

# DENVER GATEWAY CENTER FILING NO. 9

BEING A RESUBDIVISION OF LOT 1, BLOCK 1 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 6

04/19/2022 08:58 AM  
City & County of Denver  
R \$53.00  
PLT  
2022053101  
Page 1 of 8  
D \$0.00

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE GRAYS DEVELOPMENT COMPANY, INC., AS OWNER, AND PROGRESSIVE LAND COMPANY, LLC, AS LENDER, AND BUILDERS CAPITAL INVESTMENT, LLC, AS LENDER, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND TRACTS, AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

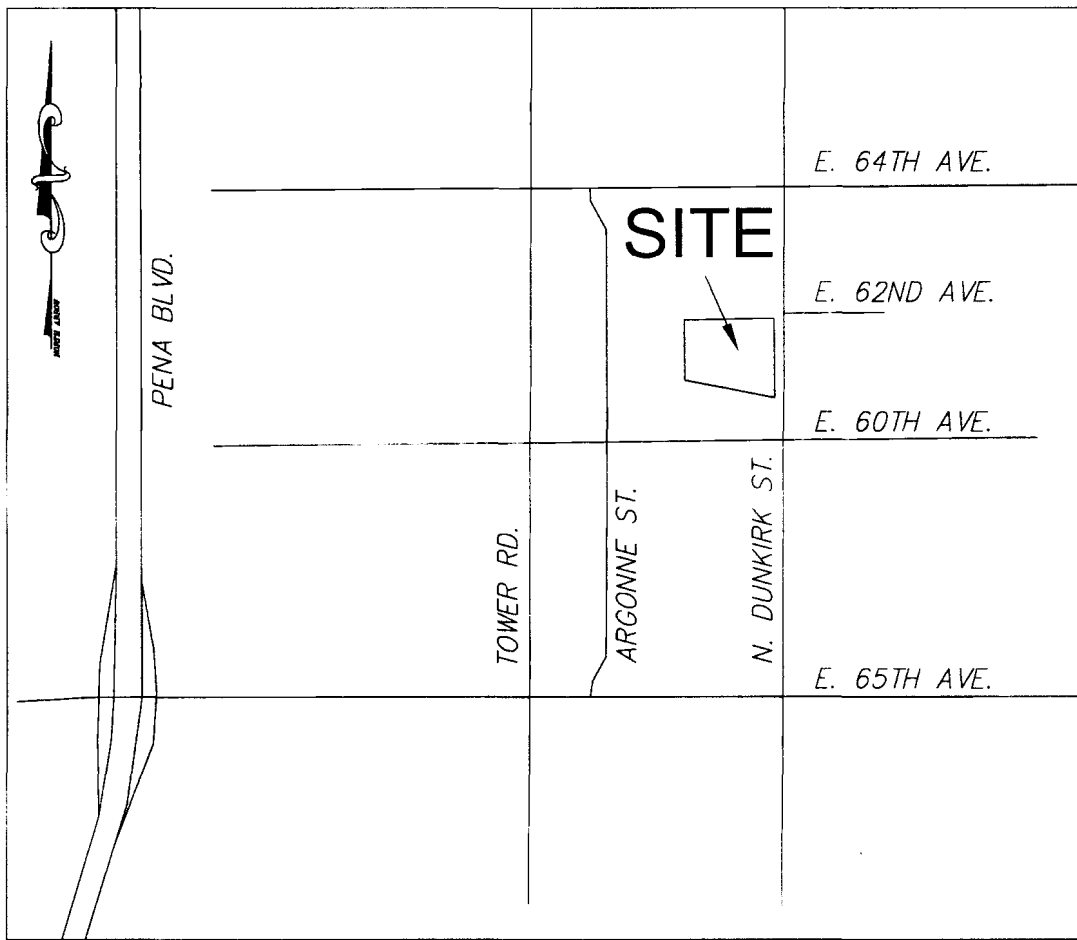
LOT 1, BLOCK 1 DENVER GATEWAY CENTER FILING NO. 5 CITY AND COUNTY OF DENVER, STATE OF COLORADO, RECORDED AT RECEPTION NO. 2019153485, SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 435,443 SQUARE FEET OR 10.00 ACRES MORE OR LESS

UNDER THE NAME AND STYLE OF DENVER GATEWAY CENTER FILING NO. 9, 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.

