

ELMIRA NORTH SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 25 THROUGH 35, BLOCK 7, NEW ENGLAND HEIGHTS
 A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 34, T.3S., R.67W. OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 1 OF 2

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 34, T.3S., R.67W. OF THE 6TH P.M. BEING LOTS 25 THROUGH 35, BLOCK 7, NEW ENGLAND HEIGHTS, A SUBDIVISION PLAT RECORDED IN PLAT BOOK 3 AT PAGE 33 IN THE ADAMS COUNTY CLERK & RECORDER'S RECORDS, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25, BLOCK 7 OF SAID NEW ENGLAND HEIGHTS;
 THENCE S89°31'45"W ALONG THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF EAST 25TH AVENUE AS DESCRIBED IN PLAT BOOK 3 AT PAGE 33 OF SAID ADAMS COUNTY CLERK & RECORDER'S RECORDS, A DISTANCE OF 134.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25;
 THENCE N00°21'21"W ALONG THE WEST LINE OF SAID BLOCK 7, A DISTANCE OF 274.78 FEET TO THE NORTHWEST CORNER OF LOT 35 OF SAID BLOCK 7;
 THENCE N89°32'02"E ALONG THE NORTH LINE OF SAID LOT 35, A DISTANCE OF 134.84 FEET THE NORTHWEST CORNER OF THE ELMIRA STREET R.O.W. AS DESCRIBED IN PLAT BOOK 3 AT PAGE 33 OF SAID ADAMS COUNTY CLERK & RECORDER'S RECORDS;
 THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY R.O.W. LINE OF SAID ELMIRA STREET:
 1. THENCE S00°21'21"E A DISTANCE OF 13.55 FEET TO POINT OF A NON-TANGENT CURVE AT THE NORTHERN MOST CORNER OF A PARCEL OF LAND DESCRIBED IN A GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 2018000018766 OF SAID ADAMS COUNTY CLERK & RECORDER'S RECORDS;
 2. THENCE ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND AND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°58'57", A RADIUS OF 35.00 FEET, A ARC LENGTH OF 61.08 FEET, A CHORD BEARING OF S00°21'21"E WITH A CHORD DISTANCE OF 53.62 FEET;
 3. THENCE S00°21'21"E NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 207.60 FEET TO THE POINT OF BEGINNING.

CONTAINING (36,585 SQUARE FEET) 0.8399 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 **ELMIRA NORTH 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(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, 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:

BBCB-2513 ELMIRA, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE _____

PRINT NAME AND TITLE _____

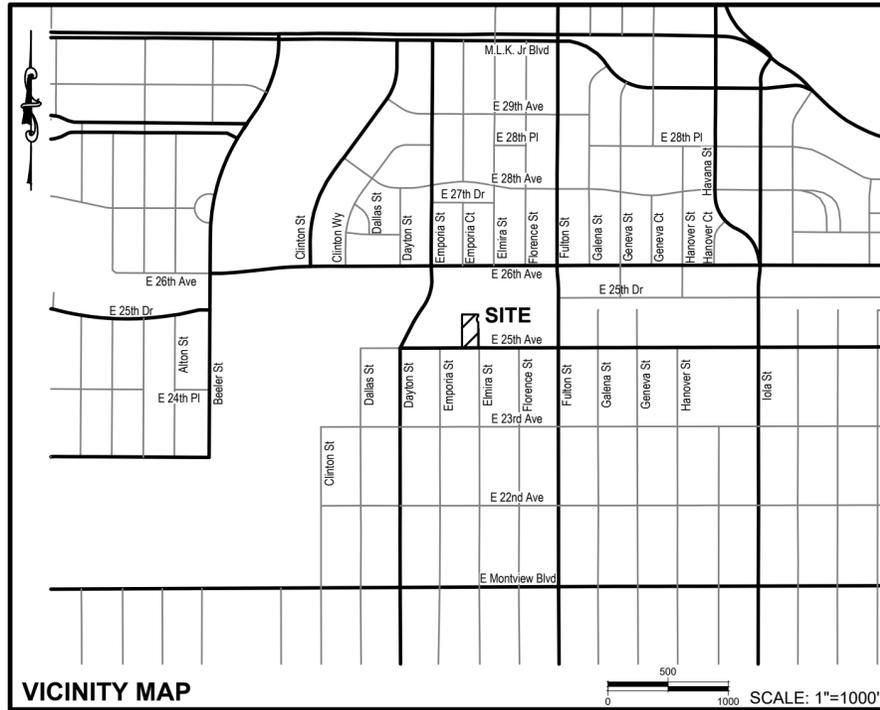
STATE OF _____)
 COUNTY OF _____) §

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

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



GENERAL NOTES:

