

SPARROW LANE SUBDIVISION FILING NO. 1

SITUATED IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 1 OF 2

DRAFT

Send in the updated Certificate of Taxes Due for the site property.

Send in the updated Title Commitment - dated within 120 calendar days of the plat approval date

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A PARCEL OF LAND FORMERLY DESCRIBED BY RECEPTION NUMBER 2016000108069, AS RECORDED IN THE OFFICIAL ADAMS COUNTY RECORDS, SITUATED IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34 AS MONUMENTED BY A 3" BRASS CAP IN RANGE BOX STAMPED "PLS 16419" THENCE SOUTH 47°28'44" EAST, A DISTANCE OF 1,249.94 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°57'02" EAST, A DISTANCE OF 186.00 FEET;
THENCE NORTH 00°03'32" WEST, A DISTANCE OF 382.51 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SMITH ROAD AS RECORDED BY REC. NO. C1075634 IN THE OFFICIAL ADAMS COUNTY RECORDS;
THENCE SOUTH 83°28'32" EAST COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 251.44 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1 F.L. RED GRANT CONSTRUCTION COMPANY SUBDIVISION FILING NO. 1 AS RECORDED BY REC. NO. B607983 IN THE AFOREMENTIONED RECORDS;
THENCE SOUTH 00°02'48" EAST COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 353.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT;
THENCE NORTH 89°57'02" EAST COINCIDENT WITH THE SOUTH LINE OF SAID LOT, A DISTANCE OF 707.14 FEET;
THENCE NORTH 00°02'41" WEST, A DISTANCE OF 272.23 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE;
THENCE SOUTH 83°28'32" EAST COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 309.66 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH FRANK DRIVE AS RECORDED IN BOOK 1382 ON PAGE 366 OF THE AFOREMENTIONED RECORDS;
THENCE SOUTH 00°08'02" EAST COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 236.75 FEET TO THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY LINE OF NORTH FRANK DRIVE;
THENCE NORTH 89°57'19" EAST COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH FRANK DRIVE, A DISTANCE OF 20.80 FEET;
THENCE SOUTH 00°43'29" EAST, A DISTANCE OF 383.15 FEET;
THENCE SOUTH 89°39'21" WEST, A DISTANCE OF 846.71 FEET;
THENCE SOUTH 89°32'27" WEST, A DISTANCE OF 703.10 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ARGONNE STREET AS RECORDED IN BOOK 920 ON PAGE 472 OF THE AFOREMENTIONED RECORDS, SAID POINT ALSO BEING A POINT OF NON-TANGENT CURVATURE;
THENCE COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
1. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 95.75 FEET, SAID CURVE HAVING A RADIUS OF 118.40 FEET, A CENTRAL ANGLE OF 46°20'00", AND A CHORD WHICH BEARS NORTH 23°09'46" EAST A CHORD DISTANCE OF 93.16 FEET TO A POINT OF REVERSE CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 95.75 FEET, SAID CURVE HAVING A RADIUS OF 118.40 FEET, A CENTRAL ANGLE OF 46°20'00", AND A CHORD WHICH BEARS NORTH 23°09'46" EAST A CHORD DISTANCE OF 93.16 FEET;
3. NORTH 00°00'14" WEST, A DISTANCE OF 221.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 747,254 SQUARE FEET OR 17.15 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "SPARROW LANE 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.

OWNER:

SAEDEH KHADEM

SIGNATURE

PRINT NAME

PRINT TITLE

NOTARY:

STATE OF COLORADO) S.S.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____, BY _____ AS AUTHORIZED REPRESENTATIVE OF SAEDEH KHADEM AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ADDRESS

CITY, STATE ZIP CODE

MORTGAGE HOLDER:

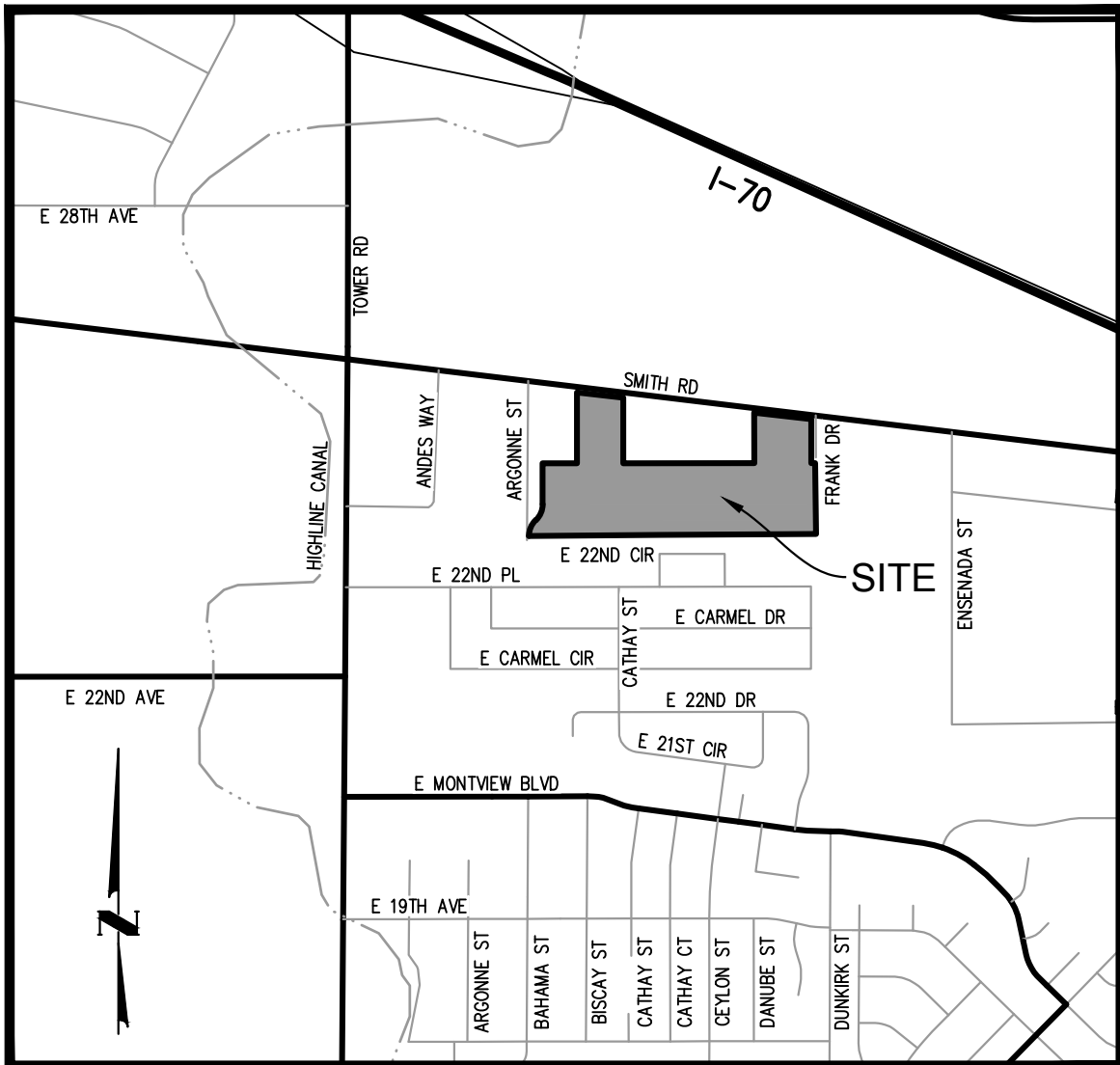
THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY DO HEREBY AGREE AND CONSENT TO THE PLATING OF SAID PROPERTY AS SHOWN HEREON.

ESTATE OF FEREDDOON SAMMI

SIGNATURE

PRINT NAME

PRINT TITLE



VICINITY MAP

SCALE: 1"=1,000'

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.

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 19000310590 ISSUED BY STEWART TILE AND HAVING AN EFFECTIVE DATE OF JUNE 24, 2019 AT 5:30 P.M.
- 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.
- 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 NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AS SHOWN HEREON, AS BEARING NORTH 89°34'26" EAST PER CITY OF AURORA HORIZONTAL CONTROL MAP NO. 03N.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY 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. and Frank Drive
- ALL OWNERS OF LOTS ADJACENT TO ARGONNE STREET AND SMITH ROAD 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 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.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- CONFLICTING BOUNDARY EVIDENCE (IF ANY) IS SHOWN HEREON.

Non-exclusive sidewalk easements are hereby granted to the City of Aurora for the purpose of maintaining, reconstructing, controlling and using such sidewalks together with the right of ingress and egress, provided the City shall not interfere with any other structures or improvements.

PROPERTY LINE CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	118.40'	46°20'00"	95.75'	N23°09'46"E	93.16'
C2	118.40'	46°20'00"	95.75'	N23°09'46"E	93.16'

EASEMENT LINE CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C3	29.00'	89°59'26"	45.55'	S45°03'15"E	41.01'
C4	29.00'	89°59'42"	45.55'	N44°57'11"E	41.01'

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY 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 ONE (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 OCTOBER 29, 2018.

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS, EASEMENTS, AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO THIS _____ DAY OF _____, 20____ A.D., 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____ A.D. AT _____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER

DEPUTY

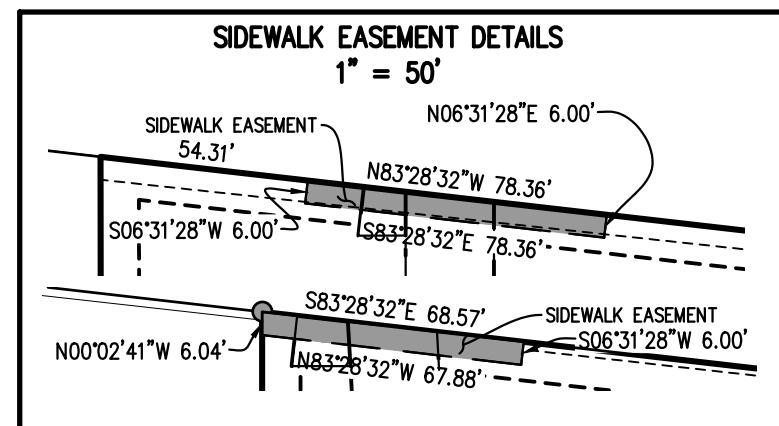
INSTRUMENT NO. _____

HKS HARRIS
KOCHER
SMITH

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

SHEET 2 OF 2

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EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L22	N89°57'02"E	20.58'
L23	S14°37'04"E	10.22'
L24	N89°57'02"E	86.39'
L25	S00°00'00"E	227.78'
L26	S40°00'36"E	33.02'
L27	S89°59'46"E	301.87'
L28	S00°27'33"E	70.30'

ROW DEDICATION

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HarrisKocherSmith.com