

PROLOGIS PARK 70 SUBDIVISION FILING NO. 11
A PORTION OF THE SOUTH 1/2 OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36, AND CONSIDERING THE NORTH LINE OF THE SOUTH HALF OF SECTION 36 TO BEAR NORTH 89°23'17" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 37°50'05" EAST A DISTANCE OF 1291.27 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 19TH AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2014000052114 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE SOUTH 87°15'21" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 2116.46 FEET TO THE NORTHWEST CORNER OF PROLOGIS PARK 70 SUBDIVISION FILING NO. 10, A PLAT RECORDED UNDER RECEPTION NUMBER 2018000036296.

THENCE ALONG THE WESTERLY BOUNDARY OF SAID PROLOGIS PARK 70 SUBDIVISION FILING NO. 10, SOUTH 02°43'14" WEST, A DISTANCE OF 1012.31 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF U.S. INTERSTATE 70 AS DESCRIBED IN BOOK 603, PAGE 145, AND BOOK 492, PAGE 574;

THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES;

- SOUTH 87°47'38" WEST, A DISTANCE OF 1447.40 FEET;
- SOUTH 88°54'43" WEST, A DISTANCE OF 380.04 FEET;
- NORTH 76°34'36" WEST, A DISTANCE OF 314.56 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2018000080308 IN SAID RECORDS;

THENCE, ALONG THE EAST BOUNDARY OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES;

- NORTH 13°22'03" EAST, A DISTANCE OF 75.12 FEET;
- NORTH 02°43'14" EAST, A DISTANCE OF 1030.48 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 2,321,429 SQUARE FEET, 53.293 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO ONE LOT AND ONE BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **PROLOGIS PARK 70 SUBDIVISION FILING NO. 11** 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.

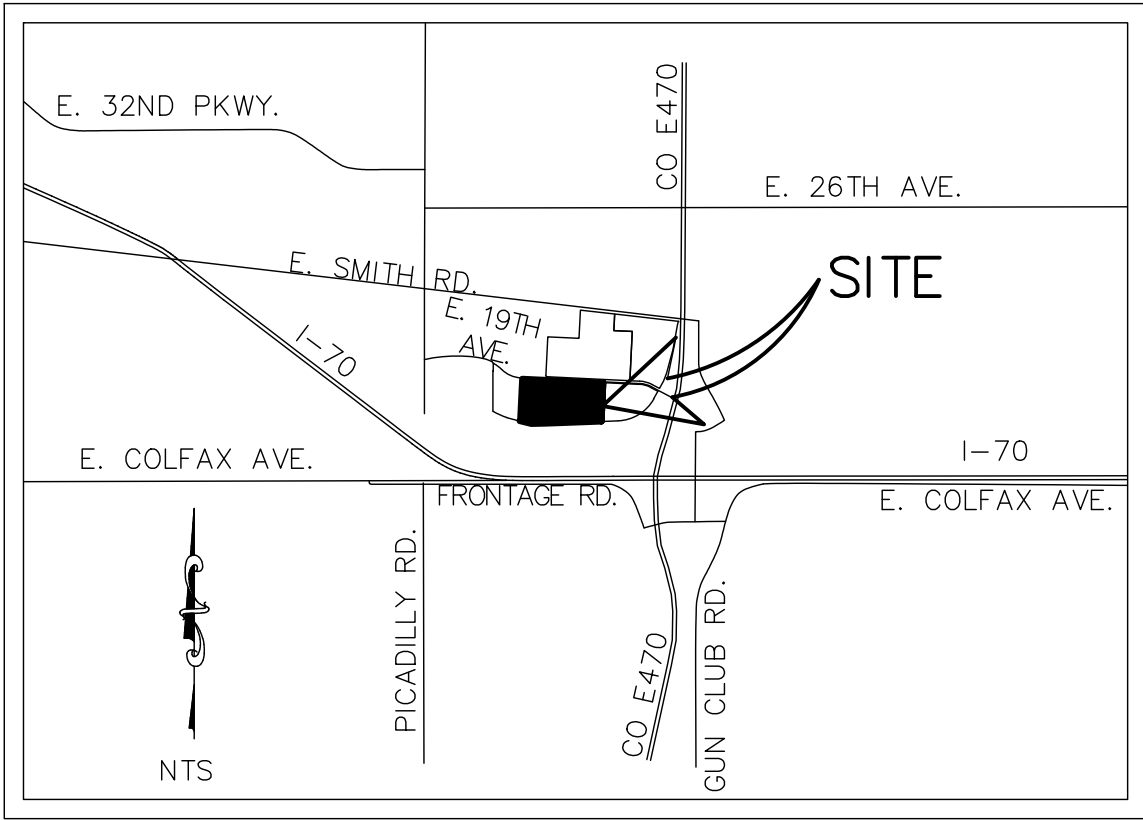
COVENANTS:

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 RIGHT-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.



