

# FITZSIMONS INNOVATION COMMUNITY SUBDIVISION FILING NO. 3

A PORTION OF A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, AND COUNTY OF ADAMS, STATE OF COLORADO

Send in the closure sheet for the description.  
Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.

| Sheet List Table |                  |
|------------------|------------------|
| Sheet Number     | Sheet Title      |
| SHEET 1          | COVER SHEET      |
| SHEET 2          | OVERALL BOUNDARY |
| SHEET 3          | EASEMENT DETAIL  |

## DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING PORTION OF UNPLATTED LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST, 6TH P.M., CITY OF AURORA, AND COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36, THENCE ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER, N00°04'03"E A DISTANCE OF 1289.25 FEET; THENCE N89°51'29"E A DISTANCE OF 42.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH PEORIA STREET AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH PEORIA STREET, N00°04'03"E A DISTANCE OF 741.58 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°49'21" AND A CHORD WHICH BEARS N44°58'44"E A DISTANCE OF 35.30 FEET; THENCE N89°53'24"E A DISTANCE OF 947.20 FEET; THENCE S00°08'22"E A DISTANCE OF 685.95 FEET TO A POINT ON THE NORTHERLY LINE OF FITZSIMONS INNOVATION COMMUNITY SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. 2020000059970; THENCE ALONG SAID NORTHERLY AND THE WESTERLY LINE OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES:

- 1) S89°51'29"W A DISTANCE OF 80.00 FEET;
  - 2) THENCE S00°08'22"E A DISTANCE OF 80.00 FEET;
- THENCE S89°51'29"W A DISTANCE OF 894.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 16.974 ACRES OR 739,390 SQUARE FEET MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF FITZSIMONS INNOVATION COMMUNITY 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.

change this to the language in this note from the Subdivision Plat Checklist

MMResponse: Note has been revised.

## COVENANTS

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

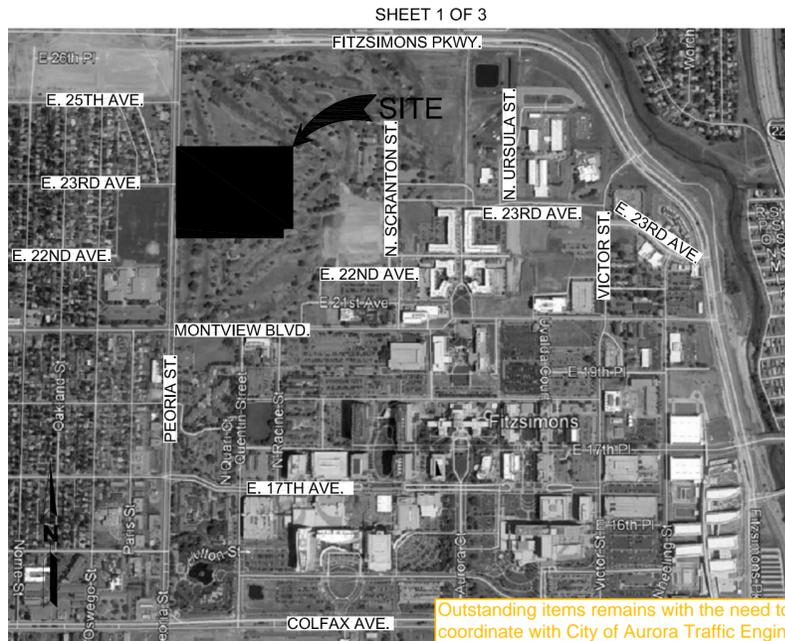
NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED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

change this to the Covenant language in the Subdivision Plat Checklist

MMResponse: Note has been revised.



SHEET 1 OF 3

## VICINITY MAP

Outstanding items remains with the need to coordinate with City of Aurora Traffic Engineering on the intersection control and layout of the intersection at 23rd Ave and Racine St. See comment on following sheet. To date, Public Works does not consider the issue as resolved and requires further information from the applicant, as communicated previously.

