

JAG LOGISTICS CENTER AT DIA SUBDIVISION FILING NO. 3

A RESUBDIVISION LOT 1, BLOCK 1, JAG LOGISTICS CENTER AT DIA FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 4

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THEY ARE OWNERS OF A PARCEL OF LAND SITUATED IN AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN MONUMENTED BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 23521 IN A RANGE BOX WHENCE THE CENTER QUARTER CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN MONUMENTED BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 13239 IN A RANGE BOX IS ASSUMED TO BEAR NORTH 89°43'05" EAST A DISTANCE OF 2640.54 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 75°43'22" WEST, A DISTANCE OF 749.37 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 JAG LOGISTICS CENTER AT DIA SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO RECORDED AT RECEPTION NUMBER 2020000036722 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, TO THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1 JAG LOGISTICS CENTER AT DIA SUBDIVISION FILING NO. 1 THE FOLLOWING NINE (9) COURSES;

1. THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 57.52 FEET, TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 51°01'07", AN ARC LENGTH OF 414.06 FEET, THE CHORD OF WHICH BEARS SOUTH 25°30'33" EAST, 400.51 FEET, TO A POINT OF TANGENCY;
3. THENCE SOUTH 51°01'07" EAST, A DISTANCE OF 438.35 FEET, TO A POINT OF CURVATURE;
4. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 06°57'29", AN ARC LENGTH OF 46.75 FEET, THE CHORD OF WHICH BEARS SOUTH 47°32'23" EAST, 46.73 FEET, TO A POINT OF REVERSE CURVATURE;
5. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 02°09'08", AN ARC LENGTH OF 35.87 FEET, THE CHORD OF WHICH BEARS SOUTH 28°42'24" EAST, 35.87 FEET, TO A POINT OF TANGENCY;
6. THENCE SOUTH 29°46'58" EAST, A DISTANCE OF 15.95 FEET, TO A POINT OF CURVATURE;
7. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 955.50 FEET, A CENTRAL ANGLE OF 12°10'32", AN ARC LENGTH OF 203.05 FEET, THE CHORD OF WHICH BEARS SOUTH 23°41'13" EAST, 202.67 FEET, TO A POINT OF COMPOUND CURVATURE;
8. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 05°00'47", AN ARC LENGTH OF 33.69 FEET, THE CHORD OF WHICH BEARS SOUTH 02°59'04" EAST, 33.67 FEET, TO A POINT OF TANGENCY;
9. THENCE SOUTH 00°28'40" EAST, A DISTANCE OF 627.51 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 JAG LOGISTICS CENTER AT DIA SUBDIVISION FILING NO. 1;

THENCE SOUTH 00°28'40" EAST, A DISTANCE OF 209.91 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF POWHATON ROAD AS RECORDED IN RECEPTION NUMBER 2020000121023 AT THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 1681.86 FEET;

THENCE NORTH 00°01'18" EAST, A DISTANCE OF 209.90 FEET, TO A POINT ON THE SOUTHERLY LINE OF LOT 1, BLOCK 1 JAG LOGISTICS CENTER AT DIA SUBDIVISION FILING NO. 1;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 239.41 FEET, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 JAG LOGISTICS CENTER AT DIA SUBDIVISION FILING NO. 1;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 1763.60 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 JAG LOGISTICS CENTER AT DIA SUBDIVISION FILING NO. 1;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT 1, BLOCK 1 JAG LOGISTICS CENTER AT DIA SUBDIVISION FILING NO. 1 THE FOLLOWING THREE (3) COURSES TO THE POINT OF BEGINNING;

1. THENCE SOUTH 89°40'06" EAST, A DISTANCE OF 805.88 FEET;
2. THENCE SOUTH 00°19'54" WEST, A DISTANCE OF 138.07 FEET;
3. THENCE SOUTH 89°40'34" EAST, A DISTANCE OF 453.11 FEET, TO THE POINT OF BEGINNING;

SAID DESCRIPTION CONTAINING A CALCULATED AREA OF 3,210,232 SQUARE FEET OR 73.697 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT, BLOCK AND TRACT AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF JAG LOGISTICS CENTER AT DIA SUBDIVISION FILING NO. 3, 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: _____

GREEN INDUSTRIAL DEVELOPMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

SIGNATURE _____

PRINT NAME _____ PRINT TITLE _____

NOTARIAL:

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ A.D.

