

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

RESOLUTION 18-39

Authorization to Enter into a Property Conveyance Agreement, Accept a Special Warranty Deed from LBA Realty Fund II – WBP IV LLC and Grant and Access and Maintenance Easement to LBA Realty Fund II – WBP IV LLC and Rampart Business Center Filing No. 6 Owners’ Association

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

WHEREAS, Havana Tributary A, a tributary of Cottonwood Creek, a regional stormwater conveyance channel, traverses through a parcel known as Tracts A & B, Rampart Business Center Filing No. 13, which is further depicted in Exhibit A; and

WHEREAS, Tracts A & B, Rampart Business Center Filing No. 13, County of Arapahoe, State of Colorado (“Property”) are owned by LBA Realty Fund II – WBP IV LLC; and

WHEREAS, fee title to the Property would enable SEMSWA to maintain the existing channel and stormwater facilities within Tracts A & B to permit them to function effectively and efficiently; and

WHEREAS, LBA Realty Fund II – WBP IV LLC owns Lots 1 and 2 adjacent to Tracts A & B and has requested the SEMSWA grant it and the Rampart Business Center Filing No. 6 Owners’ Association an Access and Maintenance Easement over Tracts A & B for purpose of maintenance of the lawns, landscaping and other aesthetic features located on Tracts A & B; and

WHEREAS, attached hereto is a Property Conveyance Agreement that describes the transaction and the obligations of both SEMSWA and LBA Realty Fund II – WBP IV LLC; and

WHEREAS, as part of this transaction, SEMSWA shall obtain at its expense a title insurance policy insuring its ownership of Tracts A & B; 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 a Special Warranty Deed to the Property.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Board authorizes the Executive Director of SEMSWA to enter into a Property Conveyance Agreement, accept and record a Special Warranty Deed from LBA Realty Fund II – WBP IV LLC for Tracts A & B, Rampart Business Center Filing No. 13, County of Arapahoe, State of Colorado to SEMSWA and grant to LBA Realty Fund II – WBP IV LLC and the Rampart Business Center Filing No. 6 Owners’ Association an Access and Maintenance Easement for purpose of maintenance of the lawns, landscaping and other aesthetic features located on Tracts A & 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 RAMPART BUSINESS CENTER FILING NO. 13 FINAL PLAT

EXHIBIT A

SHEET INDEX

SHEET 1: COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2: DETAILED DESIGN SHEET
SHEET 3: DETAILED DESIGN SHEET

AN ADMINISTRATIVE REPLAT OF LOT 1, RAMPART BUSINESS CENTER FILING NO. 12
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE CITY COUNCIL OF THE 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 LBA REALTY FUND II - WBP IV LLC BEING THE OWNER(S), MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN THE CITY OF CENTENNIAL, COLORADO, DESCRIBED AS FOLLOWS:

LOT 1, RAMPART BUSINESS CENTER FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO, CONTAINING 19.86 ACRES, MORE OR LESS,

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TWO (2) LOTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF RAMPART BUSINESS FILING NO. 13 FINAL PLAT AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF CENTENNIAL, 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, COLORADO, ON BEHALF OF THE SOUTHEAST METRO STORMWATER AUTHORITY, APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED.

EXECUTED THIS _____ DAY OF _____, 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, KNOWN AS RAMPART BUSINESS FILING NO. 13 FINAL PLAT, CASE NUMBER LU-18-00104.

OWNER OF RECORD OR AUTHORIZED AGENT _____ TITLE _____

NOTARY

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS _____ OF LBA REALTY FUND II - WBP IV LLC AN AUTHORIZED SIGNATORY.

BY _____ WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____ ADDRESS _____
CITY, STATE AND ZIP CODE _____

MORTGAGOR SIGNATURE

THE UNDERSIGNED CONSENTS TO THE DEDICATION OF THE EASEMENTS AS INDICATED ON THE RAMPART BUSINESS FILING NO. 13 FINAL PLAT PLAT AND HEREBY SUBORDINATES ANY INTEREST IT MAY HAVE TO SUCH DEDICATION.

BANK OF AMERICA, N.A.

BY: _____

NAME: _____

TITLE: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS _____ OF BANK OF AMERICA, N.A. AN AUTHORIZED SIGNATORY.

