

SOUTHEAST METRO STORMWATER AUTHORITY
Acting by and through
SEMSWA WATER ACTIVITY ENTERPRISE

RESOLUTION 16-31

Authorization to Accept a Quit Claim Deed from the City of Centennial and vacate Drainage Easements via Quit Claim to Property Owner; and
Authorization to Accept Quit Claim Deeds from the City of Centennial and vacate easements on an as needed basis via Quit Claim Deeds

WHEREAS, SEMSWA has been organized to manage and maintain regional stormwater facilities within its boundaries; and

WHEREAS, a storm sewer system was designed and approved by Arapahoe County which was constructed to service parcels originally known as both Lot 1, Block 1 of Century Park Business Center and Lot 2, Block 1 of Century Park Business Center Filing No. 3; and

WHEREAS, a Uniform Easement Deed and Revocable Storm Drainage License Agreement was executed by the owner of Lots 1 and 2, Block 1 of Century Park Business Center and Arapahoe County and recorded on June 15, 1998 at Reception No. A8090602 (the "Drainage Easement 1"). In that Uniform Easement Deed and Revocable Storm Drainage License Agreement the owner of Lots 1 and 2, Block 1 of Century Park Business Center conveyed a permanent drainage easement to Arapahoe County and Arapahoe County granted a revocable storm drainage license to the owner. Additionally, 20' Wide Drainage Easement was dedicated to Arapahoe County by Plat recorded on December 9, 1998 at Reception No. A8200308 (Plat Book 157, Pages 25-26) (the "Drainage Easement 2"). Finally, a 15' Drainage Easement was also dedicated to Arapahoe County by Plat recorded on December 9, 1998 at Reception No. A8200308 (Plat Book 157, Pages 25-26) (the "Drainage Easement 3"); and

WHEREAS, Drainage Easement 1, Drainage Easement 2, and Drainage Easement 3 will be conveyed to the City of Centennial from Arapahoe County via Quit Claim Deeds; and

WHEREAS, a new storm sewer system was designed, approved and constructed by SEMSWA, Case Number D14-1009 and new Drainage Easement dedicated to SEMSWA via Plat recorded on September 11, 2015 at Reception No. D5103664; and

WHEREAS, the City of Centennial will Quit Claim Drainage Easement 1, Drainage Easement 2, Drainage Easement 3 to SEMSWA; and

WHEREAS, as a new Drainage Easement has been dedicated to SEMSWA, the SEMSWA Board has determined that it is in the best interest of SEMSWA and the property owner to vacate Drainage Easements 1, 2 and 3 via Quit Claim; and

WHEREAS, during the land development review process where SEMSWA determines that an existing Drainage Easement dedicated to either Arapahoe County or the City of Centennial is no longer required and a new Drainage Easement is dedicated to SEMSWA, it is in the best interest of SEMSWA and the property owner to vacate the existing Drainage Easement via Quit Claim Deed once a new Drainage Easement has been dedicated to SEMSWA.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board authorizes the acceptance and recording of two Quit Claim Deeds from the City of Centennial vacating Drainage Easement 1, Drainage Easement 2, and Drainage Easement 3 and the execution and recording by the Executive Director of SEMSWA of a Quit Claim Deed conveying Drainage Easement 1, Drainage Easement 2, and Drainage Easement 3 to Shiloh Home, Inc., the current owner of the real property underlying the these Drainage Easements.
2. The Board further authorizes the Executive Director, in the future, to vacate by Quit Claim Deed any existing Drainage Easement that SEMSWA owns and determines, during a land development review process, to be duplicative or unnecessary for SEMSWA's storm sewer system.

SOUTHEAST METRO STORMWATER AUTHORITY
acting by and through
SEMSWA WATER ACTIVITY ENTERPRISE

Date: _____

ATTEST:

Secretary

Chairperson

APPROVED AS TO FORM:
Attorney for
Southeast Metro Stormwater Authority

By _____
Edward J. Krisor

980863

UNIFORM EASEMENT DEED AND REVOCABLE STORM DRAINAGE LICENSE AGREEMENT

This Easement Deed and Revocable Storm Drainage License Agreement is made this ^{19th}~~5th~~ day of May, 1998, between WESTAR HOLDINGS PARTNERSHIP

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whose legal address is 215 ST.PAUL STREET, SUITE 200, DENVER, CO 80206

for itself and for its successors, tenants, licensees, heirs (if applicable) and assigns, (the "Owner"), and THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, COLORADO, a body corporate and politic, whose legal address is 5334 South Prince Street, Littleton, Colorado 80166, (the "County").

