

GARDENS AT EAST ILIFF SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, CENTURY DANBURY PARK SUBDIVISION FILING NO. 1
SITUATED IN THE S1/2 OF SECTION 25, T.4S., R.67W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 5

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THAT THEY ARE OF A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, CENTURY DANBURY PARK SUBDIVISION FILING NO. 1, ALL SITUATED IN THE S 1/2 OF SECTION 25, 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 CENTER 1/4 CORNER OF SAID SECTION 25;

THENCE S00°15'01"E ALONG THE EAST LINE OF THE SW 1/4 OF SAID SECTION 25, A DISTANCE OF 431.91 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 2, CENTURY DANBURY PARK SUBDIVISION FILING NO. 1 AND THE POINT OF BEGINNING;
THENCE S00°15'01"E CONTINUING ALONG THE EAST LINE OF THE SW 1/4 OF SAID SECTION 25 AND ALONG THE EAST LINE OF LOT 1, BLOCK 2. A DISTANCE OF 443.90 FEET;
THENCE N89°44'59"E A DISTANCE OF 10.00 FEET TO A POINT ON THE WEST R.O.W. LINE OF SOUTH VAUGHN WAY;
THENCE S00°15'01"E ALONG SAID WEST R.O.W. LINE AND ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 19.42 FEET TO THE SE CORNER OF SAID LOT 1;
THENCE S89°57'58"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 363.52 FEET TO A POINT ON A CURVE ON THE EASTERLY R.O.W. LINE OF VACATED SOUTH TROY STREET (RECEPTION NO. D6054147);
THENCE THE FOLLOWING SEVEN (7) COURSES ALONG SAID VACATED SOUTH TROY STREET:

1. THENCE ALONG A CURVE TO THE LEFT, NON-TANGENT TO THE LAST DESCRIBED CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 67°50'27", A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 65.12 FEET, A CHORD BEARING OF N14°31'03"W AND A CHORD DISTANCE OF 61.38 FEET TO A POINT OF REVERSE CURVE;
2. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 48°11'08", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 16.82 FEET, A CHORD BEARING OF N24°20'43"W AND A CHORD DISTANCE OF 16.33 FEET;
3. THENCE N00°15'01"W, NON-TANGENT TO THE LAST DESCRIBED CURVE AND ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 11.47 FEET;
4. THENCE S89°44'59"W A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1, BLOCK 1, CENTURY DANBURY PARK SUBDIVISION FILING NO. 1;
5. THENCE S00°15'01"E ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 11.47 FEET TO A POINT OF CURVE;
6. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 48°11'38", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 16.82 FEET, A CHORD BEARING OF S23°50'40"W AND A CHORD DISTANCE OF 16.33 FEET TO A POINT OF REVERSE CURVE;
7. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 71°45'56", A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 68.89 FEET, A CHORD BEARING OF S12°03'31"W AND A CHORD DISTANCE OF 64.47 FEET;

THENCE S66°10'26"W ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 188.51 FEET TO A POINT OF CURVE;
THENCE ALONG SAID SOUTHERLY LINE OF LOT 1 AND ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31°32'02", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 27.52 FEET, A CHORD BEARING OF S50°24'25"W AND A CHORD DISTANCE OF 27.17 FEET;
THENCE N55°21'37"W NON-TANGENT TO THE LAST DESCRIBED CURVE AND ALONG SAID SOUTHERLY LINE OF LOT 1, A DISTANCE OF 38.34 FEET;
THENCE N00°15'01"W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 536.62 FEET;
THENCE N89°44'59"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 245.65 FEET TO A POINT ON THE WESTERLY R.O.W. LINE OF SOUTH TROY STREET;
THENCE CONTINUING N89°44'59"E A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF SOUTH TROY STREET AND THE WESTERLY LINE OF LOT 1, BLOCK 2, CENTURY DANBURY PARK SUBDIVISION FILING NO. 1;
THENCE N00°15'01"W ALONG SAID EASTERLY R.O.W. LINE AND ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 208.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;
THENCE N89°44'59"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 267.65 FEET;
THENCE S00°15'01"E ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 209.00 FEET;
THENCE N89°44'59"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 107.66 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SOUTH TROY STREET AS RECORDED IN INSTRUMENT RECORDED AT RECEPTION NUMBER A7099958 AND INSTRUMENT RECORDED AT RECEPTION NUMBER 1827470, ARAPAHOE COUNTY RECORDS.

