

FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

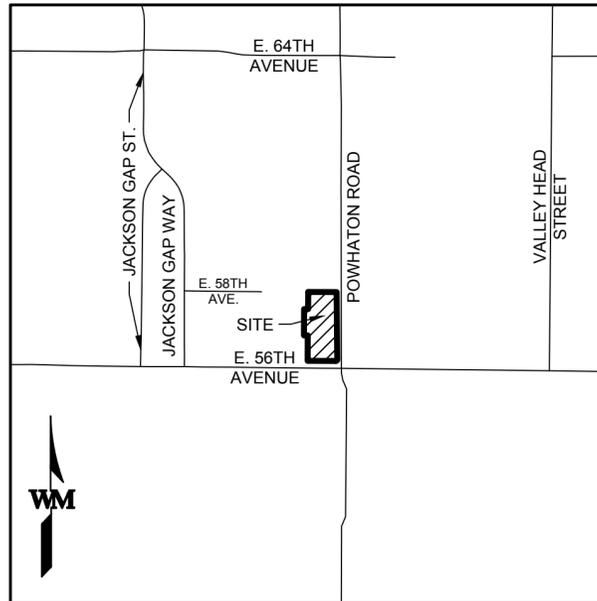
COMMENCING AT THE SOUTHEAST CORNER OF WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8 AND CONSIDERING THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8 TO BEAR NORTH 00°37'31" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE NORTH 00°37'31" WEST ALONG SAID WEST LINE OF THE EAST HALF OF SECTION 8 A DISTANCE OF 110.01 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF EAST 56TH AVENUE; THENCE SOUTH 89°47'28" EAST ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 711.54 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°15'55" EAST A DISTANCE OF 425.09 FEET;
THENCE NORTH 89°44'05" WEST A DISTANCE OF 23.76 FEET;
THENCE NORTH 00°15'55" EAST A DISTANCE OF 440.00 FEET;
THENCE SOUTH 89°44'05" EAST A DISTANCE OF 19.98 FEET;
THENCE NORTH 00°15'55" EAST A DISTANCE OF 273.77 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23°34'41", A RADIUS OF 27.50 FEET, AN ARC LENGTH OF 11.32 FEET AND A CHORD THAT BEARS NORTH 11°31'26" WEST A DISTANCE OF 11.24 FEET;
THENCE SOUTH 89°44'05" EAST A DISTANCE OF 521.42 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF POWHATON ROAD;
THENCE ALONG SAID WESTERLY RIGHT OF WAY SOUTH 00°38'22" EAST A DISTANCE OF 1,124.11 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°50'54", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.64 FEET AND A CHORD THAT BEARS SOUTH 44°47'05" WEST A DISTANCE OF 35.62 FEET;
THENCE NORTH 89°47'28" WEST A DISTANCE OF 508.12 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 614,269 SQUARE FEET, OR 14.102 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3**, 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.



VICINITY MAP:
1" = 2000'

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 _____, 202_ AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT 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 (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 _____.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS CORRECT AND ACCURATE, IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

CONTRACT PURCHASER:

AMBROSE FINE POINT JV, LLC, AN INDIANA LIABILITY COMPANY

SIGNATURE _____
PRINT NAME _____ PRINT TITLE _____

NOTARIAL:

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, 20__ AD BY _____ AS _____ OF

AMBROSE FINE POINT JV, LLC, AN INDIANA LIABILITY COMPANY, WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

JUSTIN C. SCHEITLER P.L.S. 38430
FOR & ON BEHALF OF WARE MALCOMB
900 SOUTH BROADWAY SUITE 320, DENVER, COLORADO 80209

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE AN LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

OWNER:

OWNER: D.I.A. 56TH, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

SIGNATURE _____
PRINT NAME _____ PRINT TITLE _____

NOTARIAL:

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, 20__ AD BY _____ AS _____ OF

D.I.A. 56TH, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

900 south broadway st.
suite 320
denver, co 80209
p. 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

