

# E-470 STORAGE SUBDIVISION FILING NO. 1

A PART OF THE S 1/2 OF SECTION 25, T.4S., R.66W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 1 OF 2

this description  
must match  
description on the  
Site Plan.

**DEDICATION:**

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THEY ARE OWNERS OF A PARCEL OF LAND SITUATED IN THE S 1/2 OF SECTION 25, T.4S., R.66W. OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SE CORNER OF SECTION 25, T.4S., R.66W. OF THE 6TH P.M.;  
THENCE S89°30'57"W ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 2228.96 FEET;  
THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY R.O.W. LINE OF E-470 (RECEPTION NUMBER A6157198):

1. THENCE N14°33'06"W A DISTANCE OF 210.56 FEET;
2. THENCE N10°40'47"W A DISTANCE OF 338.69 FEET;
3. THENCE N07°29'56"W A DISTANCE OF 274.83 FEET TO THE **POINT OF BEGINNING**;

THENCE S89°29'57"W A DISTANCE OF 716.83 FEET;  
THENCE N12°39'43"W A DISTANCE OF 852.17 FEET;  
THENCE N89°29'57"E A DISTANCE OF 794.09 FEET TO A POINT ON THE WESTERLY R.O.W. LINE OF E-470 (RECEPTION NUMBER A6157198);  
THENCE S07°29'56"E ALONG SAID WESTERLY R.O.W. LINE, A DISTANCE OF 839.30 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS (629,335 SQUARE FEET) 14.4475 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 **E-470 STORAGE 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 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.

**OWNER:**

GEORGE EARL HOFFMAN AND GUN CLUB ROAD REAL ESTATE PROGRAM, LLLP,  
A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

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

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

**NOTARIAL:**

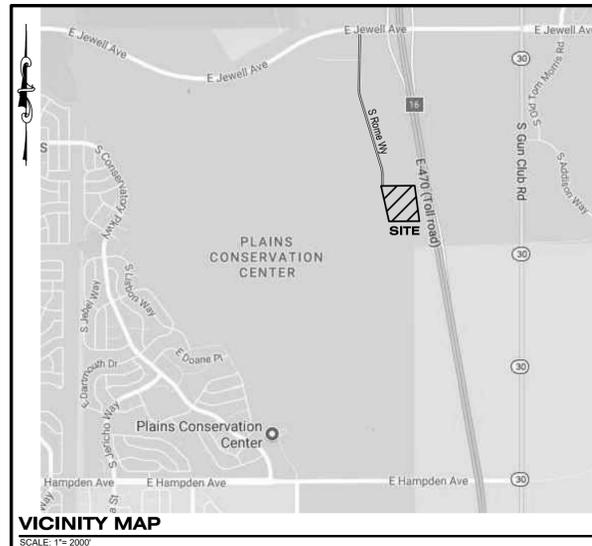
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) §

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_\_ A.D. BY \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



**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. 597-F0566609-153-AR8, AMENDMENT NO. 2 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF OCTOBER 28, 2016 AT 7:00 A.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
2. BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°28'24"W PER THE CITY OF AURORA, COLORADO 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 ROME WAY AND E-470 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.

Please add Note: 7. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE/SHE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE/SHE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE - NO PARKING". THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

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.: \_\_\_\_\_

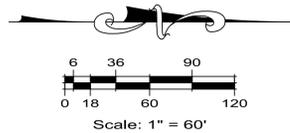
RECEPTION NO.: \_\_\_\_\_

**ENGINEERING SERVICE COMPANY**  
14190 East Evans Avenue  
Aurora, Colorado 80014  
engineeringserviceco.com  
P 303.337.1393  
F 303.337.7481  
T/F 1.877.273.0659  
Creative Solutions Since 1954  
CIVIL ENGINEERS LAND SURVEYORS  
Survey No. 17102-P Project No. 1207.1 Date: 10/24/2017 Revised: 12/20/2017

# E-470 STORAGE SUBDIVISION FILING NO. 1

A PART OF THE S 1/2 OF SECTION 25, T.4S., R.66W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 2 OF 2

LEGEND	
	PLAT BOUNDARY LINE
	R.O.W. LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	R.O.W. LINE - DEDICATION BY SEPARATE DOCUMENT
	EXISTING EASEMENT LINE
	EASEMENT LINE
	EASEMENT CENTERLINE
	LIMITED ACCESS (REC. NO. A6157198) (REC. NO. A8023870)
	R.O.W. RIGHT-OF-WAY
	L.S. NO. LAND SURVEYOR NUMBER
	REC. NO. RECEPTION NUMBER
	(XXX) DEED DIMENSION
	SECTION CORNER
	SET 3/4"x30" REBAR & 2" ALUMINUM CAP L.S. NO. 33202
	FOUND 2" ALUMINUM CAP L.S. NO. 28649
	FOUND 2 1/2" ALUMINUM CAP L.S. NO. 28649



Cannot combine the Fire Lane & Utility Easement with the Private Access Easement. The Private Access Easement is for the sole purpose of providing PRIVATE access to the property to the south of this subdivision. It has to be dedicated by separate document instead of being dedicated on this plat. All platted easements become public which is not the intention of this easement. This easement will be dedicated prior to this plat's approval and recordation.