## GENERAL NOTES:

- DATE OF PREPARATION COMMENCED OCTOBER 10, 2020.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S..
- BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHWEST QUARTER SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. ASSUMED TO BEAR NORTH 00°03'23" WEST, WITH ALL BEARINGS RELATIVE THERETO, AS MONUMENTED AT THE CENTER QUARTER CORNER AND THE NORTH QUARTER CORNER BY A 3-1/2" ALUMINUM CAP STAMPED "CALVADA SURV PLS 29412".
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- FLOODPLAIN STATEMENT: THIS SITE, DENVER GATEWAY EAST IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08059C01777, EFFECTIVE FEBRUARY 05, 2014, (ZONE X).
- THE SURVEYED PROPERTY CONTAINS 435,443 SQUARE FEET OR 10.00 ACRES, MORE OF LESS.
- RIGHT OF ACCESS FOR EMERGENCY SERVICES ON AND ACROSS ALL PLATTED PROPERTY FOR PUBLIC, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES IS HEREBY GRANTED.
- TRACTS AS SHOWN, ARE HEREBY CREATED AS ACCESS, OPEN SPACE, MAINTENANCE AND SERVICE, DRAINAGE AND UTILITY CORRIDORS FOR THE PROJECT. SAID TRACTS SHALL BE OWNED, CONSTRUCTED AND MAINTAINED BY OWNER UNTIL SUCH TIME AS THEY ARE CONVEYED TO THE DENVER GATEWAY CENTER TOWNHOMES FILING NO. 5 HOMEOWNERS ASSOCIATION, OR OTHER OWNERSHIP/MAINTENANCE ENTITY. DETAIL ABOUT EACH TRACT IS INCLUDED IN THE TABLE ON SHEET 3.
- TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY, ORDER NO. F70751457-2 EFFECTIVE DATE NOVEMBER 18, 2021 AT 5:00 P.M. WAS RELIED UPON FOR DISCLOSURE OF EASEMENTS OR ENCUMBRANCES THAT AFFECT THIS PLAT. A TITLE SEARCH OF THE SUBJECT PROPERTY WAS NOT PERFORMED BY BOWMAN CONSULTING GROUP. THE SURVEYED PROPERTY IS SUBJECT TO THE FOLLOWING DOCUMENTS LISTED IN THE TITLE COMMITMENT WHICH CANNOT BE PLOTTED, AND ARE RECORDED IN THE CITY AND COUNTY OF DENVER AT THE FOLLOWING RECEPTION NUMBERS OR BOOK AND PAGES (UNLESS NOTED OTHERWISE); BOOK A24, PAGE 193; BOOK 638, PAGE 46; BOOK 3639, PAGE 318; 29382; 9700095836; 9800141049; 9800154977; 2000026679; 2000026682; 2000026688; 2000031268; 2015078667; 2016019901; 2018118934; 2017017774; 2017025303; 2017039267; 2017039268; 2017039269; 2017043565; 2017043566; 2017043567; 2017043568; 2017046716; 2017046717; 2017052231; 2017052232; 2017071001; 2017127158; 2017127159; 2017127160; 2017127161; 2017127162; 2017127163; 2017127164; 2017127165; 2017127166; 2017127167; 2017127168; 2017127169; 2018135000; 2018135001; 2018135004; 2018135009; 2018135011; 2018135012; 2018135013; 2018135015; 2018135017; 2018135018; 2018135023; 2018135044; 2018052867; 2019163328; 2021045035; 2019181563; 2021074361; 2019153485; 2020056723; 2021139032; 2000016830; 2021121128; 30984171.
- UTILITY EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY 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.
- ANY SUBSEQUENT UTILITY EASEMENTS WILL BE GRANTED BY SEPARATE DOCUMENT.
- 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.
- NOTE: RANGE LINES ARE SHOWN AS RECORD DUE TO THE ROAD IS CURRENTLY UNDER CONSTRUCTION. THE DENVER GATEWAY CENTER FILING NO. 5 SUBDIVISION PLAT STATES THAT THE RANGE POINTS WILL BE SET AT COMPLETION OF ROAD CONSTRUCTION.
- DENVER GATEWAY CENTER FILING NO. 9 HAS 29 BLOCKS, 170 LOTS AND 8 TRACTS.
- OWNER DECLARES AND GRANTS FOR THE BENEFIT OF THE OWNER OF EACH LOT AND THE OWNERS' 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 H, 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.



## SHEET INDEX:

- SHEET 1: LEGAL DESCRIPTION, PLAT NOTES, VICINITY MAP  
SHEET 2: KEYMAP  
SHEET 3: SUBDIVISION PLAT LAYOUT SHEET 1  
SHEET 4: SUBDIVISION PLAT LAYOUT SHEET 2  
SHEET 5: SUBDIVISION PLAT LAYOUT SHEET 3  
SHEET 6: SUBDIVISION PLAT LAYOUT SHEET 4

## OWNER:

GRAYS DEVELOPMENT COMPANY, INC.  
BY: David Lemnah AS President  
NAME: David Lemnah  
TITLE: President  
THE STATE OF Colorado } S.S.  
THE COUNTY OF Douglas }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED TO ME THIS 10<sup>th</sup> DAY OF January, 2022, A.D. BY DAVID LEMNAH OF GRAYS DEVELOPMENT COMPANY, INC.:

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: 12/30/2024  
NOTARY PUBLIC ADDRESS  
CASTLE ROCK, CO

## LENDER:

THE PROGRESSIVE LAND COMPANY, LLC  
BY: David Lemnah AS Member  
NAME: David Lemnah  
TITLE: Member  
THE STATE OF Colorado } S.S.  
THE COUNTY OF Douglas }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED TO ME THIS 10<sup>th</sup> DAY OF January, 2022, A.D. BY DAVID LEMNAH OF THE PROGRESSIVE LAND COMPANY, LLC:  
WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: 12/30/2024  
NOTARY PUBLIC ADDRESS  
CASTLE ROCK, CO

## LENDER:

BUILDERS CAPITAL INVESTMENT, LLC  
BY: Beth Klein AS COO  
NAME: Beth Klein  
TITLE: COO  
THE STATE OF WA } S.S.  
THE COUNTY OF Pierce }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED TO ME THIS 6<sup>th</sup> DAY OF January, 2022, A.D. BY Beth Klein OF BUILDERS CAPITAL INVESTMENT, LLC:  
WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: 2/19/2025  
NOTARY PUBLIC ADDRESS  
Tacoma, WA

## 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.

James H. Perry 1/24/2022  
CITY ENGINEER DATE

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

Adrian K. 1/24/2022  
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

Chazzel 1.19.2022  
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

Happy Haynes 2/9/2022  
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO BY RESOLUTION

NO. 358 OF THE SERIES 20 22

WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS 19<sup>th</sup> DAY OF April, A.D. 2022.

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

BY: Donna Hualbert  
DEPUTY CLERK AND RECORDER

## CITY ATTORNEY'S CERTIFICATE:

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 PREDICATORS.  
THIS 25<sup>th</sup> DAY OF February, A.D., 2022, AT 5:00 O'CLOCK, P.M.,

FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN AND LISTED HEREIN.