- THIS PLAT WAS PREPARED BASED INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER 5509-3860675 PREPARED BY FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF NOVEMBER 23, 2021 AT 8:00 A.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BEARINGS ARE BASED ON A 30' RANGE LINE IN EAST 25TH AVENUE HAVING A GRID BEARING BEARING OF S89°31'45"W MONUMENTED BY A NO. 5 REBAR IN A RANGE BOX FOUND AT THE RANGE POINT IN THE INTERSECTION OF EAST 25TH AVENUE AND FLORENCE STREET AND A STEEL SPIKE IN A RANGE BOX FOUND AT THE RANGE POINT IN THE INTERSECTION OF EAST 25TH AVENUE AND DAYTON STREET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- ALL LINEAL DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. ALL U.S. SURVEY FEET AS EXACTLY 1200/3937 METERS. **Correct to 'East 25th Avenue and Elmira Street'**
- ALL THE OWNERS OF THE LOTS ADJACENT **EAST 22TH AVENUE AND ELMIRA STREET** SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE THAT MAY RESTRICT THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- 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, AND THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE EASEMENT AREA WITHIN EACH LOT AND TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT AND TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

ADD TO NOTES: 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.

I will add the note but the City's requirement for this note is a bit ambiguous considering this plat is not dedicating or granting a sidewalk easement, all sidewalk easements shown are existing.

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 _____

I FURTHER CERTIFY THAT I, CHARLES N. BECKSTROM, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY THAT THE PLAT SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

CHARLES N. BECKSTROM
 PROFESSIONAL L.S. NO. 33202
 FOR AND ON BEHALF OF
 ENGINEERING SERVICE COMPANY



Paragraph not needed

Language has been updated to the city's new standards.

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, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS AND EASEMENTS 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 THE CITY OF AURORA SPECIFICATIONS.

Paragraph not needed

Noted, this note is a company standard and is acceptable by the City of Aurora.

CITY ENGINEER _____ 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 _____

Acknowledged, fixed.

