

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:

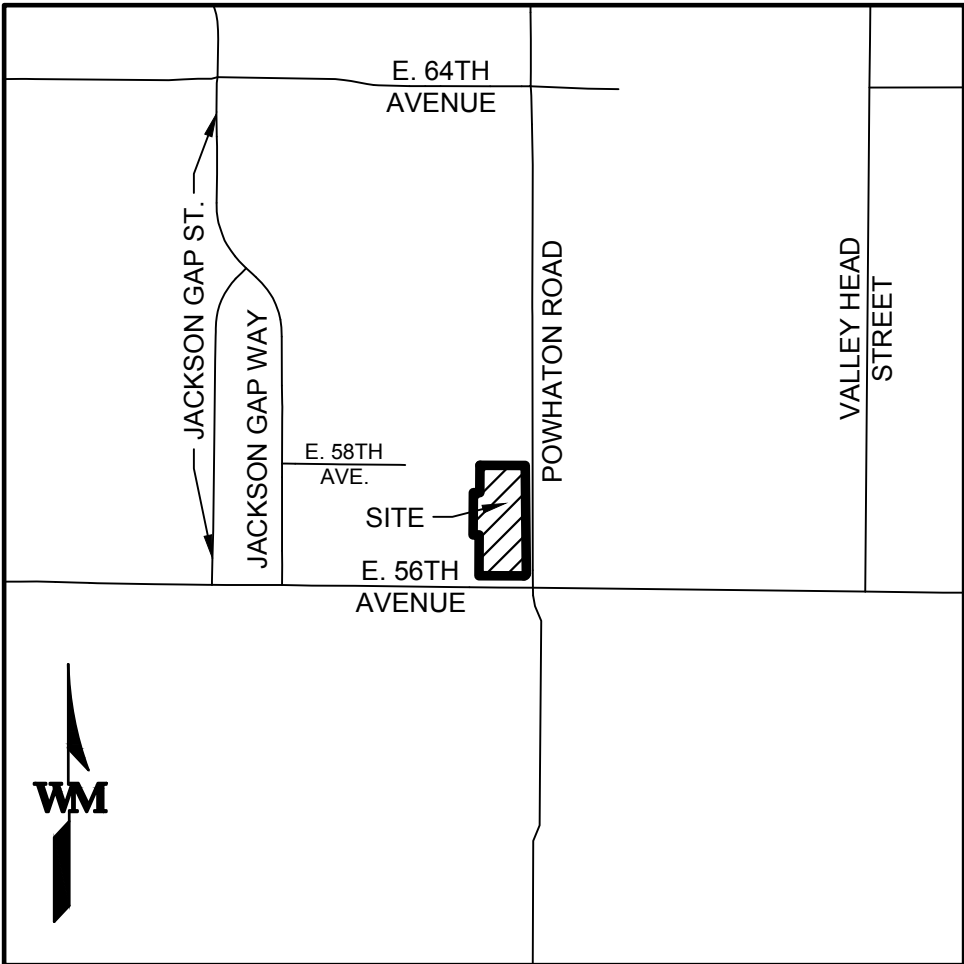
COMMENCING AT THE SOUTHEAST CORNER OF WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8 AND CONSIDERING THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8 TO BEAR NORTH 00°37'31" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

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 _____

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 _____

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 ANT 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.

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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TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

COVENANTS:

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 146 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, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR 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 RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

GENERAL NOTES:

- 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".
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 383-F18298-22 AMENDMENT 7, EFFECTIVE DATE JULY 24, 2023 AT 8:00 A.M.
- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M. WHICH IS ASSUMED TO BEAR NORTH 00°37'31" WEST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO, AND BEING MONUMENTED AS SHOWN HEREON.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO POWHATON ROAD AND EAST 58TH AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

