



# PORTEOS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF LOT 1, PORTEOS SUBDIVISION FILING NO. 4  
 SITUATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Block 1, Revised

## GENERAL NOTES

1. 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 LAND AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
3. 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 CERTIFICATE SHOWN HEREON.
4. BEARINGS ARE BASED ON THE NORTHEAST LINE OF TRACT A, PORTEOS SUBDIVISION FILING NO. 4 FINAL PLAT AND IS MONUMENTED AT BOTH ENDS BY A FOUND 3" ALUMINUM CAP ON REBAR STAMPED "PLS 23899". SAID LINE IS ASSUMED TO BEAR SOUTH 59°00'40" EAST, AS SHOWN ON SAID PLAT,
5. LINEAR DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. THE EASEMENT AREA WITHIN EACH LOT OR TRACT 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.
7. ALL OWNERS OF LOTS ADJACENT TO JACKSON GAP 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.
8. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
9. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENT, RIGHT-OF-WAY AND TITLE OF RECORD, R&R ENGINEERS-SURVEYORS, INC. RELIED UPON TITLE COMMITMENT NO. ABC70688950-3 DATED OCTOBER 22, 2020 AT 5:00 P.M. PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY.
10. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) THAT SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

delete this Note.  
 Not a plat note  
 Deleted

change this to the  
 updated Title  
 Commitment  
 information  
 Revised

 <b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 1635 WEST 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 (P)-303-753-6730 (F)-303-753-6568 WWW.RRENGINEERS.COM	<b>PORTEOS SUBDIVISION FILING NO. 7</b> A RESUBDIVISION OF LOT 1, PORTEOS SUBDIVISION FILING NO. 4 SITUATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 7	
	<b>REVISIONS</b>	File No. HP21042-ALTA Date Drawn 3/5/2021 Drawn By JDM Checked By SLJ Job No. HP21042

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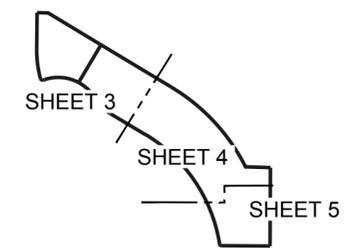
CURVE DATA TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	285.00'	246.81'	49°37'03"	N83°11'56"W	239.17'

### LEGEND

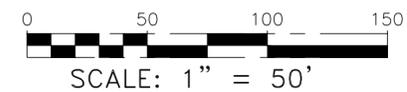
- FOUND 3" ALUMINUM CAP ON #5 REBAR STAMPED "PLS 23899"
- SET 18" LONG NUMBER 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38495"
- C1 CURVE DATA NUMBER
- (R) RECORD DISTANCE
- (M) MEASURED DIMENSION
- SUBDIVISION BOUNDARY LINE
- - - SECTION LINE
- - - LOT LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE, AS NOTED
- - - RIGHT-OF-WAY LINE
- ▨ UTILITY EASEMENT PER PORTEOS SUB. FILING NO. 4, REC. NO. \_\_\_\_\_
- ▨ UTILITY EASEMENT HEREBY VACATED

### LOT SUMMARY TABLE

LOT 1:	133,400 SQUARE FEET OR 3.062 ACRES
LOT 2:	571,635 SQUARE FEET OR 13.123 ACRES
TOTAL:	705,035 SQUARE FEET OR 16.185 ACRES



