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:

- 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. ABC70592153.1-3, ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF MAY 13, 2019 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. ASSUMED TO BEAR SOUTH 00°03'23" EAST, AS MONUMENTED AT THE CENTER 1/4 CORNER BY A 3-1/2" ALUMINUM CAP STAMPED "CALVADA SURV PLS 29412".
- 4. 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.
- 5. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- 6. THE SURVEYED PROPERTY CONTAINS 2,386,216 SQUARE FEET OR 54.78 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 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;
- UNITED STATES PATENT BOOK AZ4 PAGE 195 ARAPAHUE 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;
- MASIER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DELIVER GATEWAY CERTER REC. NO. 2017129059;
 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, 2018135015, 2018135017, 2018135018, 2018135023 AND 2018135044;
- PAID-UP OIL AND GAS LEASES REC. NOs 2017039267, 2017039268, 2017039269, 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, 2018135015, 2018135017, 2018135018, 2018135023 AND 2018135044;
- 2018135011, 2018135012, 2018135013, 2018135015, 2018135017, 2018135018, 2018135023 AND 2018135018, INSURANCE REQUIREMENTS, AND INDEMNIFICATION AND NOTICE PROVISIONS REC. NO. 2017129060.
- 9. 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.
- 10. DENVER GATEWAY CENTER FILING NO. 5 HAS 4 LOTS, 2 BLOCKS AND 2 TRACTS.
- 11. 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

NOTARY CERTIFICATE

STATE OF COLORADO

COUNTY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 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



120 Lincoln, Dewer Ca 80203

BUOCLEY ROAD

SITE

SITE

SITE

STHAVE

SOUTHAVE

SOUTHAVE

STHAVE

VICINITY MAP

SCALE: 1" = 2000'

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 4th DAY OF September A.D., 2019, AT 5:00 O'CLOCK, P.M.,

Kristin M. Bronson

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.

HULLING B SUMMAN G

PROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:

ECUTIVE DIRECTOR OF PUBLIC WORKS

DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT 9.6.19

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION 9/24/1

SENERAL DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. ______ OF SERIES 201___ WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____ A.D., 2019.

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

/ ______ DEPUTY CLERK AND RECORDER

TRACT ACCEPTANCE:

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

BY: Jordan Smsher
TITLE: President

PRINT NAME: JiM Soyler
TITLE: Witness

NOTARY CERTIFICATE

NOTARY CERTIFICATE

STATE OF Colorado)

COUNTY OF Denue) §

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF Crugust, 2019, BY Jordan Swisher 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.

Dirik dul amler NOTARY PUBLIC

Dixie Janette Rourke Notary Public State Of Colorado Notary ID 20004037335 My Commission Expires December 22, 2020 SUDVEVODIS CEDTIFICATIONI

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: 8-22-9

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______ O'CLOCK _____.M.,________ 2019 , AND DULY RECORDED UNDER RECEPTION NO. _______.

CLERK AND RECORDER

BY ______ DE

FEE _____

PREPARED BY:

DATED: 11/16/2018

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

