK 4, DENVER GATEWAY CENTER FILING NO. 7

LOCATED IN 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



SHEET 3

FINAL PLAT
DENVER GATEWAY CENTER F10
JOB NO. 16102.00
MARCH 17, 2025
SHEET 2 OF 3



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

DENVER GATEWAY CENTER FILING NO. 10

A RESUBDIVISION OF LOT 1, BLOCK 4, DENVER GATEWAY CENTER FILING NO. 7

LOCATED IN 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

NW COR. SEC. 10, T.3S, R.66W, 6TH P.M.
RECOVERED 3-1/4" ALUM. CAP IN
RANGE BOX STAMPED: LS 27278

N. LINE NW 1/4 SEC. 10, T.3S, R.66W, 6TH P.M.
N89°15'58"E 2658.40(M) N89°15'44"E 2658.40(R)

LOT 1, BLOCK 2, DENVER GATEWAY CENTER FILING NO. 7 REC. NO. 2021033496

E 63RD AVE.
(68' R.O.W.)
REC. NO. 2021033496

34' RANGE LINE N89°07'14"E 950.79(M) N89°07'00"E 950.79(R)

N 1/4 COR. SEC. 10, T.3S, R.66W, 6TH P.M.
RECOVERED 3-1/4" ALUM. CAP IN RANGE
BOX STAMPED: CALVADA SURV PLS 29412

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	89°19'10"	20.00'	31.18'	N44°27'39"E 28.12'
C2	31°35'48"	20.00'	11.03'	N73°19'20"E 10.89'
C3	57°43'22"	20.00'	20.15'	N28°39'45"E 19.31'
C4	90°40'50"	20.00'	31.65'	S45°32'21"E 28.45'
C5	61°01'02"	20.00'	21.30'	S30°42'27"E 20.31'
C6	29°39'48"	20.00'	10.35'	S76°02'52"E 10.24'
C7	89°19'10"	20.00'	31.18'	N44°27'39"E 28.12'
C8	37°25'29"	20.00'	13.06'	N70°24'29"E 12.83'
C9	51°53'41"	20.00'	18.11'	N25°44'54"E 17.50'
C10	90°40'50"	20.00'	31.65'	S45°32'21"E 28.45'
C11	59°14'39"	20.00'	20.68'	S29°49'16"E 19.77'
C12	31°26'11"	20.00'	10.97'	S75°09'41"E 10.84'
C13	89°18'26"	25.00'	38.97'	S44°28'01"W 35.14'
C14	65°03'03"	25.00'	28.38'	S56°35'42"W 26.88'
C15	24°15'23"	25.00'	10.58'	S11°56'29"W 10.50'
C16	90°41'34"	25.00'	39.57'	S45°31'59"W 35.57'
C17	24°44'49"	25.00'	10.80'	S12°33'37"E 10.71'
C18	65°56'45"	25.00'	28.77'	S57°54'24"E 27.21'
C19	90°41'34"	10.00'	15.83'	S45°31'59"E 14.23'
C20	90°41'34"	25.00'	39.57'	N45°31'59"W 35.57'
C21	26°33'40"	25.00'	11.59'	N13°28'02"W 11.49'
C22	64°07'54"	25.00'	27.98'	N58°48'49"W 26.54'
C23	89°18'26"	25.00'	38.97'	S44°28'01"W 35.14'
C24	71°11'45"	25.00'	31.07'	S53°31'21"W 29.10'
C25	18°06'41"	25.00'	7.90'	S08°52'08"W 7.87'

