

BLACKHAWK POINTE SUBDIVISION FILING NO.4
A RESUBDIVISION OF LOT 1, BLOCK 1, BLACKHAWK POINTE SUBDIVISION FILING NO. 2 AND
TRACT A, BLACKHAWK POINTE SUBDIVISION FILING NO. 1
SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 30, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF LOT 1, BLOCK 1, BLACKHAWK POINTE SUBDIVISION FILING NO. 2, RECEPTION NO. A6125936, EXCEPT THAT PORTION CONVEYED TO THE CITY OF AURORA IN WARRANTY DEED RECEPTION NO. A9130823, AND TRACT A, BLACKHAWK POINTE SUBDIVISION FILING NO. 1, RECEPTION NO. 2353752, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 AS BEARING SOUTH 89°53'04" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 00°06'54" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30 A DISTANCE OF 55.00 FEET; THENCE SOUTH 89°53'04" EAST A DISTANCE OF 60.10 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST ILIFF AVENUE, THE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF EAST ILIFF AVENUE THE FOLLOWING THREE (3) COURSES: SOUTH 89°53'04" EAST A DISTANCE OF 170.23 FEET; SOUTH 77°09'36" EAST A DISTANCE OF 31.78 FEET; SOUTH 89°53'04" EAST A DISTANCE OF 84.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, BLACKHAWK POINTE SUBDIVISION FILING NO. 2; THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING FIVE (5) COURSES: SOUTH 00°06'56" WEST A DISTANCE OF 235.00 FEET; SOUTH 45°06'56" WEST A DISTANCE OF 124.37 FEET; NORTH 89°53'04" WEST A DISTANCE OF 67.43 FEET; NORTH 00°06'56" EAST A DISTANCE OF 150.44 FEET; NORTH 89°53'04" WEST A DISTANCE OF 154.23 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH BLACKHAWK STREET; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH BLACKHAWK STREET THE FOLLOWING TWO (2) COURSES: NORTH 00°06'54" WEST A DISTANCE OF 154.40 FEET; NORTHEAST ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°13'50" AND AN ARC LENGTH OF 39.37 FEET, THE CHORD OF SAID ARC BEARS NORTH 45°00'00" EAST A DISTANCE OF 35.43 FEET TO THE POINT OF BEGINNING, CONTAINING 74,315 SQUARE FEET OR 1.706 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 BLACKHAWK POINTE SUBDIVISION FILING NO. 4, 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, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

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 ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".

2. BASIS OF BEARINGS STATEMENT - THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 66 WEST AS SOUTH 89°53'04" EAST ACCORDING TO THE PLAT OF BLACKHAWK POINTE SUBDIVISION FILING NO.2, RECEPTION NO. A6125936, CITY OF AURORA, BETWEEN MONUMENTS SHOWN HEREON.