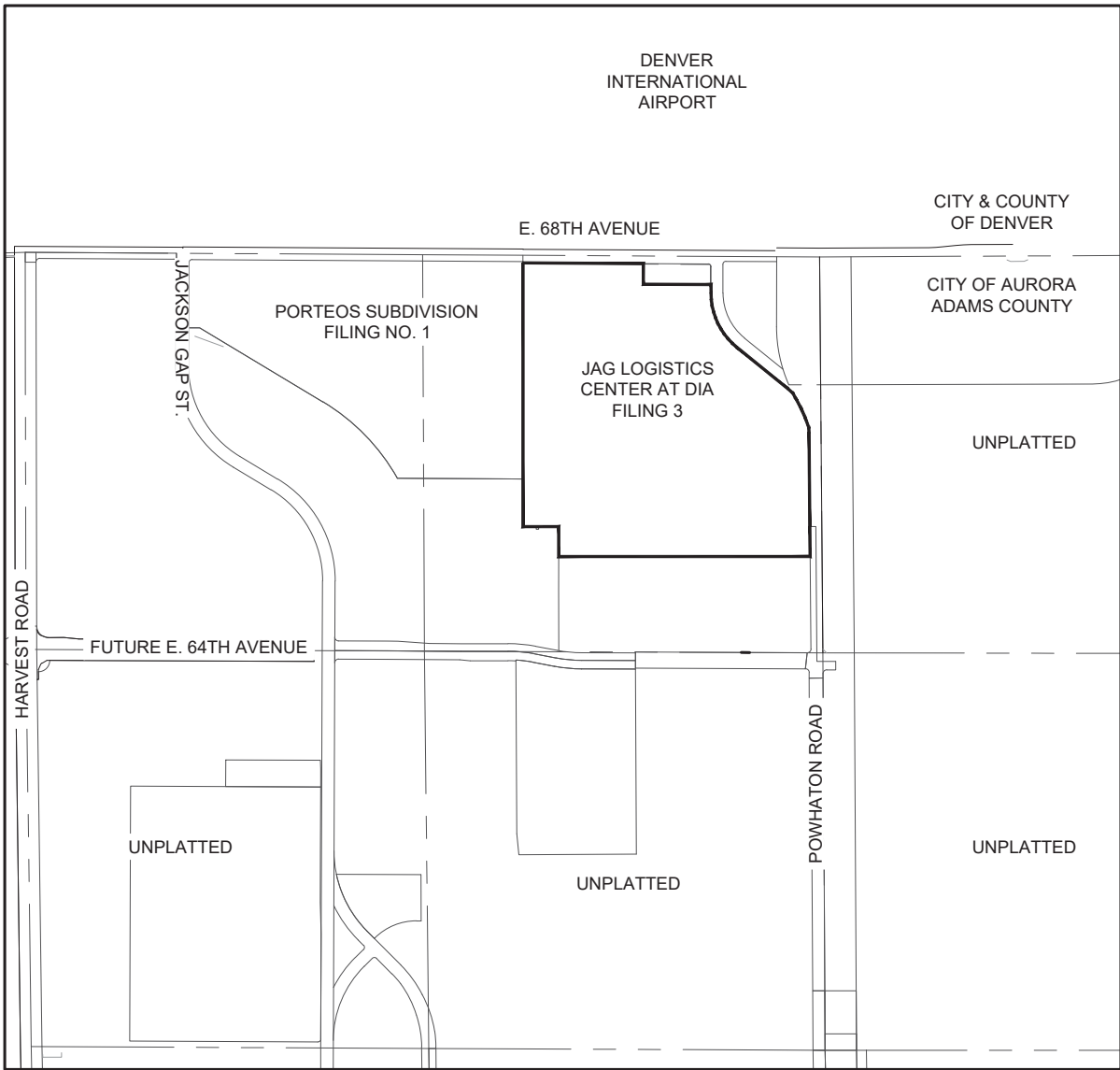
BY _____ AS _____ OF GREEN INDUSTRIAL DEVELOPMENT GROUP, LLC,

A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



VICINITY MAP
SCALE: 1" = 1200'

OWNER: _____

ACP DIA 1287 INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY.

