

KENTON HEIGHTS SUBDIVISION, AMENDMENT NO. 1

A RESUBDIVISION OF LOTS 3, 4 AND 5, KENTON HEIGHTS
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 67 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 WARRANTS THAT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN LOTS 3, 4, AND 5 OF KENTON HEIGHTS IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3, 4 AND 5, KENTON HEIGHTS, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, PER PLAT RECORDED NOVEMBER 15, 1963 AT RECEPTION NO. 886505 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, TOGETHER WITH THAT CERTAIN PORTION OF SOUTH KINGSTON STREET VACATED PER CITY ORDINANCE BY ORD. NO. _____, AND RECORDED AT RECEPTION NO. _____, IN SAID OFFICE OF THE CLERK AND RECORD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE;

THENCE ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER, NORTH 90°00'00" WEST, 660.00 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY OF SAID SOUTH KINGSTON STREET (30-FEET WIDE);

THENCE ALONG SAID SOUTHERLY PROLONGATION, NORTH 00°28'00" EAST, 30.04 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY OF SOUTH KINGSTON STREET (30-FEET WIDE) AND THE NORTHERLY RIGHT-OF-WAY OF EAST JEWELL AVENUE (WIDTH VARIES) AS SHOWN ON SAID PLAT AND THE **POINT OF BEGINNING**, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID KENTON HEIGHTS;

THENCE ALONG THE SOUTHERLY LINE OF SAID KENTON HEIGHTS AND SAID NORTHERLY RIGHT-OF-WAY OF EAST JEWELL STREET, NORTH 90°00'00" WEST, 165.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 3, 4 AND 5, NORTH 00°28'00" EAST, 300.01 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3;

THENCE ALONG THE NORTHERLY LINE OF SAID KENTON HEIGHTS, SOUTH 90°00'00" EAST, 165.01 FEET TO THE NORTHEASTERLY CORNER OF KENTON HEIGHTS, BEING THE EASTERLY RIGHT-OF-WAY OF SAID SOUTH KINGSTON STREET;

THENCE ALONG THE EASTERLY LINE OF SAID KENTON HEIGHTS AND SAID EASTERLY RIGHT-OF-WAY, SOUTH 00°28'00" WEST, 300.01 FEET TO THE **POINT OF BEGINNING**. SAID PARCEL CONTAINS 49,501 SQUARE FEET OR 1.136 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT AND BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF KENTON HEIGHTS SUBDIVISION, AMENDMENT 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 SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS:

THE UNDERSIGNED OWNERS 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, 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.

OWNER:

PRAVESH UPADHAYA AND BIMALA BHATTA UPADHAYA

SIGNATURE

SIGNATURE

PRINT NAME

PRINT NAME

NOTORIAL:

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,

2023, BY _____ AND _____ AS OWNER.

WITNESS MY HAND AND MY OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

1"=600'

STATEMENT OF INTENT:

THE PURPOSE OF THIS PLAT AMENDMENT IS TO ELIMINATE THE COMMON LOT LINE BETWEEN LOTS 3, 4 AND 5, BLOCK 1, KENTON HEIGHTS SUBDIVISION.

NOTES:

- BEARINGS SHOWN HEREIN ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHWEST QUARTER SECTION 23, T4S, R67W, 6TH P.M. WHICH BEARS N90°00'00"W BETWEEN A FOUND 3" BRASS CAP STAMPED "LS 16419" IN A RANGE BOX ACCEPTED AS THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 23 AND A FOUND 3" BRASS CAP STAMPED "LS 16848" IN A RANGE BOX ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 23.
- THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND ON AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREINAFTER 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".
- 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.
- ALL OWNERS OF LOTS ADJACENT TO E. JEWELL AVENUE 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EMK CONSULTANTS, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. FIRST NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER C022-03164, DATED AUGUST 29, 2023 AT 12:00 AM, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

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 _____, 2023 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 THAT 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 JUNE 12, 2020.

SAMUEL L. GALLUCCI III, PLS 38584 _____ DATE _____

FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.

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 CERTIFICATION SHOWN HEREON.

