

Send in the Title Commitment that has active hyperlinks for the documents referenced within. Or send in the documents separately

# NORTH TOWER ROAD SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 2,  
 LOT 1, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 3  
 LOT 3, A PART OF LOT 5, LOT 6, AND TRACT A, BLOCK 1, MOUNTAIN STATES INDUSTRIAL CENTER SUBDIVISION FILING NO. 1  
 SITUATED IN THE SW 1/4 OF SECTION 27, AND A PORTION OF THE NW 1/4 OF SECTION 34, T.3S., R.66W., OF THE 6TH P.M.  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

**DEDICATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE OWNERS OF A PARCEL OF LAND SITUATED IN LOTS 1 AND 2, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 2 (REC. NO. 2014000069504), LOT 1, BLOCK 1 ALBERTSONS SUBDIVISION FILING NO. 3 (REC. NO. 201300001434) AND LOT 3, A PART OF LOT 5, LOT 6, AND TRACT A, BLOCK 1, MOUNTAIN STATES INDUSTRIAL CENTER SUBDIVISION (REC. NO. 2014000069503) BEING LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 27, AND A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27 BEING THE NORTH QUARTER CORNER OF SAID SECTION 34;  
 THENCE S00°02'00"E ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 34 A DISTANCE OF 201.51 FEET;  
 THENCE N83°29'34"W A DISTANCE OF 1547.12 FEET;  
 THENCE S06°30'26"W A DISTANCE OF 20.00 FEET;  
 THENCE N83°29'34"W A DISTANCE OF 436.71 FEET;  
 THENCE S00°20'28"E A DISTANCE OF 30.22 FEET;  
 THENCE N83°29'34"W A DISTANCE OF 417.63 FEET;  
 THENCE N83°28'52"W A DISTANCE OF 178.56 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;  
 THENCE N00°20'28"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 877.80 FEET TO A POINT LYING ON A CURVE;  
 THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS N38°14'02"E A DISTANCE OF 152.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 77°07'36", A RADIUS OF 122.38 FEET, AN ARC LENGTH OF 164.74 FEET TO A POINT OF TANGENT;  
 THENCE N00°19'46"W ALONG SAID TANGENT A DISTANCE OF 141.22 FEET TO A POINT OF CURVE;  
 THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS N51°55'35"E A DISTANCE OF 71.17, SAID CURVE HAVING A CENTRAL ANGLE OF 104°30'41", A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 82.08 FEET TO A POINT OF TANGENT;  
 THENCE S75°49'05"E ALONG SAID TANGENT A DISTANCE OF 624.68 FEET TO A POINT OF CURVE;  
 THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS S71°05'48"E A DISTANCE OF 53.50 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°26'34", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 53.56 FEET TO A POINT OF TANGENT;  
 THENCE S66°22'31"E ALONG SAID TANGENT A DISTANCE OF 297.27 FEET TO A POINT OF CURVE;  
 THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS N64°34'02"E A DISTANCE OF 132.37 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 98°06'55", A RADIUS OF 87.62 FEET, AN ARC LENGTH OF 150.04 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70;  
 THENCE S66°21'33"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1497.58 FEET TO A POINT LYING ON THE EAST LINE OF THE SW 1/4 OF SAID SECTION 27;  
 THENCE S00°07'49"E ALONG THE EAST LINE OF SAID SW 1/4 A DISTANCE OF 390.38 FEET TO THE POINT OF BEGINNING

CONTAINING (2,413,591 SQUARE FEET) 55.4084 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **NORTH TOWER ROAD 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 PUBLIC.

**OWNER:**

2780 NORTH TOWER ROAD, LLC A COLORADO LIMITED LIABILITY COMPANY.

BY: \_\_\_\_\_  
 SIGNATURE  
 \_\_\_\_\_  
 PRINT NAME & TITLE

**NOTARIAL:**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) §

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY  
 OF \_\_\_\_\_, 20\_\_\_\_ A.D., BY \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL:

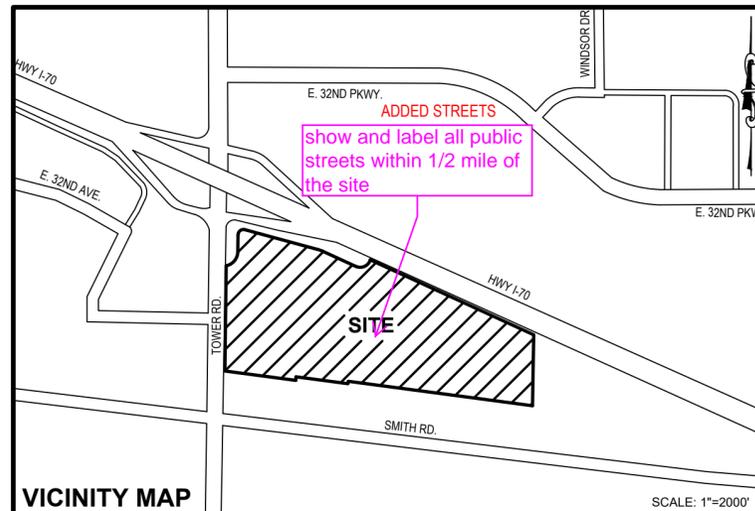
\_\_\_\_\_  
 NOTARY PUBLIC

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

ADDED OWNER 2750

← add the other owner shown on the Title Commitment

SHEET 1 OF 11  
 COVER SHEET



**SHEET INDEX:**

- SHEET 1.....COVER SHEET
- SHEET 2.....BOUNDARY AND PROPOSED EASEMENTS
- SHEET 3.....OVERALL EASEMENTS
- SHEET 4.....OVERALL EASEMENTS
- SHEET 5 - 10.....EASEMENTS
- SHEET 11.....EASEMENT LINE AND CURVE TABLES

**GENERAL NOTES:**

1. THIS PLAT WAS BASED ON TITLE COMMITMENT NUMBER NCS-988784-SF REVISION NO. 1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MAY 14, 2021 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
2. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N89°34'23"E BOUNDED BY A 3" BRASS CAP AT THE SW CORNER OF SECTION 27 AND A 3 1/4" ALUMINUM CAP AT THE SOUTH 1/4 CORNER OF SECTION 27.
3. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. 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".
5. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT AND TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
6. 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.
7. ALL EXISTING EASEMENT DIMENSIONS ARE PER CENTERLINE.

**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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

|  |   |   |
|--|---|---|
| <b>ENGINEERING SERVICE COMPANY</b><br><i>Creative Solutions Since 1954</i><br>CIVIL ENGINEERS   LAND SURVEYORS | 14190 East Evans Avenue<br>Aurora, Colorado 80014<br>engineeringserviceco.com | Survey No.: 20-205-P<br>Project No.: 1470.1<br>Date: 02/03/2021<br>Field Book No.: -<br>Revised: 05/27/2021 |
|  | P 303.337.1393<br>F 303.337.7481<br>T/F 1.877.273.0659                        |   |

**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.

**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 \_\_\_\_\_

I FURTHER CERTIFY THAT I, CHARLES N. BECKSTROM, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY THAT THE PLAT SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE

CHARLES N. BECKSTROM  
 PROFESSIONAL L.S. NO. 33202  
 FOR AND ON BEHALF OF  
 ENGINEERING SERVICE COMPANY



**CITY OF AURORA APPROVAL:**

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE 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 THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

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

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

**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 \_\_\_\_\_, 20\_\_\_\_

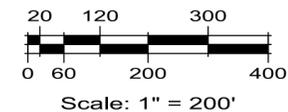
AD, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