CONTAINING A TOTAL OF (352,403 SQUARE FEET) 8.0901 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF GARDENS AT EAST ILIFF 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 FOR PUBLIC PURPOSES 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 147, 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 138-105 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS BY 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 HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES RESULTING FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE UTILITIES; AND THEY FURTHER AGREE TO HOLD HARMLESS THE CITY OF AURORA, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF AURORA.

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



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.

NOTES:

1. THIS PLAT WAS PREPARED BASED ON TITLE COMMITMENT NO. NCS-691504-CO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2016 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SW 1/4 OF SECTION 25, T.4S., R.67W. OF THE 6TH P.M. BEARING S00°15'01"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 SOUTH TROY STREET AND SOUTH VAUGHN WAY 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, AND 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 THAT THE CITY WILL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
8. TRACT "A" IS TO BE PRIVATELY OWNED AND MAINTAINED.

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.

DIRECTOR OF PUBLIC WORKS _____ DATE _____

CITY ATTORNEY _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

CLERK AND RECORDER'S CERTIFICATE:

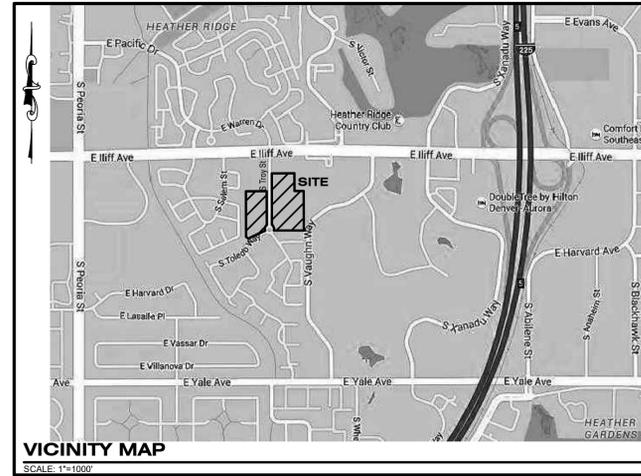
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, ON THIS _____ DAY OF _____, 20____ AD, AT _____ O'CLOCK _____ M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

BOOK NO.: _____

PAGE NO.: _____

RECEPTION NO.: _____



SHEET INDEX

COVER SHEET.1 OF 5
LOT 1, BLOCK 1 - UTILITY EASEMENT.2 OF 5
LOT 1, BLOCK 2 - UTILITY EASEMENT.3 OF 5
LOT 1, BLOCK 1 - REMAINING EASEMENTS.4 OF 5
LOT 1, BLOCK 2 - REMAINING EASEMENTS.5 OF 5

OWNER:

CHERRY HILL PARK, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
SIGNATURE

PRINT NAME & TITLE

NOTARIAL:

STATE OF _____ }
COUNTY OF _____ } §

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

WITNESS MY HAND AND OFFICIAL SEAL:

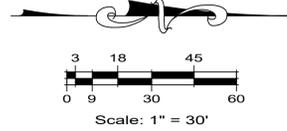
NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

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Survey No. 15140-P Project No. 966.003 Date 11/18/2015 Revised 10/27/2016

