

KAISER AURORA CENTRETECH PARK SUBDIVISION

FILING NO. 2

A RESUBDIVISION OF LOT 1 AND 2, BLOCK 1, KAISER AURORA CENTRETECH PARK SUBDIVISION FILING NO. 1, LOT 4
BLOCK 1 AURORA CENTRETECH PARK SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE,
BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 2

LEGAL DESCRIPTION AND DEDICATIONS

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF LOTS 1 AND 2, BLOCK 1 OF KAISER AURORA CENTRETECH PARK SUBDIVISION FILING NO. 1, RECEPTION NO. R2684606, AND LOT 4, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 3, RECEPTION NO. R2250416, TOGETHER WITH A PORTION OF VACATED EAST FIRST AVENUE, BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8 BEING ASSUMED TO BEAR SOUTH 89°57'99" EAST, A DISTANCE OF 2649.66 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

- THE EAST QUARTER CORNER OF SECTION 8 BEING A FOUND 3.25" ALUMINUM CAP, PLS 22100 IN RANGE BOX MATCHING MONUMENT RECORD FILED 6/30/07;
- THE CENTER QUARTER CORNER OF SECTION 8 BEING A FOUND 3.25" ALUMINUM CAP, PLS 22100 IN RANGE BOX MATCHING MONUMENT RECORD FILED 6/30/07

COMMENCING AT SAID EASTER QUARTER CORNER OF SECTION 8;

THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER SOUTH 89°57'19" WEST, A DISTANCE OF 55.12 FEET TO THE WESTERLY RIGHT-OF-WAY OF AIRPORT BOULEVARD AS DESCRIBED IN BOOK 2306 AT PAGE 771 AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 00°00'30" WEST, A DISTANCE OF 550.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST CENTRETECH PARKWAY AS SHOWN IN RECEPTION NO. R2250416;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

- THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", WHOSE CHORD BEARS SOUTH 45°00'30" WEST A DISTANCE OF 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET;
- THENCE NORTH 89°59'30" WEST, A DISTANCE OF 95.00 FEET;
- THENCE SOUTH 86°55'18" WEST, A DISTANCE OF 130.00 FEET;
- THENCE NORTH 89°59'30" WEST, A DISTANCE OF 960.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 KAISER AURORA CENTRETECH PARK SUBDIVISION FILING NO. 1;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 NORTH 00°00'30" EAST, A DISTANCE OF 580.88 FEET TO SAID NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 8;

THENCE ALONG SAID NORTHERLY LINE NORTH 89°57'19" EAST, A DISTANCE OF 1,210.44 FEET TO THE POINT OF BEGINNING. CONTAINING 702,370 SQUARE FEET OR 16.124 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF KAISER AURORA CENTRETECH PARK SUBDIVISION FILING NO. 2, 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.

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

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8 BEING ASSUMED TO BEAR N89°57'19"E AS SHOWN AND DESCRIBED HEREON.

2. ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREE-MINUTES-SECONDS.

3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND SURVEY BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.

4. 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 CERTIFICATION SHOWN HEREON.

5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RICK ENGINEERING TO DETERMINE OWNERSHIP OF EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RICK ENGINEERING RELIED UPON ORDER NO. 00502450-201-7N7-ES AMENDMENT NO. 3, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES AND HAVING AN EFFECTIVE DATE OF APRIL 10, 2024.

6. 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".

7. THIS PLAT DOES NOT CHANGE THE EASEMENTS AS SHOWN ON THE PLATS OF KAISER AURORA CENTRETECH PARK SUBDIVISION FILING NO. 1, RECEPTION NO. R2684606 OR AURORA CENTRETECH PARK SUBDIVISION FILING NO. 3, RECEPTION NO. R2250416 OR VILLAGE AT CITY CENTER SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. B2136512. THE PURPOSE OF THIS PLAT IS TO REVISE LOT LINES TO CREATE 2 LOTS INSTEAD OF 3 LOTS AND A VACATED PORTION OF EAST FIRST AVENUE. NO OTHER CHANGES ARE MADE HEREBY.

8. 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.

9. DATE OF FIELDWORK: 9/8/2023

10. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO EAST CENTRETECH PARKWAY AND AIRPORT BOULEVARD 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.

11. 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.

