

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THAT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING (103,046 SQUARE FEET) 2.3656 ACRES, MORE OR LESS.

COVENANTS:

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 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:

BV SMITH TOWER LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE

PRINT NAME AND TITLE

STATE OF _____)

COUNTY OF _____) §

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, 20_____ A.D., BY _____.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES

add the metes and bounds description from the as measured dimension as shown on the graphic pages



1. THIS PLAT WAS PREPARED BASED ON TITLE COMMITMENT NO. 100-N0031458-030-TO3, AMENDMENT NO. 3 PREPARED BY FIDELITY NATIONAL TITLE AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF AUGUST 11, 2021, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
2. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN WITH A GRID BEARING OF S00°08'24"W PER THE CITY OF AURORA, COLORADO HORIZONTAL CONTROL NETWORK (COLORADO STATE PLAN COORDINATE SYSTEM OF 1983/1992 HARN COLORADO CENTRAL ZONE) AND BOUNDED BY A 3" BRASS CAP ON A 3" PIPE, STAMPED "CITY OF AURORA 1988 LS 16419", 0.4' BELOW GRADE IN A RANGE BOX FOUND AT THE NORTHWEST CORNER OF SAID SECTION 34 AND A 2-1/2" ALUMINUM CAP ON A #6 REBAR, STAMPED "GREEN HORNE & O'MARA 1996 PLS 23501", 0.8' BELOW GRADE IN A RANGE BOX FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 34, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
3. 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.
4. ALL THE OWNERS OF THE LOTS ADJACENT TOWER ROAD, SMITH ROAD AND ANDES WAY SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE THAT MAY RESTRICT THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
5. 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".
6. 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.

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

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



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.

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 _____

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 _____

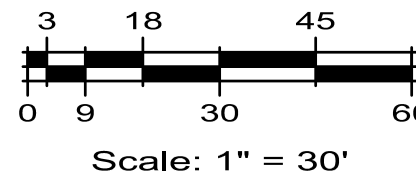
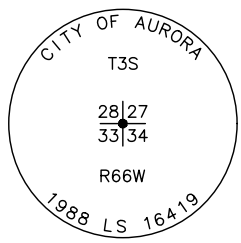
INSTRUMENT NO.: _____

ENGINEERING SERVICE COMPANY	14190 East Evans Avenue Aurora, Colorado 80014	Survey No.: 19145-P
	engineeringsserviceco.com	Project No.: 383.6
	P 303.337.1393	Date: 10/11/2021
	T 303.337.7481	Field Book No.: 928
	F/F 1.877.273.0659	Revised:

SMITH & TOWER SUBDIVISION FILING NO. 1

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

NW CORNER OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M. (FOUND 3" BRASS CAP ON A 3" PIPE, 0.4' BELOW GRADE IN A RANGE BOX, STAMPED AS SHOWN.)



TOWER ROAD
(80' PUBLIC R.O.W.)
(BK. 2524-PG. 706)

SMITH ROAD
(100' PUBLIC R.O.W.)
(REC. NO. C1075634)

LOT 1, BLOCK 1
90,590 SQUARE FEET
2.0797 ACRES

ANDES WAY
(PUBLIC R.O.W. VARIES)
(BK. 1382-PG. 366)
(REC. NO. C0137417)

LOT 1, BLOCK 1
BUZZARD BAY SUBDIVISION FILING NO. 1
(REC. NO. C0137417)

WEST LINE OF THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M.
S00°00'24"W 2648.49' BASIS OF BEARINGS
(270.25' D)
270.47'

N00°08'24"E 270.22'

DRAINAGE EASEMENT

street

Acknowledged, the language has been updated

Acknowledged, the language has been updated

street

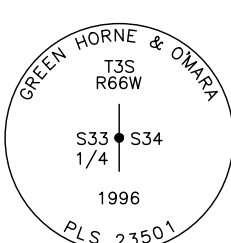
15' PUBLIC SERVICE COMPANY
OF COLORADO EASEMENT
(BK. 631-PG. 594)

FOUND NO. 5 REBAR & 1-1/2" ALUMINUM
CAP STAMPED "LS 10102"

SEE SURVEYOR
NOTE BELOW.

POINT OF BEGINNING
FOUND NO. 5 REBAR & 1-1/4" YELLOW
PLASTIC CAP STAMPED "ESC LS 33202"

UNPLATTED
(REC. NO. 2016000063512)



W 1/4 CORNER OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M. (FOUND 2 1/2" ALUMINUM CAP ON A #6 REBAR, 0.8' BELOW GRADE IN A RANGE BOX, STAMPED AS SHOWN.)

