

COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF LOT 1 OF BLOCK 2, LOT 2 OF BLOCK 2, LOT 1 OF BLOCK 3 AND TRACT "A" OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO.2 TOGETHER WITH LOT 1 BLOCK 1, OF THE SQUARE AT FITZSIMONS FILING NO.1 AND TOGETHER WITH A PORTION OF EAST 22ND AVENUE LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 3

COVENANTS:

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

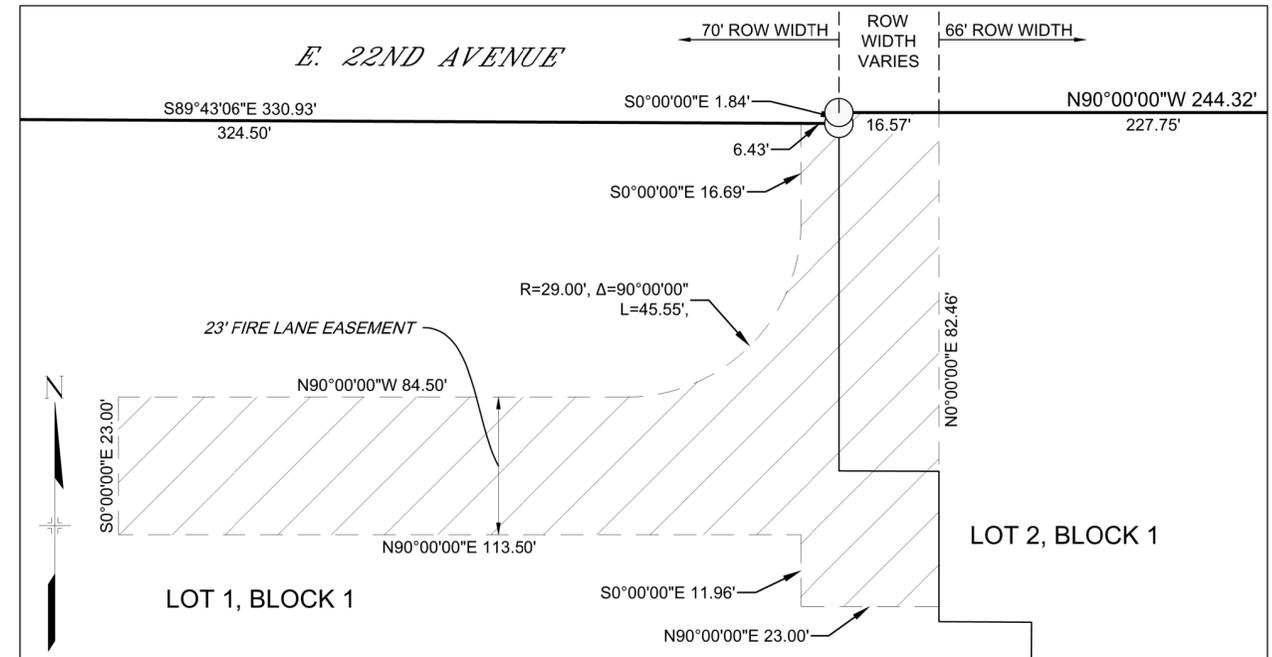
NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 147 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY, OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED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

ALL ELECTRICAL, 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;

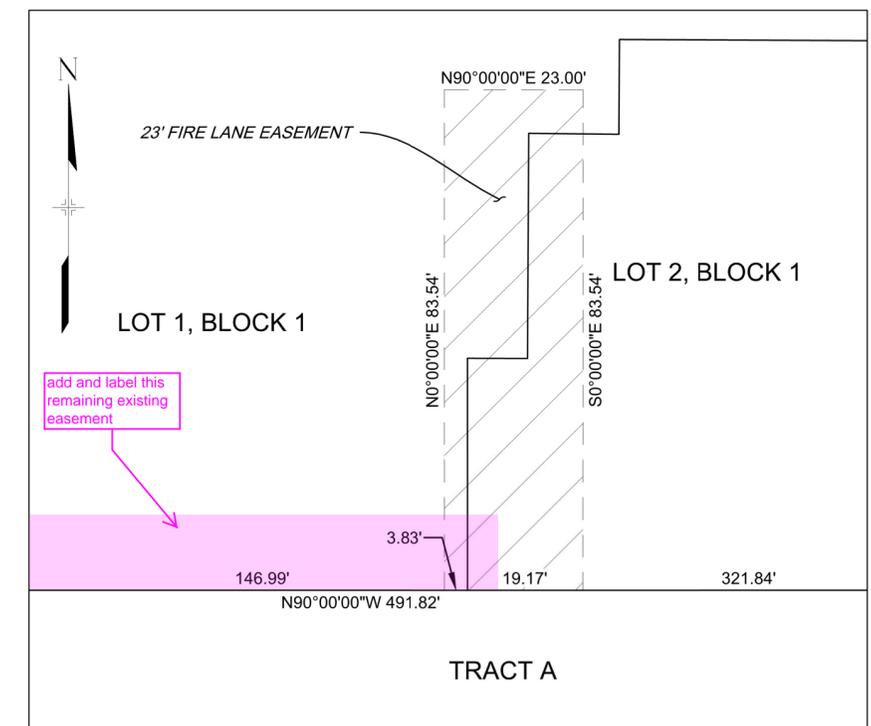
ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS; AND HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES 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.

