

ONE SERVICE SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 30 AND 31, BLOCK 19,
 AURORA SUBDIVISION, SITUATED IN THE SE1/4 OF SECTION 34,
 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNERS OF LOTS 30 AND 31, EXCEPT THE REAR 8 FEET THEREOF, BLOCK 19, AURORA, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34, THENCE ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 S89°36'54"W, PER THE CITY OF AURORA HORIZONTAL CONTROL MAP, AND CONSIDERING THIS LINE THE BASIS OF BEARING FOR ALL LINES CONTAINED HEREIN, A DISTANCE OF 669.93 FEET TO THE INTERSECTION WITH THE CENTERLINE OF GENEVA STREET;

THENCE ON SAID CENTERLINE, N00°21'09"W, A DISTANCE OF 205.32 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF FIVE STAR SERVICES SUBDIVISION FILING NO. 1 EXTENDED EAST;

THENCE ON THE NORTH LINE OF FIVE STAR SERVICES SUBDIVISION FILING NO. 1, ALSO BEING THE SOUTH LINE OF SAID LOT 30, AND THAT LINE EXTENDED EAST, S89°36'55"W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING ON SAID LINE, S89°36'55"W, A DISTANCE OF 127.08 FEET TO THE INTERSECTION WITH THE REAR 8 FEET OF SAID LOTS 30 AND 31;

THENCE ON A LINE PARALLEL TO AND 8.00 FEET EAST OF THE WEST LINE OF SAID LOTS 30 AND 31, N00°25'13"W, A DISTANCE OF 50.13 FEET;

THENCE ON THE NORTH LINE OF SAID LOT 31, N89°37'34"E, A DISTANCE OF 127.09 FEET;

THENCE ON THE WEST LINE OF GENEVA STREET, S00°24'54"E, A DISTANCE OF 50.11 FEET TO THE POINT OF BEGINNING CONTAINING 6,368 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN THIS PLAT UNDER THE NAME AND STYLE OF ONE SERVICE 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, 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.

OWNER:

THE UNDERSIGNED DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

DANIEL E. SAAVEDRA

SIGNATURE

NOTARIAL

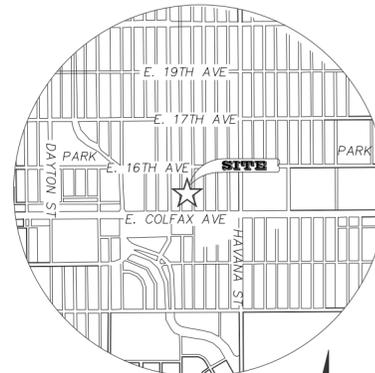
STATE OF COLORADO)
) SS
 COUNTY OF _____)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020 A.D. BY DANIEL E. SAAVEDRA AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES



VICINITY MAP
 SCALE: 1"=1500'

NOTES

1. 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.
2. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 32, BEARING S89°36'54"W, GRID BEARING PER CITY OF AURORA HORIZONTAL CONTROL, AND MONUMENTED AS SHOWN HEREON.
3. DISTANCES ON THIS SURVEY ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF. A US SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. 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".
5. 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.
6. 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 THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
7. ALL OWNERS OF LOTS ADJACENT TO GENEVA STREET 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.
8. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. GILLIANS LAND CONSULTANTS PREPARED THIS SURVEY WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 2020 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.

PLANNING DIRECTOR

CITY ENGINEER

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 (APRIL 30, 2020).

ROBERT E. HARRIS
 COLORADO P.L.S. 37601
 FOR & ON BEHALF OF
 GILLIANS LAND CONSULTANTS



1	REV. S/W ESMT, WM ESMT	10-23-20	RH
NO	REVISION RECORD	DATE	BY

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS _____ DAY OF _____, 2020 AD AT _____ O'CLOCK __ M.

COUNTY CLERK AND RECORDER DEPUTY

INSTRUMENT NO. _____

GILLIANS LAND CONSULTANTS
 P.O. BOX 746328
 ARVADA, COLORADO 80006-6358
 303-972-6640
 www.gillianslc.com

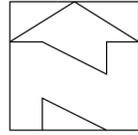
LAND SURVEYING
 ALTA/ASCM SURVEYS
 TOPOGRAPHIC MAPS
 CONSULTING SERVICES

JOB NO.:	19054
DRAWN:	REH
CHECKED:	RH
DESIGNER:	JK
ISSUE DATE:	4-30-2020
SCALE:	VARIES
FILE:	LSP
SHEET:	1

OF 2

ONE SERVICE SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 30 AND 31, BLOCK 19,
 AURORA SUBDIVISION, SITUATED IN THE SE1/4 OF SECTION 34,
 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