BY _____ WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: _____ ADDRESS _____
CITY, STATE AND ZIP CODE _____

DIRECTOR OF COMMUNITY DEVELOPMENT APPROVAL

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF CENTENNIAL THIS _____ DAY OF _____, 20____.

DIRECTOR OR DESIGNEE _____

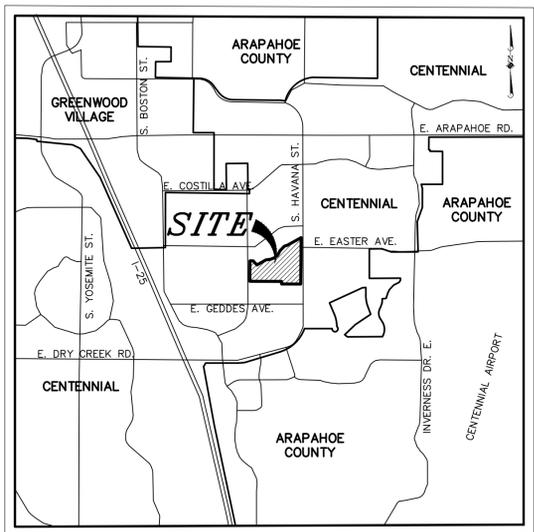
TITLE CERTIFICATE

I, _____, ACTING AS A DULY AUTHORIZED OFFICER OF FIRST AMERICAN TITLE INSURANCE COMPANY, WHICH IS DULY LICENSED AND AUTHORIZED TO DO BUSINESS IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE, AND FURTHER, THAT ALL PUBLIC RIGHTS-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY THIS PLAT ARE FREE AND CLEAR OF ALL MONETARY LIENS AND ALL ENCUMBRANCES, EXCEPT FOR THOSE ENCUMBRANCES AS SHOWN ON THE FACE OF THIS PLAT.

IN INSTANCES WHERE LAND OR PUBLIC EASEMENTS ARE BEING DEDICATED TO THE CITY OF CENTENNIAL BY THE PLAT, THE CITY REQUIRES A POLICY OF TITLE INSURANCE FROM A COMPANY WHICH IS DULY LICENSED AND AUTHORIZED TO DO BUSINESS IN THE STATE OF COLORADO INSURING THE CITY, IN AN AMOUNT AND DURATION TO BE DETERMINED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AS SUFFICIENT TO FULLY COMPENSATE THE CITY FOR: (1) ANY AND ALL RISK OF LIABILITY FOR; AND (2) ALL DAMAGES TO THE CITY ARISING FROM THE EXECUTION OF THE PLAT.

TITLE COMPANY AGENT _____

FOR THIS PLAT, THE CITY REFERENCE NUMBER FOR THE TITLE INSURANCE POLICY IS _____.



VICINITY MAP
(1" = 2,000')

LEGAL DESCRIPTION

LOT 1,
RAMPART BUSINESS CENTER FILING NO. 12,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

NOTES

1. 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-893035-SA1 WITH AN EFFECTIVE DATE OF FEBRUARY 21, 2018 AT 5:00 P.M.
4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
6. BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°36'07" EAST BETWEEN THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.
7. SITE BENCHMARK : AN ARAPAHOE COUNTY BENCHMARK UAP1 12 BEING A 3.5" ALUMINUM CAP STAMPED, "UAP1 12" LOCATED APPROXIMATELY 250 FEET SOUTH OF THE CENTERLINE OF EAST ARAPAHOE ROAD AND 65 FEET EAST OF THE CENTERLINE OF SOUTH HAVANA STREET. ELEVATION = 5707.25 (NAVD 88)
8. FLOODPLAIN: A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AND A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE AE, REGULATORY FLOODWAY AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08005C0478L WITH A MAP REVISED DATE OF FEBRUARY 17, 2017.
9. THIS PLAT CONSISTS OF 2 LOTS AND 2 TRACTS.
10. SURVEYED PROPERTY IS ZONED BUSINESS PARK 100.
11. DATE OF SURVEY: MARCH 12, 2018.
12. TRACTS A AND B ARE TO BE DEDICATED TO THE SOUTHEAST METRO STORM WATER AUTHORITY (SEMSWA) BY SEPARATE DOCUMENT FOR DRAINAGE AND FLOODPLAIN PURPOSES. UPON DEDICATION SEMSWA WILL PROVIDE MAINTENANCE OF TRACTS A AND B.
13. ARAPAHOE COUNTY AND/OR URBAN DRAINAGE AND FLOOD CONTROL DISTRICT AND/OR SOUTHEAST METRO STORM WATER AUTHORITY (SEMSWA) HAS THE RIGHT TO ENTER THE DRAINAGE EASEMENT FOR THE DRAINAGE CHANNEL AND DETENTION PONDS.