VICINITY MAP

OWNER:

FERGUSON ENTERPRISES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

SIGNATURE _____

PRINT NAME _____

PRINT TITLE _____

NOTARY:

STATE OF _____)
COUNTY OF _____) SS

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

BY _____ AS _____ OF

FERGUSON ENTERPRISES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS ____ DAY OF _____, 2020 A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE 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 _____, 2020 AD

AT _____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER

DEPUTY

INSTRUMENT NO.: _____

LAST REVISED: 7/13/2020

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - PLAT DETAILS

GENERAL NOTES:

- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHICH BEARS NORTH 89°23'17" EAST, BETWEEN THE MONUMENTS SHOWN HEREIN.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-883222-SF, WITH AN EFFECTIVE DATE OF JULY 14, 2020 WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT.
- 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".
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- ALL OWNERS OF LOTS ADJACENT TO EAST 19TH 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.
- 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.

SURVEYOR'S CERTIFICATION:

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 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 JULY 11, 2019.

JAMES E. LYNCH, PLS 37933
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR,
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO. 80122
(303) 713-1898



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

NOTICE: THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF CARE AND PRACTICE FOR THE STATE OF COLORADO AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. THIS STATEMENT DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

AZTEC
CONSULTANTS, INC.

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AzTec Proj. No.: 51319-03

Drawn By: RDR

DATE OF PREPARATION: 9-9-2019

SCALE: N/A

SHEET 1 OF 2

PROLOGIS PARK 70 SUBDIVISION FILING NO. 11

A PORTION OF THE SOUTH 1/2 OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2

POINT OF COMMENCEMENT
FOUND 2-1/2" ALUMINUM CAP, PLS
22088, IN RANGE BOX, 2.1' BELOW
GRADE, ACCEPTED AS THE WEST
QUARTER CORNER OF SEC. 36, T3S,
R66W, 6TH P.M.

(BASIS OF BEARINGS)
NORTH LINE SOUTH 1/2 SEC. 36, T3S, R66W, 6TH P.M.
N89°23'17"E 5316.63'

FOUND 3-1/4" BRASS CAP, PLS
23527, IN RANGE BOX, 0.5'
BELOW GRADE, ACCEPTED AS THE
EAST QUARTER CORNER, SEC. 36,
T3S, R66W, 6TH P.M.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°44'39"W	56.16'
L2	S02°44'39"W	12.50'
L3	N87°15'21"W	10.00'
L4	N02°44'39"E	12.50'
L5	N87°15'21"W	10.87'
L6	N02°44'39"E	10.00'
L7	S87°15'21"E	10.87'
L8	N87°15'28"W	10.88'
L9	N02°44'32"E	10.00'
L10	S87°15'28"E	10.88'
L11	S02°44'39"W	33.94'
L12	S87°15'21"E	196.69'
L13	N02°44'39"E	10.71'
L14	S87°15'21"E	10.00'
L15	S02°44'39"W	10.71'
L16	N02°44'39"E	92.00'
L17	S02°44'39"W	92.00'
L18	N02°44'39"E	56.16'
L19	N02°44'39"E	40.71'
L20	N87°15'21"W	10.00'

