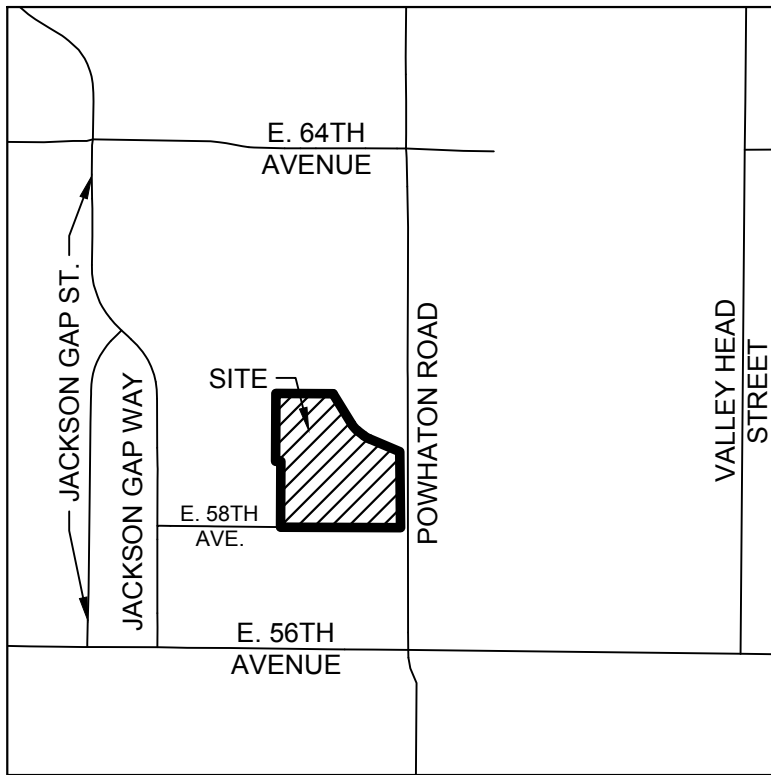


# FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 2

A PORTION OF 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



## CONTRACT PURCHASE

AMBROSE FINE POINT JV, LLC, AN INDIANA LIABILITY COMPANY,

SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

PRINT TITLE \_\_\_\_\_

## NOTARIAL:

STATE OF COLORADO )

COUNTY OF \_\_\_\_\_ ) SS

INNOVUS AURORA LLC, A COLORADO LIMITED LIABILITY COMPANY,

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 \_\_\_\_\_

\_\_\_\_ RES \_\_\_\_\_

## 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 AUGUST 31, 2023.

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.

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 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.

## LEGAL DESCRIPTION:

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

**BEGINNING** AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF  
SECTION 8 AND CONSIDERING THE WEST LINE OF SAID EAST HALF TO BEAR SOUTH 00°37'31" EAST,  
WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 89°44'05" EAST ALONG THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST  
QUARTER A DISTANCE OF 557.55 FEET TO A POINT ON THE EASTERLY LINE OF A 95 FOOT WIDE  
DRAINAGE EASEMENT AS RECORDED AT RECEPTION NO. 2017000096932  
ADAMS COUNTY CLERK AND RECORDERS OFFICE;

- THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FIVE (5) COURSES:
1. SOUTH 31°29'00" EAST A DISTANCE OF 372.48 FEET TO A POINT OF CURVATURE;
  2. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°33'14", A RADIUS OF 252.50 FEET,  
AN ARC LENGTH OF 90.58 FEET AND A CHORD THAT BEARS SOUTH 41°45'36" EAST A DISTANCE OF  
90.10 FEET;
  3. SOUTH 52°02'13" EAST A DISTANCE OF 83.02 FEET TO A POINT OF CURVATURE;
  4. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°53'19", A RADIUS OF 251.00 FEET,  
AN ARC LENGTH OF 65.22 FEET AND A CHORD THAT BEARS SOUTH 59°28'50" EAST A DISTANCE OF  
65.04 FEET;
  5. SOUTH 66°55'29" EAST A DISTANCE OF 345.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF  
POWHATON ROAD AS RECORDED AT RECEPTION NO. 2017000096931 IN SAID RECORDS;

THENCE SOUTH 00°38'22" EAST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 791.01 FEET;

THENCE NORTH 89°44'05" WEST A DISTANCE OF 1,250.10 FEET TO THE SOUTHEAST CORNER OF FINE  
POINT BUSINESS PARK SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. 2016000089501  
IN SAID RECORDS;

- THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3)  
COURSES:
1. NORTH 00°15'55" EAST A DISTANCE OF 685.53 FEET;
  2. NORTH 89°44'05" WEST A DISTANCE OF 54.80 FEET;
  3. NORTH 00°15'55" EAST A DISTANCE OF 706.40 FEET TO A POINT ON THE NORTH LINE OF THE WEST  
HALF OF SAID SOUTHEAST QUARTER OF SECTION 8;

THENCE SOUTH 89°44'05" EAST ALONG SAID NORTH LINE A DISTANCE OF 38.51 FEET TO THE  
**OF BEGINNING;**

SAID PARCEL CONTAINS AN AREA OF 1,491,674 SQUARE FEET, OR 34.244 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN  
ON THIS PLAT UNDER THE NAME AND STYLE OF **FINE POINT BUSINESS 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.

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

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS

JOB NO.	DCS23-4001
PA/PM:	JCS
DRAWN:	CJD
DATE:	10/05/2023
SCALE:	N/A

**FINE POINT BUSINESS PARK**  
SUBDIVISION FILING NO. 2

SHEET  
**1**  
Sheet 1 of 12

# FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 2

A PORTION OF 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

## 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 OF AURORA, ARE IN PLACE AND ACCEPTED BY THE CITY, OR CASH 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.

OWNER DECLARES AND GRANTS FOR THE BENEFIT OF THE OWNER OF TRACT J AND THE OWNERS' RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, GRANTEES AND MORTGAGEES, AND THEIR RESPECTIVE TENANTS, AND ALL PERSONS WHO NOW OR HEREAFTER OWN OR HOLD ANY POSSESSORY INTEREST TO TRACT J, AND THE CONCESSIONAIRES, AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, LESSEES AND INVITEES OF ANY OF THEM, A NON-EXCLUSIVE TRAIL EASEMENT UPON, OVER AND ACROSS TRACT J AS DEPICTED HEREIN, FOR THE PUBLIC AT-LARGE TO CONVENIENTLY ACCESS, TRAVERSE, INGRESS TO, AND EGRESS FROM, TRACT J.

THE COVENANTS, TERMS, CONDITIONS, AND RESTRICTIONS SET FORTH HEREIN SHALL BE BINDING UPON, AND INSURE TO BENEFIT OF, THE OWNER AND IT'S HEIRS, SUCCESSORS, AND ASSIGNS AND SHALL CONSTITUTE COVENANTS RUNNING WITH THE LAND OR AN EQUITABLE SERVITUDE UPON THE LAND, AS THE CASE MAY BE.

## 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 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.
- TRACT A IS TO BE PRIVATELY OWNED AND MAINTAINED.
- 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.

Noted

See Advisory Comments on the first page of the plat.

Not a typical covenant notes remove.

Verbiage has been removed.

Sheet 11 verbiage has been updated.