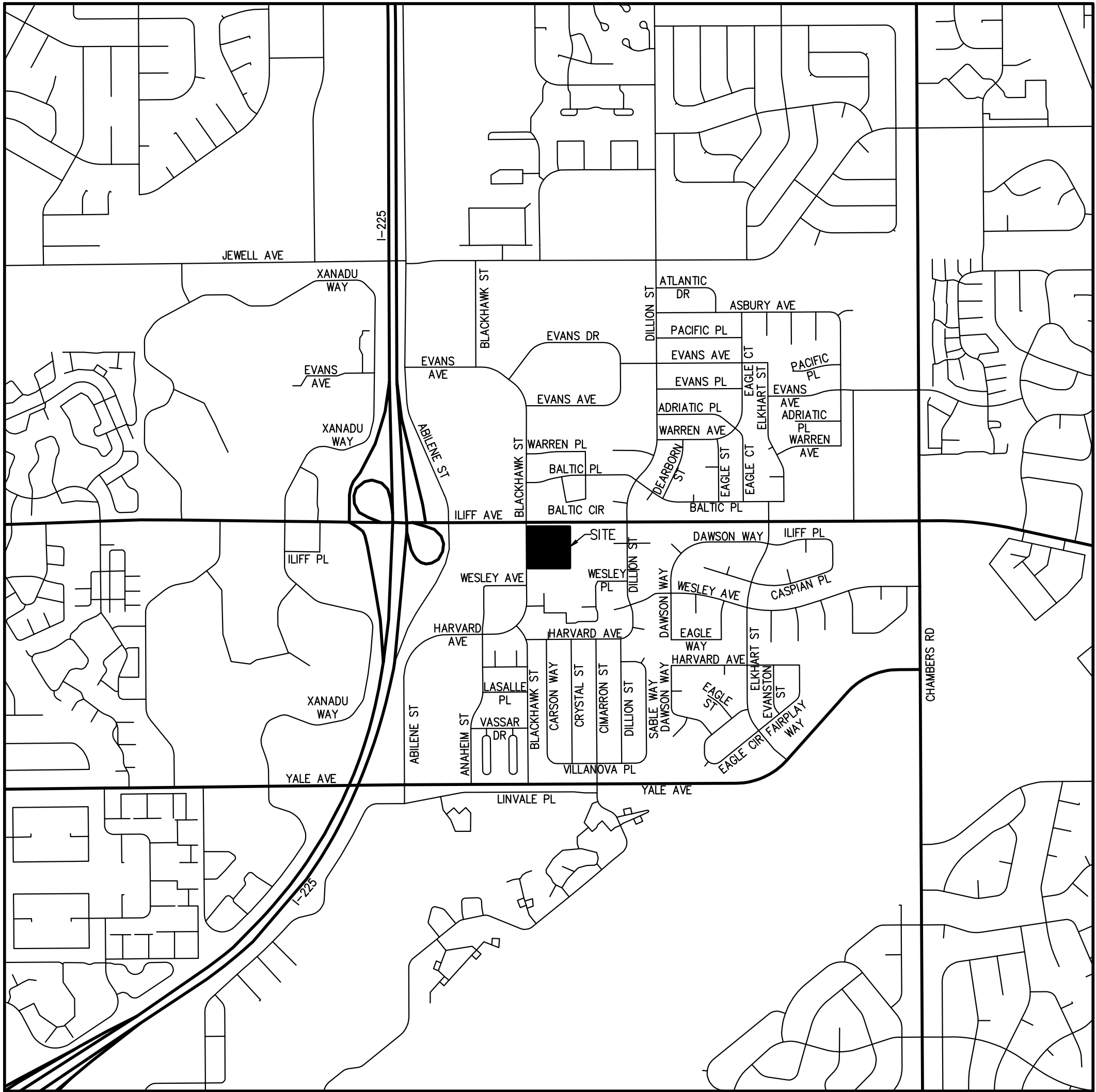
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

4. THE EASEMENT AREA WITHIN EACH LOT OR TRACT 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.

5. 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.

6. ALL OWNERS OF LOTS ADJACENT TO EAST ILIFF AVE AND SOUTH BLACKHAWK 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.

7. FIDELITY NATION TITLE COMMITMENT 100-N0033276-030-ME1, DATED JUNE 16, 2021 WAS RELIED UPON FOR RECORD DATA REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT.



VICINITY MAP
SCALE: 1" = 1,000'



OWNER

MESA RIDGE HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE _____

PRINT NAME _____

PRINT TITLE _____

NOTARY
STATE OF _____)
_____)SS

COUNTY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 202__ A.D. BY
_____, AS
OF MESA RIDGE HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY
AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

LIENHOLDER

ELDRON, LLC, A NEVADA LIMITED LIABILITY COMPANY

SIGNATURE _____

PRINT NAME _____

PRINT TITLE _____

NOTARY
STATE OF _____)
_____)SS

COUNTY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 202__ A.D. BY
_____, AS
OF ELDRON, LLC, A NEVADA LIMITED LIABILITY COMPANY AS LIENHOLDER.

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____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 _____

CLERK AND RECORDERS 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.: _____
PAGE NO.: _____
RECEPTION NO.: _____

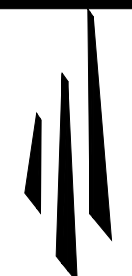
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITION OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THEN 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 7, 2020.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION, AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

STEVEN B. VARRIANO, PLS 30126 _____

DRAWN:CG
DATE: 04/24/2020
CHECKED:SV
DATE: 08/20/2021
REVISION # 1
DATE: 08/20/2021
JOB NO: CO13790



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& ASSOCIATES

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PRELIMINARY PLAT

BLACKHAWK POINTE SUBDIVISION FILING NO. 4
A RESUBDIVISION OF LOT 1, BLOCK 1, BLACKWAK POINTE SUBDIVISION
FILING NO. 2 AND TRACT A, BLACKHAWK POINTE SUBDIVISION FILING NO. 1,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

A RESUBDIVISION OF LOT 1, BLOCK 1, BLACKHAWK POINTE SUBDIVISION FILING NO. 2 AND TRACT A, BLACKHAWK POINTE SUBDIVISION FILING NO. 1 SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