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

## SURVEYOR'S CERTIFICATE:

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 THE PLAT IS IN CONFORMITY WITH SUCH RECORDS; THAT ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED; AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

Thomas E. Hagensee 01-05-2022  
THOMAS E. HAGENSEE, S 38596  
FOR AND ON BEHALF OF  
BOWMAN CONSULTING GROUP, LTD  
1526 COLE BLVD, SUITE 100  
LAKEWOOD, COLORADO 80401

## CLERK AND RECORDERS CERTIFICATION:

STATE OF COLORADO )  
COUNTY OF DENVER )  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE  
AT 9:58 O'CLOCK A.M., April 19, 2022 AND DULY  
RECORDED UNDER RECEPTION NO. 2022053101  
Donna Hualbert  
CLERK AND RECORDER  
BY: Donna Hualbert \$63.00

**Bowman**  
CONSULTING

| REVISIONS | DATE     | DESCRIPTION      |
|-----------|----------|------------------|
| 7         | 07-27-21 | ADDRESS COMMENTS |
| 8         | 10-12-21 | ADDRESS COMMENTS |
| 9         | 11-24-21 | ADDRESS COMMENTS |

DENVER  
GATEWAY EAST

CITY AND COUNTY OF DENVER, COLORADO

Phone: (303) 674-7955  
Fax: (303) 674-3263  
www.bowmanconsulting.com

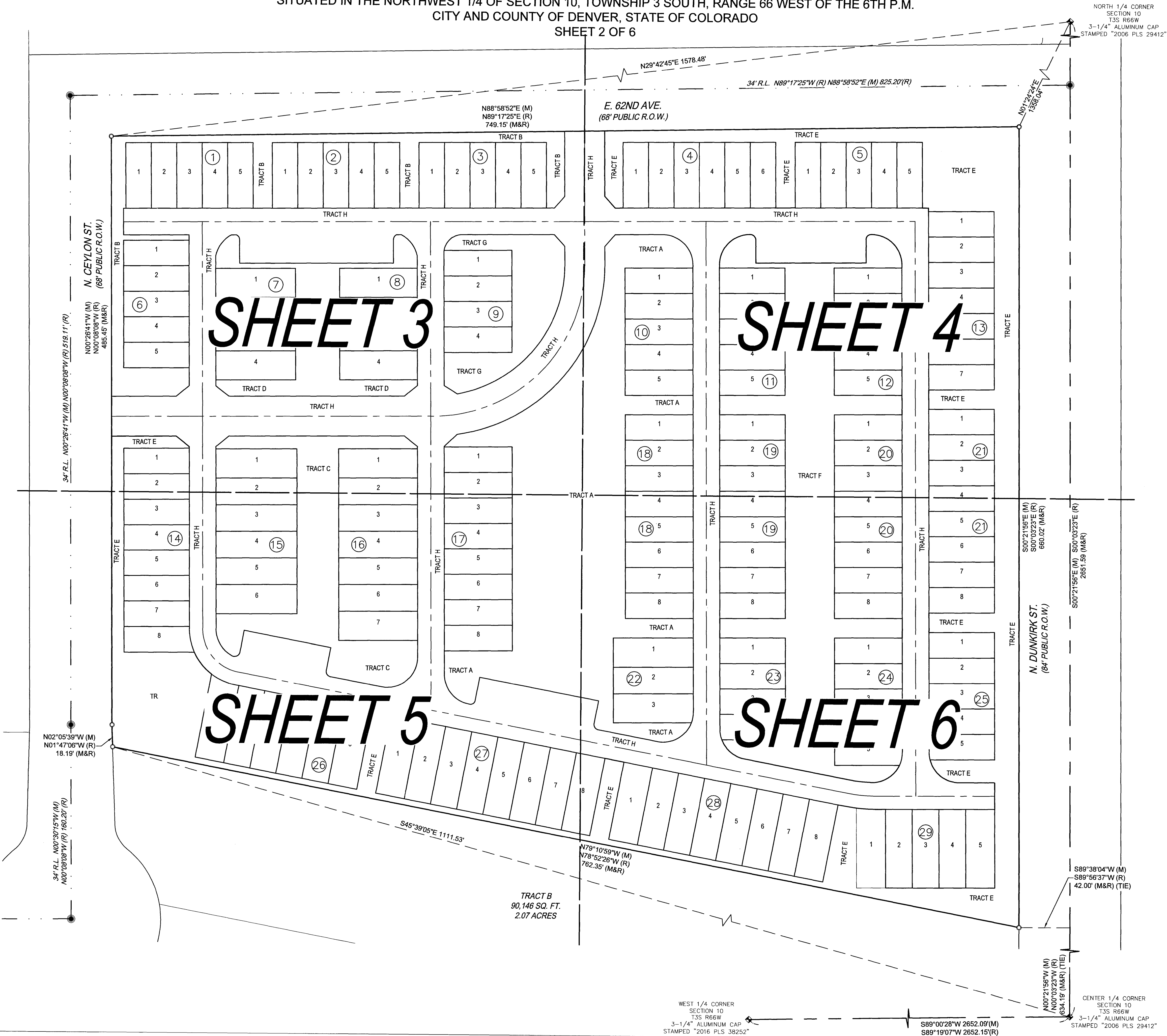
1526 Cole Blvd, Suite 100  
Lakewood, CO 80401

SEAL

| DESIGN            | DRAWN | CHKD |
|-------------------|-------|------|
|                   | DJM   | BS   |
| SCALE             |       |      |
| JOB No. 090594    |       |      |
| DATE : 06/17/2021 |       |      |
| SHEET 1 OF 6      |       |      |

DENVER GATEWAY CENTER FILING NO. 9

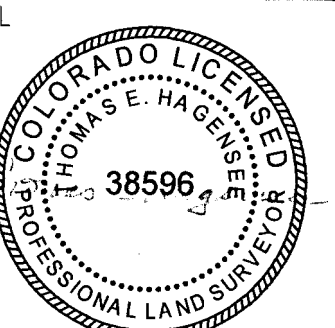
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CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 2 OF 6



**Bowman**  
CONSULTING

| REVISIONS | REVISION | DATE     | DESCRIPTION      |
|-----------|----------|----------|------------------|
| 7         | 7        | 07-27-21 | ADDRESS COMMENTS |
| 8         | 8        | 10-12-21 | ADDRESS COMMENTS |
| 9         | 9        | 11-24-21 | ADDRESS COMMENTS |