JOB NO.	DCS24-4123
DATE:	04/19/2024
SCALE:	N/A
Sheet	2 of 7

NO.	DATE	REMARKS
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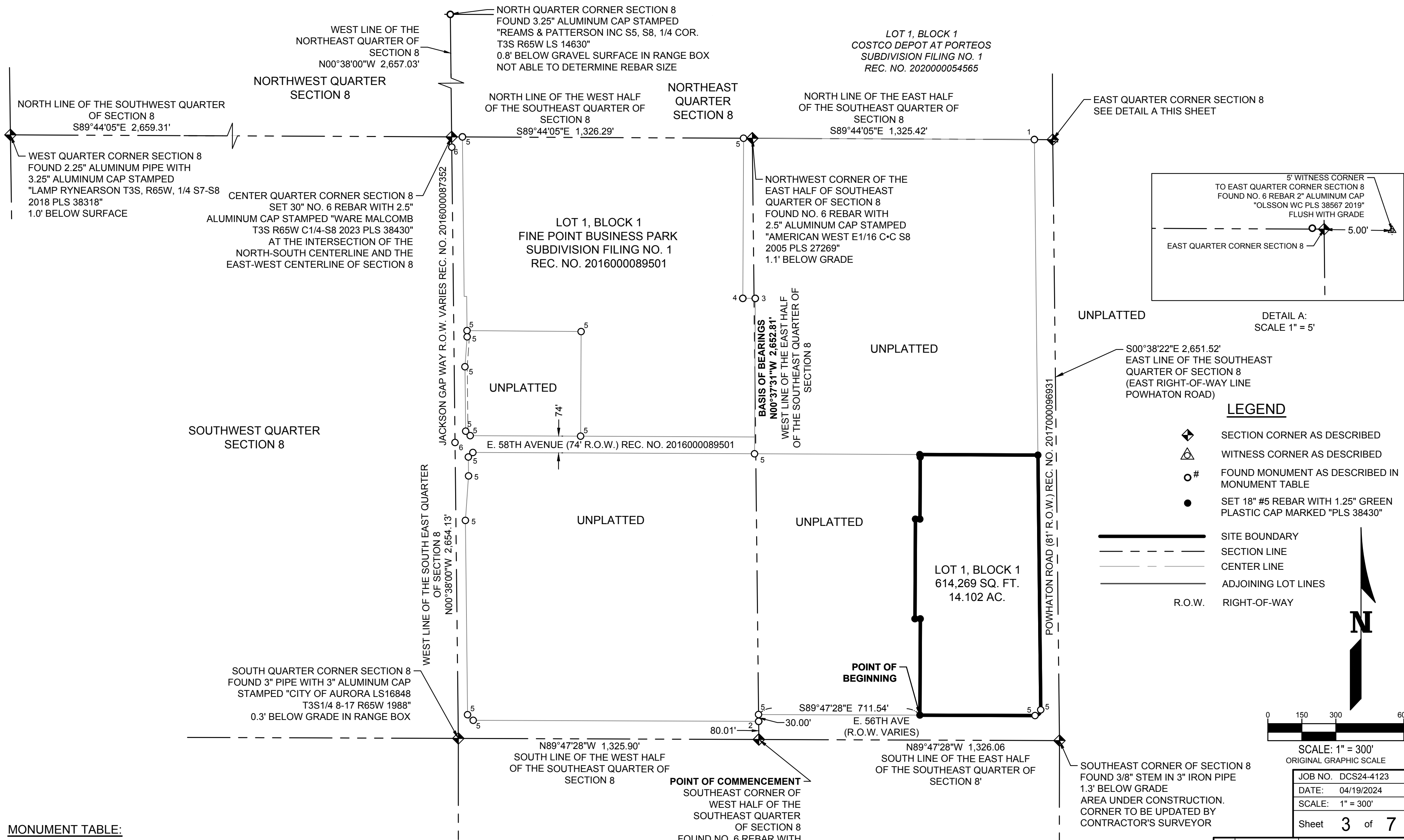