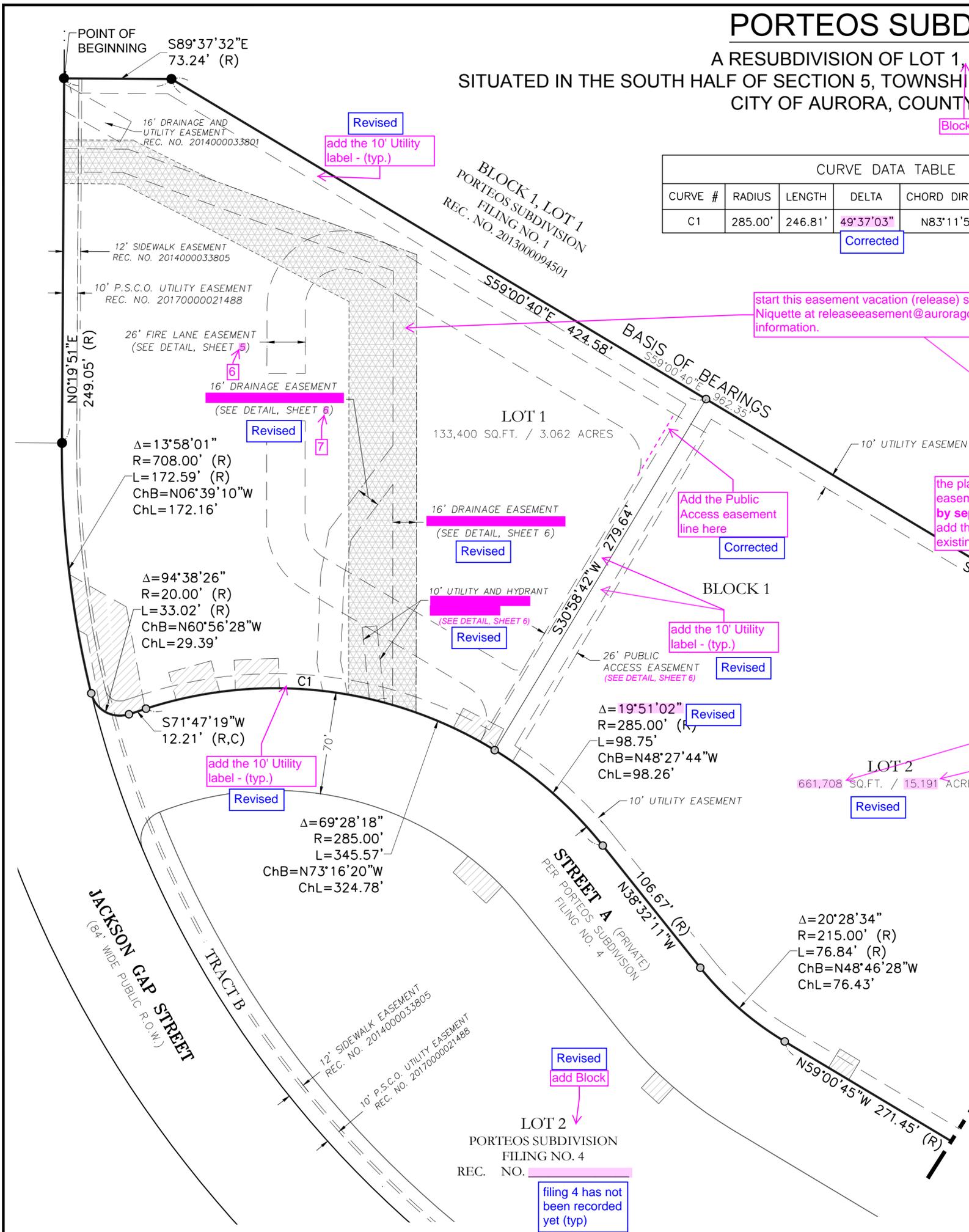
KEY MAP



**R&R ENGINEERS-SURVEYORS, INC.**  
 1635 WEST 13TH AVENUE, SUITE 310  
 DENVER, COLORADO 80204  
 (P)-303-753-6730 (F)-303-753-6568  
 WWW.RRENGINEERS.COM

REVISIONS	
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 CITY OF AURORA, COUNTY OF ADAMS, STATE OF  
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 SHEET 3 OF 7



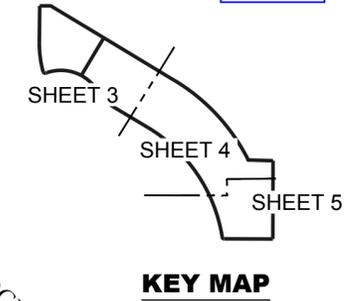
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Block 1, Revised