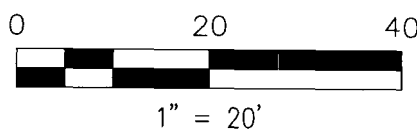
DENVER  
GATEWAY EAST  
CITY AND COUNTY OF DENVER, COLORADO



|         |            |      |
|---------|------------|------|
| DESIGN  | DRAWN      | CHKD |
|         | DJM        | BS   |
| SCALE   |            |      |
| JOB No. | 090594     |      |
| DATE    | 06/17/2021 |      |
| SHEET   | 2 OF 6     |      |

Phone: (303) 674-7955  
Fax: (303) 674-3963  
www.bowmanconsulting.com  
1526 Cole Blvd, Suite 100  
Lakewood, CO 80401

DENVER GATEWAY CENTER FILING NO. 9  
BEING A RESUBDIVISION OF LOT 1, BLOCK 1 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 3 OF 6



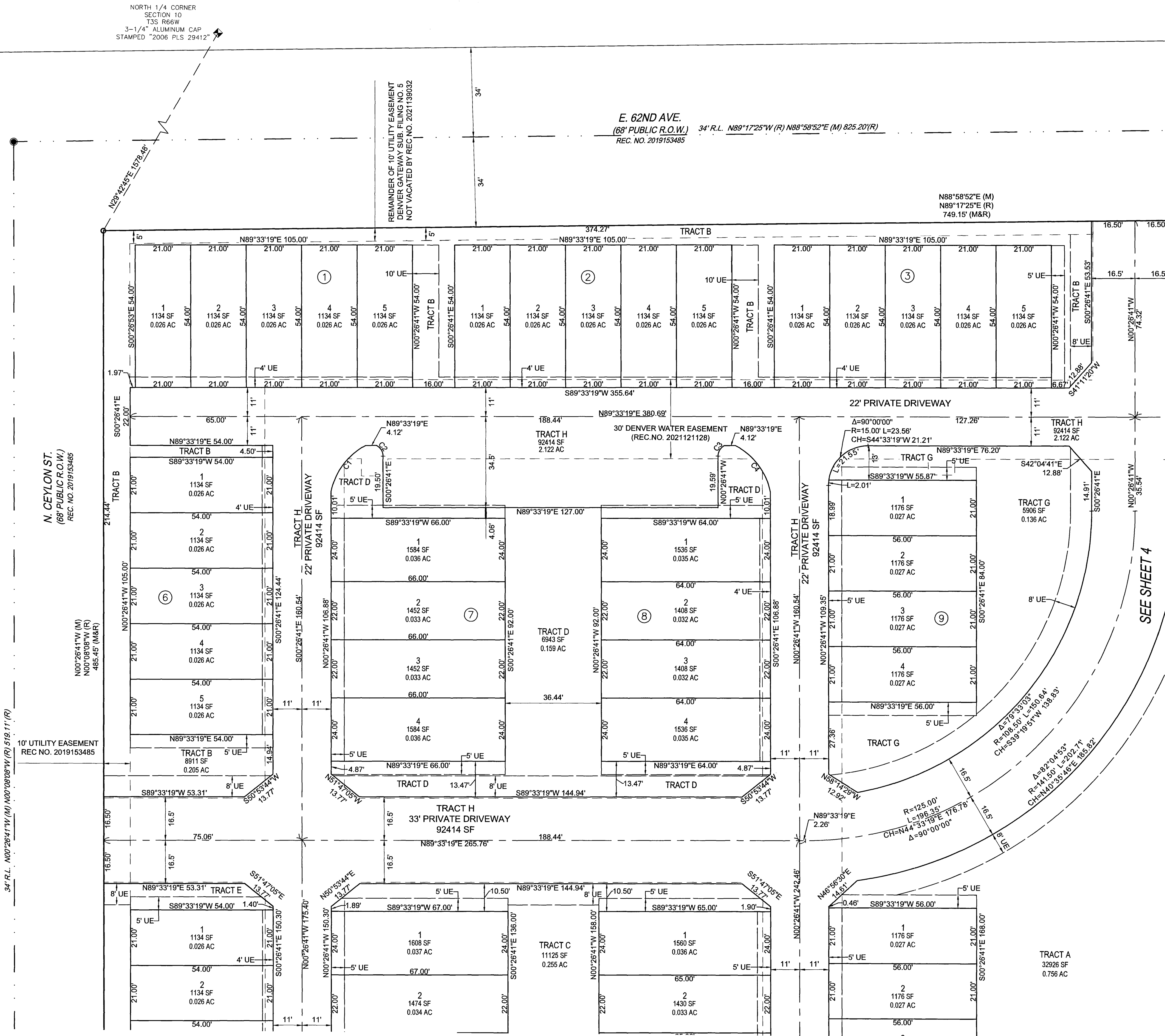
PARCEL CURVE TAGS

| CURVE DATA |        |        |            |             |            |
|------------|--------|--------|------------|-------------|------------|
| CURVE #    | LENGTH | RADIUS | DELTA      | CHORD       | CH. LENGTH |
| C1         | 22.68' | 25.50' | 50°57'45"  | S36°24'05"W | 21.94'     |
| C2         | 4.93'  | 4.50'  | 62°44'02"  | S31°48'42"E | 4.68'      |
| C3         | 4.84'  | 4.50'  | 61°36'29"  | S31°29'07"W | 4.61'      |
| C4         | 22.68' | 25.50' | 50°57'45"  | S37°17'27"E | 21.94'     |
| C5         | 7.07'  | 4.50'  | 90°00'00"  | S45°28'41"E | 6.36'      |
| C6         | 6.28'  | 4.00'  | 90°00'00"  | N44°33'19"E | 5.66'      |
| C7         | 7.07'  | 4.50'  | 90°00'00"  | N34°10'59"W | 6.36'      |
| C8         | 6.28'  | 4.00'  | 90°00'00"  | S55°49'01"W | 5.66'      |
| C9         | 7.07'  | 4.50'  | 90°00'00"  | N34°10'59"W | 6.36'      |
| C10        | 8.41'  | 4.50'  | 107°01'07" | S84°19'35"W | 7.24'      |

