

ROCKY MOUNTAIN REGIONAL VA MEDICAL CENTER

A RE-PLAT OF LOTS 1, 2 & 3, BLOCK 1, U.P.I. SUBDIVISION FILING NO. 1 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 36, ALL SITUATED IN THE SOUTHEAST 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
SHEET 1 OF 5

see dedicatory statement below

Response: Added "Subdivision Filing No. 1" to the title as requested

Subdivision Filing No. 1

Response: Revised as requested.

LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THAT THEY ARE THE OWNERS OF LOTS 1, 2 AND 3, BLOCK 1, U.P.I. SUBDIVISION FILING NO. 1 AND A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 36 ALL SITUATED IN THE SOUTHEAST 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A RESUBDIVISION OF LOTS 1, 2 AND 3, BLOCK 1, U.P.I. SUBDIVISION FILING NO. 1, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, PER THE PLAT RECORDED DECEMBER 2, 2002 AT RECEPTION NO. C1060208 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN SAID CITY, COUNTY AND STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 36; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89°37'54" WEST, A DISTANCE OF 91.98 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°22'06" WEST, A DISTANCE OF 110.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST COLFAX AVENUE (110' FOOT RIGHT-OF-WAY, BOOK 1823, PAGE 889), SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, U.P.I. SUBDIVISION FILING NO. 1 AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOTS 1 AND 3, BLOCK 1, U.P.I. SUBDIVISION FILING NO. 1, THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 89°37'54" WEST, A DISTANCE OF 648.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET;
- 2) NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°09'27", AN ARC LENGTH OF 39.34 FEET;
- 3) SOUTH 00°11'31" EAST, A DISTANCE OF 25.07 FEET;
- 4) SOUTH 89°37'54" WEST, A DISTANCE OF 80.59 FEET TO THE EASTERLY RIGHT-OF-WAY OF WHEELING STREET (A PRIVATE STREET) AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 65°31'49" EAST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF WHEELING STREET THE FOLLOWING THIRTEEN (13) COURSES:

- 1) NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 24°06'05", AN ARC LENGTH OF 84.13 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 229.50 FEET;
- 2) THENCE NORTHEASTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 36°10'24", AN ARC LENGTH OF 144.89 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 284.50 FEET;
- 3) THENCE NORTHEASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 36°00'57", AN ARC LENGTH OF 178.84 FEET TO THE WESTERLY LINE OF SAID LOT 2, BLOCK 1, U.P.I. SUBDIVISION FILING NO. 1;
- 4) ALONG SAID WESTERLY LINE, NORTH 00°12'17" WEST, A DISTANCE OF 117.64 FEET;
- 5) NORTH 00°15'32" WEST, A DISTANCE OF 20.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;
- 6) NORTH 00°17'13" WEST, A DISTANCE OF 458.82 FEET;
- 7) NORTH 00°12'55" WEST, A DISTANCE OF 415.53 FEET;
- 8) NORTH 00°05'57" EAST, A DISTANCE OF 126.48 FEET;
- 9) NORTH 00°11'03" WEST, A DISTANCE OF 92.79 FEET;
- 10) NORTH 02°13'33" WEST, A DISTANCE OF 66.63 FEET;
- 11) NORTH 05°45'51" WEST, A DISTANCE OF 100.05 FEET;
- 12) NORTH 00°17'45" WEST, A DISTANCE OF 152.90 FEET;
- 13) NORTH 00°04'03" WEST, A DISTANCE OF 225.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 91°12'33", AN ARC LENGTH OF 23.88 FEET; THENCE SOUTH 88°51'31" EAST, A DISTANCE OF 185.49 FEET; THENCE NORTH 67°29'37" EAST, A DISTANCE OF 15.41 FEET; THENCE NORTH 88°59'27", A DISTANCE OF 151.50 FEET; THENCE NORTH 88°55'06" EAST, A DISTANCE OF 91.48 FEET TO THE WESTERLY RIGHT-OF-WAY OF FITZSIMONS PARKWAY (RECEPTION NO. 20050307000227600); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES:

- 1) SOUTH 12°59'55" EAST, A DISTANCE OF 987.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 701.50 FEET;
- 2) SOUTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 11°53'40", AN ARC LENGTH OF 145.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1136.50 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 89°03'22" WEST;
- 3) SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°35'17", AN ARC LENGTH OF 11.66 FEET;
- 4) SOUTH 00°21'21" EAST, A DISTANCE OF 86.42 FEET;

LEGAL DESCRIPTION (cont.)