Please label 26' Private Access, Fire Lane and Utility Easement.

Please label the radii in all 4 location of this new Fire Lane.

Please label show new required 26' Fire Lane on Plat.

Please change radii to 29'

Not added per Kelsey at Kimley-Horne. This will need to be coordinated and approved with Xcel or the city will still make this comment

Add 10' Utility easement around the perimeter of the lot

Add this easement to the site plan, if needed

Include line/curve data for ROW

Send in the Certificate of Taxes Due for the R.O.W. dedication

This will be needed but usually when the ROW document and application is prepared

This is not required on the plat as the ROW is being dedicated by a separate document

Not required per Mike Dean in Life Safety

Check with Fire/Life Safety to see if there is a need for turning radii here

City of Aurora SOUTH ROME WAY (60' PUBLIC R.O.W.) (REC. NO. A8023870)

B6010276

23' FIRE LANE & UTILITY EASEMENT (DEDICATED BY SEPARATE DOCUMENT)

26' PRIVATE ACCESS EASEMENT (DEDICATED BY SEPARATE DOCUMENT)

26' FIRE LANE & UTILITY EASEMENT

26' FIRE LANE & UTILITY EASEMENT

10' UTILITY EASEMENT (5' ON BOTH SIDES OF THE DIMENSIONED CENTERLINE)

26' FIRE LANE & UTILITY EASEMENT

23' FIRE LANE & UTILITY EASEMENT (DEDICATED BY SEPARATE DOCUMENT)

23' FIRE LANE & UTILITY EASEMENT

10' UTILITY EASEMENT (5' ON BOTH SIDES OF THE DIMENSIONED CENTERLINE)

