

YAMPA STREET TECH CENTER

LOCATED IN THE NE 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT STRASBURG AURORA COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCK AND LOTS, AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. DESCRIBED AS A PORTION OF THE PROPERTY SET FORTH IN QUIT CLAIM DEED RECORDED FEBRUARY 8, 2017 UNDER RECEPTION NO. 2017017413 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 21, THENCE FOLLOWING THE NORTH LINE OF SAID NORTHEAST 1/4 SOUTH 89° 40' 07" WEST A DISTANCE OF 850.11 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00° 12' 42" EAST A DISTANCE OF 68.05 FEET TO THE NORTHEAST CORNER OF THE CP BEDROCK FILING NO. 3 SUBDIVISION AS RECORDED AUGUST 25, 2011 UNDER RECEPTION NO. 2011094999; THENCE FOLLOWING THE EAST LINE OF SAID CP BEDROCK FILING NO. 3 SUBDIVISION SOUTH 00° 12' 42" EAST A DISTANCE OF 663.14 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 47TH AVE. AS DESCRIBED IN CP BEDROCK FILING NO. 1 SUBDIVISION AS RECORDED AUGUST 15, 2008 UNDER RECEPTION NO. 2008113595 SAID POINT BEING THE TRUE POINT OF BEGINNING:

THENCE FOLLOWING THE SOUTH RIGHT OF WAY LINE OF EAST 47TH AVE. NORTH 89° 47' 34" EAST A DISTANCE OF 124.63 FEET TO A POINT OF CURVE, SAID POINT BEING AN ANGLE POINT ON THE RIGHT OF WAY OF YAMPA ST. AS DESCRIBED IN THE PLAT OF CP BEDROCK FILING NO. 2 SUBDIVISION AS RECORDED SEPTEMBER 12, 2008, UNDER RECEPTION NO. 2008126679; THENCE FOLLOWING THE WEST RIGHT OF WAY LINE OF YAMPA ST. THE FOLLOWING COURSES: ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AN ARC LENGTH OF 39.22 FEET AND A CENTRAL ANGLE OF 89° 53' 07"; THENCE SOUTH 00° 19' 35" EAST A DISTANCE OF 504.95 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.32 FEET AND A CENTRAL ANGLE OF 90° 06' 53" TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 46TH AVE; THENCE FOLLOWING SAID NORTH RIGHT OF WAY LINE OF EAST 46TH AVE. SOUTH 89° 47' 18" WEST A DISTANCE OF 125.63 FEET TO A POINT ON THE EAST LINE OF THE CP BEDROCK FILING NO. 3 SUBDIVISION; THENCE FOLLOWING SAID EAST LINE NORTH 00° 12' 42" WEST A DISTANCE OF 554.95 FEET TO THE TRUE POINT OF BEGINNING. CITY AND COUNTY OF DENVER STATE OF COLORADO.

SAID PARCEL CONTAINS 83,074 SQUARE FEET OR 1.91 ACRES MORE OR LESS.

UNDER THE NAME AND STYLE OF YAMPA STREET TECH CENTER, AND BY THESE PRESENT DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE EASEMENTS AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISIONS EASEMENTS AS SHOWN.

OWNER:

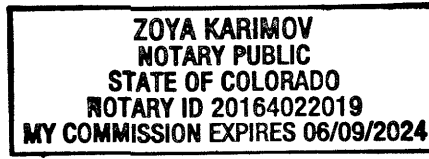
STRASBURG AURORA COMPANY, LLC
A COLORADO LIMITED LIABILITY COMPANY

BY Mauricio Waintrub DATE 7/18/2023
MAURICIO WAINTRUB, PROPERTY OWNER

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF JULY AD 2023 BY MAURICIO WAINTRUB

WITNESS MY HAND AND OFFICIAL SEAL 06/09/2024
MY COMMISSION EXPIRES:

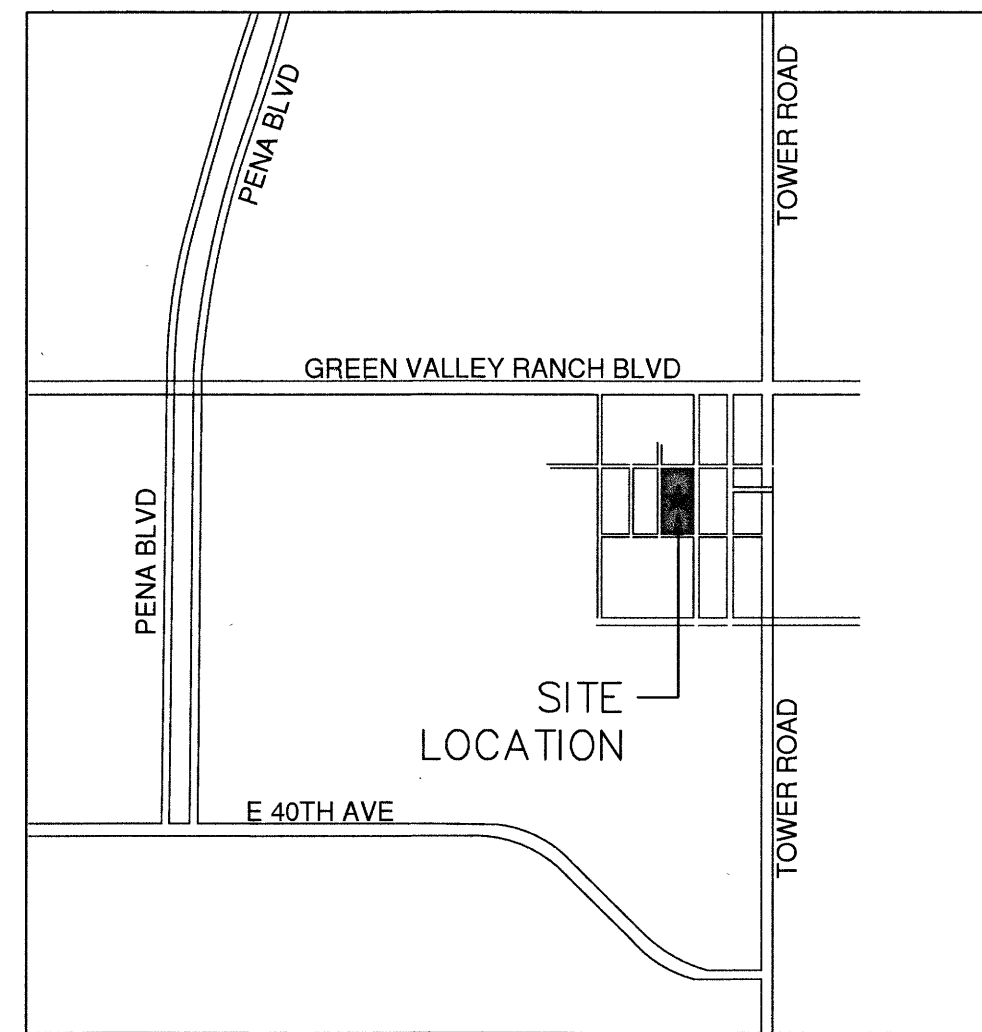


ZOYA KARIMOV 3 Harper
NOTARY PUBLIC
6345 S HARVEST ST AURORA CO 80016
ADDRESS

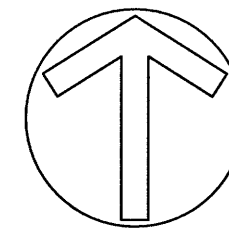
SURVEY NOTES

- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOUR 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 CERTIFICATION SHOWN HEREON.
- THIS SURVEY PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED ANY MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, T3S, R66W, AS MEASURED FROM THE NORTH 1/4 CORNER (FOUND 3-1/4" ALUM. CAP "PLS 36053") TO THE NORTHEAST CORNER (FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 36053") BEARING N89°40'07"E A DISTANCE OF 2645.65'
- THIS SURVEY/PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY CAMPOS FOR RECORDED INFORMATION ON EASEMENTS OR ENCUMBRANCES WHICH AFFECT THIS PROPERTY, CAMPOS RELIED UPON TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABJ 70534746, POLICY NO. OX70534746.2449791, EFFECTIVE DATE 05/23/2023
- DISTANCE ON THIS SURVEY ARE EXPRESSED IN US SURVEY FEET AND DECIMALS
- SUBJECT PROPERTY AREA: BOUNDARY=83,074 SQ FT OF 1.91 AC, MORE OF LESS.
LOT 1=46,040 SQ FT OR 1.06 AC, MORE OF LESS
LOT 2=37,034 SQ FT OR 0.85 AC, MORE OR LESS
- DATE OF INITIAL FIELD WORK AUGUST 10, 2020. DATE OF ADDITIONAL FIELD WORK APRIL 4, 2023.
- YAMPA STREET TECH CENTER HAS 2 LOTS AND 1 BLOCK
- 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
- A RIGHT OF ACCESS FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- AN ACCESS EASEMENT FOR MUNICIPAL SERVICES PROVIDED BY THE CITY AND COUNTY OF DENVER IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER ON AND ACROSS ALL PRIVATE DRIVES WITHIN THE PLATTED PROPERTY.
- UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE CITY AND COUNTY OF DENVER.