- 5) SOUTH 32°07'00" WEST, A DISTANCE OF 18.60 FEET TO A LINE PARALLEL WITH AND DISTANT 91.00 FEET WESTERLY FROM THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 36;
 - 6) ALONG SAID PARALLEL LINE, SOUTH 00°21'25" EAST, A DISTANCE OF 439.56 FEET;
 - 7) SOUTH 89°59'48" WEST, A DISTANCE OF 1.00 FEET TO A LINE PARALLEL WITH AND DISTANT 91.00 FEET WESTERLY FROM SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 36;
 - 8) ALONG SAID PARALLEL LINE, SOUTH 00°21'25" EAST, A DISTANCE OF 518.14 FEET TO THE POINT OF BEGINNING.
- CONTAINING 3,381,154 SQUARE FEET OR 51.797 ACRES, MORE OR LESS.

THE UNDERSIGNED HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF VAMC SUBDIVISION FILING NO. 1, 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 CITY.

THE UNDERSIGNED 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.

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, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

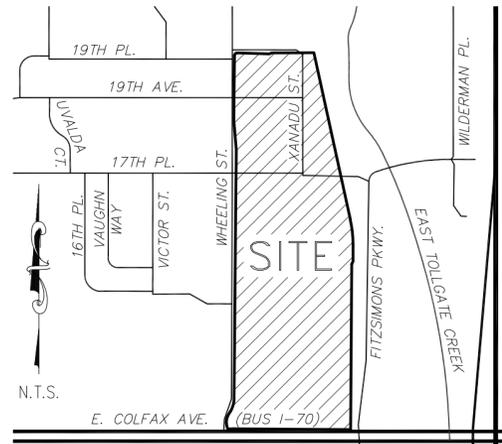
THE BEARINGS DESCRIBED ABOVE ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, WHICH BEARS SOUTH 89°37'54" WEST BETWEEN THE FOUND MONUMENTS AS SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. 097-C2023041-058-058, AMENDMENT NO. 4, WITH AN EFFECTIVE DATE OF AUGUST 5, 2019 AT 7:00 A.M., PREPARED BY CHICAGO TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS AND EASEMENTS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS

_____ DAY OF _____, 2019 A.D. SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED TO CITY OF AURORA SPECIFICATIONS.

VICINITY MAP



NOTES (CONTINUED)

- 5) THE LINEAL UNITS USED ARE U.S. SURVEY FEET.
- 6) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE DEVELOPMENT STANDARDS AS ADOPTED BY THE AURORA CITY COUNCIL IN ORDINANCES 96-74 AND 96-75.

SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

TRACT A IS TO BE PRIVATELY OWNED AND MAINTAINED

ALL OWNERS OF LOTS ADJACENT TO EAST COLFAX AVENUE AND FITZSIMONS PARKWAY 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 FENCE THAT CAN BE BUILT ALONG THOSE STREETS.

MINIMUM TEN-FOOT (10') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ABUTTING ALL PUBLIC STREETS, AND AROUND THE PERIMETER OF EACH COMMERCIAL/INDUSTRIAL LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO THE CITY OF AURORA FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCo) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCo AN EASEMENT ON ITS STANDARD FORM.

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, or private utilities upon request from the City of Aurora and at no expense to the City of Aurora.

OWNER SIGNATURES

OWNER:
UNITED STATES OF AMERICA, FOR AND ON BEHALF OF THE DEPARTMENT OF VETERANS AFFAIRS.

SIGNATURE _____
PRINT NAME _____ PRINT TITLE _____

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 A.D.

BY _____ AS _____
OF THE UNITED STATES OF AMERICA, FOR AND ON BEHALF OF THE DEPARTMENT OF VETERANS AFFAIRS AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

OWNER:
FITZSIMONS REDEVELOPMENT AUTHORITY, A GOVERNMENTAL ENTITY OF THE STATE OF COLORADO.

SIGNATURE _____
PRINT NAME _____ PRINT TITLE _____

STATE OF COLORADO _____
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 A.D.

BY STEVE VANNURDEN AS PRESIDENT AND 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: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS AND EASEMENTS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS

_____ DAY OF _____, 2019 A.D. SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED TO CITY OF AURORA SPECIFICATIONS.

CITY ATTORNEY _____
PLANNING DIRECTOR _____
PUBLIC WORK DIRECTOR _____

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 JUNE 4, 2010.

JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC.

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.

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS

COUNTY, COLORADO ON THIS _____ DAY OF _____,

2019 AD AT _____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER _____

DEPUTY _____

INSTRUMENT NO. _____

PREPARED BY:



6950 South Tucson Way, Unit C, Centennial, Colorado 80112, Phone: (720) 488-1303

JOB NO. 16294 NOVEMBER 15, 2016

send in the closure sheet to confirm this description information

Response: The closures will be included.

there's 0.19' distance between these two lines (add it to the description)

Response: The 0.19' referred too above is part of the #8 course of the legal description. Please see Detail B on sheet 2.

update this to be within 120 calendar days of the plat approval date

Response: Revised last paragraph of the covenants as requested.

delete this note - not a plat note

Response: Revised as requested.

