

# BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 2

A RESUBDIVISION OF LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1  
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

## DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCELS OF LAND BEING A PORTION OF LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1, SITUATED IN THE NORTHWEST 1/4 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:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID NORTHWEST ONE QUARTER OF SECTION 36; THENCE SOUTH 15°35'09" WEST A DISTANCE OF 2,302.86 FEET TO THE SOUTHEAST CORNER OF BIOSCIENCE III SUBDIVISION FILING NO. 1, RECORDED JUNE 21, 2018 IN SAID RECORDS AT RECEPTION NO. 2018000050060, LYING ON THE WEST RIGHT-OF-WAY LINE OF NORTH SCRANTON COURT AS GRANTED BY THE FINAL PLAT OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS FILING NO. 4, RECORDED DECEMBER 20, 2013 IN SAID RECORDS AT RECEPTION NO. 2013000105991, SAME POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 00°00'00" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 381.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST MONTVIEW BOULEVARD RECORDED JUNE 20, 2019 IN SAID RECORDS AT RECEPTION NO. 2019000047734;

THENCE, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. NORTH 89°35'14" WEST, A DISTANCE OF 44.92 FEET;
2. NORTH 71°01'58" WEST, A DISTANCE OF 1.51 FEET;
3. NORTH 89°46'32" WEST, A DISTANCE OF 20.63 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH SCRANTON STREET AS GRANTED BY THE FINAL PLAT OF SAID BIOSCIENCE III SUBDIVISION FILING NO. 1;

THENCE, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°16'54" EAST, A DISTANCE OF 271.26 FEET TO A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 115.00 FEET;
2. NORTHEASTERLY AND COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 52°16'22", AN ARC DISTANCE OF 104.92 FEET AND HAVING A CHORD THAT BEARS NORTH 26°25'05" EAST, A DISTANCE OF 101.32 FEET TO A REVERSE CURVE HAVING A RADIUS OF 185.00 FEET;
3. NORTHEASTERLY AND COINCIDENT WITH SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 08°32'40", AN ARC DISTANCE OF 27.59 FEET AND HAVING A CHORD THAT BEARS NORTH 48°16'56" EAST, A DISTANCE OF 27.56 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A NET CALCULATED AREA OF 22,917 SQUARE FEET OR (0.53 ACRES), MORE OR LESS

**TOGETHER WITH** A PARCEL OF LAND BEING A PORTION OF SAID LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID NORTHWEST ONE QUARTER OF SECTION 36; THENCE SOUTH 17°43'51" WEST A DISTANCE OF 2,477.61 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID BIOSCIENCE III SUBDIVISION FILING NO. 1 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°16'54" WEST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID NORTH SCRANTON STREET, A DISTANCE OF 240.63 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID EAST MONTVIEW BOULEVARD;

THENCE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. NORTH 89°39'19" WEST, A DISTANCE OF 14.05 FEET;
2. SOUTH 56°27'51" WEST, A DISTANCE OF 0.90 FEET;
3. NORTH 89°45'46" WEST, A DISTANCE OF 463.35 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH REVERE STREET AS GRANTED BY THE FINAL PLAT OF FITZSIMONS INNOVATION COMMUNITY SUBDIVISION FILING NO. 2 RECORDED JUNE 30, 2020 IN SAID RECORDS AT RECEPTION NO. 2020000059970;