## NOTES

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR GRANTED OVER, ACROSS, ON, AND THROUGH AN AND FIRE LANES NOW OR HEREAFTER ESTABLISHED THE SAME ARE HEREBY DESIGNATED AS FIRE LANE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
2. 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.
3. BEARINGS ARE BASED ON THE CITY OF AURORA NAD83 STATE PLANE COORDINATE SYSTEM (ZONE 502) BEARING OF N0°04'03"E ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 36, T3S, R67W OF THE 6TH P.M. BEING MONUMENTED BY A FOUND 3" BRASS CAP PLS #16419 IN RANGE BOX AT THE NORTHWEST CORNER AND A FOUND 3" BRASS CAP PLS #16419 IN RANGE BOX AT THE WEST QUARTER CORNER.
4. LINEAL UNITS ARE IN U.S. SURVEY FEET.
5. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABD70664090, WITH AN EFFECTIVE DATE OF MAY 04, 2020 AT 5:00 P.M.
6. ALL OWNERS OF LOTS ADJACENT TO NORTH PEORIA STREET, NORTH RACINE STREET, EST 23RD AVENUE AND EAST 25TH 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.

## 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 \_\_\_\_\_.

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.

RICHARD A. NOBBE, PLS  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 23899  
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.

## OWNERS

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

BY: STEVE VANNURDEN  
TITLE: PRESIDENT AND CEO FITZSIMONS REDEVELOPMENT AUTHORITY

NOTORIAL

STATE OF COLORADO )  
COUNTY OF ADAMS ) SS

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2021

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MMResponse: The 23rd & Racine conceptual intersection design has been preliminarily agreed upon by the Owner and COA Public Works. The intersection design will not affect the right-of-way to be platted.

## CITY OF AURORA APPROVALS

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 \_\_\_\_\_, 2021 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: \_\_\_\_\_

## 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 \_\_\_\_\_ 2021 AD AT \_\_\_\_ O'CLOCK \_\_\_\_M.

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

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

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

MMResponse: Title commitment has been updated.

