

COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS FILING NO. 2, 1ST AMENDMENT

UPDATED

NO. 1

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 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 2

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 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.

Acceage + Square Ft. More or Less

AND HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND A TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF BIOSCIENCE III SUBDIVISION FILING NO. 4, 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.

EDITED

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)
COUNTY OF ADAMS) SS

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

CONTRACT PURCHASER::

XX

BY: XXXXXXXXXXXXXXXXXXXXXXXX
TITLE: XXXXXXXXXXXXXXXXXXXXXXXX

NOTARIAL:

STATE OF COLORADO)
COUNTY OF ADAMS) SS

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__.

WITNESS MY HAND AND OFFICIAL SEAL:

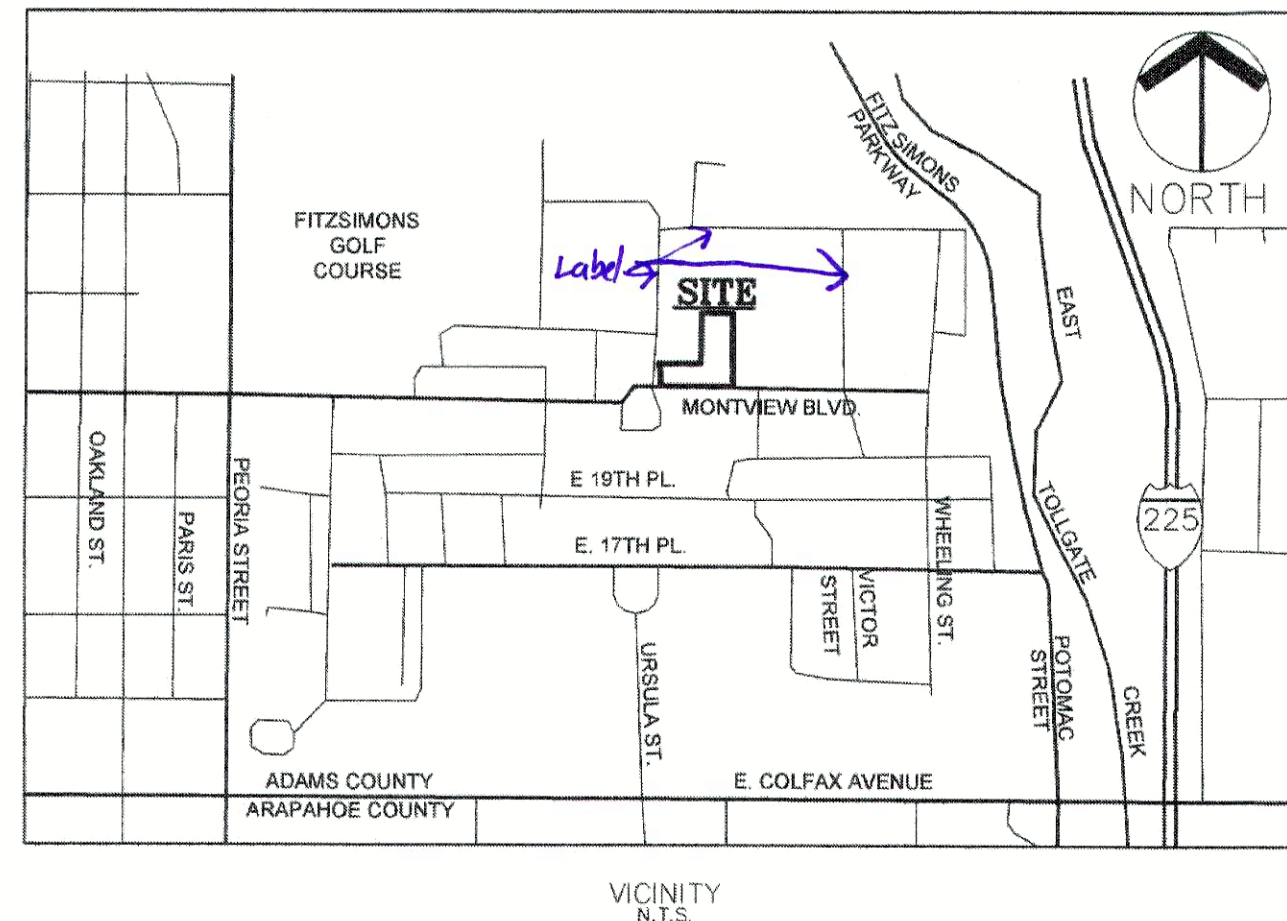
NOTARY PUBLIC

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.

XXXXXXXXXXXX



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 138-105 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.

EMERGENCY INGRESS AND EGRESS - R/C EDITED INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE"

NOTES:

1. BASIS OF BEARINGS: THE BEARINGS USED ON THIS SUBDIVISION PLAT ARE REFERENCED TO THE EAST LINE OF LOT 1 BLOCK 1 OF THE SQUARE AT FITZSIMONS SUBDIVISION FILING NO. 1 MONUMENTED ON THE NORTH END BY A FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MATRIX PLS 34977" AND ON THE SOUTH END BY A FOUND 3/4" BRASS DISK STAMPED "PLS 34580", ASSUMED TO BEAR SOUTH 00°16'54" WEST A DISTANCE OF 336.00 FEET.

