

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

LEGAL DESCRIPTION

POINTE SOUTH CORPORATE CENTER FILING NO. 8  
COUNTY OF ARAPAHOE, STATE OF COLORADO.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE CITY COUNCIL OF CITY OF CENTENNIAL, 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 THE CITY OF CENTENNIAL, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, THAT INOVA FLEX I, LLC BEING THE OWNER(S), MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN THE CITY OF CENTENNIAL, ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOT 3, POINTE SOUTH CORPORATE CENTER FILING NO. 2, AS PER THE PLAT THEREOF RECORDED JANUARY 14, 1998 AT RECEPTION NO. 8005705, COUNTY OF ARAPAHOE, STATE OF COLORADO,

CONTAINING 8.69 ACRES MORE OR LESS:

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO RIGHT-OF-WAY AND LOTS AND BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF POINTE SOUTH CORPORATE CENTER FILING NO. 8 AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF CENTENNIAL, 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 THE CITY OF CENTENNIAL, ARAPAHOE COUNTY, COLORADO, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, AS SHOWN HEREON FOR THE PURPOSES STATED.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

OWNER OF RECORD

I, \_\_\_\_\_, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOW AS POINTE SOUTH CORPORATE CENTER FILING NO. 8, CASE NUMBER LU-16-00139.

OWNER OF RECORD OR AUTHORIZED AGENT

INOVA FLEX I, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: DRY CREEK INVESTOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
ITS PRINCIPAL MEMBER

BY: PRINCIPAL REAL ESTATE INVESTORS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED SIGNATORY

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS  
ACKNOWLEDGED

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_  
(NAME) (TITLE)

OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY.  
(ENTITY)

BY \_\_\_\_\_ AS \_\_\_\_\_  
(NAME) (TITLE)

OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY.  
(ENTITY)

BY \_\_\_\_\_ NOTARY PUBLIC WITNESS MY HAND AND SEAL

\_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
ADDRESS

CITY STATE ZIP CODE

BY: UNITED PROPERTIES DEVELOPMENT LLC, A MINNESOTA LIMITED  
LIABILITY COMPANY, ITS MANAGING MEMBER

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS  
ACKNOWLEDGED

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_  
(NAME) (TITLE)

OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY.  
(ENTITY)

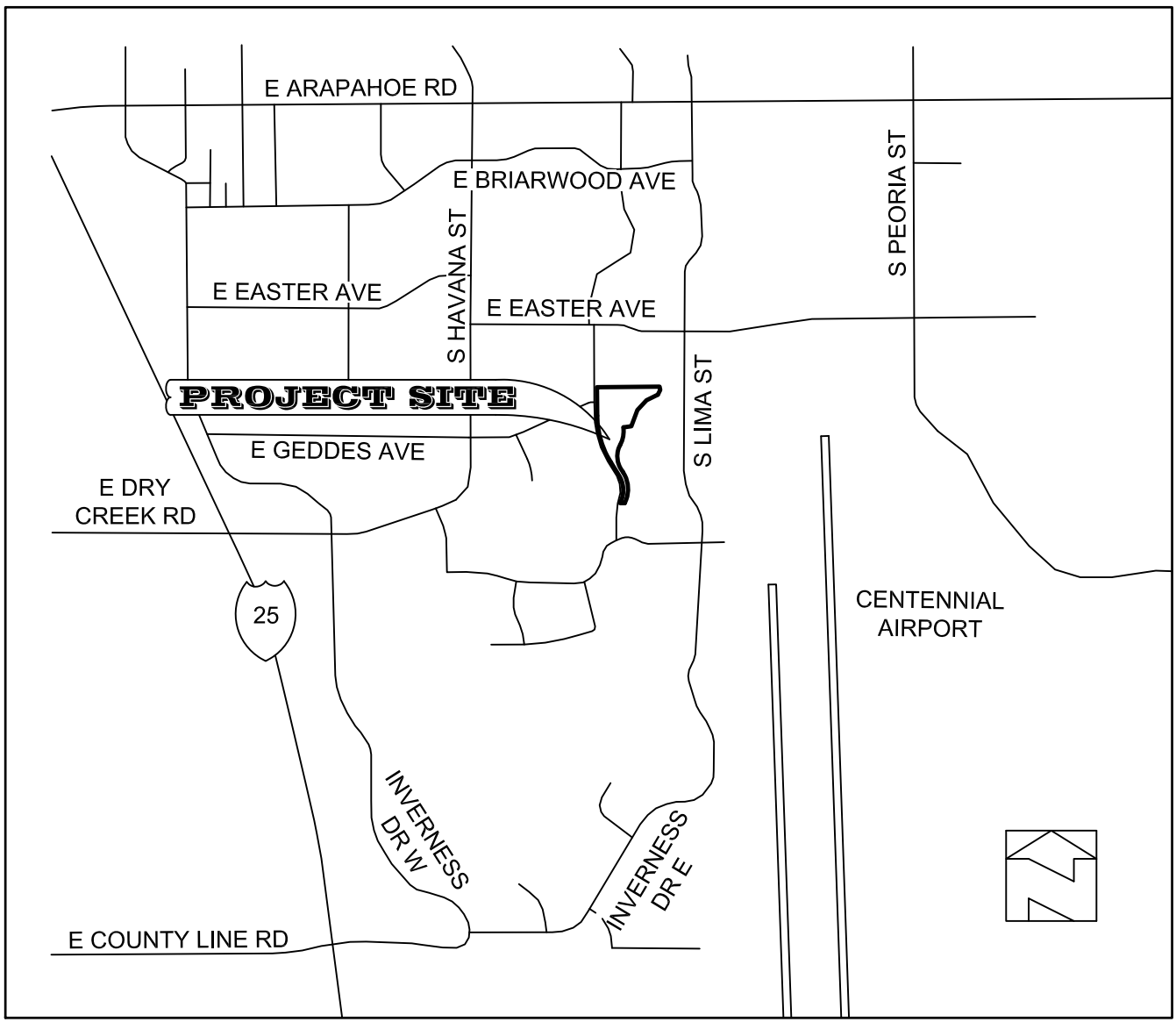
BY \_\_\_\_\_ AS \_\_\_\_\_  
(NAME) (TITLE)

OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY.  
(ENTITY)

BY \_\_\_\_\_ NOTARY PUBLIC WITNESS MY HAND AND SEAL

\_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
ADDRESS

CITY STATE ZIP CODE



VICINITY MAP

SCALE: 1" = 2000'

REPLAT HISTORY

THE ORIGINAL FINAL PLAT (#P86-027) FOR POINTE SOUTH CORPORATE CENTER SUBDIVISION WAS APPROVED ON FEBRUARY 10, 1987.

