

# DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 7

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF SIXTH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT DIBC COMMERCIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY AND DIBC RETAIL, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 4, 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:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED LS 27278 AT THE EAST END AND BY 3 1/4" ALUMINUM CAP STAMPED LS 20699 AT THE WEST END, CONSIDERED TO BEAR N89°51'30"W A DISTANCE OF 2,648.19 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE ON THE EAST LINE OF SAID SECTION 4, N00°40'10"E A DISTANCE OF 89.12 FEET;

THENCE N89°19'50"W A DISTANCE OF 70.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 64TH AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. S45°23'41"W A DISTANCE OF 35.17 FEET;
2. N89°51'30"W A DISTANCE OF 505.59 FEET;
3. S00°08'30"W A DISTANCE OF 35.00 FEET;
4. N89°51'30"W A DISTANCE OF 135.75 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVENTEEN (17) COURSES:

1. N00°08'30" E A DISTANCE OF 36.00 FEET;
2. S89°51'30" E A DISTANCE OF 34.41 FEET;
3. N00°40'10" E A DISTANCE OF 556.49 FEET;
4. N77°30'07" W A DISTANCE OF 15.37 FEET;
5. N89°52'48" W A DISTANCE OF 6.01 FEET;
6. N00°07'12" E A DISTANCE ON 68.00 FEET;
7. S89°52'48" E A DISTANCE OF 6.54 FEET;
8. N77°13'57" E A DISTANCE OF 15.60 FEET;
9. N00°40'10"E A DISTANCE OF 601.12 FEET;
10. N77°21'30"W A DISTANCE OF 15.39 FEET;
11. N89°51'30"W A DISTANCE OF 6.00 FEET;
12. N00°08'30"E A DISTANCE OF 27.50 FEET
13. N89°51'30"W A DISTANCE OF 306.65 FEET;
14. N48°43'47"W A DISTANCE OF 36.75 FEET;
15. N89°53'56"W A DISTANCE OF 229.18 FEET;
16. N00°23'19"E A DISTANCE OF 311.47 FEET;
17. S89°37'40"E A DISTANCE OF 51.69 FEET, TO A POINT ON THE SOUTHERLY LINE OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5, RECORDED UNDER RECEPTION NO. 2015112451 IN THE OFFICES OF THE DENVER COUNTY CLERK AND RECORDER,

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. S36°21'26"E A DISTANCE OF 259.96 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 53°30'04" AND AN ARC LENGTH OF 233.44 FEET, TO A POINT OF TANGENT;
3. S89°51'30"E A DISTANCE OF 808.13 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD, SAID LINE BEING 70.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°40'10"W A DISTANCE OF 1264.46 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 883,898 SQUARE FEET OR 20.2915 ACRES.

UNDER THE NAME AND STYLE OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 7, AND BY THESE PARENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, WASTEWATER 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 TELECOMMUNICATION COMPANIES, EASEMENTS AS SHOWN.

**OWNER:**

DIBC COMMERCIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY  
BY: L.C. FULENWIDER INC, A COLORADO CORPORATION, MANAGER.

*Ferdinand L. Belz III*  
FERDINAND L. BELZ, III, PRESIDENT

STATE OF COLORADO }  
CITY AND COUNTY OF DENVER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>th</sup> DAY OF December 2017

