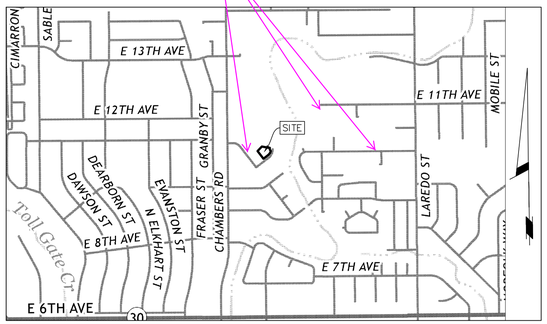
CHAMBERS COURT MULTI FAMILY SUBDIVISION FILING NO.1

delete → BEING A REPLAT OF LOT 3, BLOCK 1, LA VISTA RESUBDIVISION 2A,
BEING PART OF THE SW 1/4 OF SECTION 5, T4S, R66W OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

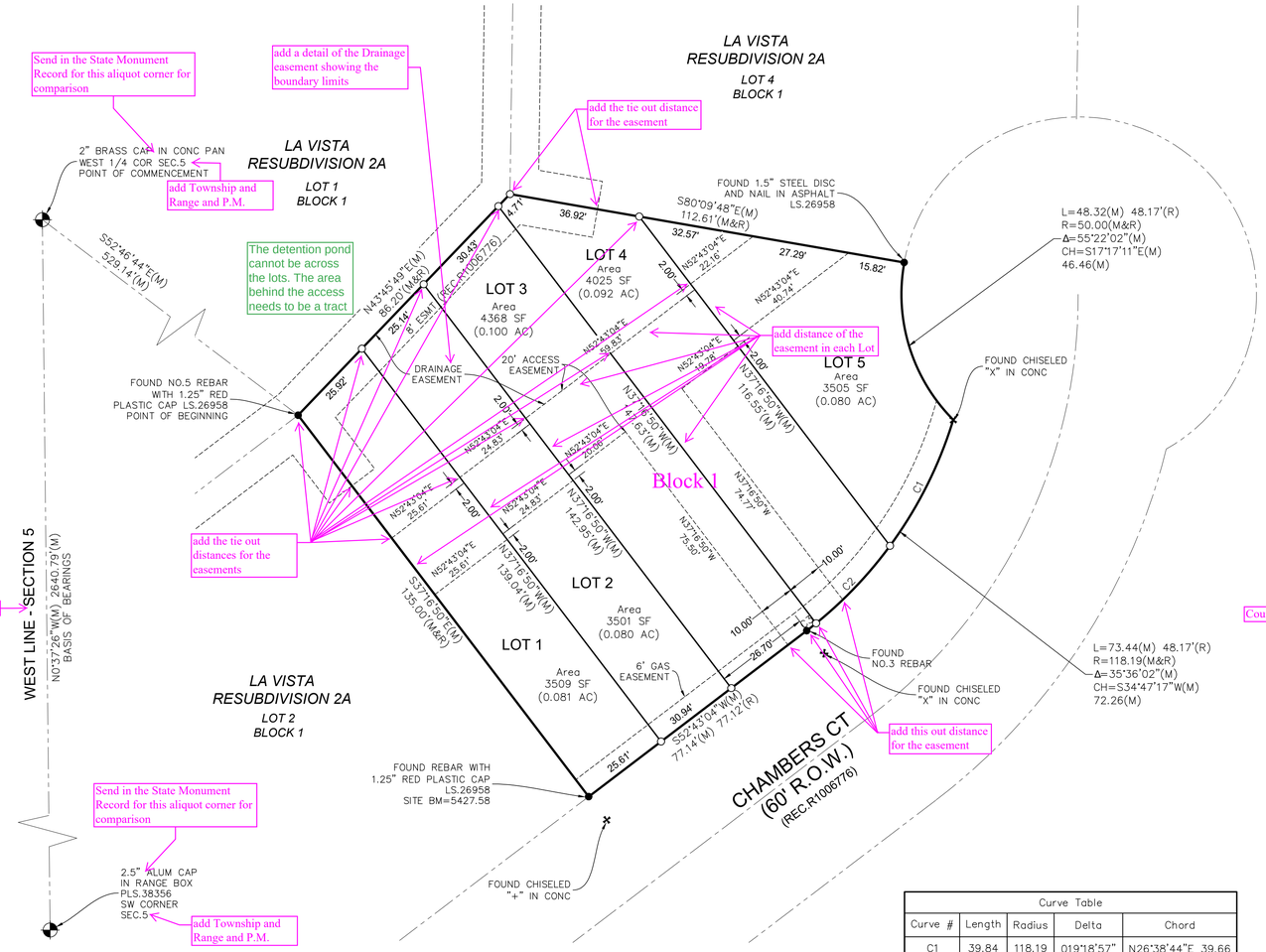
resubdivision

Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

add all the public street names within 1/2 mile of the site



VICINITY MAP
SCALE 1"=1000'



