

GATEWAY PARK IV EAST SUBDIVISION FILING NO. 24  
A RESUBDIVISION OF A LOTS 1 AND 2, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 20  
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 3

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF LOTS 1 AND 2, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 20, AS PLATTED UNDER RECEPTION NUMBER 2017000029413, IN THE RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO; BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID LOT 1, WHENCE THE WESTERLY BOUNDARY OF SAID LOT 1, BEARS NORTH 00°01'53" EAST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE ALONG THE BOUNDARY OF SAID GATEWAY PARK IV SUBDIVISION FILING NO. 20 THE FOLLOWING TWENTY-EIGHT (28) COURSES:

1. SOUTH 67°05'49" EAST, A DISTANCE OF 26.41 FEET;
2. SOUTH 69°49'14" EAST, A DISTANCE OF 55.74 FEET;
3. SOUTH 72°31'48" EAST, A DISTANCE OF 29.69 FEET;
4. SOUTH 76°51'38" EAST, A DISTANCE OF 31.98 FEET;
5. SOUTH 82°03'20" EAST, A DISTANCE OF 32.82 FEET;
6. SOUTH 89°51'54" EAST, A DISTANCE OF 36.43 FEET;
7. NORTH 79°53'16" EAST, A DISTANCE OF 32.40 FEET;
8. NORTH 77°58'29" EAST, A DISTANCE OF 54.85 FEET;
9. NORTH 89°41'09" EAST, A DISTANCE OF 10.73 FEET;
10. SOUTH 82°29'34" EAST, A DISTANCE OF 19.43 FEET;
11. SOUTH 77°46'32" EAST, A DISTANCE OF 27.62 FEET;
12. SOUTH 76°02'22" EAST, A DISTANCE OF 29.25 FEET;
13. SOUTH 74°26'27" EAST, A DISTANCE OF 40.14 FEET;
14. SOUTH 70°35'10" EAST, A DISTANCE OF 370.52 FEET;
15. SOUTH 69°42'00" EAST, A DISTANCE OF 31.18 FEET;
16. SOUTH 67°07'01" EAST, A DISTANCE OF 18.98 FEET;
17. SOUTH 60°07'14" EAST, A DISTANCE OF 17.38 FEET;
18. SOUTH 52°34'49" EAST, A DISTANCE OF 20.90 FEET;
19. SOUTH 50°23'13" EAST, A DISTANCE OF 31.26 FEET;
20. SOUTH 47°21'03" EAST, A DISTANCE OF 30.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 10°57'26" WEST;
21. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°55'58", AN ARC LENGTH OF 118.45 FEET;
22. NORTH 45°06'33" EAST, A DISTANCE OF 352.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 181.53 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 44°47'41" EAST;
23. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°33'14", AN ARC LENGTH OF 141.16 FEET;
24. NORTH 89°52'22" EAST, A DISTANCE OF 174.12 FEET;
25. SOUTH 45°06'33" WEST, A DISTANCE OF 1362.33 FEET;
26. NORTH 44°53'27" WEST, A DISTANCE OF 549.76 FEET;
27. SOUTH 52°31'13" WEST, A DISTANCE OF 240.16 FEET;
28. NORTH 00°01'53" EAST, A DISTANCE OF 623.97 FEET TO THE **POINT OF BEGINNING**. CONTAINING AN AREA OF 14.563 ACRES, (634,352 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **GATEWAY PARK IV EAST SUBDIVISION FILING NO. 24**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

**OWNER: DCT SUMMIT LLC, A DELAWARE LIMITED LIABILITY COMPANY**

BY: DCT INDUSTRIAL OPERATING PARTNERSHIP, LP,  
A DELAWARE LIMITED PARTNERSHIP  
ITS SOLE MEMBER

BY: DCT INDUSTRIAL TRUST INC.,  
A MARYLAND CORPORATION,  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**NOTARY:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

