

SOLAR DECATHLON SUBDIVISION FILING NO. 1
A RESUBDIVISION OF LOTS 19 AND 20 AND VACATED PORTION OF BLACKHAWK STREET WITHIN THE
TOLLGATE VALLEY GARDENS;
SITUATED IN THE SW ¼ OF SECTION 31, T.3S., R.66W., OF THE 6TH P.M.;
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 3

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF LOTS 19 AND 20, AND VACATED PORTION OF BLACKHAWK STREET, SITUATED IN THE SW ¼ OF SECTION 31, T.3S., R.66W., OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMBINING OF LOTS 19 AND 20 WITHIN THE TOLLGATE VALLEY GARDENS SUBDIVISION AS DISCLOSED ON THE RECORDED PLAT OF TOLLGATE VALLEY GARDENS, RECORDED AUGUST 5, 1952 AT RECEPTION NO. 388427 AT FILE 9 AT MAP 113. TOGETHER WITH THAT PORTION OF VACATED BLACKHAWK STREET, ADJACENT AND APPURTENANT TO SAID LOTS 19 AND 20 AS VACATED UNDER ORDINANCE NO. 72-170 RECORDED SEPTEMBER 29, 1972 AT RECEPTION NO. 975345 IN BOOK 1821, AT PAGE 228.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SOLAR DECATHLON 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 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 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 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.

TITLE INSURANCE NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MARTIN/MARTIN, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, AND TITLE OF RECORDS, MARTIN/MARTIN, INC. RELIED UPON TITLE REPORT 106-2034863-T DATED JULY 22, 2020, AS PREPARED BY FIRST INTEGRITY TITLE COMPANY AS AN AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, TO DELINEATE THE AFORESAID INFORMATION.



VICINITY MAP

SCALE: 1"=400'

NOTES:

- 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".
- BEARINGS ARE BASED ON THE CITY OF AURORA NAD83 STATE PLANE COORDINATE SYSTEM (ZONE 502) BEARING OF N00°21'27"W ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 31, T3S, R66 W OF THE 6TH P.M. BEING MONUMENTED BY A FOUND 3" BRASS CAP PLS #13327 IN RANGE BOX AT THE SOUTHWEST CORNER AND THE POSITION OF THE WEST QUARTER CORNER AS ESTABLISHED FROM A 700.00 FOOT WITNESS CORNER TO THE NORTH AND A 140.00 WITNESS CORNER TO THE EAST OF THE WEST QUARTER CORNER BOTH BEING BRASS CAPS PLS #23527.
- 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.
- ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET. STATE PLAN COMBINED SCALE FACTOR = 0.9997472132.

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS _____ DAY OF _____ 20____A.D. AT _____ O'CLOCK _____ M.

COUNTY CLERK AND RECORDER

DEPUTY

INSTRUMENT NO.: _____

OWNER:

ECLT BLACKHAWK COMMONS, LLC

SIGNATURE _____

PRINT NAME _____ PRINT TITLE _____

NOTARIAL:

STATE OF COLORADO
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____A.D.

BY _____, AS _____ OF ECLT BLACKHAWK COMMONS, LLC, A COLORADO LIMITED LIABILITY COMPANY 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 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.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

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 THAT 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 JULY 7, 2019.