THE FIRST AMENDMENT (#R87-014) TO THE FINAL PLAT FOR POINTE SOUTH CORPORATE CENTER SET FORTH THE FOLLOWING CHANGES AS DESCRIBED:

1. LANDSCAPE EASEMENTS ADDED TO LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3.

THE SECOND AMENDMENT (#P89-013 - REPLAT OF THE ADMINISTRATIVE RESUBDIVISION TO POINTE SOUTH CORPORATE CENTER SUBDIVISION) TO THE FINAL PLAT FOR POINTE SOUTH CORPORATE CENTER SET FORTH THE FOLLOWING CHANGES AS DESCRIBED:

1. REMOVED TRACTS C AND A FROM THE PLAT.
2. DEDICATED AN 80-FOOT DRAINAGE EASEMENT THROUGH LOTS 4, 5 AND 6 OF BLOCK 4.
3. UPDATED STANDARD NOTES AND OTHER NOTES ON THE PLAT.

THE THIRD AMENDMENT (CASE NO. R97-027 - POINTE SOUTH CORPORATE CENTER FILING NO. 2) SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

1. DIVIDES LOT 1, BLOCK 2 INTO 3 LOTS.

THE FOURTH AMENDMENT (CASE NO. P98-098 - POINTE SOUTH CORPORATE CENTER FILING NO. 3) SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

1. S. IOLA STREET RIGHT-OF-WAY IS RELOCATED AND REDEDICATED.
2. LOT LINE FOR LOTS 5 AND 6, BLOCK 4 IS REALIGNED.
3. LOTS 1 THROUGH 5, BLOCK 4 ARE COMBINED INTO LOT 1, BLOCK 2 AND LOT 6, BLOCK 4 IS RENAMED LOT 2, BLOCK 2.

THE FIFTH AMENDMENT (CASE NO. LU-14-00313 - POINTE SOUTH CORPORATE CENTER FILING NO. 4) OF THE FINAL PLAT FOR POINTE SOUTH CORPORATE CENTER SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

1. LOT 1, BLOCK 1 AND TRACT D (POINTE SOUTH CORPORATE CENTER SUBDIVISION) ARE COMBINED INTO LOT 1, BLOCK 1. REPLATTED AS SHOWN HEREIN.
2. THE DEDICATED RIGHT-OF-WAY AREA, AS THAT TERM IS DEFINED IN THE ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED OCTOBER 24, 2014 AT RECEPTION NO. D4100491 IN THE REAL PROPERTY RECORDS OF ARAPAHOE COUNTY, COLORADO IS SPECIFICALLY IDENTIFIED ON SHEET 3 AND IS DEDICATED TO THE CITY OF CENTENNIAL BY THIS PLAT.
3. A PERPETUAL NON-EXCLUSIVE ACCESS AND MAINTENANCE EASEMENT OF VARYING WIDTH (16' TO 20') IS DEDICATED TO THE CITY OF CENTENNIAL ALONG SOUTH HAVANA STREET AND EAST EASTER AVENUE RIGHTS-OF-WAY BY THIS PLAT.

THE SIXTH AMENDMENT (CASE NO. LU-15-00117 - LOT 1, BLOCK 1, POINTE SOUTH CORPORATE CENTER FILING NO. 5) OF THE FINAL PLAT FOR POINTE SOUTH CORPORATE CENTER SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

1. DIVIDE LOT 1, BLOCK 1, POINTE SOUTH CORPORATE CENTER FILING NO. 4 INTO TWO (2) LOTS.

THE SEVENTH AMENDMENT (CASE NO. LU-16-00077 - POINTE SOUTH CORPORATE CENTER FILING NO. 6) OF THE FINAL PLAT FOR POINTE SOUTH CORPORATE CENTER SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

1. ADJUST THE LOT LINE BETWEEN LOTS 1 AND 2, BLOCK 1, POINTE SOUTH CORPORATE CENTER FILING NO. 5, REPLATTED AS SHOWN HEREIN.
2. NO EASEMENTS OR RIGHTS-OF-WAYS ARE DEDICATED PER THIS PLAT.

THE EIGHTH AMENDMENT (CASE NO. LU-16-001153 - POINTE SOUTH CORPORATE CENTER FILING NO. 7) OF THE FINAL PLAT FOR POINTE SOUTH CORPORATE CENTER SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

1. DIVIDE LOT 2, BLOCK 1, POINTE SOUTH CORPORATE CENTER FILING NO. 6 INTO TWO (2) LOTS.
2. DEDICATE EASEMENTS THROUGH LOTS 1, 2, AND 3, BLOCK 1.

THIS AMENDMENT (CASE NO. LU-16-00139 - POINTE SOUTH CORPORATE CENTER FILING NO. 8) OF THE FINAL PLAT FOR POINTE SOUTH CORPORATE CENTER SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

1. DIVIDE LOT 3, POINTE SOUTH CORPORATE CENTER SUBDIVISION FILING NO. 2 INTO TWO (2) LOTS.
2. DEDICATE SIGHT TRIANGLE EASEMENTS ON LOT 1, BLOCK 5 AND TRACT A.

SURVEYING CERTIFICATE

I, \_\_\_\_\_, 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 THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

REGISTERED LAND SURVEYOR



~DRAFT~  
ELECTRONIC  
COPY FOR  
REVIEW ONLY

ATTORNEY CERTIFICATE

I, \_\_\_\_\_, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, REGISTRATION NO. \_\_\_\_\_, STATE THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED IN THIS PLAT AND STATE FURTHER THAT, IN MY OPINION, TITLE TO ALL LANDS DESCRIBED IN THIS PLAT IS MERCHANTABLE IN THE OWNER AND IS FREE AND CLEAR OF ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, LIENS AND ENCUMBRANCES EXCEPT (A) THOSE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THE PLAT AND (B) THOSE HELD BY OTHER SIGNATORIES TO THIS PLAT. I FURTHER STATE THAT, IN MY OPINION, THE PERSON SIGNING AS OWNER IS AUTHORIZED TO DO SO.