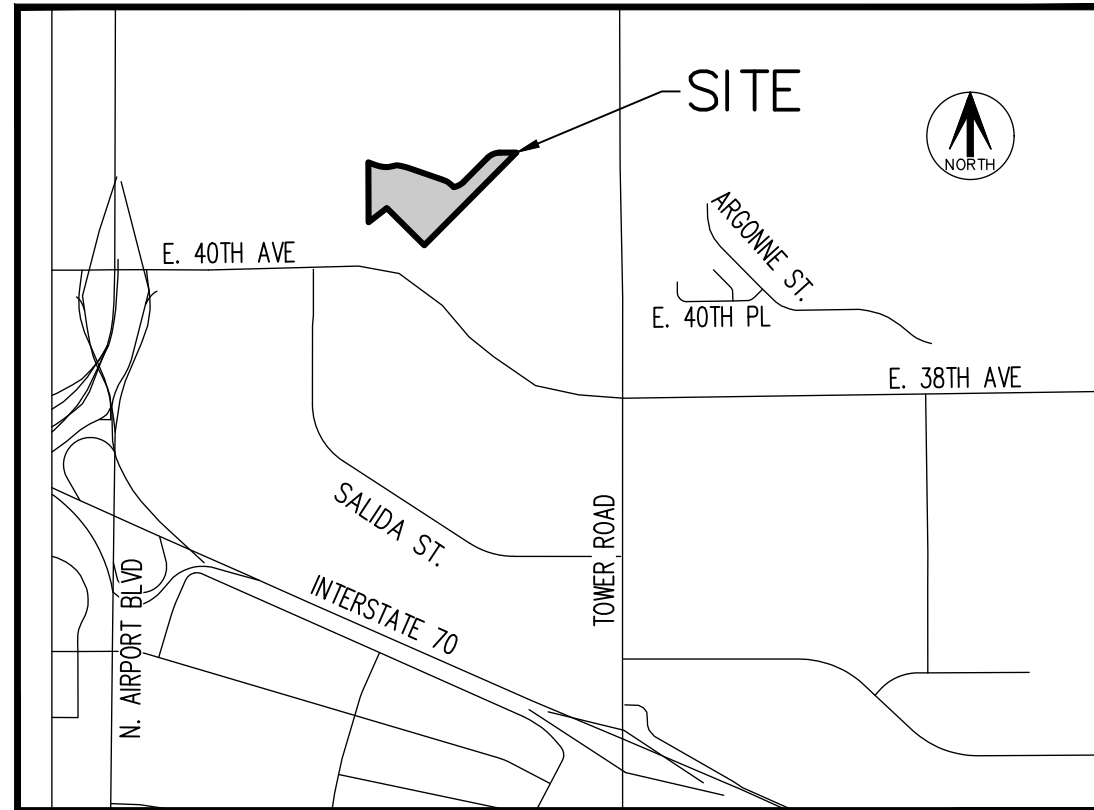
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BEFORE ME \_\_\_\_\_

NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ AND ACKNOWLEDGED THAT HE/THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_



**VICINITY MAP**

SCALE 1" = 2000'

**GENERAL NOTES:**

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING-FIRE LANE".
2. BASIS OF BEARINGS: THE WESTERLY BOUNDARY OF LOT 1, BLOCK 1 GATEWAY PARK IV SUBDIVISION FILING NO. 20.
3. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. FIDELITY NATIONAL TITLE INSURANCE COMPANY REPORT NO. N0015796-010-T02-NB, EFFECTIVE DATE JULY 24, 2018 AT 8:00 A.M., WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY **DOES NOT** REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF PUBLIC RECORD.
5. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
7. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS 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.

**COVENANT:**

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA:

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN, SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS AS DEFINED BY CHAPTER 147, OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY, OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA, AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL AND COMMUNITY UTILITY LINES AND SERVICES; AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS; AND HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES RESULTING FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE UTILITIES; AND THEY FURTHER AGREE TO HOLD HARMLESS THE CITY OF AURORA, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF AURORA.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT: THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON JANUARY 25, 2018.