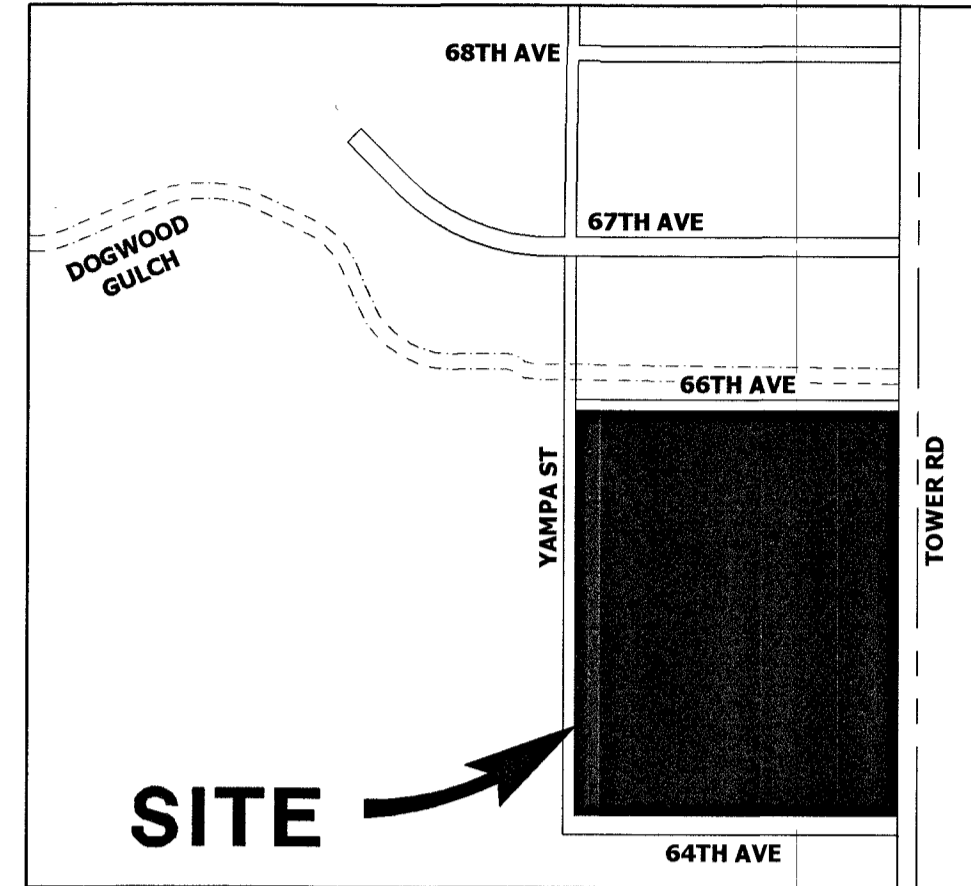
BY Ferdinand Belz III AS President of L.C. Fulenwider, Inc.

MY COMMISSION EXPIRES July 6, 2019 WITNESS MY HAND AND OFFICIAL SEAL.

*Claudine Renee Ruiz*  
SIGNATURE  
NAME OF NOTARY

1703 E 97th, Thornton CO 80229  
ADDRESS OF NOTARY

CLAUDINE RENEE RUIZ  
NOTARY PUBLIC  
STATE OF COLORADO  
Notary ID 20044002395  
My Commission Expires 07/06/2019



KEY MAP  
NTS

**GENERAL NOTES:**

1. DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
2. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
3. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DENVER COUNTY, COLORADO.
4. 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 LAND TITLE GUARANTEE COMPANY, ORDER NO. AB070547450.1-3 DATED NOVEMBER 13, 2017 AT 5:00 P.M.
5. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
6. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED LS 27278 AT THE EAST END AND BY 3 1/4" ALUMINUM CAP STAMPED LS 20699 AT THE WEST OF SAID LINE, CONSIDERED TO BEAR N89°51'30"W A DISTANCE OF 2,648.19 FEET.
7. AIR COVENANTS AND AVIGATION EASEMENTS EXIST THAT AFFECT THE SUBJECT PROPERTY. AIR COVENANTS AND AVIGATION EASEMENT REC. NO. 2000016829, 2000016831, AND 2000016832.
8. THERE ARE 4 LOTS, 2 BLOCKS AND 1 TRACT IN DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 7.
9. 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.
10. RIGHT-OF-WAY ACCESS SHALL BE GRANTED FOR EMERGENCY SERVICES ON AND ACROSS ALL PLATTED PROPERTY. RIGHT-OF-WAY ACCESS SHALL BE GRANTED FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
11. TRACT A WILL USED FOR DRAINAGE, OPEN SPACE, AND PEDESTRIAN ACCESS. THE TRACT IS OWNED BY DIBC COMMERCIAL, LLC AND WILL BE MAINTAINED BY DENVER INTERNATIONAL BUSINESS CENTER METRO DISTRICT NO. 1.
12. THE ACCESS AND UTILITY EASEMENT AS SHOWN HEREON IS HERBY GRANTED BY THE OWNER FOR SHARED USE BY BLOCK 1 LOTS FOR ACCESS AND FOR THE NON-EXCLUSIVE USE OF UTILITIES AND TELECOMMUNICATIONS.
13. THE DRAINAGE AND UTILITY EASEMENTS AS SHOWN IS FOR THE USE OF APPLICABLE PUBLIC UTILITIES AND TELECOMMUNICATIONS COMPANIES FOR PROVISIONS OF FIBER OPTICS, ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION SERVICES. OTHER UTILITIES I.E. WATER SERVICE LINES AND FIRE LINES HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES. DENVER WATER METERS ARE ALLOWED WITHIN THE UTILITY EASEMENT.
14. UTILITY EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF DENVER FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION, PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

