

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 1 OF 3

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF THE FOLLOWING DESCRIBED LAND:

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 RECORDED SEPTEMBER 5, 2008 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 2008000071413 TOGETHER WITH LOT 1, BLOCK 1 OF THE SQUARE AT FITZSIMONS SUBDIVISION FILING NO. 1 RECORDED DECEMBER 1, 2006 IN SAID RECORDS UNDER RECEPTION NUMBER 2006001005834 AND TOGETHER WITH A PORTION OF VACATED EAST 22ND AVENUE ACCORDING TO THE OFFICIAL VACATION RECORDED JUNE 22, 2018 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 2018000050542, ALL 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. MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID 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" "PROJ. NO. HB225-4-049" "PLS 10734", ASSUMED TO BEAR SOUTH 89°40'29" EAST A DISTANCE OF 2623.75 FEET;

COMMENCE AT THE EAST END OF SAID NORTH LINE; THENCE SOUTH 45°22'19" WEST A DISTANCE OF 2,837.41 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3 OF SAID COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 2 ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF N. UVALDA STREET AND THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 485.30 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 2 OF SAID COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING 2;

THENCE NORTH 89°49'49" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 485.51 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 2 ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF URSULA STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

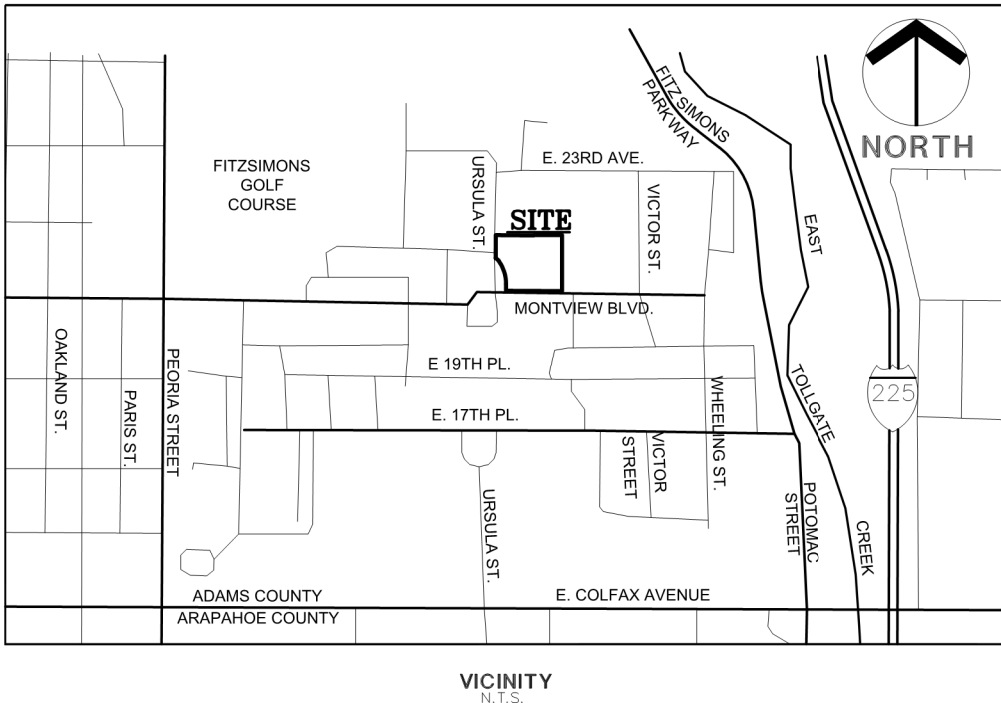
- 1. THENCE NORTH 00°10'25" EAST A DISTANCE OF 59.55 FEET TO A 340.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 89°43'06" WEST;
- 2. THENCE NORTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 36°30'04" AN ARC DISTANCE OF 216.60 FEET TO A 80.00 FOOT RADIUS COMPOUND CURVE;
- 3. THENCE NORTHWESTERLY, ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 24°19'21" AN ARC DISTANCE OF 33.96 FEET;
- 4. THENCE NORTH 00°16'54" EAST A DISTANCE OF 199.15 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF THE SQUARE AT FITZSIMONS SUBDIVISION FILING NO. 1 ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 22ND AVENUE;