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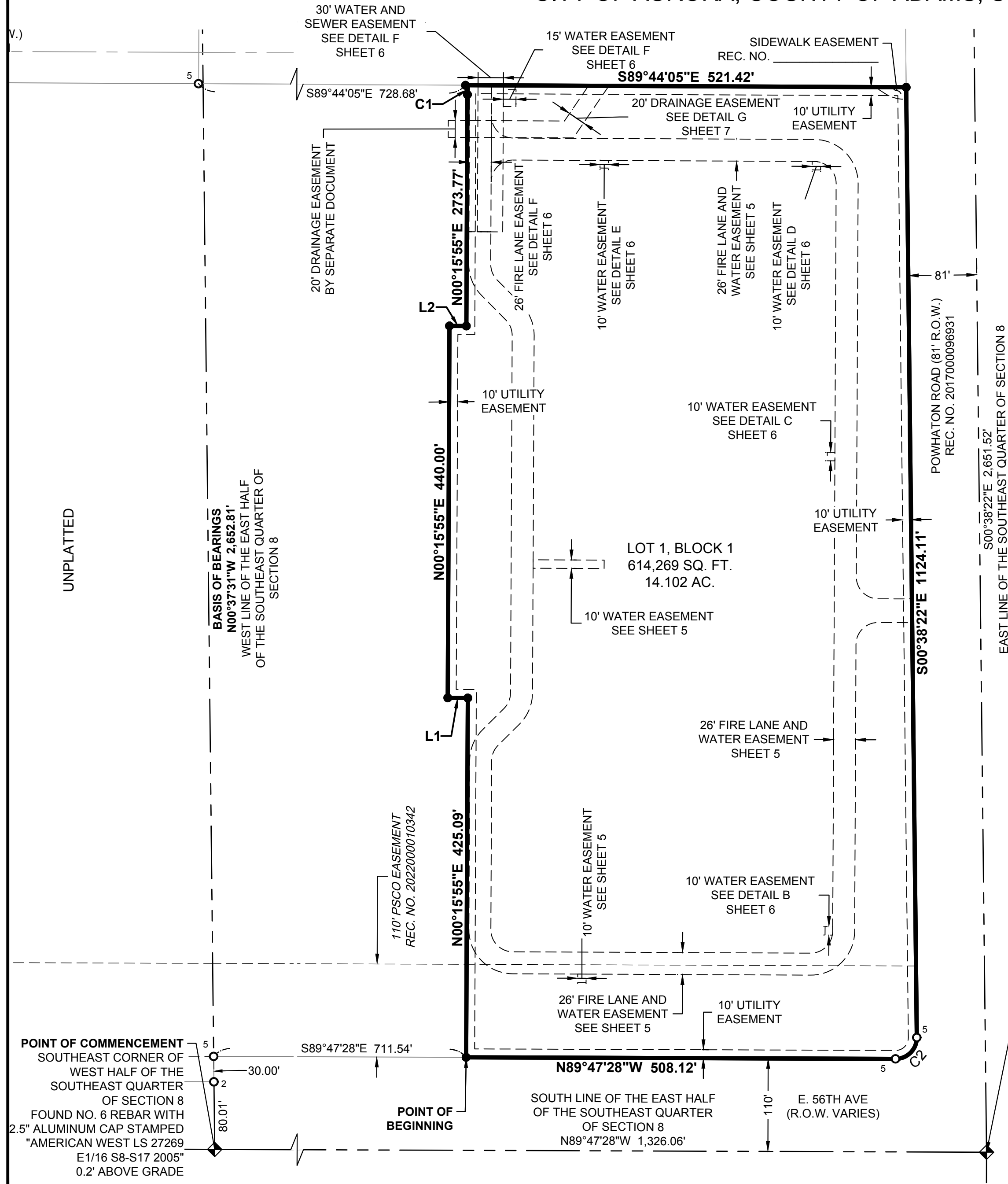
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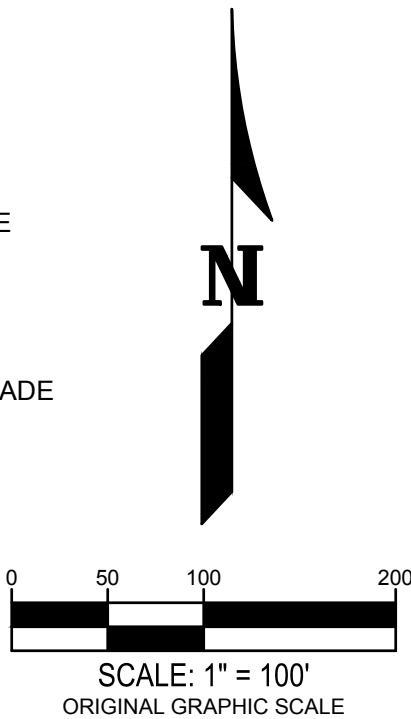


