

**PROVIDENCE AT THE HEIGHTS SUBDIVISION FILING NO. 1  
A RESUBDIVISION OF LOT 1, BLOCK 1,  
AURORA ALLIANCE SUBDIVISION FILING NO. 1  
A PART OF THE NORTHWEST 1/4, SECTION 17, TOWNSHIP 4 SOUTH,  
RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF  
ARAPAHOE, STATE OF COLORADO**

**LEGAL DESCRIPTION:**

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF LOT 1, BLOCK 1, AURORA ALLIANCE SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2008058 IN BOOK 47 PAGE 47 OF THE RECORDS OF ARAPAHOE COUNTY CLERK AND RECORDER SITUATED IN THE NORTHWEST 1/4, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. SUBORDINATELY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SECTION 17 AND CONSIDERING THE WEST LINE OF THE NORTHWEST CORNER OF SECTION 17 TO BEAR NORTH 00°41'59" WEST WITH ALL BEARINGS HEREON RELATIVE THERETO;  
THENCE SOUTH 50°08'13" EAST A DISTANCE OF 1,773.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, AURORA ALLIANCE SUBDIVISION FILING NO. 1 AND **THE POINT OF BEGINNING**;

THENCE SOUTH 73°17'45" EAST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, AURORA ALLIANCE SUBDIVISION FILING NO. 1 A DISTANCE OF 414.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, AURORA ALLIANCE SUBDIVISION FILING NO. 1;  
THENCE SOUTH 16°42'15" WEST ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, AURORA ALLIANCE SUBDIVISION FILING NO. 1 A DISTANCE OF 473.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, AURORA ALLIANCE SUBDIVISION FILING NO. 1;  
THENCE NORTH 77°53'27" WEST ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, AURORA ALLIANCE SUBDIVISION FILING NO. 1 A DISTANCE OF 361.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, AURORA ALLIANCE SUBDIVISION FILING NO. 1 AND A POINT OF CURVATURE;

THENCE ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, AURORA ALLIANCE SUBDIVISION FILING NO. 1 THE FOLLOWING TWO (2) COURSES:  
1) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°29'43", A RADIUS OF 1962.24 FEET, AN ARC LENGTH OF 462.18 FEET AND A CHORD THAT BEARS NORTH 09°57'22" EAST A DISTANCE OF 461.11 FEET;  
2) NORTH 16°42'15" EAST A DISTANCE OF 45.00 FEET TO THE **POINT OF BEGINNING**;

SAID LOT CONTAINING 195,003 SQ. FT. OR 4.476 ACRES MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **PROVIDENCE AT THE HEIGHTS SUBDIVISION FILING NO. 1**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

**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 147 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 BY 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 HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES RESULTING FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE UTILITIES; AND THEY FURTHER AGREE TO HOLD HARMLESS THE CITY OF AURORA, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGE TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF AURORA.

**OWNER:**

ELEVATION CHRISTIAN CHURCH, A COLORADO NON-PROFIT CORPORATION

SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

**NOTARIAL:**

STATE OF COLORADO )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

20\_\_ AD BY \_\_\_\_\_ AS \_\_\_\_\_ OF ELEVATION CHRISTIAN CHURCH, A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_

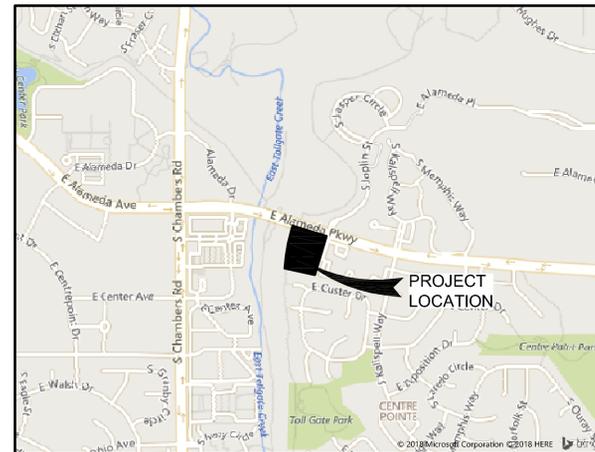
MY COMMISSION EXPIRES \_\_\_\_\_

**MORTGAGE HOLDER:**

THE UNDERSIGNED AS MORTGAGE HOLDER ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

