

FINAL PLAT
FRANK T. FERRIS SUBDIVISION FILING NO. 3, AMENDMENT NO. 1
 A REPLAT OF LOTS 1 AND 2, BLOCK 1, FRANK T. FERRIS SUBDIVISION FILING NO. 3
 LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 1 OF 4

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, BLOCK 1, FRANK T. FERRIS SUBDIVISION FILING NO. 3, ADAMS COUNTY, COLORADO AT RECEPTION NUMBER 201200041441.

SAID PARCEL, AS DESCRIBED, CONTAINS 668,587 SQUARE FEET OR 15.35 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF FRANK T. FERRIS SUBDIVISION FILING NO. 3, 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.

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 DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF AURORA.

OWNER

EXECUTED THIS ____ DAY OF _____, 20____.

BY: R.L.R. INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

STATE OF COLORADO)
)SS
 COUNTY OF _____)

ATTEST: _____

BY: _____

TITLE: _____

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS ____ DAY OF _____,

20____, BY _____, AS _____ OF

R.L.R. INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES:

WITNESS MY HAND AND OFFICIAL SEAL

 NOTARY PUBLIC



VICINITY MAP

SCALE: 1"=1000'

SHEET INDEX

- 1 OF 4 COVER SHEET
- 2 OF 4 NOTES
- 3 OF 4 PLAT EXHIBIT
- 4 OF 4 PLAT EXHIBIT

MORTGAGEE'S CERTIFICATE

THE UNDERSIGNED AS MORTGAGE HOLDERS 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 PROVIDENT BANK

BY: _____

TITLE: _____

ATTEST: _____

STATE OF COLORADO)
) SS
 COUNTY OF _____)

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 MARCH 12, 2018.



DATE

BRIAN KROMBEIN, PE, PLS
 COLORADO NO. 38344

CITY APPROVAL

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF 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 EASEMENTS 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 CLERK AND RECORDER OF

ADAMS COUNTY COLORADO, ON THIS ____ DAY OF _____

20____AD AT ____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

INSTRUMENT NO. _____

COVER SHEET
 FRANK T. FERRIS SUBDIVISION
 FILING NO. 3, AMENDMENT NO. 1
 SHEET 1 OF 4



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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 4

GENERAL NOTES

1. 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.
2. 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".
3. BASIS OF BEARINGS: THE SOUTH LINE OF FRANK T. FERRIS SUBDIVISION FILING NO. 3 BEARS S89°34'00"W PER THE RECORDED PLAT OF SAID FRANK T. FERRIS SUBDIVISION FILING NO. 3. ALL OTHER BEARINGS ARE RELATIVE THERETO. ALL MONUMENTS EXIST AS SHOWN HEREON.
4. 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.
5. ALL OWNERS OF LOTS ADJACENT TO AIRPORT BOULEVARD 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.
6. THE SUBJECT PROPERTY CONTAINS AN AREA OF 15.35 ACRES OR 668,587 SQUARE FEET, MORE OR LESS.
7. ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. VERMILION PEAK ENGINEERING RELIED UPON TITLE COMMITMENT NUMBER GLW1800131, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ON DECEMBER 6, 2018 FOR ALL INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY.

