

# NEBO VILLAS SUBDIVISION FILING NO. 2

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 2, T.4S., R.67W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 1 OF 2

## DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE OWNERS OF A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 2, T.4S., R.67W. OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST 1/4 CORNER OF SECTION 2, T.4S., R.67W. OF THE 6TH P.M.;  
THENCE N00°24'21"E ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 2, A DISTANCE OF 1135.99 FEET;  
THENCE N89°35'39"W A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST R.O.W. LINE OF PEORIA STREET  
AND THE **POINT OF BEGINNING**;  
THENCE S00°24'41"W ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 1081.44 FEET TO THE INTERSECTION OF THE WEST R.O.W. LINE OF PEORIA STREET AND THE NORTH R.O.W. LINE OF EAST 11TH AVENUE;  
THENCE S89°17'56"W ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 280.15 FEET;  
THENCE N00°24'21"E A DISTANCE OF 582.39 FEET;  
THENCE N89°54'30"W A DISTANCE OF 261.10 FEET;  
THENCE N00°19'11"E A DISTANCE OF 621.70 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF EAST 13TH AVENUE;  
THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE SOUTH R.O.W. LINE OF EAST 13TH AVENUE:

- 1) THENCE N89°36'59"E A DISTANCE OF 276.25 FEET TO A POINT OF CURVE;
- 2) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42°56'47", A RADIUS OF 163.87 FEET, AN ARC LENGTH OF 122.83 FEET, A CHORD BEARING OF S68°54'38"E AND A CHORD DISTANCE OF 119.97 FEET;
- 3) THENCE S47°28'13"E A DISTANCE OF 31.20 FEET TO A POINT OF CURVE;
- 4) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42°03'38", A RADIUS OF 223.87 FEET, AN ARC LENGTH OF 164.34 FEET, A CHORD BEARING OF S69°07'46"E AND A CHORD DISTANCE OF 160.68 FEET TO THE **POINT OF BEGINNING**.

CONTAINS (494,467 SQUARE FEET) 11.3514 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **NEBO VILLAS SUBDIVISION FILING NO. 2**, 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 14.7 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, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