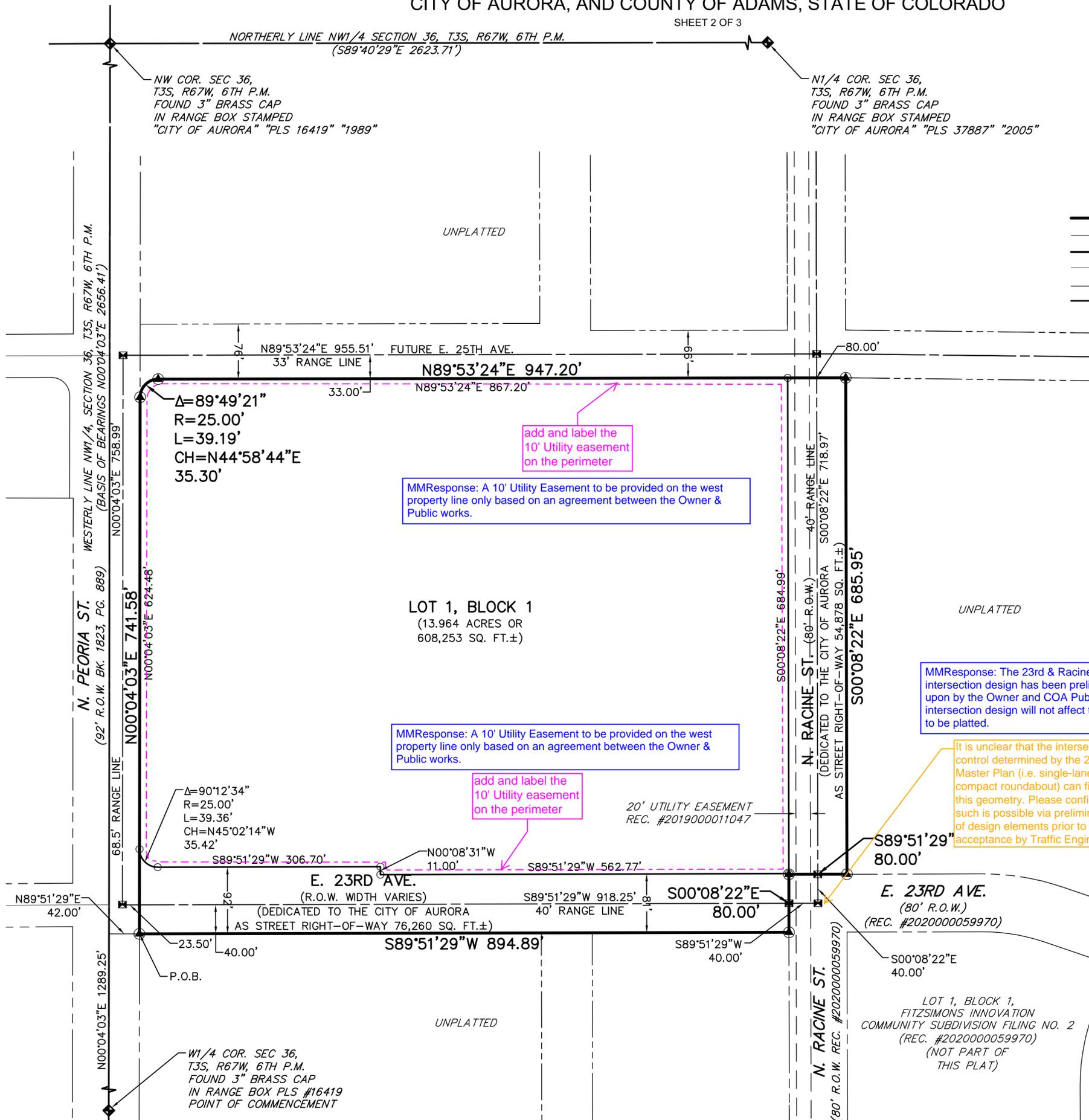
MARCH 08, 2021

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
MAIN 303.431.6100 MARTINMARTIN.COM  
SURVEY@MARTINMARTIN.COM

# FITZSIMONS INNOVATION COMMUNITY SUBDIVISION FILING NO. 3

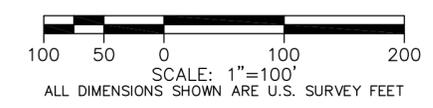
A PORTION OF A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, AND COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 3



## LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EASEMENT LINE
- SECTION LINE
- PROPERTY LINE
- SECTION CORNER
- BOUNDARY CORNER SET
- SET #6 REBAR WITH 2-1/2" ALUMINUM CAP PLS NO. 23899
- LOT CORNER (NOT MONUMENTED)
- MONUMENT BOXES WITH A 3/4" REBAR, 30" LONG, WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.



MMResponse: A 10' Utility Easement to be provided on the west property line only based on an agreement between the Owner & Public works.

MMResponse: A 10' Utility Easement to be provided on the west property line only based on an agreement between the Owner & Public works.

MMResponse: The 23rd & Racine conceptual intersection design has been preliminarily agreed upon by the Owner and COA Public Works. The intersection design will not affect the right-of-way to be platted.

It is unclear that the intersection control determined by the 2017 Master Plan (i.e. single-lane, urban compact roundabout) can fit within this geometry. Please confirm that such is possible via preliminary layout of design elements prior to acceptance by Traffic Engineering.

DRAWING LOCATION: G:\PALING\19,1442-UHealth - Surface Parking Lot.at.FIC\SURVEY\Plot04-20\Plot04-20.dwg