\_\_\_\_\_  
 COUNTY CLERK AND RECORDER DEPUTY

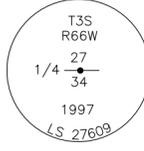
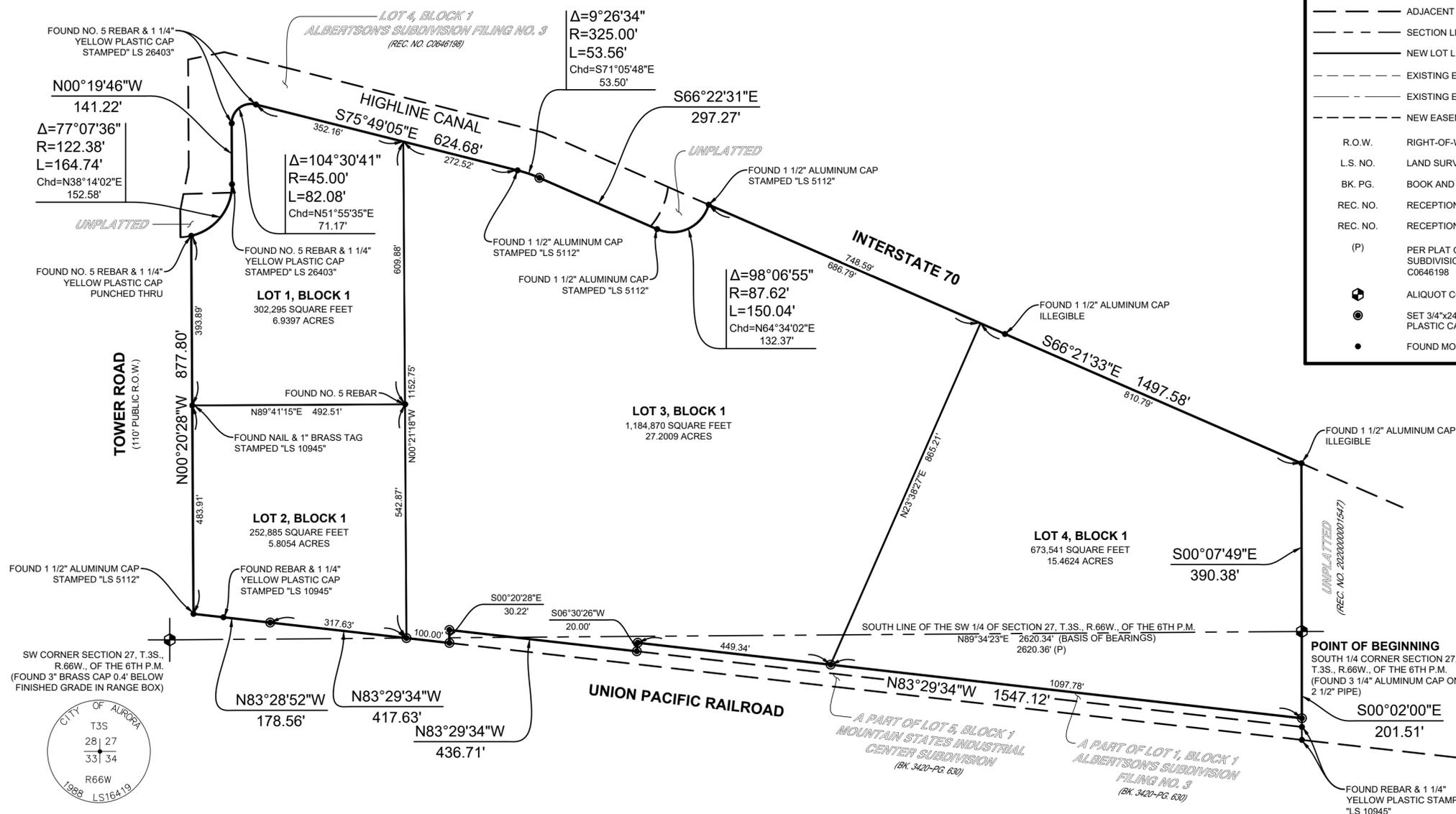
INSTRUMENT NO. \_\_\_\_\_

# NORTH TOWER ROAD SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 2,  
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 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 2 OF 11  
 BOUNDARY AND PROPOSED EASEMENTS



| LEGEND  |   |
|---|---|
|   | PLAT BOUNDARY LINE  |
|   | ADJACENT LOT/PARCEL LINES   |
|   | SECTION LINE  |
|   | NEW LOT LINE  |
|   | EXISTING EASEMENT LINE  |
|   | EXISTING EASEMENT CENTERLINE  |
|   | NEW EASEMENT LINE   |
| R.O.W. RIGHT-OF-WAY   |   |
| L.S. NO. LAND SURVEYOR NUMBER   |   |
| BK. PG. BOOK AND PAGE   |   |
| REC. NO. RECEPTION NUMBER   |   |
| REC. NO. RECEPTION NUMBER   |   |
| (P) PER PLAT OF ALBERTSONS SUBDIVISION FILING NO. 3 (REC. NO. C0646198) |   |
|   | ALIQUOT CORNER  |
|   | SET 3/4"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202" |
|   | FOUND MONUMENT AS DESCRIBED   |



|   |   |   |
|---|---|---|
| <b>ENGINEERING SERVICE COMPANY</b><br>Creative Solutions Since 1954<br>CIVIL ENGINEERS   LAND SURVEYORS | 14190 East Evans Avenue<br>Aurora, Colorado 80014<br>engineeringserviceco.com | Survey No.: 20-205-P<br>Project No.: 1470.1<br>Date: 02/03/2021<br>Field Book No.:<br>Revised: 05/27/2021 |
|   | P 303.337.1393<br>F 303.337.7481<br>T/F 1.877.273.0659                        |   |
|   |   |   |
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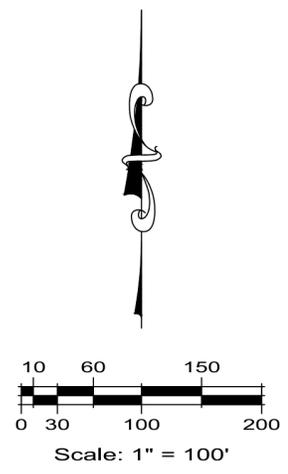
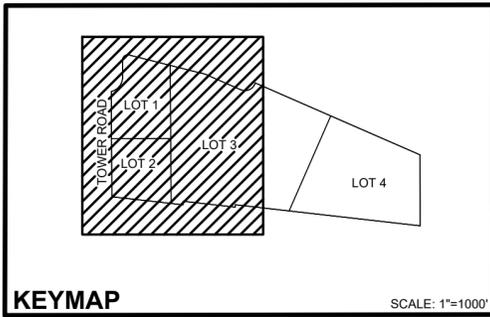


File Name: N:\Projects\2780 N Tower Rd\CAD\Plot\2780 N Tower Rd Aurora - Plat.dwg Plot Date: 5/27/2021 Company: ESC

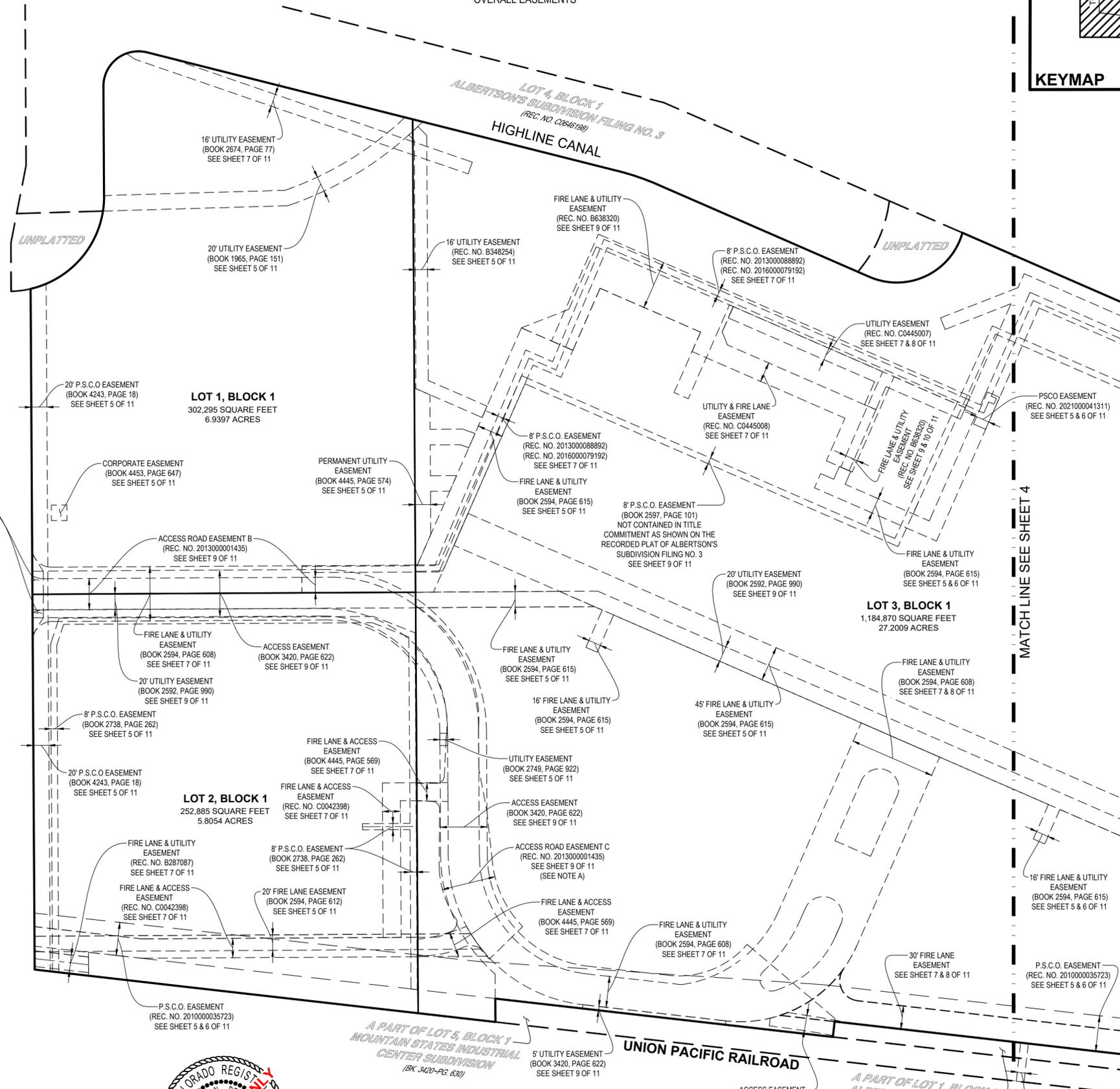
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 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 11  
 OVERALL EASEMENTS



| LEGEND |                               |
|--------|-------------------------------|
|        | PLAT BOUNDARY LINE            |
|        | ADJACENT LOT/PARCEL LINES     |
|        | NEW LOT LINE                  |
|        | EXISTING EASEMENT LINE        |
|        | NEW EASEMENT LINE             |
|        | R.O.W. RIGHT-OF-WAY           |
|        | L.S. NO. LAND SURVEYOR NUMBER |
|        | BK. PG. BOOK AND PAGE         |
|        | REC. NO. RECEPTION NUMBER     |
|        | REC. NO. RECEPTION NUMBER     |



