

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

RESOLUTION 16-32,
Authorization to Accept a Special Warranty Deed From Inova Flex I, LLC

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

WHEREAS, Cottonwood Creek, a regional stormwater conveyance channel, is adjacent to a parcel of land that will be known as Tract A, Pointe South Corporate Center Filing No. 8, which is further depicted in Exhibit A; and

WHEREAS Tract A, Pointe South Corporate Center Filing No. 8, County of Arapahoe, State of Colorado (“Property”) is owned by Inova Flex I, LLC; and

WHEREAS, fee title to the Property would enable SEMSWA to access Cottonwood Creek for maintenance purposes as access cannot be obtained by the existing access point to the north; and

WHEREAS, a current title commitment from Fidelity National Title Insurance Company with all exception documents have been provided to SEMSWA and reviewed and approved by SEMSWA’s legal counsel; and

WHEREAS, Inova Flex I, LLC has offered to convey by Special Warranty Deed Tract A, Pointe South Corporate Center Filing No. 8 free and clear of any deeds of trust at no cost to SEMSWA; and

WHEREAS, the SEMSWA Board has determined that it is in the best interest of the citizens living and working within SEMSWA’s boundaries to accept that Special Warranty Deed to the Property.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Board authorizes the acceptance and recording of a Special Warranty Deed from Inova Flex I, LLC to Tract A, Pointe South Corporate Center Filing No. 8, County of Arapahoe, State of Colorado which is attached hereto as Exhibit B.

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

FINAL PLAT

POINTE SOUTH CORPORATE CENTER FILING NO. 8

A REPLAT OF LOT 3, POINTE SOUTH CORPORATE CENTER FILING NO. 2
PART OF THE SOUTHWEST 1/4 OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO
PLAT PLAN & EASEMENT DETAILS