ZONING	BP100	LOT 1	LOT 2
BUSINESS PARK 100	MINIMUM REQUIRED	PROPOSED	PROPOSED
ACERAGE	1.0	9.1510	10.7198
STREET FRONTAGE	125 FT.	493 FT.	1,117 FT.

SURVEYING CERTIFICATE

I, BRIAN J. PFOHL, 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.



BRIAN J. PFOHL
COLORADO PLS NO. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. GORHAM ROAD, SUITE 330-S
GREENWOOD VILLAGE, COLORADO 80111
(303) 708-0500

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE PLAT KNOWN AS RAMPART BUSINESS FILING NO. 13 FINAL PLAT, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

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

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

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.

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 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 TRANSYSTEMS CORPORATION, THE CITY OF CENTENNIAL AND SEMSWA REVIEW DRAINAGE PLANS, BUT CANNOT, ON BEHALF OF LBA REALTY FUND II - WBP IV LLC GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE LBA REALTY FUND II - WBP IV 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 TRANSYSTEMS CORPORATION 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 (LAST AMENDED AUGUST 2012) AND THE OPERATION AND MAINTENANCE MANUAL AND AGREEMENT RECORDED AGAINST THIS PROPERTY.

SPECIFIC NOTES

AIRPORT INFLUENCE AREA (EASEMENT/HAZARD EASEMENT AND NOISE DISCLOSURE) (PER 12-3-905(C)(1) OF LDC)
CENTENNIAL AIRPORT IS LOCATED 1 MILE EAST OF RAMPART BUSINESS FILING NO. 13 FINAL PLAT. 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 RAMPART BUSINESS FILING NO. 13 FINAL PLAT IS SUBJECT TO THE TERMS OF AN AVIGATION AND HAZARD EASEMENT, RECORDED IN BOOK 4384 AT PAGE 411 ON MARCH 7, 1985, 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 RAMPART BUSINESS FILING NO. 13 FINAL PLAT 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.

DRAINAGE EASEMENTS
A BLANKET DRAINAGE, DETENTION POND AND STORM SEWER EASEMENT ARE HEREBY DEDICATED ACROSS TRACTS A AND B AS SHOWN HEREON AND SHALL BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF THE CITY OF CENTENNIAL AND THE SOUTHEAST METRO STORMWATER AUTHORITY (SEMSWA) AND THEIR ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY ANY TERMS AND CONDITIONS OF RECORD. THE CITY OF CENTENNIAL AND SEMSWA HAVE THE RIGHT TO ENTER THE DRAINAGE EASEMENT FOR MAINTENANCE OPERATIONS OF THE DRAINAGE CHANNEL AND DETENTION PONDS.

PUBLIC USE EASEMENTS
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.

MAINTENANCE EASEMENT - ZERO SIDE SETBACKS
A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURES WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNER'S USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

PROPERTY OWNERS' ASSOCIATION OBLIGATIONS (REQUIRED PER 12-9-402.D. OF THE LDC)
THE COMMON MAINTENANCE OBLIGATIONS ASSOCIATED WITH THIS PLAT, INCLUDING BUT NOT LIMITED TO LANDSCAPE, DRAINAGE, OPEN SPACE, AND PRIVATE STREET MAINTENANCE, SHALL BE ASSUMED BY A PROPERTY OWNERS' ASSOCIATION AND NOT THE CITY OF CENTENNIAL.

THE PROPERTIES COMPRISING THIS SUBDIVISION ARE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AT RECEPTION NUMBER 00084752 AND THE FIRST AMENDMENT RECORDED AT RECEPTION NUMBER A7058196 OF THE RECORDS OF ARAPAHOE COUNTY, COLORADO.