Owner is the owner in fee simple of the property described in Exhibit A (the "Easement Property"), and of the property upon which the Easement Property is located, described in Exhibit B (the "Development"). Owner desires a license to use certain components of County's storm drainage facilities to discharge approved volumes of clean stormwater from the Development. County has agreed to license Owner's use upon the terms of this Agreement, which include the grant by Owner of a permanent drainage and storm drainage easement to County. For and in consideration of the sum of ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner hereby grants and conveys to County, its successors and assigns, a permanent easement to enter, re-enter, occupy and use the Easement Property, and warrants the title to the same, for the purpose of constructing, connecting, disconnecting, rerouting, enlarging, removing, repairing, operating, monitoring and testing, and maintaining above ground, surface and underground:

storm sewer facilities, detention ponds and related drainage facilities

which may include all necessary above ground, surface and underground facilities and appurtenances related thereto, including but not limited to: mains, manholes, conduits, valves, pavement, vaults, ventilators, retaining walls, drop structures, inlets, outfalls, erosion control structures, culverts, pipes, electric or other control systems, cable, wires and connections, including telephone wiring; in, upon, under, through and across the Easement Property, upon the terms and conditions stated in the instrument recorded at **Reception No. A7066570**, incorporated herein by this reference.

County hereby grants a revocable license to Owner and to the successors, heirs and permitted assigns of Owner, to discharge approved quantities and flows of clean stormwater into County's storm drainage collector facility (Cottonwood Creek) that is located in Arapahoe County, Colorado, (the "Outfall") upon the terms and conditions stated in the instrument recorded at Reception No. A7066570, incorporated herein by this reference.

This instrument relates to that certain Final Development Plan, case no. P97-092 (the "Plan") and known as Lot 1, Block 1 of Century Park Business Center/Bradford Home Suites

The Special Conditions, if any, attached to this instrument are a part of this instrument and if in conflict with any other term shall supersede and control over any other term.

Except to the extent described in any Special Conditions, the parties intend that the terms of this instrument be interpreted in accordance with the requirements of the SIA and the Plan, if any. In the event of irreconcilable

1.1
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0.00 DOC FEE: 0.00
DONETTA DAVIDSON
ARAPAHOE COUNTY

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conflict between or among the terms of this instrument or the terms of the SIA or the Plan, the terms of this instrument shall control.

Termination, revocation or nonrenewal of the License shall not affect County's rights granted under this Easement. Each and every one of the benefits and burdens of this Easement shall inure to and be binding upon the respective legal representatives, successors and assigns of the Owner and County.

Owner:

by: Norman Dyer Partner
name title

County of Arapahoe)
State of Colorado) s.s.

This instrument was acknowledged before me this 15th day of May, 1998 by Norman Dyer
as Partner of Wester Holdings Partnership, an authorized representative of
the Owner.

My commission expires: November 11, 2001

Donald W. Lane
NOTARY

ACCEPTANCE AND APPROVAL:

BOARD OF COUNTY COMMISSIONERS
OF ARAPAHOE COUNTY, COLORADO

ATTEST:



Debra G. Vickrey
Chairman

Donette Davidson
Clerk to the Board

County of _____)
State of Colorado) s.s.

This instrument was acknowledged before me this _____ day of _____, 199__ by _____
as Chairman of the Board of County Commissioners and _____, Clerk to the
Board.

My commission expires: _____.

JR Engineering, Ltd.
6110 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel. (303) 740-9393
FAX (303) 721-9019

RECEIVED

35

Denver
Colorado Springs
Ft. Collins

FEB 17 1998

LEGAL DESCRIPTION

Arapahoe County DSIM
Engineering Division

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, CENTURAY PARK BUSINESS CENTER AS RECORDED IN BOOK 135 AT PAGE 33, LOCATED IN THE SOUTH ONE-HALF OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS IS THE EASTERLY LINE OF LOT 1, BLOCK 1, CENTURY PARK BUSINESS CENTER WITH THE LINE ASSUMED TO BEAR S00°02'57"E.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES;