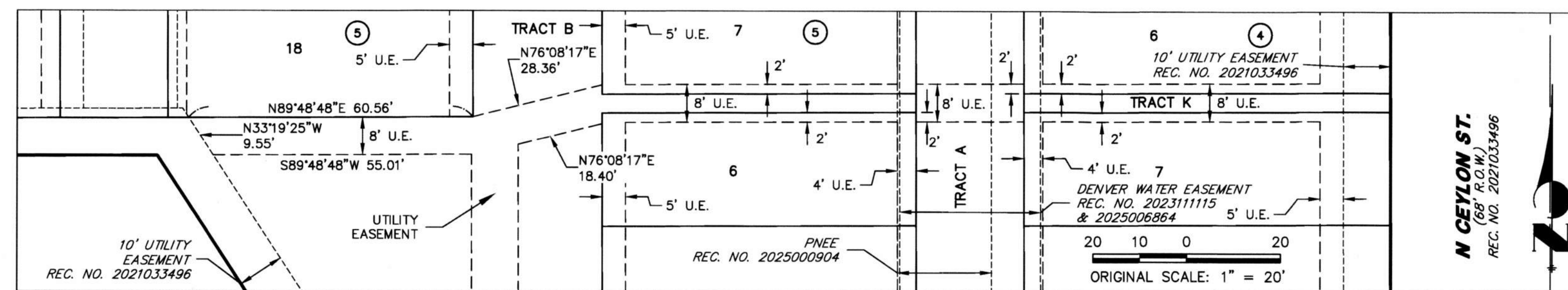
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C26	90°41'34"	25.00'	39.57'	N45°31'59"W 35.57'
C27	20°16'35"	25.00'	8.85'	N10°19'30"W 8.80'
C28	70°24'59"	25.00'	30.72'	N55°40'17"W 28.83'
C29	89°18'26"	25.00'	38.97'	S44°28'01"W 35.14'
C30	65°23'43"	25.00'	28.53'	S56°25'22"W 27.01'
C31	23°54'43"	25.00'	10.43'	S11°46'09"W 10.36'
C32	90°41'34"	25.00'	39.57'	N45°31'59"W 35.57'
C33	16°20'13"	25.00'	7.13'	N08°21'19"W 7.10'
C34	74°21'21"	25.00'	32.44'	N53°42'06"W 30.21'
C35	89°18'26"	25.00'	38.97'	S44°28'01"W 35.14'
C36	69°27'26"	25.00'	30.31'	S54°23'31"W 28.48'
C37	19°51'00"	25.00'	8.66'	S09°44'18"W 8.62'
C38	90°41'34"	25.00'	39.57'	N45°31'59"W 35.57'
C39	68°35'28"	25.00'	29.93'	N56°35'02"W 28.17'
C40	22°06'06"	25.00'	9.64'	N11°14'15"W 9.58'
C41	89°18'26"	25.00'	38.97'	S44°28'01"W 35.14'
C42	63°54'23"	25.00'	27.88'	S57°10'02"W 26.46'
C43	25°24'03"	25.00'	11.08'	S12°30'49"W 10.99'
C44	90°41'34"	25.00'	39.57'	N45°31'59"W 35.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°07'14"E	7.16'
L2	N00°52'46"W	12.14'
L3	N50°21'25"E	6.23'
L4	N89°07'14"E	5.14'
L5	S89°07'14"W	2.27'
L6	N89°07'14"E	10.21'
L7	N89°07'14"E	9.41'
L8	N89°07'14"E	8.54'
L9	N89°07'14"E	8.88'
L10	N00°52'46"W	11.64'
L11	S47°42'40"E	6.42'
L12	N89°07'14"E	4.31'
L13	N89°07'14"E	3.09'
L14	S00°07'54"E	24.00'
L15	S00°07'54"E	4.00'
L16	N00°11'12"W	4.00'
L17	N00°11'12"W	4.00'
L18	N00°11'12"W	2.00'
L19	N00°11'12"W	1.03'
L20	S89°07'14"W	40.70'
L21	N00°11'12"W	24.00'
L22	S89°49'31"W	23.00'

SHEET 2

N CEYLON ST.
(68' R.O.W.)
REC. NO. 2021033496

LOT 1, BLOCK 5
DENVER GATEWAY CENTER FILING NO. 7
REC. NO. 2021033496



LEGEND

- RECOVERED 1-3/8" BLUE PLASTIC CAP STAMPED "LS 38162"
- SET 18" #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "LS# 38252"
- RECOVERED # 5 REBAR
- RECOVERED 1.5" ALUMINUM CAP STAMPED "AZTEC LS 36567" IN RANGE BOX
- ▲ RECOVERED MAG NAIL SET IN CURB STAMPED "LS 36567"
- U.E. UTILITY EASEMENT DEDICATED BY THIS PLAT
- (R) RECORD BEARING & DISTANCE DENVER GATEWAY CENTER FILING NO. 7 RECEPTION NO. 2021033496
- (R-1) RECORD BEARING & DISTANCE DENVER GATEWAY CENTER FILING NO. 2 BOOK 31 PAGE 89
- (M) MEASURED
- (C) CALCULATED
- PNEE PERMANENT NON-EXCLUSIVE EASEMENT
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- EXISTING RANGE LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE



FINAL PLAT
DENVER GATEWAY CENTER F10
JOB NO. 16102.00
MARCH 17, 2025
SHEET 3 OF 3

J-R ENGINEERING
A Westrian Company

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