Response: Revised to current year as requested.

change

Response: Revised as requested.

delete

146 Response: Revised as requested.

126-505 Response: Revised as requested.

this name should match the title at the top of the page(s)

Response: Revised the plat name to match the name in the title as requested.

Response: Revised the last paragraph as requested.

no comma

no "s"

change

Response: Revised to current year as requested

change to Engineer

Response: Revised as requested.

Response: Removed as requested.

delete this signature line

ROCKY MOUNTAIN REGIONAL VA MEDICAL CENTER

see the first sheet for naming

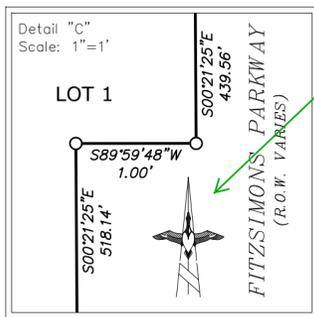
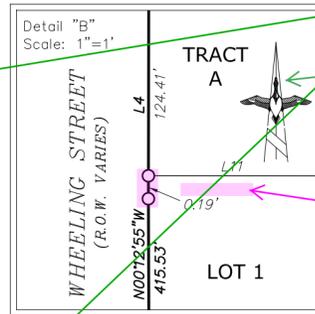
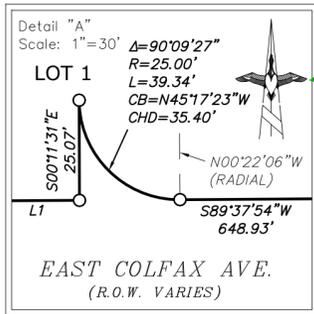
A RESUBDIVISION OF LOTS 1, 2 & 3, BLOCK 1, U.P.I. SUBDIVISION FILING NO. 1 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 36, ALL SITUATED IN THE SOUTHEAST 1/4 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Response: Revised as requested

SHEET 2 OF 5 BOUNDARY DETAIL

Please update all north arrows to eliminate the bird.

1/4 OF SECTION 36,
W OF THE 6TH P.M.



add bearing and add this B&D to the description

Response: The 0.19' distance is part of the L4 call. Revised detail to be clearer of the intent.

SOUTHEAST 1/4 OF SECTION 36,
T3S, R67W OF THE 6TH P.M.

LINE	BEARING	LENGTH
L1	S89°37'54"W	80.59'
L2	N00°12'17"W	117.64'
L3	N00°15'32"W	20.51'
L4	N00°05'57"E	126.48'
L5	N00°11'03"W	92.79'
L6	N02°13'33"W	66.63'
L7	N05°45'51"W	100.05'
L8	N67°29'37"E	15.41'
L9	S00°21'21"E	86.42'
L10	S32°07'00"W	18.60'
L11	S89°59'04"E	19.21'
L12	N00°00'56"E	12.48'
L13	S89°55'59"E	33.16'
L14	N77°41'35"E	117.45'
L15	S77°00'45"W	86.77'
L16	S78°18'03"W	72.32'
L17	N50°02'46"W	14.47'
L18	N89°56'21"W	45.22'

LINE	BEARING
R1	N65°31'49"E
R2	N89°37'54"E
R3	N54°11'42"W
R4	N89°55'57"E
R5	S77°00'05"W
R6	S89°03'22"W
R7	N00°41'15"E
R8	N85°11'55"W
R9	N01°05'31"E

CURVE	RADIUS	DELTA	LENGTH	CHD BEARING	CHORD
C1	200.00'	24°06'05"	84.13'	N12°25'09"W	83.51'
C2	229.50'	36°10'24"	144.89'	N17°43'06"E	142.50'
C3	284.50'	36°00'57"	178.84'	N17°47'50"E	175.91'
C4	15.00'	91°12'33"	23.88'	N45°32'14"E	21.44'
C5	701.50'	11°53'40"	145.63'	S07°03'05"E	145.37'
C6	1136.50'	00°35'17"	11.66'	S00°38'59"E	11.66'
C7	429.45'	13°17'17"	99.60'	N84°02'36"E	99.37'
C8	34.40'	85°08'45"	51.12'	S47°22'27"W	46.55'
C9	38.30'	89°09'20"	59.60'	N44°19'49"W	53.76'

SOUTHWEST 1/4 OF SECTION 36,
T3S, R67W OF THE 6TH P.M.

L19 is missing - no gaps in the line table

Response: L19 has been added to the line table on sheet 5 of 5 as requested

Response: Monument records will be supplied as requested.

send in the State Monument record

Adams County

Arapahoe County

Response: Added labels as requested.

