

CITADEL ON COLFAX SUBDIVISION FILING NO. 2

A RESUBDIVISION OF LOTS 1, 3, AND 4, BLOCK 8, CITADEL ON COLFAX SUBDIVISION FILING NO. 1
SITUATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 2

Lots 1, 3, and 4, Block 8, Citadel on Colfax Subdivision Filing No. 1, according to the plat thereof recorded 11/7/2018 at Reception No. D8109331, Arapahoe County records and located in

DEDICATION
STATEMENT
REVISED

add City, County and State designations

DEDICATION STATEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 66 WEST IS CONSIDERED TO BEAR N89°35'14"E, MONUMENTED BY THE NORTH QUARTER CORNER OF SAID SECTION 6, REFERENCED BY 3-1/4 INCH ALUMINUM CAPS STAMPED "CDOT PLS 27278", AND BY THE NORTHWEST CORNER OF SAID SECTION 6, REFERENCED BY 3-1/4 INCH ALUMINUM CAPS STAMPED "CDOT PLS 27278", AS SHOWN HEREON.

COMMENCING AT SAID NORTH QUARTER CORNER OF SAID SECTION 6;

THENCE WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, N89°35'14"E, A DISTANCE OF 1,678.17 FEET;

THENCE S00°24'46"E, A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 8, CITADEL ON COLFAX FILING NO. 1, BEING THE POINT OF BEGINNING;

THENCE WITH THE EAST LINE OF SAID LOT 1, S00°26'33"E, A DISTANCE OF 127.41 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 4 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NORTH LINE OF LOT 4, BLOCK 8, CITADEL ON COLFAX FILING NO. 1 AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°20'37", HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 59.94 FEET, AND WHOSE CHORD BEARS S73°16'15"E, A CHORD DISTANCE OF 59.05 FEET;

THENCE CONTINUING WITH SAID NORTH LINE OF SAID LOT 4, S56°05'56"E, A DISTANCE OF 78.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;

THENCE WITH THE EAST LINE OF SAID LOT 4, S00°26'33"E, A DISTANCE OF 103.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID SOUTH LINE OF SAID LOT 4 AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°36'49", HAVING A RADIUS OF 221.50 FEET, AN ARC LENGTH OF 95.15 FEET, AND WHOSE CHORD BEARS N78°08'09"W, A CHORD DISTANCE OF 94.42 FEET;

THENCE CONTINUING WITH SAID SOUTH LINE OF SAID LOT 4, S89°33'27"W, A DISTANCE OF 29.58 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID SOUTH LINE OF SAID LOT 4 AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°48'59", HAVING A RADIUS OF 100.50 FEET, AN ARC LENGTH OF 45.28 FEET, AND WHOSE CHORD BEARS N77°32'04"W, A CHORD DISTANCE OF 44.90 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID SOUTH LINE OF SAID LOTS 3 AND 4, AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25°48'59", HAVING A RADIUS OF 270.50 FEET, AN ARC LENGTH OF 121.88 FEET, AND WHOSE CHORD BEARS N77°32'04"W, A CHORD DISTANCE OF 120.85 FEET;

THENCE CONTINUING WITH THE SOUTH LINE OF SAID LOT 3, S89°33'27"W, A DISTANCE OF 44.01 FEET;

THENCE CONTINUING WITH THE SOUTH LINE OF SAID LOT 3, S44°33'27"W, A DISTANCE OF 33.23 FEET;

THENCE CONTINUING WITH THE SOUTH LINE OF SAID LOT 3, S89°33'27"W, A DISTANCE OF 88.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE WITH THE WEST LING OF SAID LOT 3, N00°28'33"W, A DISTANCE OF 131.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 3;

THENCE WITH THE SOUTH LINE OF SAID LOT 1, S89°33'27"W, A DISTANCE OF 11.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE WITH THE WEST LINE OF SAID LOT 1, N00°26'33"W, A DISTANCE OF 127.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE WITH THE NORTH LINE OF SAID LOT 1, N89°35'14"E, A DISTANCE OF 329.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.21 ACRES (96,437 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CITADEL ON COLFAX SUBDIVISION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

OWNER SIGNATURE

OWNER: COLFAX AND SABLE, LLC, A COLORADO LIMITED LIABILITY COMPANY

OWNER: _____ (DATE) _____

TITLE: _____

NOTARY:

STATE OF COLORADO
COUNTY OF ARAPAHOE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____

BY _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

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, 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.