Does not match reference from sheet 11

If being dedicated to COA, See COA 2023 Subdivision Plat Checklist Item #12.e

Verbiage updated to add "or Tracts".

or Tracts

Okay

Move this title bar to the bottom right hand corner of the plat pages

W:\DCS\234001\001\Survey\CAD\Plat\DCS23-4001\_Plat.dwg

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

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

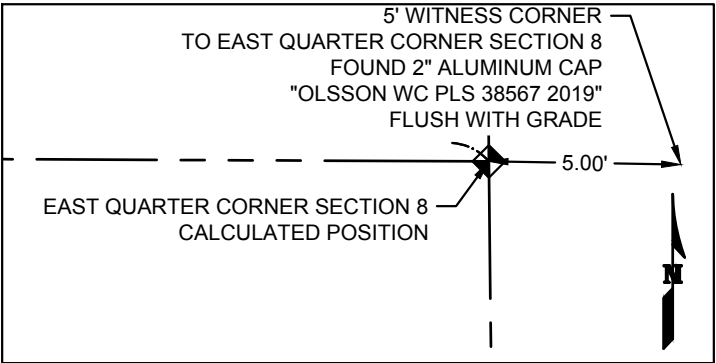
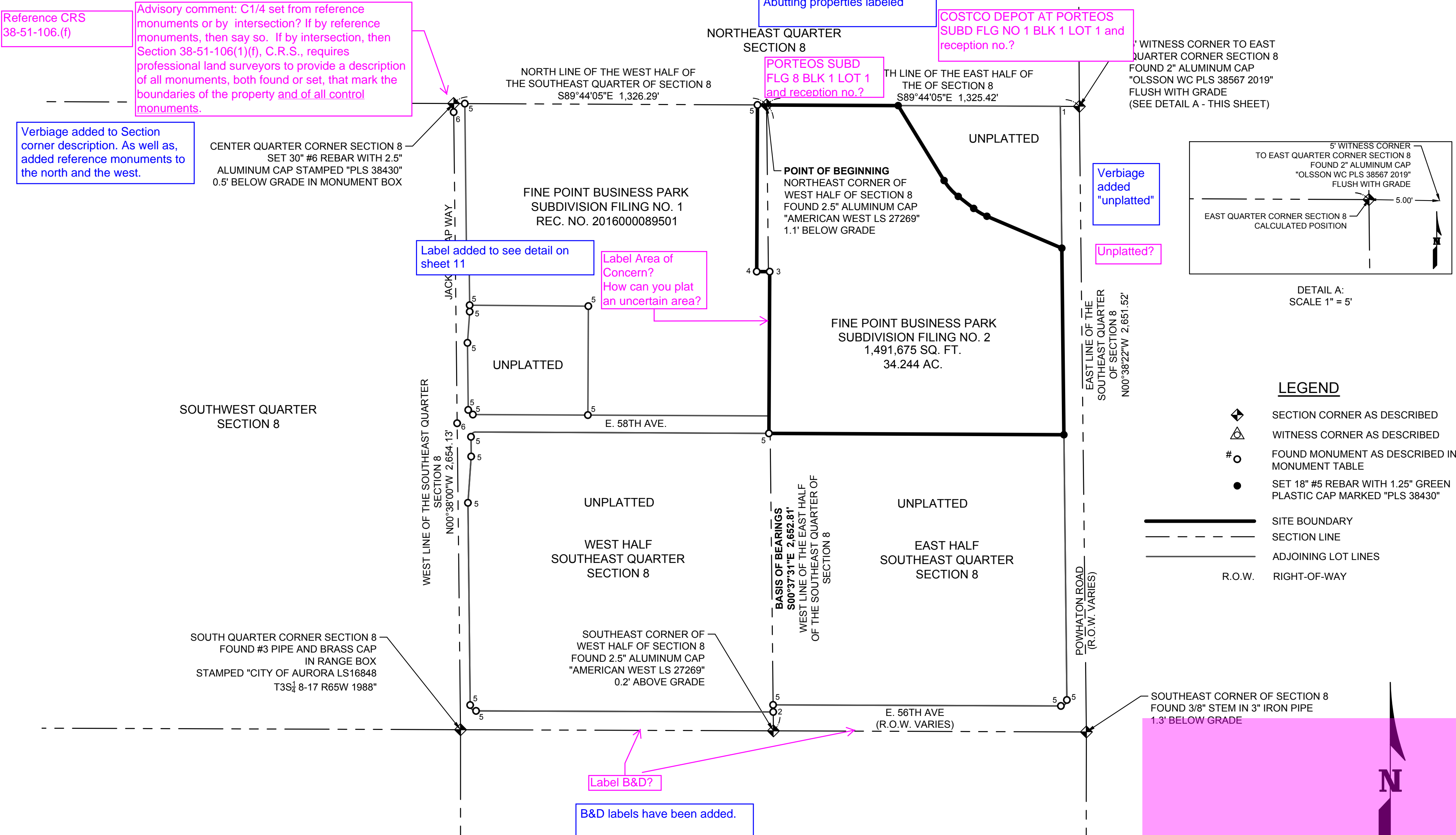
NO.	DATE	REMARKS	NO.	DATE	REMARKS	JOB NO.	DCS23-4001
						PA/PM:	JCS
						DRAWN:	CJD
						DATE:	10/05/2023
						SCALE:	N/A

**FINE POINT BUSINESS PARK**  
SUBDIVISION FILING NO. 2

SHEET  
**2**  
Sheet 2 of 12

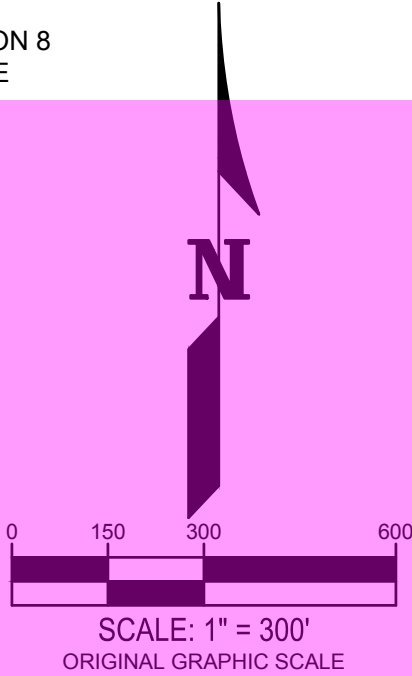
# FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 2

A PORTION OF 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
- 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
- ADJOINING LOT LINES
- R.O.W. RIGHT-OF-WAY



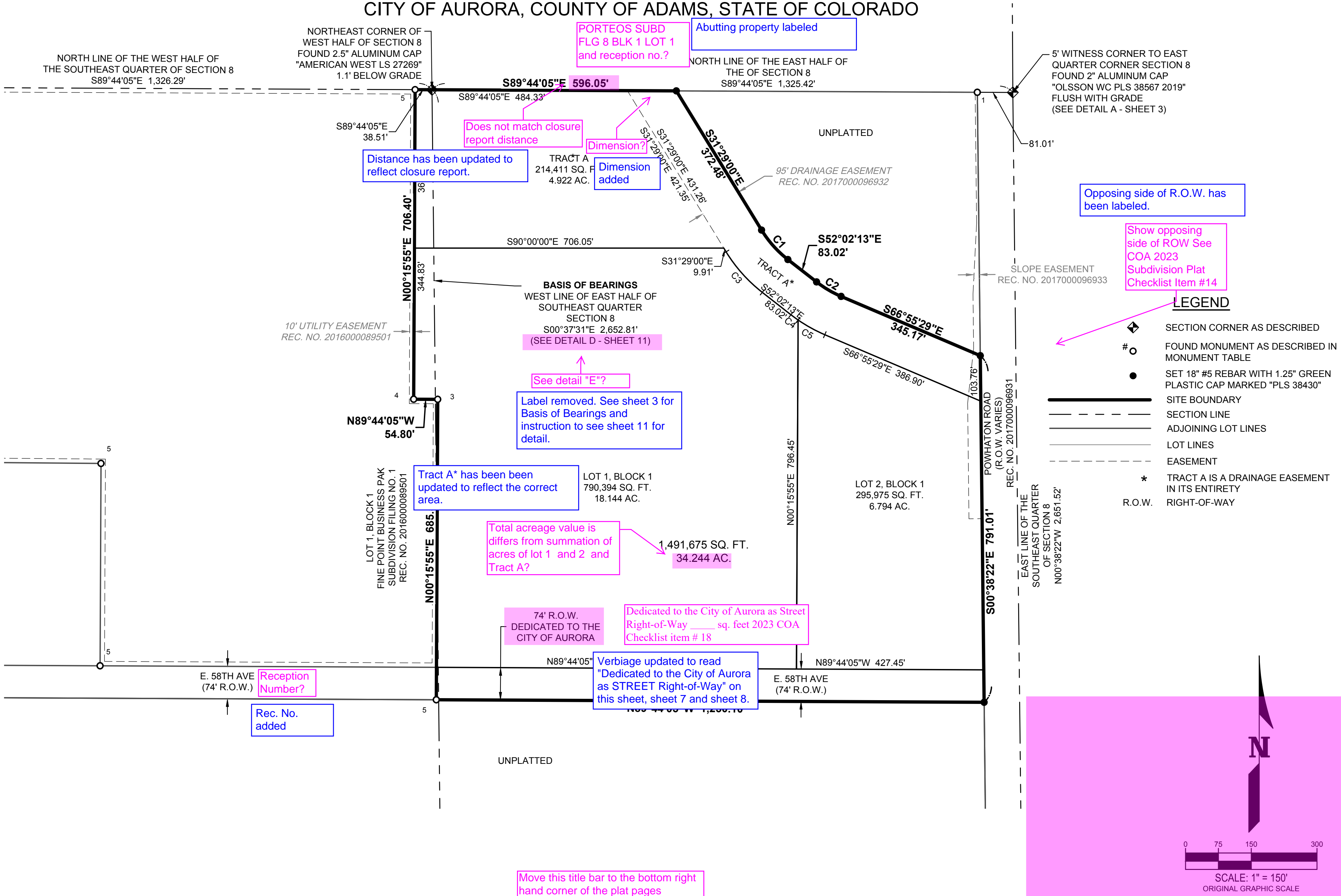
### MONUMENT TABLE:

- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP "PLS 38567" 0.3' BELOW GRADE
- FOUND NO. 5 REBAR 0.1' BELOW GRADE
- FOUND 2.5" ALUMINUM CAP "PLS 23899" FLUSH WITH GRADE
- FOUND 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

900 south broadway suite 320 denver, co 80209 p. 303.561.3333 waremalcomb.com	<b>WARE MALCOMB</b> CIVIL ENGINEERING & SURVEYING	NO.	DATE	REMARKS	NO.	DATE	REMARKS	JOB NO. DCS23-4001	<b>FINE POINT BUSINESS PARK</b> <b>SUBDIVISION FILING NO. 2</b>	SHEET <b>3</b> Sheet 3 of 12
								PA/PM: JCS		
								DRAWN: CJD		
								DATE: 10/05/2023		
								SCALE: 1" = 300'		

# FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 2

A PORTION OF 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



W:\DCS\23\4001\00\Survey\CAD\_Plat\DCS23-4001\_Plat.dwg

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

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

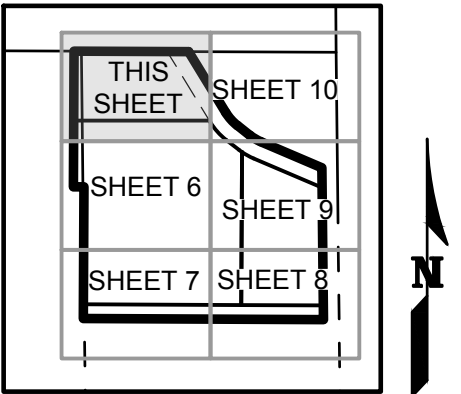
NO.	DATE	REMARKS	NO.	DATE	REMARKS	JOB NO.	DCS23-4001
						PA/PM:	JCS
						DRAWN:	CJD
						DATE:	10/05/2023
						SCALE:	1" = 150'

**FINE POINT BUSINESS PARK**  
SUBDIVISION FILING NO. 2

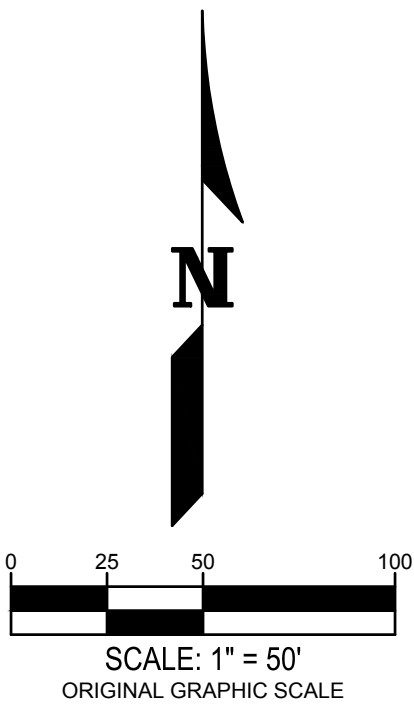
SHEET  
**4**  
Sheet 4 of 12

# FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 2

A PORTION OF 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



KEY MAP  
1" = 1000'



## 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
- ADJOINING LOT LINES
- LOT LINES
- EASEMENT
- PROPOSED EASEMENT LINE
- \* TRACT A IS A DRAINAGE EASEMENT IN ITS ENTIRETY

Dashed lines are reflected

Dashed line?

See Legend  
Tract A\* is a Drainage  
easement in its entirety.

Site Plan shows  
easement here

ORTEOS SUBD  
FLG 8 BLK 1 LOT  
1 and reception  
no.?

Abutting property has been  
labeled

S89°44'05"E 1,325.42'  
NORTH LINE OF THE EAST HALF OF  
THE SOUTHEAST QUARTER OF  
SECTION 8

UNPLATTED

MATCHLINE  
SEE SHEET 10

MATCHLINE  
SEE SHEET 6

Move this title bar to the bottom right  
hand corner of the plat pages

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

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS

JOB NO. DCS23-4001  
PA/PM: JCS  
DRAWN: CJD  
DATE: 10/05/2023  
SCALE: 1" = 80'

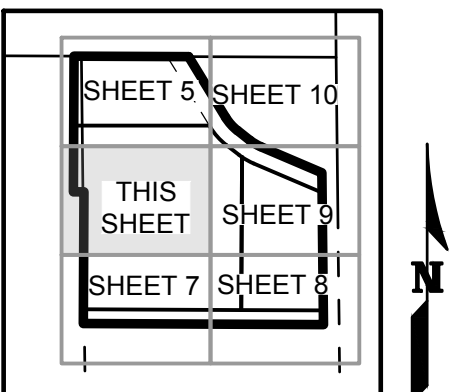
**FINE POINT BUSINESS PARK**  
SUBDIVISION FILING NO. 2

SHEET  
**5**  
Sheet 5 of 12

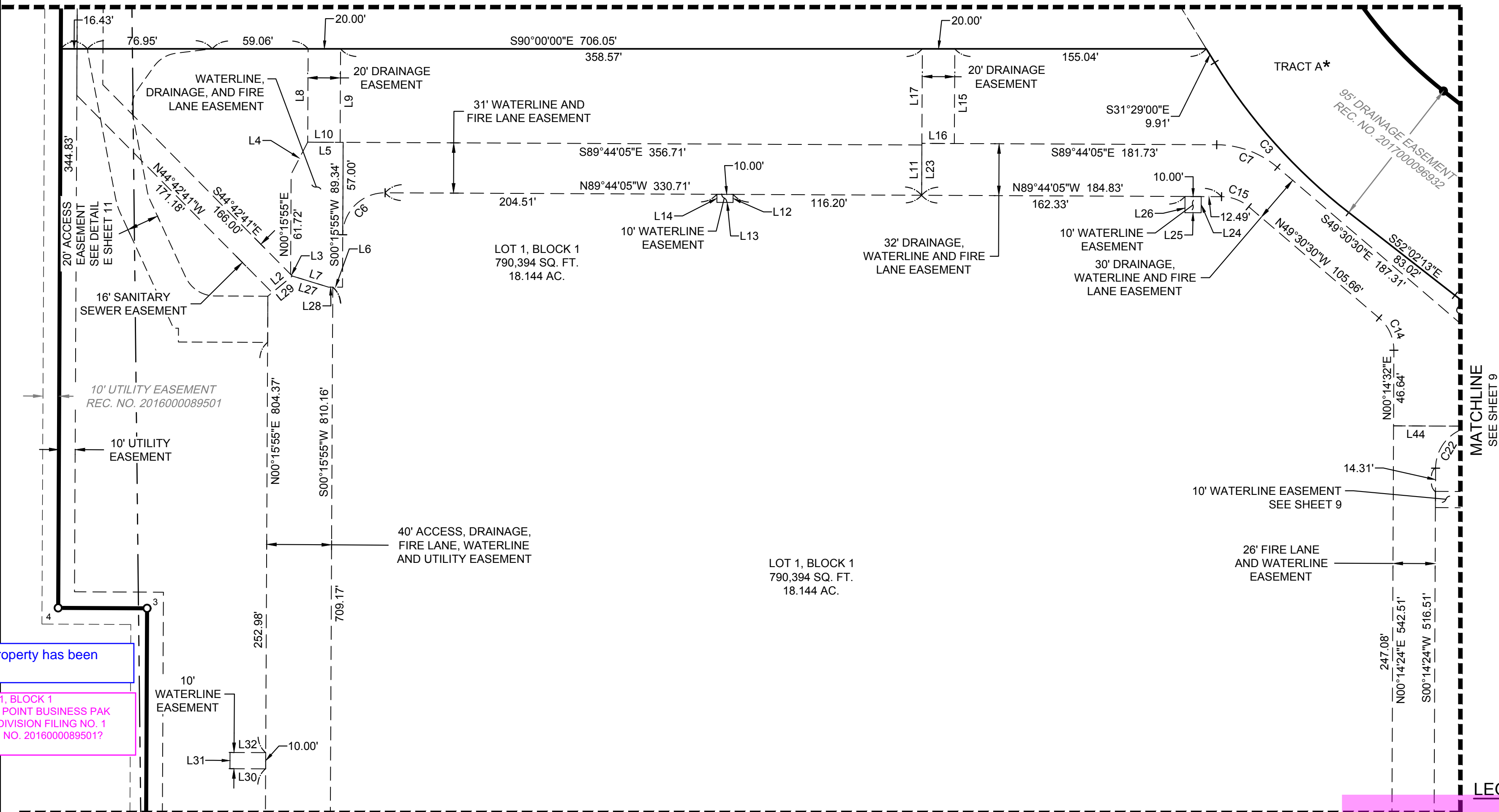
# FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 2