1. S45°20'53"E A DISTANCE OF 36.50 FEET;
2. S00°02'57"E A DISTANCE OF 186.07 FEET;
3. S89°40'23"W A DISTANCE OF 60.00 FEET;

THENCE THE FOLLOWING TWO (2) COURSES:

1. S89°40'23"W A DISTANCE OF 20.50 FEET.
2. N00°02'57"W A DISTANCE OF 160.72 FEET TO A POINT ON THE SOUTHERLY LINE OF EAST EASTER LANE;

THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING TWO (2) COURSES;

1. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N33°50'16"W HAVING A DELTA OF 11°30'37", A RADIUS OF 130.00 FEET AND AN ARC LENGTH OF 26.12 FEET;
2. N44°39'07"E A DISTANCE OF 48.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,250 SQUARE FEET OR 0.350 ACRE.

LEGAL DESCRIPTION STATEMENT

I, MATHEW E. SELTERS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

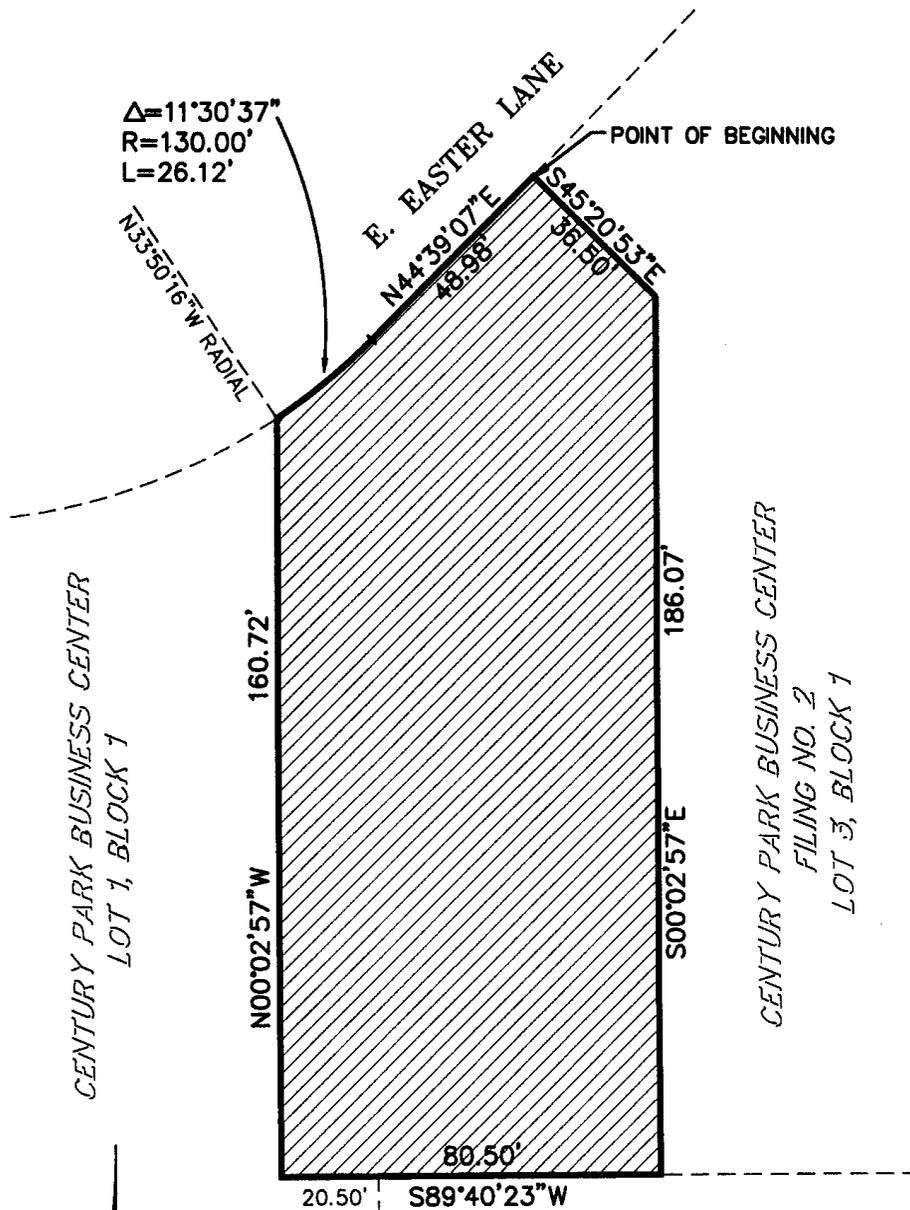

MATHEW E. SELTERS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 27275
FOR AND ON BEHALF OF JR ENGINEERING LTD
6110 GREENWOOD PLAZA BOULEVARD