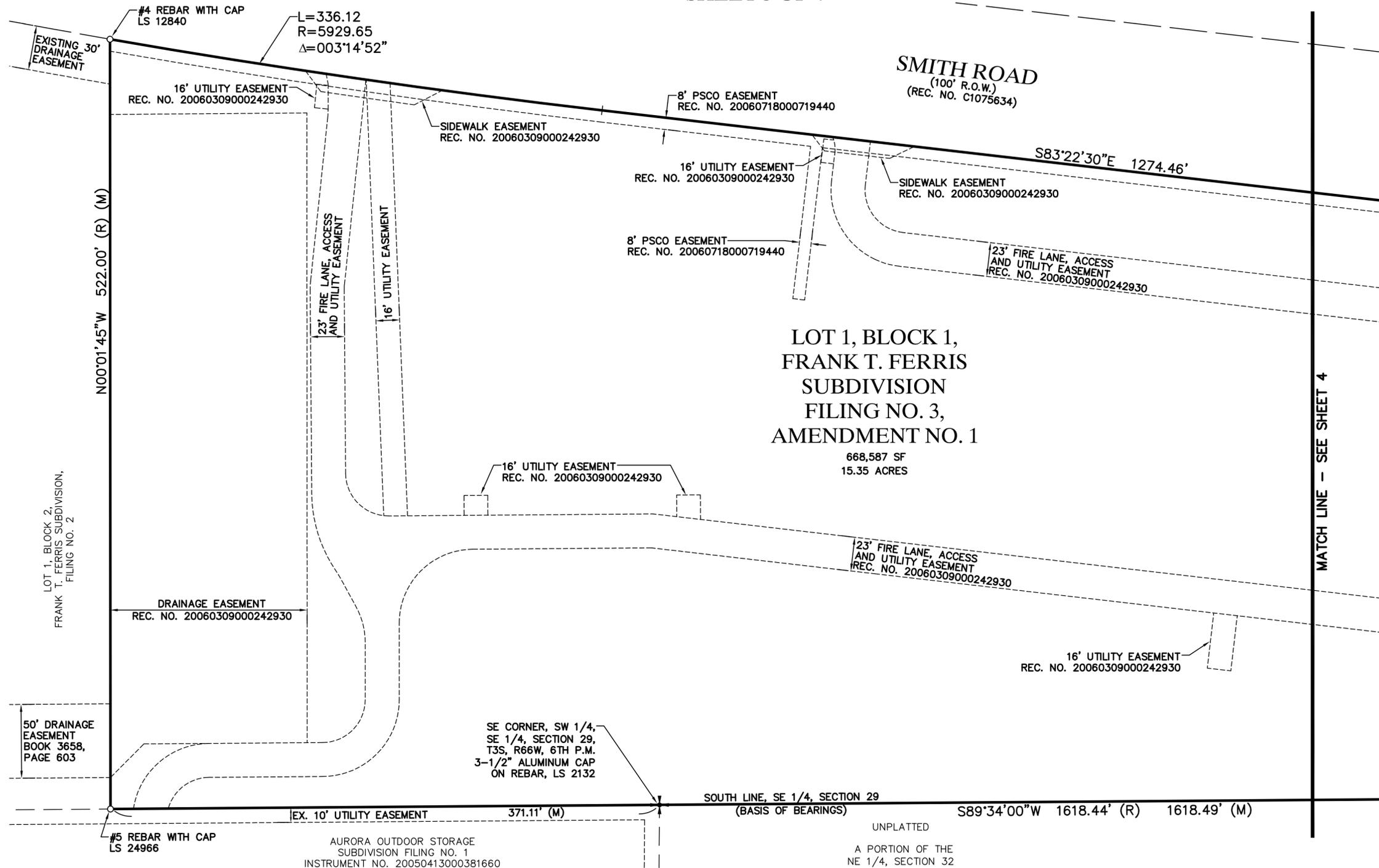
NOTES
FRANK T. FERRIS SUBDIVISION
FILING NO. 3, AMENDMENT NO. 1
SHEET 2 OF 4



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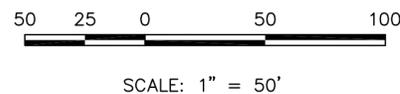


LOT 1, BLOCK 2,
FRANK T. FERRIS SUBDIVISION,
FILING NO. 2

MATCH LINE - SEE SHEET 4

LEGEND

- PLAT BOUNDARY
- EXISTING LOT LINE
- RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- #5 REBAR & CAP, P.L.S. 27011
- #5 REBAR & CAP, BAYER P.L.S. 6973
- NAIL & BRASS TAG, BAYER P.L.S. 6973
- MONUMENT AS NOTED