LAND USE SUMMARY TABLE

| TRACT   | AREA (SF.) | AREA (AC.) | USE                                                  | OWNER |
|---------|------------|------------|------------------------------------------------------|-------|
| TRACT A | 32926      | 0.756      | OPEN SPACE                                           | HOA   |
| TRACT B | 8911       | 0.205      | OPEN SPACE                                           | HOA   |
| TRACT C | 11125      | 0.255      | OPEN SPACE                                           | HOA   |
| TRACT D | 6943       | 0.159      | OPEN SPACE                                           | HOA   |
| TRACT E | 41411      | 0.951      | OPEN SPACE                                           | HOA   |
| TRACT F | 23525      | 0.540      | OPEN SPACE                                           | HOA   |
| TRACT G | 5906       | 0.136      | OPEN SPACE                                           | HOA   |
| TRACT H | 92414      | 2.122      | ACCESS DRIVE, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES | HOA   |

| LEGEND |                                                                  |
|--------|------------------------------------------------------------------|
|        | SET NO. 5 REBAR (W/ORANGE CAP PLS 38272)                         |
|        | FOUND SECTION CORNER (AS NOTED)                                  |
|        | RANGE POINT TO BE SET BY RESPONSIBLE SURVEYOR AFTER CONSTRUCTION |
|        | LOT/TRACT NUMBER                                                 |
|        | BLOCK NUMBER                                                     |
|        | UTILITY EASEMENT HEREIN DEDICATED                                |
|        | SECTION LINE                                                     |
|        | RANGE LINE                                                       |
|        | RIGHT-OF-WAY                                                     |
|        | PRIVATE DRIVE CENTERLINE                                         |
|        | PROPERTY LINE                                                    |
|        | PROPERTY TIE                                                     |
|        | LOT LINE                                                         |
|        | EXISTING EASEMENT LINE                                           |
|        | UTILITY EASEMENT DEDICATED BY THIS PLAT                          |

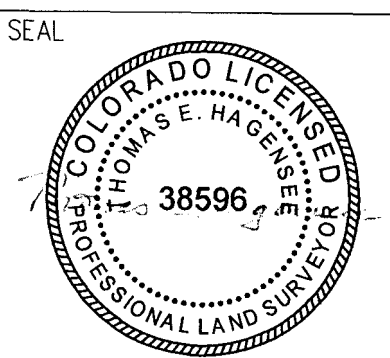


SEE SHEET 5

**Bowman**  
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| REVISION | DATE     | DESCRIPTION      |
|----------|----------|------------------|
| 7        | 07-27-21 | ADDRESS COMMENTS |
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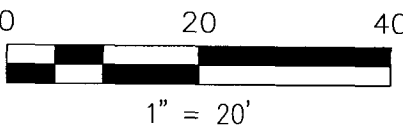
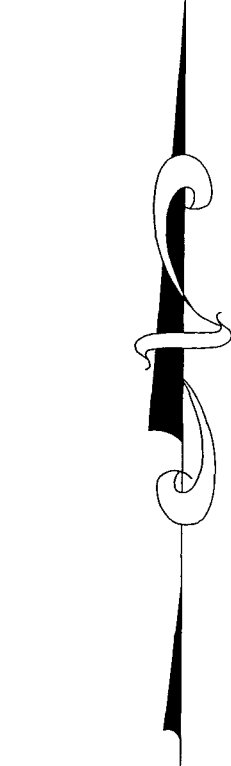
DENVER  
GATEWAY EAST  
CITY AND COUNTY OF DENVER, COLORADO



|         |            |      |
|---------|------------|------|
| DESIGN  | DRAWN      | CHKD |
|         | DJM        | BS   |
| SCALE   | 1" = 20'   |      |
| JOB No. | 090594     |      |
| DATE    | 06/17/2021 |      |
| SHEET   | 3 OF 6     |      |

DENVER GATEWAY CENTER FILING NO. 9

BEING A RESUBDIVISION OF LOT 1, BLOCK 1 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 4 OF 6