**NOTE:**  
 A) PER DEED THIS EASEMENT DOES NOT  
 MATHEMATICALLY CLOSE



**ENGINEERING SERVICE COMPANY**  
 Creative Solutions Since 1954  
 CIVIL ENGINEERS | LAND SURVEYORS

14190 East Evans Avenue  
 Aurora, Colorado 80014  
 engineeringsserviceco.com  
 P 303.337.1393  
 F 303.337.7481  
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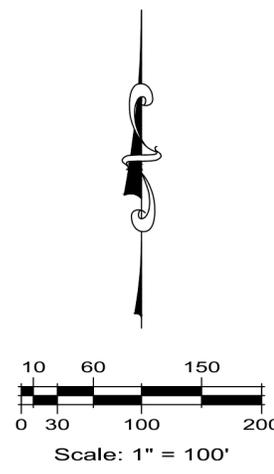
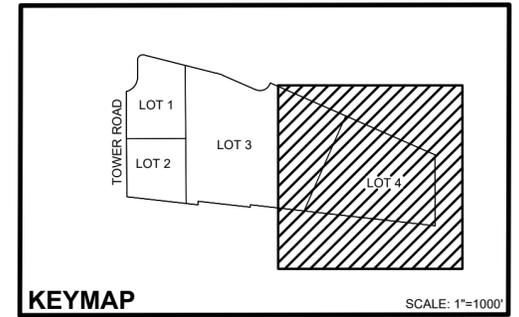
|                 |            |
|-----------------|------------|
| Survey No.:     | 20-205-P   |
| Project No.:    | 1470.1     |
| Date:           | 02/03/2021 |
| Field Book No.: | -          |
| Revised:        | 05/27/2021 |

File Name: N:\Projects\2780 N Tower Rd\2780 N Tower Rd\CAD\Plot\2780 N Tower Rd - Plot.dwg Plot Date: 5/27/2021 Company: ESC

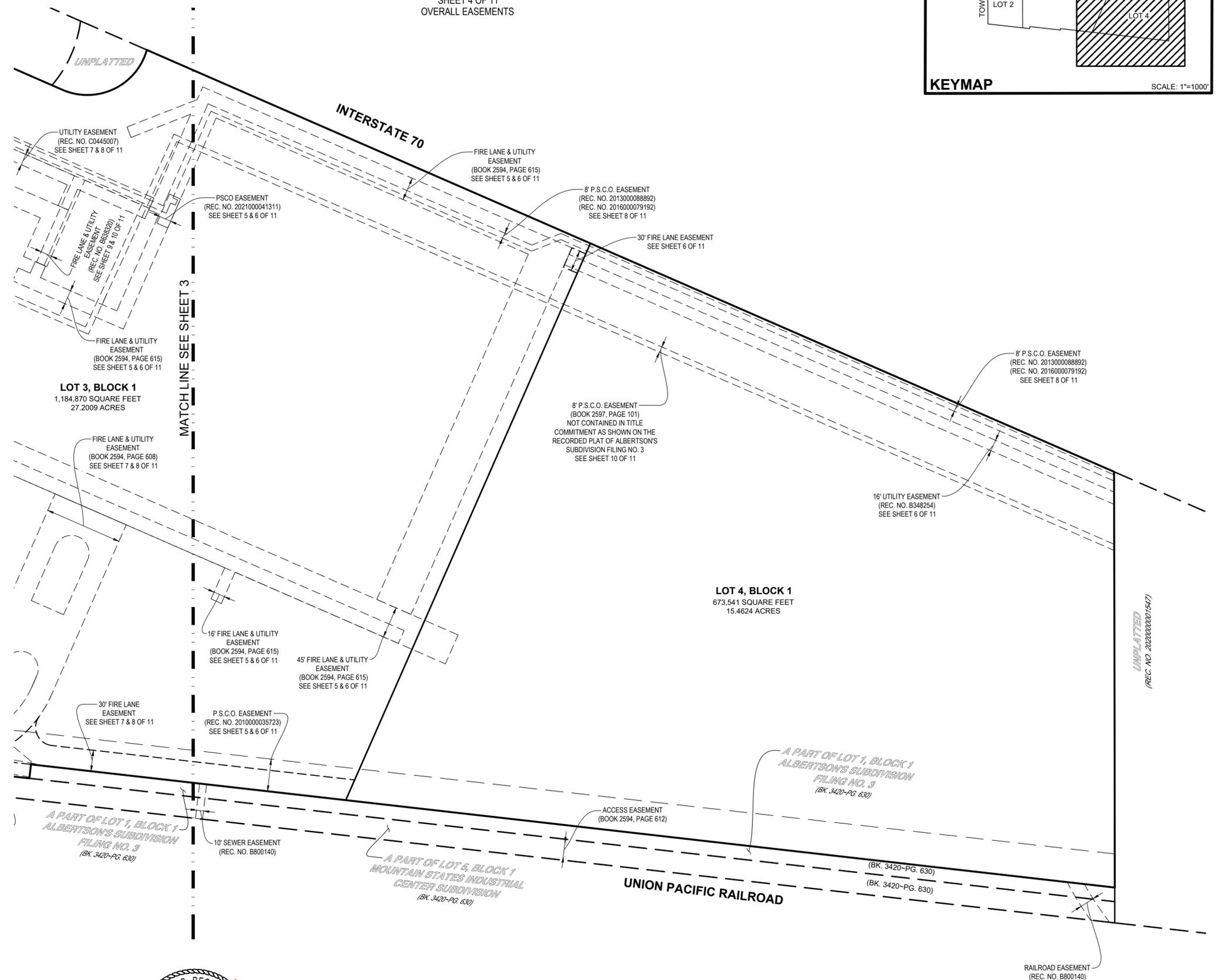
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 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 11  
 OVERALL EASEMENTS



| LEGEND |                               |
|--------|-------------------------------|
|        | PLAT BOUNDARY LINE            |
|        | ADJACENT LOT/PARCEL LINES     |
|        | NEW LOT LINE                  |
|        | EXISTING EASEMENT LINE        |
|        | NEW EASEMENT LINE             |
|        | R.O.W. RIGHT-OF-WAY           |
|        | L.S. NO. LAND SURVEYOR NUMBER |
|        | BK. PG. BOOK AND PAGE         |
|        | REC. NO. RECEPTION NUMBER     |
|        | REC. NO. RECEPTION NUMBER     |



File Name: N:\Projects\2780 N Tower Rd LLC (Kosmont)\Aurora - 2780 N Tower Rd\CAD\Plot\2780 N Tower Rd Aurora - Plat.dwg Plot Date: 5/27/2021 Company: ESC

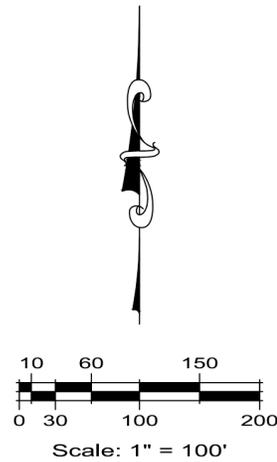


|                                    |   |   |
|------------------------------------|---|---|
| <b>ENGINEERING SERVICE COMPANY</b> | 14190 East Evans Avenue<br>Aurora, Colorado 80014<br>engineeringserviceco.com | Survey No.: 20-205-P<br>Project No.: 1470.1<br>Date: 02/03/2021<br>Field Book No.: -<br>Revised: 05/27/2021 |
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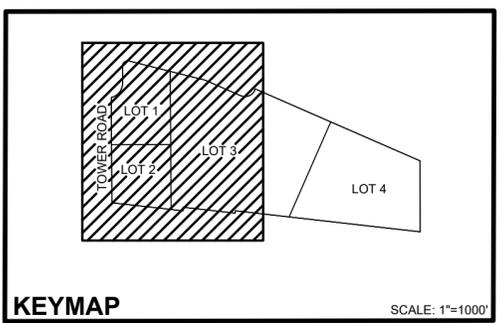
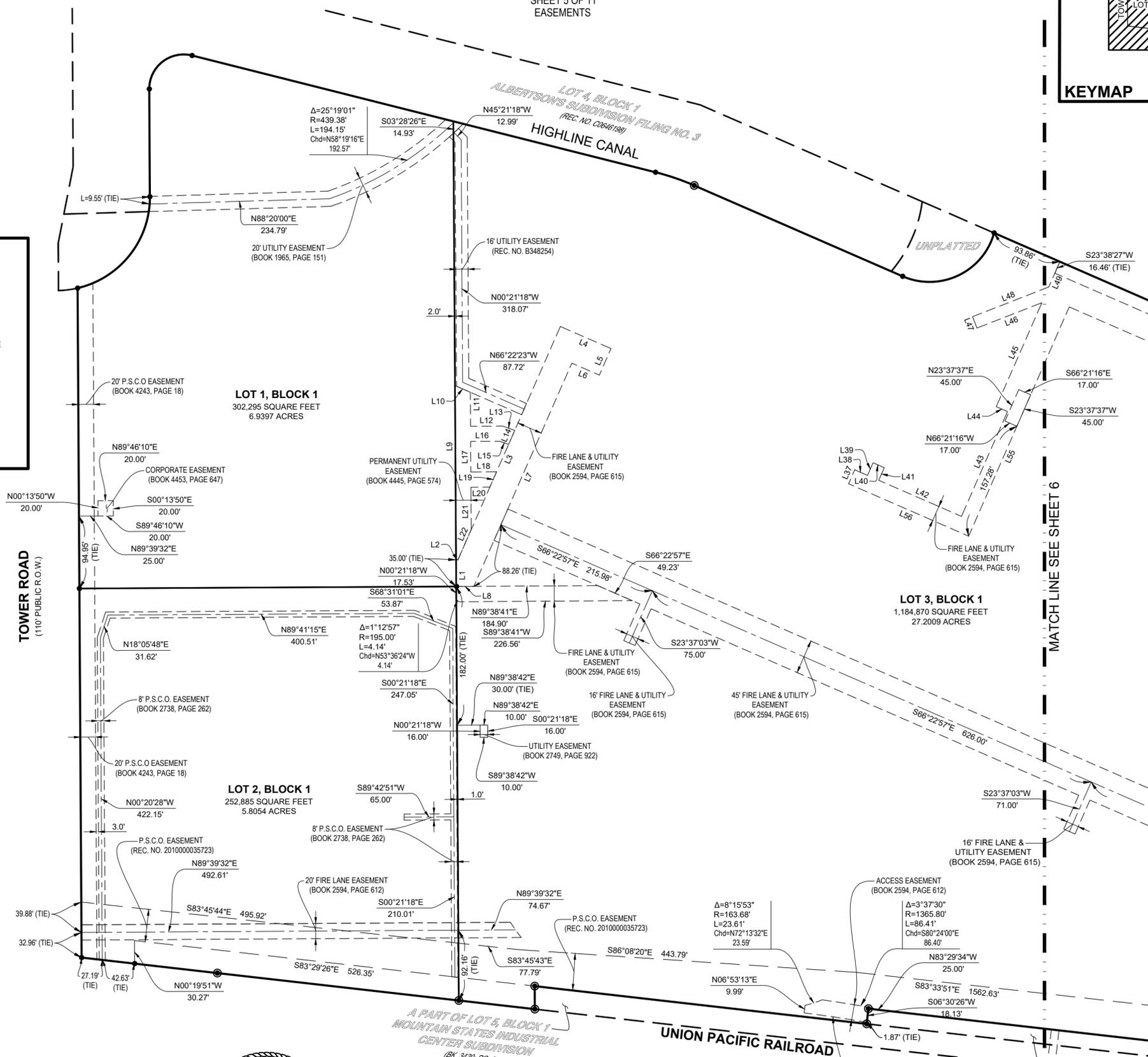
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 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 11  
 EASEMENTS