SURVEYOR NOTE:

THE LEGAL DESCRIPTION PROVIDED AND DEEDS FOR THE DEDICATION OF RIGHT-OF-WAY FOR ANDES WAY ARE INCONSISTENT. BASED UPON CORRESPONDENCE WITH THE CITY OF AURORA, THE CITY VIEWS THE WEST RIGHT-OF-WAY LINE FOR ANDES WAY ABUTS THE EAST LINE OF THE SUBJECT PROPERTY.

**ENGINEERING
SERVICE
COMPANY**
Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS

14190 East Evans Avenue
Aurora, Colorado 80014
engineeringserviceco.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659



Survey No. 19145-P
Project No. 383.6
Date: 10/11/2021
Field Book No. 928
Revised:

LEGEND		REC. NO.	RECEPTION NUMBER
—	PLAT BOUNDARY LINE	(XX.XX' D)	RECORD DISTANCE PER SPECIAL WARRANTY DEED (REC. NO. 2020000024635) IF DIFFERENT FROM AS-MEASURED
---	ADJACENT LOT/PARCEL LINES		
- - -	SECTION LINE		
—	NEW R.O.W. LINE		ALL DIMENSIONS SHOWN WITH NO PARENTHESIS ARE AS-MEASURED DIMENSION
- - -	EXISTING EASEMENT LINE		
- - -	EXISTING EASEMENT CENTERLINE		
- - -	NEW EASEMENT LINE		
R.O.W.	RIGHT-OF-WAY		ALIQUOT CORNER
L.S. NO.	LAND SURVEYOR NUMBER		SET 5/8"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
BK. PG.	BOOK AND PAGE		FOUND MONUMENT AS DESCRIBED

Mapcheck Report

Smith & Tower Subdivision Filing No. 1
Plat Boundary

Point of Beginning :

North: 1700405.82' East: 3205470.91'

Segment #1 : Line

Course: N00°08'24"E Length: 270.22'

North: 1700676.04' East: 3205471.57'

Segment #2 : Line

Course: S83°27'36"E Length: 426.92'

North: 1700627.42' East: 3205895.70'

Segment #3 : Line

Course: S01°56'06"W Length: 219.26'

North: 1700408.28' East: 3205888.30'

Segment #4 : Line

Course: S89°39'43"W Length: 417.40'

North: 1700405.82' East: 3205470.91'

Perimeter: 1333.80' Area: 103,046 Sq. Ft.

Error Closure: 0.01 Course: S60°36'29"E

Error North: -0.003 East: 0.006

Precision 1: 133380.00

COLORADO LAND SURVEY MONUMENT RECORD

Department of Regulatory Agencies
Board of Registration for Professional Engineers and Professional Land Surveyors
1660 Broadway, Suite 1370, Denver, CO 80202
Phone (303) 394-7788 • Fax (303) 394-7790 • Email: info@colorado.gov