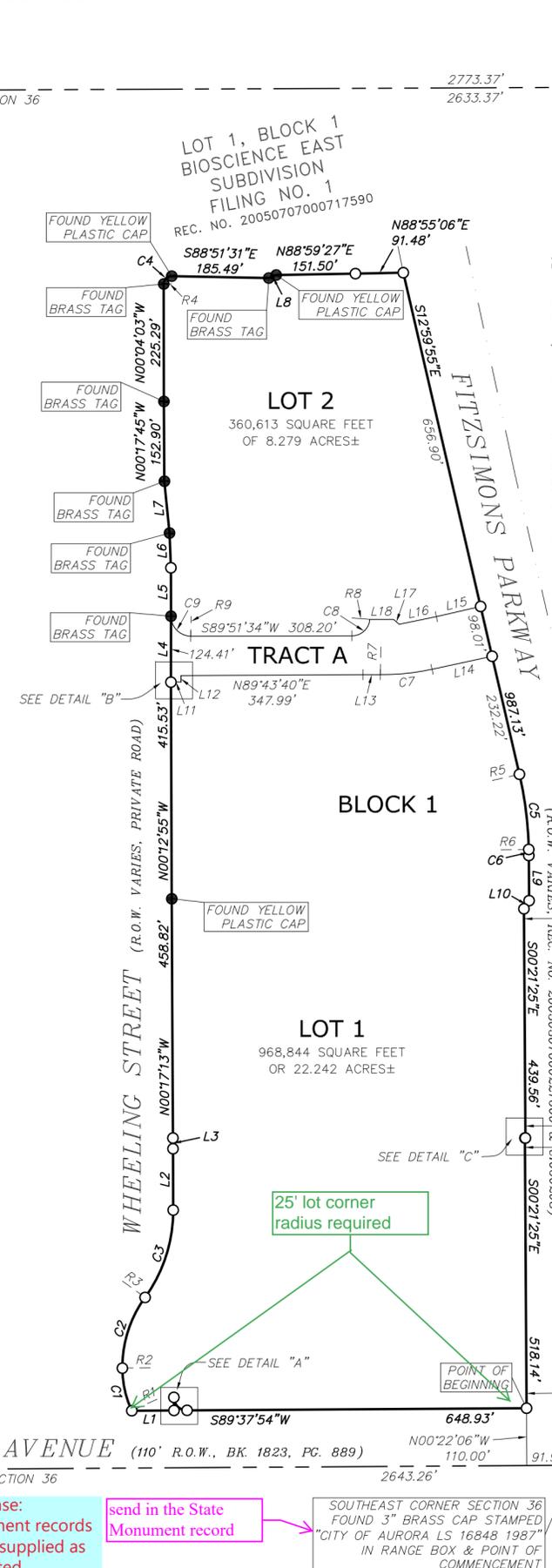
EAST COLFAX AVENUE (110' R.O.W., BK. 1823, PG. 889)

NORTHEAST 1/4 OF SECTION 36,
T4S, R67W OF THE 6TH P.M.

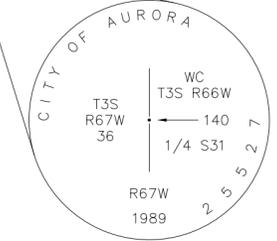
Response: Monument records will be supplied as requested.

send in the State Monument record

SOUTHEAST CORNER SECTION 36
FOUND 3" BRASS CAP STAMPED
"CITY OF AURORA LS 16848 1987"
IN RANGE BOX & POINT OF COMMENCEMENT



FOUND 3" BRASS CAP WITNESS CORNER
STAMPED "CITY OF AURORA PLS 23527
1989", BEING 140' EAST OF THE EAST
1/4 CORNER SECTION 36



send in the State Monument record

Response: Monument records will be supplied as requested.

MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT BEING A #6 REBAR 30" LONG WITH A 2" ALUMINUM CAP STAMPED "ALTURA LAND PLS 38081"
- ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED

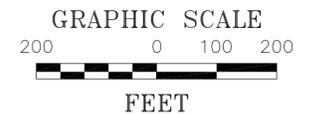
LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- - - = SECTION LINES
- - - = ADJOINING PARCEL BOUNDARY LINES
- - - = EASEMENT LINES
- - - = RIGHT OF WAY LINES
- - - = LOT LINES

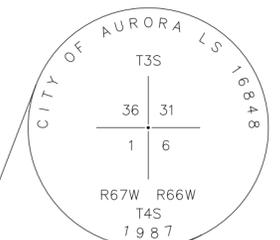
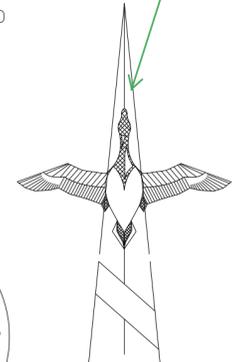
MISCELLANEOUS NOTES

- TRACT "A" CONTAINS 51,698 SQUARE FEET OR 1.1 ACRES±

Please update all north arrows to eliminate the bird.