**OWNER:**

DIBC RETAIL, LLC, A COLORADO LIMITED LIABILITY COMPANY  
BY: L.C. FULENWIDER INC, A COLORADO CORPORATION, MANAGER.

*Ferdinand L. Belz III*  
FERDINAND L. BELZ, III, PRESIDENT

STATE OF COLORADO }  
CITY AND COUNTY OF DENVER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF December 17

BY Ferdinand Belz III AS President of L.C. Fulenwider, Inc.

MY COMMISSION EXPIRES July 6, 2019 WITNESS MY HAND AND OFFICIAL SEAL.

*Claudine Renee Ruiz*  
SIGNATURE

*Claudine Renee Ruiz*  
NAME OF NOTARY

1703 E. 97 Ave, Thornton CO 80229  
ADDRESS OF NOTARY

CLAUDINE RENEE RUIZ  
NOTARY PUBLIC  
STATE OF COLORADO  
Notary ID 20044002395  
My Commission Expires 07/06/2019

**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 13<sup>th</sup> DAY OF December A.D. 2017 AT 9:30 O'CLOCK, 6 M.

*Kristen M. Brown*  
ATTORNEY FOR THE CITY AND COUNTY OF DENVER  
*Bruce A. Bell*  
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, 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.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38252  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



**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.

*Jerry D. Dorn*  
CITY ENGINEER 12-26-17 DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:  
*[Signature]* 12/27/17 DATE  
EXECUTIVE DIRECTOR OF PUBLIC WORKS

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:  
*[Signature]* 12-14-17 DATE  
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:  
*[Signature]* 12/20/17 DATE  
EXECUTIVE DIRECTOR OF PARKS AND RECREATION

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY ORDINANCE NO. \_\_\_\_\_ OF THE SERIES OF \_\_\_\_\_

WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS \_\_\_ DAY OF \_\_\_\_\_ A.D., 2017.

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

BY \_\_\_\_\_ DEPUTY CLERK AND RECORDER

**CLERK & RECORDER'S CERTIFICATION**

STATE OF COLORADO }  
CITY AND COUNTY OF DENVER } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., \_\_\_\_\_ 2017, AND DULY RECORDED IN