MARCH 08, 2021

**MARTIN/MARTIN**  
CONSULTING ENGINEERS

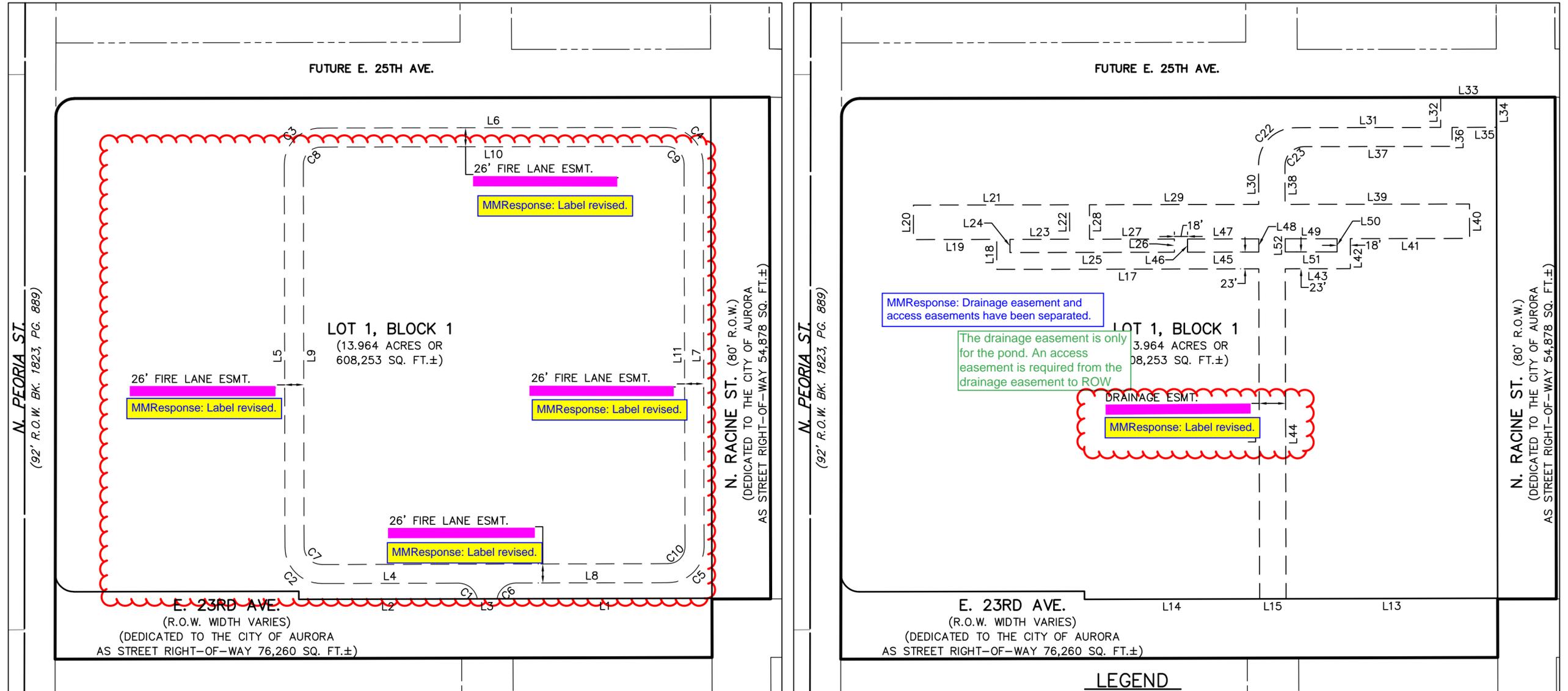
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
MAIN 303.431.6100 MARTINMARTIN.COM  
SURVEY@MARTINMARTIN.COM

LOT 1, BLOCK 1,  
FITZSIMONS INNOVATION  
COMMUNITY SUBDIVISION FILING NO. 2  
(REC. #2020000059970)  
(NOT PART OF  
THIS PLAT)

# FITZSIMONS INNOVATION COMMUNITY SUBDIVISION FILING NO. 3

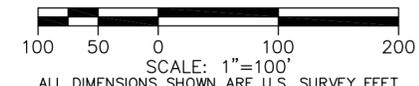
A PORTION OF A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, AND COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3



## LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EASEMENT LINE
- SECTION LINE
- PROPERTY LINE
- SECTION CORNER
- BOUNDARY CORNER SET
- SET #6 REBAR WITH 2-1/2" ALUMINUM CAP PLS NO. 23899
- LOT CORNER (NOT MONUMENTED)
- MONUMENT BOXES WITH A 3/4" REBAR, 30" LONG, WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.



| NUMBER | DIRECTION   | DISTANCE |
|--------|-------------|----------|
| L1     | S89°51'29"W | 292.82'  |
| L2     | N89°51'29"E | 243.16'  |
| L3     | S89°51'29"W | 26.78'   |
| L4     | S89°51'29"W | 186.27'  |
| L5     | N00°06'32"W | 522.79'  |
| L6     | N89°53'17"E | 470.70'  |
| L7     | S00°08'22"E | 523.54'  |
| L8     | S89°51'29"W | 207.72'  |
| L9     | N00°06'32"W | 522.79'  |
| L10    | N89°53'17"E | 470.70'  |
| L11    | S00°08'22"E | 523.54'  |
| L12    | S89°51'29"W | 471.98'  |
| L13    | S89°51'29"W | 288.15'  |
| L14    | N89°51'29"E | 238.62'  |
| L15    | S89°51'29"W | 36.00'   |
| L16    | N00°08'31"W | 451.25'  |
| L17    | S89°52'49"W | 356.95'  |
| L18    | N00°07'11"W | 41.01'   |
| L19    | S89°52'35"W | 113.50'  |
| L20    | N00°04'03"E | 47.15'   |