THE SOLOMON FOUNDATION, A COLORADO NONPROFIT CORPORATION

SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ PRINT TITLE \_\_\_\_\_



VICINITY MAP  
(1" = 1000')

**NOTES:**

- 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 DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO-PARKING - FIRE LANE".
- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WHICH WAS ASSUMED TO BEAR NORTH 00°41'59" WEST, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO;
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE THE OWNER OF THE LOT, EXCEPTING THE CITY OF AURORA FROM FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- 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.
- THIS SURVEY 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 COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE REPORT NUMBER: 100-N0018485-020-JY, EFFECTIVE DATE: OCTOBER 9, 2018 AT 7:00 A.M.
- ALL OWNERS OF LOTS ADJACENT TO EAST ALAMEDA PARKWAY SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200 / 3937 METERS.
- 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 THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION 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 THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

**CONTRACT PURCHASER:**

SECOND CHANCE CENTER, INC., A COLORADO NON-PROFIT CORPORATION

SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

**NOTARIAL:**

STATE OF COLORADO )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

20\_\_ AD BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_

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

**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 MARCH 30, 2018.

THOMAS D. STAAB, P.L.S. NO. 25965  
FOR & ON BEHALF OF WARE MALCOMB

**NOTICE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANT 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 ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_  
PUBLIC WORKS DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE:**

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AD AT \_\_\_\_\_ O'CLOCK \_\_M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

BOOK NO.: \_\_\_\_\_

PAGE NO.: \_\_\_\_\_

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

JOB NO. DCS17-4101
DATE: 11/02/2018
SCALE:
Sheet 1 of 3

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

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS
DRAWN BY: KEB	PA/PM:	NA

PROVIDENCE AT THE HEIGHTS SUBDIVISION FILING NO. 1  
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 A PART OF THE NORTHWEST 1/4, SECTION 17, TOWNSHIP 4 SOUTH,  
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 ARAPAHOE, STATE OF COLORADO

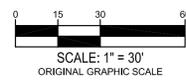
LEGEND

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- EASEMENT LINE
- VERIZON EASEMENT
- EXISTING RIGHT-OF-WAY LINE
- ◆ SECTION LINE MONUMENT AS NOTED
- SET 18" NO. 5 REBAR W/ 1.25" YELLOW PLASTIC CAP STAMPED "PLS 25965"
- FOUND MONUMENT AS DESCRIBED
- SQ. FT.
- ROW
- (NR) NON-RADIAL
- ▨ FIRE LANE, UTILITY & PUBLIC ACCESS EASEMENT
- ▩ 23' PUBLIC ACCESS EASEMENT

POINT OF COMMENCEMENT  
 NORTHWEST CORNER OF SECTION 17  
 FOUND 3" BRASS CAP MARKED "CITY OF  
 AURORA LS 16848 1984" IN RANGE BOX