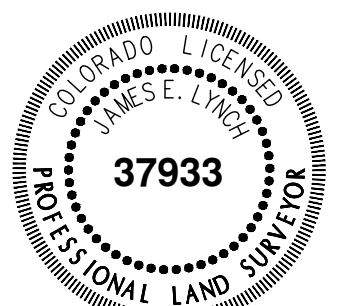
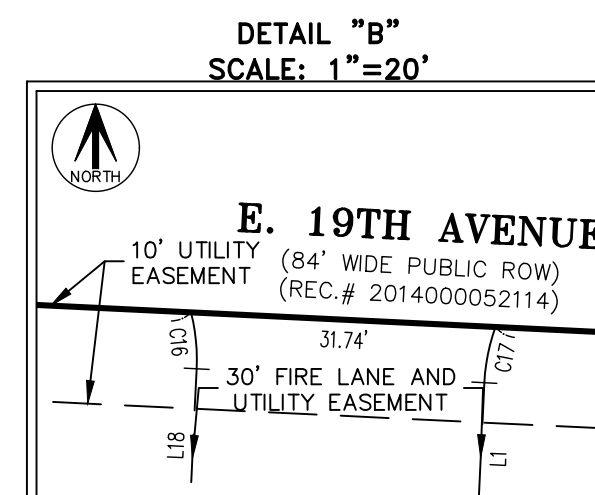
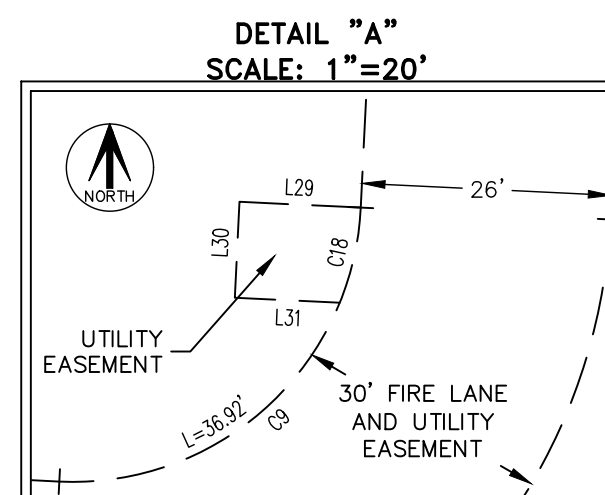
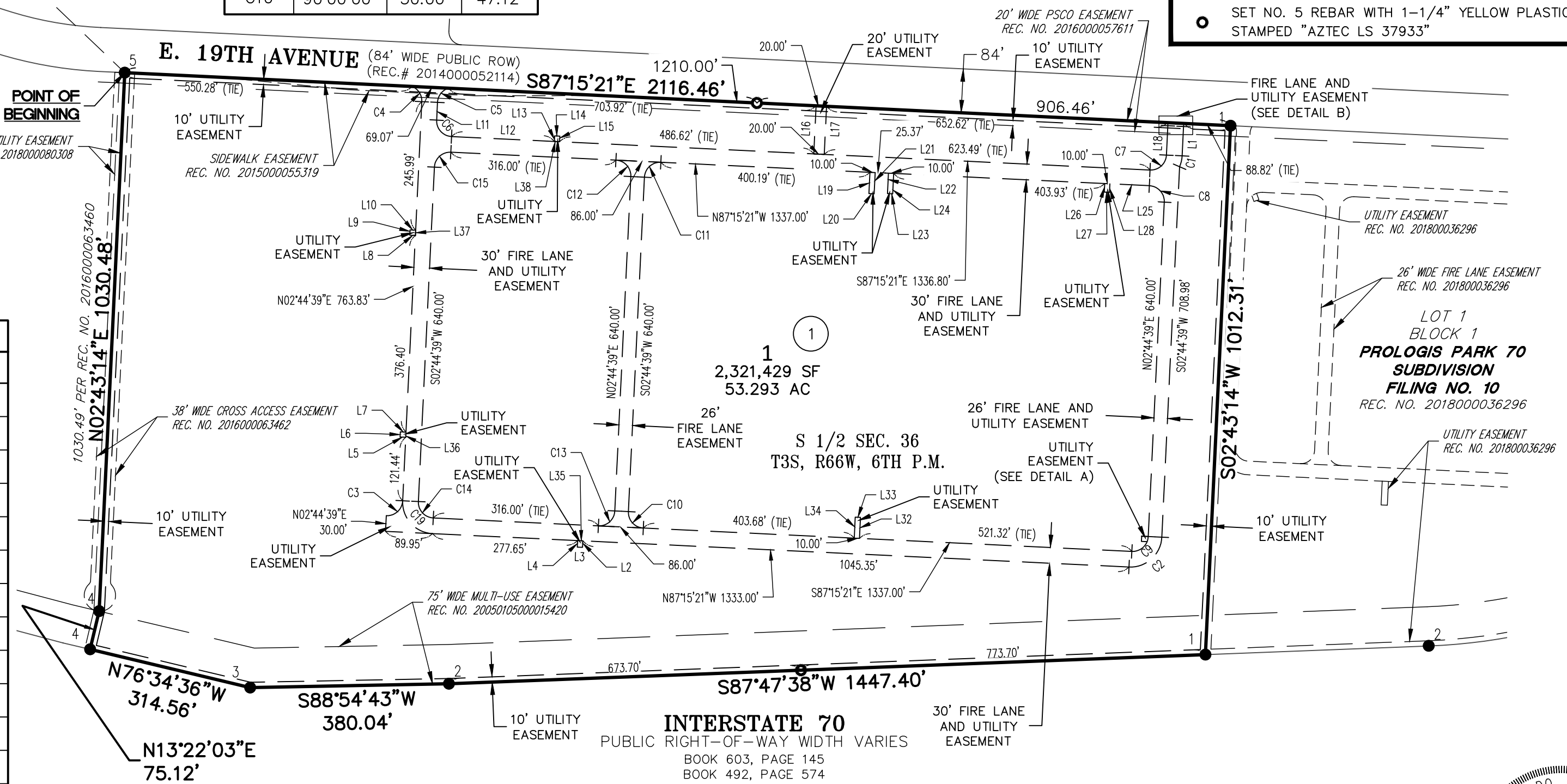
LINE TABLE		
LINE	BEARING	LENGTH
L21	S02°44'39"W	40.71'
L22	N02°44'39"E	39.00'
L23	N87°15'21"W	10.00'
L24	S02°44'39"W	39.00'
L25	S87°15'21"E	75.51'
L26	N02°44'39"E	16.39'
L27	N87°15'21"W	10.00'
L28	N02°44'39"E	16.39'
L29	S87°15'21"E	12.66'
L30	N02°44'39"E	10.00'
L31	N87°15'21"W	10.94'
L32	S02°44'39"W	40.21'
L33	S87°15'21"E	10.00'
L34	N02°44'39"E	40.21'
L35	S87°15'21"E	10.00'
L36	N02°44'39"E	10.00'
L37	N02°44'39"E	10.00'
L38	S87°15'21"E	10.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	20°30'35"	60.00'	21.48'
C2	90°00'00"	60.00'	94.25'
C3	90°00'00"	30.00'	47.12'
C4	69°53'07"	30.00'	36.59'
C5	69°16'31"	30.00'	36.27'
C6	90°00'00"	30.00'	47.12'
C7	90°00'05"	30.00'	47.12'
C8	90°00'00"	30.00'	47.12'
C9	90°00'00"	30.00'	47.12'
C10	90°00'00"	30.00'	47.12'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	90°00'00"	30.00'	47.12'