| LEGEND   |                              |
|----------|------------------------------|
|          | PLAT BOUNDARY LINE           |
|          | ADJACENT LOT/PARCEL LINES    |
|          | NEW LOT LINE                 |
|          | EXISTING EASEMENT LINE       |
|          | EXISTING EASEMENT CENTERLINE |
|          | NEW EASEMENT LINE            |
| R.O.W.   | RIGHT-OF-WAY                 |
| L.S. NO. | LAND SURVEYOR NUMBER         |
| BK. PG.  | BOOK AND PAGE                |
| REC. NO. | RECEPTION NUMBER             |
| REC. NO. | RECEPTION NUMBER             |



NOTE:  
 LINE AND CURVE TABLES ARE ON SHEET 11 OF 11



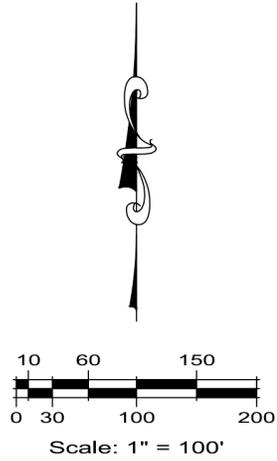
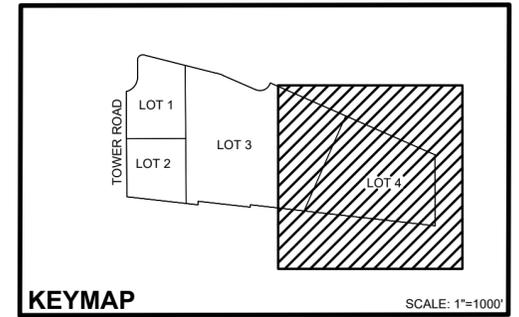
|   |   |   |
|---|---|---|
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|   |   | Δ=3°31'51"<br>R=1345.80'<br>L=82.94'<br>Chd=N81°20'51"W<br>82.92'   |
|   |   | Δ=3°37'30"<br>R=1365.80'<br>L=86.41'<br>Chd=S80°24'00"E<br>86.40'   |
|   |   | Δ=1°12'57"<br>R=195.00'<br>L=4.14'<br>Chd=N53°36'24"W<br>4.14'  |

File Name: N:\Projects\2780 N Tower Rd\CAD\Plot\2780 N Tower Rd Aurora - Plat.dwg Plot Date: 5/27/2021 Company: ESC

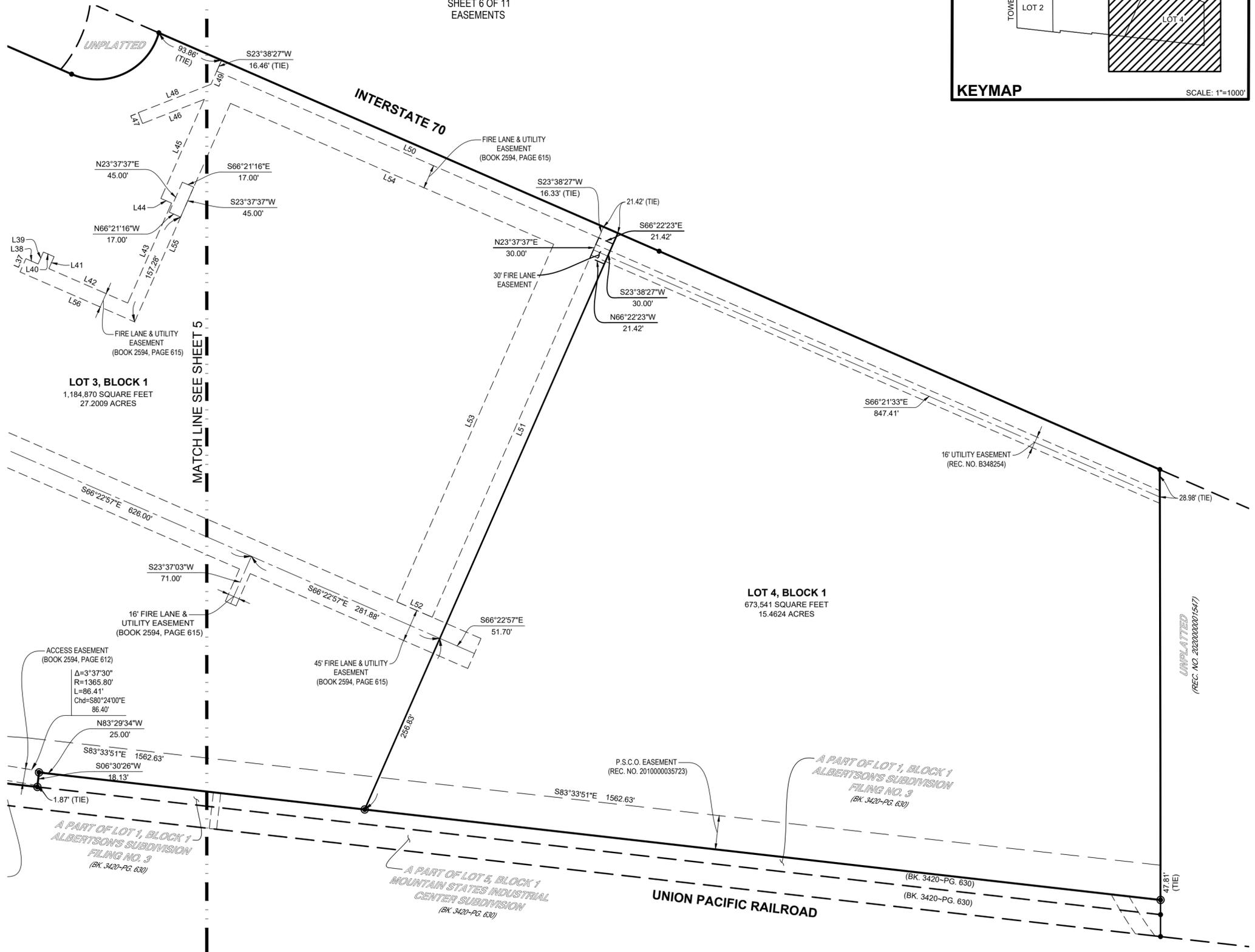
# NORTH TOWER ROAD SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 2,  
 LOT 1, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 3  
 LOT 3, A PART OF LOT 5, LOT 6, AND TRACT A, BLOCK 1, MOUNTAIN STATES INDUSTRIAL CENTER SUBDIVISION FILING NO. 1  
 SITUATED IN THE SW 1/4 OF SECTION 27, AND A PORTION OF THE NW 1/4 OF SECTION 34, T.3S., R.66W., OF THE 6TH P.M.  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 11  
 EASEMENTS



| LEGEND   |                              |
|----------|------------------------------|
|          | PLAT BOUNDARY LINE           |
|          | ADJACENT LOT/PARCEL LINES    |
|          | NEW LOT LINE                 |
|          | EXISTING EASEMENT LINE       |
|          | EXISTING EASEMENT CENTERLINE |
|          | NEW EASEMENT LINE            |
| R.O.W.   | RIGHT-OF-WAY                 |
| L.S. NO. | LAND SURVEYOR NUMBER         |
| BK. PG.  | BOOK AND PAGE                |
| REC. NO. | RECEPTION NUMBER             |
| REC. NO. | RECEPTION NUMBER             |