2-17-98
DATE

S 1/2 SECTION 27, TOWNSHIP 5 SOUTH, RANGE 67 WEST 6TH P.M.
 COUNTY OF ARAPAHOE, STATE OF COLORADO

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CENTURY PARK BUSINESS CENTER
 LOT 1, BLOCK 1

CENTURY PARK BUSINESS CENTER
 FILING NO. 2
 LOT 3, BLOCK 1

CLARK COLONY
 TRACT 45



1" = 30'

NOTE:
 This drawing does not represent
 a monumented survey and is only
 intended to depict the attached
 legal description.

BASIS OF BEARINGS:
 THE EAST LINE OF LOT 1, BLOCK 1, CENTURY PARK
 BUSINESS CENTER, WITH THE LINE ASSUMED TO BEAR
 S00°02'57"E.

PARCEL CONTAINS 15,250 S.F. OR 0.350 AC.

CENTURY PARK BUSINESS CENTER		
DRAINAGE EASEMENT		
SCALE: 1"=30'	DATE: OCT. 10, 1997	
DRN. CDF	CHK. MES	JN. 3406.02

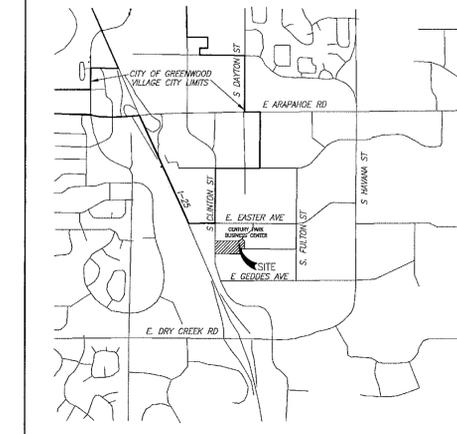
5-5

EXHIBIT B
to
Easement Deed and Revocable Storm Sewer License Agreement
LEGAL DESCRIPTION OF DEVELOPMENT PROPERTY:
LOT 1, BLOCK 1 OF CENTURY PARK BUSINESS CENTER

CENTURY PARK BUSINESS CENTER FILING NO. 3

A RESUBDIVISION OF LOT 1, BLOCK 1, CENTURY PARK BUSINESS CENTER, A PART OF THE S 1/2, SECTION 27, T.5S., R.67W., OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 2



VICINITY MAP
SCALE: 1"=2000'

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE REPLAT KNOWN AS CENTURY PARK BUSINESS CENTER FILING NO. 3, THEIR RESPECTIVE SUCCESSOR(S), HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

A. STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

B. DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ACCESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

C. EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

D. DRIVES, PARKING AREA, AND UTILITY EASEMENTS MAINTENANCE

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNERS, HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

E. PRIVATE STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

F. DRAINAGE LIABILITY

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY JR ENGINEERING, LTD. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF INTERVEST-BRADFORD II, LTD. GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE INTERVEST-BRADFORD II, LTD. AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF JR ENGINEERING, LTD. DRAINAGE DESIGN.

G. LANDSCAPE MAINTENANCE

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

H. SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

I. PUBLIC IMPROVEMENTS NOTE

AT FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITION (PRECEDENT WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATUTE.

J. DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.3.2 OF THE ARAPAHOE DRAINAGE CRITERIA MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

SPECIFIC NOTES

A. AIRPORT INFLUENCE AREA NOTE

(OFF-SITE IMPROVEMENTS)
TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS:

- TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.
- TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE ARAPAHOE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

B. AIRPORT INFLUENCE AREA NOTE

(EASEMENT/HAZARD EASEMENT)

AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS ADMINISTRATIVE REPLAT HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND AT RECEPTION NUMBER A6147818 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THE ADMINISTRATIVE REPLAT LIE WITH THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.

ALL LANDS CONTAINED WITHIN THIS ADMINISTRATIVE REPLAT SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA".