SHEET 1 OF 2



VICINITY MAP
SCALE: 1" = 2000'



SCHEDULE B

- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEED AND AGREEMENT COVERING MINERALS AND MINERAL RIGHTS, EXCEPT OIL AND GAS AND ASSOCIATED LIQUID HYDROCARBONS RECORDED APRIL 08, 1995 UNDER RECEPTION NO. 098955. (MAY AFFECT PROPERTY - NOT PLOTTED.)
- LEASE BETWEEN ROCK SPRINGS ROYALTY COMPANY, A UTAH CORPORATION, LESSOR, AND M.D.C. LAND CORPORATION, LESSEE, AS SHOWN BY LEASE AGREEMENT RECORDED APRIL 08, 1985, UNDER RECEPTION NO. 098956 AND RELEASE OF SURFACE RIGHTS THERETO RECORDED JULY 19, 1995 UNDER RECEPTION NO. 9500085836. (MAY AFFECT PROPERTY - NOT PLOTTED.)
- NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COMPANION AGREEMENT DATED JANUARY 23, 1998 AS EVIDENCED IN TERMINATION AND RELEASE RECORDED JANUARY 28, 1998 UNDER RECEPTION NO. 9800013250. (MAY AFFECT PROPERTY - NOT PLOTTED.)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE #424, SERIES OF 1999 RECORDED JUNE 11, 1999 UNDER RECEPTION NO. 9900104754. (MAY AFFECT PROPERTY - NOT PLOTTED.)
- RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT ORDER NUMBER 70534746 TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN DECLARATION OF RESTRICTIONS RECORDED OCTOBER 11, 2005, UNDER RECEPTION NO. 2005172135. (THIS SUBJECT PROPERTY FALLS WITHIN PARCEL B OF THIS DOCUMENT AND MAY BE SUBJECT TO THESE RESTRICTIONS.)
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE DENVER CONNECTION - TOWER ROAD 1 GENERAL DEVELOPMENT PLAN MAP RECORDED DECEMBER 16, 2005 UNDER RECEPTION NO. 2005213782. (THE SUBJECT PROPERTY IS WITHIN THE AREA OF THIS GENERAL DEVELOPMENT PLAN. A PROPOSED SEWER LINE IS DEPICTED NEAR THE CENTER OF THE EAST LINE.)
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN RELEASES OF EASEMENTS RECORDED JUNE 22, 2009 UNDER RECEPTION NO. 2009078081 AND MARCH 30, 2011 UNDER RECEPTION NO. 2011034409. (THE LEGAL DESCRIPTION OF THE PARENT PARCEL TO THE SUBJECT IS INCLUDED IN THE MULTITUDE OF EXHIBITS CONTAINED IN THIS ITEM, BUT IT IS NOT CLEAR IN WHAT CONTEXT IT IS THERE. CONSULT AN ATTORNEY. OVERALL THE DOCUMENTS ARE CONCERNED WITH THE VACATION OF THE COLORADO INTERSTATE GAS EASEMENT PASSING SOUTH OF THE SUBJECT PROPERTY.)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF RESTRICTIVE COVENANT RECORDED MAY 12, 2016 UNDER RECEPTION NO. 2016062248, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (THIS SUBJECT PROPERTY IS PART OF THE "DEVELOPER TRACT" DESCRIBED IN THIS DOCUMENT WHICH RESTRICTS THE SALE OF ALCOHOLIC BEVERAGES ON THE PROPERTY FOR A PERIOD OF TWENTY YEARS.)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS THE RIGHT OF FIRST REFUSAL, AS SET FORTH IN AGREEMENT RECORDED AUGUST 8, 2017 UNDER RECEPTION NO. 2017103187. (MAY AFFECT PROPERTY - NOT PLOTTED.)
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED MAY 03, 2017, REVISED AUGUST 03, 2017, PREPARED BY CONTRACT SURVEYORS, LTD, JOB #17044SAID DOCUMENT STORED AS OUR ESI 33810644.
THE REAR FENCE AND PILLARS OF THE PROPERTIES ON BLOCK 11, CP BEDROCK FILING NO. 3 APPEAR TO BE ENTIRELY ON THE SUBJECT PROPERTY. (AFFECTS PROPERTY - PLOTTED.)
- RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JULY 30, 2015, UNDER RECEPTION NO. 2015105706.
FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED JULY 14, 2017, UNDER RECEPTION NO. 2017092166.
FIRST AMENDMENT TO DECLARATION RECORDED AUGUST 7, 2017, UNDER RECEPTION NO. 2017103087. (MAY AFFECT PROPERTY - NOT PLOTTED.)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COMMON AREA MAINTENANCE AGREEMENT RECORDED JULY 30, 2015, UNDER RECEPTION NO. 2015105707.
FIRST AMENDMENT TO COMMON AREA MAINTENANCE AGREEMENT RECORDED AUGUST 7, 2017, UNDER RECEPTION NO. 2017103088. (THE SUBJECT PROPERTY IS DESCRIBED AS LOT 18 IN THIS DOCUMENT AND DOES EFFECT IT.)
- THAT, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN, THERE ARE NO LIENS, ENCUMBRANCES OR OTHER MATTERS SHOWN BY THE PUBLIC RECORDS, AFFECTING SAID ESTATE OR INTEREST, OTHER THAN THOSE SHOWN IN SAID POLICY, EXCEPT: PUBLIC SERVICE COMPANY OF COLORADO EASEMENT RECORDED SEPTEMBER 3, 2020 UNDER RECEPTION NO. 2020142155. (AFFECTS PROPERTY - PLOTTED.)
CITY AND COUNTY OF DENVER DEPARTMENT OF ZONING ADMINISTRATION APPLICABLE TO AMEND THE BOUNDARIES OF A DESIGNATED ZONE LOT RECORDED APRIL 30, 2021 UNDER RECEPTION NO. 2021083620. (MAY AFFECT PROPERTY - NOT PLOTTED.)
YAMPA ST. TECH CENTER SITE DEVELOPMENT PLAN (MAP) RECORDED APRIL 7, 2022 UNDER RECEPTION NO. 2022056928. (MAY AFFECT PROPERTY - NOT PLOTTED.)

