

UPDATED SHEET DIMS

Distance: 1.09

Adams County - 18" x 24" sheets with 2" margin on left, and 1/2" margins on all other sides.

UPLAND PARK II SUBDIVISION FILING NO. 3 AMENDMENT NO. 1

A resubdivision of Lots 1 & 4, Block 1, Upland Park II Subdivision Filing No.3.

A PORTION OF THE SOUTHWEST QUARTER HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

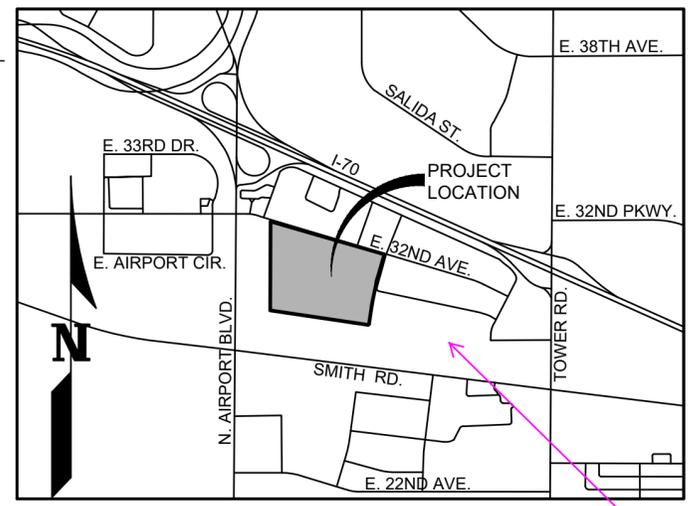
UPDATED TITLE

ADDED COMMA

comma

LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



VICINITY MAP
SCALE: 1" = 2000'

COVENANTS:

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON FEBRUARY 6, 2020.

add all the public street names within 1/2 mile of the site

ADDED NAMES

NOTES:

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO-PARKING - FIRE LANE".

2. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WHICH WAS ASSUMED TO BEAR NORTH 89°38'14" EAST, AND IS MONUMENTED AS SHOWN HEREON.

3. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE THE OWNER OF THE LOT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

4. 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, C.R.S.

5. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, AND TITLE OF RECORD, WARE MALCOMB, RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: NCS-998346-ATL, EFFECTIVE DATE: JANUARY 30, 2020 AT 5:00 P.M.

6. THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.

7. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

8. **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.

JUSTIN C. SCHEITLER, P.L.S. NO. 38430
FOR & ON BEHALF OF WARE MALCOMB,
990 S. BROADWAY SUITE 230,
DENVER, COLORADO 80209

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS ____ DAY OF _____, 20__ AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS ____ DAY OF _____, 20__ AD AT ____ O'CLOCK ____ M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

INSTRUMENT NO.: _____

990 south broadway st.
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

JOB NO.	DCS19-4096
DATE:	02/06/2020
SCALE:	NA
Sheet	1 of 3

NO.	DATE	REMARKS
1	03/05/2020	UPDATED EASEMENT
DRAWN BY: AJ PA/PM: JCS		

Lots 1 & 4,

UPDATED LEGAL

combine these

ADDED COMMA

UPDATED NAME

check the name

W:\DCS\19\4096\000\Survey\CAD\Plat\DCS19-4096-PLAT.dwg

Adams County - 18" x 24" sheets with 2" margin on left, and 1/2" margins on all other sides.

UPDATED SHEET DIMS

Distance: 1.00

UPDATED TITLE

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ADDED T, R, P.M.

ADDED COMMA

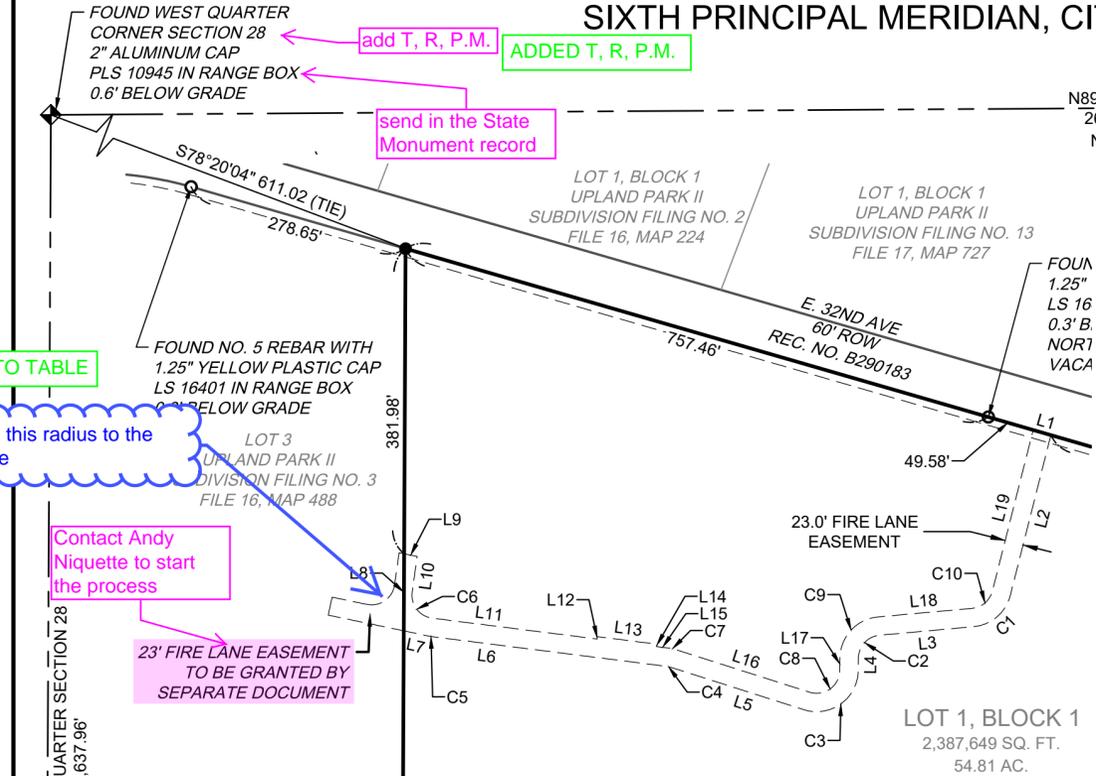
comma

add T, R, P.M.