### LEGEND

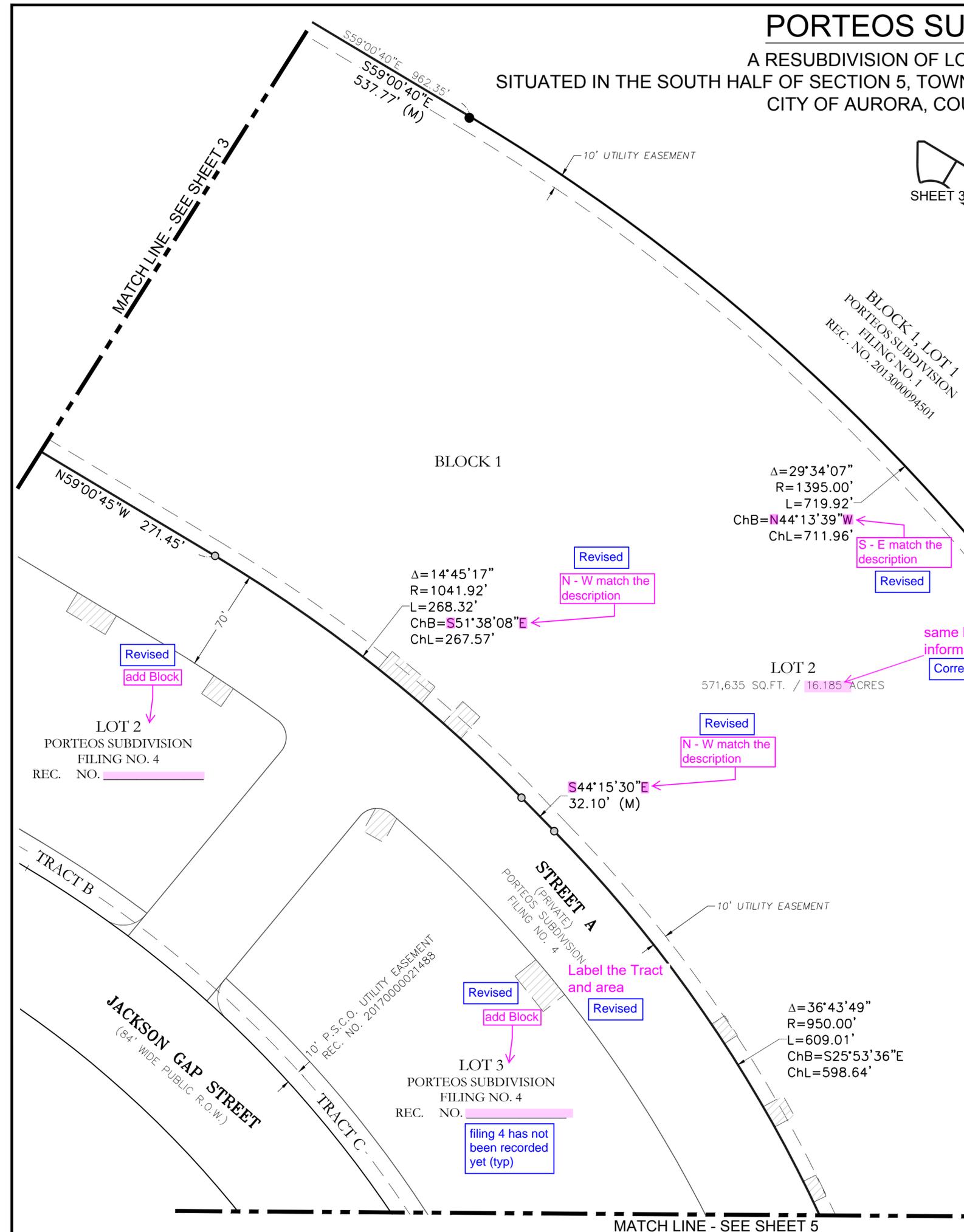
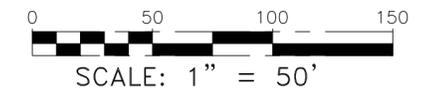
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KEY MAP

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TOTAL:	705,035 SQUARE FEET OR 16.185 ACRES