Scale: 1" = 200'



PREPARED BY:

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Phone: (720) 488-1303

JOB NO. 16294

NOVEMBER 15, 2016

ROCKY MOUNTAIN REGIONAL VA MEDICAL CENTER

A RESUBDIVISION OF LOTS 1, 2 & 3, BLOCK 1, U.P.I. SUBDIVISION FILING NO. 1 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 36, ALL SITUATED IN THE SOUTHEAST 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

SHEET 3 OF 5
EASEMENT DETAIL - LOT 1

see the first sheet for naming

Response: Revised as requested

Response: Added as requested.

Arapahoe County

Response: Monument records will be supplied as requested.

send in the State Monument record

SOUTHEAST CORNER SECTION 36 FOUND 3" BRASS CAP STAMPED "CITY OF AURORA LS 16848 1987" IN RANGE BOX & POINT OF COMMENCEMENT

PARCEL NOTES

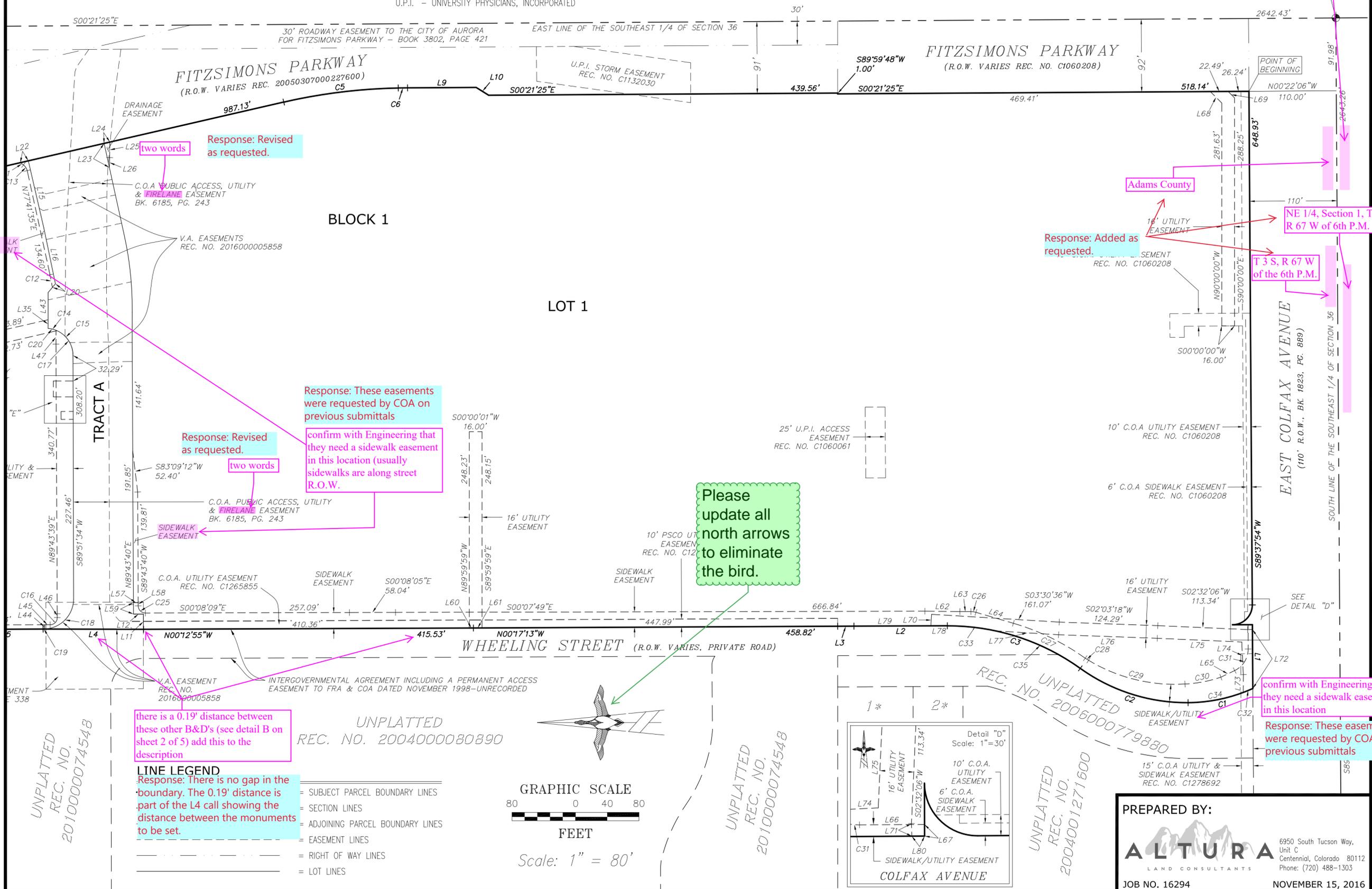
- 1* - UNPLATTED LAND, RECEPTION NO. 2006000779880
- 2* - UNPLATTED LAND, RECEPTION NO. 2006000779880