SPECIFIC NOTES (CONTINUED)

C. STREET LIGHTING

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS SUBDIVISION, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE SUBDIVISION ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

D. DRAINAGE

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THESE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1999 AT RECEPTION NUMBER A7068570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

E. PUBLIC USE EASEMENT

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

GENERAL NOTES

1. THE BASIS OF BEARINGS USED IN THIS SURVEY: BEARING FOR THE WEST LINE OF THE SW 1/4 OF SECTION 27, T.5S., R.67W. OF THE 6TH P.M. WAS DETERMINED TO A TRUE BEARING OF N071°12'31" E, P. APPROX. 83 STATE PLANE (LAMBERT).

2. ZONE: COLORADO CENTRAL
BASED ON GLOBAL POSITIONING SYSTEM (GPS) SURVEY. THE GPS SURVEY WAS ACCOMPLISHED USING FIVE TRIMBLE MODEL 4000SSI GEODETIC RECEIVERS IN FAST-STATIC SURVEY MODE WITH OBSERVATIONS OF 14 MINUTES, TRACKING SEVEN AND EIGHT SPACE VEHICLES ON JUNE 21, 1996. DATA PROCESSING COMPLETED WITH TRIMBLE GP SURVEY 2.11, JULY 2, 1996.

3. SITE BENCHMARKS: A. 3 1/4" ALUMINUM CAP "L.S. 19003" IN MONUMENT BOX (RANGE POINT AT INTERSECTION OF EAST EASTER AVENUE AND SOUTH FULTON STREET), USGS ELEVATION 5770.92 FEET. B. 3" BRASS CAP IN CONCRETE HEADWALL ON EAST SIDE OF THE CULVERT UNDER SOUTH FULTON STREET. USGS ELEVATION 5756.16 FEET.

4. 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.

5. 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, OF THE COLORADO REVISED STATUTE.

6. ALL LANDSCAPE IMPROVEMENTS AND RELATED APPURTENANCES PLACED WITHIN ARAPAHOE COUNTY RIGHT-OF-WAY MUST BE REVIEWED AND APPROVED BY ARAPAHOE COUNTY'S DEVELOPMENT SERVICES-INFRASTRUCTURE MANAGEMENT-ENGINEERING DIVISION.

7. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAPS FOR ARAPAHOE COUNTY, MAP NO. 08005C0460 J, MAP REVISED AUGUST 16, 1995, AND MAP NO. 08005C0480 J, MAP REVISED AUGUST 15, 1995.

8. THE WEST BOUNDARY LINE AND THE NORTH BOUNDARY LINE OF LOT 1, BLOCK 1, IS COINCIDENT WITH THE EAST RIGHT-OF-WAY OF SOUTH CLINTON STREET AND THE SOUTH RIGHT-OF-WAY LINE OF EAST EASTER AVE, RESPECTIVELY.

8. AMENDMENT HISTORY

A. SUBDIVISION OF SECTION 27 T.5S., R.67W., BOOK 1, PAGE 1, IN THE OFFICE OF ARAPAHOE COUNTY, 1903
"FINAL PLAT 'CENTURY PARK'" BOOK 83, PAGE 31, IN THE OFFICE OF ARAPAHOE COUNTY, MAY 9TH, 1985. A REPLAT OF ABOVE PLAT, DEFINES BLOCKS ONE, TWO AND THREE OF CENTURY PARK, "CENTURY PARK BUSINESS CENTER" BOOK 135, PAGE 33 IN THE OFFICE OF ARAPAHOE COUNTY.
A REPLAT OF THE ABOVE PLAT, DEFINES BLOCKS 1, 2 AND 3 OF CENTURY PARK BUSINESS CENTER.

CERTIFICATE OF DEDICATION AND OWNERSHIP

The undersigned certifies to and for the benefit of the Board of County Commissioners of Arapahoe County, that as of the date set forth below and the date of recording of this document, the undersigned constitute all of the owners of the property which is the subject of this plat, that the undersigned have good right and full power to convey, encumber and subdivide same, and that the property is free and clear of all liens, encumbrances, easements and rights-of-way except the easements and rights-of-way depicted on this plat, and the liens held by other signatories to this document. In the event of a defect in said title which breaches the warranties in this certificate, the undersigned, jointly and severally, agree(s) to remedy such defect upon demand by Arapahoe County, which remedy shall not be deemed exclusive.