0' 20' 40'
SCALE: 1" = 20'

LEGEND

- ○ = SET NO.5x18" REBAR W/PLASTIC CAP LS.36070
- ● = FOUND MONUMENT AS NOTED
- + = FOUND CHISELED CROSS
- (R) = RECORD INFORMATION
- (M) = MEASURED
- = PROPERTY LINE
- = LOT LINE
- = ADJACENT PARCEL LOT LINE

send in the closure sheet for the description

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN LOT 3, BLOCK 1, LA VISTA RESUBDIVISION 2A, LOCATED IN THE SW 1/4 OF SECTION 5, T4S, R66W OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.; THENCE S52°46'44"E A DISTANCE OF 529.14' TO THE NORTHWEST CORNER OF LOT 3, BLOCK 1, LA VISTA RESUBDIVISION 2A AND ~~HTE~~ POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES; sp. change

1. THENCE N43°45'49"E A DISTANCE OF 86.20';
2. THENCE S80°09'48"E A DISTANCE OF 112.61';
3. THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, 48.32', SAID CURVE HAVING A RADIUS OF 50.00', AN INTERIOR ANGLE OF 55°22'02" AND CHORD BEARING S17°17'11"E A DISTANCE OF 46.46';
4. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, 73.44", SAID CURVE HAVING A RADIUS OF 118.19', AN INTERIOR ANGLE OF 35°36'02" AND CHORD BEARING S34°47'17"W A DISTANCE OF 72.26';
5. THENCE S52°43'04"W A DISTANCE OF 77.14';
6. THENCE N37°16'50"W A DISTANCE OF 135.00' TO THE POINT OF BEGINNING, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. SAID PARCEL CONTAINING 18,908 SQUARE FEET (0.434 ACRES) MORE OR LESS.

SW 1/4 of

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CHAMBERS COURT MULTI FAMILY 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 ~~147~~ 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 TO THE CITY; comma

ALL ELECTRICAL, AND 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 ~~AGREE~~ 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.

add the Overflight Note: 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.

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	39.84	118.19	019°18'57"	N26°38'44"E 39.66
C2	30.24	118.19	014°39'29"	N43°37'57"E 30.15
C3	3.36	118.19	001°37'36"	N51°46'29"E 3.36

NOTES:

comma period

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".

period

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.

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, T4S, R66W OF THE 6TH P.M., BETWEEN MONUMENTS AS SHOWN HEREON IS N0°37'26"W, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO.

NOTES (CONT):

ALL DISTANCES ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET, DEFINED AS EXACTLY 1200/3937 METERS.

ALL OWNERS ADJACENT TO CHAMBERS COURT 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.

EASEMENTS AND RIGHTS OF WAY AS SHOWN HEREON ARE BASED ON THE PLAT OF LA VISTA RESUBDIVISION 2A AS RECORDED AT RECEPTION NO.1006776.

THERE IS NO EVIDENCE OF CONFLICTING BOUNDARY INFORMATION.

update this Title Commitment to be within 120 calendar days of the plat approval date

STEWART TITLE GUARANTEE COMPANY-I ~~TITLE COMMITMENT FILE NO.00400523~~ WITH AN EFFECTIVE DATE OF ~~APRIL 1, 2019 AT 8:00 A.M.~~ WAS USED IN THE PREPARATION OF THIS PLAT.

delete - not a plat note

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD PLAIN MAP NO. 08005C0181K, WITH A DATE OF IDENTIFICATION OF DECEMBER 17, 2010 FOR COMMUNITY NO. 080002 (CITY OF AURORA), STATE OF COLORADO, WHICH IS CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED, AND SHOWN HEREON.

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 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 7/19/2019.

semi-colon

DAVID L. SWANSON
PROFESSIONAL LS. NO.36070

RECORDER'S CERTIFICATE:

County change

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ~~ADAMS~~ COUNTY, COLORADO, AT _____0' CLOCK ___ .M. THIS _____ DAY OF _____, 20___ A.D.

County → CLERK AND RECORDER

DEPUTY

INSTRUMENT NO.: _____

Book No.: _____
Page No.: _____ (For Arapahoe County)
Reception No.: _____

OWNER:

HARP, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE

PRINT NAME PRINT TITLE

NOTORIAL:

STATE OF COLORADO)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20__ A.D.

BY _____ AS _____ OF HARP, LLC AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES : _____

CITY OF AURORA 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____ A.D., SUBJECT TO THE CONDITION THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

that delete this signature line

DIRECTOR OF PUBLIC WORKS DATE

CITY ~~ATTORNEY~~ change to **Engineer** DATE

PLANNING DIRECTOR DATE