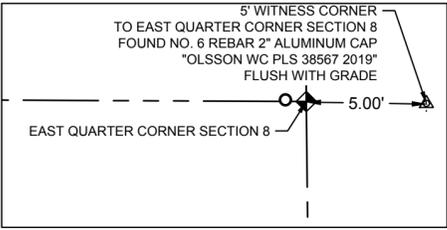
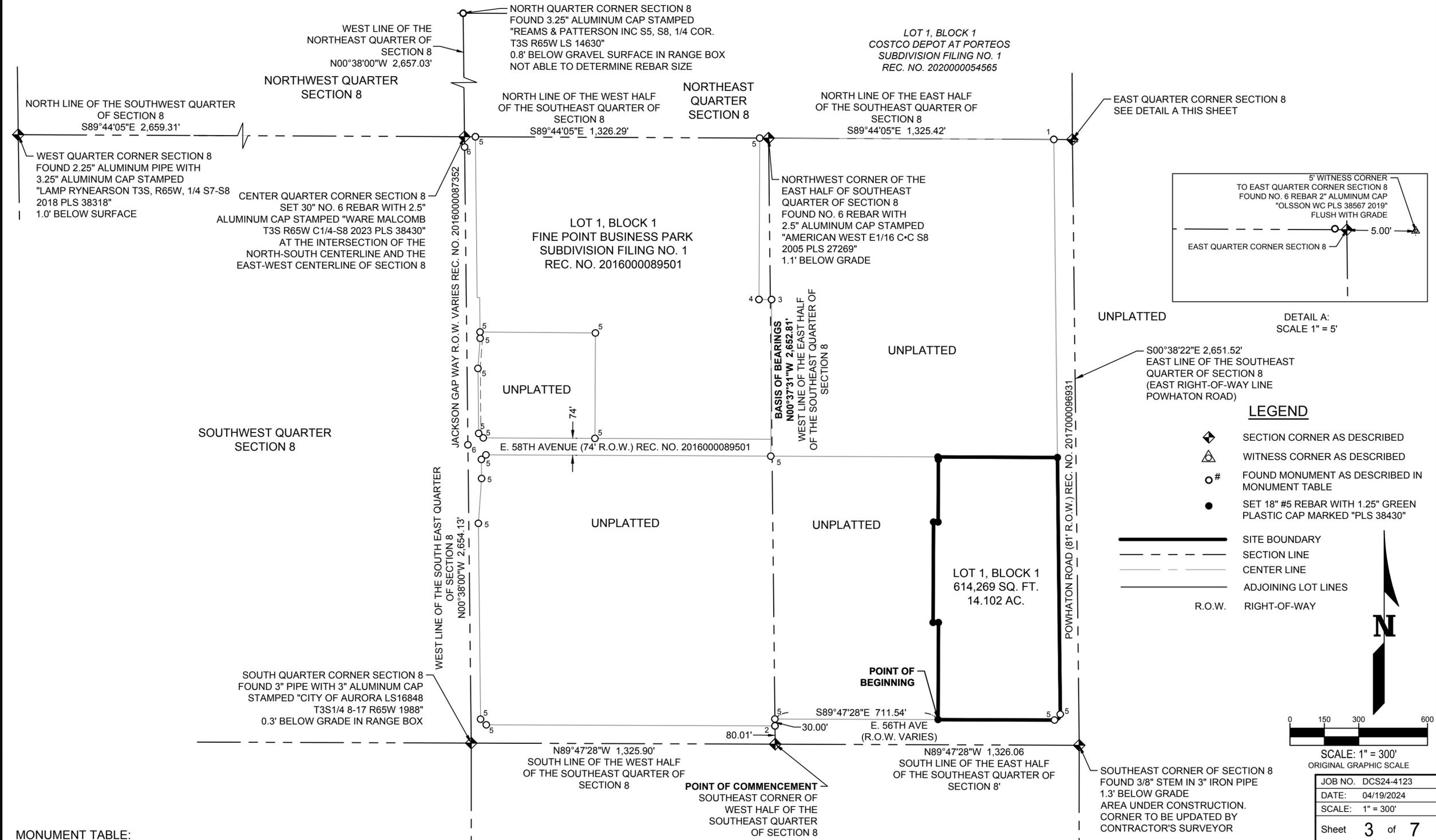
JOB NO.	DCS24-4123
DATE:	04/19/2024
SCALE:	N/A
Sheet	1 of 7