Know all men by these presents, that Intervest-Bradford II, LTD. being the Owner(s) of certain lands in Arapahoe County, Colorado, described as follows:
Lot 1, Block 1, Century Park Business Center as recorded in book 135 at page 33, located in the South one-half of Section 27, Township 5 South, Range 67 West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, containing 4.200 acres more or less; have by these presents laid out, plotted and subdivided the same into lots and block as shown on this plat, under the name and style of Century Park Business Center Filing No. 3 and do hereby dedicate and convey to Arapahoe County, Colorado, and warrants title to same, for the use of the public, the streets and other public ways and lands shown hereon, and do hereby dedicate to Arapahoe County, Colorado, and appropriate utility companies and emergency assistance entities, the easements as shown hereon for the purposes stated.

Executed this 2nd day of December, A.D., 19 98

Owners: _____ OWNER OF RECORD

Intervest-Bradford II, LTD.
Owner of Record

John J. Wilson
John J. Wilson
(NAME)

State of TEXAS
County of Dallas

The foregoing certificate of dedication and ownership was acknowledged before me this 2nd day of December, 1998 at Dallas, Texas, by John J. Wilson, Manager of Intervest-Bradford II, Ltd. an authorized signatory.

by Donna M. Smith
NOTARY PUBLIC
4131 Centurian Way
Address Dallas, TX 75244
City State Zip Code

Witness My Hand and Seal
My commission expires 11-8-2000



SURVEYING CERTIFICATION

I, Joe R. Zylstra a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my supervision and that the monuments shown thereon actually exist and this plat accurately represents said survey.

September 24, 1998
Date of Survey

November 23, 1998
Date Prepared



BOARD OF COUNTY COMMISSIONER APPROVAL

Approved by the Arapahoe County Board of Commissioners, the 17th day of November, A.D. 19 98



Debra A. Vickrey
Chairman:
Chris Upton, Deputy
Attest:

RECORDERS CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Arapahoe County at 10:42 A.M. on the 9th day of December, A.D. 19 98, in Book 157, Page 25-26, Map _____
Reception no. A 8200308

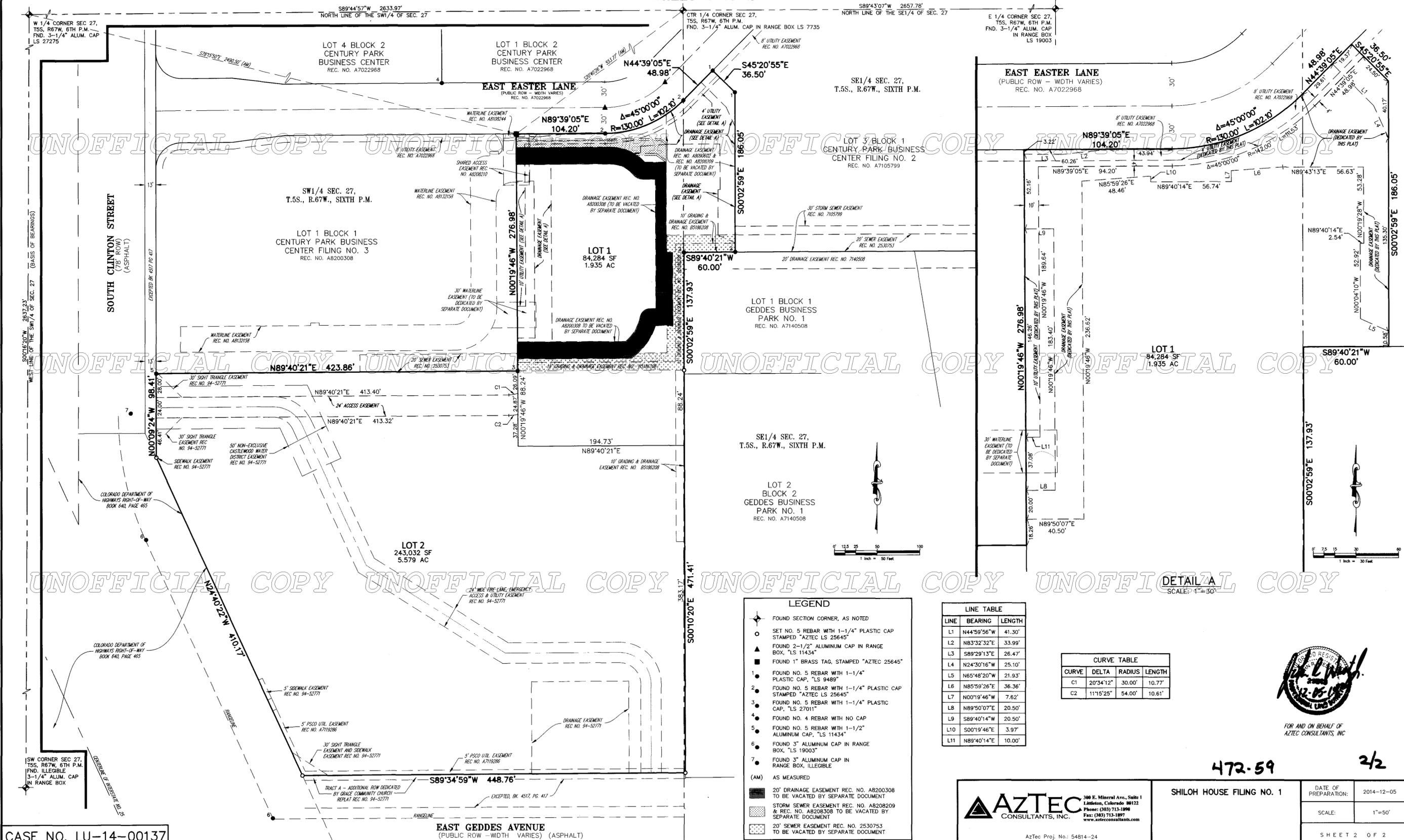
Donetta Dandrea
County Clerk and Recorder