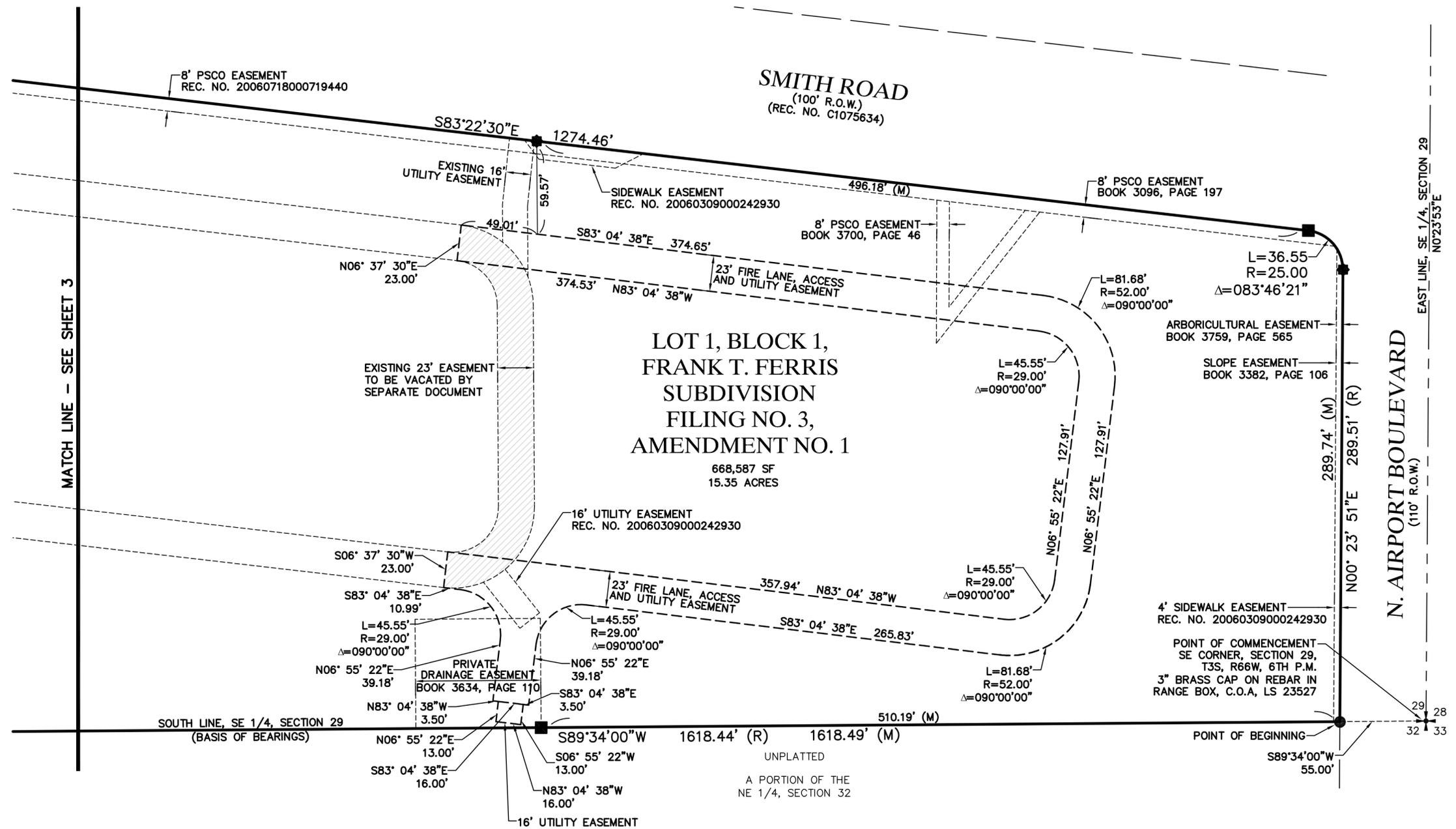
PLAT EXHIBIT
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SHEET 3 OF 4



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 SHEET 4 OF 4



MATCH LINE - SEE SHEET 3

EAST LINE, SE 1/4, SECTION 29
N0°23'53\"

N. AIRPORT BOULEVARD
(110' R.O.W.)

LEGEND

- PLAT BOUNDARY
- EXISTING LOT LINE
- RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- #5 REBAR & CAP, P.L.S. 27011
- #5 REBAR & CAP, BAYER P.L.S. 6973
- NAIL & BRASS TAG, BAYER P.L.S. 6973
- MONUMENT AS NOTED



50 25 0 50 100

SCALE: 1" = 50'

PLAT EXHIBIT
 FRANK T. FERRIS SUBDIVISION
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 SHEET 4 OF 4