ABBREVIATIONS

- C.O.A. - CITY OF AURORA
- P.S.C.O. - PUBLIC SERVICE OF COLORADO
- U.P.I. - UNIVERSITY PHYSICIANS, INCORPORATED
- F.R.A. - FITZSIMONS REDEVELOPMENT AUTHORITY
- V.A. - US DEPARTMENT OF VETERANS AFFAIRS

MISCELLANEOUS NOTES

- 1) SEE SHEET 2 OF 5 FOR BOUNDARY/LOT LINE AND CURVE TABLES; SEE SHEET 5 OF 5 FOR EASEMENT LINE AND CURVE TABLES



two words
Response: Revised as requested.

two words
Response: Revised as requested.

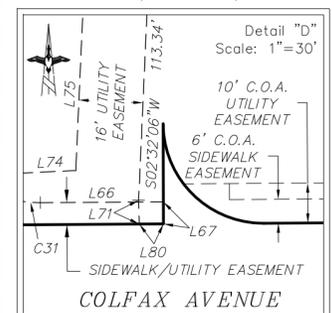
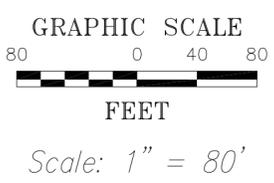
Response: These easements were requested by COA on previous submittals
confirm with Engineering that they need a sidewalk easement in this location (usually sidewalks are along street R.O.W.)

Please update all north arrows to eliminate the bird.

there is a 0.19' distance between these other B&D's (see detail B on sheet 2 of 5) add this to the description

LINE LEGEND
Response: There is no gap in the boundary. The 0.19' distance is part of the L4 call showing the distance between the monuments to be set.

- SUBJECT PARCEL BOUNDARY LINES
- SECTION LINES
- ADJOINING PARCEL BOUNDARY LINES
- EASEMENT LINES
- RIGHT OF WAY LINES
- LOT LINES



Response: Added as requested.

Adams County

NE 1/4, Section 1, T 4 S, R 67 W of 6th P.M.

T 3 S, R 67 W of the 6th P.M.

confirm with Engineering that they need a sidewalk easement in this location

Response: These easements were requested by COA on previous submittals

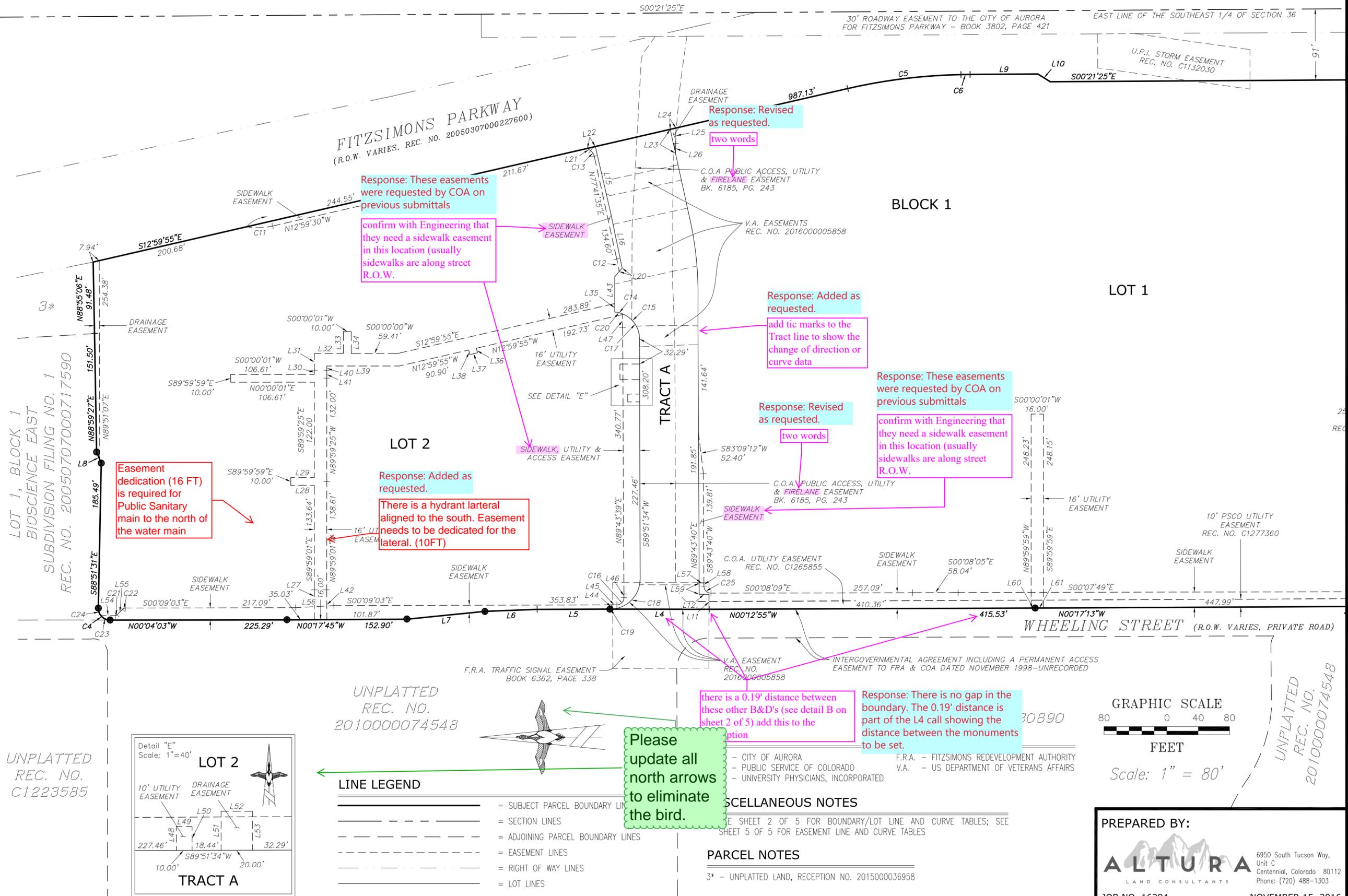
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JOB NO. 16294 NOVEMBER 15, 2016