A PORTION OF 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

SEE SHEET 5  
MATCHLINE



KEY MAP  
1" = 1000'



MATCHLINE  
SEE SHEET 9

MATCHLINE  
SEE SHEET 7

## 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
- ADJOINING LOT LINES
- LOT LINES
- EASEMENT
- PROPOSED EASEMENT LINE
- \* TRACT A IS A DRAINAGE EASEMENT IN ITS ENTIRETY

Move this title bar to the bottom right hand corner of the plat pages

W:\DCS\234001\00\Survey\CAD\_Plat\DCS23-4001\_Plat.dwg

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

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS

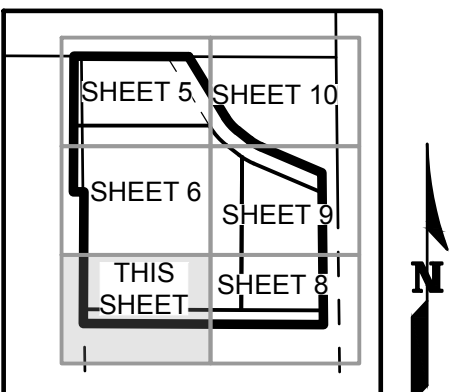
JOB NO.	DCS23-4001
PA/PM:	JCS
DRAWN:	CJD
DATE:	10/05/2023
SCALE:	1" = 80'

**FINE POINT BUSINESS PARK**  
SUBDIVISION FILING NO. 2

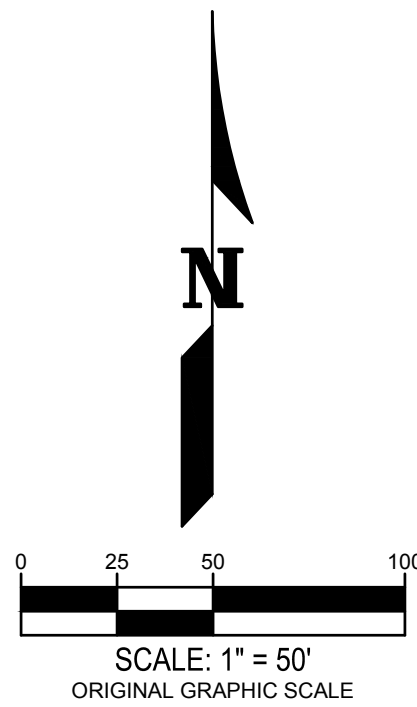
SHEET  
**6**  
Sheet 6 of 12

# FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 2

A PORTION OF 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

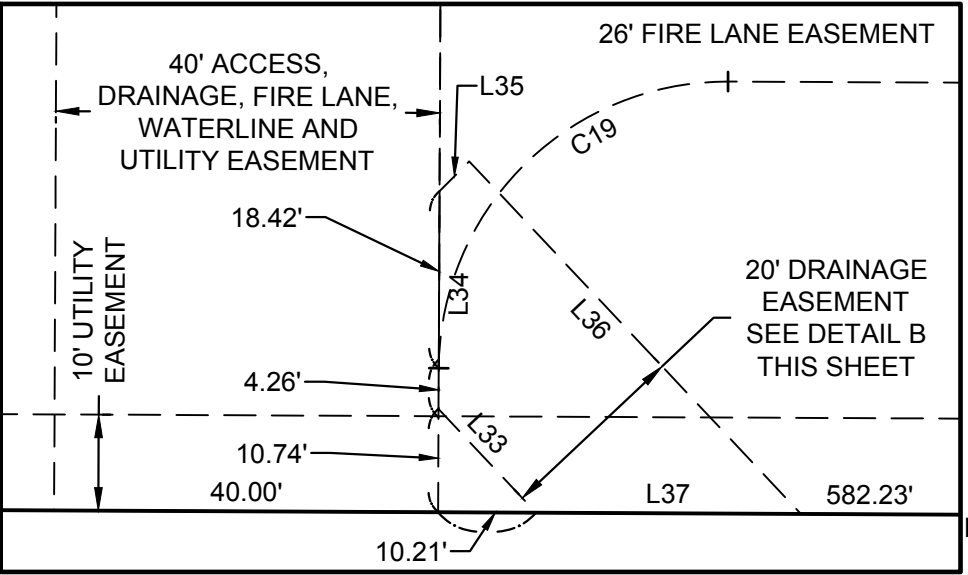
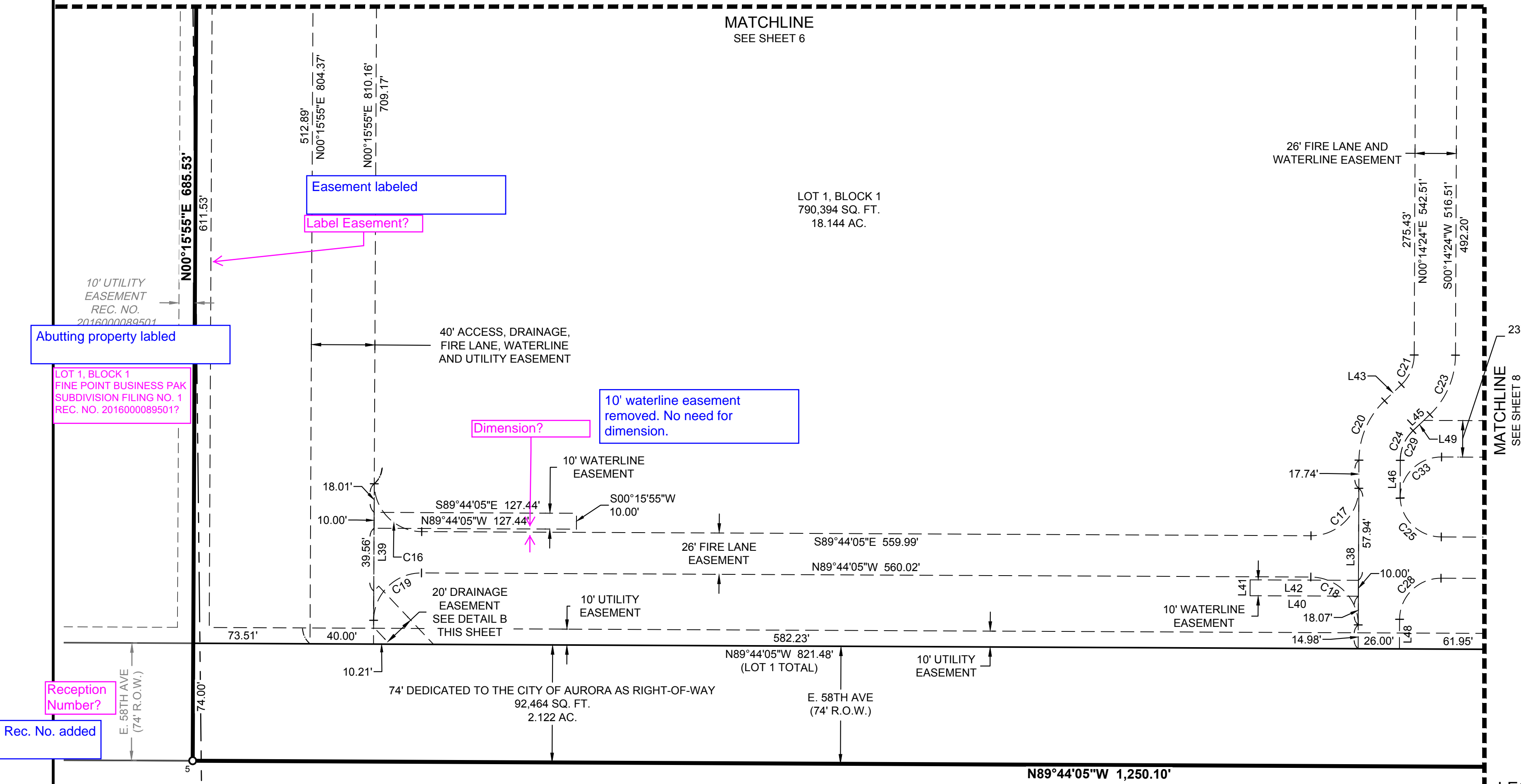


