

# SOUTHLANDS SUBDIVISION FILING NO. 24

A RE-SUBDIVISION OF LOT 2, BLOCK 1, SOUTHLANDS SUBDIVISION FILING NO. 16 LOCATED IN THE WEST HALF OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 1 OF 2

## LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THAT IT IS THE OWNER OF LOT 2, BLOCK 1, SOUTHLANDS SUBDIVISION FILING NO. 16 AS RECORDED AT RECEPTION NO. B7070407 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 19, THENCE NORTH 54°48'36" EAST A DISTANCE OF 22.05 FEET TO THE NORTHEAST CORNER OR SAID LOT 2 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING SEVEN (7) COURSES:

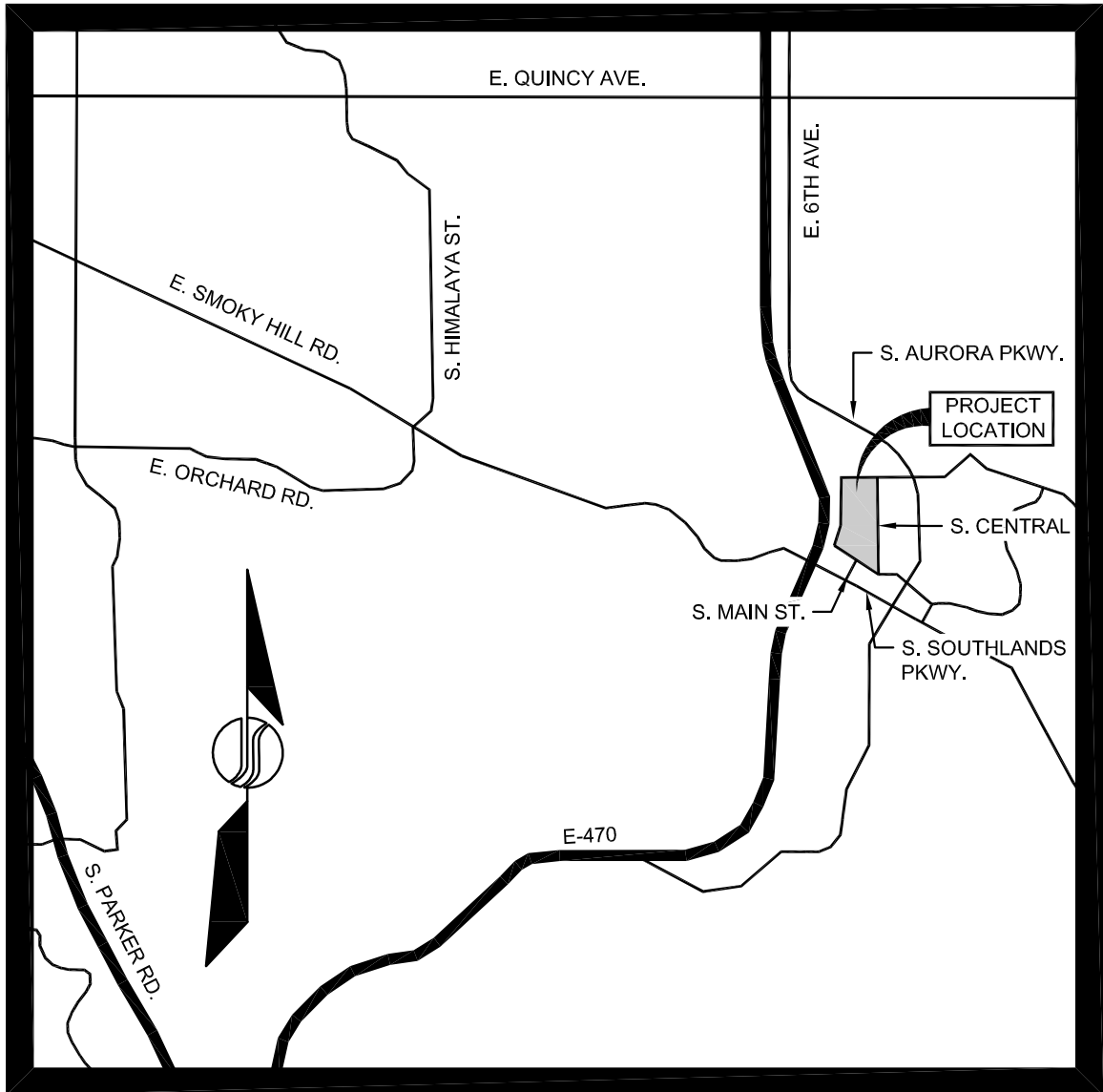
1. SOUTH 00°43'48" EAST A DISTANCE OF 120.88 FEET;
2. SOUTH 00°43'48" EAST A DISTANCE OF 497.85 FEET;
3. SOUTH 89°16'12" WEST A DISTANCE OF 1.24 FEET TO A POINT OF CURVATURE;
4. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33°45'00", A RADIUS OF 317.00 FEET, AN ARC LENGTH OF 186.73 FEET AND A CHORD THAT BEARS NORTH 73°51'20" WEST A DISTANCE OF 184.04 FEET;
4. NORTH 56°58'51" WEST A DISTANCE OF 609.57 FEET;
5. NORTH 33°01'13" EAST A DISTANCE OF 422.02 FEET;
6. SOUTH 56°58'54" EAST A DISTANCE OF 223.63 FEET;
7. NORTH 89°16'12" EAST A DISTANCE OF 263.79 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 306,957 SQUARE FEET OR 7.047 ACRES.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, AND BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **SOUTHLANDS SUBDIVISION FILING NO. 24**, 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.