ROCKY MOUNTAIN REGIONAL VA MEDICAL CENTER

A RESUBDIVISION OF LOTS 1, 2 & 3, BLOCK 1, U.P.I. SUBDIVISION FILING NO. 1 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 36, ALL SITUATED IN THE SOUTHEAST 1/4 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 5
EASEMENT DETAIL - LOT 2

see the first sheet for naming
Response: Revised as requested.



Easement dedication (16 FT) is required for Public Sanitary main to the north of the water main

Response: These easements were requested by COA on previous submittals
confirm with Engineering that they need a sidewalk easement in this location (usually sidewalks are along street R.O.W.)

Response: Added as requested.
There is a hydrant lateral aligned to the south. Easement needs to be dedicated for the lateral. (10FT)

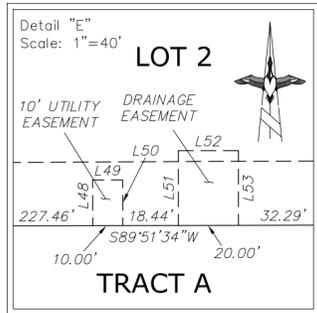
Response: Added as requested.
add tic marks to the Tract line to show the change of direction or curve data

Response: These easements were requested by COA on previous submittals
confirm with Engineering that they need a sidewalk easement in this location (usually sidewalks are along street R.O.W.)

Response: Revised as requested.
two words

Response: There is no gap in the boundary. The 0.19' distance is part of the L4 call showing the distance between the monuments to be set.

Please update all north arrows to eliminate the bird.



UNPLATTED REC. NO. 2010000074548

LINE LEGEND

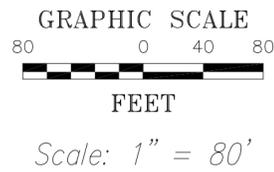
	= SUBJECT PARCEL BOUNDARY LINE
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= EASEMENT LINES
	= RIGHT OF WAY LINES
	= LOT LINES

SCCELLANEOUS NOTES

SEE SHEET 2 OF 5 FOR BOUNDARY/LOT LINE AND CURVE TABLES; SEE SHEET 5 OF 5 FOR EASEMENT LINE AND CURVE TABLES

PARCEL NOTES

3* - UNPLATTED LAND, RECEPTION NO. 2015000036958



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JOB NO. 16294 NOVEMBER 15, 2016

LOT 1, BLOCK 1
BIOSCIENCE EAST
SUBDIVISION FILING NO. 1
REC. NO. 20050707000717590

UNPLATTED REC. NO. C1223585

UNPLATTED REC. NO. 2010000074548

ROCKY MOUNTAIN REGIONAL VA MEDICAL CENTER

see the first sheet for naming

A RESUBDIVISION OF LOTS 1, 2 & 3, BLOCK 1, U.P.I. SUBDIVISION FILING NO. 1 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 36, ALL SITUATED IN THE SOUTHEAST 1/4 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Response: Revised as requested.

36,

SHEET 5 OF 5 LINE AND CURVE TABLES

L19 is missing - no gaps in the line table
Response: Added as requested.