LEGEND	
	SECTION CORNER AS DESCRIBED
	FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE
	SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
	SITE BOUNDARY
	SECTION LINE
	CENTER LINE
	ADJOINING LOT LINES
	LOT LINES
	EASEMENT
	PROPOSED EASEMENT
	R.O.W. RIGHT-OF-WAY

NOTE
SEE SHEET 7 FOR LINE
AND CURVE TABLES.

MONUMENT TABLE:

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



JOB NO.	DCS24-4123
DATE:	04/19/2024
SCALE:	1" = 100'
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NO.	DATE	REMARKS
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SOUTHEAST CORNER OF SECTION 8
FOUND 3/8" STEM IN 3" IRON PIPE
1.3' BELOW GRADE
AREA UNDER CONSTRUCTION.
CORNER TO BE UPDATED BY
CONTRACTOR'S SURVEYOR

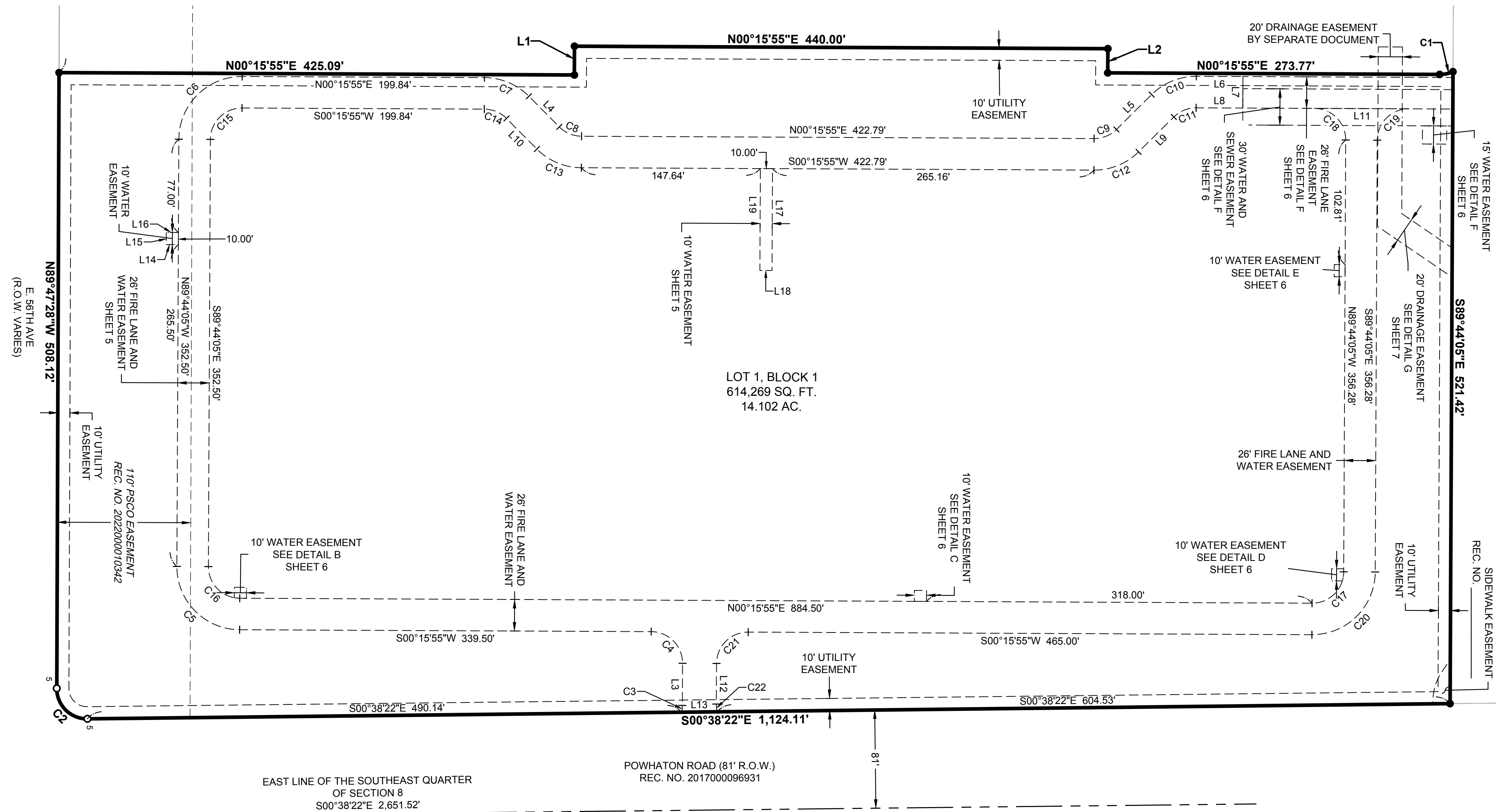
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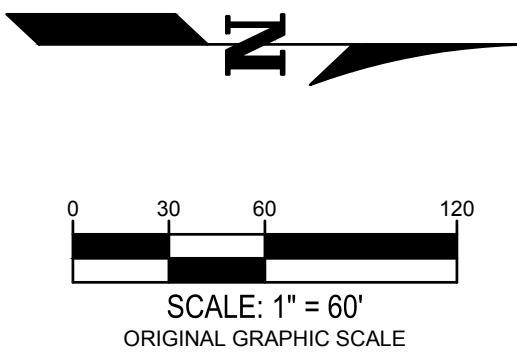
FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 3