AMENDMENT HISTORY

THIS RAMPART BUSINESS FILING NO. 13 FINAL PLAT SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:
1. CREATES LOT LINES, TWO (2) ZONING LOTS AND TWO (2) TRACTS.
2. GRANTS EASEMENTS

THE PREVIOUSLY APPROVED AMENDMENTS RELATED TO THE RAMPART BUSINESS FILING NO. 13 FINAL PLAT ARE AS FOLLOWS:
1. RAMPART BUSINESS CENTER FILING NO. 6 AS RECORDED ON JULY 21, 1995 AT RECEPTION NO. 95-72176 OF THE ARAPAHOE COUNTY RECORDS.
2. RAMPART BUSINESS CENTER FILING NO. 12 ON APRIL 27, 1998 AT RECEPTION NO. A8060406 OF THE ARAPAHOE COUNTY RECORDS.

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.) _____ DAY OF _____, 20____ IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____.

COUNTY CLERK AND RECORDER _____

ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNER'S USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

BY: _____ DEPUTY

DRAWN BY		REVISIONS		DATE		08/23/18	LIST REVIEW COMMENTS	BJP

Manhard

CONSULTING LTD.

7600 East Orchard Road, Suite 330-S, Greenwood Village, CO 80111, Phone: 303.708.0500, manhard.com
Civil Engineering & Geospatial Services, Surveying & Geospatial Services, GIS, Construction Management, Water Resource Management

RAMPART BUSINESS CENTER FILING NO. 13 FINAL PLAT

CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

FINAL PLAT

PROJ. MGR.: BJP
PROJ. ASSOC.: JCS
DRAWN BY: GDP
DATE: 05/16/18
SCALE: N/A

SHEET
1 OF **3**
LBA.CEC002.00

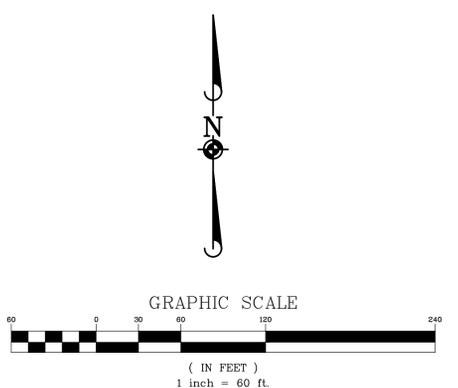
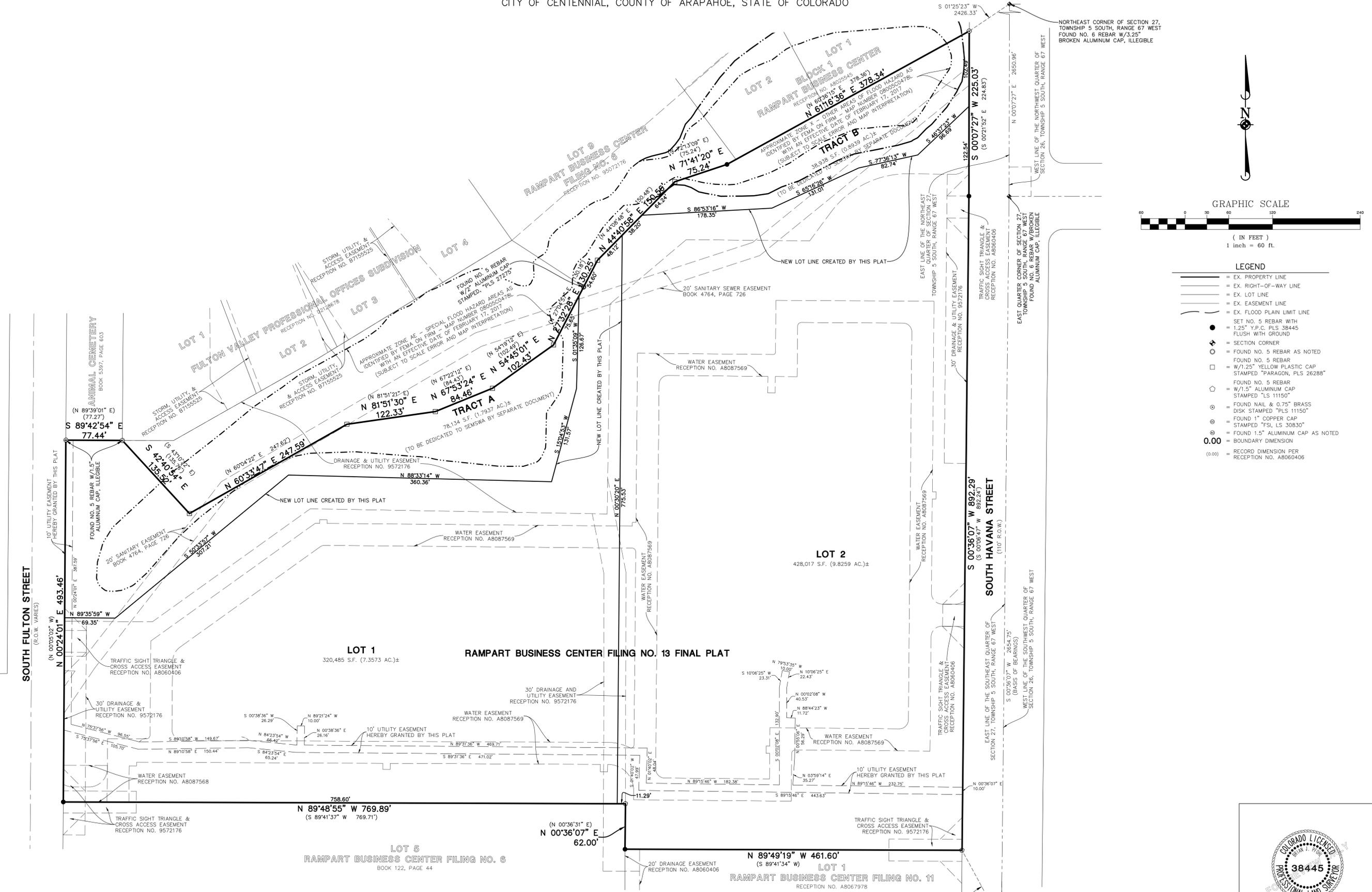
August 23, 2018 - 2:10:20 P:\Users\pfohl\Documents\Subdivision\180002\00-015.dwg - Unplotted Bk. (Bfohl)