CENTER QUARTER CORNER  
 SEC. 5, T3S, R65W  
 FOUND 3 1/4" ALUMINUM CAP

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 COLORADO

SHEET 4 OF 7

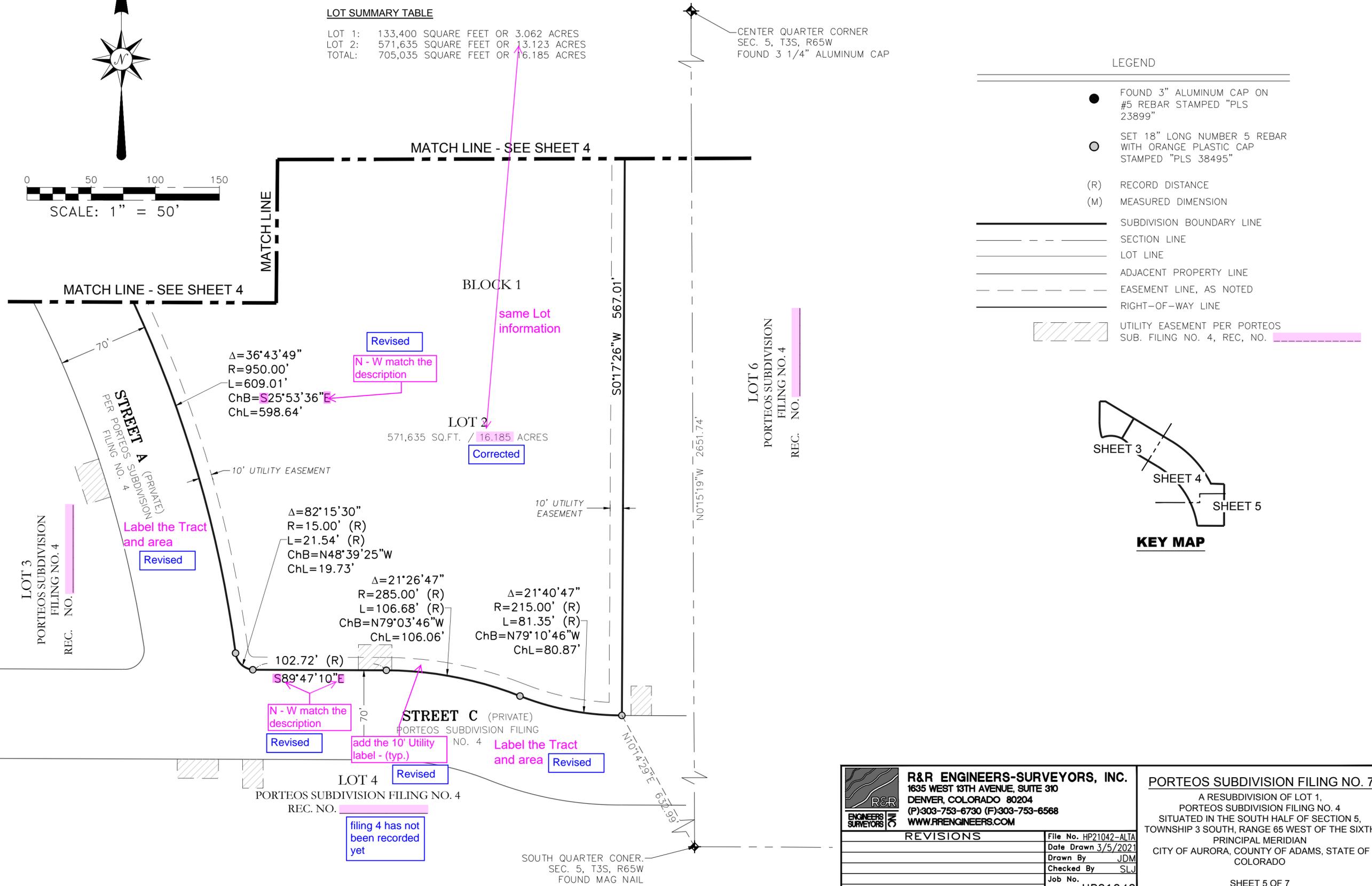
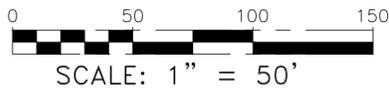
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Block 1, Revised

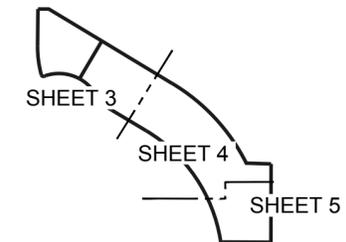
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KEY MAP

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-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

filing 4 has not been recorded yet

add the 10' Utility label - (typ.)