KEY MAP  
1" = 1000'



## 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
- ADJOINING LOT LINES
- LOT LINES
- EASEMENT
- PROPOSED EASEMENT LINE
- \* TRACT A IS A DRAINAGE EASEMENT IN ITS ENTIRETY



Move this title bar to the bottom right hand corner of the plat pages

W:\DCS\234001\001\Survey\CAD\Plat\DCS23-4001\_Plat.dwg

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

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

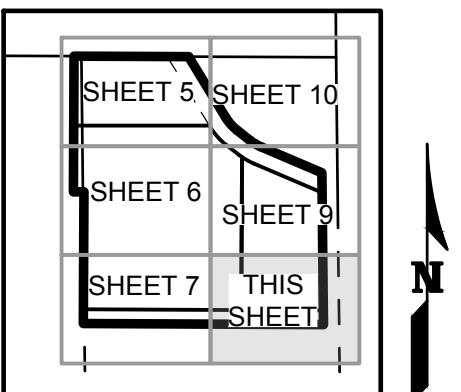
NO.	DATE	REMARKS	NO.	DATE	REMARKS	JOB NO.	DCS23-4001
						PA/PM:	JCS
						DRAWN:	CJD
						DATE:	10/05/2023
						SCALE:	1" = 80'

**FINE POINT BUSINESS PARK**  
SUBDIVISION FILING NO. 2

SHEET  
**7**  
Sheet 7 of 12

# FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 2

A PORTION OF 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



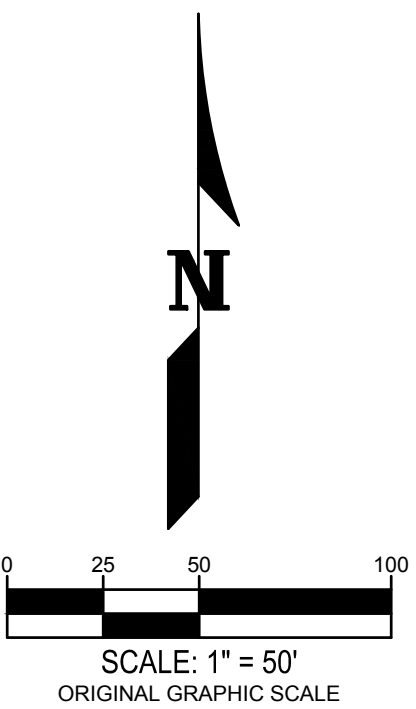
KEY MAP  
1" = 1000'

Opposing R.O.W. line labeled

Show opposing side of ROW. 2023 COA Checklist item # 14

R.O.W. Dedication updated

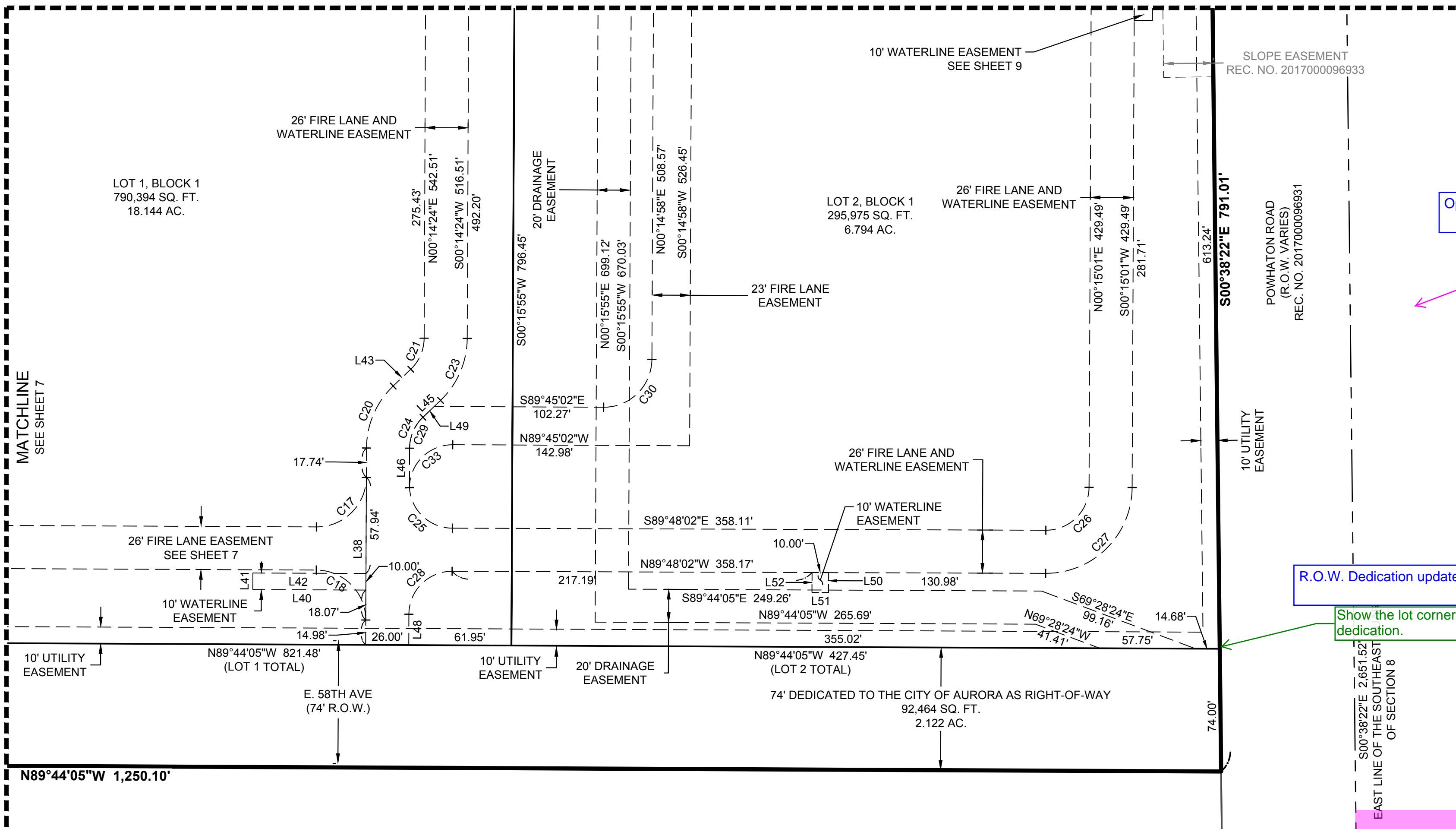
Show the lot corner dedication.