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



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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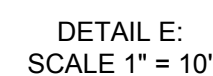
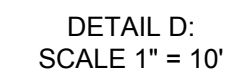
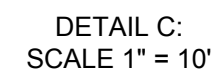
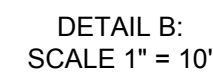
SCALE: 1" = 60'











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NO.	DATE	REMARKS
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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



SCALE 1" = 10'		<u>LEGEND</u>	
			SITE BOUNDARY
	SECTION CORNER AS DESCRIBED		SECTION LINE
# 	FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE ON SHEET 3		CENTER LINE
			ADJOINING LOT LINES
			LOT LINES
	SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"		EASEMENT
			PROPOSED EASEMENT
		R.O.W.	RIGHT-OF-WAY

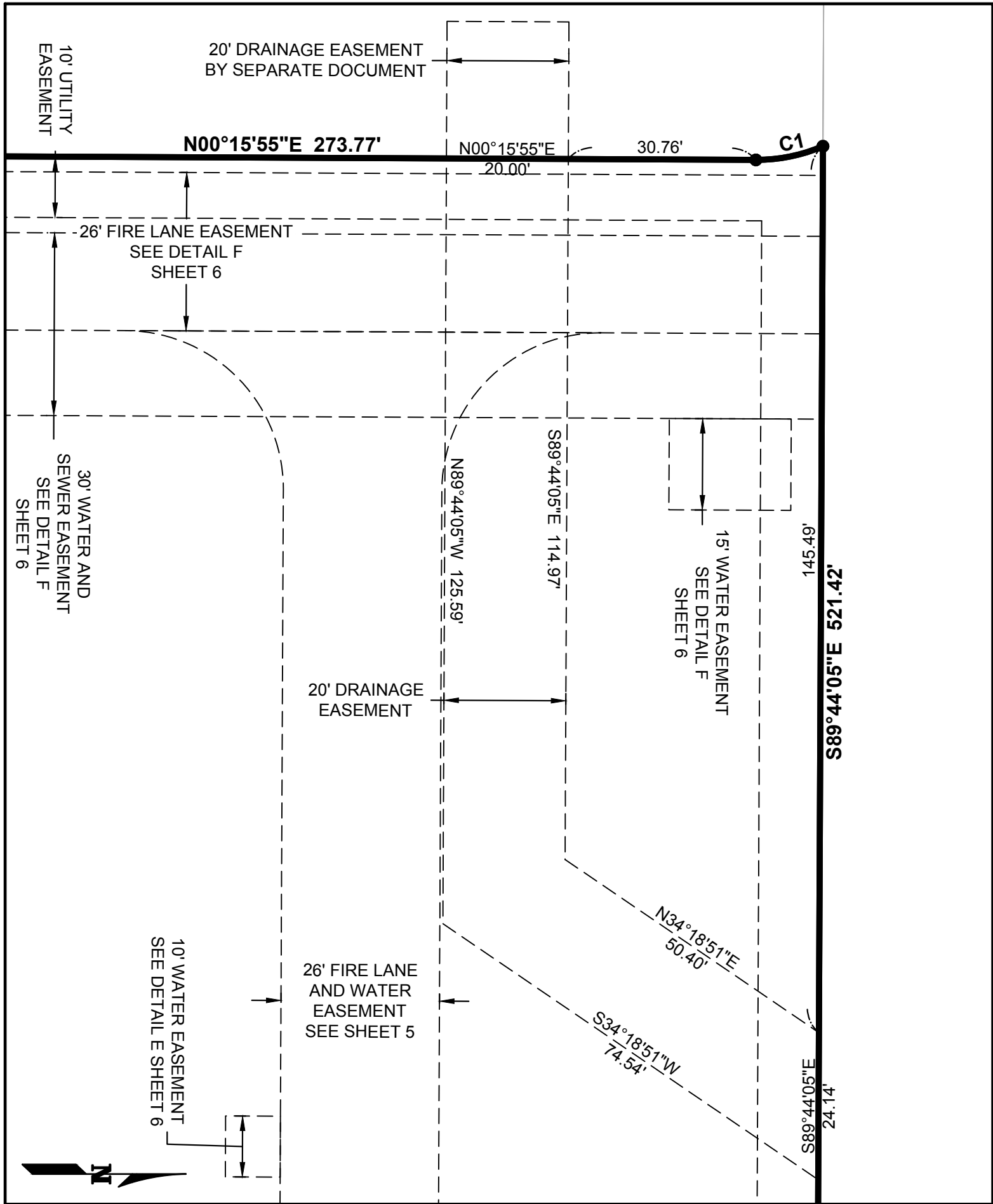
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JOB NO.	DCS24-4123		
DATE:	04/19/2024		
SCALE:	N/A		
Sheet	6	of	7