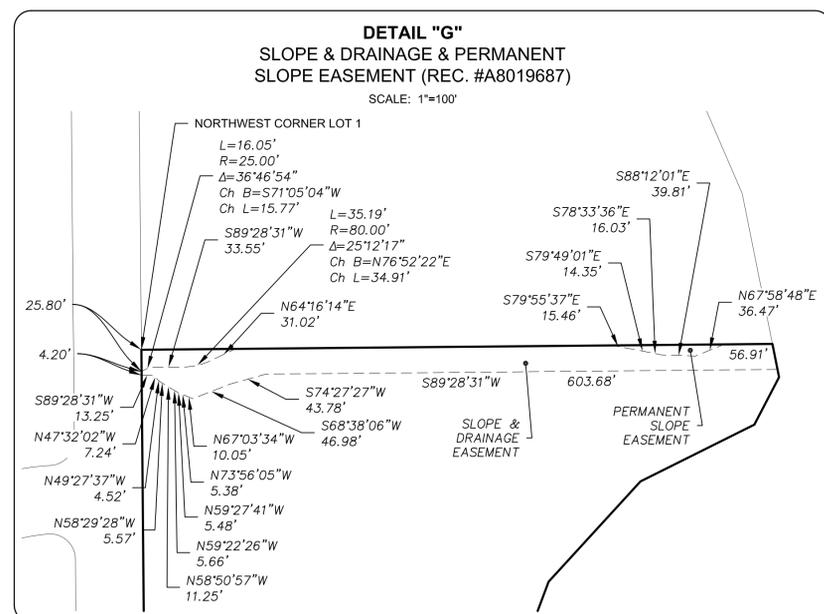
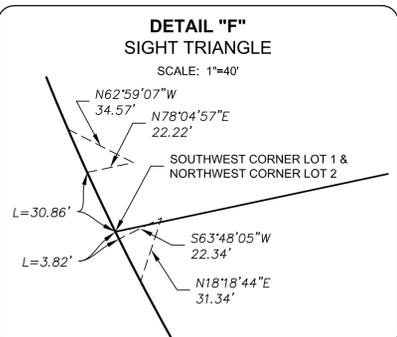
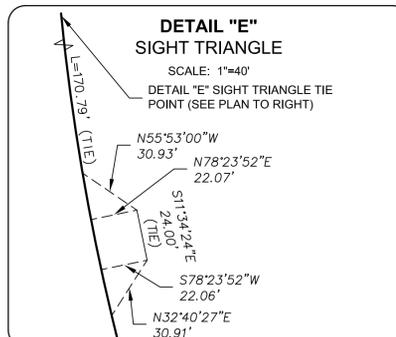
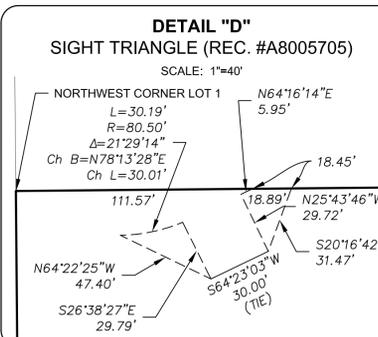