NOTE:  
 LINE AND CURVE TABLES ARE ON SHEET 11 OF 11



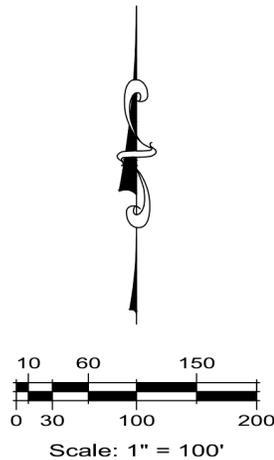
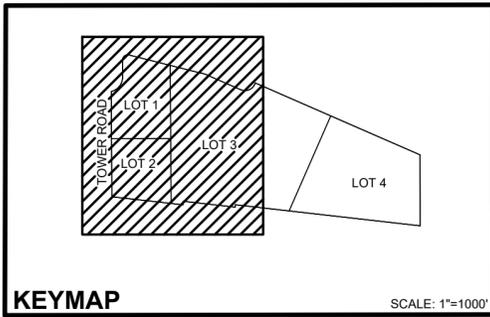
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|------------------------------------|---|---|
| <b>ENGINEERING SERVICE COMPANY</b> | 14190 East Evans Avenue<br>Aurora, Colorado 80014<br>engineeringserviceco.com | Survey No.: 20-205-P<br>Project No.: 1470.1<br>Date: 02/03/2021<br>Field Book No.:<br>Revised: 05/27/2021 |
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|                                    | Creative Solutions Since 1954<br>CIVIL ENGINEERS   LAND SURVEYORS             |   |
|                                    |   |   |

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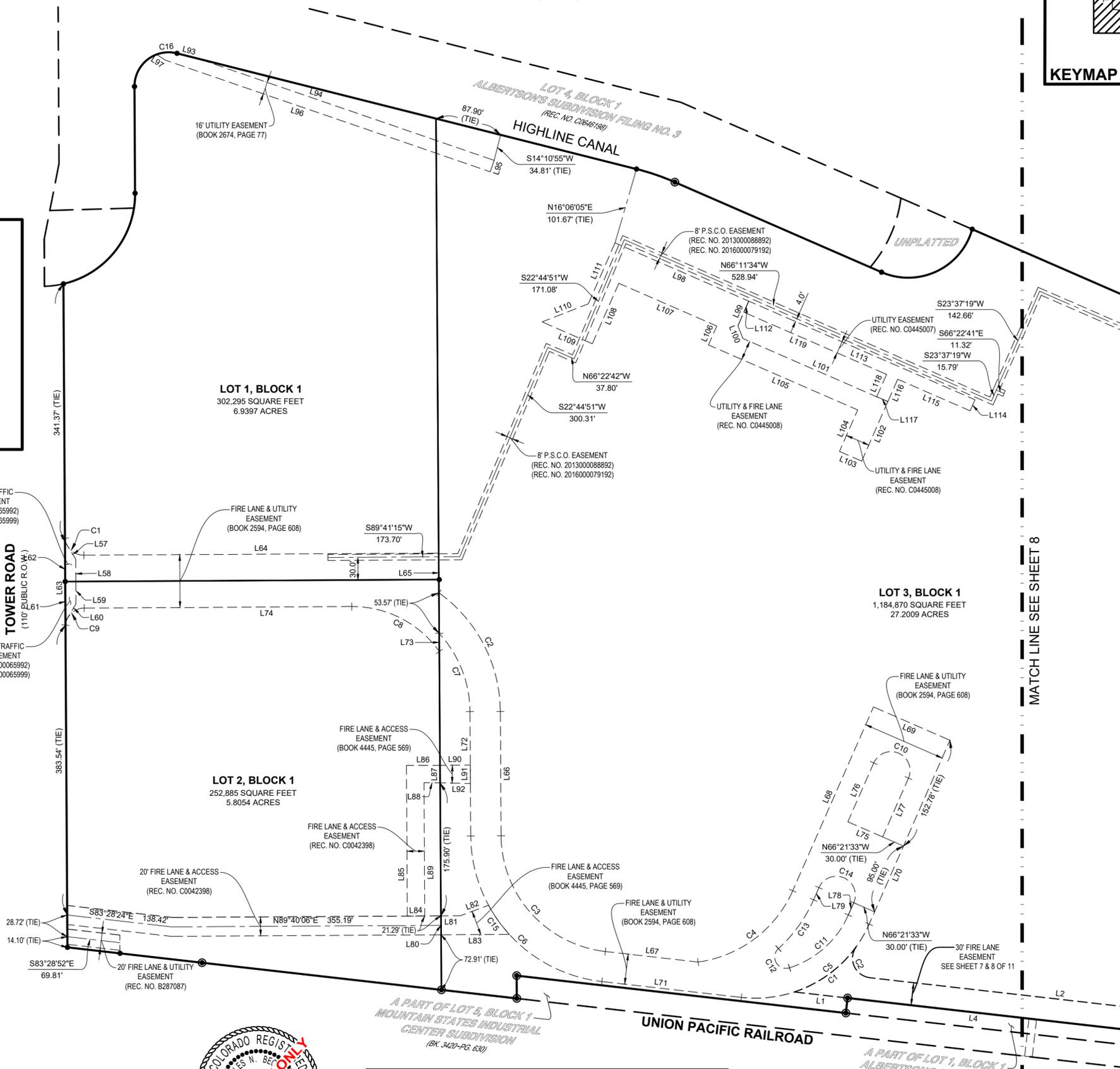
# NORTH TOWER ROAD SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 2,  
 LOT 1, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 3  
 LOT 3, A PART OF LOT 5, LOT 6, AND TRACT A, BLOCK 1, MOUNTAIN STATES INDUSTRIAL CENTER SUBDIVISION FILING NO. 1  
 SITUATED IN THE SW 1/4 OF SECTION 27, AND A PORTION OF THE NW 1/4 OF SECTION 34, T.3S., R.66W., OF THE 6TH P.M.  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 11  
 EASEMENTS



| LEGEND |                               |
|--------|-------------------------------|
|        | PLAT BOUNDARY LINE            |
|        | ADJACENT LOT/PARCEL LINES     |
|        | NEW LOT LINE                  |
|        | EXISTING EASEMENT LINE        |
|        | EXISTING EASEMENT CENTERLINE  |
|        | NEW EASEMENT LINE             |
|        | R.O.W. RIGHT-OF-WAY           |
|        | L.S. NO. LAND SURVEYOR NUMBER |
|        | BK. PG. BOOK AND PAGE         |
|        | REC. NO. RECEPTION NUMBER     |
|        | REC. NO. RECEPTION NUMBER     |



NOTE:  
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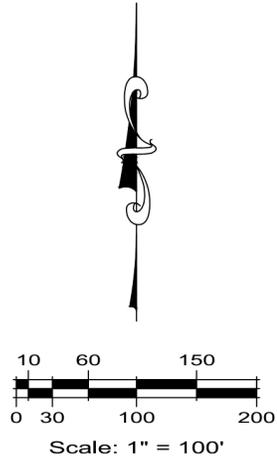
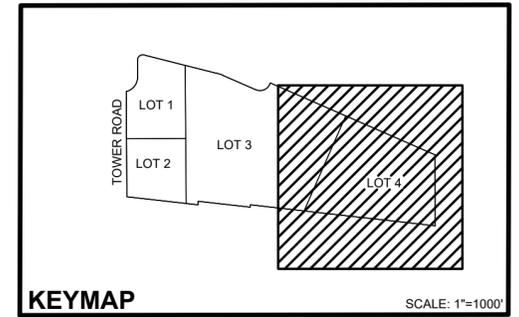
|                 |            |
|-----------------|------------|
| Survey No.:     | 20-205-P   |
| Project No.:    | 1470.1     |
| Date:           | 02/03/2021 |
| Field Book No.: | -          |
| Revised:        | 05/27/2021 |

