

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

ALDANA SUBDIVISION FILING NO. 1

A Re-subdivision of Altura Farms Subdivision Filing No. 2,
Being a part of the Northwest 1/4 of Section 5,
Township 4 South, Range 66 West of the 6th P.M.,
City of Aurora, County of Arapahoe, State of Colorado

Sheet 1 of 2

PROPERTY DESCRIPTION & DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF ALTURA FARMS SUBDIVISION FILING NO. 2, AS SHOWN ON THE PLAT RECORDED JANUARY 25, 2001 AS RECEPTION NO. B1010892 IN THE RECORDS OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, COLORADO.

CONTAINING 100,426 SQUARE FEET OR 2.31 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 ALDANA 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, 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, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

OWNER:

GCSA LLC

SIGNATURE

PRINT NAME

PRINT TITLE

NOTARIAL:

STATE OF COLORADO

SS

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 20____ A.D.

GCSA, LLC, A COLORADO LIMITED LIABILITY COMPANY

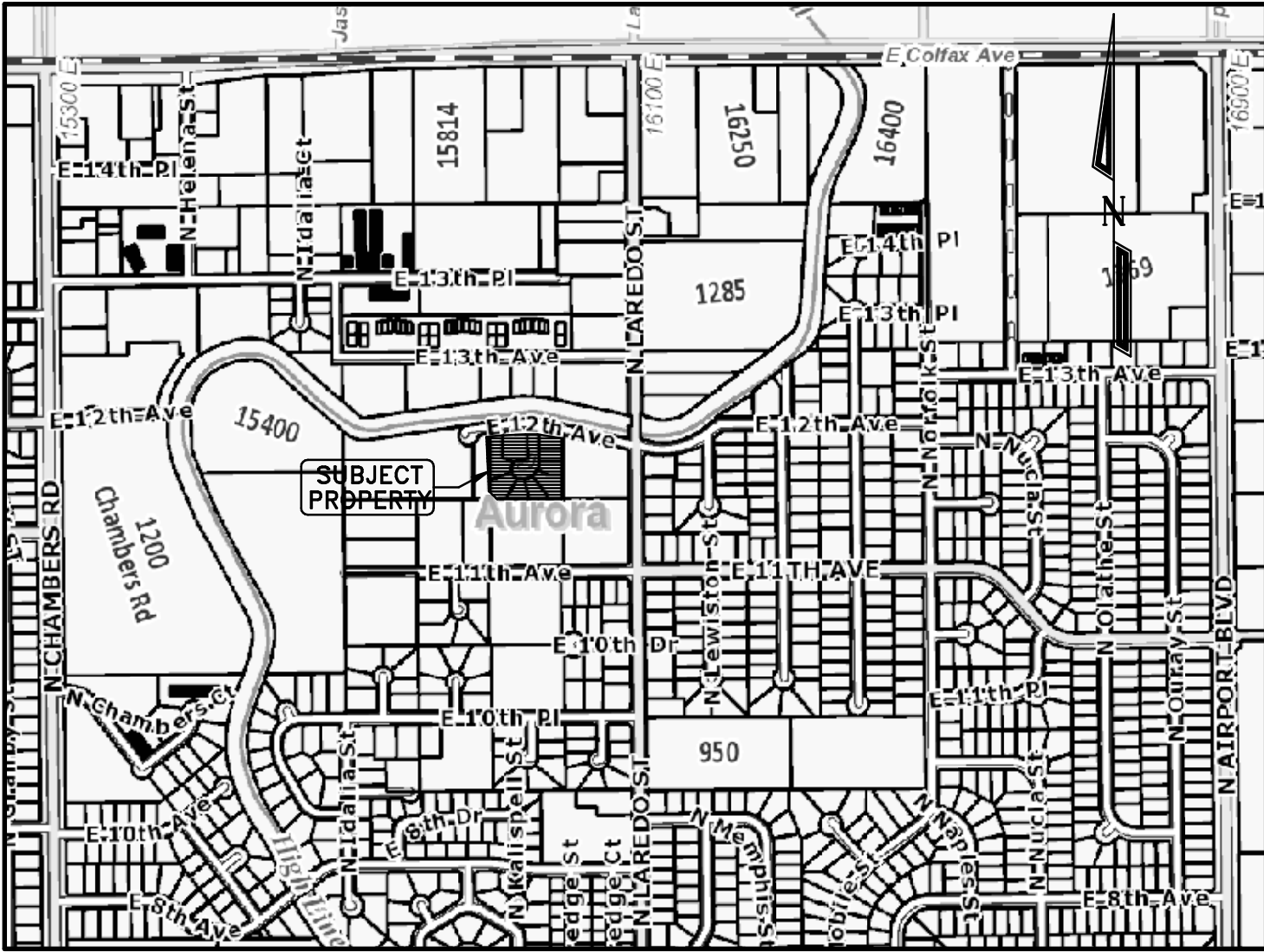
BY _____

AS _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP: 1" = 1000'

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 DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".

2) BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M. IN ARAPAHOE COUNTY, COLORADO IS ASSUMED TO BEAR NORTH 89°37'41" EAST, BEING MONUMENTED ON THE EAST END BY A 3" BRASS CAP IN RANGE BOX STAMPED "32 / 5, 1/4, T4S, R66W, CITY OF AURORA, LS 19614, 1987" AND ON THE WEST END BY A 3" BRASS CAP IN RANGE BOX STAMPED "31 / 32 / 6 / 5, T4S, R66W, CITY OF AURORA, LS 16848, 1987" AS MONUMENTED HEREON, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

3) 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.

4) ALL DISTANCES SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET.

5) AMERICAN WEST LAND SURVEYING COMPANY RELIED ON TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY DATED APRIL 25, 2023, ORDER NO. K70512181 FOR INFORMATION REGARDING EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

6) 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.

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 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.

8) 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.

9) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED.

10) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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.

11) ALL OWNERS OF LOTS ADJACENT TO EAST 12TH AVENUE AND NORTH KITTREDGE 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.

CITY APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, AND EASEMENTS,

AS 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

SURVEYOR'S CERTIFICATE:

I, CURTIS D. HOOS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO 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 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 JANUARY 24, 2019.

CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

American West
Land Surveying Co.
A Colorado Corporation

PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

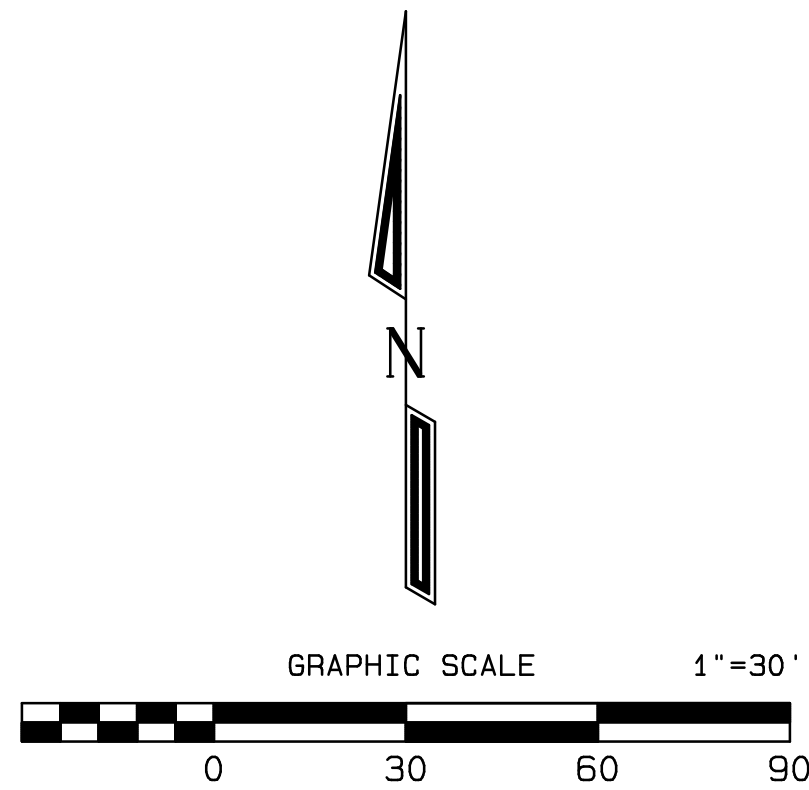
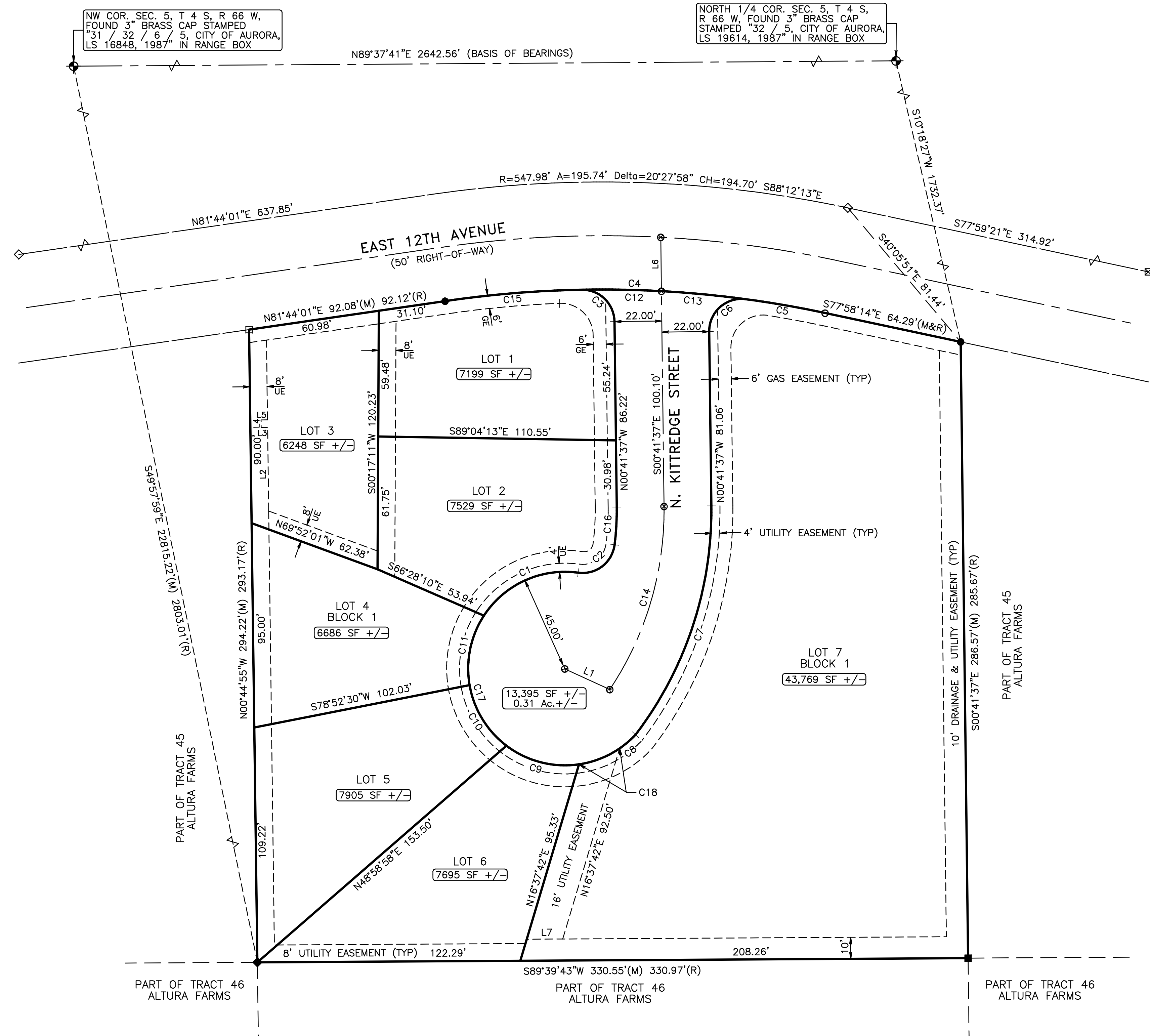
REVISION	DATE	SCALE 1" = 30'
	DATE: JUNE 13, 2023	
	DRAWN BY: CDH	
	CHECKED BY: MJH	
	CLIENT: ALDANA	
	JOB NO: 23-	