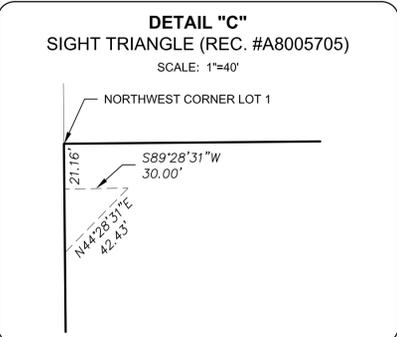
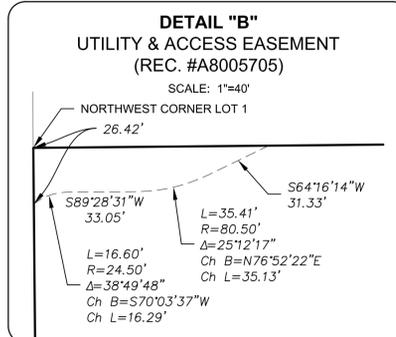
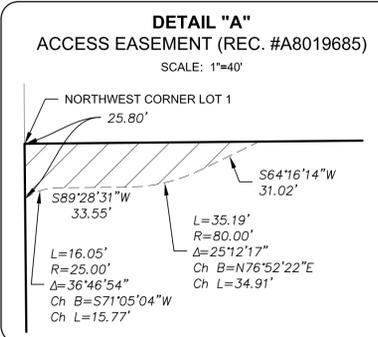
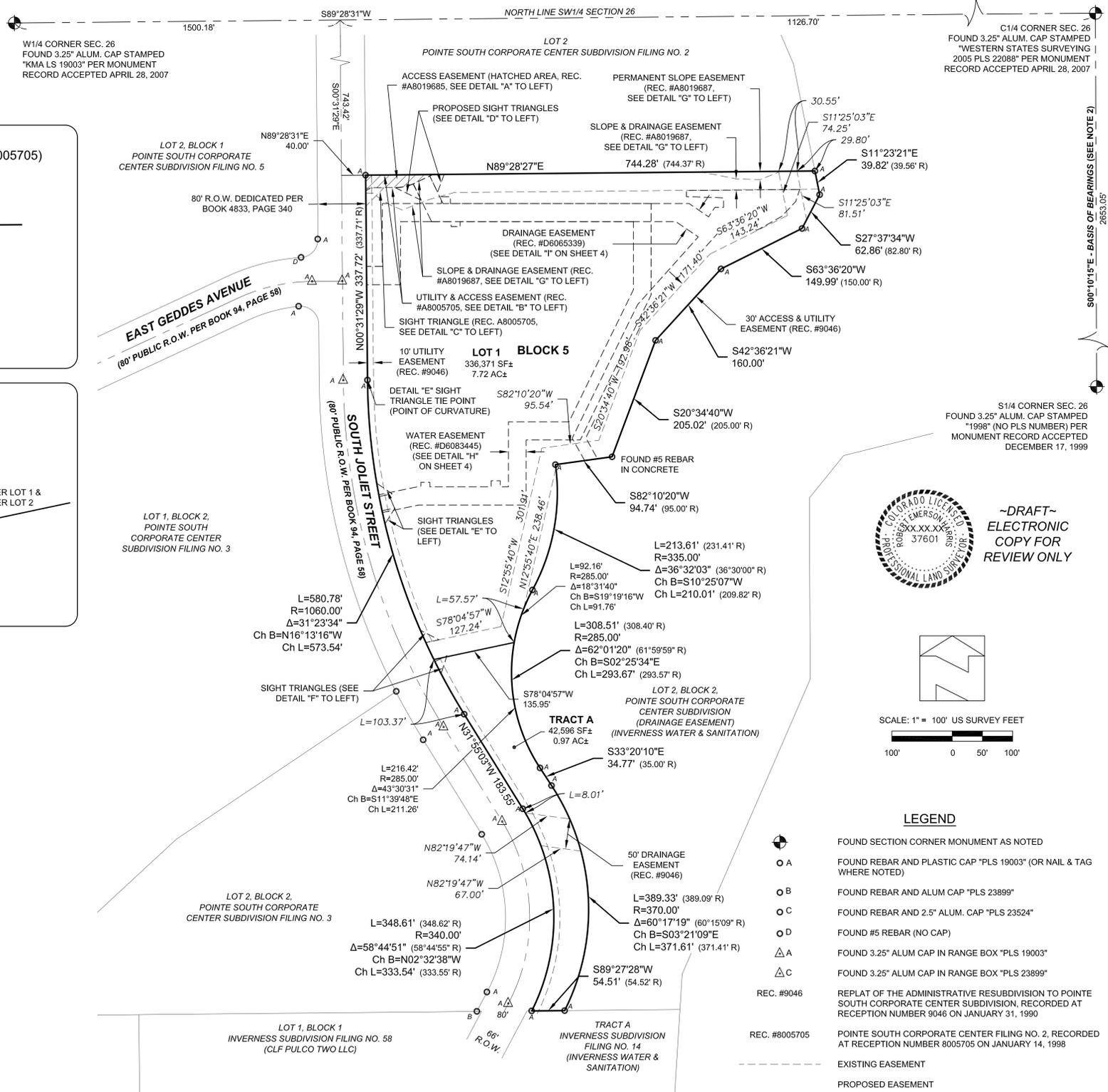
COMPARISON CHART