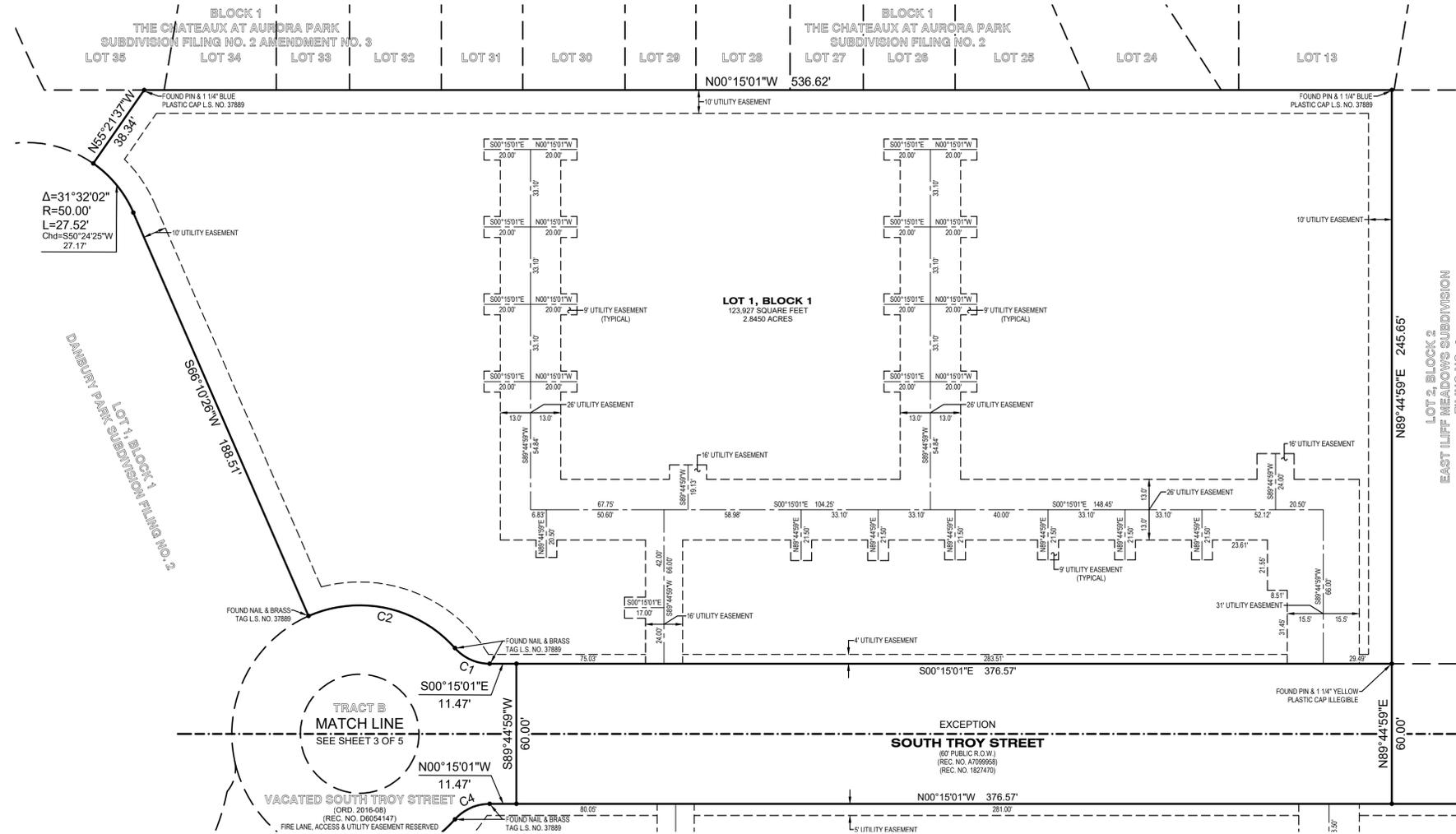
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 5



COURSE	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C1	48°11'38"	20.00'	16.82'	S23°50'40"W	16.33'
C2	71°45'56"	55.00'	68.89'	S12°03'31"W	64.47'
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C4	48°11'08"	20.00'	16.82'	N24°29'43"W	16.33'