CASE NO. LU-18-00104

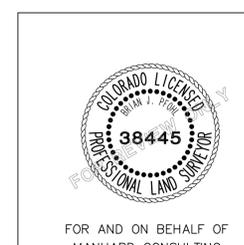
FINAL PLAT

RAMPART BUSINESS CENTER FILING NO. 13 FINAL PLAT

AN ADMINISTRATIVE REPLAT OF LOT 1, RAMPART BUSINESS CENTER FILING NO. 12
 LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO



- LEGEND**
- = EX. PROPERTY LINE
 - = EX. RIGHT-OF-WAY LINE
 - = EX. LOT LINE
 - = EX. EASEMENT LINE
 - = EX. FLOOD PLAIN LIMIT LINE
 - = SET NO. 5 REBAR WITH 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
 - ⊕ = SECTION CORNER
 - ⊙ = FOUND NO. 5 REBAR AS NOTED
 - = FOUND NO. 5 REBAR W/1.25" YELLOW PLASTIC CAP STAMPED "PARAGON, PLS 26288"
 - ⬠ = FOUND NO. 5 REBAR W/1.5" ALUMINUM CAP STAMPED "LS 11150"
 - ⊙ = FOUND NAIL & 0.75" BRASS DISK STAMPED "LS 11150"
 - ⊙ = FOUND 1" COPPER CAP STAMPED "FSI, LS 30830"
 - ⊙ = FOUND 1.5" ALUMINUM CAP AS NOTED
 - = BOUNDARY DIMENSION
 - 0.00 (0.00) = RECORD DIMENSION PER RECEPTION NO. A8060406



DRAWN BY		REVISIONS		DATE		JOB NO.		JOB TITLE	
RAMPART BUSINESS CENTER FILING NO. 13 FINAL PLAT CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO FINAL PLAT									
PROJ. MGR.: BJP PROJ. ASSOC.: JCS DRAWN BY: GDP DATE: 05/16/18 SCALE: 1" = 60' SHEET <div style="font-size: 2em; font-weight: bold; display: inline-block;">3</div> OF <div style="font-size: 2em; font-weight: bold; display: inline-block;">3</div> LBA.CEC002.00									

CASE NO. LU-18-00104

August 23, 2018 - 2:12:20 P:\Business\2018\Final Drawings\Plat of Subdivision\LBA.CEC002.00-BIS.dwg - Unsaved - Bk - BPlat.dwg