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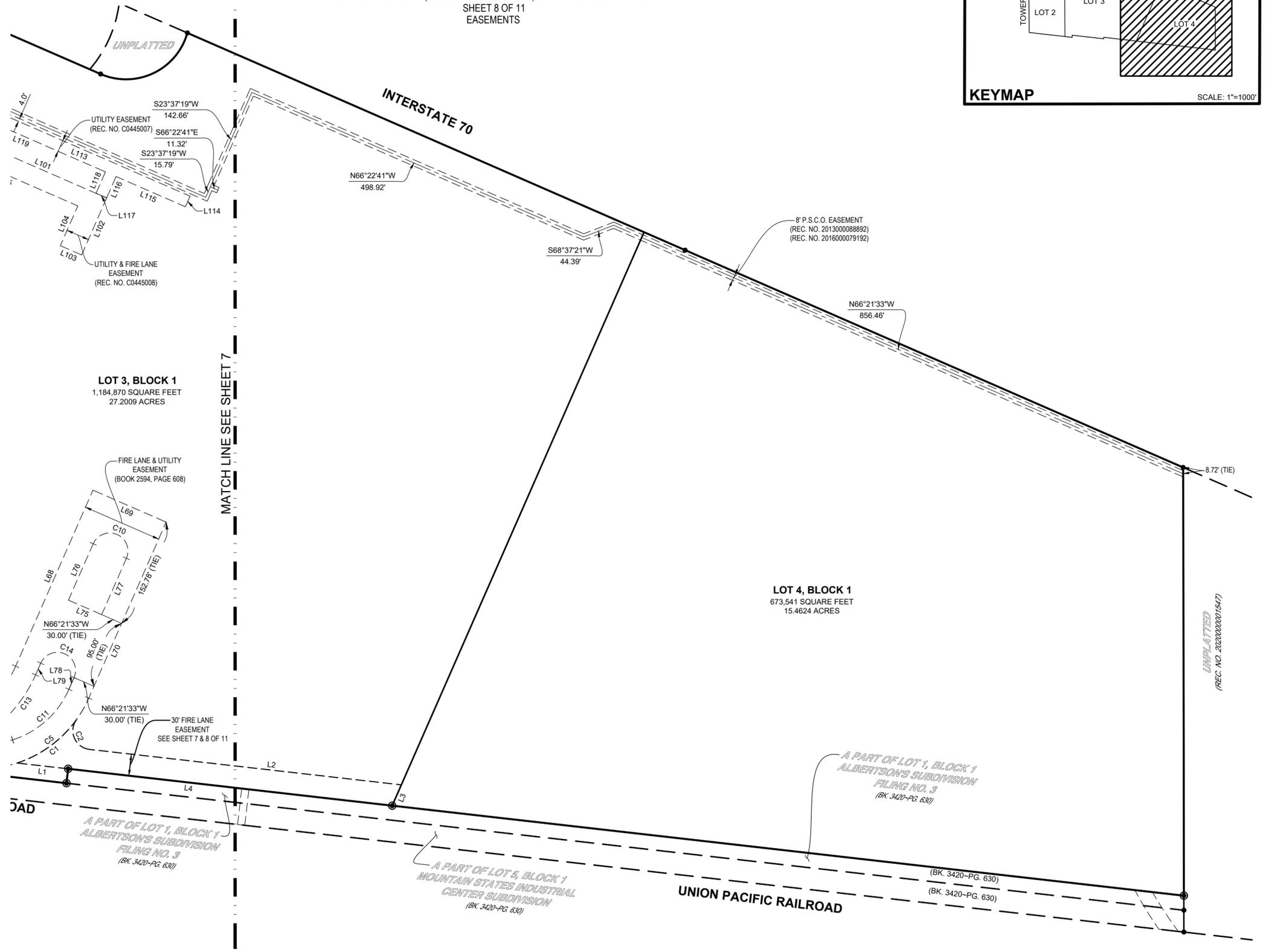
# NORTH TOWER ROAD SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 2,  
 LOT 1, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 3  
 LOT 3, A PART OF LOT 5, LOT 6, AND TRACT A, BLOCK 1, MOUNTAIN STATES INDUSTRIAL CENTER SUBDIVISION FILING NO. 1  
 SITUATED IN THE SW 1/4 OF SECTION 27, AND A PORTION OF THE NW 1/4 OF SECTION 34, T.3S., R.66W., OF THE 6TH P.M.  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 11  
 EASEMENTS



| LEGEND |                               |
|--------|-------------------------------|
|        | PLAT BOUNDARY LINE            |
|        | ADJACENT LOT/PARCEL LINES     |
|        | NEW LOT LINE                  |
|        | EXISTING EASEMENT LINE        |
|        | EXISTING EASEMENT CENTERLINE  |
|        | NEW EASEMENT LINE             |
|        | R.O.W. RIGHT-OF-WAY           |
|        | L.S. NO. LAND SURVEYOR NUMBER |
|        | BK. PG. BOOK AND PAGE         |
|        | REC. NO. RECEPTION NUMBER     |
|        | REC. NO. RECEPTION NUMBER     |



NOTE:  
 LINE AND CURVE TABLES ARE ON SHEET 11 OF 11



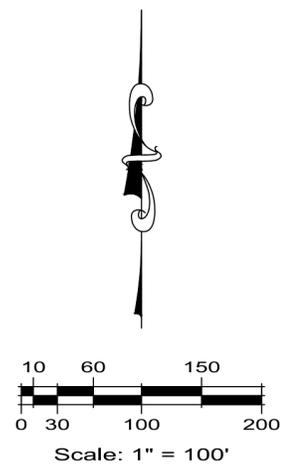
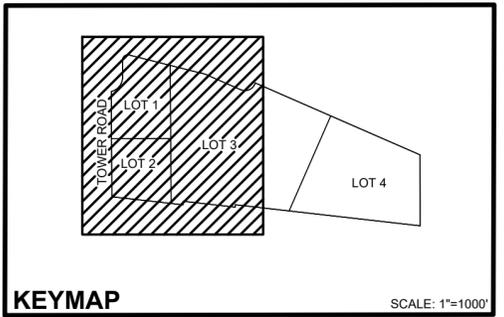
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| <b>ENGINEERING SERVICE COMPANY</b> | 14190 East Evans Avenue<br>Aurora, Colorado 80014<br>engineeringserviceco.com | Survey No.: 20-205-P<br>Project No.: 1470.1<br>Date: 02/03/2021<br>Field Book No.: -<br>Revised: 05/27/2021 |
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|                                    |   |   |

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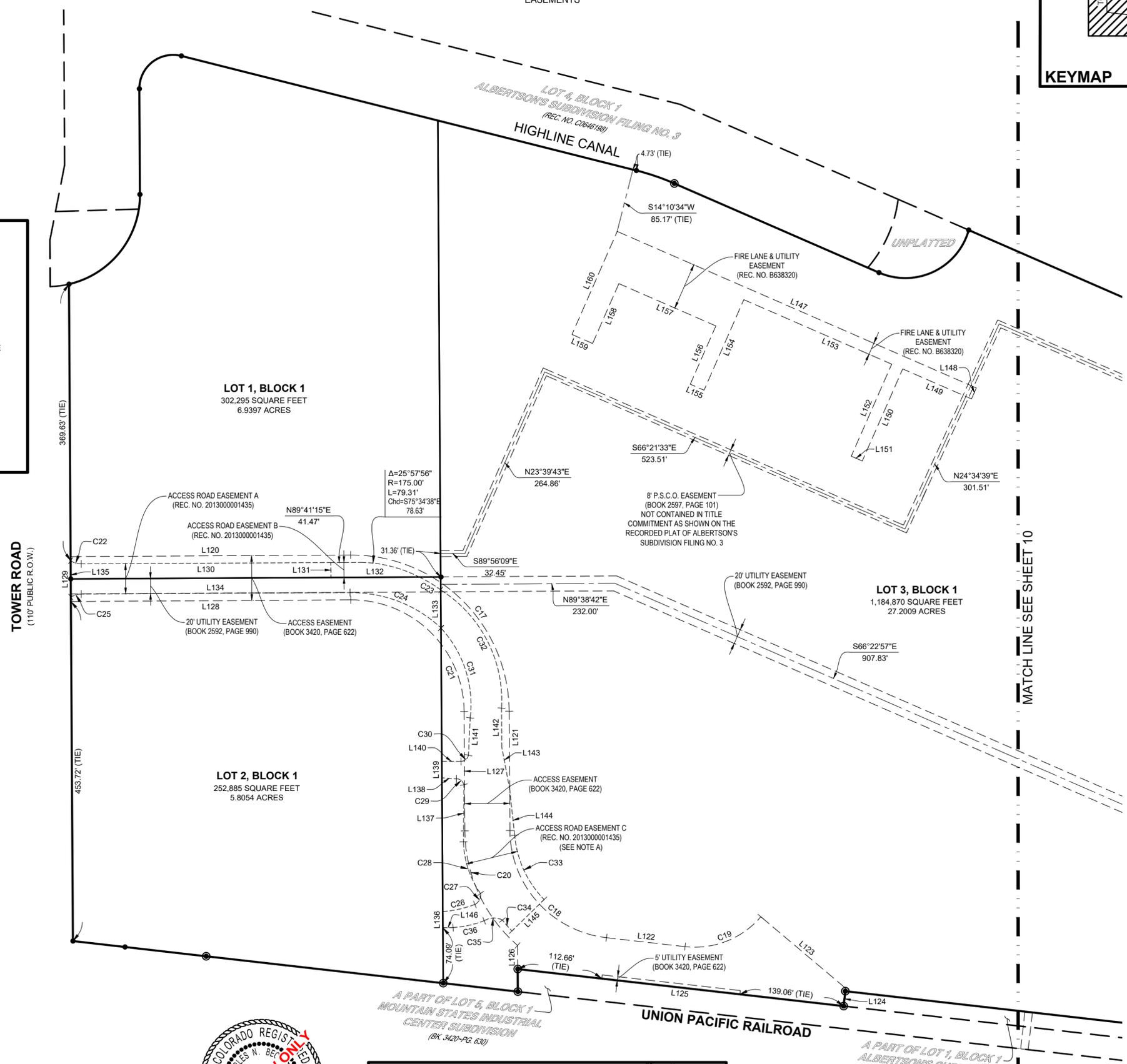
# NORTH TOWER ROAD SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 2,  
 LOT 1, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 3  
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 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 9 OF 11  
 EASEMENTS



| LEGEND   |   |
|----------|---|
|          | PLAT BOUNDARY LINE                                |
|          | ADJACENT LOT/PARCEL LINES                         |
|          | NEW LOT LINE                                      |
|          | EXISTING EASEMENT LINE<br>(REC. NO. 201300001435) |
|          | EXISTING EASEMENT LINE                            |
|          | EXISTING EASEMENT CENTERLINE                      |
|          | NEW EASEMENT LINE                                 |
| R.O.W.   | RIGHT-OF-WAY                                      |
| L.S. NO. | LAND SURVEYOR NUMBER                              |
| BK. PG.  | BOOK AND PAGE                                     |
| REC. NO. | RECEPTION NUMBER                                  |
| REC. NO. | RECEPTION NUMBER                                  |