OCT 28 2002

COLORADO BOARD OF REG.
FOR PE AND PLS

REPAIR OR MONUMENT ONLY ON THIS FORM - REFERENCE TO THIS FORM BY THE LAND SURVEYOR USING PERMANENT BLACK LETTERING

1. TYPE OF MONUMENT: ☒ SECTION CORNER ☐ QUARTER CORNER ☐ BENCH MARK ☐ OTHER

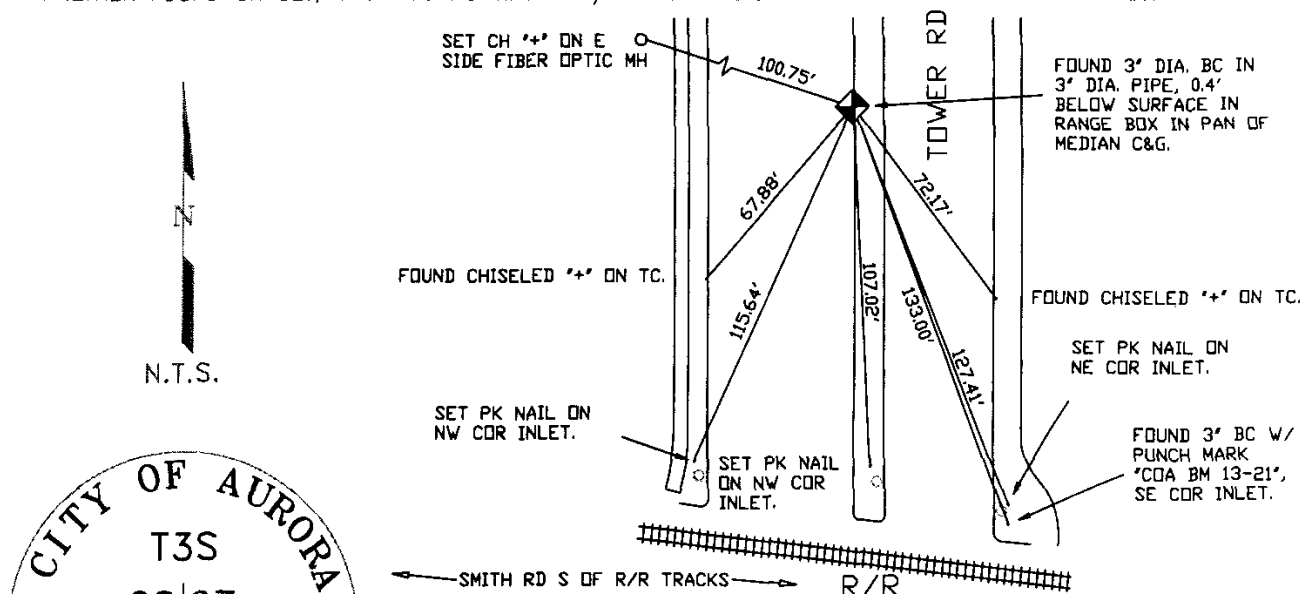
2. DESCRIPTION OF MONUMENT FOUND:

FOUND 3" DIA. BRASS CAP IN 3" DIA. PIPE, 0.4' BELOW SURFACE IN RANGE BOX,
IN PAN OF MEDIAN C&G.

3. DESCRIPTION OF MONUMENT ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:

SET OR FOUND ACCESSORIES AS SHOWN BELOW.

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE.



Stamping on Cap

- a. Date of field Work to Establish, Restore or Rehabilitate Monument: JUNE 19, 2002
- b. Date Monument was used as Control: _____

5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): STEVEN L. WEMLINGER

Firm Name: CITY OF AURORA

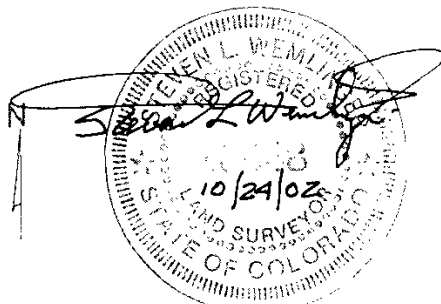
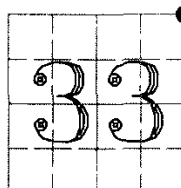
Firm Address: 13645 E. ELLSWORTH AVE.

AURORA, COLORADO 80012

Phone: 303-326-8015

6. LOCATION DIAGRAM

1" = 1 Mile



(Do not fill in)

ACCEPTED
NOV 11 2002
COLO. ST. BD. OF REG.
FOR PE AND PLS

RECEIVED AT OFFICE OF THE COUNTY CLERK
_____ COUNTY

BY: _____

DATE: _____

Record to be filed by Index Reference Number
Numerically, then Alphabetically, under
appropriate Township, Range, and Meridian.

7. SEC 33 T 3S R 66W 6TH 13-E
COUNTY ADAMS INDEX REF NUMBER 13-E

**8. SEC _____ T _____ R _____
COUNTY _____ INDEX REF NUMBER _____

** To be used only for monuments located on county lines

COLORADO LAND SURVEY MONUMENT RECORD

REPORT ONE MONUMENT ONLY ON THIS FORM
REPRODUCTION OF THIS FORM IS AUTHORIZED.

006277

All items to be filled in by the Land Surveyor using black ink or typewriter. (Except)*