DON R. HULSEY, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 38291  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

**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.

**NOTICE:** PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

**CITY OF AURORA APPROVALS:**

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER THE CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

_____ DIRECTOR OF PUBLIC WORKS	_____ DATE
_____ CITY ATTORNEY	_____ DATE
_____ PLANNING DIRECTOR	_____ DATE

**CLERK AND RECORDER'S CERTIFICATE:**

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

_____ COUNTY CLERK AND RECORDER	_____ DEPUTY
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INSTRUMENT NO.: \_\_\_\_\_

LAST DATE REVISED: JULY 31, 2018

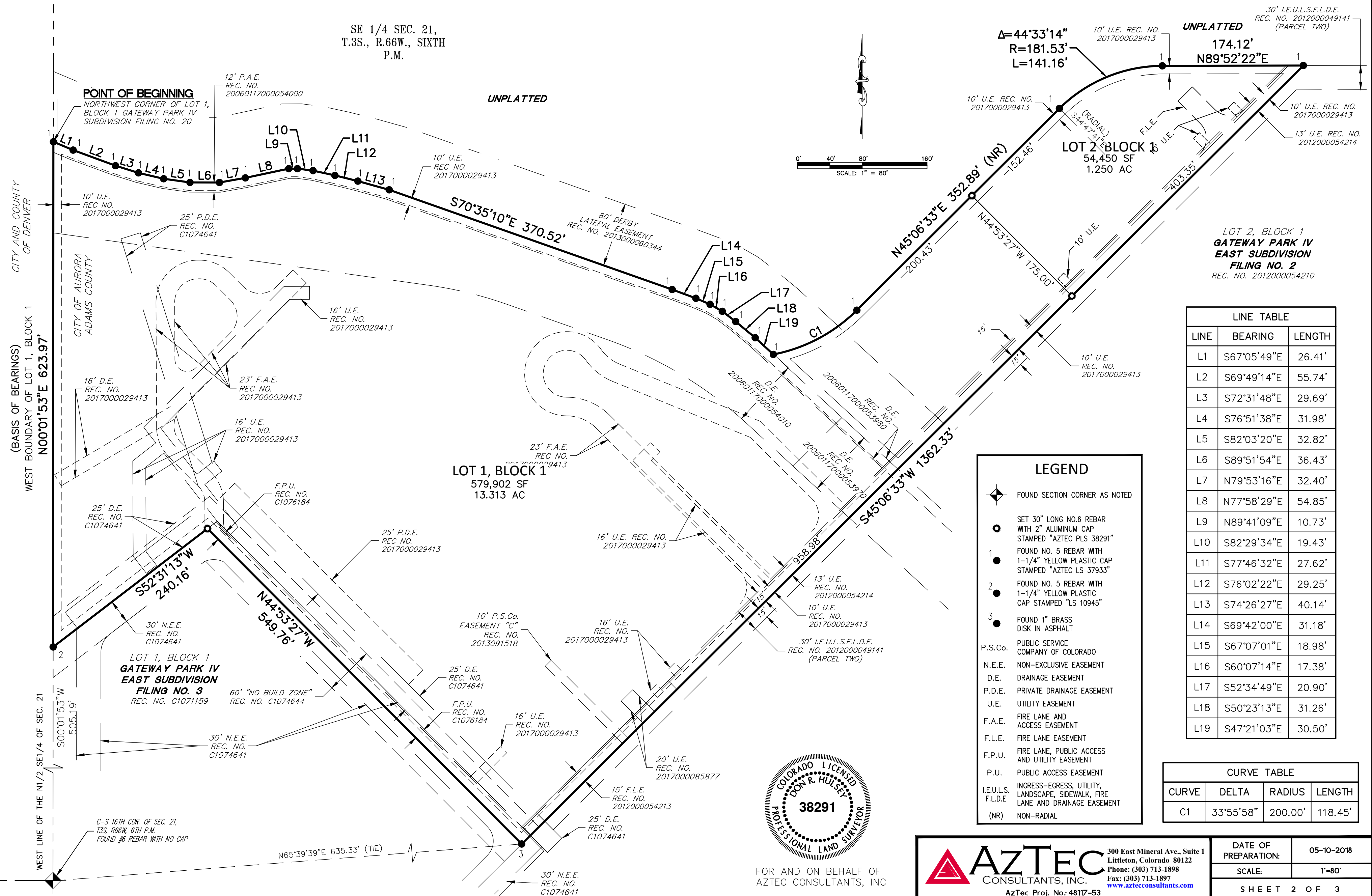
**AzTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 48117-53