**NOTE:**  
 A) PER DEED THIS EASEMENT DOES NOT MATHEMATICALLY CLOSE  
 B) LINE AND CURVE TABLES ARE ON SHEET 11 OF 11



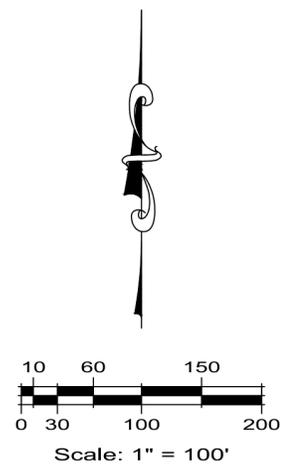
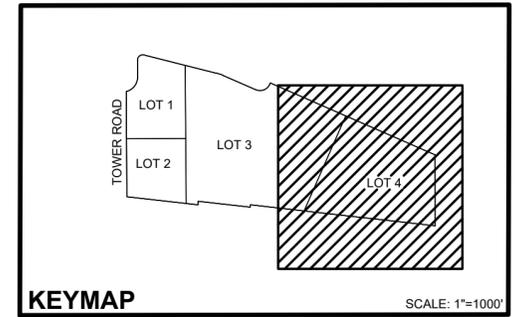
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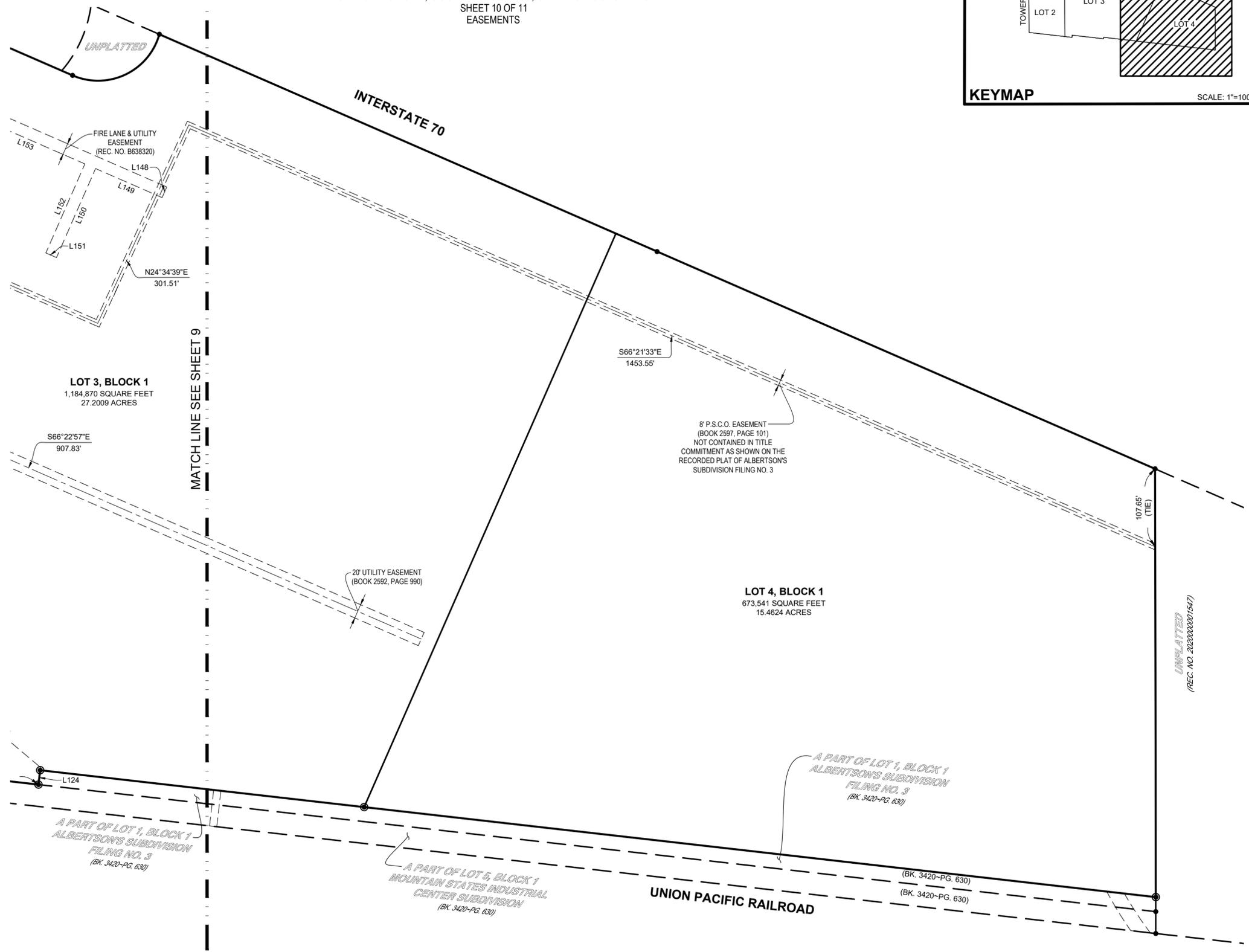
# NORTH TOWER ROAD SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 2,  
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 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 10 OF 11  
 EASEMENTS



| LEGEND |                               |
|--------|-------------------------------|
|        | PLAT BOUNDARY LINE            |
|        | ADJACENT LOT/PARCEL LINES     |
|        | NEW LOT LINE                  |
|        | EXISTING EASEMENT LINE        |
|        | EXISTING EASEMENT CENTERLINE  |
|        | NEW EASEMENT LINE             |
|        | R.O.W. RIGHT-OF-WAY           |
|        | L.S. NO. LAND SURVEYOR NUMBER |
|        | BK. PG. BOOK AND PAGE         |
|        | REC. NO. RECEPTION NUMBER     |
|        | REC. NO. RECEPTION NUMBER     |



NOTE:  
 LINE AND CURVE TABLES ARE ON SHEET 11 OF 11



|   |  |   |
|---|--|---|
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# NORTH TOWER ROAD SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 2,  
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 SITUATED IN THE SW 1/4 OF SECTION 27, AND A PORTION OF THE NW 1/4 OF SECTION 34, T.3S., R.66W., OF THE 6TH P.M.  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 11 OF 11  
 EASEMENT LINE AND CURVE TABLE

LINE TABLE SHEET 5 & 6

| LINE DATA TABLE |             |         | LINE DATA TABLE |             |         | LINE DATA TABLE |             |         |
|-----------------|-------------|---------|-----------------|-------------|---------|-----------------|-------------|---------|
| COURSE          | BEARING     | LENGTH  | COURSE          | BEARING     | LENGTH  | COURSE          | BEARING     | LENGTH  |
| L1              | N00°21'18"W | 35.00'  | L21             | S00°21'18"E | 55.62'  | L55             | S23°37'37"W | 328.01' |
| L2              | N89°38'42"E | 2.49'   | L22             | S23°37'37"W | 43.08'  | L56             | N66°22'23"W | 171.29' |
| L3              | N23°37'37"E | 333.88' | L37             | N23°37'37"E | 20.00'  | L147            | S66°22'23"E | 521.87' |
| L4              | S66°22'23"E | 72.21'  | L38             | S66°22'23"E | 18.29'  | L148            | S23°37'37"W | 16.00'  |
| L5              | S23°37'37"W | 38.00'  | L39             | N23°37'37"E | 18.00'  | L149            | N66°22'23"W | 100.00' |
| L6              | N66°22'23"W | 39.21'  | L40             | S66°22'23"E | 16.00'  | L150            | S23°37'37"W | 134.29' |
| L7              | S23°37'37"W | 319.50' | L41             | S23°37'37"W | 18.00'  | L151            | N66°22'23"W | 16.00'  |
| L8              | S89°38'41"W | 23.04'  | L42             | S66°22'23"E | 118.00' | L152            | N23°37'37"E | 134.29' |
| L9              | N00°21'18"W | 228.41' | L43             | N23°37'37"E | 150.00' | L153            | N66°22'23"W | 214.92' |
| L10             | S66°22'23"E | 21.89'  | L44             | N66°22'23"W | 16.00'  | L154            | S23°37'37"W | 132.05' |
| L11             | S00°21'18"E | 44.51'  | L45             | N23°37'37"E | 148.69' | L155            | N66°22'23"W | 20.00'  |
| L12             | N89°38'42"E | 41.79'  | L46             | S68°37'37"W | 90.99'  | L156            | N23°37'37"E | 85.00'  |
| L13             | S70°20'28"E | 16.99'  | L47             | N21°22'23"W | 16.00'  | L157            | N66°22'23"W | 140.96' |
| L14             | S23°37'37"W | 20.05'  | L48             | N68°37'37"E | 106.99' | L158            | S23°37'37"W | 87.25'  |
| L15             | N70°20'28"W | 12.08'  | L49             | N23°37'37"E | 19.69'  | L159            | N66°22'23"W | 30.00'  |
| L16             | S89°38'42"W | 38.25'  | L50             | S66°22'23"E | 571.50' | L160            | N23°37'37"E | 150.29' |
| L17             | S00°21'18"E | 40.02'  | L51             | S23°37'37"W | 569.56' |                 |             |         |
| L18             | N89°38'42"E | 33.64'  | L52             | N66°22'57"W | 53.00'  |                 |             |         |
| L19             | S23°37'37"W | 21.89'  | L53             | N23°37'37"E | 536.57' |                 |             |         |
| L20             | S89°38'42"W | 24.74'  | L54             | N66°22'23"W | 483.50' |                 |             |         |