	FINAL PLAT (CASE NO. LU-16-00139)
ZONING	BP100
GROSS LAND AREA	8.69 ACRES
LOT 1	7.72 ACRES
TRACT A	0.97 ACRES
COMMERCIAL USE	7.72 ACRES (89%)
RIGHT-OF-WAY	N/A

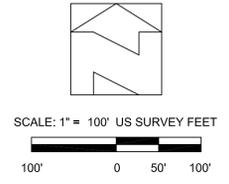
TRACT TABLE

TRACT	LAND USE	OWNER
TRACT A	N/A	INOVA FLEX I, LLC

LAND DEDICATION	ACREAGE	CASH-IN-LIEU
PUBLIC R.O.W.	N/A	N/A
PUBLIC EASEMENTS	N/A	N/A
OTHER PUBLIC PURPOSES	N/A	N/A
PUBLIC SCHOOLS	N/A	N/A
PUBLIC PARKS	N/A	N/A



~DRAFT~
ELECTRONIC COPY FOR REVIEW ONLY



LEGEND

- FOUND SECTION CORNER MONUMENT AS NOTED
- A FOUND REBAR AND PLASTIC CAP "PLS 19003" (OR NAIL & TAG WHERE NOTED)
- B FOUND REBAR AND ALUM CAP "PLS 23899"
- C FOUND REBAR AND 2.5" ALUM. CAP "PLS 23524"
- D FOUND #5 REBAR (NO CAP)
- △ A FOUND 3.25" ALUM CAP IN RANGE BOX "PLS 19003"
- △ C FOUND 3.25" ALUM CAP IN RANGE BOX "PLS 23899"
- REC. #9046 REPLAT OF THE ADMINISTRATIVE RESUBDIVISION TO POINTE SOUTH CORPORATE CENTER SUBDIVISION, RECORDED AT RECEPTION NUMBER 9046 ON JANUARY 31, 1990
- REC. #8005705 POINTE SOUTH CORPORATE CENTER FILING NO. 2, RECORDED AT RECEPTION NUMBER 8005705 ON JANUARY 14, 1998
- EXISTING EASEMENT
- - - - - PROPOSED EASEMENT