DIRECTOR OF COMMUNITY DEVELOPMENT APPROVAL

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF CENTENNIAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D..

DIRECTOR OR DESIGNEE: \_\_\_\_\_

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY

AT \_\_\_\_\_ (A.M./P.M.) ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_,

RECEPTION NO. \_\_\_\_\_

COUNTY CLERK AND RECORDER

BY \_\_\_\_\_  
DEPUTY

OWNER:

INOVA FLEX I, LLC  
1331 17TH STREET, SUITE 604  
DENVER, CO 80202

PLAN LIST

COVER SHEET 1  
NOTES 2  
PLAT PLAN & EXISTING EASEMENT DETAILS 3  
PROPOSED EASEMENT DETAILS 4



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

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE FINAL PLAT KNOWN AS POINTE SOUTH CORPORATE CENTER FILING NO. 8, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

THE OWNERS OF THIS PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN CITY OF CENTENNIAL, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

DRAINAGE LIABILITY & MAINTENANCE

NEITHER THE CITY OF CENTENNIAL NOR THE SOUTHEAST METRO STORMWATER AUTHORITY (SEMSWA) ASSUMES ANY LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY JANSEN STRAWN. THE CITY OF CENTENNIAL AND SEMSWA REVIEW DRAINAGE PLANS, BUT CANNOT, ON BEHALF OF INOVA FLEX I, LLC GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE INOVA FLEX I, LLC AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF THE CITY OF CENTENNIAL AND SEMSWA THAT APPROVAL OF THE PLAT DOES NOT IMPLY APPROVAL OF JANSEN STRAWN'S DRAINAGE DESIGN.

THE PROPERTY OWNER OR PROPERTY OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL DRAINAGE FACILITIES REQUIRED TO BE INSTALLED PURSUANT TO THE CONTROLLING PUBLIC IMPROVEMENT AGREEMENT. MAINTENANCE REQUIREMENTS SHALL BE GOVERNED BY SEMSWA'S STORMWATER MANAGEMENT MANUAL DATED AUGUST 2012, AS THOSE REGULATIONS MAY BE AMENDED FROM TIME TO TIME.

SIGHT TRIANGLE MAINTENANCE (PER SECTION 12-11-208)

IN ACCORDANCE WITH SECTION 12-11-208 OF THE CITY LAND DEVELOPMENT CODE, THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT FEET (8') ABOVE THE ELEVATION OF THE STREET CENTERLINE WITHIN SAID SIGHT TRIANGLE.

PUBLIC IMPROVEMENT AGREEMENT

AFTER PLAT APPROVAL, ISSUANCE OF DEVELOPMENT ORDERS OR PERMITS SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 12-14-207 OF THE LAND DEVELOPMENT CODE, AS AMENDED, INCLUDING THE GUARANTEE OF PUBLIC IMPROVEMENTS PURSUANT TO A PUBLIC IMPROVEMENT AGREEMENT IN A FORM APPROVED BY THE CITY ATTORNEY AND EXECUTED BY THE CITY MANAGER OR HIS OR HER DESIGNEE. ALL MORTGAGEES SHALL BE REQUIRED TO SUBORDINATE THEIR LIENS AND INTEREST IN THE PROPERTY TO THE COVENANTS AND THE RESTRICTIONS OF THE PUBLIC IMPROVEMENT AGREEMENT (PER 12-14-207(C)(1) OF THE LAND DEVELOPMENT CODE).

DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE CITY 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 MAJOR DRAINAGEWAY. THE CITY AND SEMSWA WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE CITY AND SEMSWA ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE CITY AND SEMSWA 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 SEMSWA STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY SEMSWA AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

PUBLIC USE EASEMENT

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF THE CITY OF CENTENNIAL AND ITS ASSIGNS, ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS, AND ARE GOVERNED BY ANY AND ALL TERMS AND CONDITIONS OF RECORD.

SPECIFIC NOTES

AIRPORT INFLUENCE AREA NOTE (EASEMENT/HAZARD EASEMENT AND NOISE DICLOSURE) (PER 12-3-905(C)(1) OF LDC):

CENTENNIAL AIRPORT IS LOCATED APPROXIMATELY A QUARTER OF A MILE EAST OF POINTE SOUTH CORPORATE CENTER FILING NO. 8. CENTENNIAL AIRPORT IS A BUSY AIRPORT USED BY PISTON AND JET AIRCRAFT AND BY HELICOPTERS, AND IS OPEN 24 HOURS A DAY, SEVEN DAYS A WEEK. ALL PROPERTY WITHIN POINTE SOUTH CORPORATE CENTER FILING NO. 8 IS SUBJECT TO THE TERMS OF AN AVIGATION AND HAZARD EASEMENT, RECORDED AT RECEPTION NUMBER 2638395 ON MARCH 3, 1986, OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER. THE EASEMENT CONSENTS TO OVERFLYING AIRCRAFT, AND PREVENTS PRESENT AND FUTURE OWNERS AND OCCUPANTS OF PROPERTY WITHIN POINTE SOUTH CORPORATE CENTER FILING NO. 8 FROM OBJECTING TO, OR SEEKING DAMAGES DUE TO, AIRCRAFT OPERATIONS. THE EASEMENT ALSO PREVENTS OWNERS AND OCCUPANTS FROM INSTALLING STRUCTURES, TREES OR OTHER OBJECTS THAT COULD INTERFERE WITH FLIGHT OPERATIONS AT THE AIRPORT.