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 _____, 20____ AD,

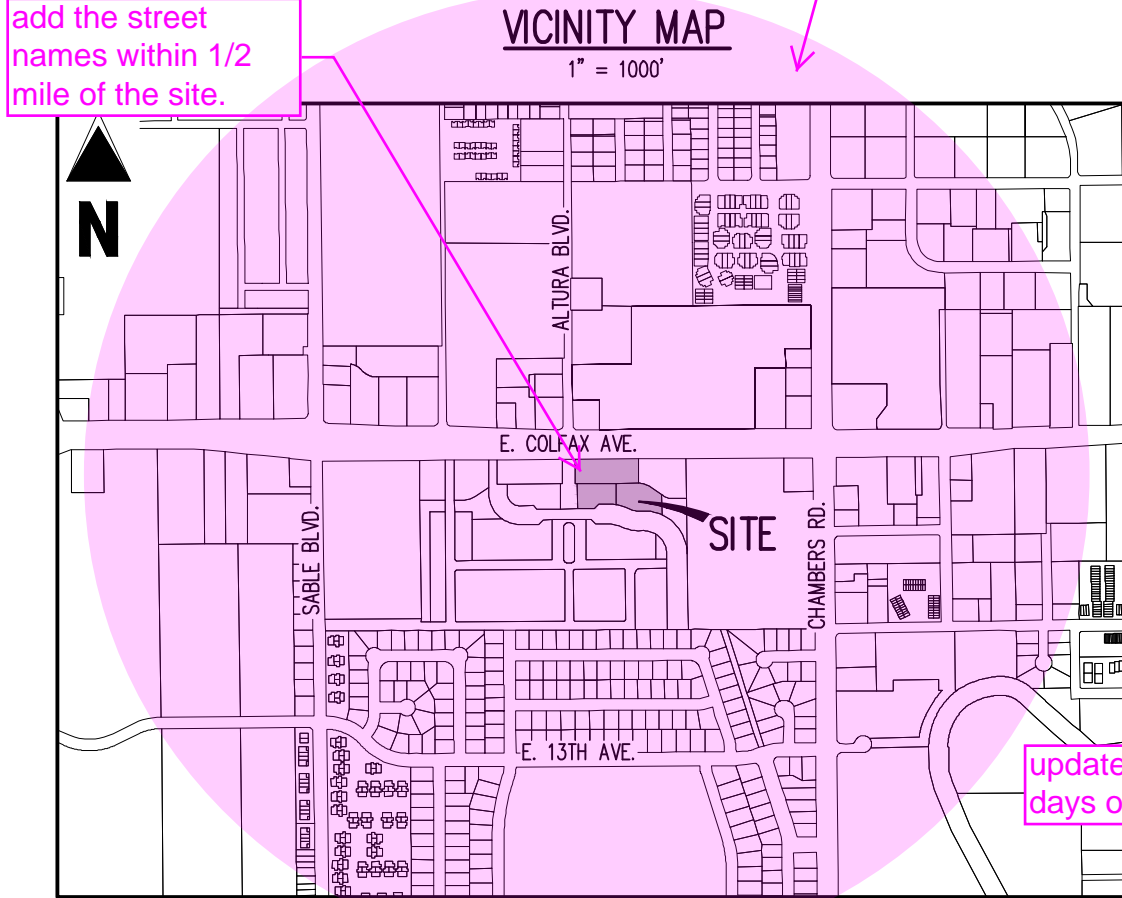
SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

VICINITY MAP
REVISED

approximate 1/2
mile radius



update this to be within 120 calendar
days of the plat approval date

MORTGAGE HOLDER

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

BY: BROADMARK REAL ESTATE MANAGEMENT
1415 PARK AVENUE WEST
DENVER, CO 80205

add the name, match the Deed of Trust information

NAME ADDED

NAME: TOM GUNNISON

TITLE: MANAGING PARTNER

CLERK AND RECORDER CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS _____ DAY OF _____, 20____ AD, AT _____ O'CLOCK _____

COUNTY CLERK AND RECORDER

DEPUTY

BOOK NO: _____

PAGE NO: _____

RECEPTION NO: _____

PLAT NOTES:

- BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 66 WEST IS CONSIDERED TO BEAR N89°35'14"E, MONUMENTED BY THE NORTH QUARTER CORNER OF SAID SECTION 6, REFERENCED BY 3-1/4 INCH ALUMINUM CAPS STAMPED "CDOT PLS 27278", AND BY THE NORTHWEST CORNER OF SAID SECTION 6, REFERENCED BY 3-1/4 INCH ALUMINUM CAPS STAMPED "CDOT PLS 27278", AS SHOWN HEREON.
- 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.
- ALL OWNERS OF LOTS ADJACENT TO EAST COLFAX 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 TYPE AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- GALLOWAY & COMPANY, INC. RELIED UPON TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABC70863599, WITH AN EFFECTIVE DATE OF 04/27/2020 AT 5:00 PM.
- 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".

TITLE COMMITMENT HAS BEEN
UPDATED AND THE PLAT HAS BEEN
REVISED. IF THE PLAT IS NOT
APPROVED WITHIN 120 DAYS OF
THE NEW TITLE, WE'LL WORK WITH
MURPHY AND THE CITY TO GET
THIS UPDATED.

SURVEYOR'S CERTIFICATE:

I, BRIAN J. DENNIS, 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 AUGUST 17, 2020.

BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

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 THE CERTIFICATION SHOWN HEREON.

SHEET 1 OF 2

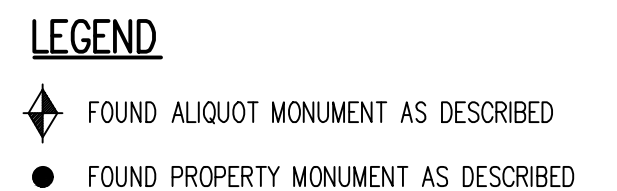
CITADEL ON COLFAX SUBDIVISION, FILING NO. 2

CITY OF AURORA, COUNTY OF ARAPAHOE,
STATE OF COLORADO

PROJECT NO: MOC000055.01 CHECKED BY: BJD
DRAWN BY: EMV DATE: SEPTEMBER 17, 2020

#	DATE	ISSUE / DESCRIPTION	INIT.
1	10/06/20	REVISED ACCESS EASEMENT	EMV
2	12/28/20	ADDRESSED CITY COMMENTS	EMV
3	02/05/21	ADDED LOT 3	EMV
—	—	—	—
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—	—	—	—
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A RESUBDIVISION OF LOTS 1, 3, AND 4, BLOCK 8, CITADEL ON COLFAX SUBDIVISION FILING NO. 1
SITUATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 2



#	DATE	ISSUE / DESCRIPTION	INIT
1	10/06/20	REVISED ACCESS EASEMENT	EMV
2	12/28/20	ADDRESSED CITY COMMENTS	EMV
3	02/05/21	ADDED LOT 3	EMV