POINT OF BEGINNING

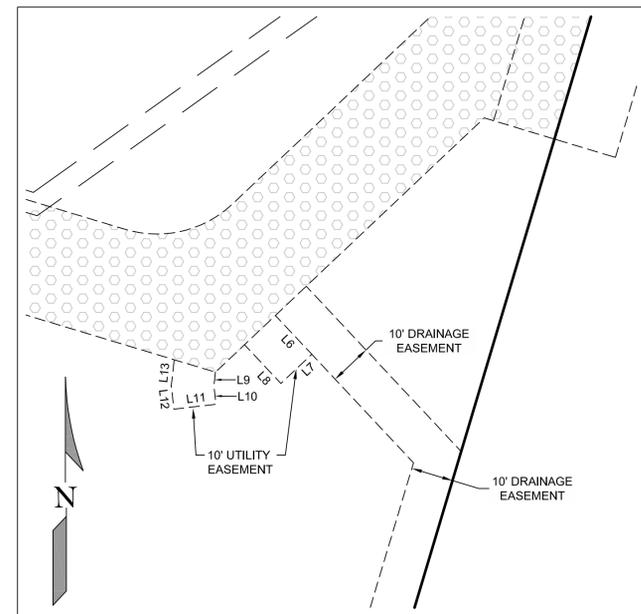
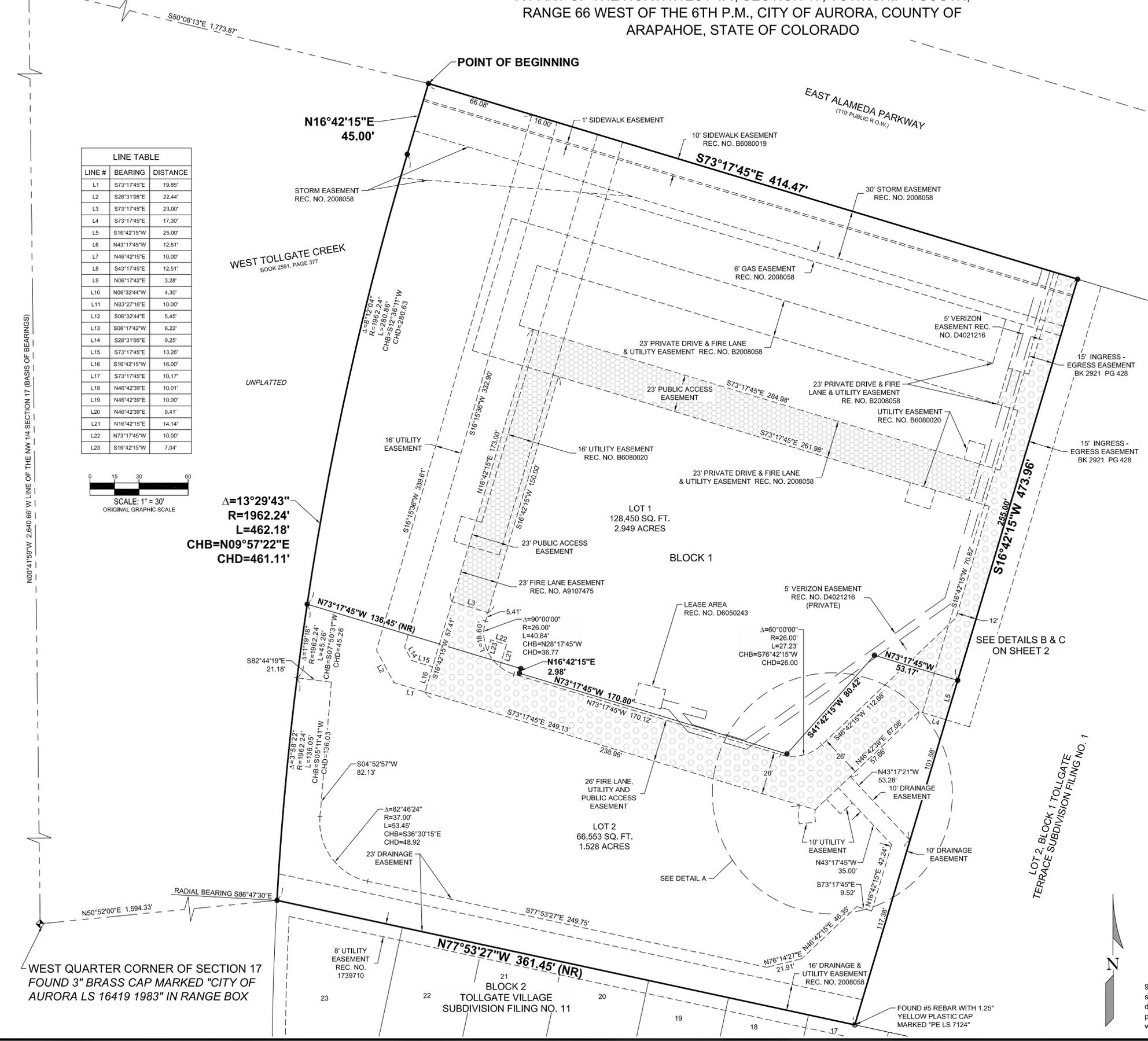
LINE #	BEARING	DISTANCE
L1	S73°17'45"E	19.85'
L2	S28°31'05"E	22.44'
L3	S73°17'45"E	23.00'
L4	S73°17'45"E	17.30'
L5	S16°42'15"W	25.00'
L6	N43°17'45"W	12.51'
L7	N46°42'15"E	10.00'
L8	S43°17'45"E	12.51'
L9	N06°17'42"E	3.28'
L10	N06°32'44"W	4.30'
L11	N83°27'16"E	10.00'
L12	S06°32'44"E	5.45'
L13	S06°17'42"W	6.22'
L14	S28°31'05"E	9.25'
L15	S73°17'45"E	13.28'
L16	S16°42'15"W	16.00'
L17	S73°17'45"E	10.17'
L18	N46°42'39"E	10.01'
L19	N46°42'39"E	10.00'
L20	N46°42'39"E	9.41'
L21	N16°42'15"E	14.14'
L22	N73°17'45"W	10.00'
L23	S16°42'15"W	7.04'