## OWNER:

THE BETH MEDROSH HAGODOL CEMETERY ASSOCIATION, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME & TITLE

## NOTARIAL:

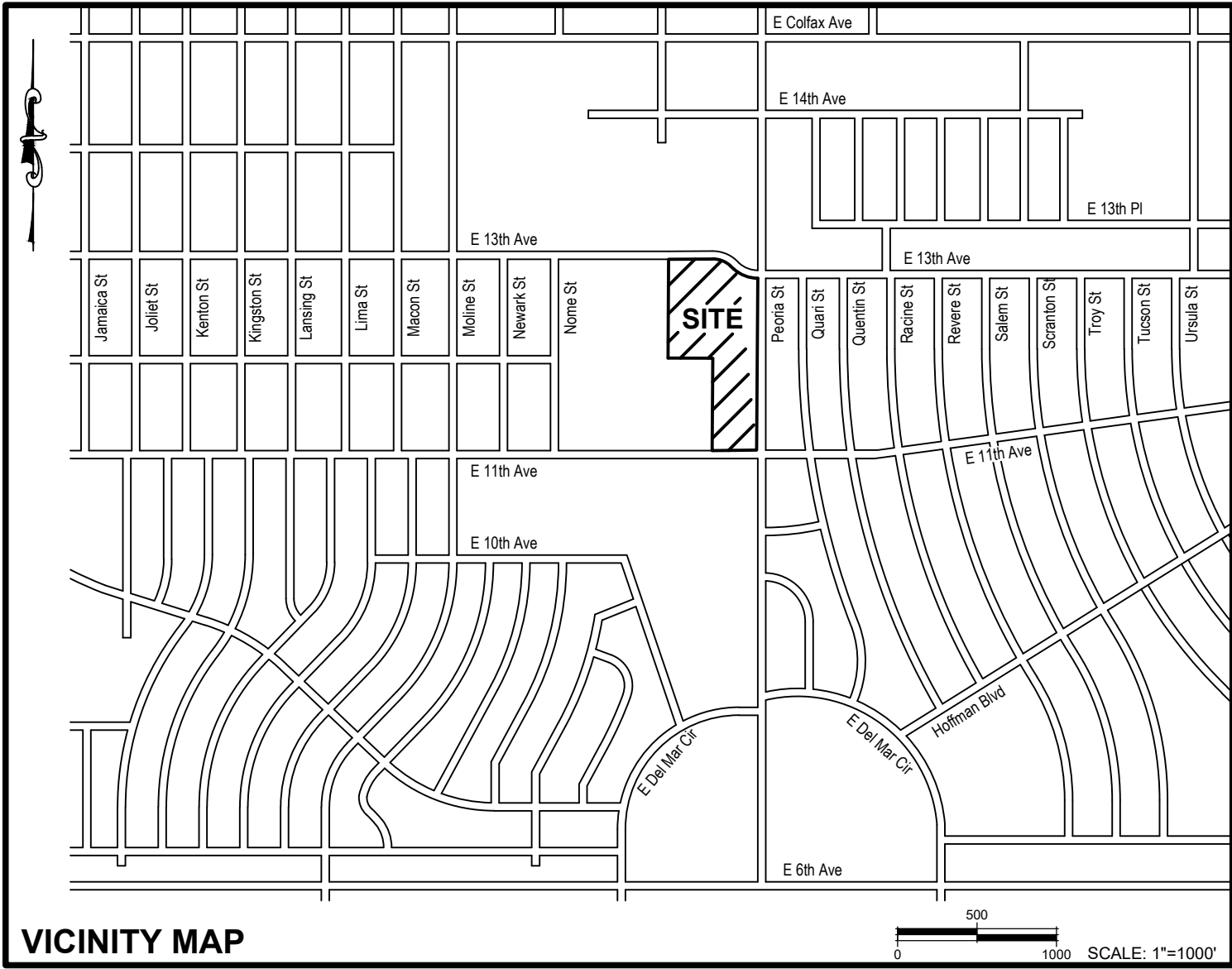
STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } §

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



## 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 \_\_\_\_\_.

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



ACKNOWLEDGED, TITLE  
COMMITMENT WILL BE  
UPDATED PRIOR TO  
MYLARS

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

## GENERAL NOTES:

1. THIS PLAT WAS BASED ON **TITLE COMMITMENT NUMBER 100-N0022698-020-JY** PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH A EFFECTIVE DATE OF **MAY 29, 2019**, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
2. BEARINGS ARE BASED ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 2, T.4S., R.67W. OF THE 6TH P.M. BEARING N89°17'56"E PER THE CITY OF AURORA DEPARTMENT OF PUBLIC WORKS HORIZONTAL CONTROL NETWORK AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
3. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. ALL THE OWNERS OF THE LOTS ADJACENT EAST 13TH AVENUE, PEORIA STREET AND EAST 11TH AVENUE 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.
5. 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".
6. 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.
7. 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.

## 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 AS 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.

\_\_\_\_\_  
PUBLIC WORKS DIRECTOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CITY ATTORNEY

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PLANNING DIRECTOR

\_\_\_\_\_  
DATE

## CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, AD, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

\_\_\_\_\_  
COUNTY CLERK AND RECORDER

\_\_\_\_\_  
DEPUTY

BOOK NO.: \_\_\_\_\_

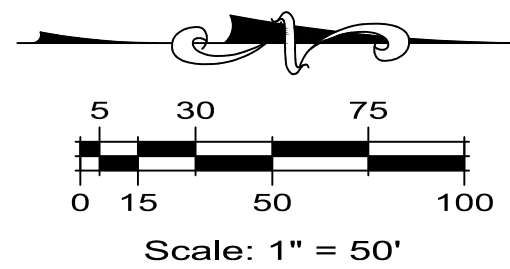
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RECEPTION NO.: \_\_\_\_\_