By *Cheryl Hines*
Deputy

SHILOH HOUSE FILING NO. 1

FINAL PLAT

A REPLAT OF LOT 2, BLOCK 1, CENTURY PARK BUSINESS CENTER FILING NO. 3, AND LOT 1, BLOCK 1, GRACE COMMUNITY CHURCH LOCATED IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, COLORADO
SHEET 2 OF 2



CASE NO. LU-14-00137

LEGEND

- ◆ FOUND SECTION CORNER, AS NOTED
- SET NO. 5 REBAR WITH 1-1/4" PLASTIC CAP STAMPED "AZTEC LS 25645"
- ▲ FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX, "LS 11434"
- FOUND 1" BRASS TAG, STAMPED "AZTEC 25645"
- ① FOUND NO. 5 REBAR WITH 1-1/4" PLASTIC CAP, "LS 9489"
- ② FOUND NO. 5 REBAR WITH 1-1/4" PLASTIC CAP STAMPED "AZTEC LS 25645"
- ③ FOUND NO. 5 REBAR WITH 1-1/4" PLASTIC CAP, "LS 27011"
- ④ FOUND NO. 4 REBAR WITH NO CAP
- ⑤ FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP, "LS 11434"
- ⑥ FOUND 3" ALUMINUM CAP IN RANGE BOX, "LS 19003"
- ⑦ FOUND 3" ALUMINUM CAP IN RANGE BOX, ILLEGIBLE
- (AM) AS MEASURED
- 20' DRAINAGE EASEMENT REC. NO. A820038 TO BE VACATED BY SEPARATE DOCUMENT
- STORM SEWER EASEMENT REC. NO. A8208209 & REC. NO. A8208308 TO BE VACATED BY SEPARATE DOCUMENT
- 20' SEWER EASEMENT REC. NO. 2530753 TO BE VACATED BY SEPARATE DOCUMENT

LINE TABLE

LINE	BEARING	LENGTH
L1	N44°59'56"W	41.30'
L2	N83°32'32"E	33.99'
L3	S89°29'13"E	26.47'
L4	N24°30'16"W	25.10'
L5	N65°48'20"W	21.93'
L6	N85°59'26"E	36.36'
L7	N00°19'46"W	7.62'
L8	N89°50'07"E	20.50'
L9	S89°40'14"W	20.50'
L10	S00°19'46"E	3.97'
L11	N89°40'14"E	10.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	20°34'12"	30.00'	10.77'
C2	11°15'25"	54.00'	10.61'



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

472-59 2/2

<p>300 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>SHILOH HOUSE FILING NO. 1</p>	<p>DATE OF PREPARATION: 2014-12-05</p>
	<p>SCALE: 1"=50'</p>	<p>SHEET 2 OF 2</p>

Aztec Proj. No.: 54814-24