Δ=13°29'43"  
 R=1962.24'  
 L=462.18'  
 CHB=N09°57'22"E  
 CHD=461.11'

N00°41'59"W 2,640.66' W. LINE OF THE NW 1/4 SECTION 17 (BASIS OF BEARINGS)

WEST QUARTER CORNER OF SECTION 17  
 FOUND 3" BRASS CAP MARKED "CITY OF  
 AURORA LS 16419 1983" IN RANGE BOX



DETAIL A - PROPOSED EASEMENTS  
 (1" = 20')

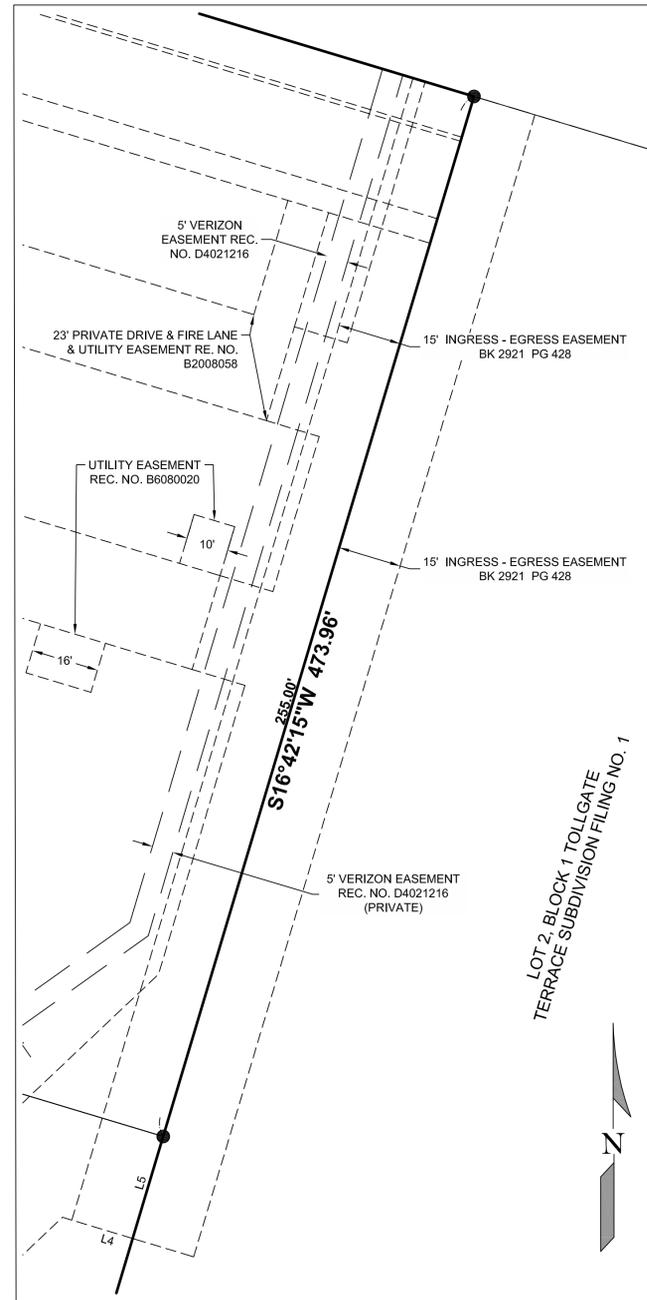
JOB NO. DCS17-4101  
 DATE: 11/02/2018  
 SCALE:  
 Sheet 2 of 3