SIGNATURE _____

PRINT NAME _____ PRINT TITLE _____

NOTARIAL:

STATE OF _____)
COUNTY OF _____)SS

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

20____ A.D.

BY _____ AS _____ OF ACP DIA 1287 INVESTORS LLC,

A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

COVENANTS:

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND.

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS ____ DAY OF _____, 20____ A.D. SUBJECT TO THE CONDITION 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 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 FEBRUARY 1, 2021

KEVIN J. KUCHARCZYK, PLS NO. 34591
FOR AND ON BEHALF OF CVL, A WESTWOOD TEAM.

CLERK AND RECORDER'S CERTIFICATION:

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

COUNTY CLERK AND RECORDER _____ DEPUTY _____

RECEPTION NO. _____



10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: 720.482.952
www.cvlinc.net
westwoodps.com

JAG LOGISTICS CENTER AT DIA SUBDIVISION FILING NO. 3

A RESUBDIVISION LOT 1, BLOCK 1, JAG LOGISTICS CENTER AT DIA FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 4







NOTES: _____

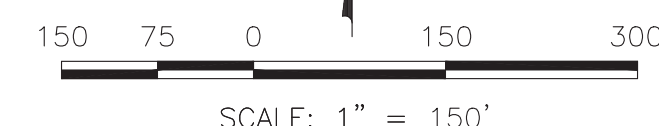
- 1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING – FIRE LANE".
- 2. BASIS OF BEARINGS: BEARINGS ARE BASED IN ACCORDANCE WITH THE CITY OF AURORA HORIZONTAL CONTROL, UPON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE EAST QUARTER CORNER OF SAID SECTION 5 BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 23521 IN A RANGE BOX WHENCE THE CENTER QUARTER CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 13239 IN A RANGE BOX IS ASSUMED TO BEAR NORTH 89°43'05"EAST A DISTANCE OF 2640.54 FEET.
- 3. THE EASEMENT AREA WITHIN EACH LOT 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.
- 4. ALL OWNERS OF LOTS ADJACENT TO POWHATON ROAD AND EAST 68TH 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.
- 5. 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.
- 6. 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.
- 7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL, A WESTWOOD TEAM TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CVL, A WESTWOOD TEAM RELIED UPON TITLE COMMITMENT NO. **ABC70683765-7** PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 18, 2021 AT 5:00 P.M.
- 8. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 9. 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.

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 4



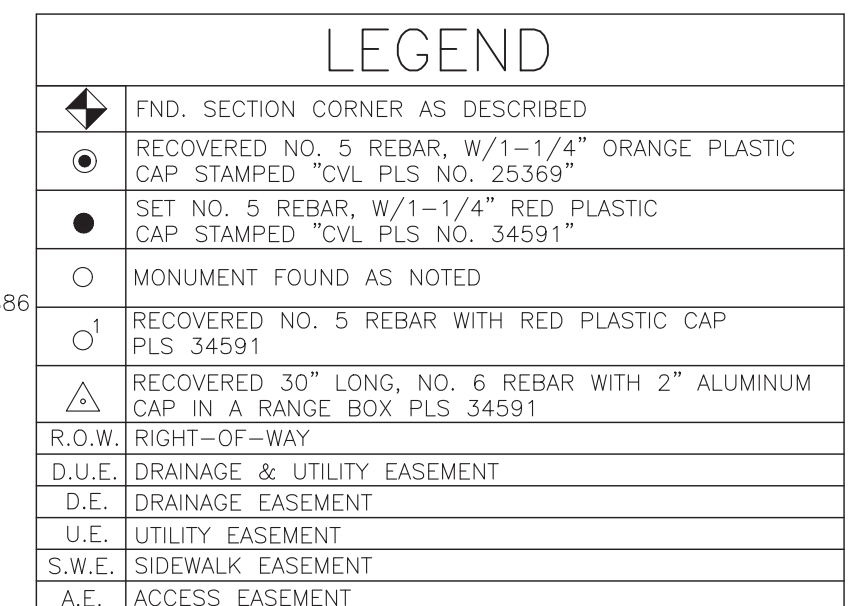
CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	385.00'	6°57'29"	46.75'	S47°32'23"E	46.73'
C2	955.00'	2°09'08"	35.87'	S28°42'24"E	35.87'
C3	955.50'	12°10'32"	203.05'	S23°41'13"E	202.67'
C4	385.00'	5°00'47"	33.69'	S02°59'04"E	33.67'