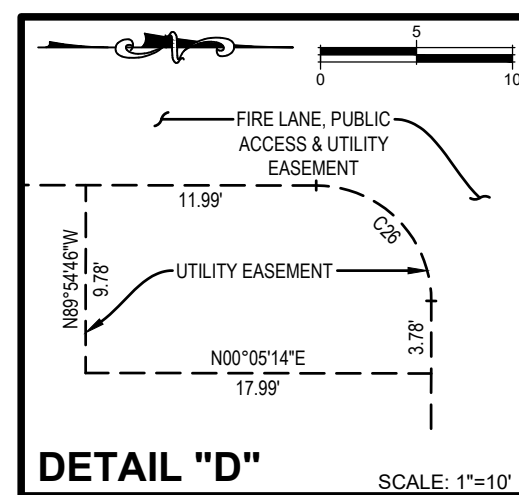
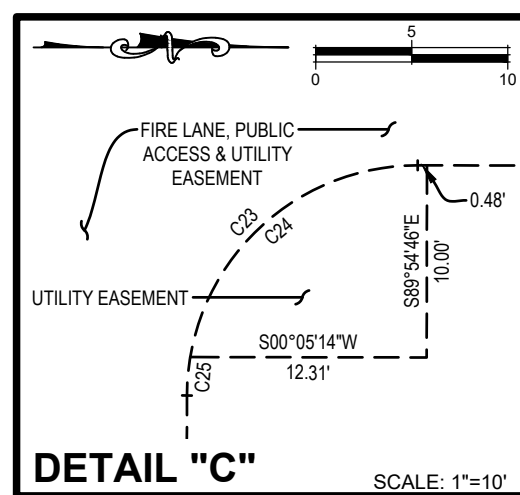