## NOTES:

1. 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".
2. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE CENTER OF SECTION 19 BY A 2" ALUMINUM CAP STAMPED "PLS 19329" AND AT THE SOUTH QUARTER CORNER BY A 3-1/4" ALUM. CAP STAMPED "PLS 23899 2008" WITH THE LINE ASSUMED TO BEAR SOUTH 00°04'46" WEST.
3. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE THE OWNER OF THE LOT, EXCEPTING THE CITY OF AURORA FROM FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JANSEN STRAWN CONSULTING ENGINEERS, A WARE MALCOMB COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, AND TITLE OF RECORD, JANSEN STRAWN CONSULTING ENGINEERS, A WARE MALCOMB COMPANY, RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, EFFECTIVE DATE APRIL 27, 2017.
6. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.



VICINITY MAP  
N.T.S.

## 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, 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 DAMAGE 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 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 (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 MARCH 23, 2017.

THOMAS D. STAAB, P.L.S. NO. 25965  
FOR & ON BEHALF OF JANSEN STRAWN CONSULTING ENGINEERS,  
A WARE MALCOMB COMPANY,  
990 SOUTH BROADWAY SUITE 230, DENVER, COLORADO 80209

**NOTICE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANT LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

## OWNER:

NWSL TOWN CENTER LLC.

SIGNATURE \_\_\_\_\_

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

### NOTARIAL:

STATE OF COLORADO )  
 ) SS

COUNTY OF \_\_\_\_\_ )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
20\_ AD BY \_\_\_\_\_ AS \_\_\_\_\_ OF NWSL TOWN CENTER LLC.  
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

## CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_ 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 ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

PUBLIC WORKS DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

## 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 \_\_\_\_\_, 20\_ AD AT \_\_\_\_\_ O'CLOCK \_M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

INSTRUMENT NO.: \_\_\_\_\_



JANSEN STRAWN  
CONSULTING ENGINEERS  
A WARE MALCOMB Company  
990 S. BROADWAY, SUITE 230  
DENVER, CO 80209  
P: 303.561.3353 F: 303.561.3359

No.	Revisions	Date	By	No.	Revisions	Date	By
1	RESPONSE TO CITY COMMENTS	09.20.2017	AM				