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_

CLERK AND RECORDER \_\_\_\_\_

BY \_\_\_\_\_ DEPUTY

FEE \_\_\_\_\_

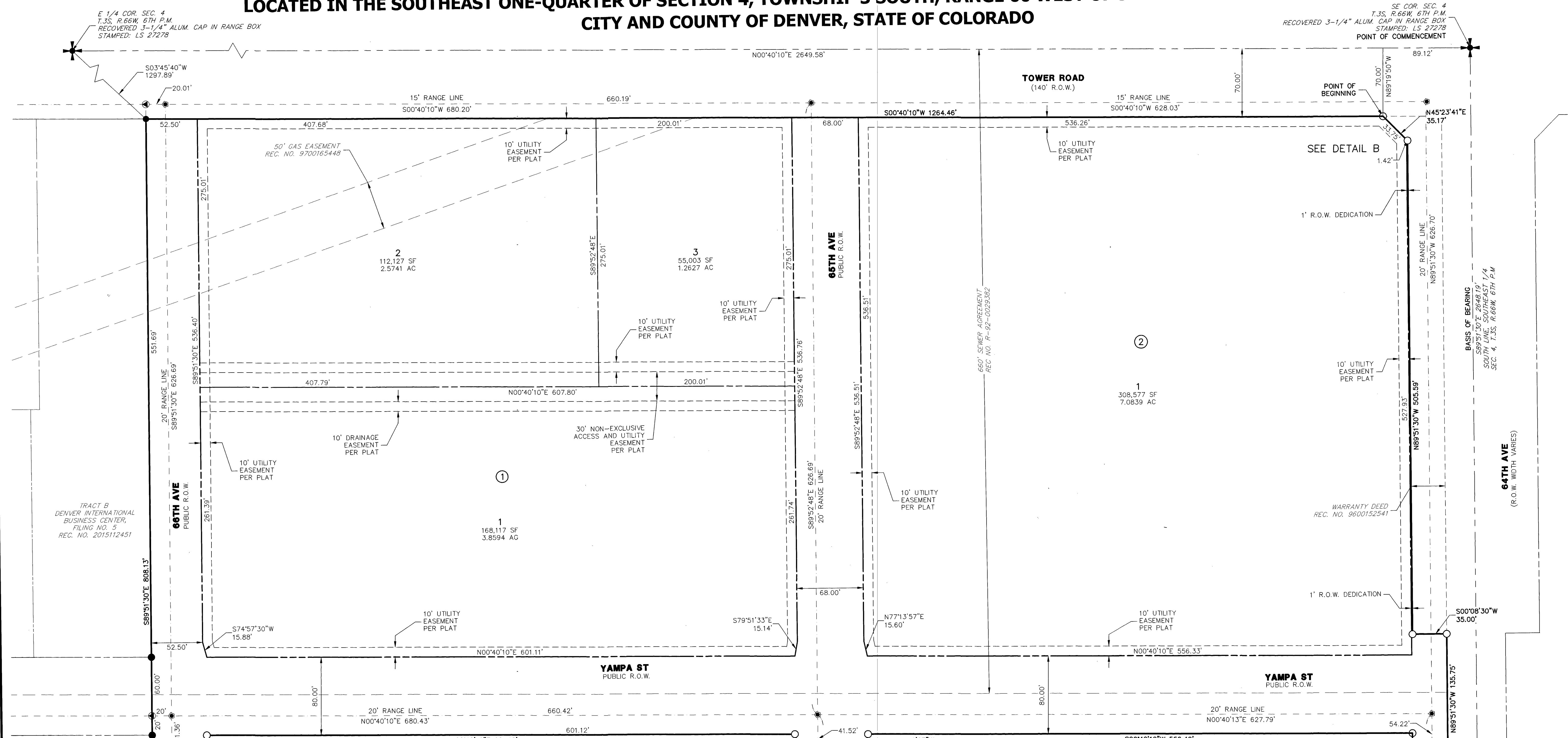
DIBC FIL. 7  
JOB NO. 15500.12  
12/06/2017  
SHEET 1 OF 2



Centennial 303-740-9393 • Colorado Springs 719-589-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

# DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 7

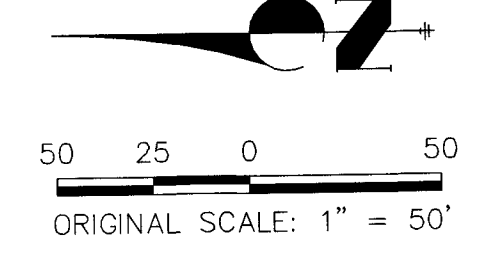
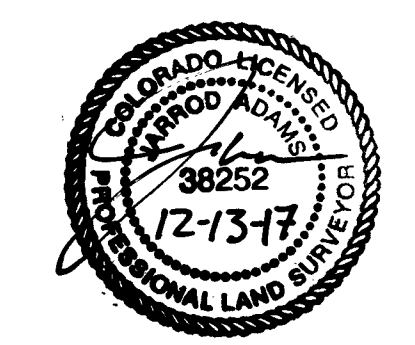
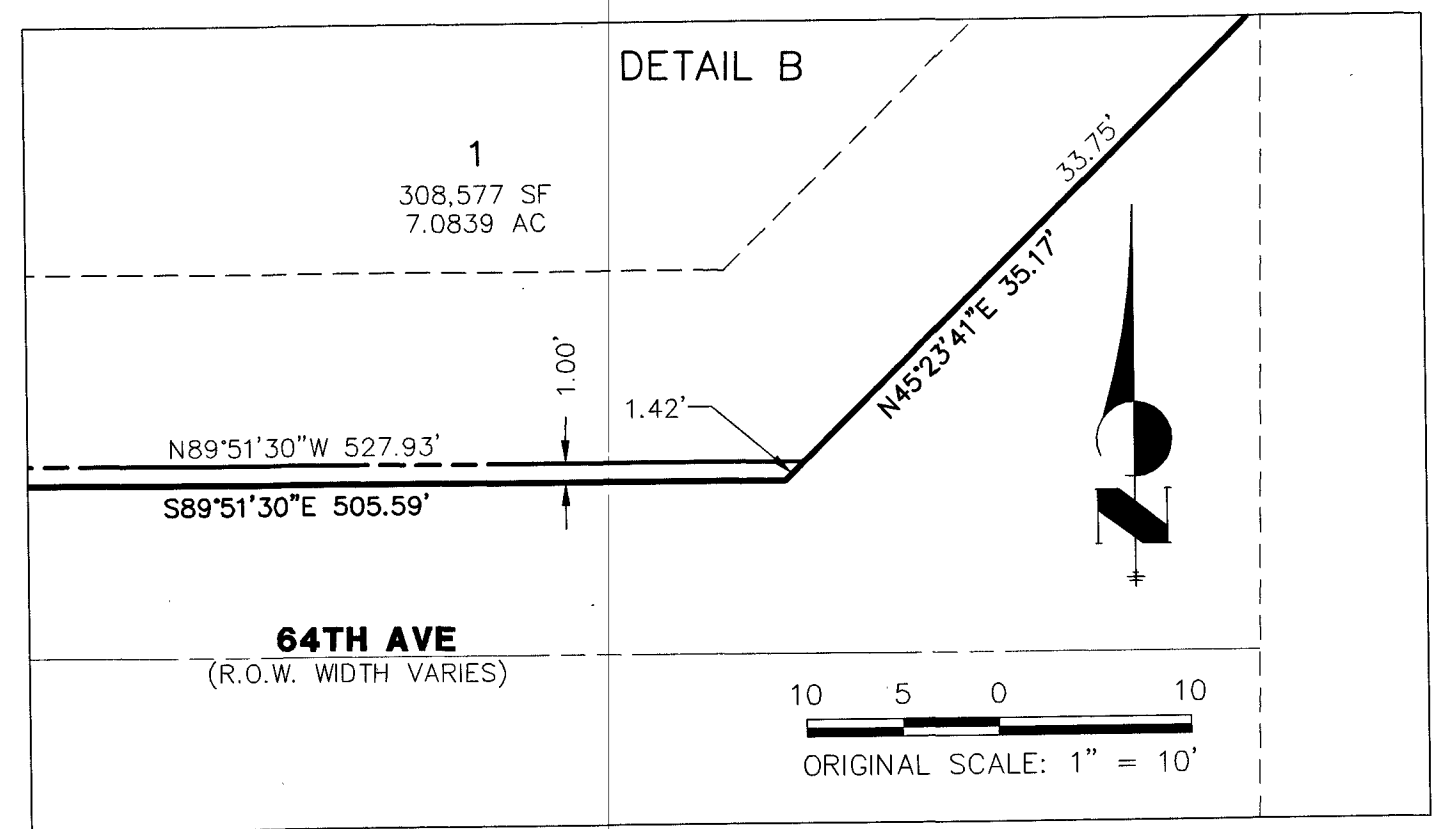
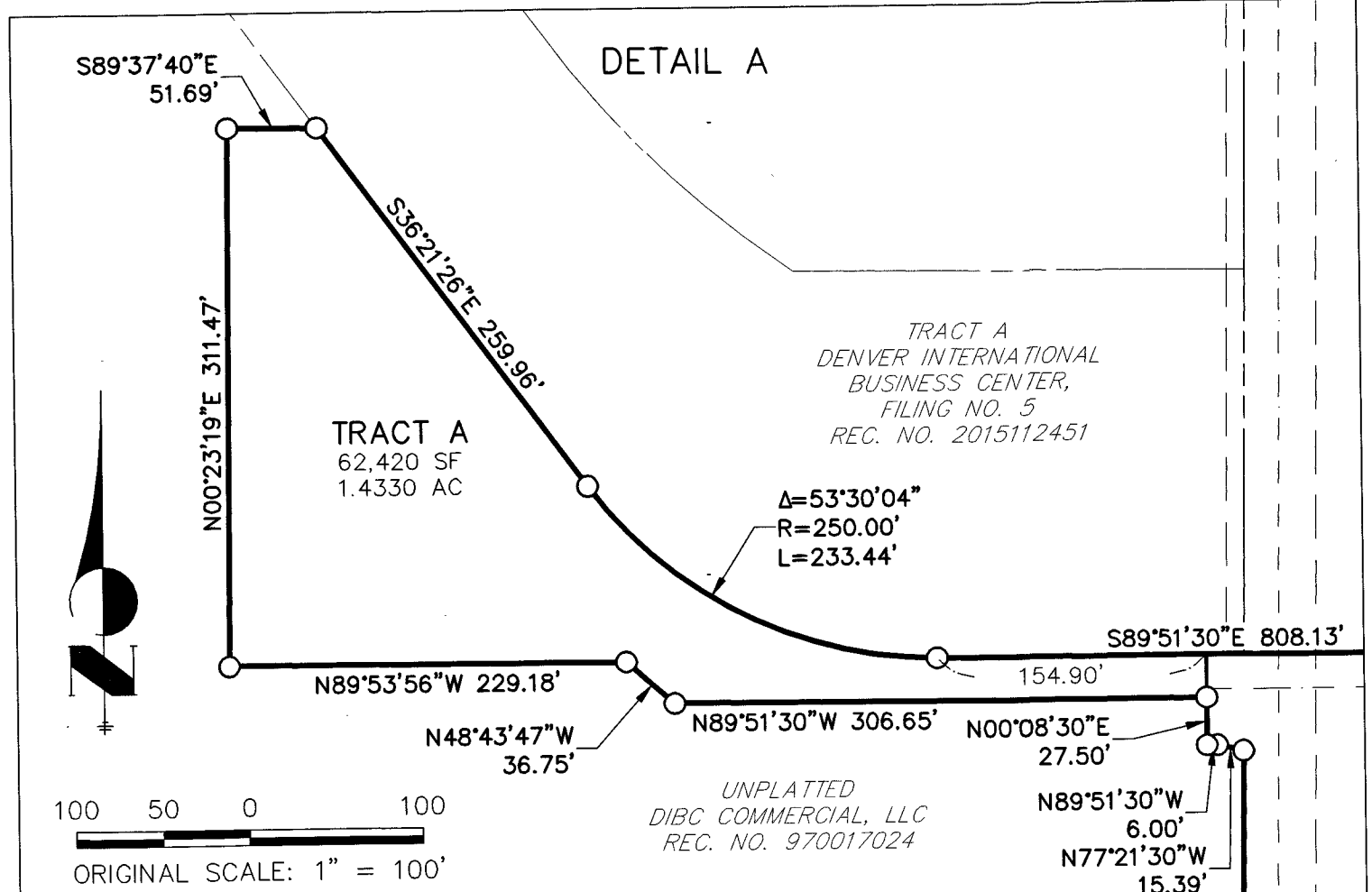
LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF SIXTH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO



TRACT B  
DENVER INTERNATIONAL  
BUSINESS CENTER,  
FILING NO. 5  
REC. NO. 2015112451

TRACT A  
DENVER INTERNATIONAL  
BUSINESS CENTER,  
FILING NO. 5  
REC. NO. 2015112451

- LEGEND**
- SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252
  - RANGE POINTS TO BE SET AFTER CONSTRUCTION 30" LONG NO. 6 REBAR WITH A DURABLE CAP STAMPED RANGE POINT & THE PLS NUMBER OF THE RESPONSIBLE SURVEYOR
  - ⊙ RECOVERED 30" LONG NO. 6 REBAR IN RANGE BOX WITH 2" ALUMINUM CAP STAMPED: RANGE POINT JR ENG PLS 38252
  - RECOVERED NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252
  - ① BLOCK NUMBER



DIBC FIL. 7  
JOB NO. 15500.12  
12/06/2017  
SHEET 2 OF 2



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