NO.	DATE	REMARKS
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DETAIL G:
SCALE 1" = 20'

LEGEND

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

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	23°34'41"	27.50'	11.32'	N11°31'26"W	11.24'
C2	90°50'54"	25.00'	39.64'	S44°47'05"W	35.62'
C3	12°25'38"	26.00'	5.64'	N83°19'38"W	5.63'
C4	90°00'00"	26.00'	40.84'	S45°15'55"W	36.77'
C5	90°00'00"	52.00'	81.68'	S45°15'55"W	73.54'
C6	90°00'00"	52.00'	81.68'	N44°44'05"W	73.54'
C7	45°00'00"	52.00'	40.84'	N22°45'55"E	39.80'
C8	45°00'00"	26.00'	20.42'	N22°45'55"E	19.90'
C9	45°00'00"	26.00'	20.42'	N22°14'05"W	19.90'
C10	45°00'00"	52.00'	40.84'	N22°14'05"W	39.80'
C11	45°00'00"	26.00'	20.42'	S22°14'05"E	19.90'
C12	45°00'00"	52.00'	40.84'	S22°14'05"E	39.80'
C13	45°00'00"	52.00'	40.84'	S22°45'55"W	39.80'
C14	45°00'00"	26.00'	20.42'	S22°45'55"W	19.90'
C15	90°00'00"	26.00'	40.84'	S44°44'05"E	36.77'
C16	90°00'00"	26.00'	40.84'	N45°15'55"E	36.77'
C17	90°00'00"	26.00'	40.84'	N44°44'05"W	36.77'
C18	90°00'00"	26.00'	40.84'	S45°15'55"W	36.77'
C19	90°00'00"	26.00'	40.84'	S44°44'05"E	36.77'
C20	90°00'00"	52.00'	81.68'	S44°44'05"E	73.54'
C21	90°00'00"	26.00'	40.84'	S44°44'05"E	36.77'
C22	14°12'55"	26.00'	6.45'	N83°00'54"E	6.43'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°44'05"W	23.76'
L2	S89°44'05"E	19.98'
L3	N89°44'05"W	34.76'
L4	N45°15'55"E	35.57'
L5	N44°44'05"W	40.92'
L6	N00°15'55"E	38.47'
L7	S89°44'05"E	26.00'
L8	S00°15'55"W	38.47'
L9	S44°44'05"E	40.92'
L10	S45°15'55"W	35.57'
L11	N00°15'55"E	78.00'
L12	S89°44'05"E	33.50'
L13	S00°38'22"E	29.44'
L14	N00°15'55"E	10.00'
L15	S89°44'05"E	10.00'
L16	S00°15'55"W	10.00'
L17	N89°44'05"W	84.06'
L18	N00°15'55"E	10.00'
L19	S89°44'05"E	84.06'
L20	S00°15'55"W	5.50'
L21	S89°44'05"E	2.50'
L22	S00°15'55"W	5.00'
L23	N89°44'05"W	15.00'
L24	N00°15'55"E	20.00'
L25	S89°44'05"E	15.00'
L26	S00°15'55"W	20.00'

JOB NO. DCS24-4123

DATE: 04/19/2024

SCALE: N/A

Sheet 7 of 7

NO.	DATE	REMARKS
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