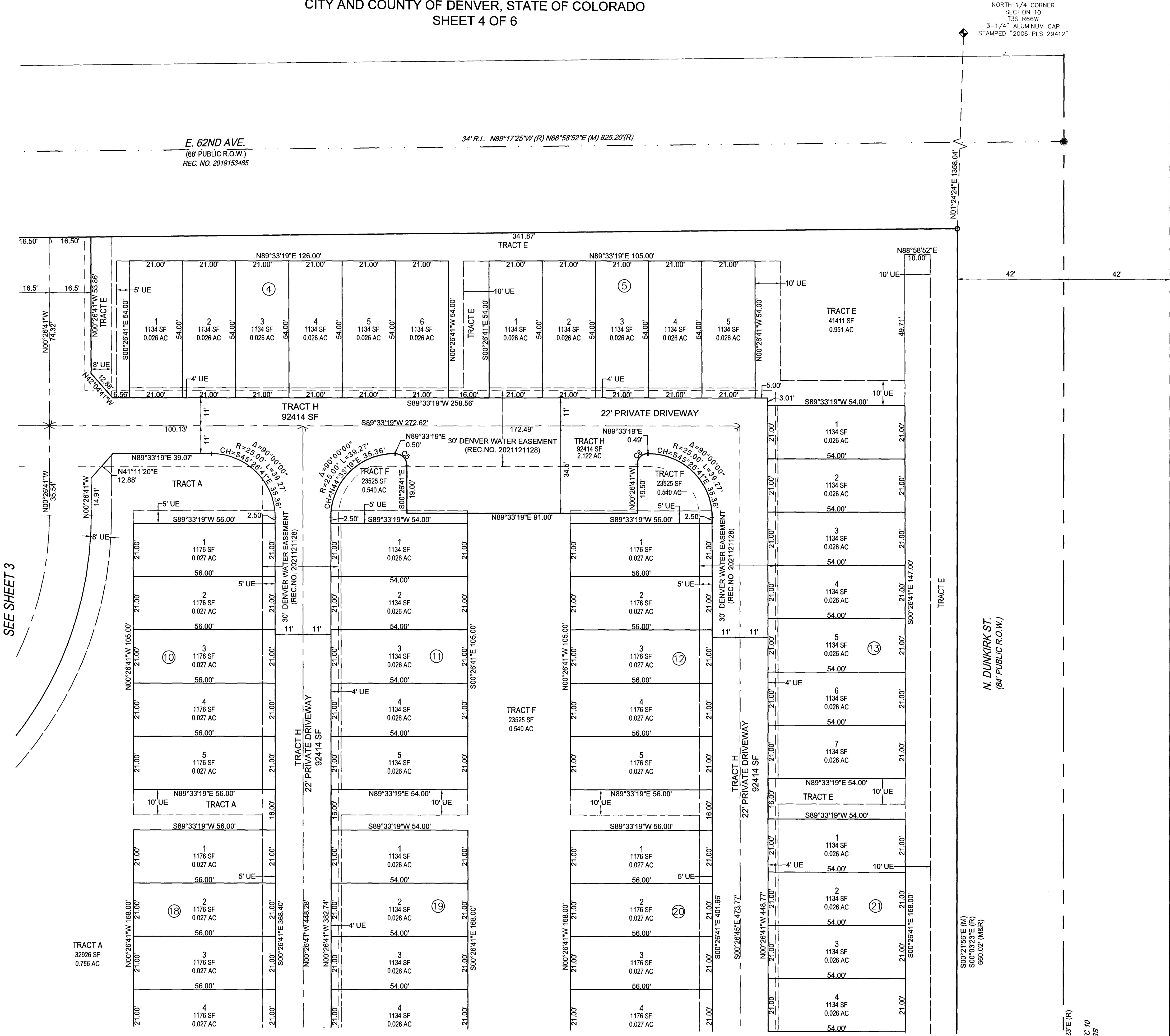
PARCEL CURVE TAGS

| CURVE DATA |        |        |            |             |            |
|------------|--------|--------|------------|-------------|------------|
| CURVE #    | LENGTH | RADIUS | DELTA      | CHORD       | CH. LENGTH |
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LAND USE SUMMARY TABLE

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| TRACT B | 8911       | 0.205      | OPEN SPACE                                                 | HOA   |
| TRACT C | 11125      | 0.255      | OPEN SPACE                                                 | HOA   |
| TRACT D | 6943       | 0.159      | OPEN SPACE                                                 | HOA   |
| TRACT E | 41411      | 0.951      | OPEN SPACE                                                 | HOA   |
| TRACT F | 23525      | 0.540      | OPEN SPACE                                                 | HOA   |
| TRACT G | 5906       | 0.136      | OPEN SPACE                                                 | HOA   |
| TRACT H | 92414      | 2.122      | ACCESS DRIVE,<br>VEHICULAR/PEDESTRIAN<br>ACCESS, UTILITIES | HOA   |

| LEGEND |                                                                  |
|--------|------------------------------------------------------------------|
|        | SET NO. 5 REBAR (W/ORANGE CAP PLS 38272)                         |
|        | FOUND SECTION CORNER (AS NOTED)                                  |
|        | RANGE POINT TO BE SET BY RESPONSIBLE SURVEYOR AFTER CONSTRUCTION |
| 127    | LOT/TRACT NUMBER                                                 |
|        | BLOCK NUMBER                                                     |
| UE     | UTILITY EASEMENT HEREIN DEDICATED                                |
|        | SECTION LINE                                                     |
|        | RANGE LINE                                                       |
|        | RIGHT-OF-WAY                                                     |
|        | PRIVATE DRIVE CENTERLINE                                         |
|        | PROPERTY LINE                                                    |
|        | PROPERTY TIE                                                     |
|        | LOT LINE                                                         |
|        | EXISTING EASEMENT LINE                                           |
|        | UTILITY EASEMENT DEDICATED BY THIS PLAT                          |



NORTH 1/4 CORNER  
SECTION 10  
T3S R66W  
3-1/4" ALUMINUM CAP  
STAMPED "2006 PLS 29412"

N. DUNKIRK ST.  
(84' PUBLIC ROW.)

S00°26'41"W 168.00'  
S00°26'41"E 168.00'  
860.02' (N&S)

23°E (R)  
C 10  
S 5

**Bowman**  
CONSULTING

1526 Cole Blvd, Suite 100  
Lakewood, CO 80401

Phone: (303) 674-7555  
Fax: (303) 674-3563  
www.bowmanconsulting.com

| REVISIONS |                  |
|-----------|------------------|
| REVISION  | DESCRIPTION      |
| 7         | ADDRESS COMMENTS |
| 8         | ADDRESS COMMENTS |
| 9         | ADDRESS COMMENTS |

DENVER  
GATEWAY EAST  
CITY AND COUNTY OF DENVER, COLORADO

SEAL

COLORADO LICENSE  
38596  
PROFESSIONAL LAND SURVEYOR

|        |       |      |
|--------|-------|------|
| DESIGN | DRAWN | CHKD |
|        | DJM   | BS   |

SCALE 1" = 20'