## 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
- ADJOINING LOT LINES
- LOT LINES
- EASEMENT
- PROPOSED EASEMENT LINE
- TRACT A IS A DRAINAGE EASEMENT IN ITS ENTIRETY

Move this title bar to the bottom right hand corner of the plat pages



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

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS

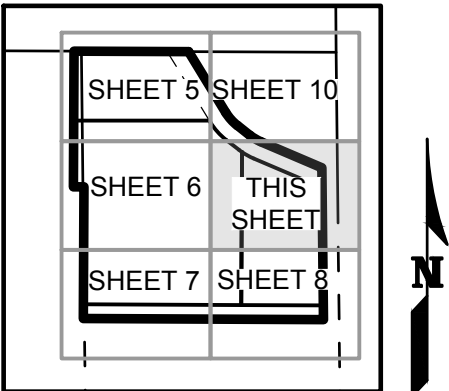
JOB NO.	DCS23-4001
PA/PM:	JCS
DRAWN:	CJD
DATE:	10/05/2023
SCALE:	1" = 80'

**FINE POINT BUSINESS PARK**  
SUBDIVISION FILING NO. 2

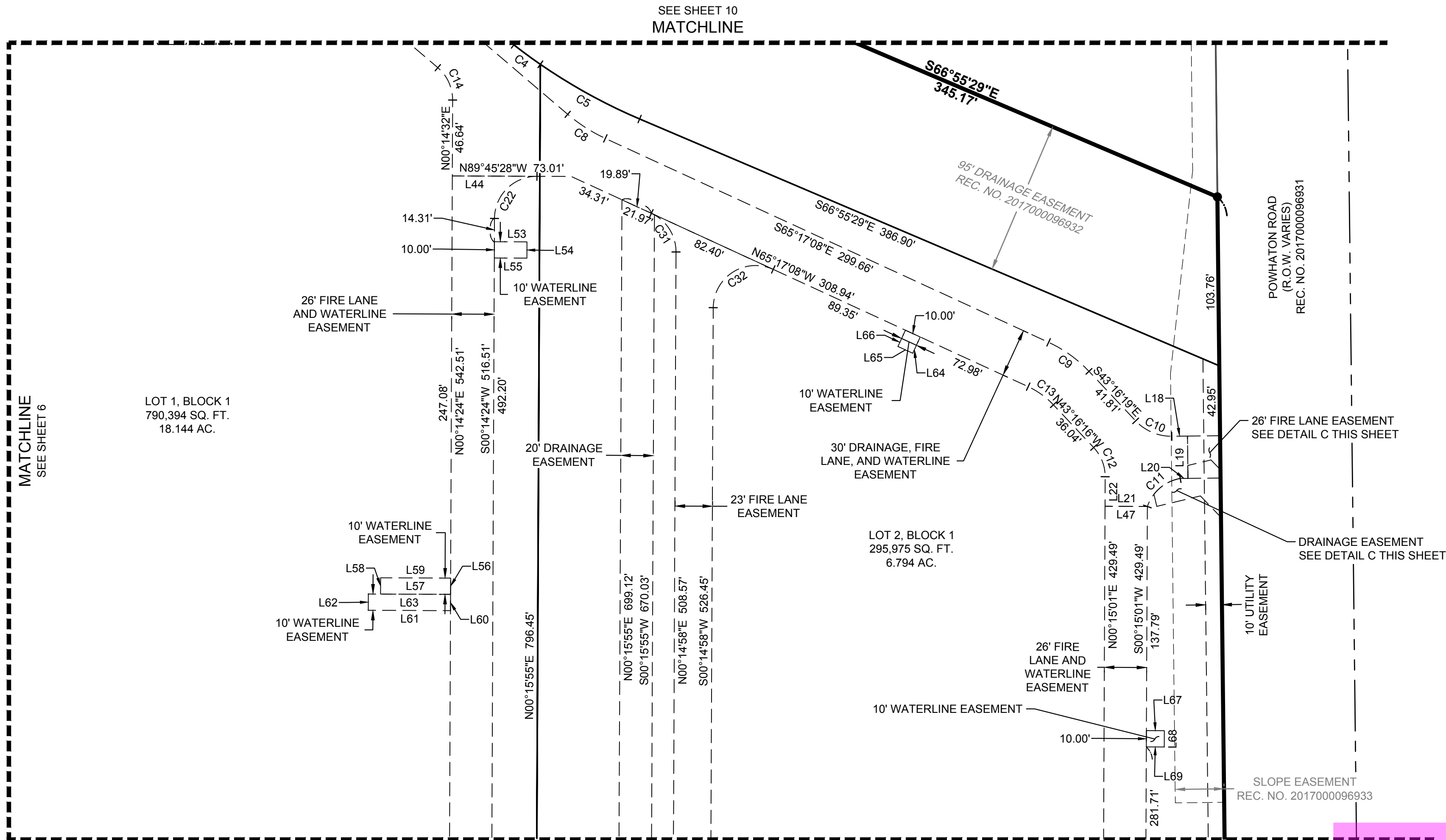
SHEET  
**8**  
Sheet 8 of 12

# FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 2

A PORTION OF 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

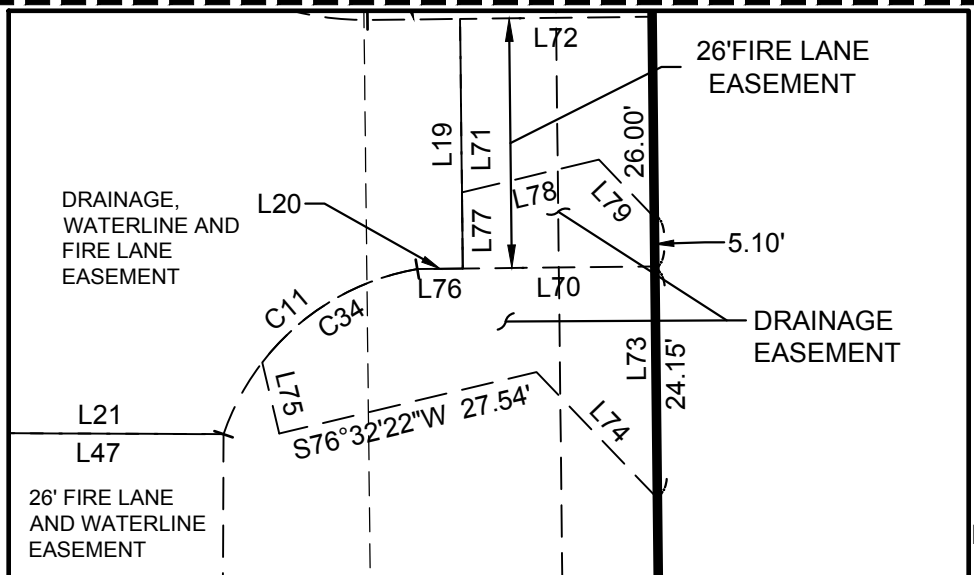


KEY MAP  
1" = 1000'



## 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
- ADJOINING LOT LINES
- LOT LINES
- EASEMENT
- PROPOSED EASEMENT LINE
- TRACT A IS A DRAINAGE EASEMENT IN ITS ENTIRETY



Move this title bar to the bottom right hand corner of the plat pages

W:\DCS\234001\001\Survey\CAD\_Plat\DCS23-4001\_Plat.dwg

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

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

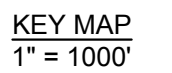
NO.	DATE	REMARKS	NO.	DATE	REMARKS

JOB NO.	DCS23-4001
PA/PM:	JCS
DRAWN:	CJD
DATE:	10/05/2023
SCALE:	1" = 80'

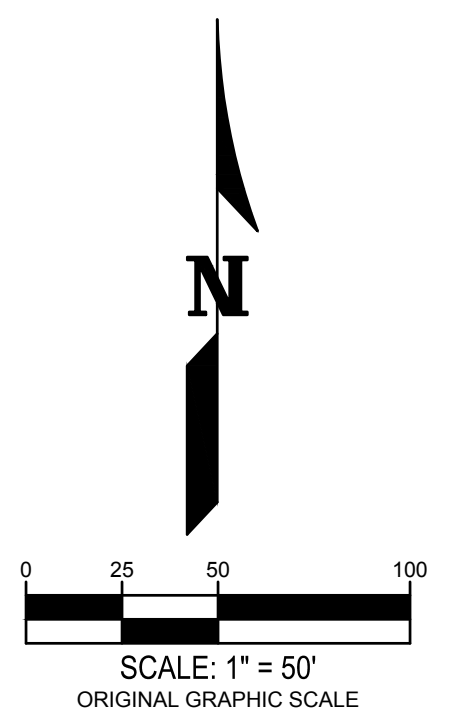
**FINE POINT BUSINESS PARK**  
SUBDIVISION FILING NO. 2

SHEET  
**9**  
Sheet 9 of 12

A PORTION OF 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



5' WITNESS CORNER TO EAST  
QUARTER CORNER SECTION 8  
FOUND 2" ALUMINUM CAP  
"OLSSON WC PLS 38567 2019"  
FLUSH WITH GRADE  
(SEE DETAIL A - SHEET 3)