1. TYPE OF MONUMENT (Check one) ☐ Section Corner ☐ Bench mark ☐ Quarter Corner ☒ Other 1/16 Corner

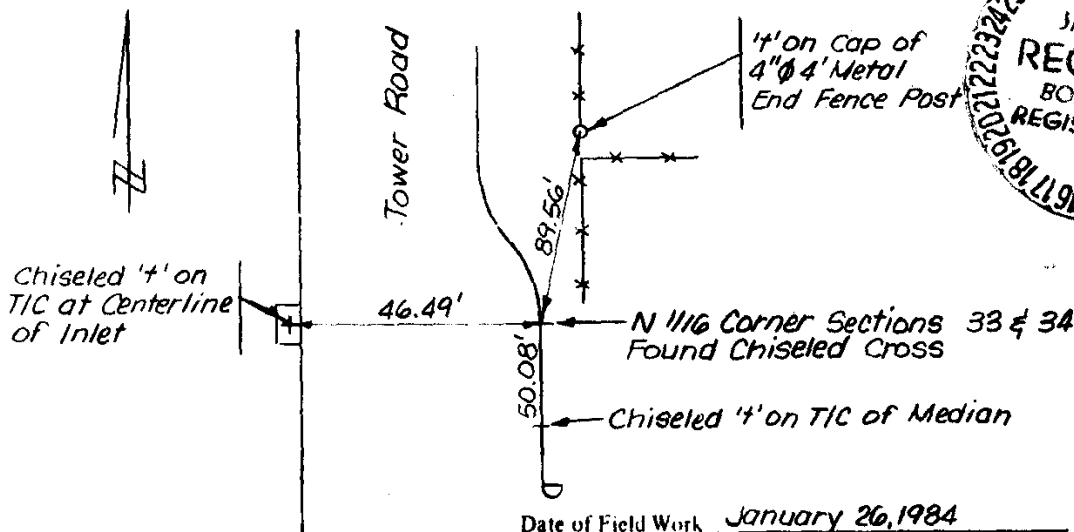
2. DESCRIPTION OF EVIDENCE FOUND, AND ORIGINAL RECORD CALL, IF KNOWN

Found Chiseled Cross on Concrete Curb.

3. DESCRIPTION OF MONUMENT AND/OR ACCESSORIES ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT. IF AN EXISTING MONUMENT, TELL WHY YOU ACCEPTED IT AS VALID. IF YOU ESTABLISHED OR RESTORED A PUBLIC LAND SURVEY MONUMENT, DESCRIBE PROCEDURE AND CONTROL USED.

Found Chiseled Cross on Concrete Curb. Falls Equidistant on a Straight Line Between Monuments at the NW Section Corner and at the W 1/4 Corner.

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT AND REFERENCE POINTS. SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE.

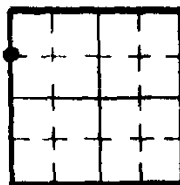


5. CERTIFICATION
This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

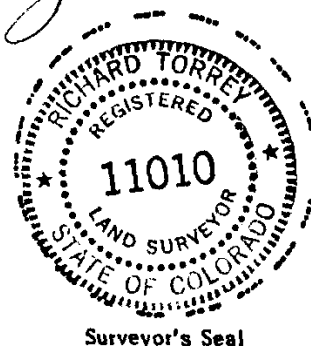
Date January 27, 1984

Signature *Richard Torrey*

6. LOCATION DIAGRAM
1" = 1 Mile



• = Location of Monument



*(Do not fill in)

Accepted for Filing

State Board of Registration for Professional Engineers and Land Surveyors:

By *Marion L. Herrick*

Date CHECKED MAR 12 1984

RECEIVED AT OFFICE OF THE COUNTY CLERK, _____ COUNTY

By _____

Date _____

Record to be filed by Index Reference Number, numerically, then alphabetically, under appropriate Township, Range, and Meridian.

7. SEC. 34, T. 3S, R. 66W, 6th P.M.

8. COUNTY Adams INDEX REF. NO. 1013-1
COUNTY _____ INDEX REF. NO. _____

COLORADO LAND SURVEY MONUMENT RECORD

Department of Regulatory Agencies
Board of Registration for Professional Engineers and Professional Land Surveyors
1560 Broadway, Suite 1370, Denver, CO 80202
Phone (303) 894-7788 * Fax (303) 894-7790 * TDD (303) 894-2900 x333

02393

NOV 8 2002

REPORT ONE MONUMENT ONLY ON THIS FORM - REPRODUCTION OF THIS FORM IS AUTHORIZED FOR PE AND PLS
All items to be filled in by the Land Surveyor using PERMANENT BLACK LETTERING and lines which can be reproduced

