


IMPROVEMENT SURVEY PLAT

1519 GENEVA STREET

PART OF BLOCK 19, AURORA SUBDIVISION,
LOCATED 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

LEGEND			
●	SET #5 REBAR (18") WITH GREEN PLASTIC CAP STAMPED "PLS 37601"	+ 53.6	SPOT ELEVATION (ADD 5300')
○	FOUND MONUMENT AS NOTED		TREE
—○—	UTILITY POLE	— X —	FENCE
⊙	WATER METER	— W —	WATER LINE
GM	GAS METER	— G —	GAS LINE
EM	ELECTRIC METER	— OHW —	OVERHEAD UTILITY LINE
		— S —	SANITARY SEWER LINE

LAND DESCRIPTION (PER DEED 2017000081895)

LOTS 30 AND 31, EXCEPT THE REAR 8 THEREOF, BLOCK 19, AURORA,
COUNTY OF ADAMS, STATE OF COLORADO

NOTES

- 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 LAND SURVEY PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- BASIS OF BEARINGS: THE LINE BETWEEN THE NORTHWEST & SOUTHEAST CORNERS OF MONEY TREE SUBDIVISION FILING NO. 1, ASSUMED TO BEAR S25°39'02"E, MONUMENTED AS SHOWN HEREON.
- BASIS OF ELEVATIONS: NAVD 88 VERTICAL DATUM PER CITY OF AURORA VERTICAL CONTROL NETWORK. PROJECT BENCHMARK: COA ID: 3S6734SE004, ELEVATION = 5353.544 FEET. CONTOUR INTERVAL = 1/2-FOOT.
- UNDERGROUND UTILITIES WERE LOCATED BY UTILO, LLC ON APRIL 21, 2020 AND TEHSE LCOATIONS SHOULD BE CONSIDERED APPROXIMATE.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF. A US SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 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.
- LAND AREA = 6,369± SQUARE FEET.

SURVEYOR'S CERTIFICATE

I, ROBERT E. HARRIS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY SPECIFICALLY AND ONLY TO ONE SERVICE INC. AND NIDIA GOMEZ, THAT IN APRIL, 2020, A PROPERTY SURVEY WAS MADE TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THAT THE PLAT HEREIN IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY, ALL NOTES SHOWN HEREON ARE A PART OF THIS CERTIFICATION. THE ENCROACHMENTS, EASEMENTS, RIGHT OF WAYS OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION SHOWN: THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS: NOR EASEMENTS OF RECORD.

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



Gillians

GILLIANS LAND CONSULTANTS
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LAND SURVEYING
ALTA/ASCM SURVEYS
TOPOGRAPHIC MAPS
CONSULTING SERVICES

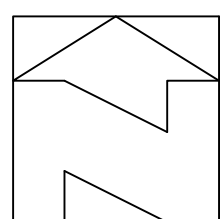
JOB NO.: 19054
DRAWN: REH
CHECKED: RH
DESIGNER: JK
ISSUE DATE: 4-30-2020
SCALE: VARIES
FILE: LSP
SHEET: 1 OF 1

SANITARY SEWER
MANHOLE
RIM=5352.39
6" METAL PIPE
INVERT
IN(S)=5341.44
266.5' S. TO SMH

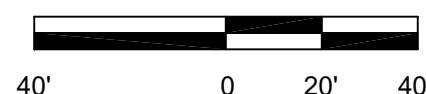
SITE DETAIL

SCALE: 1"=20'

SANITARY SEWER
MANHOLE
RIM=5353.87
6" METAL PIPE
INVERT
OUT(N)=5342.77
266.5' N. TO SMH



SCALE: 1" = 40 US SURVEY FEET



FOUND NAIL & 1" DISK
STAMPED "LS 37552"

FOUND NAIL & 1" DISK
STAMPED "LS 37552"

S1/4 CORNER SECTION 34
FOUND 3.25" ALUMINUM CAP
STAMPED "COLO DEPT OF
TRANSPORTATION 1995 PLS 11434"
IN RANGE BOX

COA BENCHMARK
3S6734SE004
ELEVATION=5353.54 FEET

EAST COLFAX AVENUE

SOUTH LINE SE1/4 SECTION 32

2648.447' (SPC) 2649.04'
S89°36'54"W
BASIS OF BEARINGS

SE CORNER SECTION 34
FOUND 3" BRASS CAP STAMPED
"CITY OF AURORA LS 16848 1987"
IN RANGE BOX

FOUND #5 REBAR &
YELLOW PLASTIC CAP
STAMPING ILLEGIBLE"

LOT 1, BLOCK 1,
MONEY TREE SUBDIVISION
FILING NO. 1

FOUND #5 REBAR &
YELLOW PLASTIC CAP
STAMPED "LS 24670"