N - W match the description

same Lot information

Corrected

Label the Tract and area

Label the Tract and area

Revised

Revised

Revised

Revised

LOT 6  
PORTEOS SUBDIVISION  
FILING NO. 4  
REC. NO.

LOT 3  
PORTEOS SUBDIVISION  
FILING NO. 4  
REC. NO.

STREET A (PRIVATE)  
PORTEOS SUBDIVISION  
FILING NO. 4  
PER FILING NO. 4

STREET C (PRIVATE)  
PORTEOS SUBDIVISION FILING  
NO. 4

CENTER QUARTER CORNER  
SEC. 5, T3S, R65W  
FOUND 3 1/4" ALUMINUM CAP

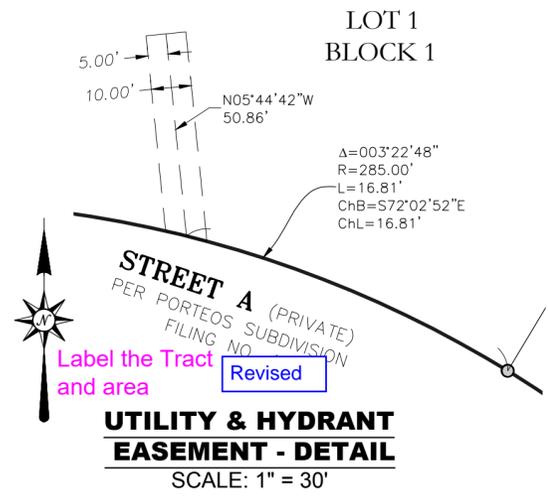
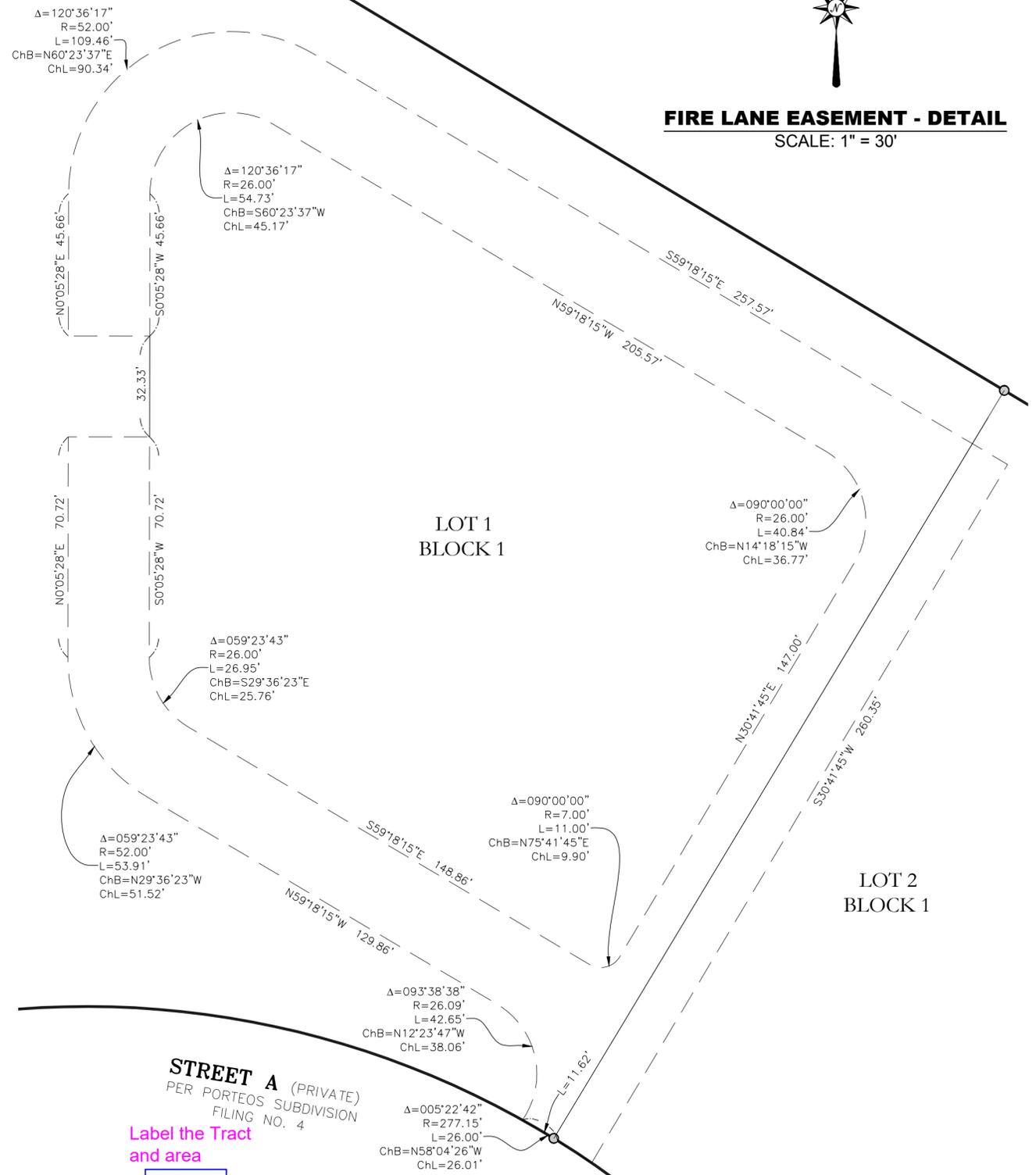
SOUTH QUARTER CONER.  
SEC. 5, T3S, R65W  
FOUND MAG NAIL