ADDITIONAL PROVISION FOR RESIDENCES WHICH ARE ALSO WITHIN THE 55 DNL CONTOUR:

ALL PROPERTY WITHIN POINTE SOUTH CORPORATE CENTER FILING NO. 8 IS EXPECTED TO BE EXPOSED TO DAILY AIRCRAFT NOISE LEVELS THAT EQUAL OR EXCEED AN AVERAGE OF 55 DECIBELS, A LEVEL OF AIRCRAFT NOISE THAT THE CITY OF CENTENNIAL CITY COUNCIL HAS DETERMINED IS THE MAXIMUM ACCEPTABLE LEVEL FOR RESIDENTIAL USE. BECAUSE OF THIS, THE CITY OF CENTENNIAL HAS REQUIRED THAT ALL RESIDENCES IN THIS AREA BE CONSTRUCTED IN WAYS THAT LESSEN THE EFFECTS OF AIRCRAFT NOISE THROUGH NOISE MITIGATION CONSTRUCTION TECHNIQUES.

ZONING

BP100 PER ORDINANCE NO. 2014-O-37 RECORDED OCTOBER 6, 2014 AT RECEPTION NO. D4093380. MODIFICATIONS TO THE BP100 ZONE DISTRICT STANDARDS ARE DEFINED IN ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED OCTOBER 24, 2014 AT RECEPTION NO. D4100491.

SIGHT TRIANGLE MAINTENANCE

IN ACCORDANCE WITH SECTION 12-11-208 OF THE CITY LAND DEVELOPMENT CODE, THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT FEET (8') ABOVE THE ELEVATION OF THE STREET CENTERLINE WITHIN SAID SIGHT TRIANGLE.

CROSS ACCESS EASEMENT

THE 3RD AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DRY CREEK CORPORATE CENTER (REC. #D4100858) REQUIRES CROSS ACCESS EASEMENTS.

GENERAL NOTES

- 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.
- BASIS OF BEARING: THE EAST LINE OF THE SW1/4 OF SECTION 26, T5S, R67W, BEARING S00°10'15"E PER ARAPAHOE COUNTY "PHASE 1 REVISED" HORIZONTAL CONTROL MAP, MONUMENTED AS SHOWN HEREON.
- VERTICAL DATUM/BENCHMARK: NAVD 88 PER ARAPAHOE COUNTY URBAN AREA VERTICAL CONTROL NETWORK PHASE 1. PROJECT BENCHMARK: UAP1 12, SW QUADRANT OF E. ARAPAHOE AVE. AND S. HAVANA ST. ELEVATION = 5707.24 FEET.
- ALL LINEAR DIMENSIONS ARE SHOWN IN UNITS OF U.S. SURVEY FEET.
- DATE OF SURVEY: MAY 2016
- THE TOTAL ACREAGE OF THIS FINAL PLAT IS 8.69 ACRES, MORE OR LESS.
- BY GRAPHICAL PLOTTING ONLY, THE PROPERTY DESCRIBED IN THIS PLAT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENET AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 08005C0478K WITH MAP REVISION DATE OF DECEMBER 17, 2010.



POINTE SOUTH CORPORATE CENTER FILING NO. 8  
FINAL PLAT  
NOTES

**Gillians**  
GILLIANS LAND CONSULTANTS  
P.O. BOX 748398  
ARVADA, CO 80006-4358  
303-972-6640  
www.gillianslc.com  
LAND SURVEYING  
ALTIMETER SURVEYS  
TOPOGRAPHIC MAPS  
CONSULTING SERVICES

JOB NO.	14015.30
SCALE	NONE
DATE	11/2/16
SHEETS	4
SHEET	2

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

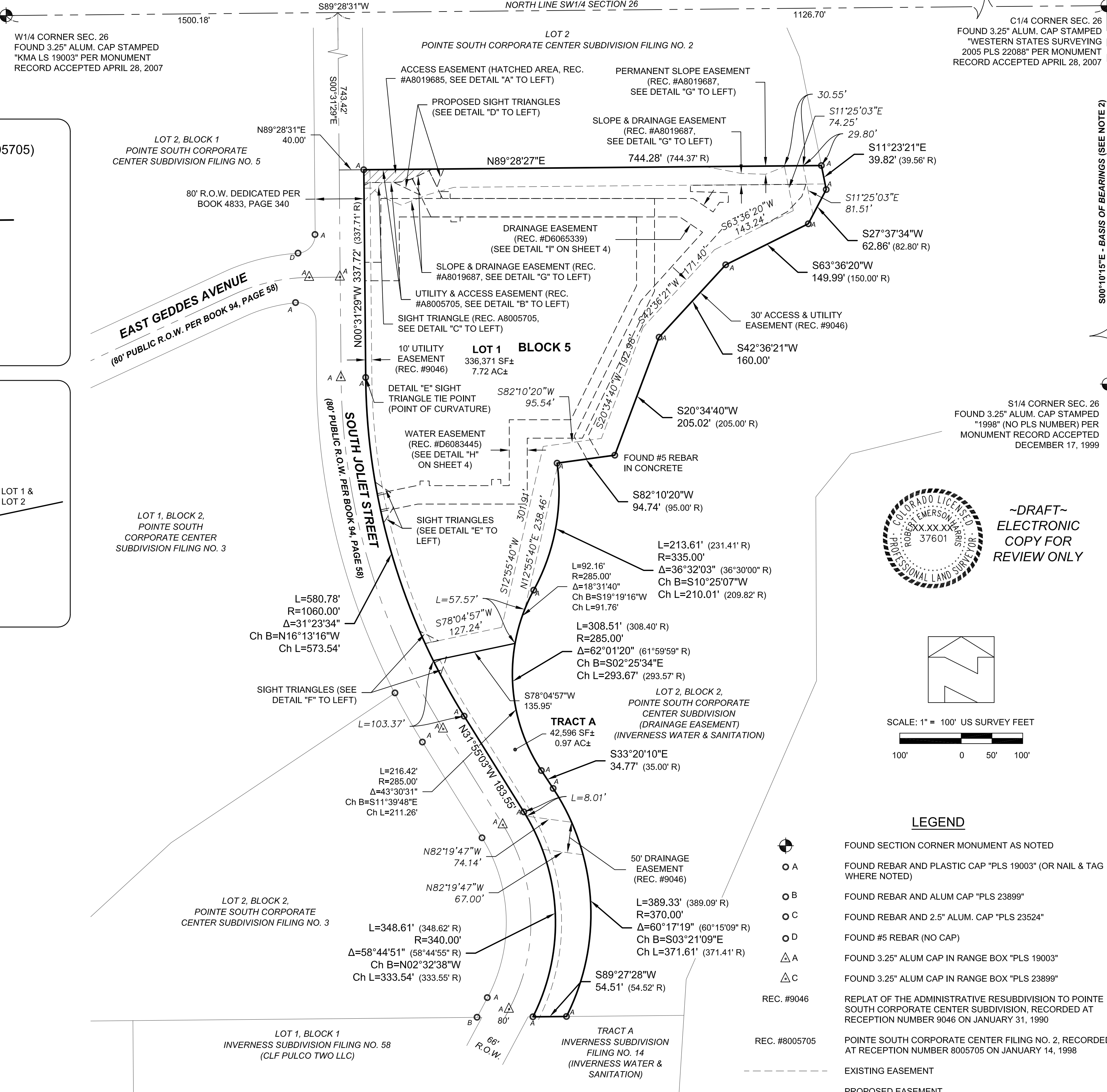
	FINAL PLAT (CASE NO. LU-16-00139)
ZONING	BP100
GROSS LAND AREA	8.69 ACRES
LOT 1	7.72 ACRES
TRACT A	0.97 ACRES