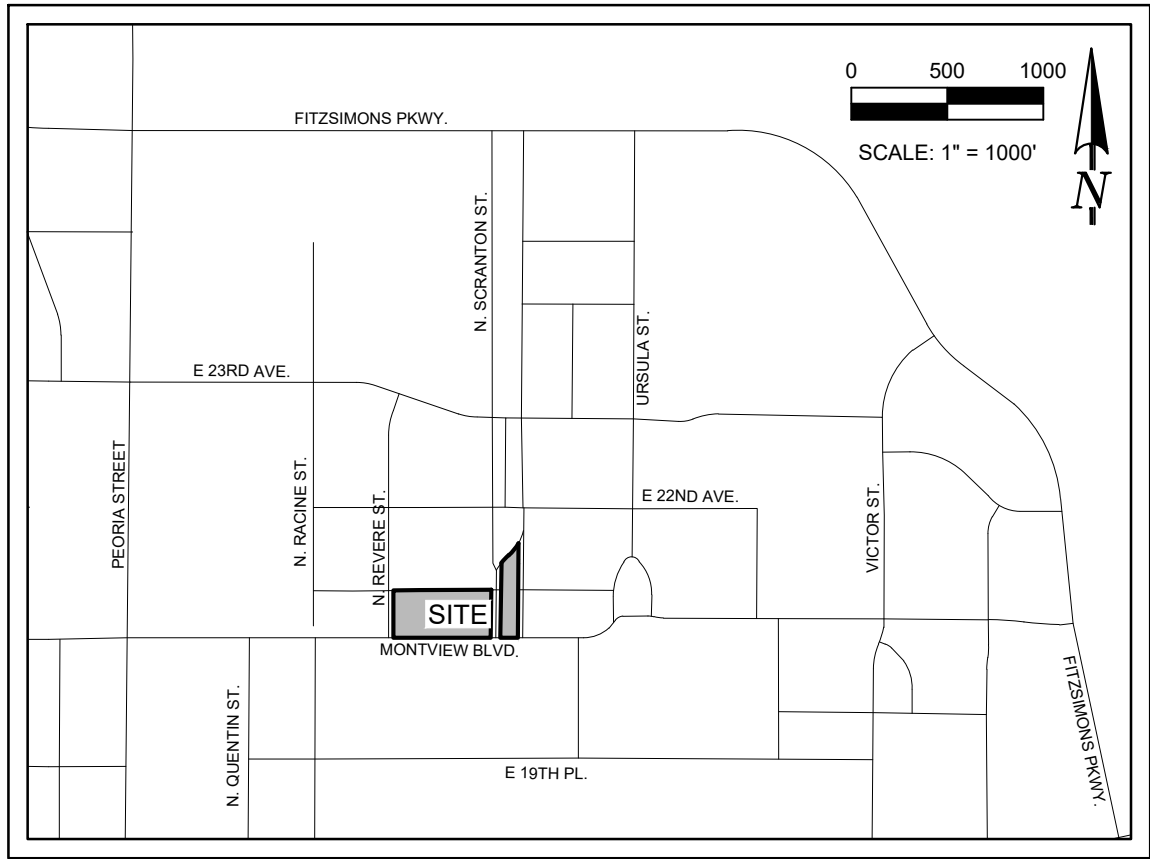
THENCE NORTH 00°16'18" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 241.47 FEET TO THE SOUTHWEST CORNER OF TRACT B OF SAID FITZSIMONS INNOVATION COMMUNITY SUBDIVISION FILING NO. 2;

THENCE SOUTH 89°43'06" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID TRACT B AND SAID SOUTH LINE EXTENDED EAST, A DISTANCE OF 478.20 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED NET AREA OF 115,370 SQUARE FEET OR (2.65 ACRES), MORE OR LESS

CONTAINING A TOTAL GROSS AREA OF 138,287 SQUARE FEET OR (3.18 ACRES), MORE OR LESS

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE (1) LOT AND BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF BIOSCIENCE PARK CENTER 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 EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.



VICINITY MAP

## 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 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.

## PLAT NOTES:

1. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN. MONUMENTED ON THE EAST END BY A FOUND 3" BRASS CAP IN A MONUMENT BOX STAMPED "CITY OF AURORA" "L.S. 37887" "T3S 1/4 25 / 36 R67W " "2005" AND ON THE WEST END BY A FOUND 3" BRASS CAP IN A MONUMENT BOX STAMPED "CITY OF AURORA" "LS 16419" "T3S 26 / 25 / 35 / 36 67W" "1989", ASSUMED TO BEAR NORTH 89°40'29" WEST A DISTANCE OF 2623.76 FEET.
2. 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 SHOWN HEREON.
3. 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".
4. 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.
5. ALL OWNERS OF LOTS ADJACENT TO N. SCRANTON STREET, N. SCRANTON COURT, N. REVERE STREET, AND E. MONTVIEW BOULEVARD SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE CITY OF 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.
6. TRACTS A, B, AND C ARE TO BE PRIVATELY OWNED AND MAINTAINED.
7. A 10' UTILITY EASEMENT AROUND THE PERIMETER OF EACH LOT IS HEREBY DEDICATED.
8. ALL LINEAL UNITS SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.
9. NOTICE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC. TO DETERMINE 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 ORDER NO. NCS-1241649-CO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 20, 2024 AT 5:00 P.M.