LEGEND	
•	SET 3/4"x3/32" PIN & 2" ALUMINUM CAP L.S. NO. 33202 UNLESS NOTED OTHERWISE

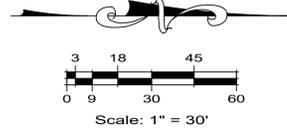


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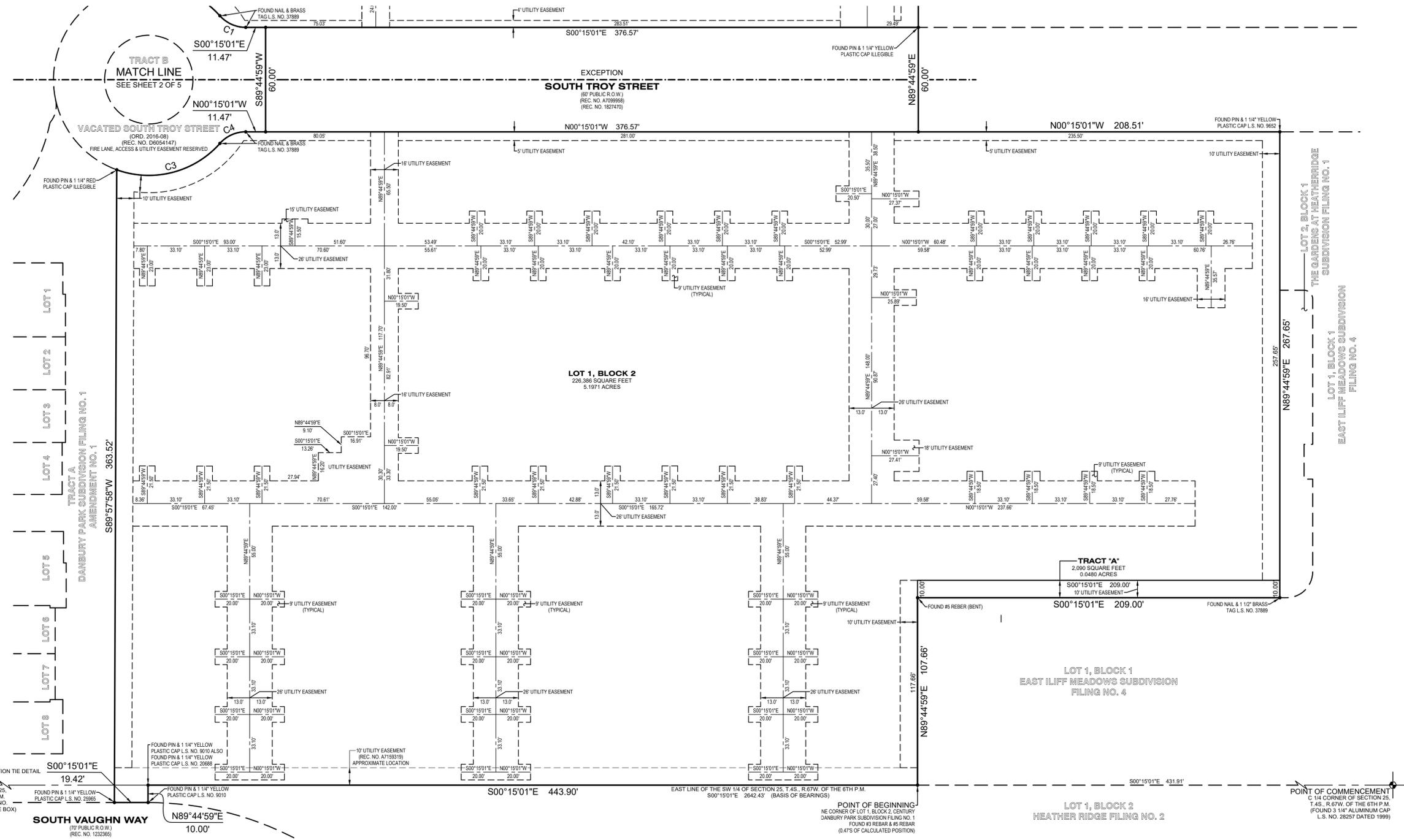
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 3 OF 5



COURSE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	48°11'38"	20.00'	16.82'	S23°50'40"W	16.33'
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LEGEND	
•	SET 3/4"x30" PIN & 2" ALUMINUM CAP L.S. NO. 33202 UNLESS NOTED OTHERWISE



SEE SECTION TIE DETAIL
S 1/4 CORNER OF SECTION 25, T.4S., R.67W. OF THE 6TH P.M. (FOUND 3" BRASS CAP L.S. NO. 16419 DATED 1989 IN RANGE BOX)

SOUTH VAUGHN WAY
(7' PUBLIC R.O.W.)
(REC. NO. 123295)

S00°15'01"E 443.90'

EAST LINE OF THE SW 1/4 OF SECTION 25, T.4S., R.67W. OF THE 6TH P.M. (BASIS OF BEARINGS)

POINT OF BEGINNING
NE CORNER OF LOT 1, BLOCK 2, CENTURY DANBURY PARK SUBDIVISION FILING NO. 1 (FOUND #5 REBAR & #5 REBAR (0.47% OF CALCULATED POSITION))

TRACT 'A'
2,090 SQUARE FEET
0.0480 ACRES

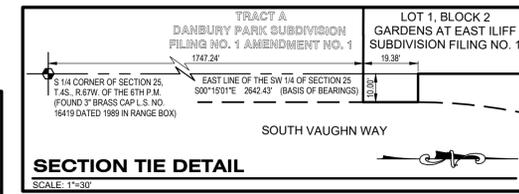
LOT 1, BLOCK 1
EAST ILIFF MEADOWS SUBDIVISION
FILING NO. 4