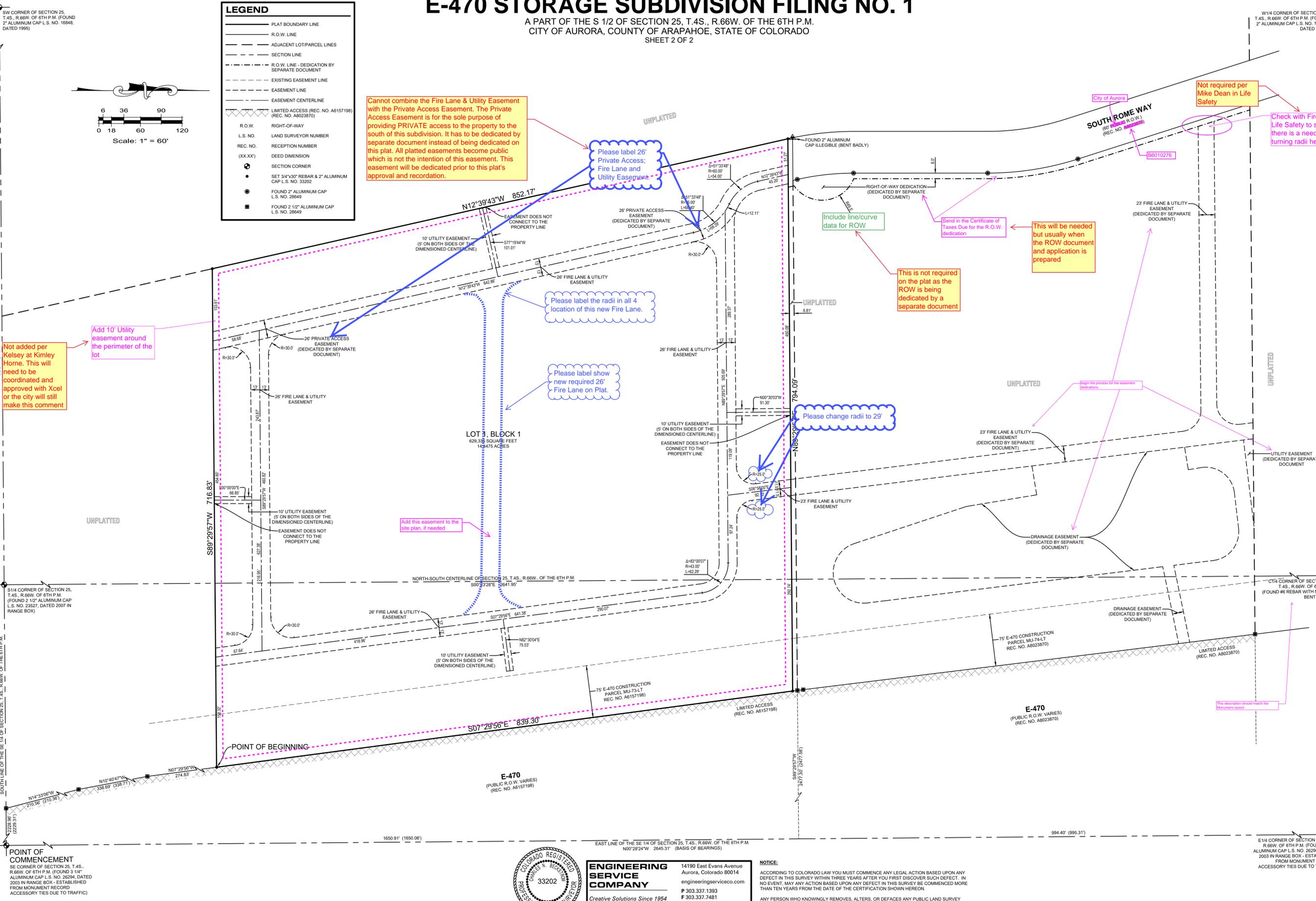
26' FIRE LANE & UTILITY EASEMENT

26' FIRE LANE & UTILITY EASEMENT

10' UTILITY EASEMENT (5' ON BOTH SIDES OF THE DIMENSIONED CENTERLINE)

26' FIRE LANE & UTILITY EASEMENT

26' FIRE LANE & UTILITY EASEMENT



POINT OF COMMENCEMENT  
SE CORNER OF SECTION 25, T.4S., R.66W. OF 6TH P.M. (FOUND 3 1/4\"/>



**ENGINEERING SERVICE COMPANY**  
14190 East Evans Avenue  
Aurora, Colorado 80014  
engineeringserviceco.com  
P 303.337.1393  
F 303.337.7491  
T/F 1.877.273.0659  
Creative Solutions Since 1954  
CIVIL ENGINEERS • LAND SURVEYORS  
Survey No. 17102-P Project No. 1207.1 Date: 10/24/2017 Revised: 12/20/2017

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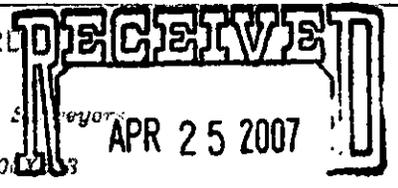
CT14 CORNER OF SECTION 25, T.4S., R.66W. OF 6TH P.M. (FOUND #6 REBAR WITH NO CAP - BENT BADLY)

E-470 (PUBLIC R.O.W. VARIES) (REC. NO. A8023870)

LIMITED ACCESS (REC. NO. A8023870)

E14 CORNER OF SECTION 25, T.4S., R.66W. OF 6TH P.M. (FOUND 3 1/4\"/>

COLORADO LAND SURVEY MONUMENT RECORD



Department of Regulatory Agencies  
 Board of Registration for Professional Engineers and Professional Land Surveyors  
 1560 Broadway, Suite 1350, Denver, CO 80202  
 Phone (303) 894-7788 \* Fax (303) 894-7790 \* TDD (303) 894-2901

COLO. ST. BD. OF LIC.  
 FOR AES

REPORT ONE MONUMENT ONLY ON THIS FORM - REPRODUCTION OF THIS FORM IS PERMITTED FOR ITEMS TO BE FILLED IN BY THE LAND SURVEYOR USING PERMANENT BLACK LETTERING AND LINES WHICH CAN BE REPRODUCED