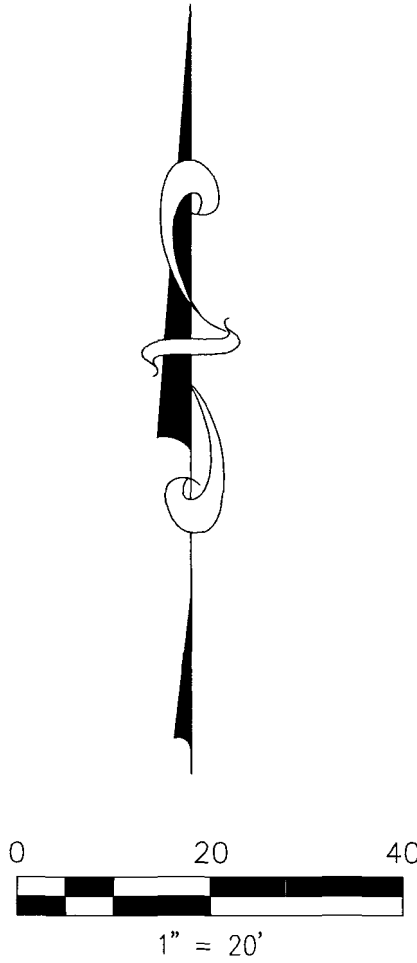
JOB No. 090594

DATE : 06/17/2021

SHEET 4 OF 6

DENVER GATEWAY CENTER FILING NO. 9

BEING A RESUBDIVISION OF LOT 1, BLOCK 1 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 5 OF 6



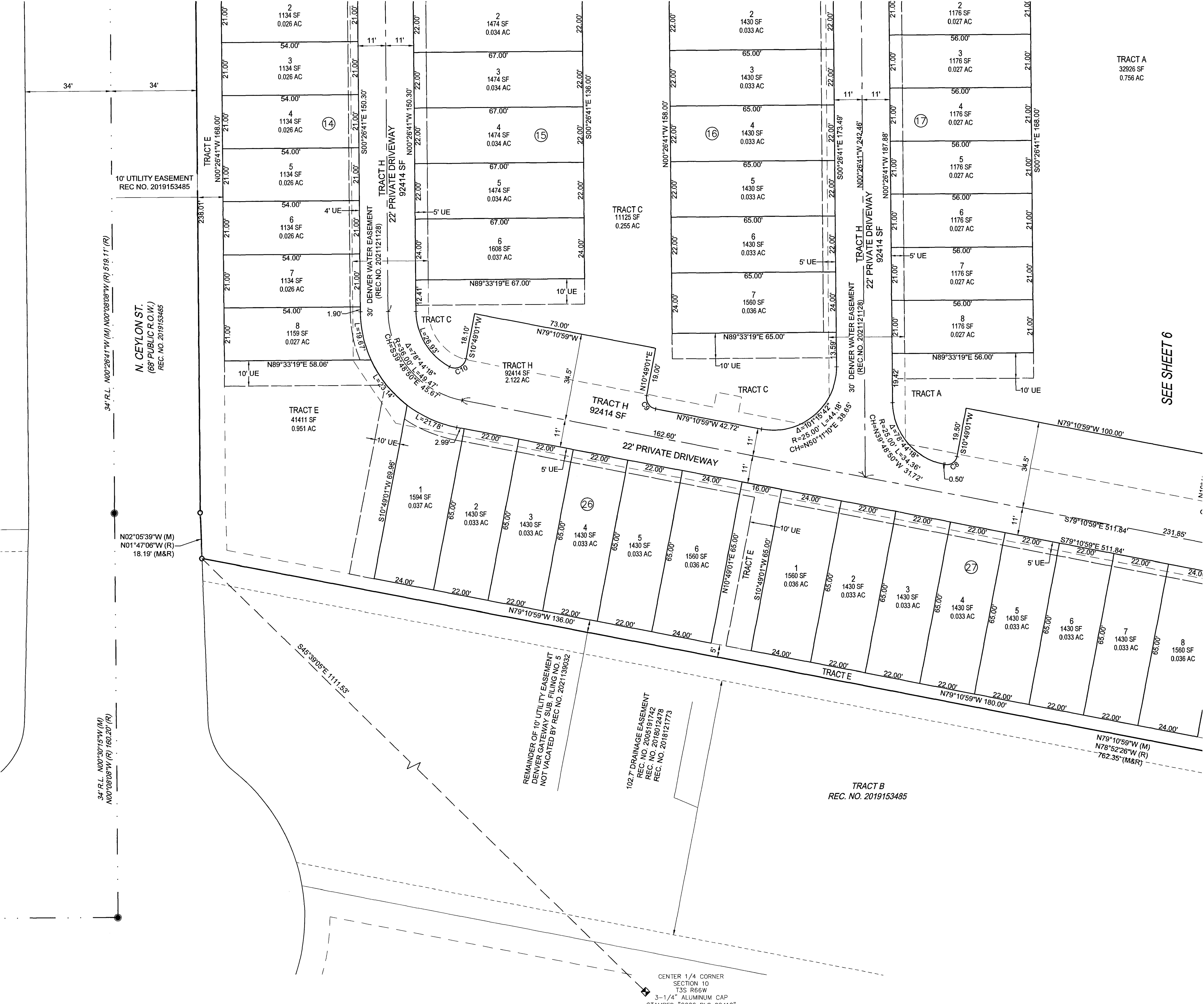
PARCEL CURVE TAGS

| CURVE DATA |        |        |            |             |            |
|------------|--------|--------|------------|-------------|------------|
| CURVE #    | LENGTH | RADIUS | DELTA      | CHORD       | CH. LENGTH |
| C1         | 22.68' | 25.50' | 50°57'45"  | S36°24'05"W | 21.94'     |
| C2         | 4.93'  | 4.50'  | 62°44'02"  | S31°48'42"E | 4.68'      |
| C3         | 4.84'  | 4.50'  | 61°36'29"  | S31°29'07"W | 4.61'      |
| C4         | 22.68' | 25.50' | 50°57'45"  | S37°17'27"E | 21.94'     |
| C5         | 7.07'  | 4.50'  | 90°00'00"  | S45°28'41"E | 6.36'      |
| C6         | 6.28'  | 4.00'  | 90°00'00"  | N44°33'19"E | 5.66'      |
| C7         | 7.07'  | 4.50'  | 90°00'00"  | N34°10'59"W | 6.36'      |
| C8         | 6.28'  | 4.00'  | 90°00'00"  | S55°49'01"W | 5.66'      |
| C9         | 7.07'  | 4.50'  | 90°00'00"  | N34°10'59"W | 6.36'      |
| C10        | 8.41'  | 4.50'  | 107°01'07" | S64°19'35"W | 7.24'      |