CASE NUMBER: LU-16-00139

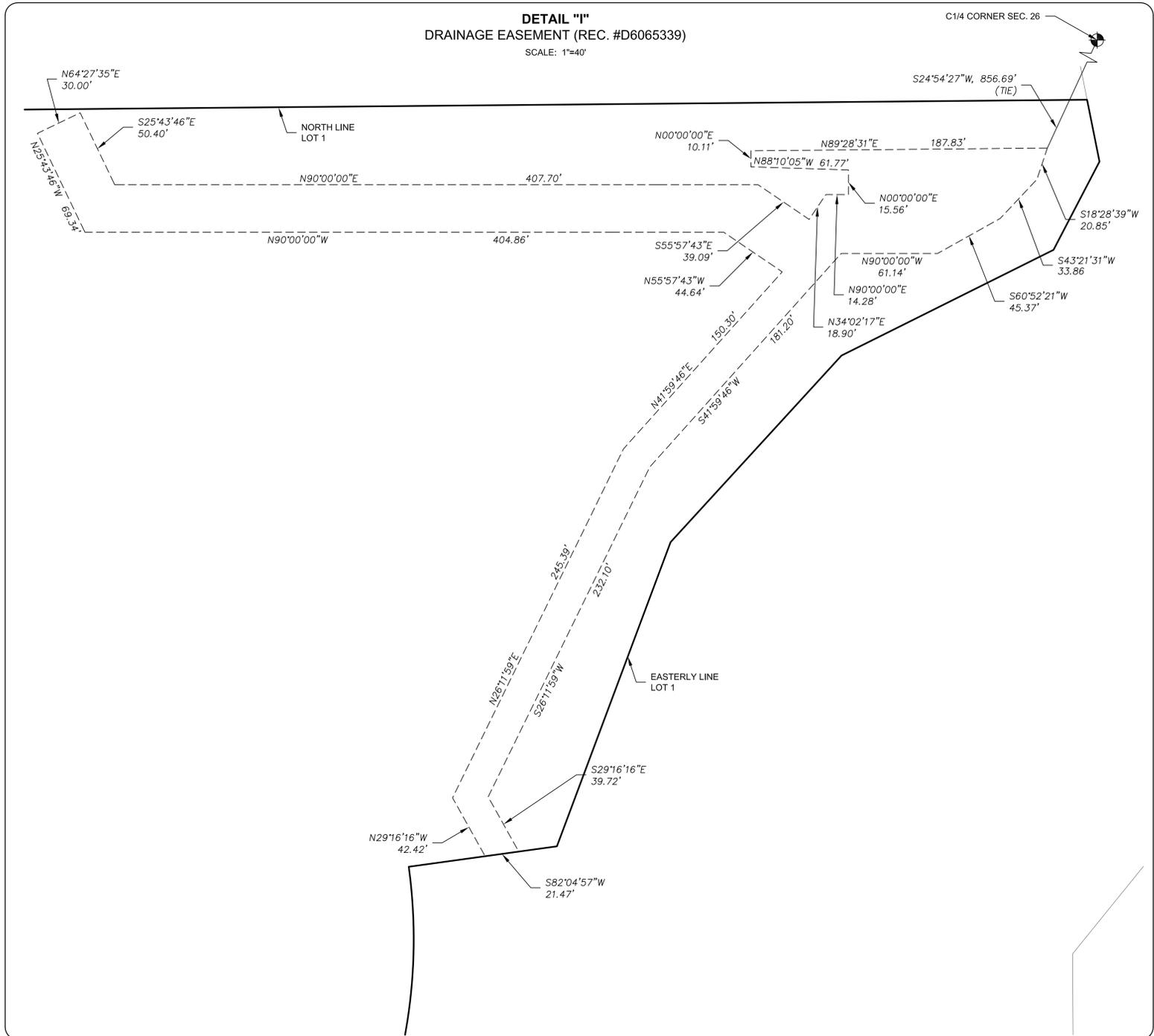
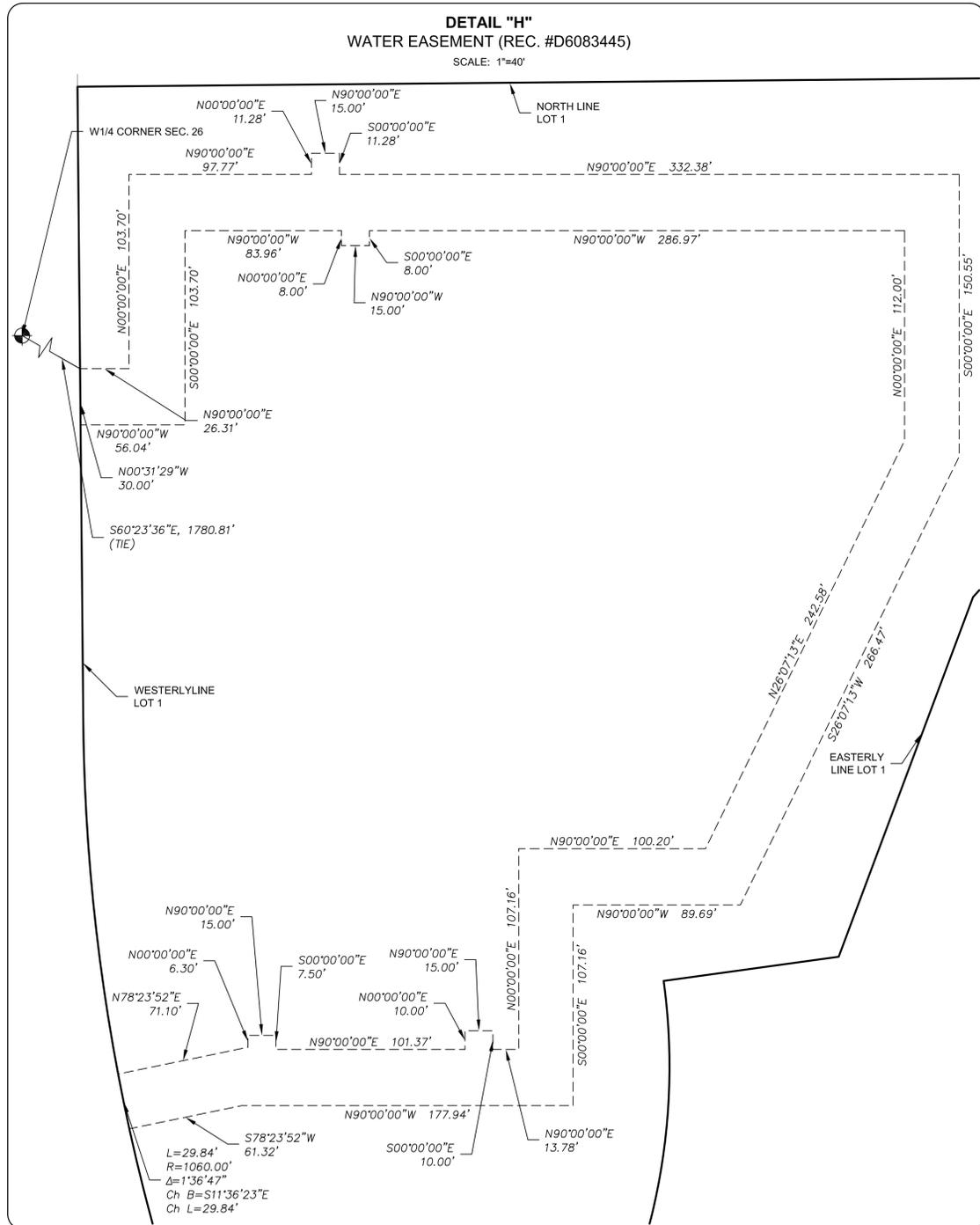
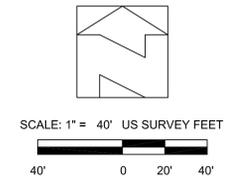
POINTE SOUTH CORPORATE CENTER FILING NO. 8
FINAL PLAT
PLAT PLAN