DEPUTY _____

INSTRUMENT NO.: _____

Fix formatting

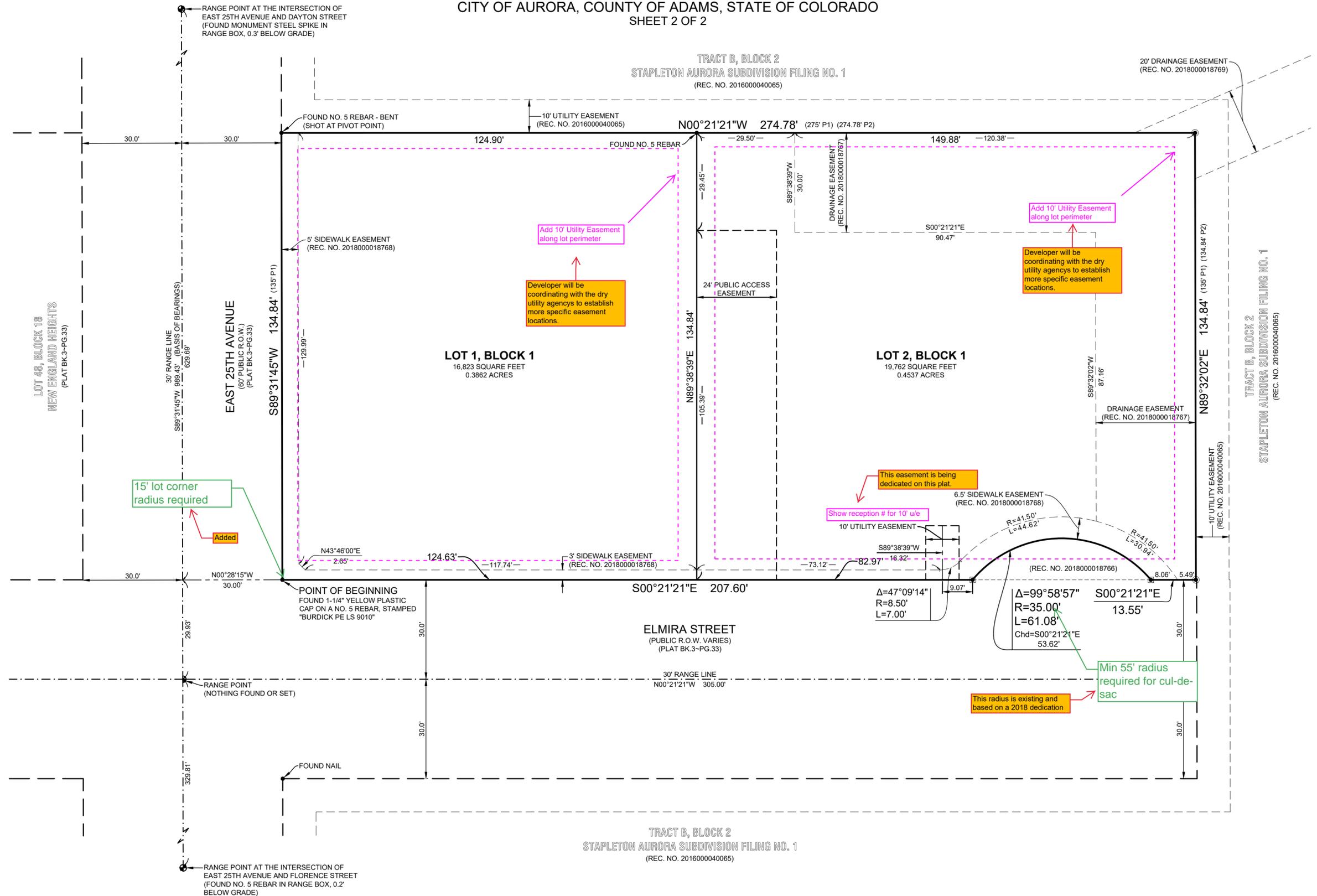
Acknowledged, note has been reworded

Reword: All owners of lots adjacent to East 25th Avenue and Elmira 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.

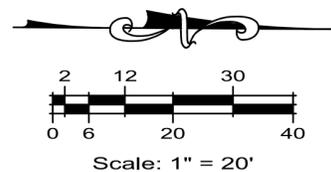
| | | |
|--|---|----------------------------------|
| ENGINEERING SERVICE COMPANY <i>Creative Solutions Since 1954</i> CIVIL ENGINEERS LAND SURVEYORS | 14190 East Evans Avenue Aurora, Colorado 80014 | Survey No.: 21-168-P |
| | engineeringserviceco.com | Project No.: 1597.1 |
| | P 303.337.1393 F 303.337.7481 | Date: 4/8/2022 |
| | T/F 1.877.273.0659 | Field Book No.: N.A. Revised: |

ELMIRA NORTH SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 25 THROUGH 35, BLOCK 7, NEW ENGLAND HEIGHTS
 A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 34, T.3S., R.67W. OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 2



| LEGEND | |
|--------|---|
| | PLAT BOUNDARY LINE |
| | ADJACENT LOT/PARCEL LINES |
| | RANGE LINE |
| | EXISTING EASEMENT LINE |
| | NEW EASEMENT LINE |
| | NEW EASEMENT CENTERLINE |
| | R.O.W. RIGHT-OF-WAY |
| | BK. PG. BOOK AND PAGE |
| | REC. NO. RECEPTION NUMBER |
| | (XX.XX' P1) PER THE RECORDED PLAT OF NEW ENGLAND HEIGHTS (PLAT BOOK 3 AT PAGE 33) IF DIFFERENT FROM AS-MEASURED |
| | (XX.XX' P2) PER THE RECORDED PLAT OF STAPLETON AURORA SUBDIVISION FILING NO. 1 (REC. NO. 2016000040065) IF DIFFERENT FROM AS-MEASURED |
| | RANGE POINT |
| | SET 5/8"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202" |
| | SET NAIL & 1" BRASS TAG STAMPED "ESC LS 33202" |
| | FOUND MONUMENT AS DESCRIBED |
| | ALL DIMENSIONS SHOWN WITH NO PARENTHESIS ARE AS-MEASURED DIMENSION |



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 Creative Solutions Since 1954
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Survey No.: 21-168-P
 Project No.: 1597.1
 Date: 4/8/2022
 Field Book No.: N.A.
 Revised:

File Name: N:\Projects\Paradigm System (Ballinger)\Aurora - 2503-2515 Elmira St\CAD\Plat\Elmira St Aurora - Plot.dwg Plot Date: 4/11/2022 Company: ESC