C12	90°00'00"	30.00'	47.12'
C13	90°00'00"	30.00'	47.12'
C14	90°00'00"	30.00'	47.12'
C15	90°00'00"	30.00'	47.12'
C16	16°58'01"	20.00'	5.92'
C17	16°59'33"	20.00'	5.93'
C18	19°28'16"	30.00'	10.20'
C19	90°00'00"	60.00'	94.25'

MONUMENT SYMBOL LEGEND

- ◆ FOUND SECTION MONUMENT AS DESCRIBED
- 1 ● FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 36580", FLUSH WITH GROUND
- 2 ● FOUND 3/4" ALUMINUM ROD WITH 2" ALUMINUM CAP STAMPING - ILLEGIBLE, FLUSH WITH GROUND
- 3 ● FOUND 3/4" ALUMINUM ROD WITH 2" ALUMINUM CAP STAMPED "470 PUBLIC HIGHWAY PLS 26349", FLUSH WITH GROUND
- 4 ● FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "FWS PLS 38226", FLUSH WITH GROUND
- 5 ● FOUND 1-1/2" METAL WASHER STAMPED "PLS 38226", FLUSH WITH GROUND
- ROW RIGHT-OF-WAY
- ① INDICATES BLOCK NUMBER
- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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AzTec Proj. No.: 51319-03
Drawn By: RDR

DATE OF PREPARATION:	9-9-2019
SCALE:	1"=200'
SHEET 2 OF 2	