

# 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 2113 ELMIRA, LLC, A COLORADO LIMITED LIABILITY COMPANY

*[Signature]*  
 SIGNATURE

*Charles Bullard Principac*  
 PRINT NAME AND TITLE

STATE OF CO )  
 COUNTY OF Denver )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27<sup>th</sup> DAY OF February 2024 A.D., BY Charles Bullard

WITNESS MY HAND AND OFFICIAL SEAL:

*[Signature]*  
 NOTARY PUBLIC  
Nov 25, 2023  
 MY COMMISSION EXPIRES

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

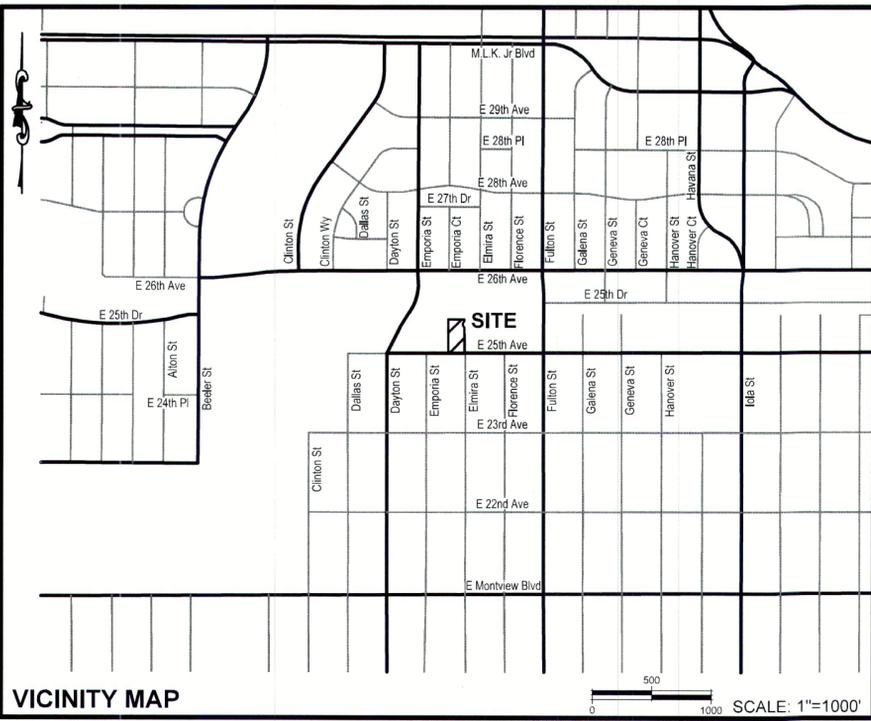
**CONSENT TO SUBDIVIDE STATEMENT:**

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

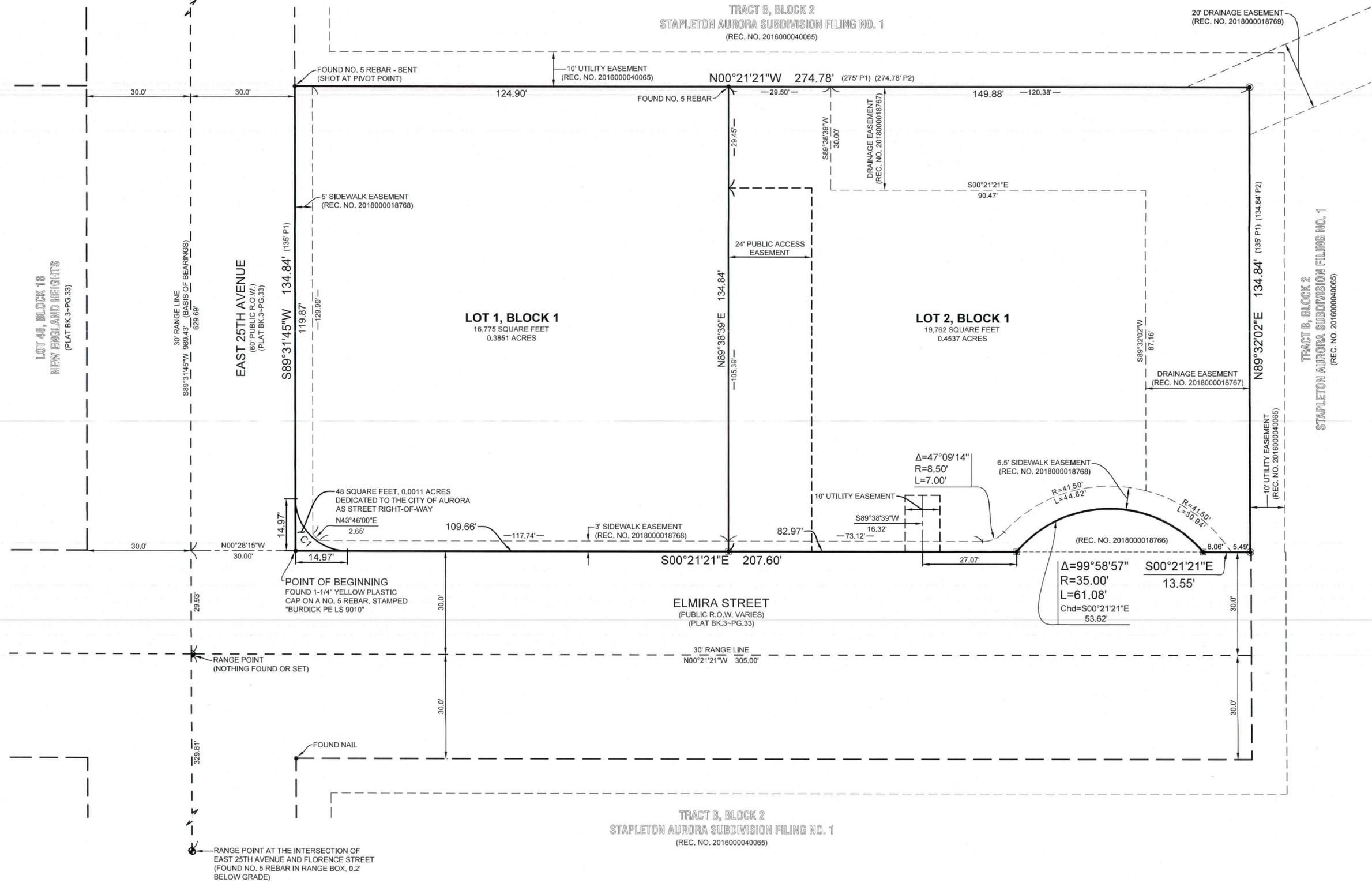
*[Signature]*  
 SIGNATURE

*Kwami Akabpo, Business Banker*  
 PRINT NAME AND TITLE

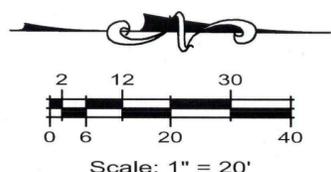


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 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 2 OF 2



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



<b>ENGINEERING SERVICE COMPANY</b> Creative Solutions Since 1954 CIVIL ENGINEERS   LAND SURVEYORS	14190 East Evans Avenue Aurora, Colorado 80014 engineering@serviceco.com	Survey No. 21-168-P
	P 303.337.1393	Project No. 1597.1
	F 303.337.7481	Date 4/8/2022
	T/F 1.877.273.0659	Field Book No. N.A. Revised 2/26/2024

File Name: N:\Projects\Paradigm System (Gardner)\Aurora - 2502-2513 Elmira S/CAD/Plat/Elmira S1 Aurora - Plat.dwg Plot Date: 2/26/2024 Company: ESC