NO.	DATE	REMARKS
DRAWN BY:	CJD	PA/PM: JCS

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FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3

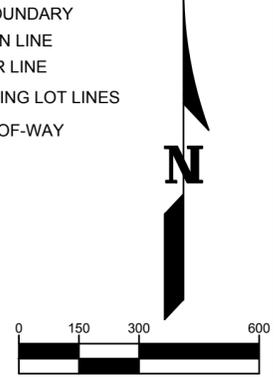
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



UNPLATTED
DETAIL A:
SCALE 1" = 5'

LEGEND

- SECTION CORNER AS DESCRIBED
- WITNESS CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE
- SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
- SITE BOUNDARY
- SECTION LINE
- CENTER LINE
- ADJOINING LOT LINES
- R.O.W. RIGHT-OF-WAY



MONUMENT TABLE:

1. FOUND NO. 5 REBAR WITH 1.25" BLUE PLASTIC CAP "PLS 38567" 0.3' BELOW GRADE
2. FOUND NO. 5 REBAR 0.1' BELOW GRADE
3. FOUND NO. 6 REBAR WITH 2.5" ALUMINUM CAP "PLS 23899" FLUSH WITH GRADE
4. FOUND NO. 6 REBAR WITH 2.5" ALUMINUM CAP "PLS 23899" 0.2' BELOW GRADE
5. FOUND NO. 5 REBAR WITH 1.25" GREEN PLASTIC CAP "PLS 38430" FLUSH WITH GRADE
6. FOUND 2.5" ALUMINUM CAP "PLS 38311 2017" 0.1' BELOW GRADE IN RANGE BOX

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8
FOUND NO. 6 REBAR WITH 2.5" ALUMINUM CAP STAMPED "AMERICAN WEST LS 27269 E1/16 S8-S17 2005" 0.2' ABOVE GRADE

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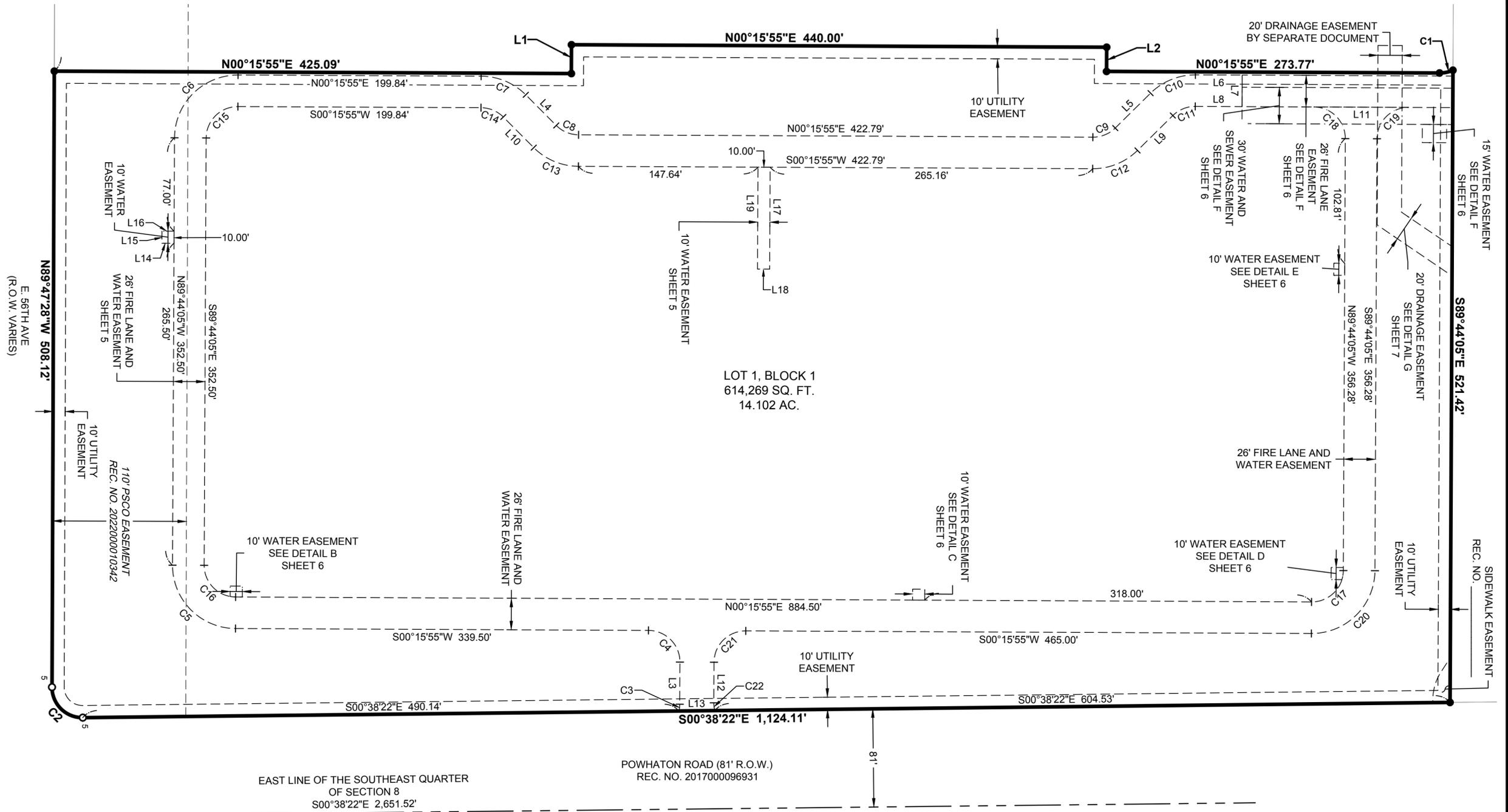
JOB NO.	DCS24-4123
DATE:	04/19/2024
SCALE:	1" = 300'
Sheet	3 of 7