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF CARE AND PRACTICE FOR THE STATE OF COLORADO AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. THIS STATEMENT DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PREPARED BY
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com

JOB NO. 13069.19
DATE: 07/24/2023

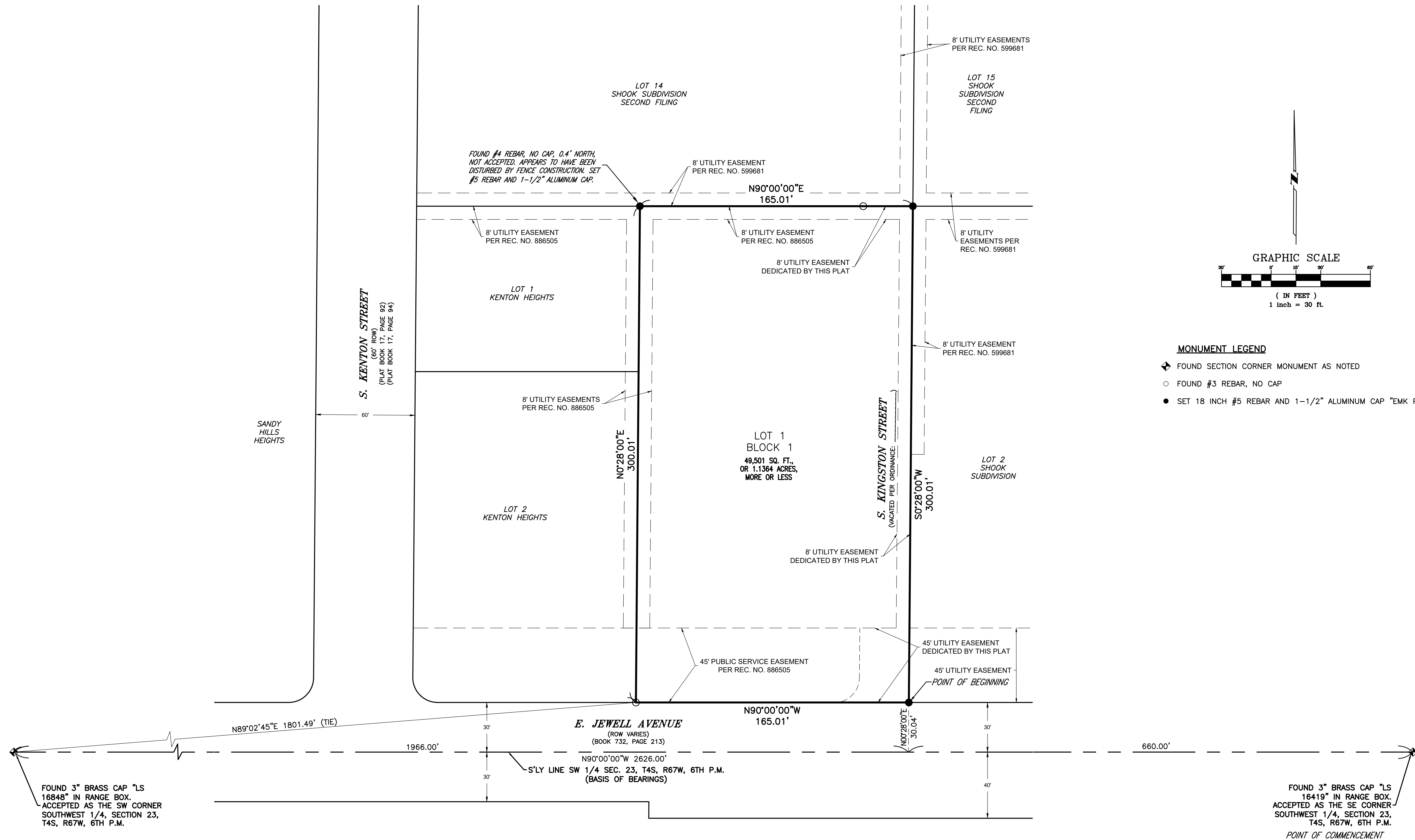
KENTON HEIGHTS SUBDIVISION,
AMENDMENT NO. 1

APPLICANT/DEVELOPER
PRAVESH UPADHAYA
10851 E. JEWELL AVENUE
AURORA, COLORADO 80012

SHEET 1 OF 2

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JOB NO. 13069.19
DATE: 02/06/2023

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