	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
	ADJOINING LOT LINES
	LOT LINES
	EASEMENT
	PROPOSED EASEMENT
	LINE
* 	TRACT A IS A DRAINAGE EASEMENT IN ITS ENTIRETY

Move this title bar to the bottom right hand corner of the plat pages

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS	JOB NO.	DCS23-4001
						PA/PM:	JCS
						DRAWN:	CJD
						DATE:	10/05/2023
						SCALE:	1" = 80'

FINE POINT BUSINESS PARK  
SUBDIVISION FILING NO. 2

SHEET  
10

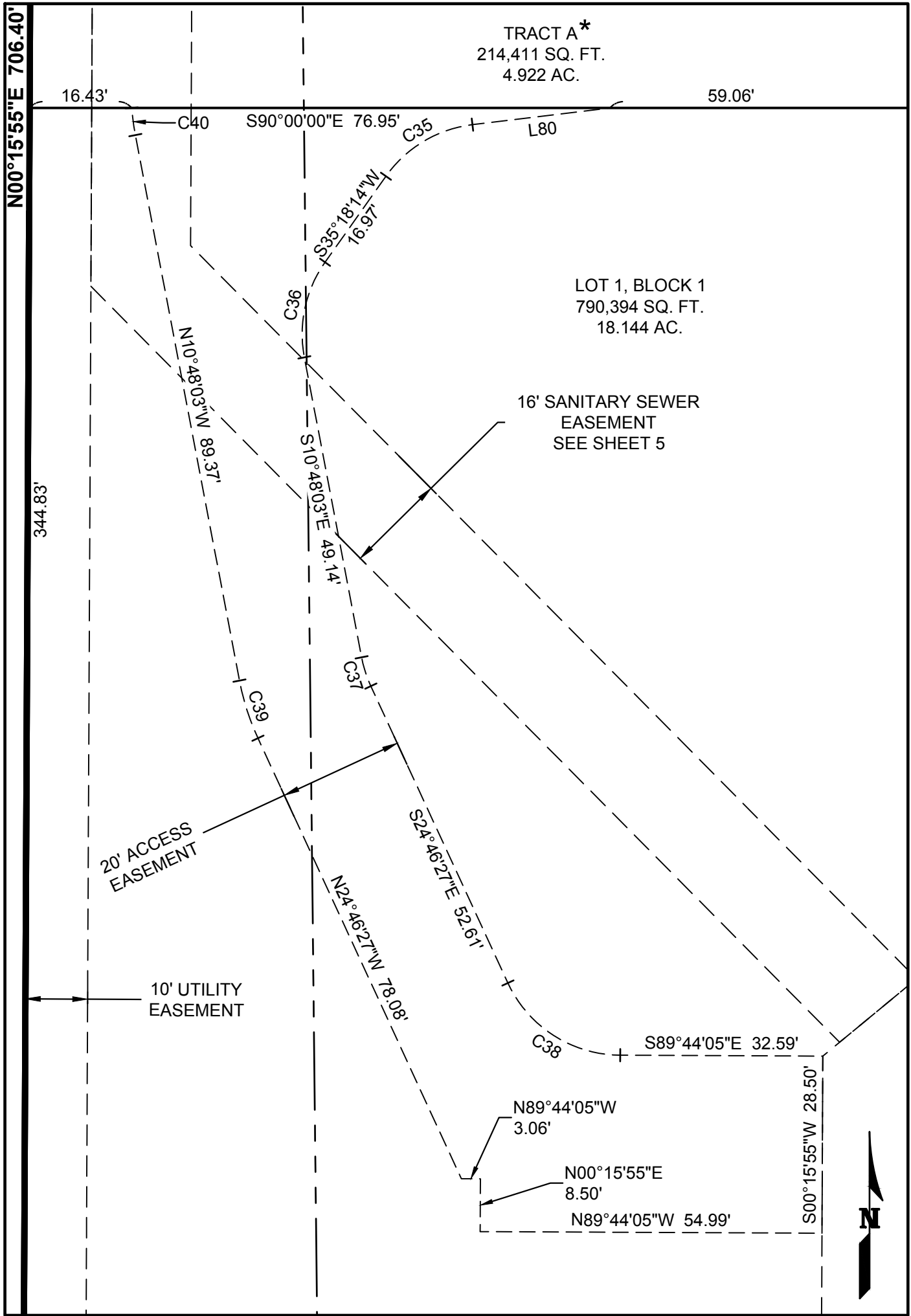
---

Sheet 10 of 12

W:\DCS\23\4001\00\Survey\CAD\ Plat\DCS23-4001\_Plat.dwg

# FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 2

A PORTION OF 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



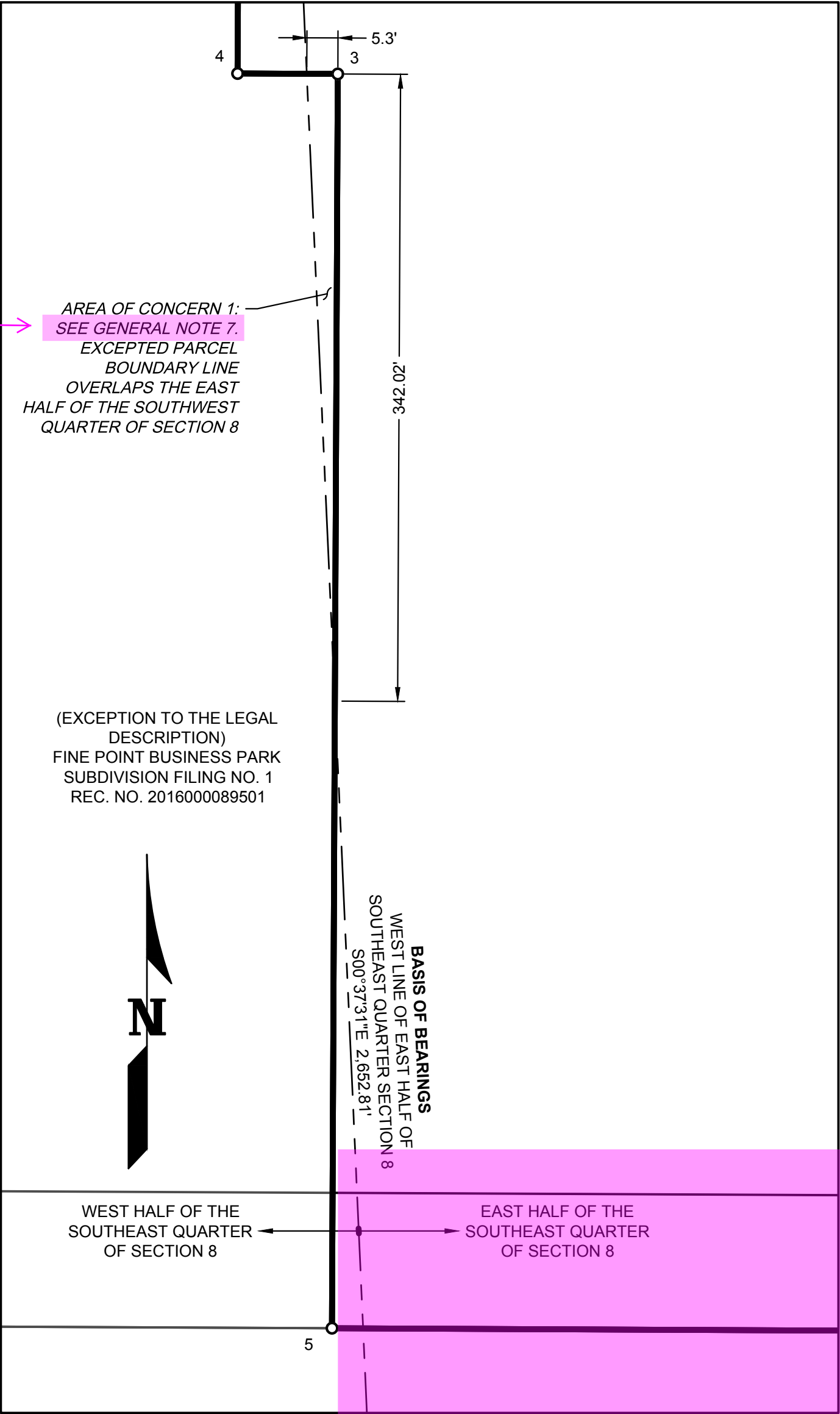
DETAIL D:  
1" = 20'