ADDED T, R, P.M.

send in the State Monument record

send in the State Monument record



ADDED TO TABLE

Please add this radius to the Curve Table

Contact Andy Niquette to start the process

23' FIRE LANE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

add bar scale and ratio for detail

ADDED SCALE/RATIO

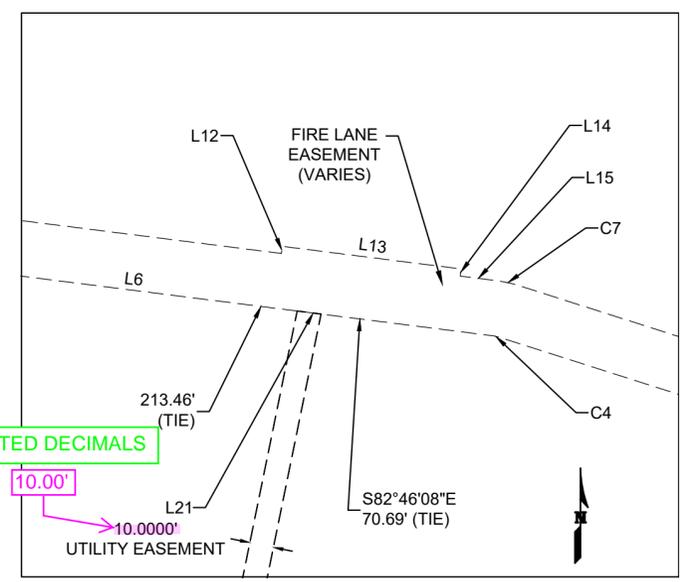
LINE #	BEARING	DISTANCE
L1	S73°50'40"E	23.01'
L2	S14°10'21"W	207.17'
L3	S84°46'58"W	117.99'
L4	S00°51'49"W	16.06'
L5	N72°16'22"W	174.73'
L6	N82°46'08"W	294.18'
L7	N78°11'58"W	32.65'
L8	N00°16'10"E	96.53'
L9	S78°11'58"E	16.64'
L10	S07°58'57"W	44.88'
L11	S82°46'08"E	207.31'
L12	N07°13'52"E	3.00'

LINE #	BEARING	DISTANCE
L13	S82°46'08"E	75.00'
L14	S07°13'52"W	3.00'
L15	S82°46'08"E	15.27'
L16	S72°16'22"E	174.73'
L17	N00°51'49"E	16.06'
L18	N84°46'58"E	117.99'
L19	N14°10'21"E	207.97'
L20	S11°30'09"W	273.85'
L21	N82°46'08"W	10.03'
L22	N11°30'09"E	274.60'
L23	S78°29'51"E	10.00'

LEGEND:

- SECTION LINE
- - - EASEMENT LINE
- ==== SITE BOUNDARY
- EXISTING RIGHT-OF-WAY
- SET 18" NO. 5 REBAR WITH 1.25" GREEN PLASTIC CAP *PLS 38430*
- FOUND MONUMENT AS DESCRIBED
- ◆ SECTION CORNER AS DESCRIBED

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	70°36'37"	52.00'	64.08'	S49°28'39"W	60.10'
C2	83°55'09"	29.00'	42.48'	S42°49'24"W	38.78'
C3	106°51'49"	52.00'	96.99'	S54°17'44"W	83.53'
C4	10°29'46"	29.00'	5.31'	N77°31'15"W	5.31'
C5	4°34'10"	52.00'	4.15'	N80°29'03"W	4.15'
C6	90°45'06"	29.00'	45.93'	S37°23'35"E	41.28'
C7	10°29'46"	52.00'	9.53'	S77°31'15"E	9.51'
C8	106°51'49"	29.00'	54.09'	N54°17'43"E	46.58'
C9	83°55'09"	52.00'	76.16'	N42°49'24"E	69.53'
C10	70°36'37"	29.00'	35.74'	N49°28'39"E	33.52'



UPDATED DECIMALS

10.00'

10.0000'

REMOVED EXTRA

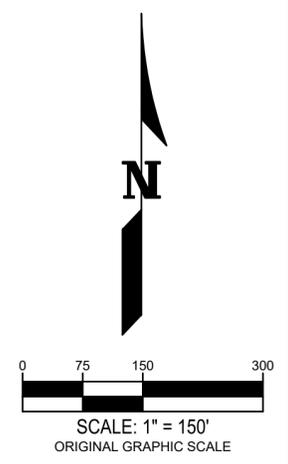
are both needed?

ADDED LABELING

label the Section corner

send in the State Monument record

W:\DCS\1914096\000\Survey\CAD\Plat\DCS19-4096-PLAT.dwg



SCALE: 1" = 150'
ORIGINAL GRAPHIC SCALE

JOB NO.	DCS19-4096
DATE:	02/06/2020
SCALE:	1" = 150'
Sheet	3 of 3

NO.	DATE	REMARKS
1	03/05/2020	UPDATED EASEMENT

DRAWN BY: AJ PA/PM: JCS

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CIVIL ENGINEERING & SURVEYING