NO.	DATE	REMARKS
DRAWN BY:	CJD	PA/PM: JCS

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FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3

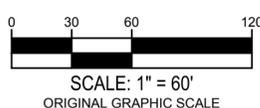
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LOT 1, BLOCK 1
614,269 SQ. FT.
14.102 AC.

LEGEND

- ◆ SECTION CORNER AS DESCRIBED
- # ○ FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE ON SHEET 3
- SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
- SITE BOUNDARY
- - - SECTION LINE
- CENTER LINE
- - - ADJOINING LOT LINES
- LOT LINES
- - - EASEMENT
- - - PROPOSED EASEMENT
- R.O.W. RIGHT-OF-WAY



NOTE
SEE SHEET 7 FOR LINE AND CURVE TABLES.

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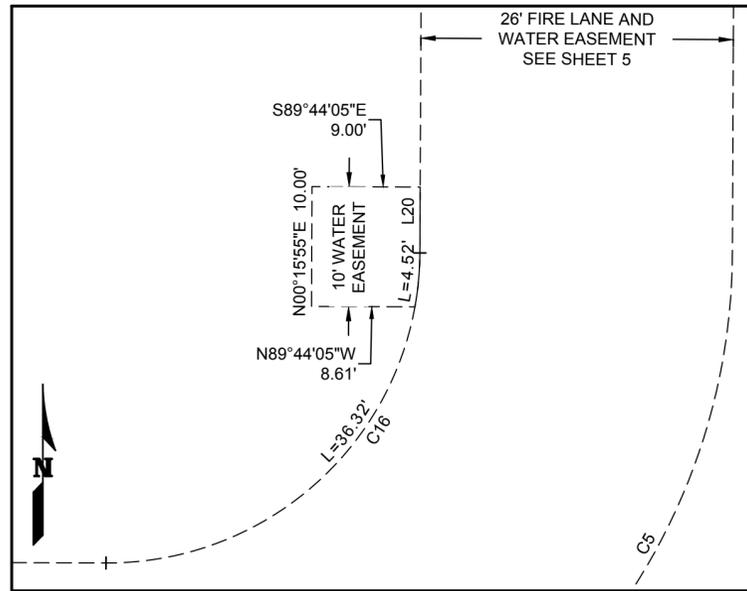
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DATE:	04/19/2024
SCALE:	1" = 60'
Sheet	5 of 7