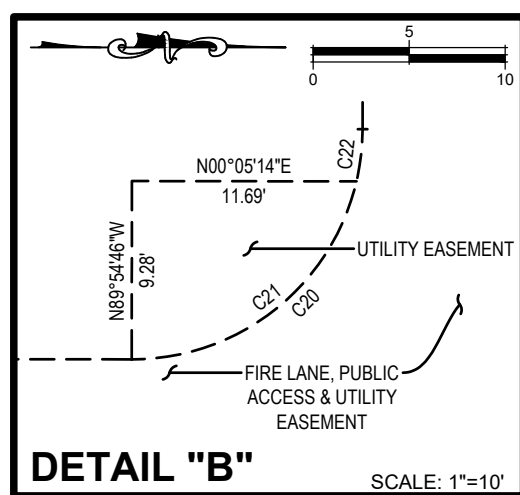
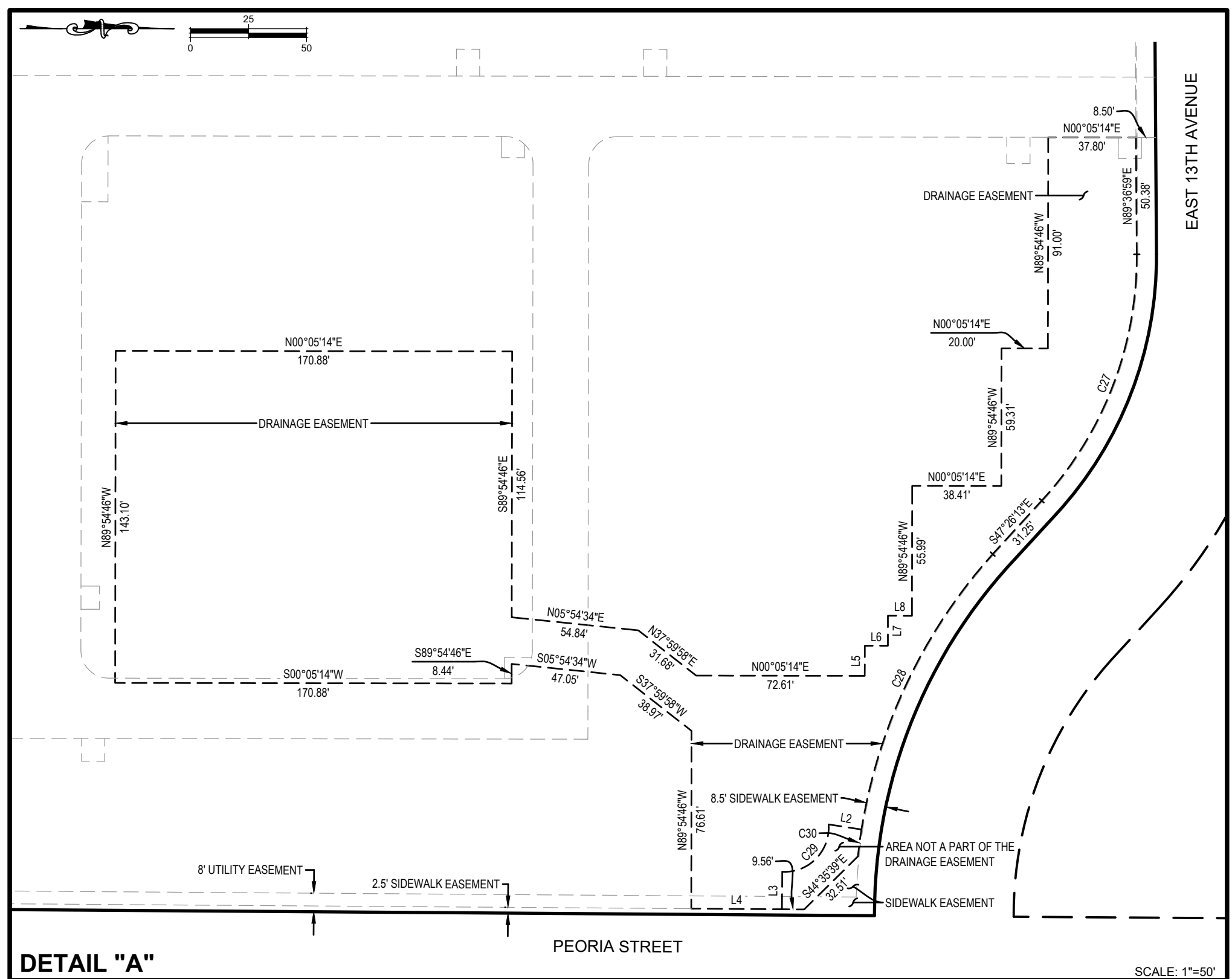