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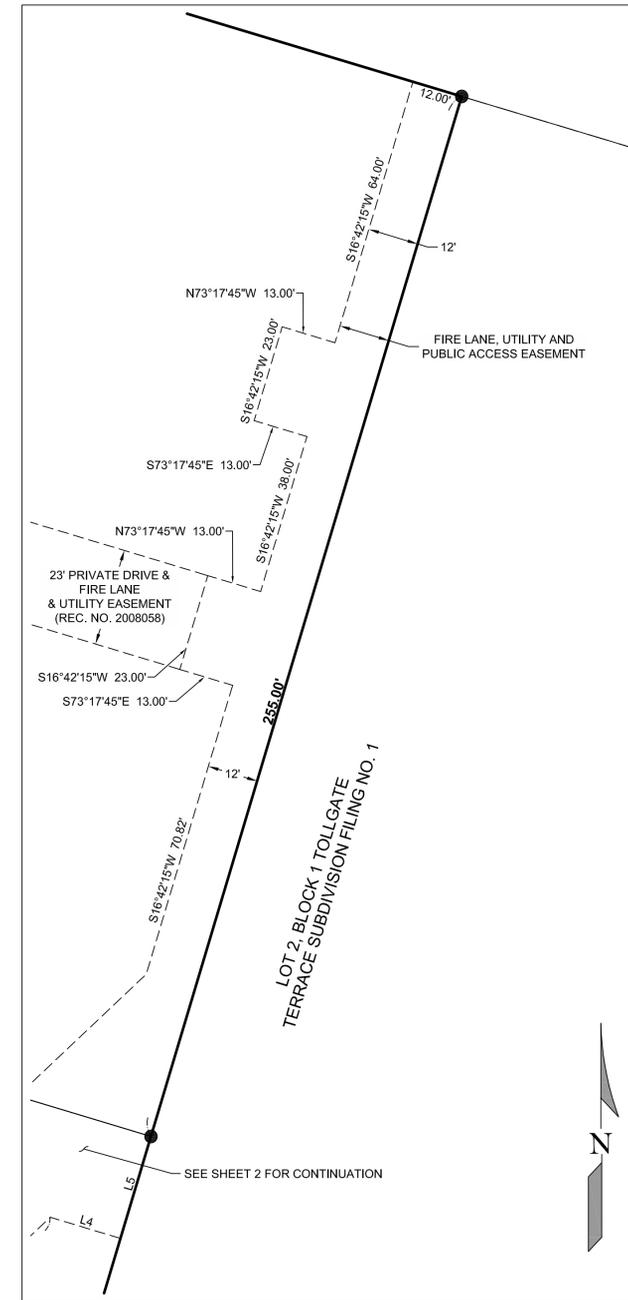
**WARE MALCOMB**  
 CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS
DRAWN BY:	KEB	PA/PM: NA

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 AURORA ALLIANCE SUBDIVISION FILING NO. 1  
 A PART OF THE NORTHWEST 1/4, SECTION 17, TOWNSHIP 4 SOUTH,  
 RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF  
 ARAPAHOE, STATE OF COLORADO



DETAIL B - EXISTING EASEMENTS  
 (1" = 20')



DETAIL C - PROPOSED FIRE LINE, UTILITY & PUBLIC ACCESS EASEMENT  
 (1" = 20')

LEGEND

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- EASEMENT LINE
- VERIZON EASEMENT
- EXISTING RIGHT-OF-WAY LINE
- ◆ SECTION LINE MONUMENT AS NOTED
- SET 18" NO. 5 REBAR W/ 1.25" YELLOW PLASTIC CAP STAMPED "PLS 25965"
- FOUND MONUMENT AS DESCRIBED
- SQ. FT. SQUARE FEET
- ROW RIGHT-OF-WAY
- (NR) NON-RADIAL

LOT 2, BLOCK 1 TOLLGATE  
 TERRACE SUBDIVISION FILING NO. 1

LOT 2, BLOCK 1 TOLLGATE  
 TERRACE SUBDIVISION FILING NO. 1

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