COMMERCIAL USE	7.72 ACRES (89%)
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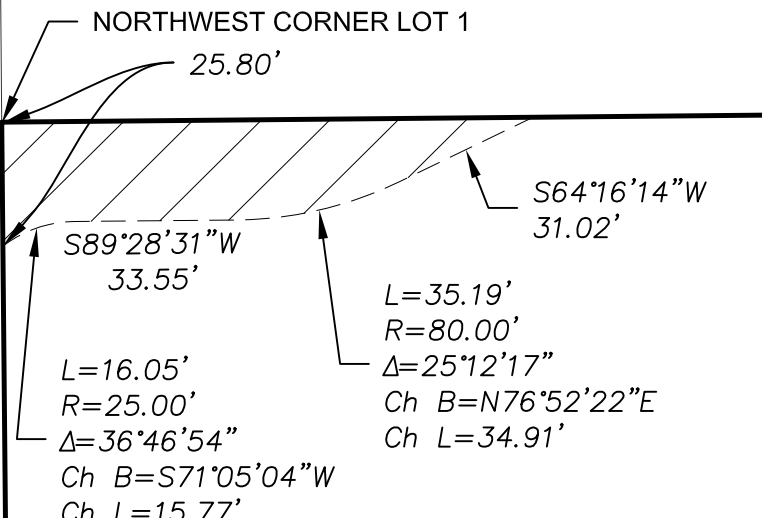
RIGHT-OF-WAY	N/A
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	LAND USE	OWNER
TRACT A	N/A	INOVA FLEX I, LLC

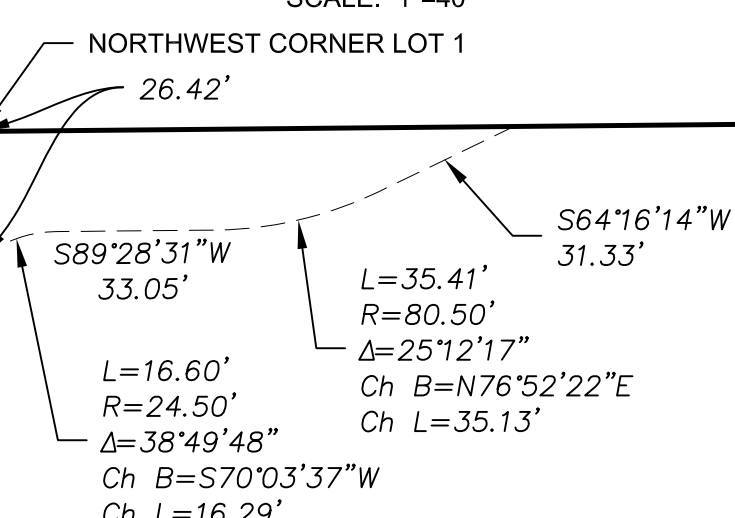
	ACREAGE	CASH-IN-LIEU
PUBLIC R.O.W.	N/A	N/A
PUBLIC EASEMENTS	N/A	N/A
OTHER PUBLIC PURPOSES	N/A	N/A
PUBLIC SCHOOLS	N/A	N/A
PUBLIC PARKS	N/A	N/A



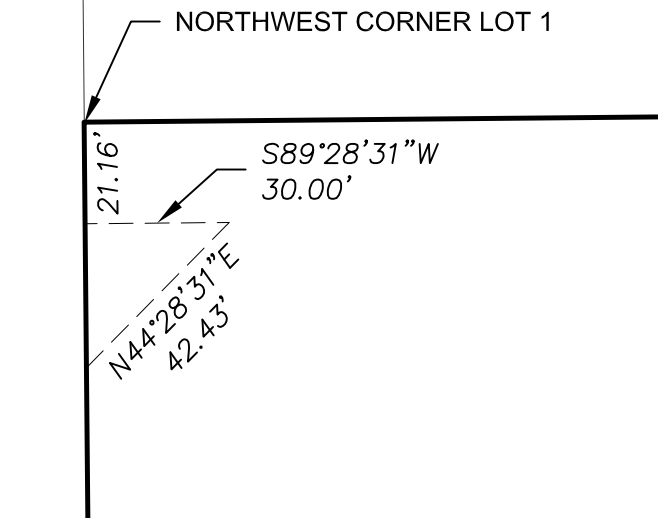
**DETAIL "A"**  
ACCESS EASEMENT (REC. #A80196)  
SCALE: 1"=40'