## 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 FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY STEVE VAN NURDEN AS PRESIDENT/CEO OF FITZSIMONS REDEVELOPMENT AUTHORITY, A GOVERNMENTAL ENTITY OF THE STATE OF COLORADO AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

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

## 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.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

## SURVEYOR'S CERTIFICATION:

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 DECEMBER 17, 2024.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION, AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DRAFT

JERRY RAY BESSIE, PLS 38576

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.

## CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M.

CLERK AND RECORDER \_\_\_\_\_

DEPUTY \_\_\_\_\_

INSTRUMENT NO.:

SHEET 1 OF 2

## PREPARED BY:

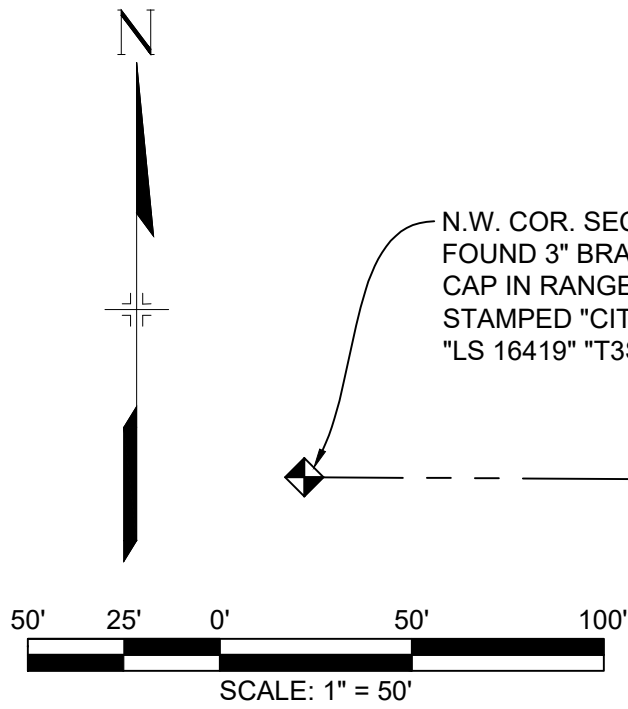
MATRIX DESIGN GROUP, INC.  
707 17TH STREET, SUITE 3150  
DENVER, CO 80202  
PHONE 303-572-0200