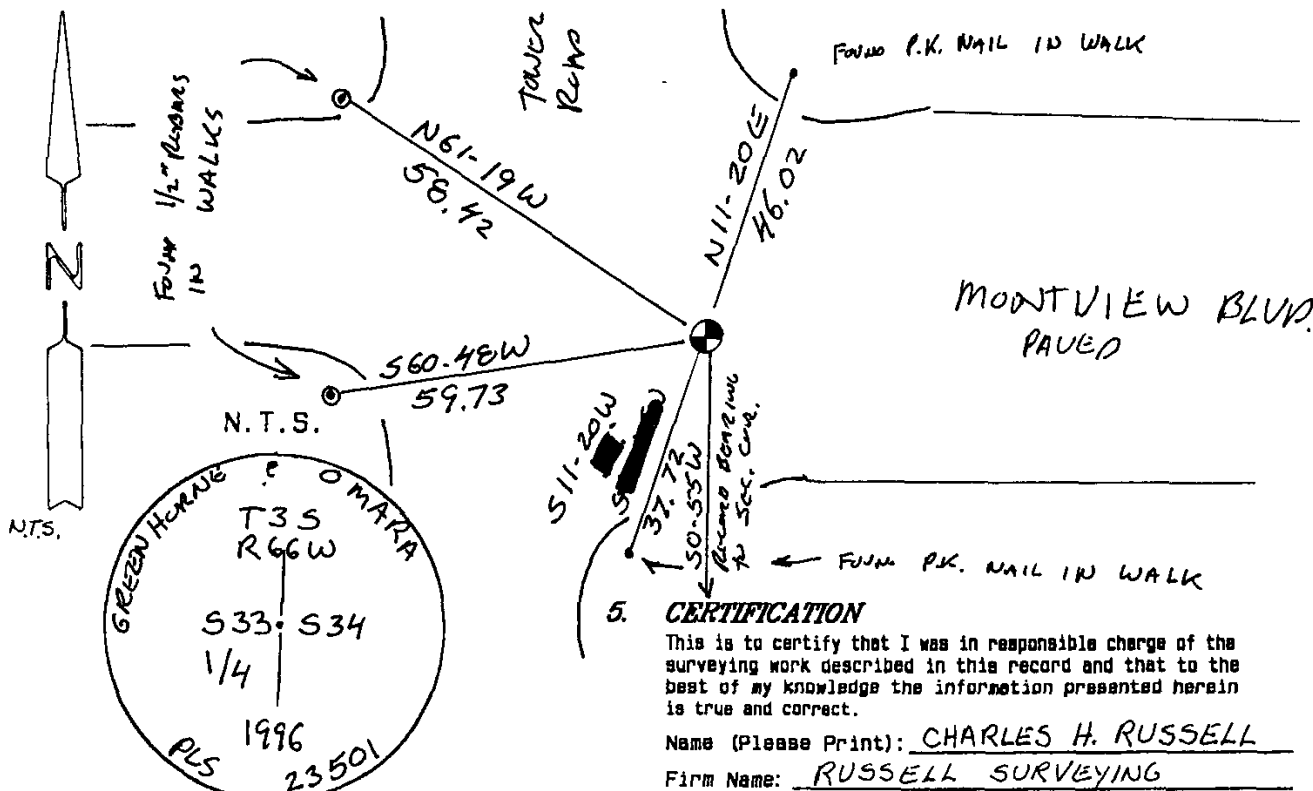
1. TYPE OF MONUMENT: ☐ SECTION CORNER ☒ QUARTER CORNER ☐ BENCH MARK ☐ OTHER _____

2. DESCRIPTION OF MONUMENT FOUND:

2 1/2" ALUM. CAP IN AURORA RANGE BOX
7" DEEP

3. DESCRIPTION OF MONUMENT ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



Stamping on Cap

a. Date of field work to Establish, Restore or Rehabilitate Monument: _____

b. Date Monument was used as Control: NOV. 2, 2002

5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): CHARLES H. RUSSELL

Firm Name: RUSSELL SURVEYING

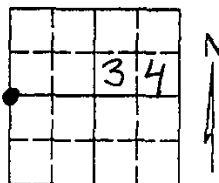
Firm Address: P.O. BOX 1403

PAONIA, COLORADO 81428

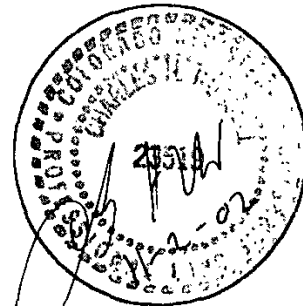
Phone: (970) 527-5404

6. LOCATION DIAGRAM

1" = 1 Mile



• = Location of Monument



Signature/Date through Seal

7. SEC 34 T 3S R 66W 6 1/4 P.M.
COUNTY ADAMS INDEX REF NUMBER 13-C

**8. SEC _____ T _____ R _____ P.M.
COUNTY _____ INDEX REF NUMBER _____

** To be used only for monuments located on county lines

(Do not fill in)

ACCEPTED

JAN 06 2003

COLD. ST. BD. OF REG.
FOR PE AND PLS

RECEIVED AT OFFICE OF THE COUNTY CLERK
_____ COUNTY

BY: _____

DATE: _____

Record to be filed by Index Reference Number
Numerically, then Alphabetically, under
app Township, Range, and Meridian.