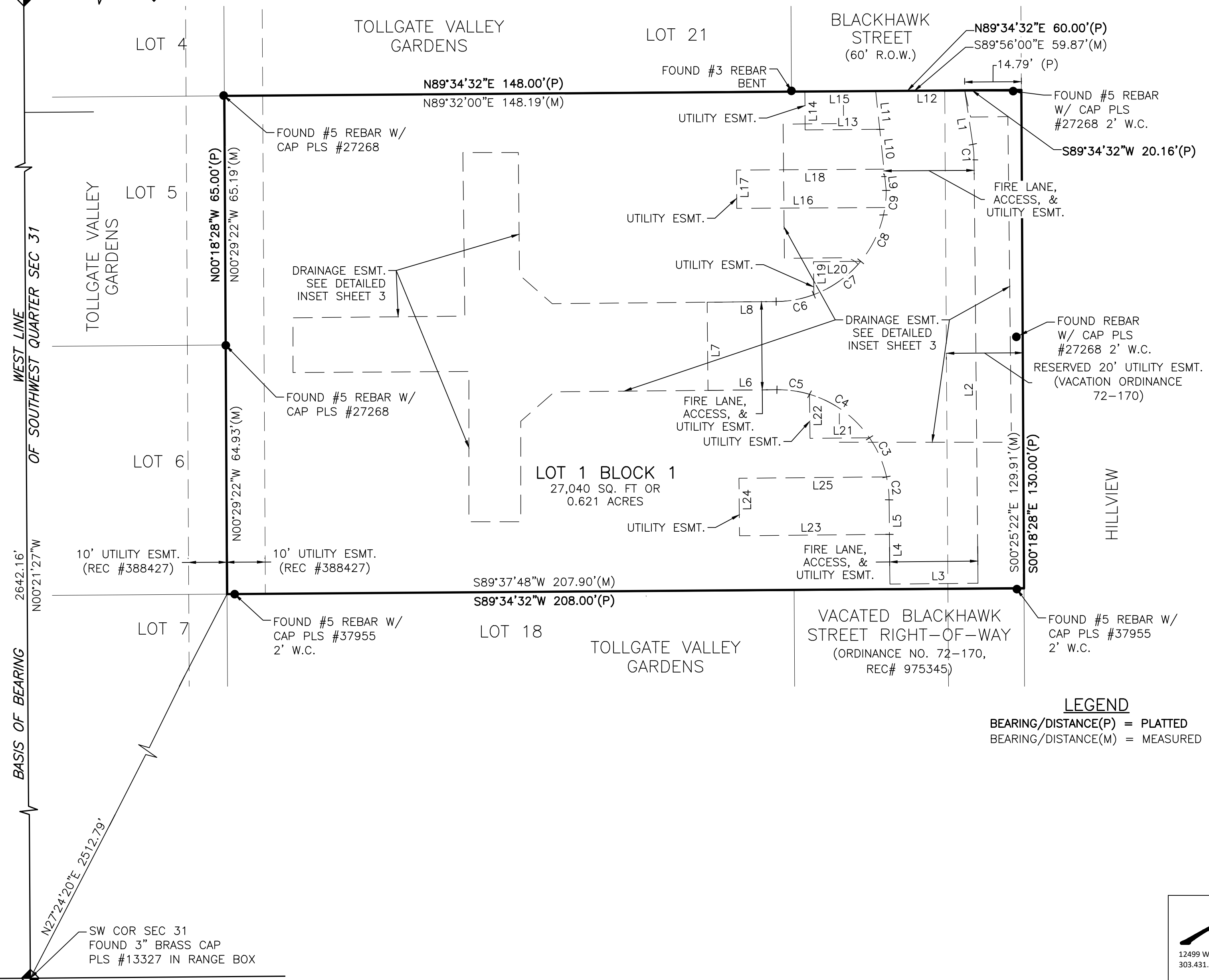
RICHARD A. NOBBE
PLS #23899
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.



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3" BRASS CAP
PLS #23527
700.00' W.C.

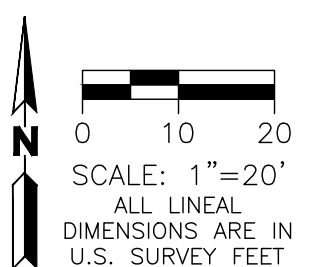
3" BRASS CAP
PLS #23527
140.00' W.C.



DRAWING LOCATION: C:\Thornbrough\19.0741-Aurora Solar Decathlon\PLANS\PLAT\PLAT.dwg