2. 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.

3. TRACTS "A" WILL BE OWNED AND MAINTAINED BY THE COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT 1 AND IS AN ACCESS, FIRE LANE, UTILITY AND DRAINAGE EASEMENT IN ITS ENTIRETY.

4. ALL LINEAL UNITS SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.

5. 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 NO. 100-N0012912-010-T02 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 21, 2017 AT 7:00 A.M.

6. 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.

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 ____

ROBERT L. MEADOWS JR., PLS
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 34977
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.: _____

SHEET INDEX

SHEET 1 - TITLE PAGE
SHEET 2 - GRAPHIC DETAILS AND EASEMENT SHEET

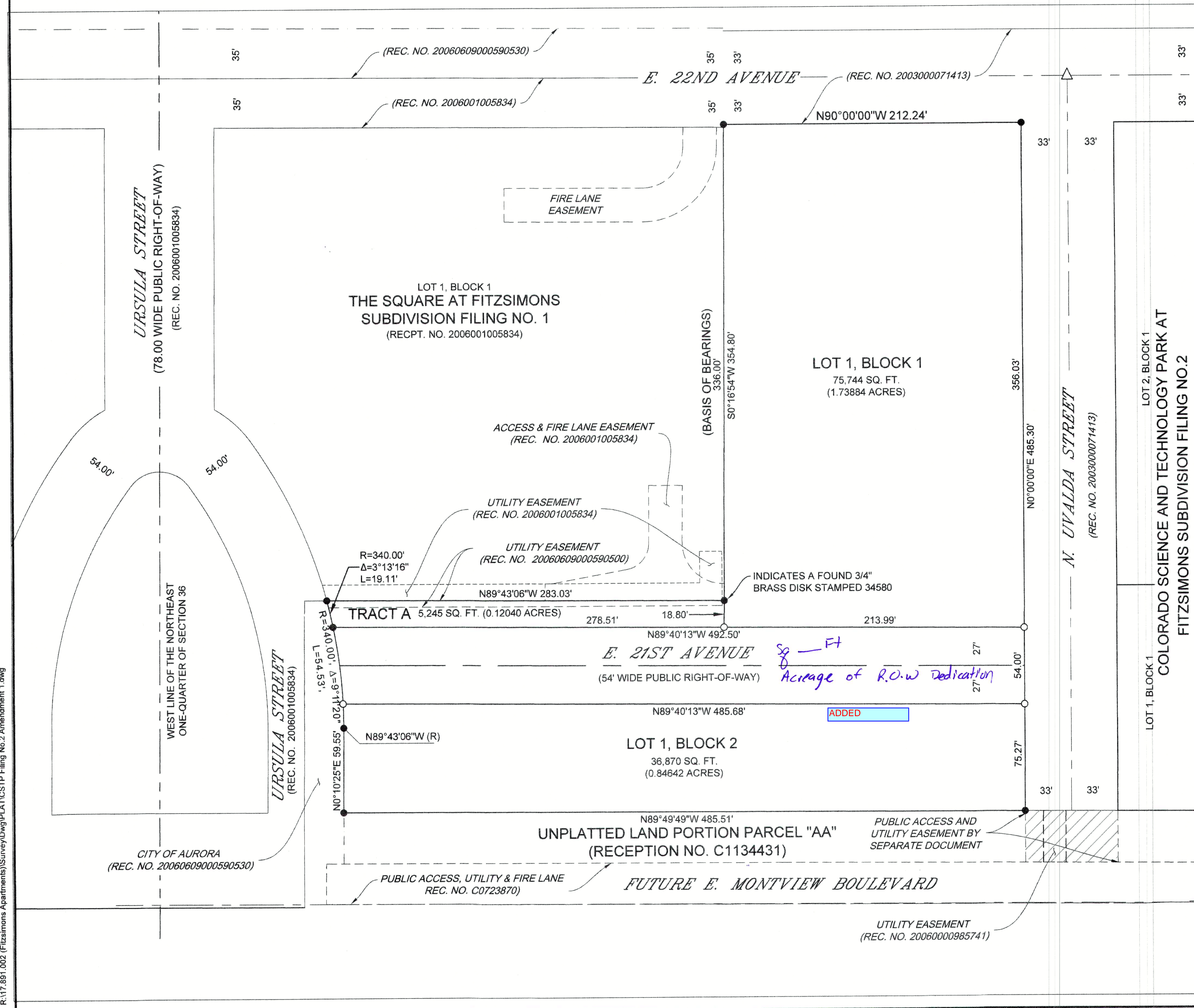
PREPARED BY: 1601 Blake Street, Suite 200
Matrix DESIGN GROUP Denver, CO 80202
AN EMPLOYEE-OWNED COMPANY Phone 303-572-0200
Fax 303-572-0202

COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS FILING NO. 2, 1ST AMENDMENT

EDITED
NO. 1

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SHEET 2 OF 2



- UNLESS OTHERWISE NOTED INDICATES A FOUND NO.5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX 34977"
- INDICATES A SET NO.5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX 34977"