## SHEET INDEX

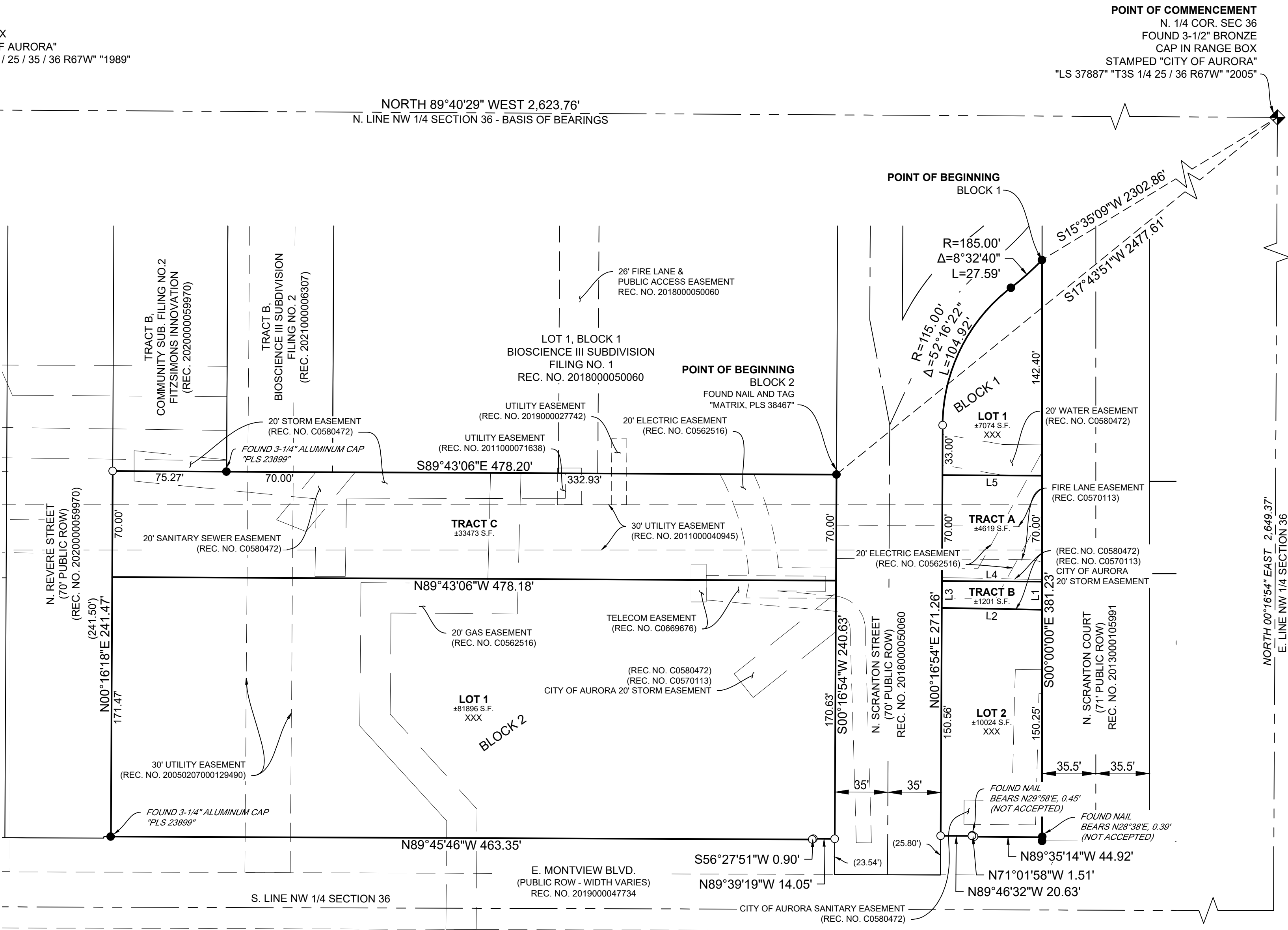
SHEET 1 - TITLE PAGE NOTES AND SIGNATURES  
SHEET 2 - PLAT GRAPHIC

# BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 2

A RESUBDIVISION OF LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1  
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°00'00"E	18.58
L2	N88°57'12"W	66.26
L3	N00°16'54"E	17.70
L4	N89°43'06"W	66.16
L5	S89°43'06"E	65.81



## LEGEND

- INDICATES A FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP "MATRIX, PLS 38467" UNLESS OTHERWISE NOTED
- INDICATES A SET 5/8" REBAR WITH 1-1/2" ALUMINUM CAP OR NAIL AND TAG "MATRIX PLS 38576"
- (X) NOTE: BOUNDARY DATA IN PARENTHESIS INDICATES REFERENCE TO RECORD PLAT DATA WHICH DIFFERS FROM THE AS MEASURED DATA. RECORD DATA IN AGREEMENT IS NOT SHOWN.

## SHEET INDEX

SHEET 1 - TITLE PAGE NOTES AND SIGNATURES  
SHEET 2 - PLAT GRAPHIC

SHEET 2 OF 2

PREPARED BY:  
MATRIX DESIGN GROUP, INC.  
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