

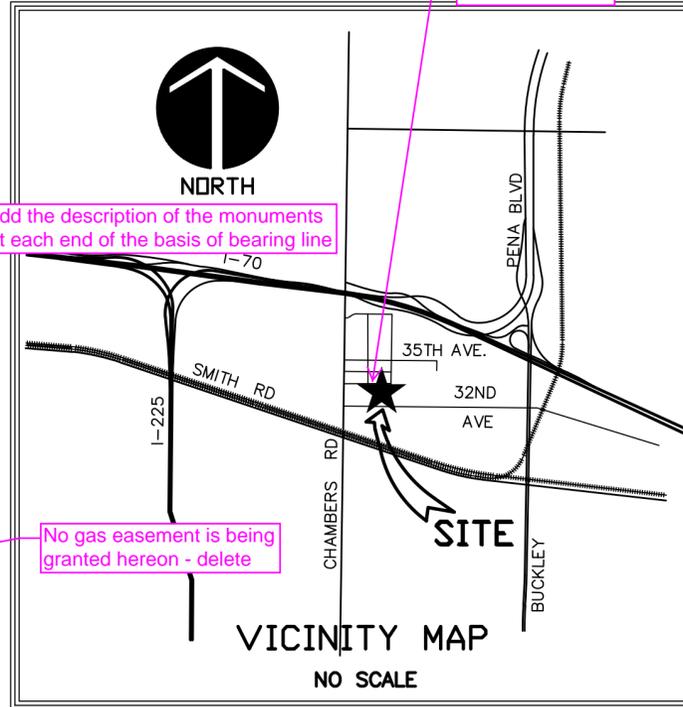
Send in the Certificate of Taxes Due for the site. Obtained from the County Treasurer's office.

AGUILAR SUBDIVISION FILING NO. 1

LYING IN THE NW1/4 OF SECTION 29 TOWNSHIP 3 SOUTH, RANGE 66 WEST of the 6th. P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

NOTES:

1. THIS SUBDIVISION PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTY COMPANY, ORDER NO. ABJ70647621.1, DATED MARCH 26, 2021; AND BE HEREBY NOTICED THAT NO TITLE SEARCH WAS CONDUCTED BY ME OR THIS OFFICE TO DETERMINE OWNERS OR EASEMENTS, WHETHER RECORDED OR UNRECORDED.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER FIRST DISCOVERING 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.
3. 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".
4. BEARINGS ARE BASED ON THE EAST LINE OF LOT 1, BLOCK 1 OF MARTIN-TAYLOR SUBDIVISION NO.1, DEFINED AS BEING N 00°20'35" W BETWEEN EXISTING MONUMENTS DESCRIBED HEREON. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS
5. THE EASEMENT AREA WITHIN EACH LOT 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.
6. THE EASEMENTS HEREON SHOWN AND LABELED 6ft GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
7. ALL OWNERS OF LOTS ADJACENT TO EAST 33RD AVENUE AND 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.



add the description of the monuments at each end of the basis of bearing line

add the street names within 1/2 mile of the site

No gas easement is being granted hereon - delete

add the Mortgage Holders statement and signature line (match the Title Commitment)

DEDICATION :

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, OF MARTIN-TAYLOR SUBDIVISION FILING NO.1; THENCE N 00°20'35" W, ALONG THE EAST LINE OF SAID LOT, FOR 311.22 FEET; THENCE N 89°07'21" E, FOR 252.00 FEET; THENCE S 00°20'36" E, AND ALONG THE WEST LINE OF LOT 1, BLOCK 1 OF ASTI SUBDIVISION FILING NO. 1, FOR 311.28 FEET; THENCE S 89°08'07" W, AND ALONG THE NORTH LINE OF THE FOREMENTIONED LOT, FOR 252.00 FEET TO THE POINT OF BEGINNING. (CONTAINING 78,432 sq. ft. OR 1.76 ACRES MORE **ORE** LESS)

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 AGUILAR 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, EASEMENTS **AND TRACTS** AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

OWNER

ANCHOR PROPERTY INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY;

MEMBER / OWNER

COUNTY OF _____)
STATE OF _____) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ A.D. 2021, BY _____; WITNESS MY HAND & SEAL.....

WITNESS MY HAND & SEAL : _____

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS : _____

CITY OF AURORA APPROVALS :

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, AND EASEMENTS AND AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 2021 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 _____

RECORDER'S CERTIFICATE :

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS _____ DAY OF _____, _____ AD AT _____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER

DEPUTY

*MAP NO.: _____

*PAGE NO.: _____

RECEPTION NO.: _____

match the Subdivision plat checklist - Adams County signature block

*For Adams County only: Delete Book No., Page No., and Reception No. and replace with:

Instrument No. _____

PREPARED BY:

PRISM
DESIGN & CONSULTING GROUP
P.O. BOX 441730 phone: 720-689-7324
AURORA, CO. 80044 web: PrismDCG.COM

DATE : NOVEMBER, 2020
J.N. 20-010 AGUILAR SUB.

REVISIONS : 4/09/2021 per C.O.A. COMMENTS

RECORD PROPERTY DESCRIPTION :

THE WEST 252 FEET OF THE EAST 392 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT THE NORTH 20 FEET THEREOF DEEDED TO THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ADAMS, IN QUIT CLAIM DEED RECORDED JUNE 08, 1953 IN BOOK 467 AT PAGE 447. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.
(CONTAINING 78,432 sq. ft. OR 1.76 ACRES MORE **ORE** LESS)

?

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 MAY 15th, 2021.

this date is in the future - change to the correct date of the survey.

DATE _____ GARRY L. ROHLDER, PLS 29052

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, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