LEGEND

BEARING/DISTANCE(P) = PLATTED
BEARING/DISTANCE(M) = MEASURED

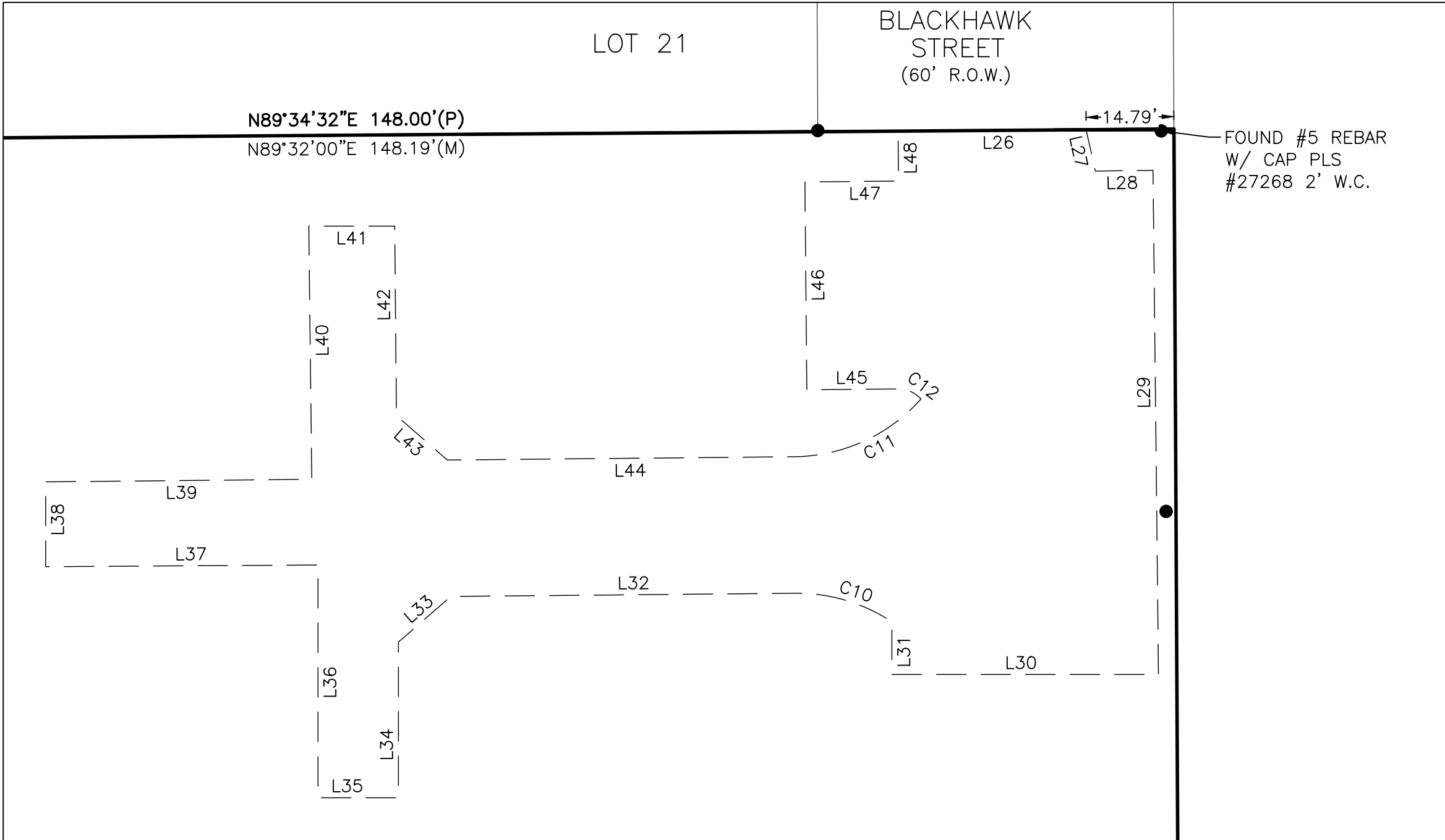


 **MARTIN/MARTIN**
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

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SHEET 3 OF 3



DRAINAGE EASEMENT DETAIL

LINE DATA		
NUMBER	BEARING	LENGTH
L1	N08°33'28"W	14.23'
L2	N00°32'12"W	110.48'
L3	N89°27'48"E	22.99'
L4	S00°32'12"E	12.97'
L5	S00°32'12"E	9.01'
L6	N89°27'48"E	18.00'
L7	S00°32'12"E	23.00'
L8	S89°27'48"W	18.00'
L9	S06°03'19"E	3.64'
L10	S06°03'19"E	12.39'
L11	S06°03'19"E	10.05'
L12	S89°34'32"W	23.23'
L13	N89°34'32"E	19.47'
L14	S00°25'28"E	10.00'
L15	S89°34'32"W	18.48'
L16	S89°40'57"W	38.68'
L17	N00°19'03"W	10.00'
L18	N89°40'57"E	38.49'
L19	N00°32'12"W	8.58'
L20	N89°27'48"E	12.32'
L21	S89°30'10"W	15.53'
L22	N00°37'58"W	11.49'
L23	S89°27'48"W	39.13'
L24	N00°32'12"W	15.00'

LINE DATA		
NUMBER	BEARING	LENGTH
L25	N89°27'48"E	38.51'
L26	S89°34'32"W	31.68'
L27	N12°34'36"W	7.13'
L28	S89°15'59"W	9.71'
L29	N00°37'16"W	84.96'
L30	N90°00'00"E	44.92'
L31	S00°00'00"E	8.89'
L32	N89°27'48"E	58.05'
L33	N48°55'54"E	11.70'
L34	N00°00'00"E	26.23'
L35	N90°00'00"E	13.55'
L36	S00°00'00"E	39.21'
L37	N89°38'55"E	45.89'
L38	S00°00'00"E	14.29'
L39	S89°26'14"W	44.84'
L40	S00°41'14"E	42.67'
L41	N90°00'00"W	14.48'
L42	N00°32'12"W	31.94'
L43	N48°47'26"W	11.36'
L44	S89°27'48"W	58.44'
L45	N89°27'48"E	15.39'
L46	S00°32'12"E	35.02'
L47	S89°27'48"W	15.78'
L48	S00°32'12"E	8.41'

CURVE DATA					
NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10°00'00"	23.27'	4.06'	N04°32'50"W	4.06'
C2	11°54'58"	29.00'	6.03'	S06°29'41"E	6.02'
C3	22°06'06"	29.00'	11.19'	S23°30'13"E	11.12'
C4	38°57'23"	29.00'	19.72'	S54°01'57"E	19.34'
C5	17°01'33"	29.00'	8.62'	S82°01'25"E	8.59'
C6	19°50'44"	29.00'	10.04'	S79°32'26"W	9.99'
C7	30°00'03"	29.00'	15.18'	S54°37'02"W	15.01'
C8	26°53'29"	29.00'	13.61'	S26°10'16"W	13.49'
C9	12°50'49"	28.73'	6.44'	S06°21'46"W	6.43'
C10	34°00'14"	29.00'	17.21'	S73°32'05"E	16.96'
C11	47°47'11"	29.00'	24.19'	S65°34'12"W	23.49'
C12	49°14'06"	5.05'	4.34'	S65°55'09"E	4.21'