FILE: Z:\A - B\Altura Farms\ALDANA SUBDIVISION.pro

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Being a part of the Northwest 1/4 of Section 5,
Township 4 South, Range 66 West of the 6th P.M.,
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Sheet 2 of 2



LEGEND:

- ◆ = ALIQUOT MONUMENT, AS NOTED.
- = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971.
- ⊗ = STREET CENTERLINE MONUMENT, SEE NOTE BELOW.
- = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP, PLS 27275, CONFLICTING EVIDENCE: 5/8" REBAR BEARS N44°17'52"W, 0.58'.
- ◆ = FOUND 1/2" REBAR WITH 1, 1/4" YELLOW PLASTIC CAP, PLS 12840, CONFLICTING EVIDENCE: 5/8" REBAR BEARS N07°27'15"E, 0.76'.
- = FOUND 1/2" REBAR WITH 1" YELLOW PLASTIC CAP, PLS 7124.
- ⊠ = FOUND DENVER WATER BRASS CAP IN TOP OF 2" PIPE FILLED WITH CONCRETE.
- ◇ = FOUND NAIL IN TOP OF 2" PIPE FILLED WITH CONCRETE.
- = FOUND 5/8" REBAR.
- (M) = AS MEASURED BY THIS SURVEY.
- (R) = MEASUREMENT AS SHOWN ON THE PLAT OF ALTURA FARMS SUBDIVISION FILING NO. 2.
- UE = UTILITY EASEMENT.
- GE = GAS EASEMENT.

NOTE: MONUMENT BOXES WITH 30" X 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION OF NORTH KITTREDGE STREET IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	45.00'	51.64'	65°44'45"	N66°01'39"E	48.85'
C2	15.00'	23.74'	90°40'44"	N52°31'43"E	21.34'
C3	15.00'	23.67'	90°24'49"	N45°54'01"W	21.29'
C4(M)	497.97'	177.95'	20°28'28"	S88°12'28"E	177.00'
C4(R)	497.97'	177.88'	N/A	N/A	N/A
C5	497.97'	37.61'	04°19'40"	S80°08'04"E	37.60'
C6	15.00'	25.76'	98°23'43"	S48°30'15"W	22.71'
C7	172.00'	114.21'	38°02'46"	S18°19'46"W	112.13'
C8	45.00'	30.23'	38°29'28"	N62°24'02"E	29.67'
C9	45.00'	35.78'	45°33'20"	S75°34'34"E	34.84'
C10	45.00'	33.74'	42°57'42"	S31°19'03"E	32.96'
C11	45.00'	33.77'	42°59'29"	S11°39'32"W	32.98'
C12	497.97'	37.13'	04°16'21"	S88°58'15"E	37.13'
C13	497.97'	39.43'	04°32'10"	S84°33'59"E	39.42'
C14	150.00'	90.14'	34°25'56"	S16°31'21"W	88.79'
C15	497.97'	63.78'	07°20'17"	N85°13'26"E	63.73'
C16	128.00'	17.61'	07°52'57"	N03°14'52"E	17.60'
C17	45.00'	185.16'	235°44'44"	N19°29'19"W	79.93'
C18	45.00'	20.49'	26°05'09"	S68°36'11"W	20.31'

LINE	BEARING	DISTANCE
L1	N65°20'03"W	23.02'
L2	N00°44'55"W	47.48'
L3	S89°15'05"W	3.00'
L4	N00°44'55"W	3.50'
L5	N89°15'05"E	3.00'
L6	N00°41'37"W	25.05'
L7	N89°39'43"E	16.73'

American West
Land Surveying Co.
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PO Box 129, Brighton, CO 80601 • P:303-659-1532 F:303-655-0575 • amwestlls.com
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