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	RECOVERED NO. 5 REBAR, W/1-1/4" ORANGE PLASTIC CAP STAMPED "CVL PLS NO. 25369"
	SET NO. 5 REBAR, W/1-1/4" RED PLASTIC CAP STAMPED "CVL PLS NO. 34591"
	MONUMENT FOUND AS NOTED
	RECOVERED NO. 5 REBAR WITH RED PLASTIC CAP PLS 34591
	RECOVERED 30" LONG, NO. 6 REBAR WITH 2" ALUMINUM CAP IN A RANGE BOX PLS 34591
R.O.W.	RIGHT-OF-WAY
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.W.F.	SIDEWALK EASEMENT
A.F.	ACCESS EASEMENT



**10333 E. Dry Creek Rd.
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 4



TRACT A
352,831 S.F.
8.100 AC.

BOUNDARIES AND DISTANCES:
 North: N90°00'00"W 239.41'
 East: N00°00'00"E 1763.60' (Total 1000.00')
 South: S00°28'40"E 627.51' (Total 209.91')
 West: N90°00'00"E 1342.00' (Total 1681.86')
 East: N90°00'00"E 1680.03' (Total 1681.86')
 South: S90°00'00"W 1336.00' (Total 1336.00')
 West: N90°00'00"E 1342.00' (Total 1681.86')

EASEMENTS:
 26' FIRE LANE & ACCESS EASEMENT (multiple locations)
 EX. 10' U.E. (multiple locations)
 EX. 16' U.E. (multiple locations)
 EX. 3.5' S.W.E. (along POWHATON R.O.W.)
 DRAINAGE EASEMENT (DETAIL B)

NOTES:
 FOUND 2-1/2" ALUMINUM CAP STAMPED R. NOBBE PLS 23899
 UNPLATTED
 POWHATON R.O.W. REC. NO. 2020000121023
 REC. NO. 2020000121025

L=26.08'
 R=29.50'
 Δ=50°38'55"
 CHB=N25°19'28"E
 CH=25.24'

ACCESS EASEMENT
 EX. D.E.
 L20 N90°00'00"E 85.56'
 18 L19(TIE)

26' FIRE LANE & ACCESS EASEMENT
 DRAINAGE EASEMENT

N00°00'00"W 209.90'
 209.90' N90°00'00"E
 S00°00'00"E 209.90'
 N90°00'00"W 115.06'
 86.22'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L12	N00°00'00"E	51.62'
L13	N90°00'00"E	56.38'
L14	N00°00'00"E	54.01'
L15	S00°00'00"E	54.01'
L16	N00°00'00"E	51.01'
L17	S00°00'00"E	51.01'
L18	S00°00'00"E	29.50'
L19	N90°00'00"W	84.47'
L20	N70°19'28"E	19.87'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C5	29.00'	90°02'15"	45.57'	N45°01'08"W	41.03'
C6	29.00'	89°57'45"	45.53'	S44°58'52"W	41.00'
C7	29.00'	90°02'15"	45.57'	N45°01'08"W	41.03'
C8	29.00'	89°57'45"	45.53'	S44°58'52"W	41.00'
C9	52.00'	63°56'20"	58.03'	N57°59'35"E	55.06'
C10	52.00'	90°00'00"	81.68'	N45°00'00"E	73.54'
C11	52.00'	90°00'00"	81.68'	S45°00'00"E	73.54'
C12	29.00'	90°00'00"	45.55'	S45°00'00"E	41.01'
C13	29.00'	90°00'00"	45.55'	N45°00'00"E	41.01'