THENCE SOUTH 89°43'06" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 330.93 FEET;

THENCE NORTH 00°00'00" WEST A DISTANCE OF 1.84 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1, BLOCK 3 OF SAID COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS FILING NO. 2;

THENCE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE AND IT'S EXTENSION, A DISTANCE OF 244.32 FEET TO THE POINT OF BEGINNING. CONTAINING 258,798 SQUARE FEET OR (5.94119 ACRES) MORE OR LESS.

AND HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND A TRACT AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 7, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.



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 \_\_\_\_\_.

JEFFREY A. MILLER, PLS
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 38467
FOR AND ON BEHALF OF MATRIX DESIGN GROUP INC.

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\_\_ A.D., SUBJECT TO THE CONDITION THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER 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 CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, AT \_\_\_\_ O'CLOCK \_\_\_\_, M.
THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ A.D.

CLERK AND RECORDER
DEPUTY
INSTRUMENT NO.:

OWNER:

FITZSIMONS REDEVELOPMENT AUTHORITY, A GOVERNMENTAL ENTITY OF THE STATE OF COLORADO

BY: STEVE VAN NURDEN
TITLE: PRESIDENT/CEO - FITZSIMONS REDEVELOPMENT AUTHORITY

NOTARIAL:

STATE OF COLORADO )
) SS
COUNTY OF ADAMS )

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

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

OWNER:

AIMCO 21 FITZSIMONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: BRETT LEONHARDT
TITLE: VICE PRESIDENT

NOTARIAL:

STATE OF COLORADO )
) SS
COUNTY OF ADAMS )

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

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

OWNER:

AIMCO OPPORTUNITY FUND 3A, LP, A DELAWARE LIMITED PARTNERSHIP

BY: BRETT LEONHARDT
TITLE: VICE PRESIDENT

NOTARIAL:

STATE OF COLORADO )
) SS
COUNTY OF ADAMS )

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

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

MORTGAGE HOLDER:

THE UNDERSIGNED, AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

PNC BANK, NATIONAL ASSOCIATION

SHEET INDEX

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

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;