LINE TABLE		
LINE	BEARING	LENGTH
L20	N50°02'46"W	5.90'
L21	N35°44'26"E	4.88'
L22	S12°59'55"E	10.34'
L23	N77°41'35"E	31.18'
L24	S12°59'55"E	7.50'
L25	N89°15'03"W	19.69'
L26	N88°09'07"W	12.47'
L27	N89°47'52"E	38.16'
L28	N00°00'01"E	30.08'
L29	S00°00'01"W	30.08'
L30	N89°59'43"E	5.00'
L31	S89°59'49"E	21.76'
L32	S00°00'00"W	37.02'
L33	S89°59'59"E	27.95'
L34	N89°59'59"W	27.95'
L35	N89°56'21"W	10.86'
L36	S77°00'05"W	6.00'
L37	N12°59'55"W	10.00'
L38	N77°00'05"E	6.00'
L39	N00°00'00"E	92.25'
L40	N89°59'49"W	5.76'
L41	S89°59'43"W	10.00'
L42	S89°47'52"W	38.12'
L43	N89°56'21"W	34.35'
L44	S89°59'04"E	5.41'
L45	S00°09'03"E	6.97'
L46	N89°44'28"E	4.87'
L47	N89°56'25"E	17.50'
L48	N00°16'20"W	15.26'
L49	N89°43'40"E	10.00'
L50	S00°16'20"E	15.28'
L51	N00°00'00"E	25.01'
L52	S90°00'00"E	20.00'
L53	S00°00'00"W	24.96'
L54	S00°09'03"E	18.49'
L55	S45°09'03"E	10.12'
L56	S03°05'46"E	48.66'
L57	S00°02'20"E	6.00'
L58	S89°43'40"W	4.16'
L59	N89°43'40"E	14.50'
L60	N00°12'42"W	5.17'
L61	N00°19'17"W	10.83'
L62	S00°37'26"W	44.03'
L63	S00°00'00"W	13.74'
L64	S16°21'03"W	49.16'
L65	S25°44'01"E	19.34'
L66	N89°42'32"E	30.73'
L67	S00°11'31"E	5.48'
L68	N45°00'00"E	20.49'
L69	S45°00'00"W	11.31'
L70	S86°29'24"E	14.65'
L71	S01°39'11"E	5.94'
L72	S89°37'54"W	74.56'
L73	S89°36'02"E	22.47'
L74	N87°14'27"E	40.45'
L75	N02°32'06"E	106.54'
L76	N02°03'18"E	124.42'
L77	N03°30'36"E	78.96'
L78	N00°12'17"W	20.73'
L79	N00°12'17"W	96.91'
L80	S89°37'54"W	6.03'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHD BEARING	CHORD
C10	87.30'	24°52'49"	37.91'	N23°00'05"W	37.61'
C11	85.00'	22°33'57"	33.48'	N01°42'32"W	33.26'
C12	327.45	02°51'19"	16.32'	N79°07'14"E	16.32
C13	12.00	41°57'09"	8.79'	N56°43'00"E	8.59
C14	34.40'	19°34'44"	11.76'	S14°35'27"W	11.70'
C15	34.40'	65°33'53"	39.37'	S57°09'53"W	37.26'
C16	9.00'	90°07'16"	14.16'	S45°12'42"E	12.74'
C17	34.40'	67°58'27"	40.82'	S55°57'36"W	38.46'
C18	38.30'	86°20'28"	57.72'	N45°44'16"W	52.41'
C19	38.30'	02°48'53"	1.88'	N01°09'35"W	1.88'
C20	34.40'	17°10'18"	10.31'	S13°23'14"W	10.27'
C21	3.00'	45°00'00"	2.36'	S22°39'03"E	2.30'
C22	5.00'	45°00'00"	3.93'	S22°39'03"E	3.83'
C23	15.00'	52°03'28"	13.63'	N25°57'41"E	13.16'
C24	15.00'	39°06'37"	10.24'	N71°35'11"E	10.04'
C25	9.00'	89°51'50"	14.12'	S44°47'46"W	12.71'
C26	23.00'	16°21'03"	6.56'	S08°10'31"W	6.54'
C27	300.00'	19°19'26"	101.18'	S26°00'46"W	100.70'
C28	209.65'	01°21'37"	4.98'	S31°54'30"W	4.98'
C29	209.65'	34°42'39"	127.01'	S13°52'22"W	125.08'
C30	164.00'	16°07'52"	46.17'	S10°48'36"E	46.02'
C31	30.00'	64°33'27"	33.80'	S58°00'45"E	32.04'
C32	200.00'	03°44'36"	13.07'	N22°35'53"W	13.06'
C33	284.50'	12°26'51"	61.81'	N06°00'47"E	61.69'
C34	200.00'	20°21'29"	71.06'	N10°32'51"W	70.69'
C35	284.50'	23°34'06"	117.03'	N24°01'15"E	116.20'

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