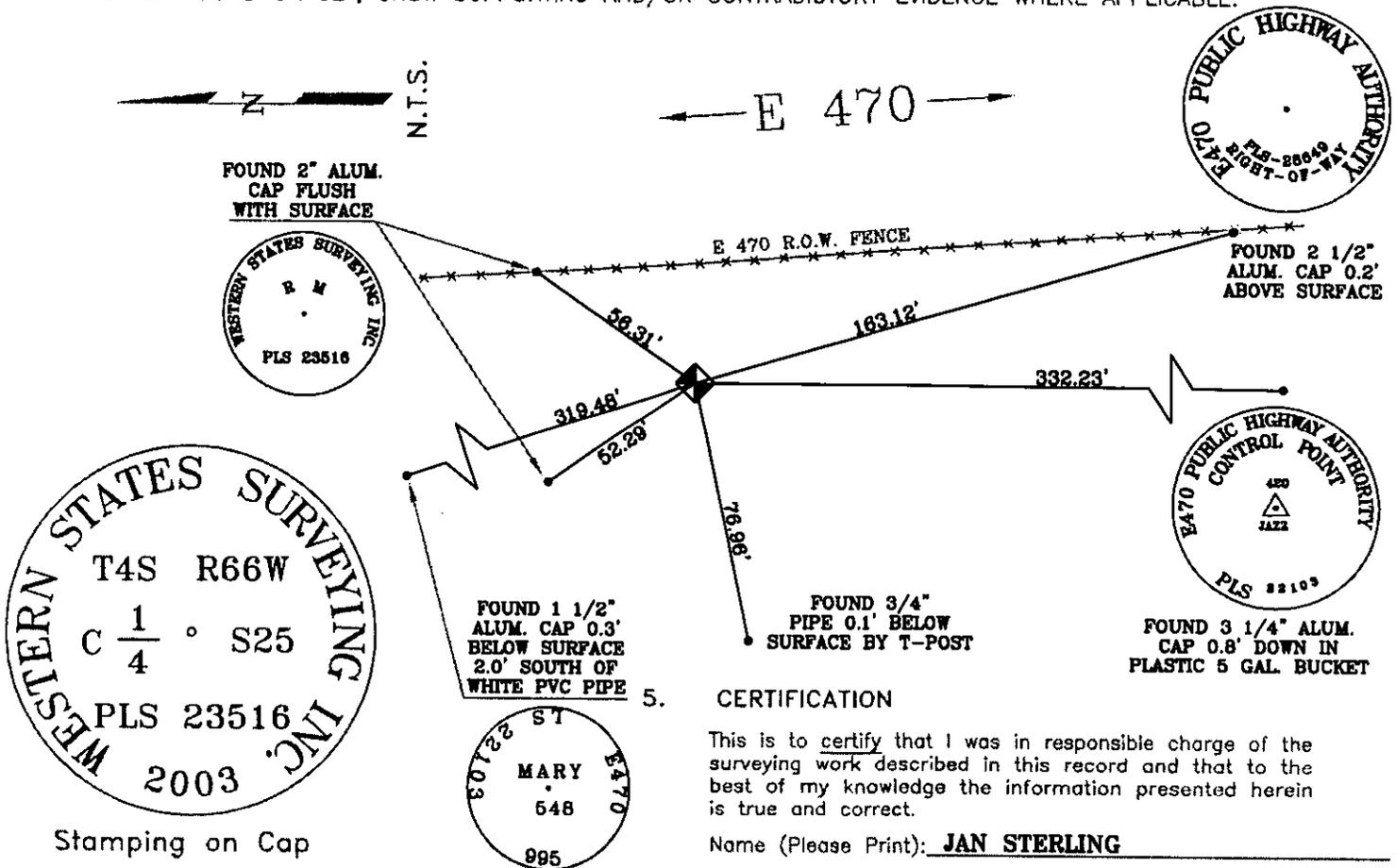
1. TYPE OF MONUMENT:  SECTION CORNER  QUARTER CORNER  BENCH MARK  OTHER \_\_\_\_\_

2. DESCRIPTION OF MONUMENT FOUND:

**FOUND 2 1/2" ALUMINUM CAP FLUSH WITH SURFACE.**

3. DESCRIPTION OF MONUMENT ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



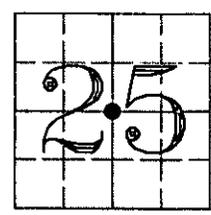
5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): JAN STERLING  
 Firm Name: CITY OF AURORA  
 Firm Address: 13645 E. ELLSWORTH AVE.  
AURORA, COLORADO 80012  
 Phone: 303-326-8015

a. Date of field Work to Establish, Restore or Rehabilitate Monument: APRIL 20, 2007  
 b. Date Monument was used as Control: \_\_\_\_\_

6. LOCATION DIAGRAM  
 1" = 1 Mile



● = Location of Monument Signature/Date through Seal  
 7. SEC 25 T 4S R 66W 6TH P.M.  
 COUNTY ARAPAHOE INDEX REF NUMBER 23-G  
 \*\*8. SEC \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ P.M.  
 COUNTY \_\_\_\_\_ INDEX REF NUMBER \_\_\_\_\_

(Do not fill in)

**ACCEPTED**  
 MAY 24 2007  
 COLO. ST. BD. OF LIC.  
 FOR AES

RECEIVED AT OFFICE OF THE COUNTY CLERK  
 \_\_\_\_\_ COUNTY

BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

Record to be filed by Index Reference Number Numerically, then Alphabetically, under appropriate Township, Range, and Meridian.