NOTES:

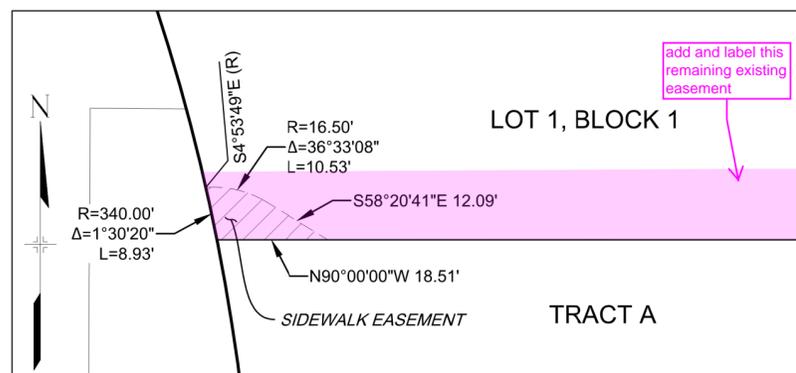
1. BASIS OF BEARINGS: THE BEARINGS USED ON THIS SUBDIVISION PLAT ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE WEST END BY A FOUND 3" BRASS CAP IN A RANGE BOX STAMPED "CITY OF AURORA" "LS 37887" "2005" AND ON THE EAST END BY A FOUND 3-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "COLO. DEPT. OF HIGHWAYS" "PROJECT NO. HB225-4-049" "PLS 10734", ASSUMED TO BEAR SOUTH 89°40'29" EAST A DISTANCE OF 2623.75 FEET.
2. 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"
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 EASEMENTS ARE PROHIBITED.
4. ALL OWNERS OF LOTS ADJACENT TO E. 22ND AVENUE, N. UVALDA STREET AND URSULA STREET SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE THAT MAY RESTRICT THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPE AND SIZE OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
5. TRACT "A" WILL BE PRIVATELY OWNED AND MAINTAINED.
6. ALL LINEAL UNITS SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.
7. NOTICE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC. TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP, OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP, INC. RELIED UPON TITLE COMMITMENT FILE NO. NCS-921010-CO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF AUGUST 17, 2018 AT 5:00 P.M.
8. 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 HEREON.



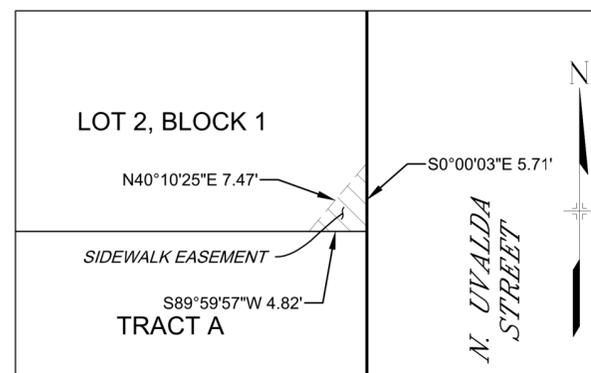
NORTH FIRE LANE EASEMENT DETAIL
SCALE: 1" = 20'



SOUTH FIRE LANE EASEMENT DETAIL
SCALE: 1" = 20'



WEST SIDEWALK EASEMENT DETAIL
SCALE: 1" = 20'



EAST SIDEWALK EASEMENT DETAIL
SCALE: 1" = 10'