Scale: N/A

Date: 07.17.2017

Job No.: DCS17-4040-00

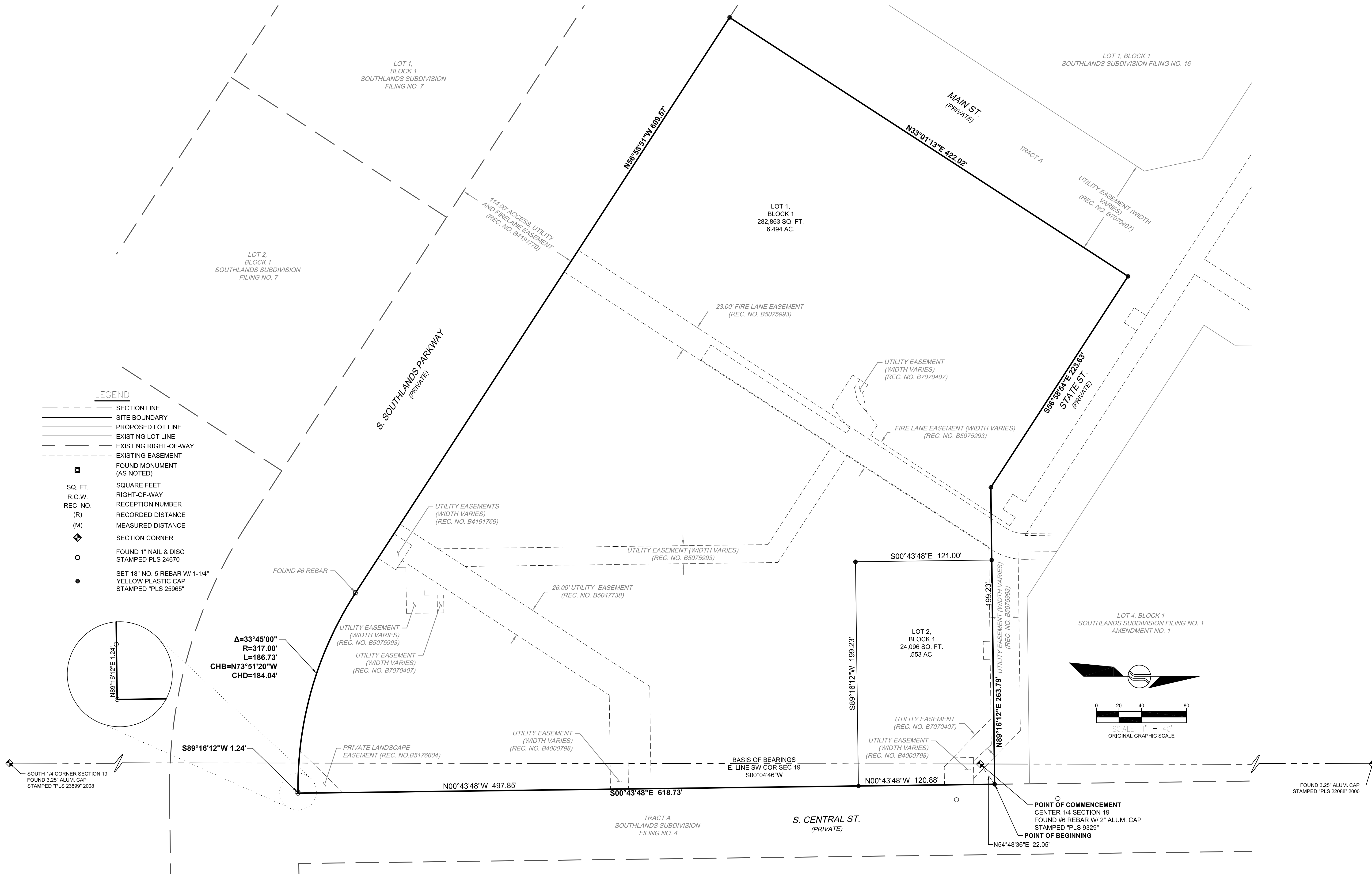
AURORA, CO

SHEET 1 OF 2



SOUTHLANDS SUBDIVISION FILING NO. 24

A RE-SUBDIVISION OF LOT 2, BLOCK 1, SOUTHLANDS SUBDIVISION FILING NO. 16 LOCATED IN THE WEST HALF OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 2 OF 2



JANSEN STRAWN  
CONSULTING ENGINEERS  
A WARE MALCOMB Company  
990 S. BROADWAY, SUITE 230  
DENVER, CO 80209  
P. 303.561.3333 F. 303.561.3339

No.	Revisions	Date	By	No.	Revisions	Date	By
1	RESPONSE TO CITY COMMENTS	09.20.2017	AM				

Scale: 1" = 40'  
Date: 07.17.2017  
Job No.: DCS17-4040-00

AURORA, CO

SHEET 2 OF 2