## LEGEND

- #○ FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE ON SHEET 2
- SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
- SITE BOUNDARY
- RIGHT-OF-WAY
- LOT LINES
- - - EASEMENT LINE
- - - PROPOSED EASEMENT LINE

#7 from General Notes does not address area of concern

Verbiage updated



DETAIL E:  
NOT TO SCALE  
EXAGGERATED FOR CLARITY

Move this title bar to the bottom right hand corner of the plat pages

W:\DCS\23\4001\00\Survey\CAD\Plat\DCS23-4001\_Plat.dwg

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

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS	JOB NO.	DCS23-4001
						PA/PM:	JCS
						DRAWN:	CJD
						DATE:	10/05/2023
						SCALE:	N/A

**FINE POINT BUSINESS PARK**  
SUBDIVISION FILING NO. 2

SHEET  
**11**  
Sheet 11 of 12

FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 2

A PORTION OF 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

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	20°33'14"	252.50'	90.58'	S41°45'36"E	90.10'
C2	14°53'19"	251.00'	65.22'	S59°28'50"E	65.04'
C3	20°33'14"	347.50'	124.66'	S41°45'36"E	123.99'
C4	3°20'35"	346.00'	20.19'	S53°42'28"E	20.19'
C5	11°32'44"	346.00'	69.72'	S61°09'07"E	69.60'
C6	90°00'00"	26.00'	40.84'	S45°15'55"W	36.77'
C7	40°13'36"	58.00'	40.72'	S69°37'17"E	39.89'
C8	15°46'38"	100.00'	27.54'	S57°23'49"E	27.45'
C9	22°00'49"	80.00'	30.74'	S54°16'44"E	30.55'
C10	47°22'03"	30.00'	24.80'	S66°57'21"E	24.10'
C11	61°18'36"	26.00'	27.82'	S49°33'45"W	26.51'
C12	43°32'11"	26.00'	19.76'	N21°30'11"W	19.28'
C13	22°00'49"	50.00'	19.21'	N54°16'44"W	19.09'
C14	49°45'01"	26.00'	22.58'	N24°37'59"W	21.87'
C15	40°13'36"	26.00'	18.25'	N69°37'17"W	17.88'
C16	90°00'56"	30.00'	47.13'	S44°44'19"E	42.43'
C17	90°00'00"	30.00'	47.12'	N45°15'55"E	42.43'
C18	90°00'00"	30.00'	47.12'	N44°44'05"W	42.43'
C19	89°57'22"	30.00'	47.10'	S45°17'06"W	42.41'
C20	46°05'31"	52.00'	41.83'	N23°17'44"E	40.71'
C21	46°06'05"	26.00'	20.92'	N23°17'27"E	20.36'
C22	90°00'07"	26.00'	40.84'	S45°14'28"W	36.77'
C23	46°06'05"	52.00'	41.84'	S23°17'27"W	40.72'
C24	46°05'31"	26.00'	20.92'	S23°17'44"W	20.36'
C25	86°32'40"	25.99'	39.26'	S46°39'36"E	35.63'
C26	89°56'57"	26.00'	40.82'	N45°13'30"E	36.75'
C27	89°56'57"	52.00'	81.64'	S45°13'30"W	73.51'
C28	89°57'00"	26.00'	40.82'	S45°13'28"W	36.75'
C29	46°05'31"	26.00'	20.92'	N23°17'44"E	20.36'
C30	90°00'00"	29.00'	45.55'	S45°14'58"W	41.01'
C31	65°32'06"	26.00'	29.74'	N32°31'05"W	28.14'
C32	114°27'54"	26.00'	51.94'	S57°28'55"W	43.73'
C33	89°59'59"	26.00'	40.84'	S45°14'58"W	36.77'
C34	42°31'01"	26.00'	19.29'	N58°57'32"E	18.85'
C35	47°46'10"	20.00'	16.67'	S59°11'19"W	16.20'
C36	46°06'17"	20.00'	16.09'	S12°15'06"W	15.66'
C37	13°58'24"	20.00'	4.88'	S17°47'15"E	4.87'
C38	64°57'38"	20.00'	22.68'	S57°15'16"E	21.48'
C39	13°58'24"	40.00'	9.76'	N17°47'15"W	9.73'
C40	6°19'18"	40.00'	4.41'	N07°38'24"W	4.41'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°44'05"W	16.00'
L2	N50°27'33"E	16.07'
L3	N44°42'41"W	1.46'
L4	N27°19'21"E	22.29'
L5	S89°44'05"E	21.86'
L6	N89°44'05"W	8.63'
L7	N72°57'35"W	23.32'
L8	S00°15'55"W	57.57'
L9	S00°15'55"W	57.66'
L10	N89°44'05"W	20.00'
L11	S00°15'55"W	31.00'
L12	S00°15'55"W	5.00'
L13	N89°44'05"W	10.00'
L14	N00°15'55"E	5.00'
L15	S00°15'55"W	58.41'
L16	N89°44'05"W	20.00'
L17	N00°15'55"E	58.32'
L18	N89°21'38"E	9.64'
L19	S00°38'22"E	26.00'
L20	S89°21'38"W	4.74'
L21	N89°44'59"W	26.00'
L22	N00°15'55"E	18.15'
L23	N00°15'55"E	32.00'
L24	S00°15'55"W	9.98'
L25	N89°44'05"W	10.00'
L26	N00°15'55"E	9.98'
L27	N72°57'35"W	23.32'
L28	N89°44'05"W	2.64'
L29	S50°27'33"W	19.56'
L30	N89°44'05"W	22.00'
L31	N00°15'55"E	10.00'
L32	S89°44'05"E	22.00'
L33	N43°16'02"W	14.82'
L34	S00°15'55"W	22.68'
L35	N44°47'12"E	4.38'
L36	S43°16'02"E	50.41'
L37	N89°44'05"W	27.59'
L38	S00°14'58"W	86.02'
L39	N00°15'55"E	86.00'
L40	N89°45'02"W	68.21'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	N00°14'58"E	10.00'
L42	S89°45'02"E	68.21'
L43	N46°20'29"E	14.68'
L44	S89°45'28"E	52.00'
L45	S46°20'29"W	14.68'
L46	N00°14'58"E	23.78'
L47	S89°44'59"E	26.00'
L48	S00°14'58"W	18.61'
L49	N46°20'29"E	9.35'
L50	N00°11'58"E	12.00'
L51	S89°48'02"E	10.00'
L52	S00°11'58"W	12.00'
L53	S89°45'36"E	20.00'
L54	S00°14'24"W	10.00'
L55	N89°45'36"W	20.00'
L56	S00°14'24"W	10.00'
L57	N89°45'36"W	43.00'
L58	N00°14'24"E	10.00'
L59	S89°45'36"E	43.00'
L60	S00°14'24"W	10.00'
L61	N89°45'36"W	50.50'
L62	N00°14'24"E	10.00'
L63	S89°45'36"E	50.50'
L64	S24°42'52"W	11.00'
L65	N65°17'08"W	10.00'
L66	N24°42'52"E	11.00'
L67	S89°44'59"E	11.00'
L68	S00°15'01"W	10.00'
L69	N89°44'59"W	11.00'
L70	S89°21'38"W	20.00'
L71	N00°38'22"W	26.00'
L72	N89°21'38"E	20.00'
L73	S00°38'22"E	29.25'
L74	N43°46'09"W	18.21'
L75	N13°27'38"W	7.62'
L76	N89°21'38"E	4.74'
L77	N00°38'22"W	7.93'
L78	N76°32'22"E	14.66'
L79	S43°46'09"E	8.34'
L80	S83°04'25"W	22.30'

Move this title bar to the bottom right hand corner of the plat pages

W:\DCS\23\4001\00\Survey\CAD\_Plat\DCS23-4001\_Plat.dwg