ATTORNEY'S CERTIFICATION:

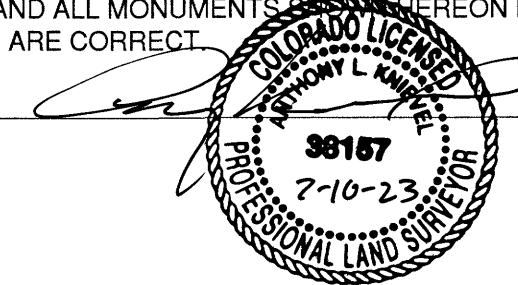
I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREET, AVENUES, TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATOR 24th DAY OF August A.D. 2023 AT 5:00 O'CLOCK P.M., FREE AND CLEAR OF ENCUMBRANCES, EXCEPT AS SHOWN AND LISTED HEREIN.

Kerry Tipper
ATTORNEY FOR THE CITY AND COUNTY OF DENVER
[Signature]
ASSISTANCE CITY ATTORNEY

SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH RECORDS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF DENVER AND THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS AND RECORDS HEREON EXIST AS DESCRIBED AND ALL DIMENSIONS AND GEODETIC DETAILS ARE CORRECT.

ANTHONY L. KNEVEL, PLS
PLS NO. 38157
ON BEHALF OF CAMPOS EPC



APPROVALS:

I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 49, ARTICLE III OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER, AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDED FOR.

[Signature] 8/17/2023
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:
[Signature] 8/18/2023
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:
[Signature] 8.3.2023
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:
[Signature] 8/24/2023
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. _____ OF THE SERIES OF 20_____, WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____ A.D., 20____.

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY _____ DEPUTY CLERK AND RECORDER

CLERK AND RECORDER'S CERTIFICATION:

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

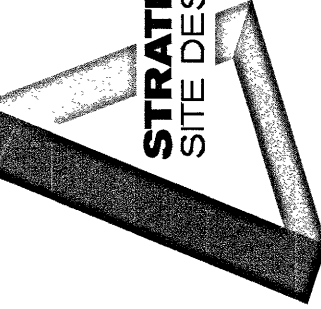
I HEREBY, CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., _____ 20____ AND DULY RECORDED UNDER RECEPTION # _____

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY _____ DEPUTY

FEE _____

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 206-6931
STRATEGIC SITE DESIGNS
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.



YAMPA STREET TECH CENTER
DENVER, COLORADO
DENVER COUNTY

COVER SHEET

REV	DESCRIPTION	DATE
1	1st SUBMITTAL TO COD	BMS 1/09/22
2	2nd SUBMITTAL TO COD	BMS 3/02/22
3	3rd SUBMITTAL TO COD	BMS 04/18/22

JOB NO: 2221
ORIGINAL ISSUE: 11/09/2022
DESIGN BY: BMS
CHECKED BY: CLP
SCALE: N.A.

INDEX OF PLAN SHEETS

- COVER SHEET
- SUBDIVISION PLAT