NO.	DATE	REMARKS
DRAWN BY:	CJD	PA/PM: JCS

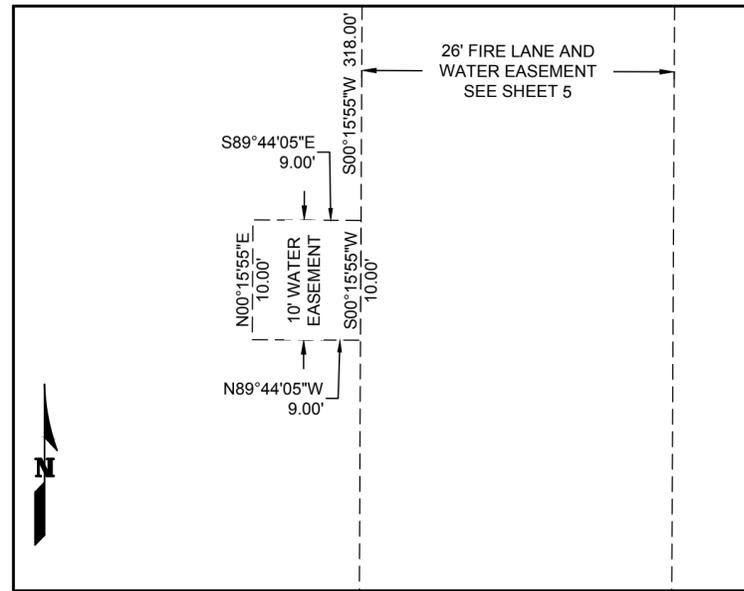
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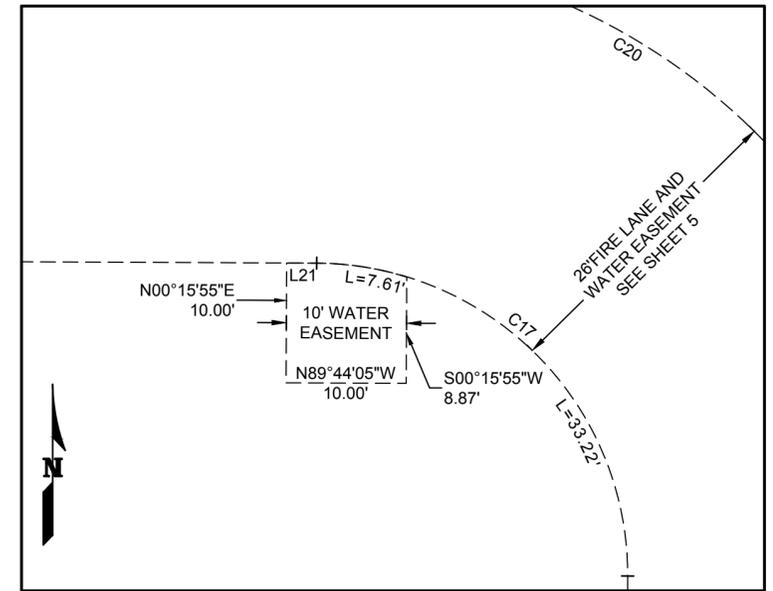
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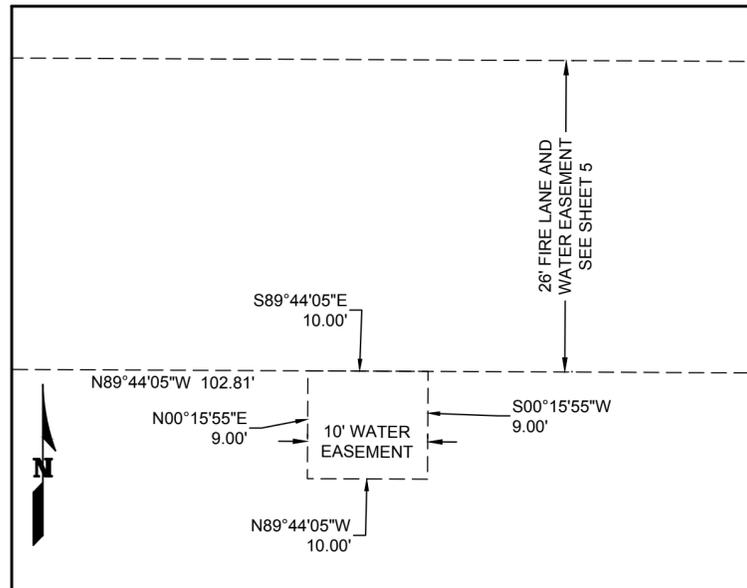
DETAIL B:
SCALE 1" = 10'