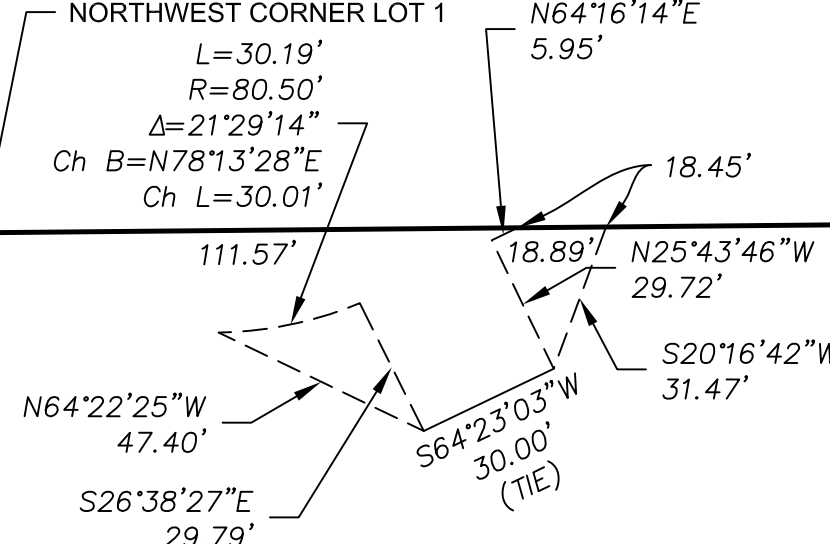
**DETAIL "B"**  
UTILITY & ACCESS EASEMENT  
(REC. #A8005705)



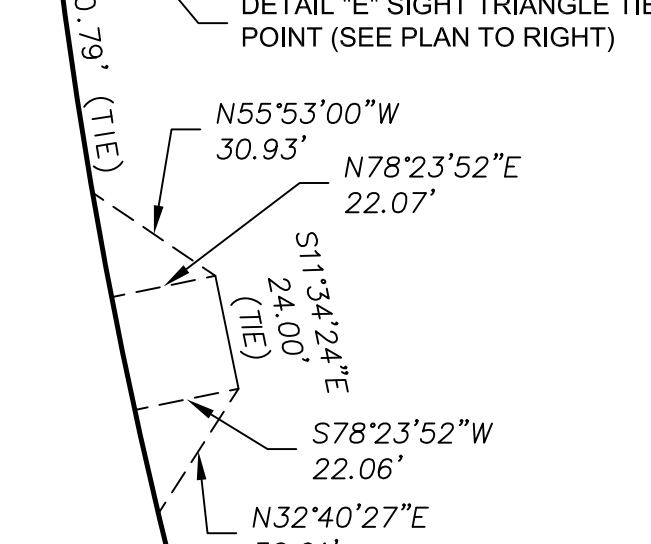
**DETAIL "C"**  
SIGHT TRIANGLE (REC. #A8005705)  
SCALE: 1"=40'



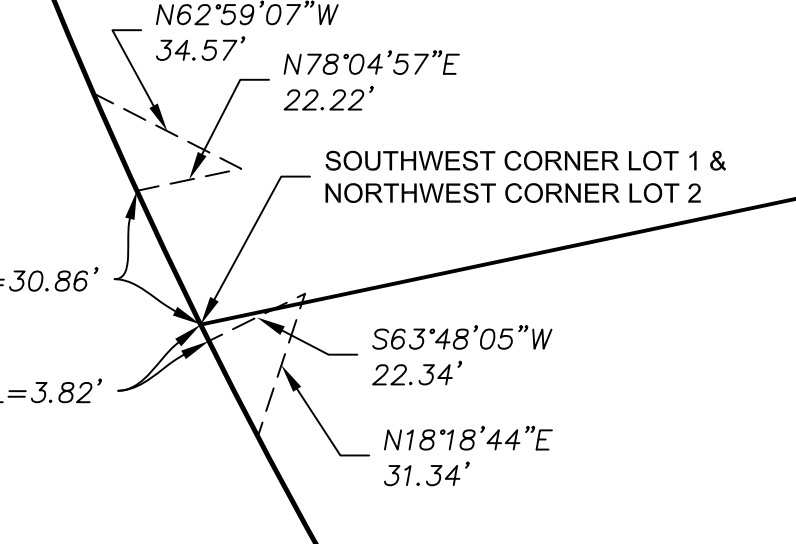
**DETAIL "D"**  
SIGHT TRIANGLE (REC. #A8005705)  
SCALE: 1"=40'



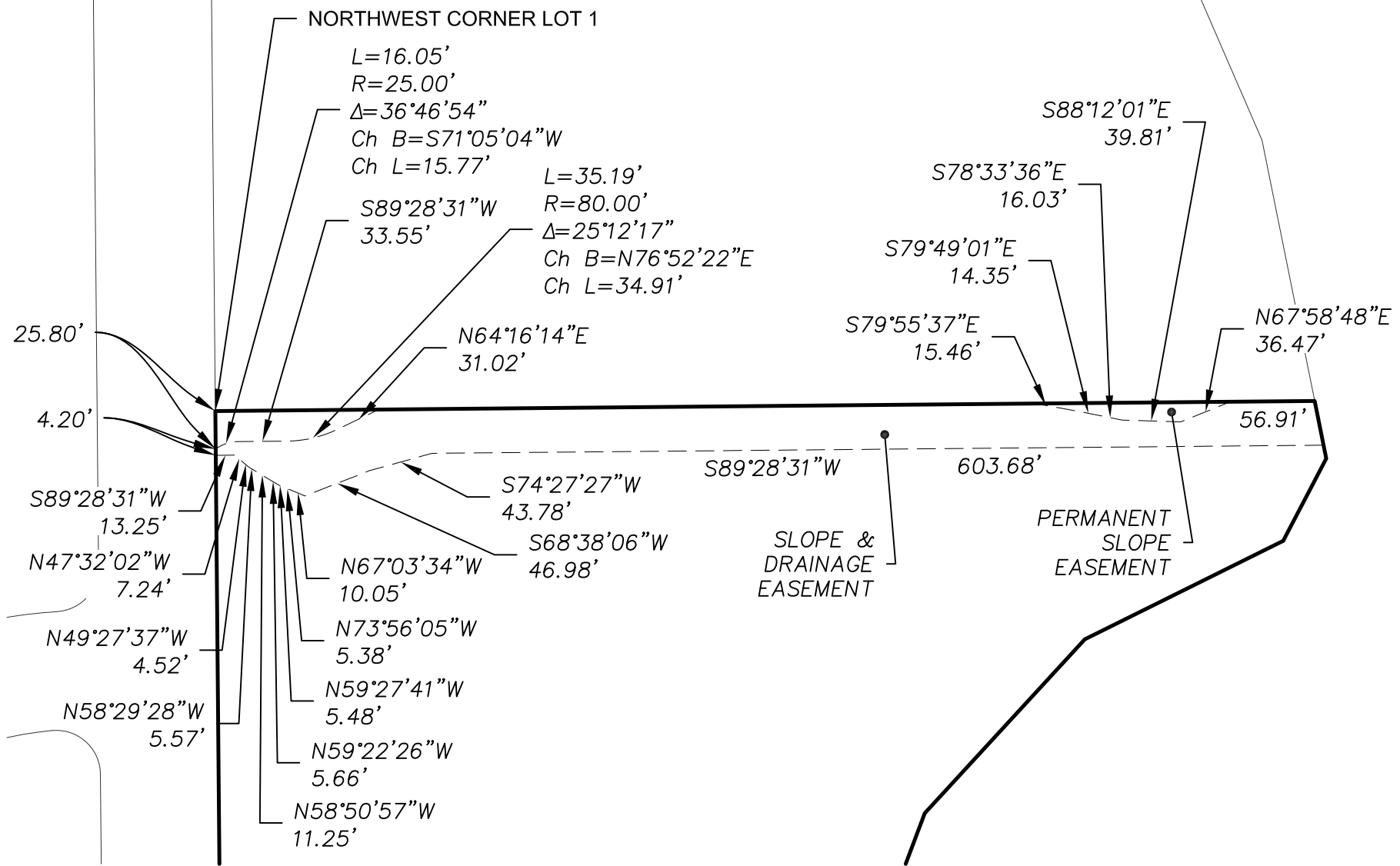
**DETAIL "E"**  
**SIGHT TRIANGLE**  
SCALE: 1"=40'