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**FIRE LANE EASEMENT - DETAIL**  
 SCALE: 1" = 30'

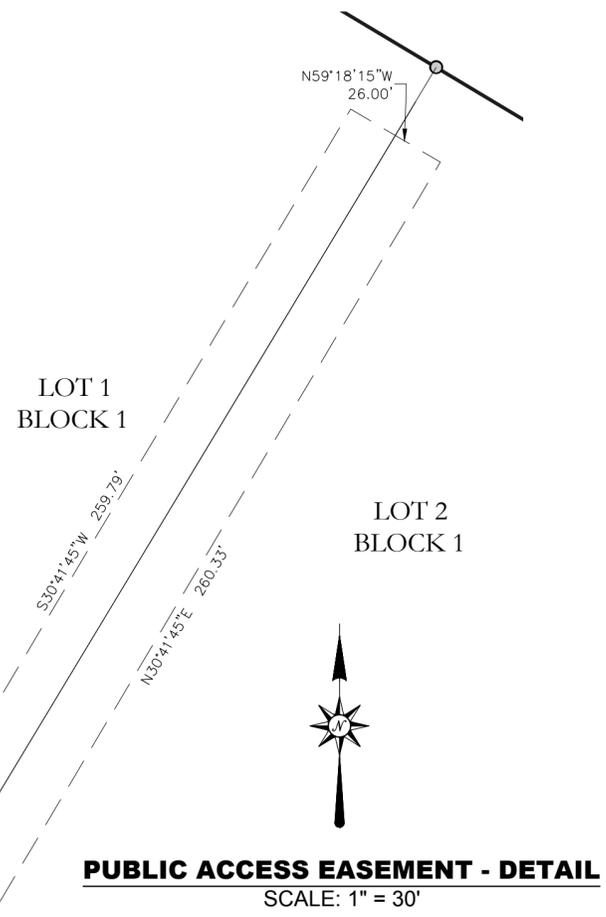


**UTILITY & HYDRANT EASEMENT - DETAIL**  
 SCALE: 1" = 30'



Label the Tract and area

Revised



**PUBLIC ACCESS EASEMENT - DETAIL**  
 SCALE: 1" = 30'



Label the Tract and area