LAND USE SUMMARY TABLE

| TRACT   | AREA (SF.) | AREA (AC.) | USE                                                  | OWNER |
|---------|------------|------------|------------------------------------------------------|-------|
| TRACT A | 32926      | 0.756      | OPEN SPACE                                           | HOA   |
| TRACT B | 8911       | 0.205      | OPEN SPACE                                           | HOA   |
| TRACT C | 11125      | 0.255      | OPEN SPACE                                           | HOA   |
| TRACT D | 6943       | 0.159      | OPEN SPACE                                           | HOA   |
| TRACT E | 41411      | 0.951      | OPEN SPACE                                           | HOA   |
| TRACT F | 23525      | 0.540      | OPEN SPACE                                           | HOA   |
| TRACT G | 5906       | 0.136      | OPEN SPACE                                           | HOA   |
| TRACT H | 92414      | 2.122      | ACCESS DRIVE, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES | HOA   |

| LEGEND |                                                                  |
|--------|------------------------------------------------------------------|
|        | SET NO. 5 REBAR (W/ORANGE CAP PLS 38272)                         |
|        | FOUND SECTION CORNER (AS NOTED)                                  |
|        | RANGE POINT TO BE SET BY RESPONSIBLE SURVEYOR AFTER CONSTRUCTION |
|        | LOT/TRACT NUMBER                                                 |
|        | BLOCK NUMBER                                                     |
|        | UTILITY EASEMENT HEREIN DEDICATED                                |
|        | SECTION LINE                                                     |
|        | RANGE LINE                                                       |
|        | RIGHT-OF-WAY                                                     |
|        | PRIVATE DRIVE CENTERLINE                                         |
|        | PROPERTY LINE                                                    |
|        | PROPERTY TIE                                                     |
|        | LOT LINE                                                         |
|        | EXISTING EASEMENT LINE                                           |
|        | UTILITY EASEMENT DEDICATED BY THIS PLAT                          |



**Bowman**  
CONSULTING

| REVISION | DATE     | DESCRIPTION      |
|----------|----------|------------------|
| 7        | 07-27-21 | ADDRESS COMMENTS |
| 8        | 10-12-21 | ADDRESS COMMENTS |
| 9        | 11-24-21 | ADDRESS COMMENTS |

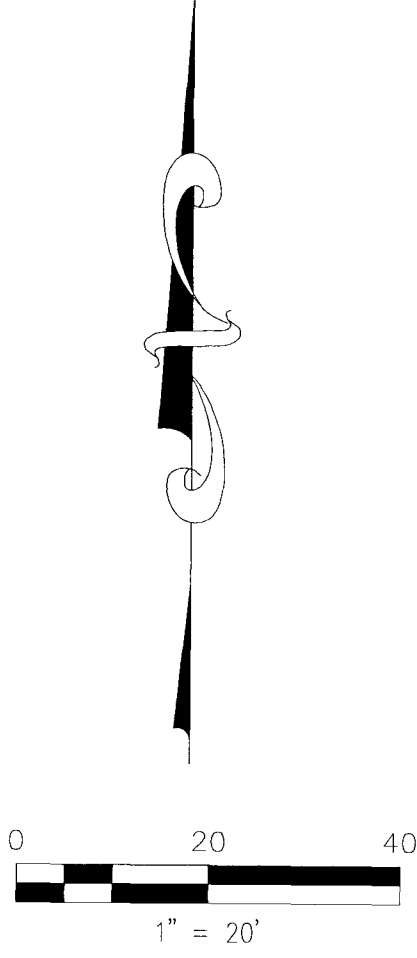
DENVER  
GATEWAY EAST  
CITY AND COUNTY OF DENVER, COLORADO

|         |            |      |
|---------|------------|------|
| DESIGN  | DRAWN      | CHKD |
| SCALE   | 1" = 20'   | BS   |
| JOB No. | 090594     |      |
| DATE :  | 06/17/2021 |      |
| SHEET   | 5 OF 6     |      |

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DENVER GATEWAY CENTER FILING NO. 9

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CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 6 OF 6



PARCEL CURVE TAGS

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|        | FOUND SECTION CORNER (AS NOTED)                                  |
|        | RANGE POINT TO BE SET BY RESPONSIBLE SURVEYOR AFTER CONSTRUCTION |
| 127    | LOT/TRACT NUMBER                                                 |
| (X)    | BLOCK NUMBER                                                     |
| UE     | UTILITY EASEMENT HEREIN DEDICATED                                |
| ---    | SECTION LINE                                                     |
| ---    | RANGE LINE                                                       |
| ---    | RIGHT-OF-WAY                                                     |
| ---    | PRIVATE DRIVE CENTERLINE                                         |
| ---    | PROPERTY LINE                                                    |
| ---    | PROPERTY TIE                                                     |
| ---    | LOT LINE                                                         |
| ---    | EXISTING EASEMENT LINE                                           |
| ---    | UTILITY EASEMENT DEDICATED BY THIS PLAT                          |



N. DUNKIRK ST.  
(84' PUBLIC ROW)  
REC. NO. 2019153485

S00°21'56"E (M) S00°03'23"E (R)  
2851.59 (M&R)  
EAST LINE NW 1/4 SEC 10  
BASIS OF BEARINGS

**Bowman**  
CONSULTING

| REVISION | DATE     | DESCRIPTION      |
|----------|----------|------------------|
| 7        | 07-27-21 | ADDRESS COMMENTS |
| 8        | 10-12-21 | ADDRESS COMMENTS |
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DENVER  
GATEWAY EAST  
CITY AND COUNTY OF DENVER, COLORADO

|        |            |         |        |
|--------|------------|---------|--------|
| DESIGN | DJM        | CHKD    | BS     |
| SCALE  | 1" = 20'   | JOB No. | 090594 |
| DATE   | 06/17/2021 | SHEET   | 6 OF 6 |