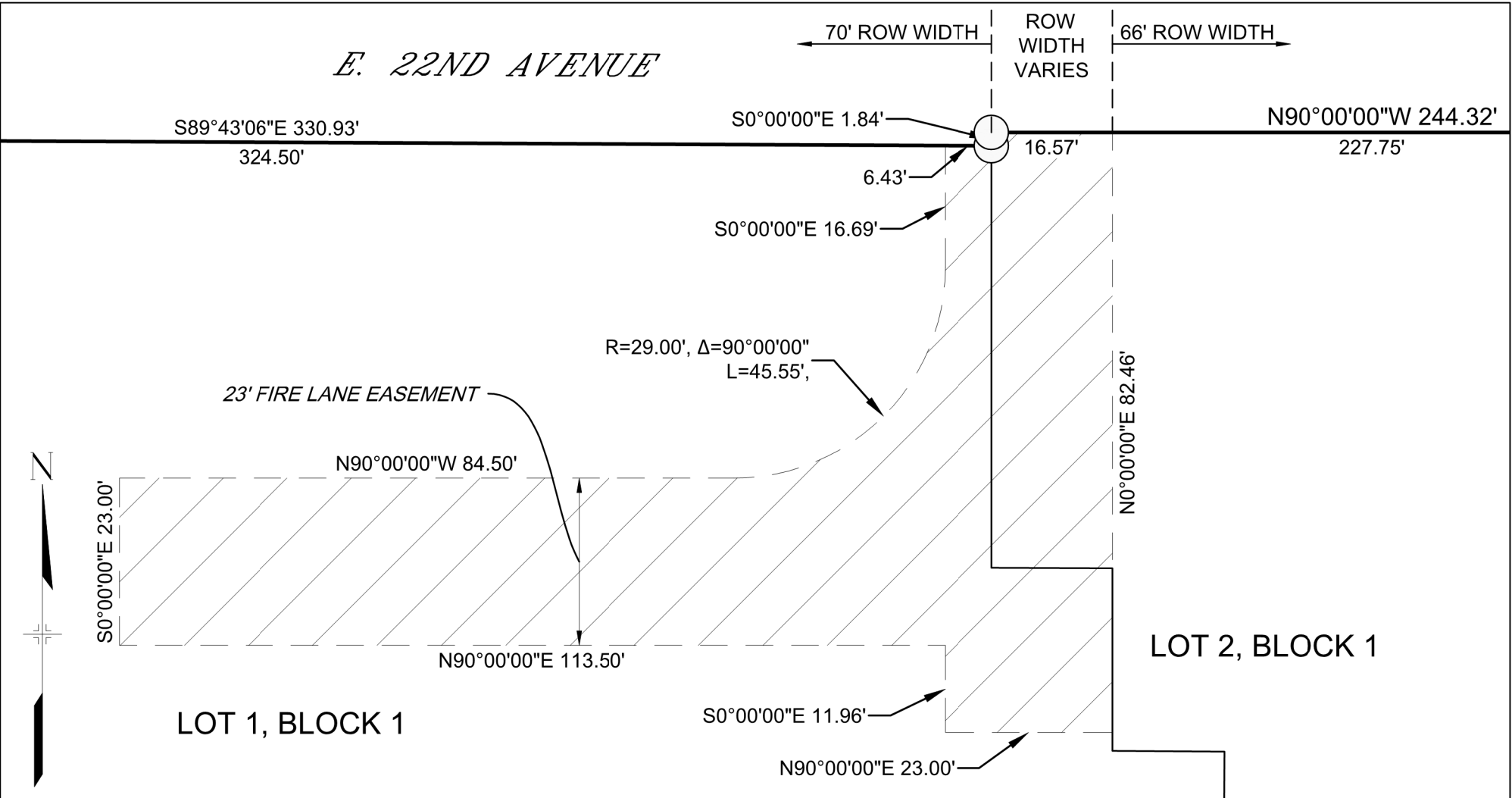
NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 147 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY, OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED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

