

ELMIRA NORTH SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 25 THROUGH 35, BLOCK 7, NEW ENGLAND HEIGHTS
A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 34, T.3S., R.67W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 34, T.3S., R.67W. OF THE 6TH P.M. BEING LOTS 25 THROUGH 35, BLOCK 7, NEW ENGLAND HEIGHTS, A SUBDIVISION PLAT RECORDED IN PLAT BOOK 3 AT PAGE 33 IN THE ADAMS COUNTY CLERK & RECORDER'S RECORDS, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25, BLOCK 7 OF SAID NEW ENGLAND HEIGHTS;
THENCE S89°31'45"W ALONG THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF EAST 25TH AVENUE AS DESCRIBED IN PLAT BOOK 3 AT PAGE 33 OF SAID ADAMS COUNTY CLERK & RECORDER'S RECORDS, A DISTANCE OF 134.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25;
THENCE N00°21'21"W ALONG THE WEST LINE OF SAID BLOCK 7, A DISTANCE OF 274.78 FEET TO THE NORTHWEST CORNER OF LOT 35 OF SAID BLOCK 7;
THENCE N89°32'02"E ALONG THE NORTH LINE OF SAID LOT 35, A DISTANCE OF 134.84 FEET THE NORTHWEST CORNER OF THE ELMIRA STREET R.O.W. AS DESCRIBED IN PLAT BOOK 3 AT PAGE 33 OF SAID ADAMS COUNTY CLERK & RECORDER'S RECORDS;
THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY R.O.W. LINE OF SAID ELMIRA STREET:
1. THENCE S00°21'21"E A DISTANCE OF 13.55 FEET TO POINT OF A NON-TANGENT CURVE AT THE NORTHERN MOST CORNER OF A PARCEL OF LAND DESCRIBED IN A GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 2018000018766 OF SAID ADAMS COUNTY CLERK & RECORDER'S RECORDS;
2. THENCE ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND AND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 99°58'57", A RADIUS OF 35.00 FEET, A ARC LENGTH OF 61.08 FEET, A CHORD BEARING OF S00°21'21"E WITH A CHORD DISTANCE OF 53.62 FEET;
3. THENCE S00°21'21"E NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 207.60 FEET TO THE **POINT OF BEGINNING**.

CONTAINING (36,585 SQUARE FEET) 0.8399 ACRES, 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 **ELMIRA NORTH 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(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 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.

OWNER:

BBCB 2513 ELMIRA, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE: Charles Ballard PRINT NAME AND TITLE: Charles Ballard, PRINCIPAL

STATE OF CO)
COUNTY OF Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF February, 2024 A.D., BY Charles Ballard.

WITNESS MY HAND AND OFFICIAL SEAL:

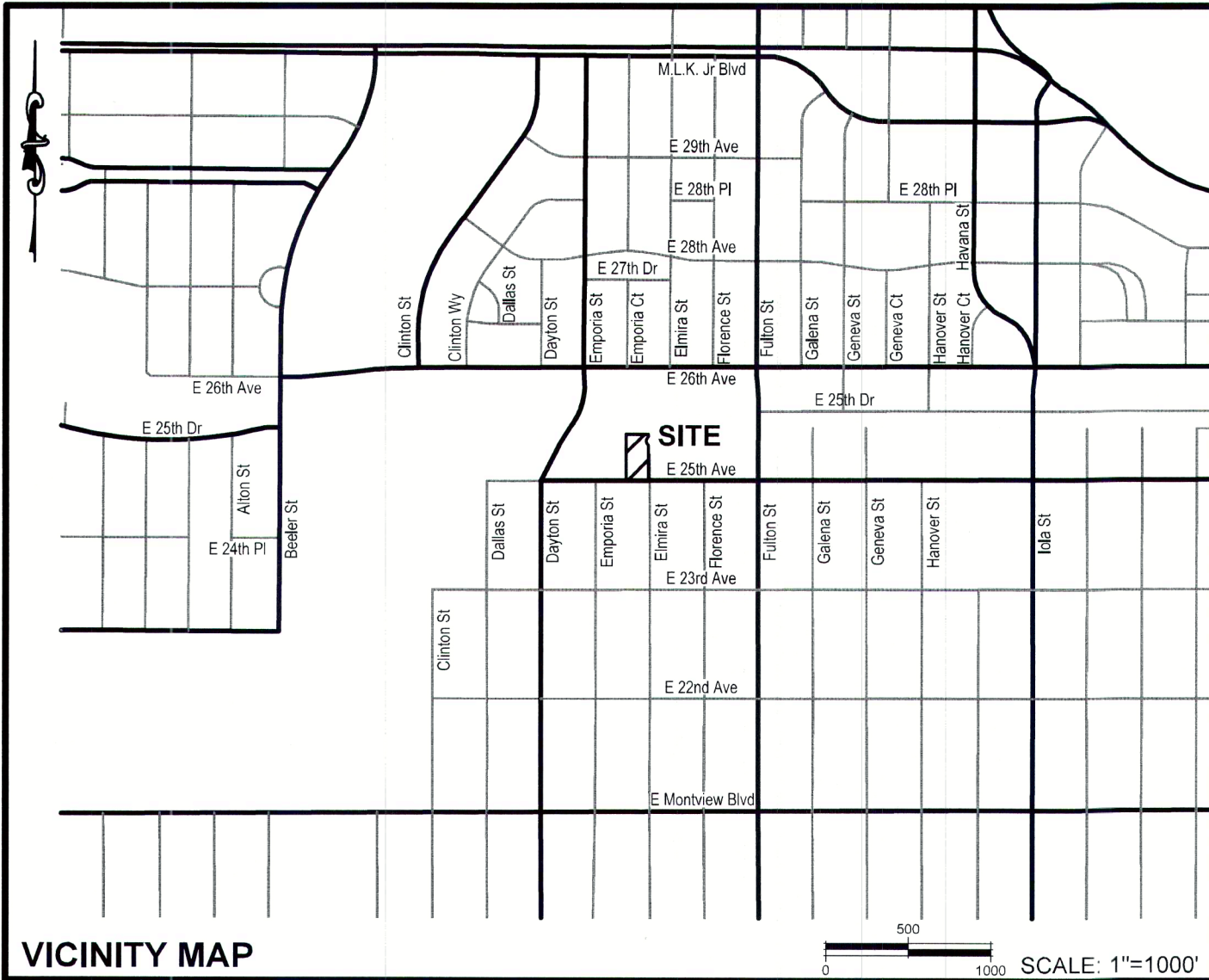
NOTARY PUBLIC: JOSE GERARDO BARRAZA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154038357
MY COMMISSION EXPIRES NOV. 25, 2027
Nov 25, 2027
MY COMMISSION EXPIRES

CONSENT TO SUBDIVIDE STATEMENT:

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

PNC BANK, NATIONAL ASSOCIATION

SIGNATURE: Kwami Akabpo PRINT NAME AND TITLE: Kwami Akabpo, Business Banker



GENERAL NOTES:

- THIS PLAT WAS PREPARED BASED INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER 5509-4121633 REVISION NUMBER 2 PREPARED BY FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF FEBRUARY 21, 2024 AT 8:00 A.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BEARINGS ARE BASED ON A 30' RANGE LINE IN EAST 25TH AVENUE HAVING A GRID BEARING BEARING OF S89°31'45"W MONUMENTED BY A NO. 5 REBAR IN A RANGE BOX FOUND AT THE RANGE POINT IN THE INTERSECTION OF EAST 25TH AVENUE AND FLORENCE STREET AND A STEEL SPIKE IN A RANGE BOX FOUND AT THE RANGE POINT IN THE INTERSECTION OF EAST 25TH AVENUE AND DAYTON STREET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- ALL LINEAL DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- REWORD: ALL OWNERS OF LOTS ADJACENT TO EAST 25TH AVENUE AND ELMIRA 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.
- 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, AND 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 AND TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT AND TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- 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.

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 DECEMBER 6, 2023.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY



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 THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO THIS _____ DAY OF _____, 20____ 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 _____

CLERK AND RECORDER'S CERTIFICATE:

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

COUNTY CLERK AND RECORDER _____

DEPUTY _____

INSTRUMENT NO.: _____

**ENGINEERING
SERVICE
COMPANY**

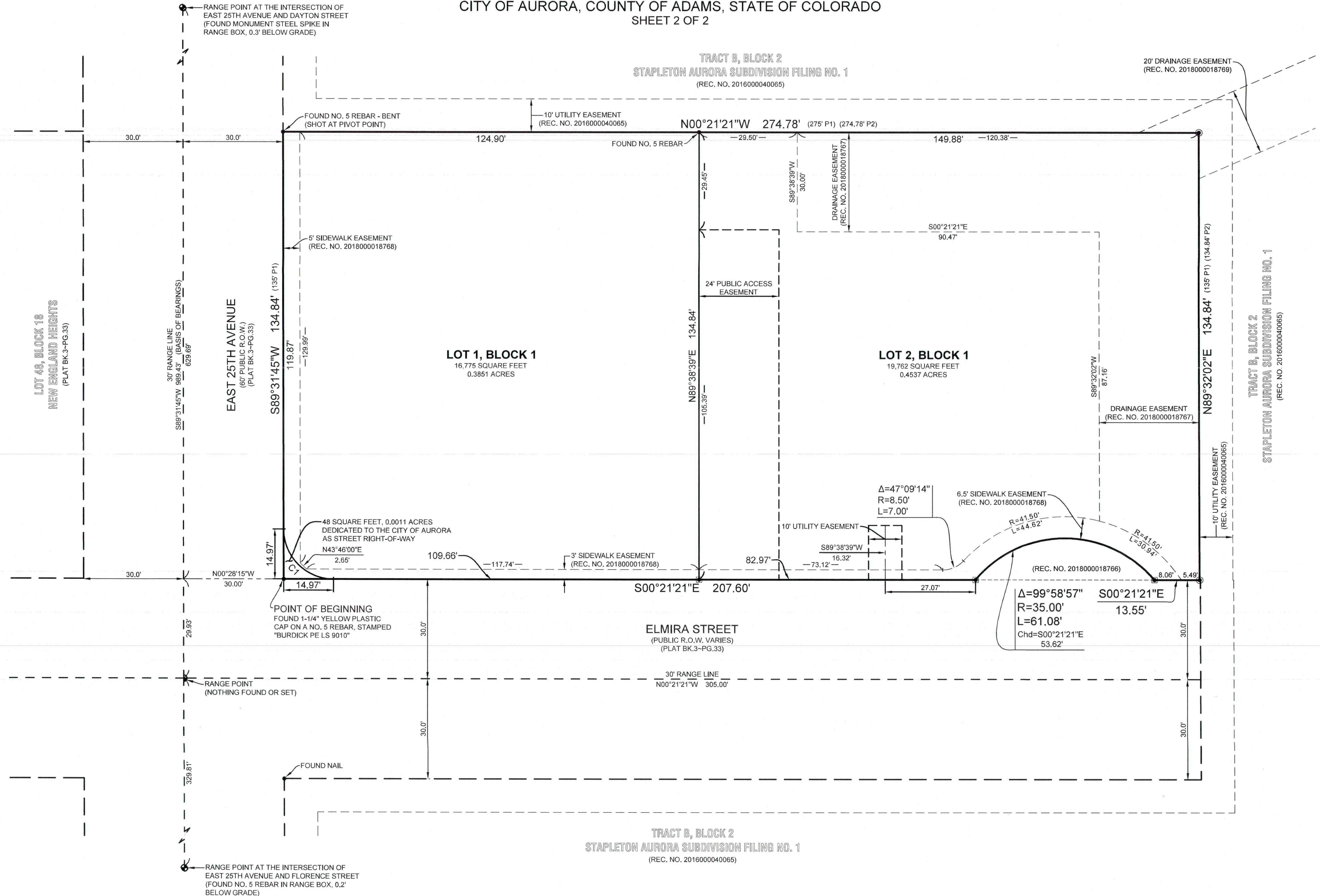
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Survey No.: 21-168-P
Project No.: 1597.1
Date: 4/8/2022
Field Book No.: N/A
Revised: 2/26/2024

ELMIRA NORTH SUBDIVISION FILING NO. 1

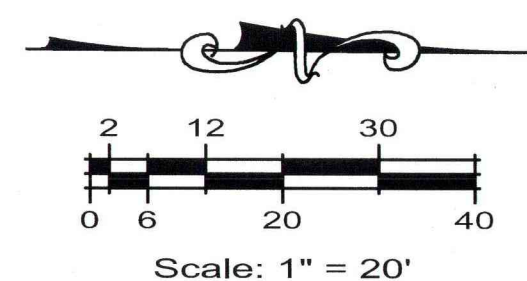
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2



LEGEND

	PLAT BOUNDARY LINE	BK. PG.	BOOK AND PAGE		RANGE POINT
	ADJACENT LOT/PARCEL LINES	REC. NO.	RECEPTION NUMBER		SET 5/8"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
	RANGE LINE	(XX.XX' P1)	PER THE RECORDED PLAT OF NEW ENGLAND HEIGHTS (PLAT BOOK 3 AT PAGE 33) IF DIFFERENT FROM AS-MEASURED		SET NAIL & 1" BRASS TAG STAMPED "ESC LS 33202"
	EXISTING EASEMENT LINE				FOUND MONUMENT AS DESCRIBED
	NEW EASEMENT LINE	(XX.XX' P2)	PER THE RECORDED PLAT OF STAPLETON AURORA SUBDIVISION FILING NO. 1 (REC. NO. 2016000040065) IF DIFFERENT FROM AS-MEASURED		
	NEW EASEMENT CENTERLINE				
	R.O.W.				
	RIGHT-OF-WAY				

TRACT B, BLOCK 2
STAPLETON AURORA SUBDIVISION FILING NO. 1
(REC. NO. 2016000040065)



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