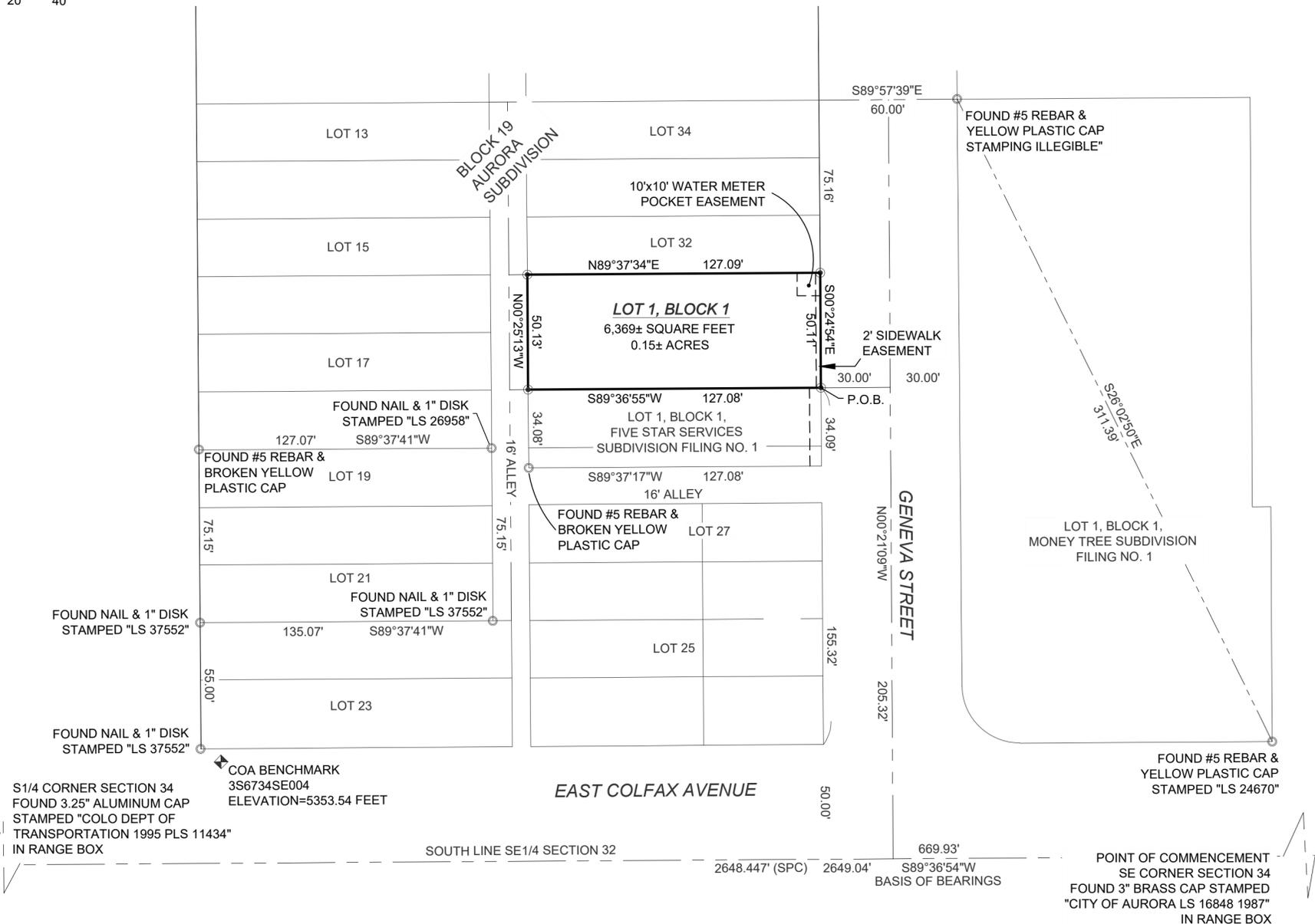


SCALE: 1" = 40 US SURVEY FEET



LEGEND

- FOUND #5 REBAR (18") WITH GREEN PLASTIC CAP STAMPED "PLS 37601"
- FOUND MONUMENT AS NOTED



NO	REV. S/W ESMT, WM ESMT	DATE	BY
1	REV. S/W ESMT, WM ESMT	10-23-20	RH
	REVISION RECORD		



Gillians
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LAND SURVEYING
 ALTA/ASCM SURVEYS
 TOPOGRAPHIC MAPS
 CONSULTING SERVICES

JOB NO.:	19054
DRAWN:	REH
CHECKED:	RH
DESIGNER:	JK
ISSUE DATE:	4-30-2020
SCALE:	1"=40'
FILE:	SUB
SHEET:	