**DETAIL "F"**  
**SIGHT TRIANGLE**  
SCALE: 1"=40'



**DETAIL "G"**  
SLOPE & DRAINAGE & PERMANENT  
SLOPE EASEMENT (REC. #A8019687)  
SCALE: 1"=100'



CASE NUMBER: LU-16-00139

**POINTE SOUTH CORPORATE CENTER FILING NO. 8**

# PLAT PLAN

*Gillians*

LIANS LAND CONSULTANTS  
1, BOX 746358  
WADA, CO 80006-6358  
+972-6640  
w.gillianslc.com

DB NO. 14015.30

AS NOTED

11/2/16

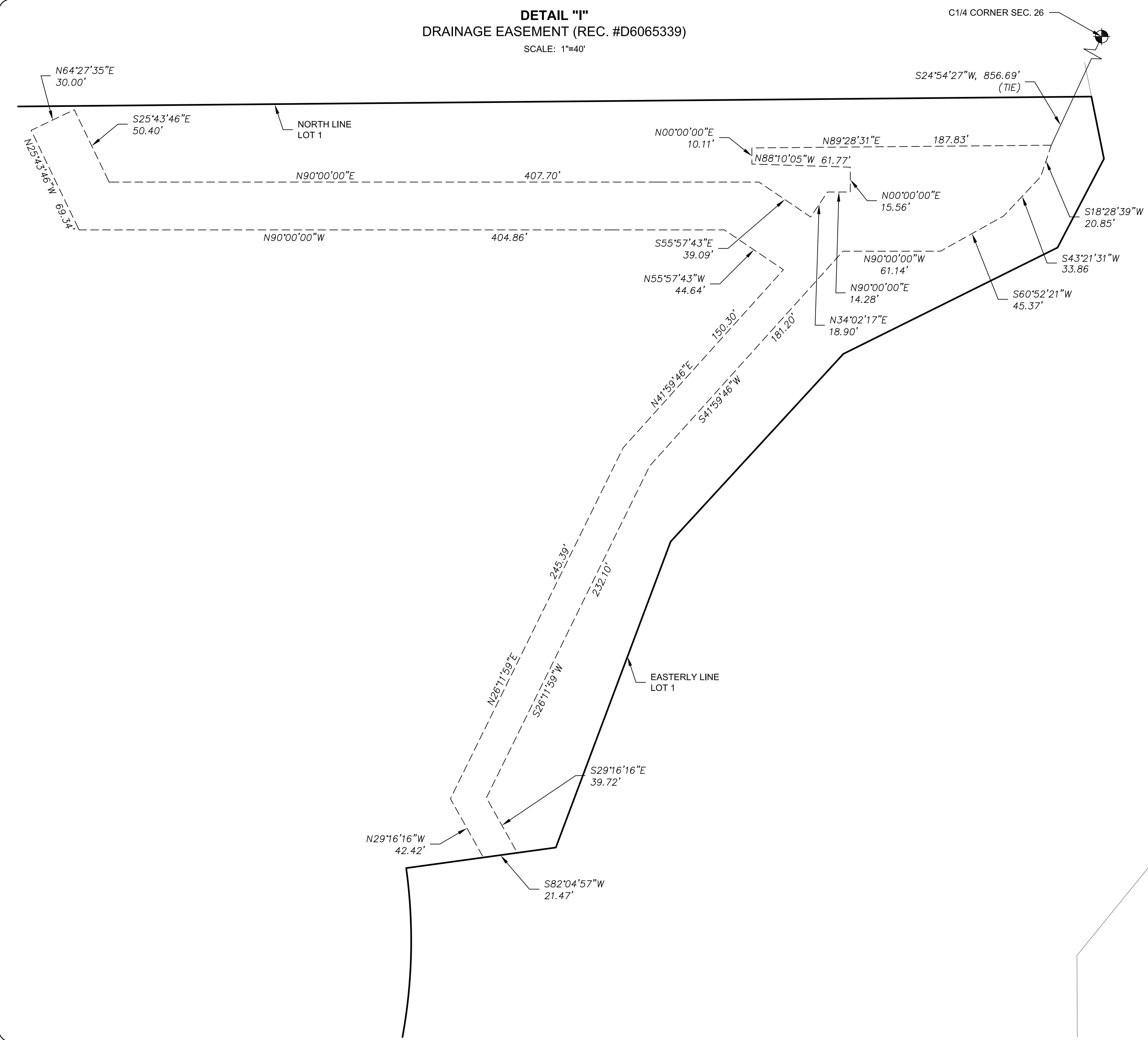
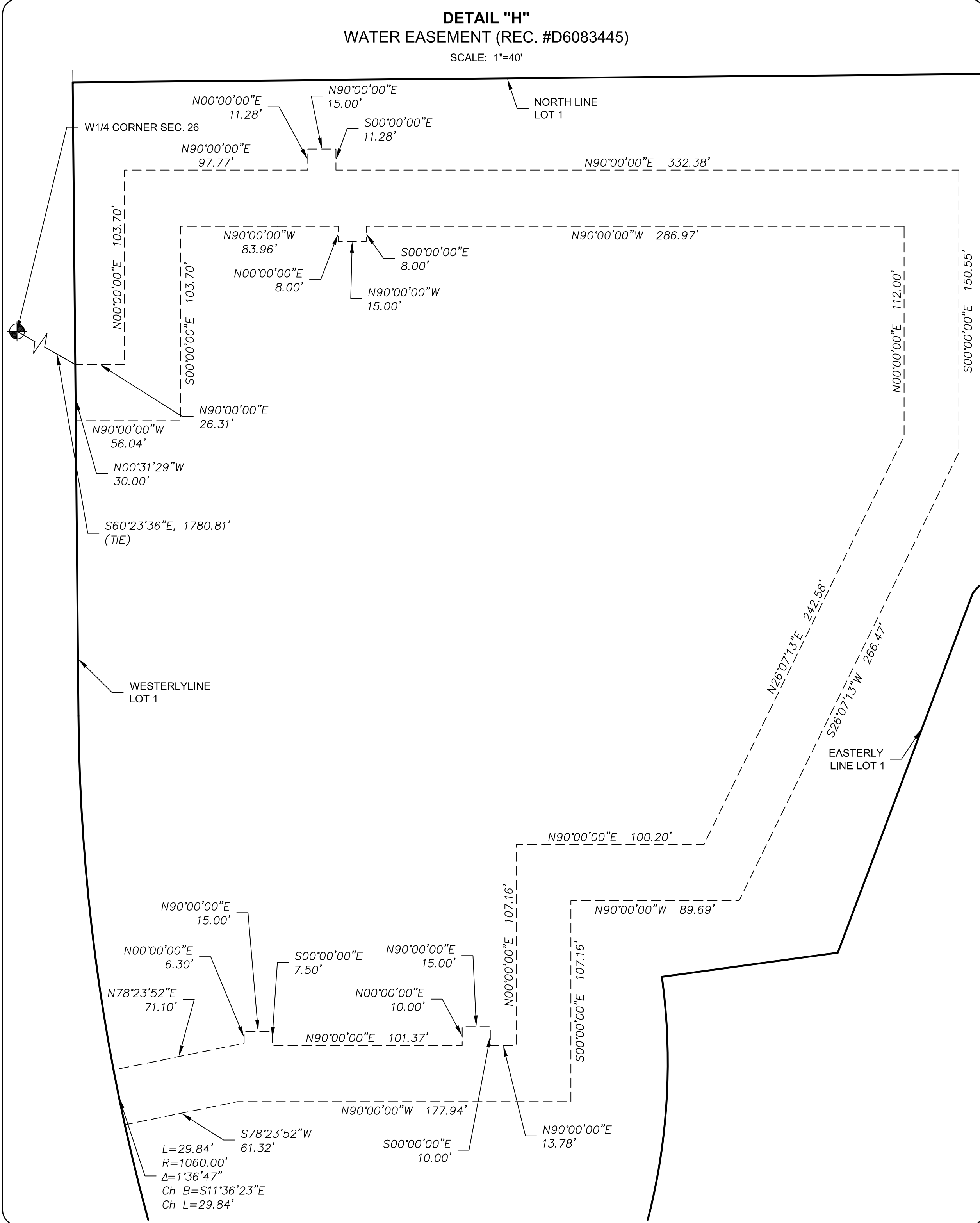
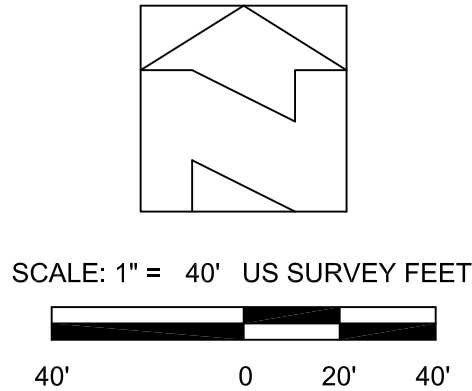
SHEETS SHEET

4

# 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 MERIDIA  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO  
WATER AND DRAINAGE EASEMENT DETAILS



CASE NUMBER: LU-16-00139

[illegible]

DRAWN *ALB*  
CHECKED *REH*  
DESIGNED *JW*  
FILENAME *14015-30REPLATFLG7*

# POINTE SOUTH CORPORATE CENTER FILING NO. 8 FINAL PLAT

## FINAL PLAT

## WATER AND DRAINAGE EASEMENT DETAILS

*Gillians*

**GILLIANS LAND CONSULTANTS**  
P.O. BOX 746358  
ARVADA, CO 80006-6358  
303-972-6640  
[www.gillianslc.com](http://www.gillianslc.com)

**LAND SURVEYING**  
ALTA/ASCM SURVEYS  
TOPOGRAPHIC MAPS  
CONSULTING SERVICES

JOB NO. 14015.30

SCALE  $1" = 40'$

DATE 11/2/16

SHEETS	SHEET
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1

4

**WHEN RECORDED, RETURN TO:**

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

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**SPECIAL WARRANTY DEED**

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Date: \_\_\_\_\_, 2016

**INOVA FLEX I, LLC**, a Delaware limited liability company (“Grantor”), whose street address is c/o United Properties Development LLC, 1331 – 17<sup>th</sup> 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: \_\_\_\_\_



The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_ and \_\_\_\_\_, the \_\_\_\_\_ and \_\_\_\_\_, respectively of United Properties Development LLC, a Minnesota limited liability company on behalf of the limited liability company, the Managing Member of INOVA Flex I, LLC, a Delaware limited liability company on behalf of the limited liability company.

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:\_\_\_\_\_