LOT 1, BLOCK 2
HEATHER RIDGE FILING NO. 2

POINT OF COMMENCEMENT
C 1/4 CORNER OF SECTION 25, T.4S., R.67W. OF THE 6TH P.M. (FOUND 3 1/4" ALUMINUM CAP L.S. NO. 28257 DATED 1999)



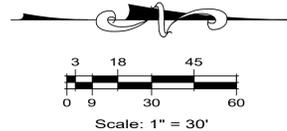
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SECTION TIE DETAIL
SCALE: 1"=30'

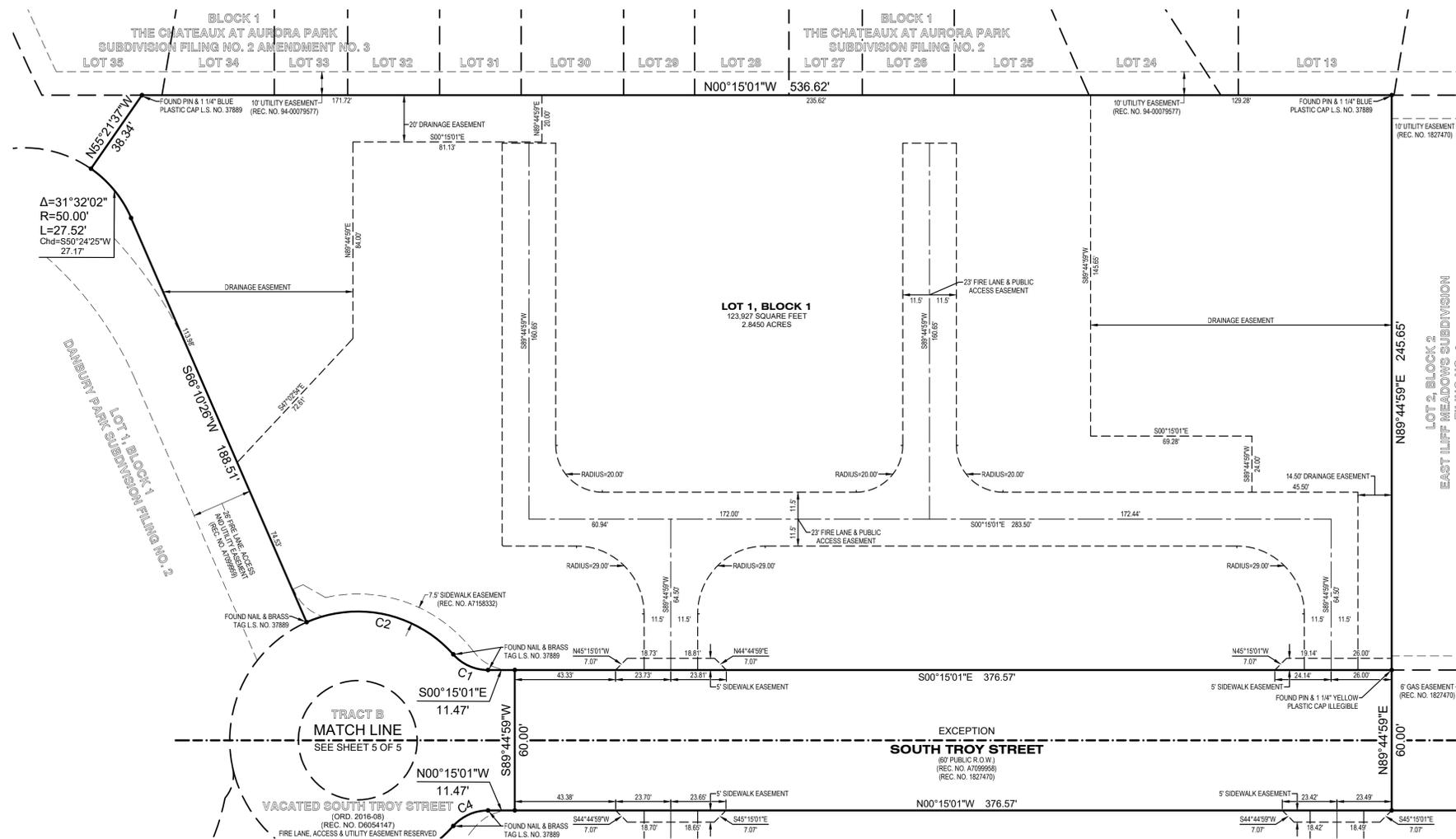
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SHEET 4 OF 5