# NEBO VILLAS SUBDIVISION FILING NO. 2

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 2, T.4S., R.67W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 2 OF 2



C 1/4 CORNER OF SECTION 2, T.4S., R.67W. OF THE 6TH P.M. (FOUND 3" C.O.A. ALUMINUM CAP L.S. NO. 13327 0.6' BELOW SURFACE IN A RANGE BOX WITH NO LID)



## LEGEND

- PLAT BOUNDARY LINE
- ADJACENT LOT/PARCEL LINES
- NEW EASEMENT LINE
- NEW EASEMENT CENTERLINE
- RIGHT-OF-WAY
- LAND SURVEYOR NUMBER
- BOOK AND PAGE
- RECEPTION NUMBER
- FOUND MONUMENT AS NOTED
- SET 3/4"x30" REBAR & 2" ALUMINUM CAP L.S. NO. 33202 UNLESS NOTED OTHERWISE

NOTE: ALL EASEMENT DIMENSIONS ARE CENTERLINE DIMENSIONS UNLESS LABELED OTHERWISE. THE SIDES OF SAID EASEMENTS ARE TO BE EXTENDED OR TRIMMED TO THE CONNECTING EASEMENTS OR PROPERTY LINES WERE APPLICABLE.

## LINE DATA TABLE

COURSE	BEARING	LENGTH
L1	S89°54'46"E	22.07'
L2	S08°44'29"W	14.34'
L3	S89°33'01"E	16.14'
L4	S00°24'21"W	39.10'
L5	N89°54'46"W	13.01'
L6	N00°05'14"E	9.96'
L7	N89°54'46"W	12.90'
L8	N00°05'14"E	10.36'

## CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	90°00'00"	12.00'	16.85'	S44°54'46"E	16.97'
C2	90°00'00"	12.00'	18.85'	S45°05'14"W	16.97'
C3	90°00'00"	12.00'	18.85'	N45°05'14"E	16.97'
C4	90°00'00"	12.00'	18.85'	S44°54'46"E	16.97'
C5	87°00'11"	12.00'	18.22'	N46°24'41"W	16.52'
C6	90°00'00"	12.00'	18.85'	S45°05'14"W	16.97'
C7	86°32'34"	12.00'	18.13'	N43°11'03"W	16.45'
C8	90°00'00"	12.00'	18.85'	S45°05'13"W	16.97'
C9	90°00'00"	36.00'	56.55'	S44°54'46"E	50.91'
C10	90°00'00"	12.00'	18.85'	N44°54'46"W	16.97'
C11	90°00'00"	12.00'	18.85'	S45°05'14"W	16.97'
C12	90°00'00"	12.00'	18.85'	N45°05'14"E	16.97'
C13	90°00'00"	12.00'	18.85'	S44°54'46"E	16.97'
C14	90°00'00"	12.00'	18.85'	N44°54'46"W	16.97'
C15	90°00'00"	12.00'	18.85'	S45°05'14"W	16.97'
C16	90°00'00"	12.00'	18.85'	S44°54'46"E	16.97'
C17	90°00'00"	12.00'	18.85'	N45°05'14"E	16.97'
C18	90°00'00"	38.00'	59.69'	N44°54'46"W	53.74'
C19	90°00'00"	38.00'	59.69'	N45°05'14"E	53.74'
C20	90°00'00"	12.00'	18.85'	N44°54'46"W	16.97'
C21	76°54'44"	12.00'	16.11'	N38°22'08"W	14.93'
C22	13°05'16"	12.00'	2.74'	N83°22'08"W	2.74'
C23	90°00'00"	12.00'	18.85'	S44°54'46"E	16.97'
C24	80°24'21"	12.00'	16.84'	S40°06'57"E	15.49'
C25	9°35'39"	12.00'	2.01'	S85°06'57"E	2.01'
C26	90°00'00"	6.00'	9.42'	S45°05'14"W	8.49'
C27	42°56'47"	155.37'	116.46'	S68°54'38"E	113.75'
C28	32°51'53"	232.37'	133.29'	S64°31'10"E	131.47'
C29	97°25'02"	19.00'	32.30'	S45°39'44"E	28.55'
C30	2°53'37"	232.37'	11.74'	S82°23'55"E	11.73'

N89°17'56"W 280.15'

EAST 11TH AVENUE  
(66.5' PUBLIC R.O.W.)  
(BK. 1108-PG. 255)

POINT OF COMMENCEMENT  
E 1/4 CORNER OF SECTION 2, T.4S., R.67W. OF THE 6TH P.M. (FOUND 3" C.O.A. ALUMINUM CAP L.S. NO. 23527 0.6' BELOW SURFACE IN A RANGE BOX)

POINT OF BEGINNING  
FOUND NAIL STEM IN A LEAD PLUG

PEORIA STREET  
(PUBLIC R.O.W. VARIES)  
(BK. 3015-PG. 48)

EAST LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 2, T.4S., R.67W. OF THE 6TH P.M.  
N00°24'21"E 1321.34'

N00°19°11"E 621.70'

N89°54°30'W 281.10'

N00°24°21'E 582.39'

N89°54°46'E 276.25'

EAST 13TH AVENUE  
(66' PUBLIC R.O.W.)  
(BK. 443-PG. 597)  
(BK. 3015-PG. 48)

LOT 2

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

TRACT S

TRACT T

TRACT U

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