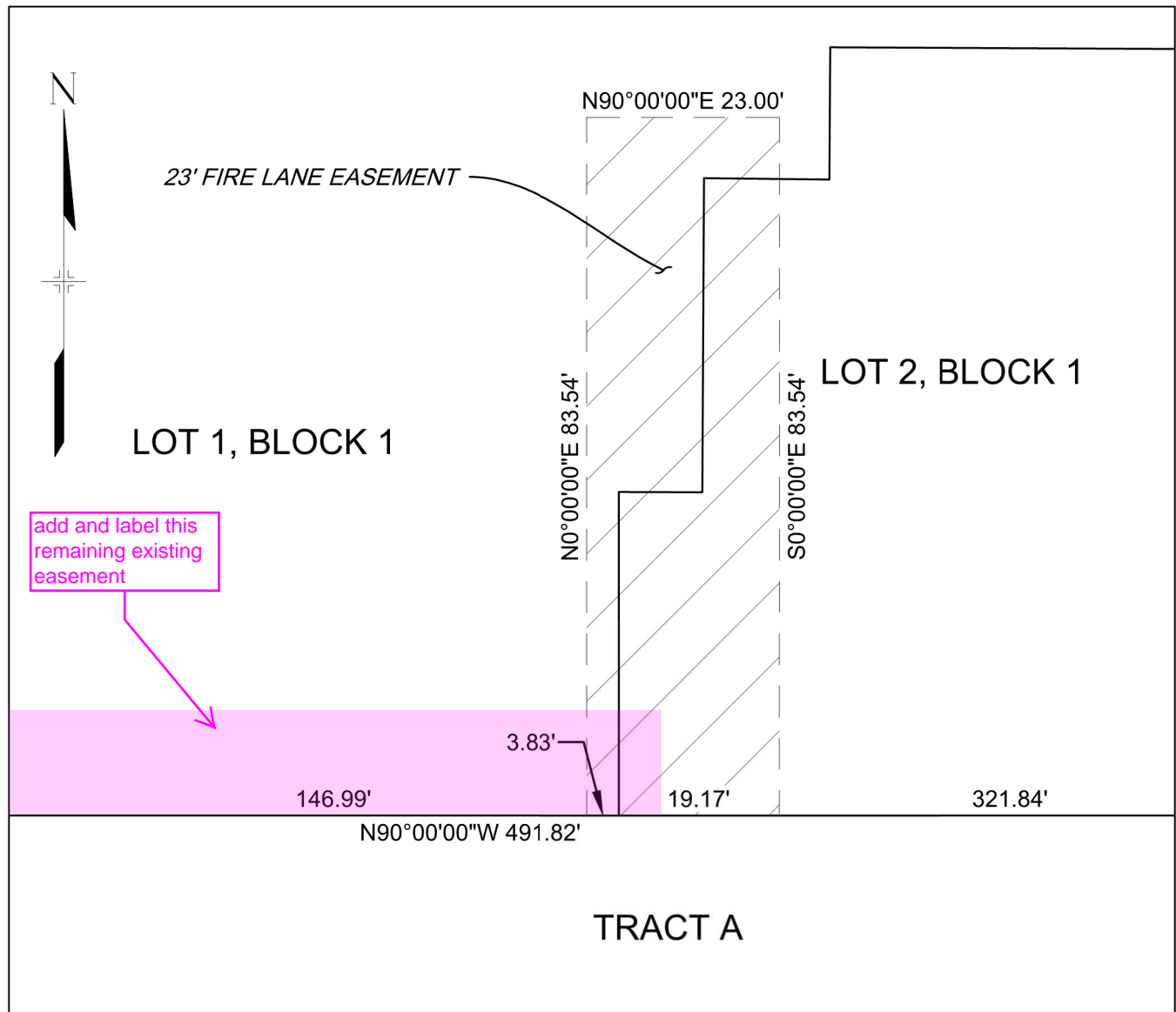
ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS; AND HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES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

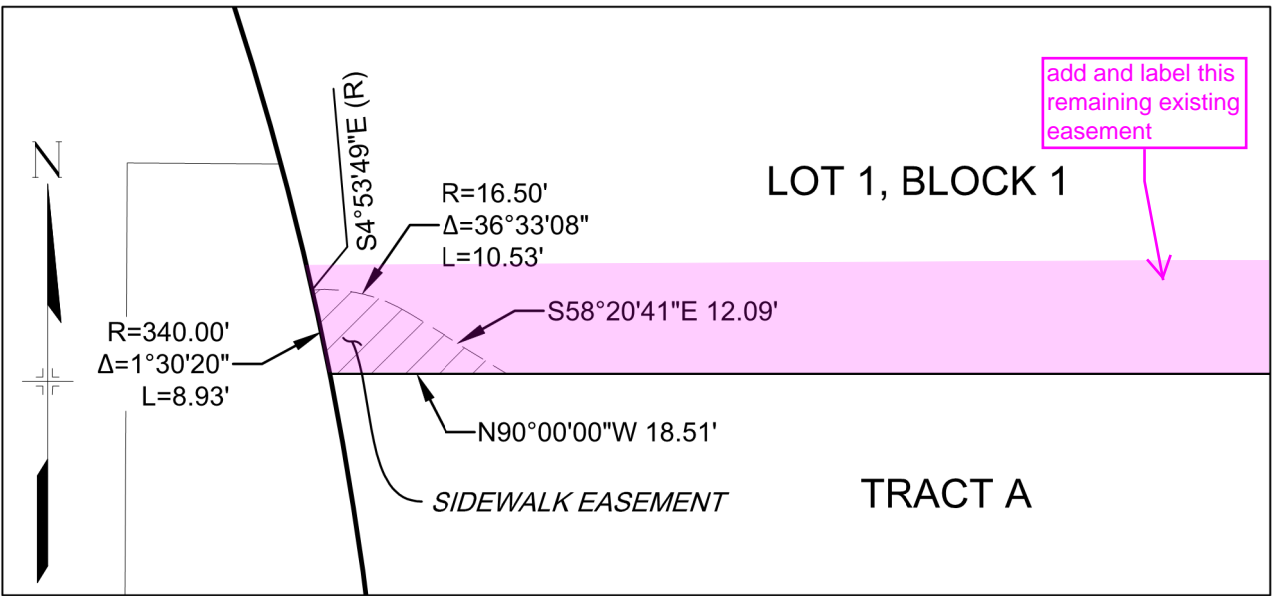
1. BASIS OF BEARINGS: THE BEARINGS USED ON THIS SUBDIVISION PLAT ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE WEST END BY A FOUND 3" BRASS CAP IN A RANGE BOX STAMPED "CITY OF AURORA" "LS 37887" "2005" AND ON THE EAST END BY A FOUND 3-1/2" ALUMINUM CAP 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.