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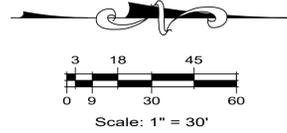
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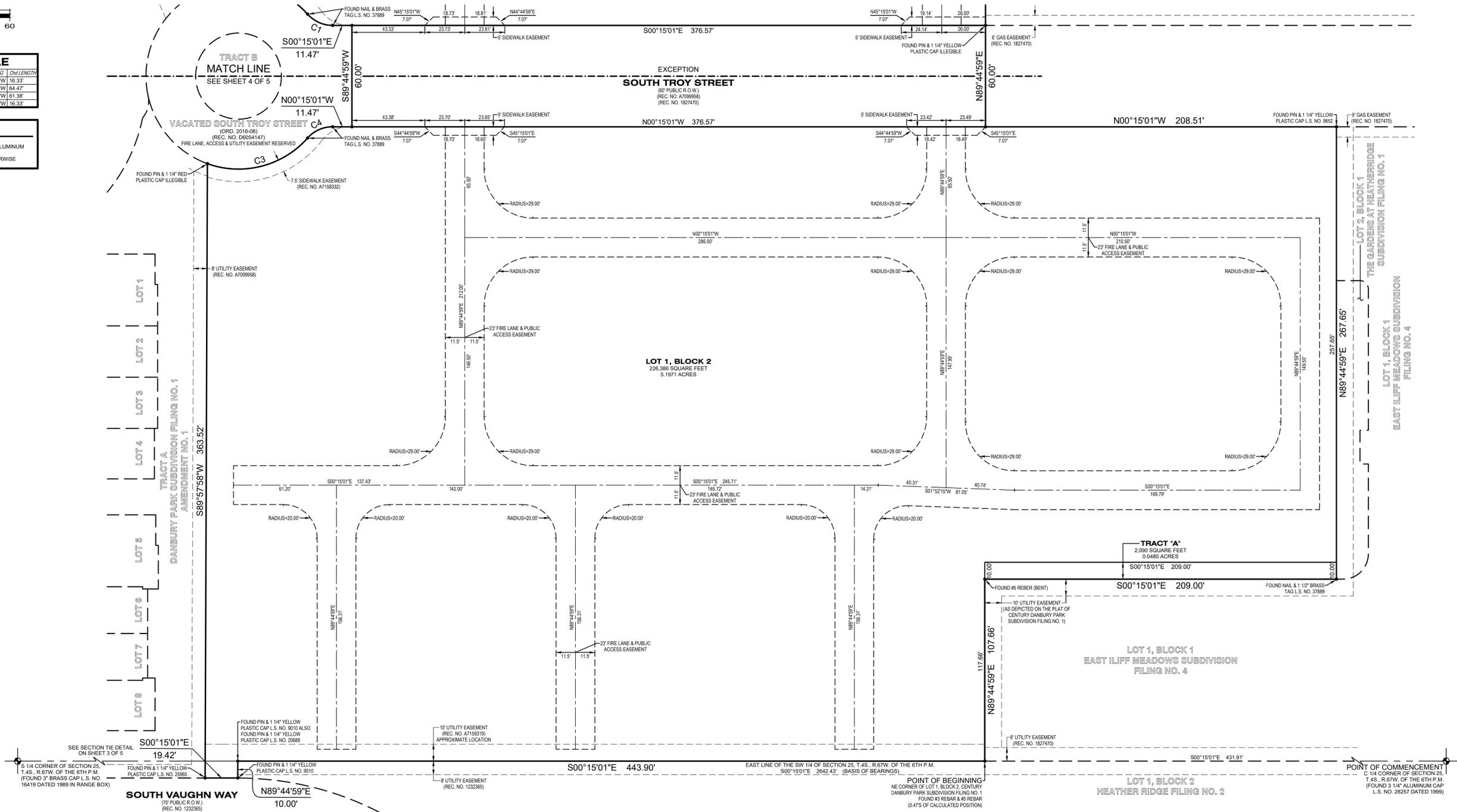
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SHEET 5 OF 5



CURVE DATA TABLE					
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