LINE & CURVE TABLE SHEET 7 & 8

| LINE DATA TABLE |             |         |
|-----------------|-------------|---------|-----------------|-------------|---------|-----------------|-------------|---------|-----------------|-------------|---------|
| COURSE          | BEARING     | LENGTH  |
| L57             | S31°55'52"E | 26.73'  | L77             | S23°38'27"W | 85.00'  | L97             | N56°23'26"W | 13.50'  | L117            | N66°22'23"W | 16.00'  |
| L58             | S00°27'34"E | 29.76'  | L78             | S23°38'27"W | 17.72'  | L98             | S66°22'23"E | 192.32' | L118            | N23°37'37"E | 32.22'  |
| L59             | S00°14'54"E | 29.76'  | L79             | N23°38'19"E | 17.65'  | L99             | S23°37'37"W | 35.61'  | L119            | N66°22'23"W | 205.26' |
| L60             | S31°15'46"W | 26.72'  | L80             | N00°21'18"W | 25.00'  | L100            | S21°22'23"E | 18.00'  |                 |             |         |
| L61             | N00°20'28"W | 52.52'  | L81             | N89°40'06"E | 25.51'  | L101            | S66°22'23"E | 208.53' |                 |             |         |
| L62             | N00°20'28"W | 52.52'  | L82             | N69°33'32"E | 39.70'  | L102            | S23°37'37"W | 85.95'  |                 |             |         |
| L63             | N00°20'28"W | 114.65' | L83             | S89°40'06"W | 89.96'  | L103            | N66°22'23"W | 32.00'  |                 |             |         |
| L64             | N89°39'32"E | 467.64' | L84             | S89°40'06"W | 23.00'  | L104            | N23°37'37"E | 59.95'  |                 |             |         |
| L65             | S00°21'18"E | 52.52'  | L85             | N00°20'19"W | 199.27' | L105            | N66°22'23"W | 214.62' |                 |             |         |
| L66             | S00°20'28"E | 164.49' | L86             | N89°40'03"E | 44.22'  | L106            | N23°37'37"E | 27.30'  |                 |             |         |
| L67             | S83°29'34"E | 123.06' | L87             | N00°21'18"W | 23.37'  | L107            | N66°22'23"W | 140.96' |                 |             |         |
| L68             | N23°38'27"E | 265.46' | L88             | N88°58'43"W | 21.24'  | L108            | S23°37'37"W | 87.25'  |                 |             |         |
| L69             | S66°22'57"E | 110.00' | L89             | S00°20'19"E | 176.41' | L109            | N66°22'23"W | 72.21'  |                 |             |         |
| L70             | S23°38'27"W | 265.50' | L90             | N89°40'03"E | 39.94'  | L110            | N68°37'26"E | 65.35'  |                 |             |         |
| L71             | N83°29'34"W | 184.99' | L91             | S00°20'28"E | 24.31'  | L111            | N23°37'37"E | 88.08'  |                 |             |         |
| L72             | N00°20'28"W | 164.49' | L92             | N88°58'43"W | 39.95'  | L112            | N23°37'37"E | 16.00'  |                 |             |         |
| L73             | S00°21'18"E | 24.09'  | L93             | S75°48'41"E | 29.67'  | L113            | S66°22'23"E | 325.55' |                 |             |         |
| L74             | S89°39'32"W | 352.65' | L94             | S70°58'11"E | 411.86' | L114            | S23°37'37"W | 16.00'  |                 |             |         |
| L75             | N66°21'33"W | 50.00'  | L95             | S19°01'49"W | 16.00'  | L115            | N66°22'23"W | 104.29' |                 |             |         |
| L76             | N23°38'27"E | 85.00'  | L96             | N70°58'11"W | 453.16' | L116            | S23°37'37"W | 32.22'  |                 |             |         |

| CURVE DATA TABLE |            |         |         |             |            |
|------------------|------------|---------|---------|-------------|------------|
| COURSE           | DELTA      | RADIUS  | LENGTH  | Chd BEARING | Chd LENGTH |
| C1               | 83°51'46"  | 25.00'  | 36.59'  | S48°25'02"E | 33.41'     |
| C2               | 53°51'34"  | 195.00' | 183.30' | S27°16'15"E | 176.63'    |
| C3               | 83°09'07"  | 155.00' | 224.95' | S41°55'01"E | 205.72'    |
| C4               | 58°30'31"  | 160.00' | 163.39' | N52°53'48"E | 156.38'    |
| C5               | 72°51'59"  | 163.68' | 208.16' | S60°04'27"W | 194.41'    |
| C6               | 83°09'07"  | 195.00' | 283.00' | N41°55'01"W | 258.81'    |
| C7               | 42°05'37"  | 155.00' | 113.87' | N21°23'16"W | 111.33'    |
| C8               | 55°14'34"  | 140.00' | 134.98' | N62°43'06"W | 129.82'    |
| C9               | 83°51'20"  | 25.00'  | 36.59'  | S47°43'53"W | 33.41'     |
| C10              | 180°00'00" | 25.00'  | 78.54'  | S66°21'33"E | 50.00'     |
| C11              | 48°40'52"  | 126.59' | 107.56' | S47°58'53"W | 104.35'    |
| C12              | 155°27'00" | 15.00'  | 40.70'  | N29°57'11"W | 29.31'     |
| C13              | 24°07'52"  | 190.00' | 80.02'  | N35°42'23"E | 79.43'     |
| C14              | 180°10'18" | 25.00'  | 78.61'  | S66°26'42"E | 50.00'     |
| C15              | 13°55'03"  | 195.00' | 47.37'  | S35°27'04"E | 47.25'     |
| C16              | 34°36'47"  | 45.00'  | 27.19'  | N86°52'32"E | 26.77'     |

| NEW EASEMENT LINE DATA TABLE |             |         | NEW EASEMENT CURVE DATA TABLE |            |         |         |             |            |
|------------------------------|-------------|---------|-------------------------------|------------|---------|---------|-------------|------------|
| COURSE                       | BEARING     | LENGTH  | COURSE                        | DELTA      | RADIUS  | LENGTH  | Chd BEARING | Chd LENGTH |
| L1                           | N83°29'34"W | 70.61'  | C1                            | 36°00'09"  | 163.68' | 102.85' | N53°44'19"E | 101.17'    |
| L2                           | S83°29'34"E | 432.24' | C2                            | 119°13'48" | 26.00'  | 54.10'  | S23°52'40"E | 44.86'     |
| L3                           | S23°38'27"W | 31.39'  |                               |            |         |         |             |            |
| L4                           | N83°29'34"W | 449.34' |                               |            |         |         |             |            |

LINE & CURVE TABLE SHEET 9 & 10

| LINE DATA TABLE |             |         | LINE DATA TABLE |             |         | LINE DATA TABLE |             |         |
|-----------------|-------------|---------|-----------------|-------------|---------|-----------------|-------------|---------|
| COURSE          | BEARING     | LENGTH  | COURSE          | BEARING     | LENGTH  | COURSE          | BEARING     | LENGTH  |
| L120            | N89°39'32"E | 372.64' | L140            | S89°58'43"E | 25.59'  | L160            | N23°37'37"E | 150.29' |
| L121            | S00°20'28"E | 159.49' | L141            | N02°43'41"E | 49.94'  |                 |             |         |
| L122            | S83°29'34"E | 105.35' | L142            | S00°13'56"E | 51.68'  |                 |             |         |
| L123            | S49°45'31"E | 147.96' | L143            | S10°40'11"E | 56.59'  |                 |             |         |
| L124            | S06°30'26"W | 23.97'  | L144            | S06°11'09"E | 62.95'  |                 |             |         |
| L125            | N83°29'34"W | 436.71' | L145            | S45°36'34"W | 60.04'  |                 |             |         |
| L126            | N00°20'28"W | 31.50'  | L146            | S89°02'11"W | 13.54'  |                 |             |         |
| L127            | N00°20'28"W | 159.49' | L147            | S66°22'23"E | 521.87' |                 |             |         |
| L128            | S89°39'32"W | 372.64' | L148            | S23°37'37"W | 16.00'  |                 |             |         |
| L129            | N00°20'28"W | 60.00'  | L149            | N66°22'23"W | 100.00' |                 |             |         |
| L130            | N89°41'16"E | 332.55' | L150            | S23°37'37"W | 134.29' |                 |             |         |
| L131            | S00°21'18"E | 20.00'  | L151            | N66°22'23"W | 16.00'  |                 |             |         |
| L132            | N89°41'15"E | 117.50' | L152            | N23°37'37"E | 134.29' |                 |             |         |
| L133            | S00°21'18"E | 50.85'  | L153            | N66°22'23"W | 214.92' |                 |             |         |
| L134            | S89°41'16"W | 357.98' | L154            | S23°37'37"W | 132.05' |                 |             |         |
| L135            | N00°20'28"W | 48.56'  | L155            | N66°22'23"W | 20.00'  |                 |             |         |
| L136            | N00°21'18"W | 21.50'  | L156            | N23°37'37"E | 85.00'  |                 |             |         |
| L137            | N00°23'15"E | 76.33'  | L157            | N66°22'23"W | 140.96' |                 |             |         |
| L138            | N86°14'41"W | 19.43'  | L158            | S23°37'37"W | 87.25'  |                 |             |         |
| L139            | N00°21'18"W | 22.06'  | L159            | N66°22'23"W | 30.00'  |                 |             |         |



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