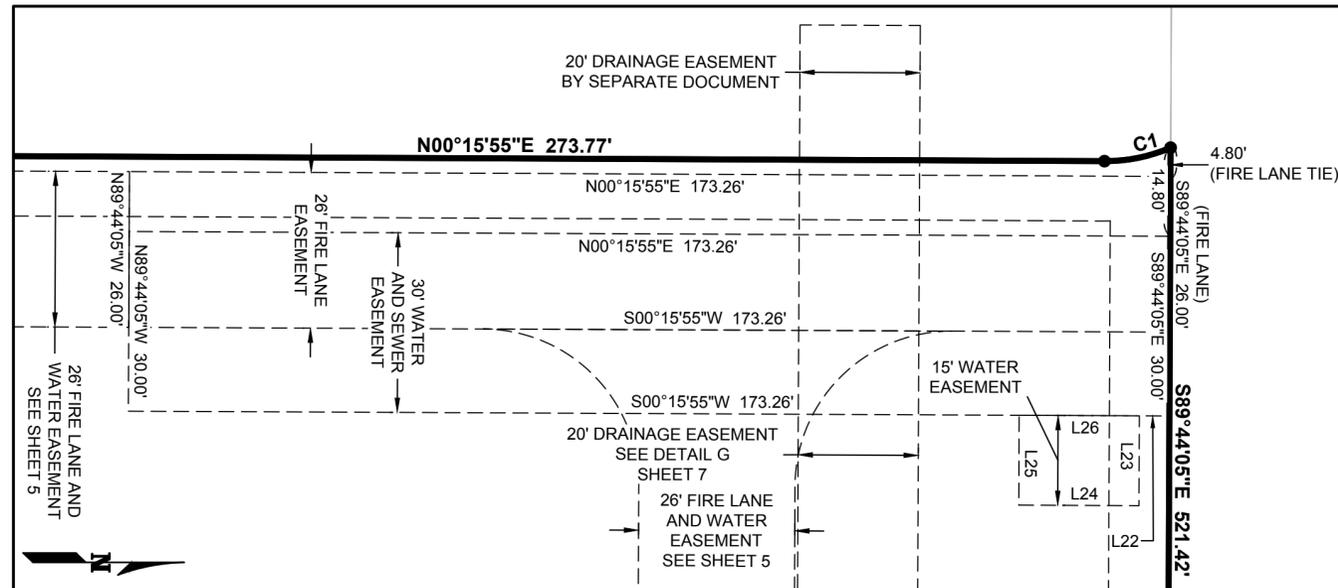
DETAIL C:
SCALE 1" = 10'



DETAIL D:
SCALE 1" = 10'



DETAIL E:
SCALE 1" = 10'



DETAIL F:
SCALE 1" = 20'

LEGEND

- ◆ SECTION CORNER AS DESCRIBED
- # ○ FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE ON SHEET 3
- SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
- SITE BOUNDARY
- - - SECTION LINE
- CENTER LINE
- - - ADJOINING LOT LINES
- LOT LINES
- - - EASEMENT
- - - PROPOSED EASEMENT
- R.O.W. RIGHT-OF-WAY

NOTE
SEE SHEET 7 FOR LINE
AND CURVE TABLES.

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JOB NO.	DCS24-4123
DATE:	04/19/2024
SCALE:	N/A
Sheet	6 of 7

NO.	DATE	REMARKS
DRAWN BY:	CJD	PA/PM: JCS

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