Gillians
 LAND SURVEYING
 ALTA SURVEYING
 TOPOGRAPHIC MAPS
 CONSULTING SERVICES
 P.O. BOX 448398
 ARVADA, CO 80008-6358
 303-972-6640
 www.gilliansc.com

JOB NO.	14015.30
SCALE	AS NOTED
DATE	11/2/16
SHEETS	4
SHEET	3

FINAL PLAT POINTE SOUTH CORPORATE CENTER FILING NO. 8

A REPLAT OF LOT 3, POINTE SOUTH CORPORATE CENTER FILING NO. 2
PART OF THE SOUTHWEST 1/4 OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO
WATER AND DRAINAGE EASEMENT DETAILS



By	Date	Description

DRAWN	ALB
CHECKED	REH
DESIGNED	JW
FILENAME	14015-30REPLATFLG7

**POINTE SOUTH CORPORATE CENTER FILING NO. 8
FINAL PLAT
WATER AND DRAINAGE EASEMENT DETAILS**

Gillians
GILLIANS LAND CONSULTANTS
P.O. BOX 248398
ARVADA, CO 80008-6398
303-972-6640
www.gillianslc.com

JOB NO.	14015.30
SCALE	1" = 40'
DATE	11/2/16
SHEETS	4
SHEET	4

WHEN RECORDED, RETURN TO:

John J. Bowden
Lindquist & Vennum LLP
4200 IDS Center
80 South Eighth Street
Minneapolis, MN 55402

SPECIAL WARRANTY DEED

Date: _____, 2016

INOVA FLEX I, LLC, a Delaware limited liability company (“Grantor”), whose street address is c/o United Properties Development LLC, 1331 – 17th Street, Suite 604, Denver, Colorado 80202, for good and valuable consideration, in hand paid, hereby sells and conveys to **SOUTHEAST METRO STORMWATER AUTHORITY**, a political subdivision and a public corporation of the State of Colorado (“Grantee”), whose street address is 7437 South Fairplay Street, Centennial, Colorado 80112, real property in Arapahoe County, Colorado legally described as follows:

Tract A, Pointe South Corporate Center Filing No. 8

also known as: ____ S. _____ Street, Centennial, Colorado

TOGETHER WITH, but without warranty with respect to, all and singular the hereditaments and appurtenances thereto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with its hereditaments, easements, rights of way and appurtenances (the “Property”).

EXCEPT FOR AND SUBJECT TO easements, restrictions and reservations of record, if any (collectively, the “Permitted Exceptions”).

TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever. Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor, subject to the Permitted Exceptions.

[Signature page follows]

INOVA FLEX I, LLC,
a Delaware limited liability company

By: United Properties Development LLC,
its Managing Member

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

By: Dry Creek Investor, LLC, a Delaware limited
liability company, its Principal Member

By: Principal Real Estate Investors, LLC,
a Delaware limited liability
company, its authorized signatory

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

STATE OF IOWA)
) SS:
COUNTY OF POLK)

On this ____ day of _____, 2016, before me, the undersigned, personally appeared _____ and _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the company on behalf of which the individuals acted, executed the instrument and that such individuals made such appearance before the undersigned in the County of Polk, State of Iowa.

Notary Public

My commission expires:_____