Revised

Label the Tract and area

Revised

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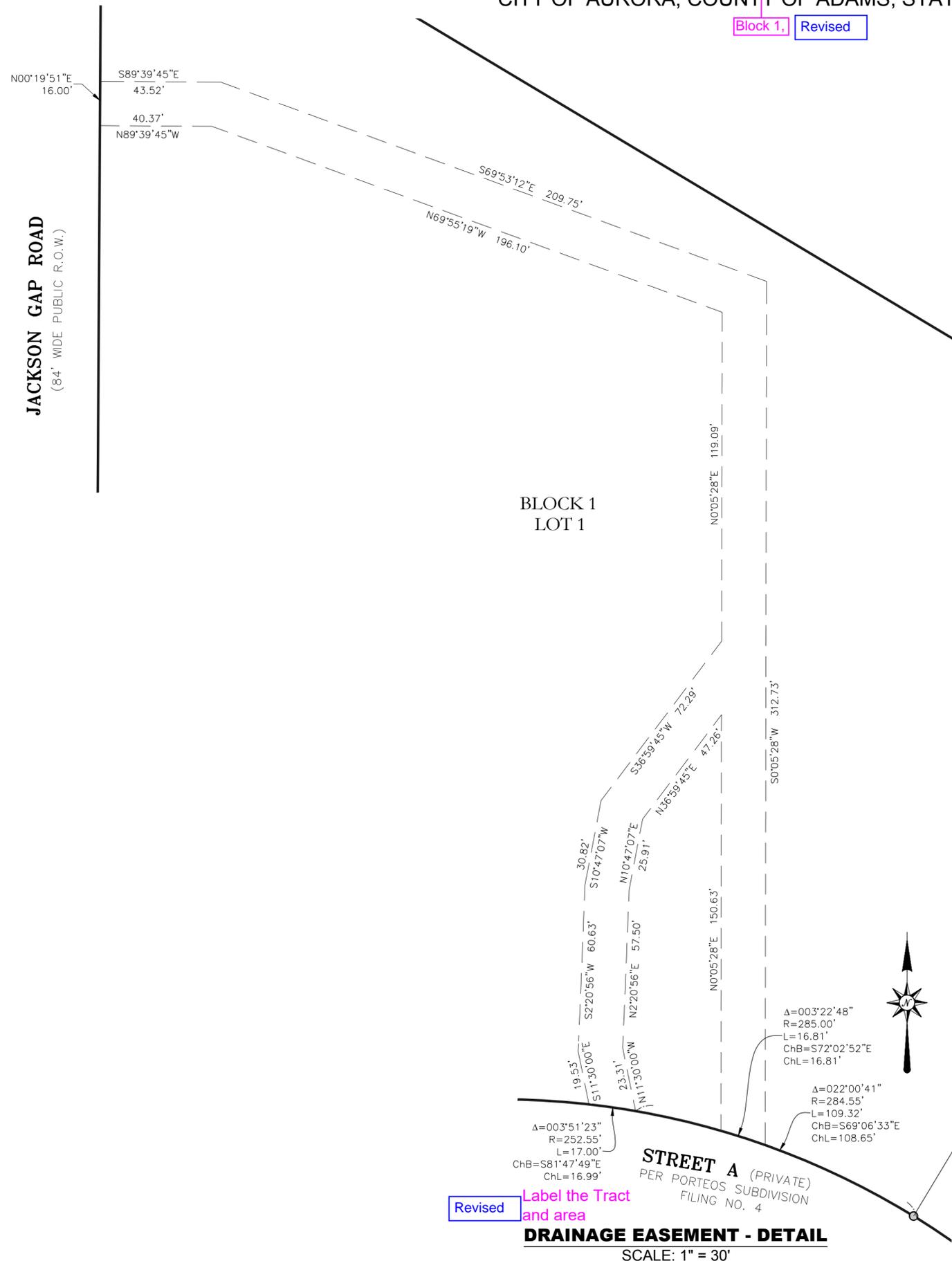
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Block 1, Revised



Revised Label the Tract and area

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SHEET 7 OF 7