

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AMENDMENT NO. 1

A PORTION OF THE SOUTHEAST 1/4 SECTION 19, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

Should a note referencing Item #38 of B-2 Exception be included?
38. Terms, conditions, provisions, obligations and agreements as
set forth in the Request for Notification of Surface Development
recorded September 1, 2020 at Rec. No. 2020000085711.

STATE OF INTENT

THE PURPOSE OF THIS AMENDMENT IS TO REDUCE THE SIZE OF TRACT M, THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1 AND EXTEND THE SIDE LOT LINES OF LOTS 2-7, BLOCK 1 AND LOTS 13-122,
BLOCK 1 OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1.

DEDICATION

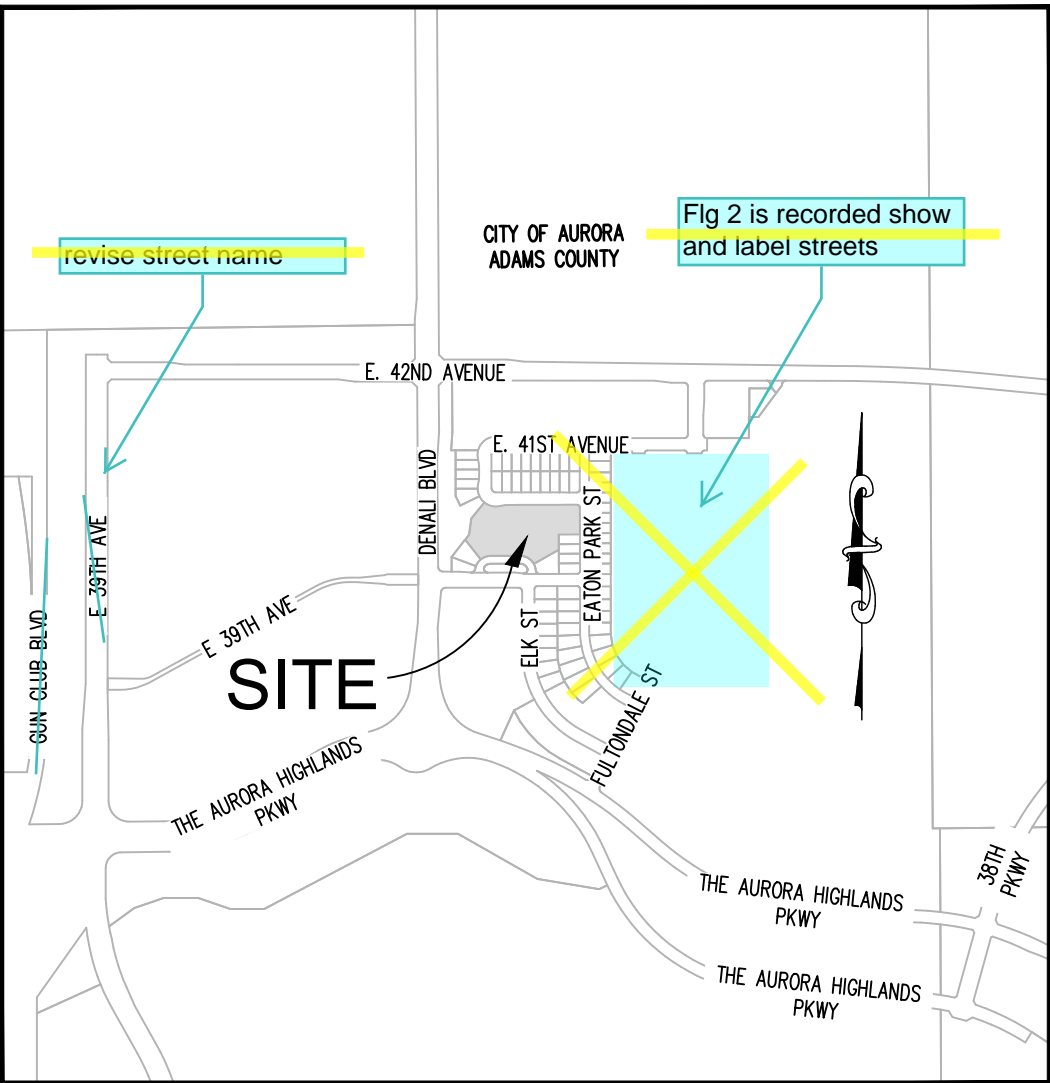
KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF
A PARCEL OF LAND BEING ALL OF **LOTS 2-7 INCLUSIVE, BLOCK 1, LOTS 13-22, INCLUSIVE,
BLOCK 1 AND TRACT M, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT
RECEPTION NO. 2019000089309** IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE,
COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID
COUNTY AND STATE.

CONTAINING AN AREA OF 3.175 ACRES, (138,305 SQUARE FEET), MORE OR LESS.

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

GENERAL 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 SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS
OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE
(NAD 83, 2011) REFERENCED TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 40TH AVE AS
DEPICTED ON THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AS SHOWN HEREON, BEING
MONUMENTED BY SET NO. 5 REBARS WITH 1-1/4" RED PLASTIC CAPS STAMPED AZTEC PLS
38256, TAKEN TO BEAR SOUTH 89°59'12" EAST, A DISTANCE OF 358.63 FEET.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER
OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY
STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- NON-EXCLUSIVE SIDEWALK EASEMENT 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.
- TRACT M IS TO BE PRIVATELY OWNED AND MAINTAINED.
- THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE
USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY
CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- ALL OWNERS OF LOTS ADJACENT TO E 40TH AVE AND EATON PARK STREET 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.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND
DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. NCS-1052254-CO WITH
AN EFFECTIVE DATE OF FEBRUARY 17, 2021 AT 5:00 P.M. WAS RELIED UPON FOR RECORD
INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). THIS SURVEY DOES NOT
REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP,
RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY
MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO
MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- 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.



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RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