DATE OF PREPARATION:	05-10-2018
SCALE:	N/A
SHEET 1 OF 3	



# GATEWAY PARK IV EAST SUBDIVISION FILING NO. 24

A RESUBDIVISION OF A LOTS 1 AND 2, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 20  
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 3



A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 20  
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SE 1/4 SEC. 21,  
T.3S., R.66W., SIXTH P.M.

**UNPLATTED**

LOT 2 BLOCK 1  
54,450 SF  
1.250 AC

LOT 2, BLOCK 1  
GATEWAY PARK IV  
EAST SUBDIVISION  
FILING NO. 2  
REC. NO. 2012000054210

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	89°59'59"	26.00'	40.84'
C3	90°00'00"	26.00'	40.84'


**LEGEND**


- ◆ FOUND SECTION CORNER AS NOTED
- SET 30" LONG NO.6 REBAR WITH 2" ALUMINUM CAP STAMPED "AZTEC PLS 38291"
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- U.E. UTILITY EASEMENT


SCALE: 1" = 30'

COLORADO LICENSED  
DON R. HULSEY  
PROF.  
**38291**

# LEGEND

 FOUND SECTION CORNER AS NOTED

 SET 30" LONG NO.6 REBAR WITH  
2" ALUMINUM CAP STAMPED  
"AZTEC PLS 38291"

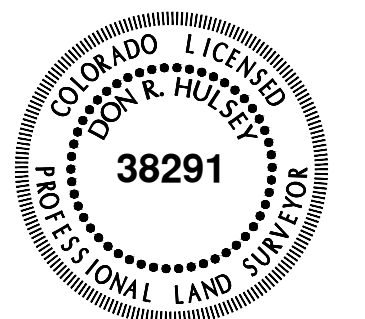
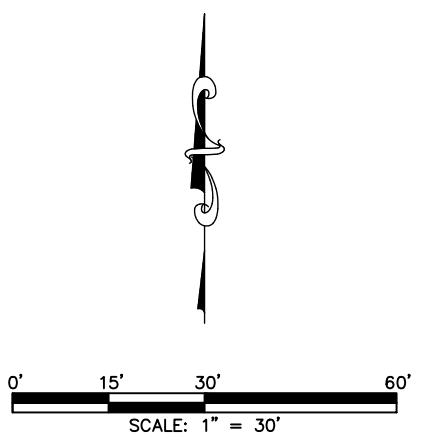
1  
 FOUND NO. 5 REBAR WITH 1-1/4"  
YELLOW PLASTIC CAP STAMPED  
"AZTEC LS 37933"

U.E. UTILITY EASEMENT

F.L.E.E. FIRE LANE EASEMENT

I.E.U.L.S.  
F.L.D.E. INGRESS-EGRESS, UTILITY,  
LANDSCAPE, SIDEWALK, FIRE  
LANE AND DRAINAGE EASEMENT

(NR) NON-RADIAL



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC



**AZTEC**  
CONSULTANTS, INC.  
AzTec Proj. No.: 48117-53

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
[www.azteconsultants.com](http://www.azteconsultants.com)

DATE OF PREPARATION:	05-10-2018
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SCALE:	1"=30'
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SHEET 3 OF 3