OWNER

BY: KAISER FOUNDATION HEALTH PLAN OF COLORADO, A COLORADO NON-PROFIT CORPORATION

BY: _____

NAME: _____

TITLE: _____

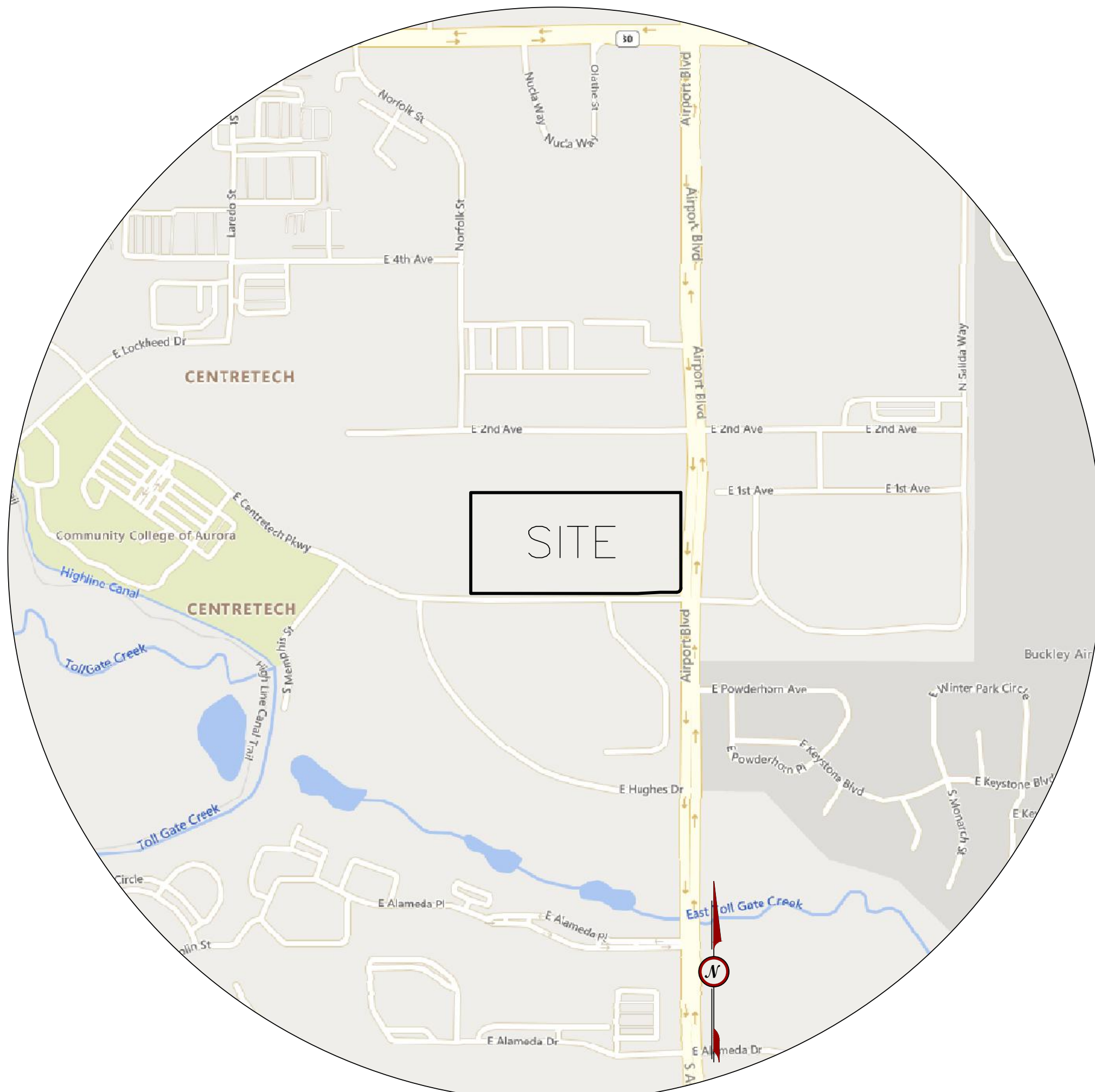
NOTARY

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

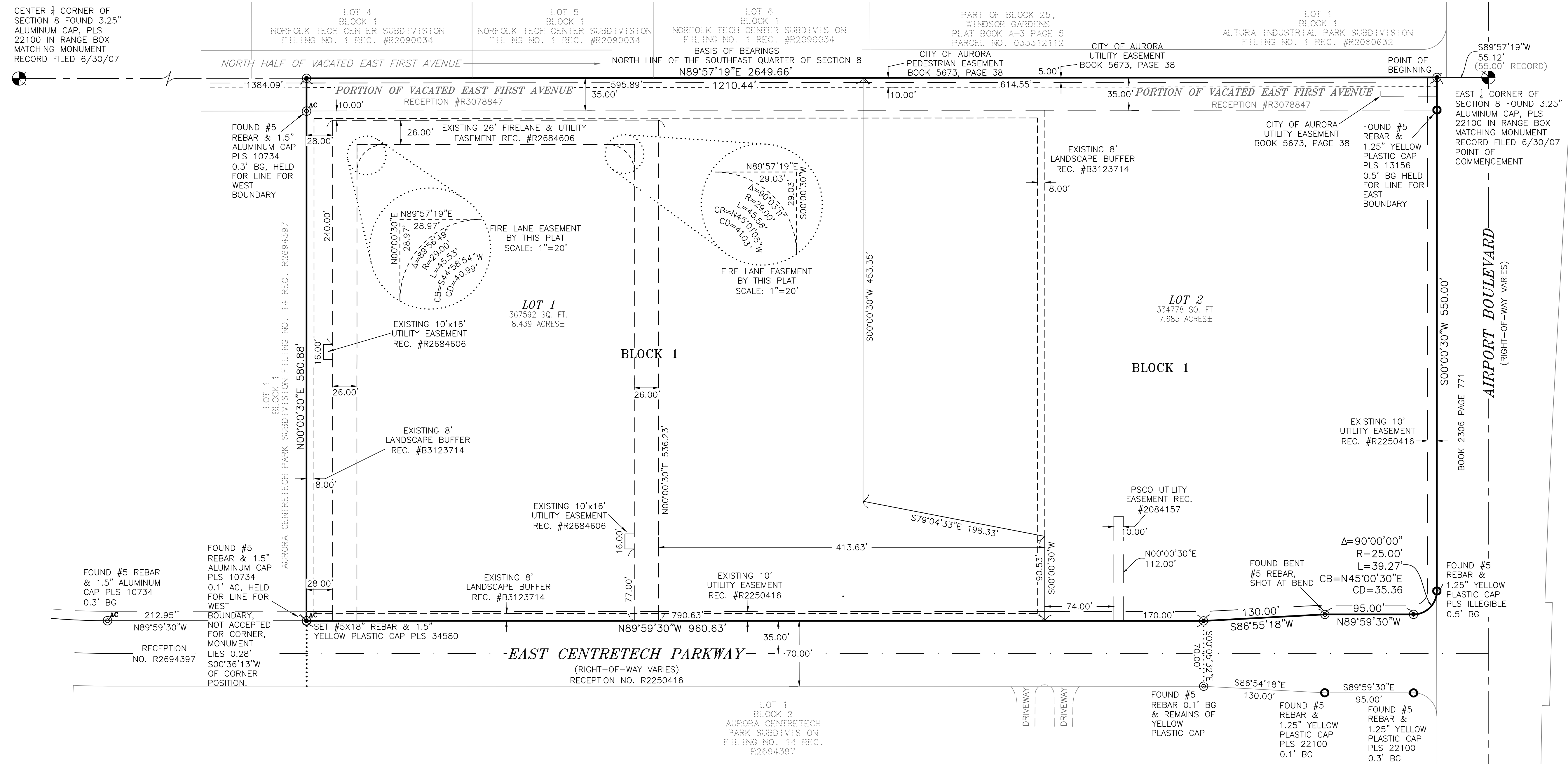


KAISER AURORA CENTRETECH PARK SUBDIVISION

FILING NO. 2

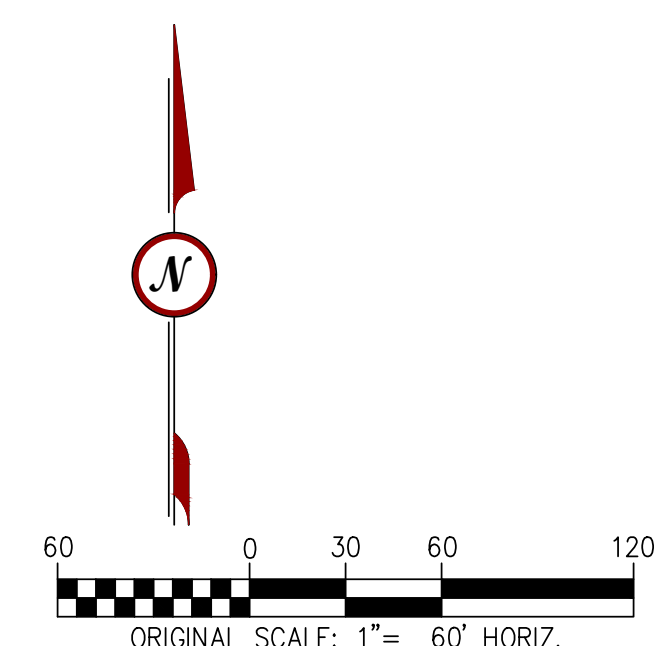
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BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 2



LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET #5x18" REBAR & 1.5" PLASTIC CAP PLS 34580
- BG=BELOW GROUND
- AG=ABOVE GROUND
- REC.=RECEPTION
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINER LOT LINE
- EASEMENT
- PEDESTRIAN EASEMENT
- ROAD CENTERLINE



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