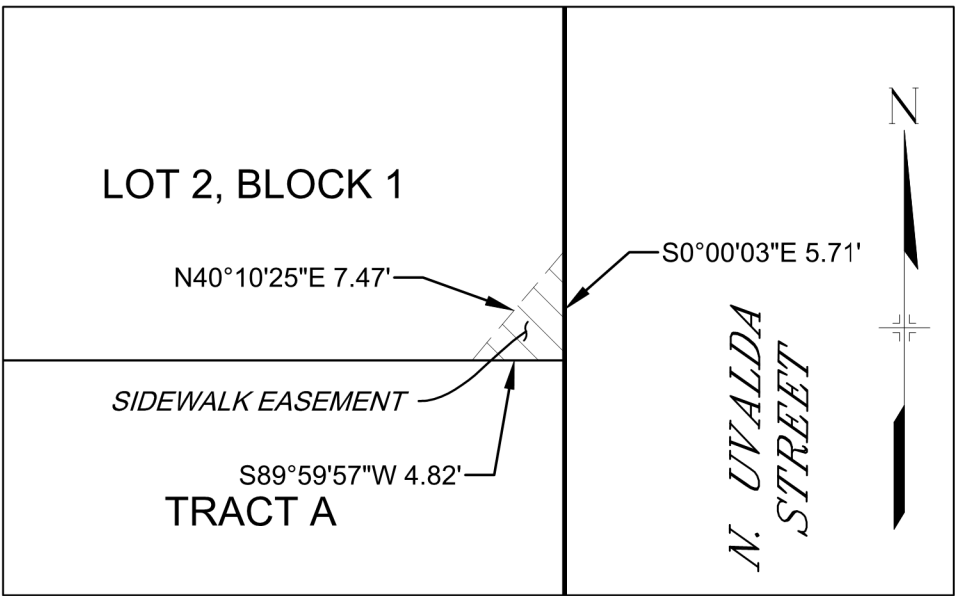
NORTH FIRE LANE EASEMENT DETAIL  
SCALE: 1" = 20'



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



WEST SIDEWALK EASEMENT DETAIL  
SCALE: 1" = 20'



EAST SIDEWALK EASEMENT DETAIL  
SCALE: 1" = 10'

SHEET INDEX

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PREPARED BY: **Matrix** 1601 Blake Street, Suite 200  
**DESIGN GROUP** Denver, CO 80202  
AN EMPLOYEE-OWNED COMPANY Phone 303-572-0200  
 Fax 303-572-0202