| NUMBER | DIRECTION   | DISTANCE |
|--------|-------------|----------|
| L21    | N89°52'51"E | 212.71'  |
| L22    | S00°06'37"E | 47.13'   |
| L23    | S89°52'35"W | 81.35'   |
| L24    | S00°07'11"E | 18.01'   |
| L25    | N89°52'49"E | 224.00'  |
| L26    | N00°07'11"W | 18.00'   |
| L27    | S89°52'45"W | 115.62'  |
| L28    | N00°08'27"W | 47.15'   |
| L29    | N89°53'13"E | 230.56'  |
| L30    | N00°08'31"W | 54.79'   |
| L31    | N89°53'18"E | 198.27'  |
| L32    | N00°06'36"W | 40.99'   |
| L33    | N89°53'24"E | 75.86'   |
| L34    | S00°08'22"E | 40.98'   |
| L35    | S89°53'18"W | 60.48'   |
| L36    | S00°06'42"E | 26.00'   |
| L37    | S89°53'18"W | 201.68'  |
| L38    | S00°08'31"E | 52.83'   |
| L39    | N89°52'59"E | 251.18'  |
| L40    | S00°08'22"E | 47.06'   |

| NUMBER | DIRECTION   | DISTANCE |
|--------|-------------|----------|
| L41    | S89°52'45"W | 162.49'  |
| L42    | S00°07'22"E | 41.00'   |
| L43    | S89°52'49"W | 88.67'   |
| L44    | S00°08'31"E | 451.24'  |
| L45    | S89°52'49"W | 96.95'   |
| L46    | N00°07'11"W | 18.00'   |
| L47    | N89°52'45"E | 96.94'   |
| L48    | S00°08'31"E | 18.00'   |
| L49    | N89°52'45"E | 70.69'   |
| L50    | S00°07'22"E | 18.00'   |
| L51    | S89°52'49"W | 70.68'   |
| L52    | N00°08'31"W | 18.00'   |

| NUMBER | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH |
|--------|-------------|--------|------------|-----------------|--------------|
| C1     | 80°02'00"   | 26.00' | 36.32'     | N50°07'32"W     | 33.44'       |
| C2     | 90°02'00"   | 50.00' | 78.57'     | N45°07'32"W     | 70.73'       |
| C3     | 89°59'49"   | 50.00' | 78.54'     | N44°53'23"E     | 70.71'       |
| C4     | 89°58'21"   | 50.00' | 78.52'     | S45°07'32"E     | 70.69'       |
| C5     | 89°59'51"   | 49.00' | 76.96'     | S44°51'33"W     | 69.29'       |
| C6     | 80°02'00"   | 26.00' | 36.32'     | S49°50'29"W     | 33.44'       |
| C7     | 90°02'00"   | 24.00' | 37.71'     | N45°07'32"W     | 33.95'       |
| C8     | 89°59'49"   | 24.00' | 37.70'     | N44°53'23"E     | 33.94'       |
| C9     | 89°58'21"   | 24.00' | 37.69'     | S45°07'32"E     | 33.93'       |
| C10    | 89°59'51"   | 23.00' | 36.13'     | S44°51'33"W     | 32.52'       |
| C22    | 90°01'49"   | 50.00' | 78.57'     | N44°52'23"E     | 70.73'       |
| C23    | 90°01'49"   | 26.00' | 40.85'     | S44°52'23"W     | 36.78'       |

DRAWING LOCATION: G:\PALING\191442-UHealth - Surface Parking Lot.at.FIC\SURVEY\Plot04-20\Plot04-20.dwg

MARCH 08, 2021

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
MAIN 303.431.6100 MARTINMARTIN.COM  
SURVEY@MARTINMARTIN.COM