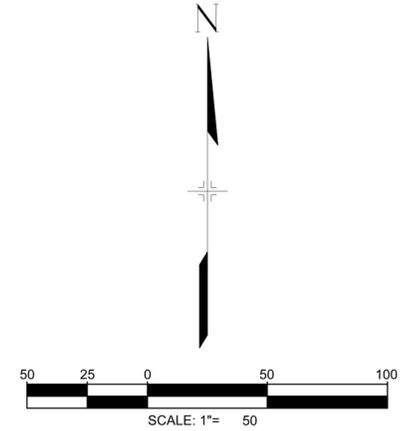
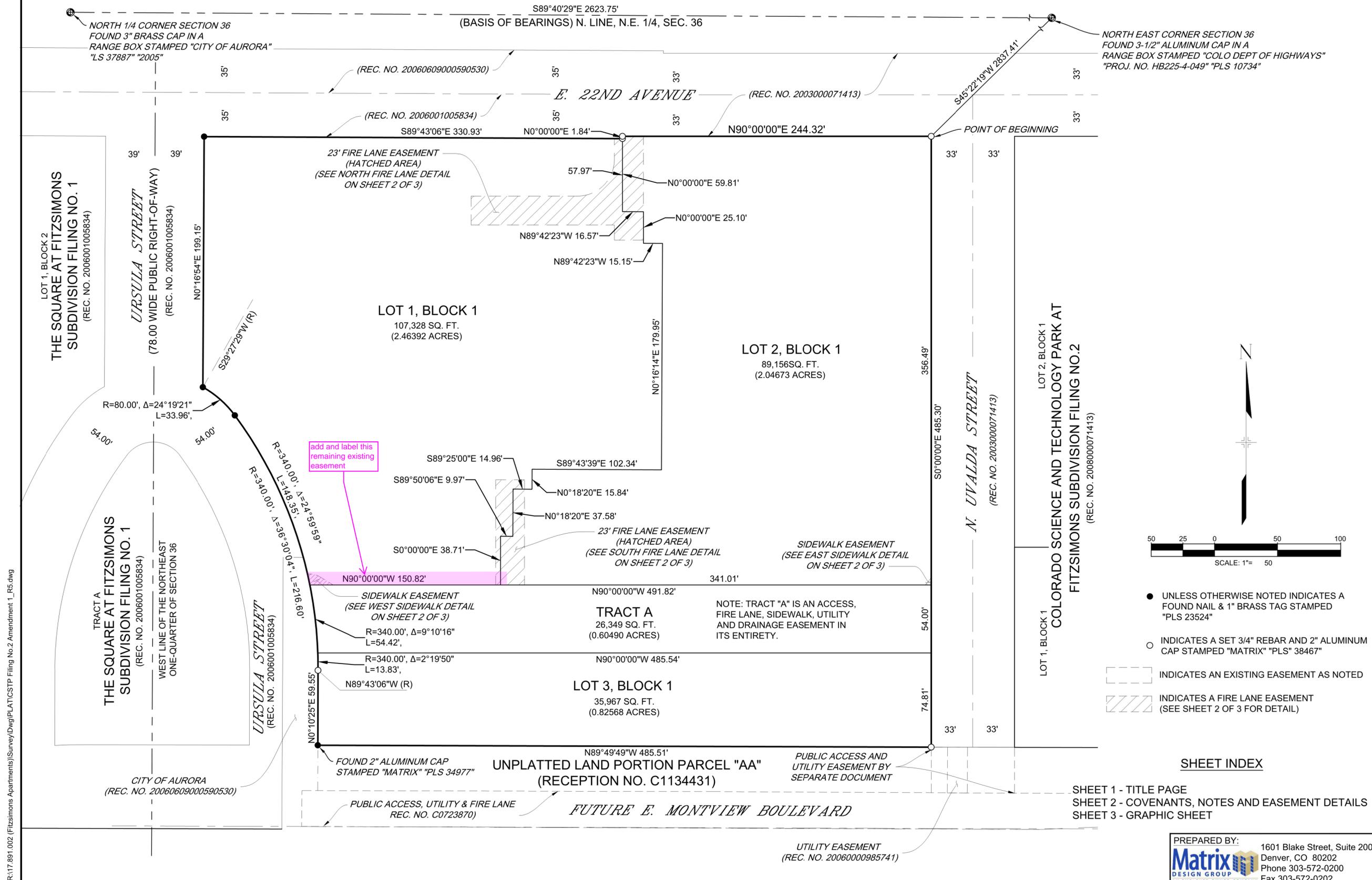
SHEET INDEX

- SHEET 1 - TITLE PAGE
- SHEET 2 - COVENANTS, NOTES AND EASEMENT DETAILS
- SHEET 3 - GRAPHIC SHEET

R:\17.891.002 (Fitzsimons Apartments)\Survey\DWG\PLAT\CSTP Filing No.2 Amendment 1_R5.dwg

COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF LOT 1 OF BLOCK 2, LOT 2 OF BLOCK 2, LOT 1 OF BLOCK 3 AND TRACT "A" OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO.2 TOGETHER WITH LOT 1 BLOCK 1, OF THE SQUARE AT FITZSIMONS FILING NO.1 AND TOGETHER WITH A PORTION OF EAST 22ND AVENUE LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 3 OF 3



- UNLESS OTHERWISE NOTED INDICATES A FOUND NAIL & 1" BRASS TAG STAMPED "PLS 23524"
- INDICATES A SET 3/4" REBAR AND 2" ALUMINUM CAP STAMPED "MATRIX" "PLS" 38467"
- ▭ INDICATES AN EXISTING EASEMENT AS NOTED
- ▨ INDICATES A FIRE LANE EASEMENT (SEE SHEET 2 OF 3 FOR DETAIL)

SHEET INDEX

- SHEET 1 - TITLE PAGE
- SHEET 2 - COVENANTS, NOTES AND EASEMENT DETAILS
- SHEET 3 - GRAPHIC SHEET

PREPARED BY:
Matrix DESIGN GROUP
 AN EMPLOYEE-OWNED COMPANY

1601 Blake Street, Suite 200
 Denver, CO 80202
 Phone 303-572-0200
 Fax 303-572-0202

R:\17.891.002 (Fitzsimons Apartments)\Survey\DWG\PLAT\CSTP Filing No.2 Amendment 1_R5.dwg