

POMEROY SUBDIVISION FILING NO. 2

A RESUBDIVISION OF LOT 1, BLOCK 2 OF POMEROY SUBDIVISION FILING NO. 1
BEING PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 65 WEST
OF THE 6th P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DEDICATION AND LEGAL DESCRIPTION:

Know all people by these presents that the undersigned warrant they are the owners of a parcel of land situated in the South Half of Section 18, Township 5 South, Range 65 West of the 6th P.M., City of Aurora, County of Arapahoe, State of Colorado, more particularly described as follows:

Lot 1, Block 2, Pomeroy Subdivision Filing No. 1, recorded May 18, 2020 at Reception No. E0058487, City of Aurora, County of Arapahoe, State of Colorado, described by metes and bounds as platted to wit:

Commencing at the south quarter corner of said Section 18 and considering the south line of the Southeast Quarter of Section 18 to bear North 89°16'14" East;

Thence North 89°16'14" East along said south line of the Southeast Quarter of Section 18, a distance of 627.54 feet to the southeast corner of said Pomeroy Subdivision Filing No. 1;

Thence along the east line of said Pomeroy Subdivision Filing No. 1 the following two (2) courses:

1. Thence North 32°05'20" West, a distance of 11.59 feet;
2. Thence along the arc of a curve to the left having a radius of 928.00 feet and a central angle of 11°46'42", an arc distance of 190.77 feet (chord bears North 37°58'41" West, 190.43 feet) to the easterlymost corner of said Lot 1, Block 2, Pomeroy Subdivision Filing No. 1, the Point of Beginning;

Thence along the boundary of said Lot 1, Block 2, Pomeroy Subdivision Filing No. 1 the following eight (8) courses:

1. Thence along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 103°13'57", an arc distance of 45.04 feet (chord bears South 07°44'57" West, 39.19 feet);
2. Thence along the arc of a curve to the right having a radius of 291.00 feet and a central angle of 29°41'04", an arc distance of 150.76 feet (chord bears South 74°12'27" West, 149.08 feet);
3. Thence South 89°02'59" West, a distance of 236.48 feet;
4. Thence along the arc of a curve to the right having a radius of 241.00 feet and a central angle of 119°34'31", an arc distance of 502.96 feet (chord bears North 31°09'47" West, 416.53 feet);
5. Thence North 28°37'29" East, a distance of 66.04 feet;
6. Thence along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 89°59'41", an arc distance of 39.27 feet (chord bears North 73°37'20" East, 35.35 feet);
7. Thence South 61°22'49" East, a distance of 353.87 feet;
8. Thence along the arc of a curve to the right having a radius of 928.00 feet and a central angle of 17°30'47", an arc distance of 283.65 feet (chord bears South 52°37'25" East, 282.55 feet) to the Point of Beginning,

Containing 165,988 Square Feet, or 3.81 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 Pomeroy 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 streets and easements as shown hereon and not previously dedicated to the public.

OWNER:

Executed this _____ day of _____, 2021.

GC Aurora LLC, a Michigan limited liability company

By: _____ as _____

NOTORIALS:

State of _____)
County of _____) ss

The foregoing plat was acknowledged before me by _____, as

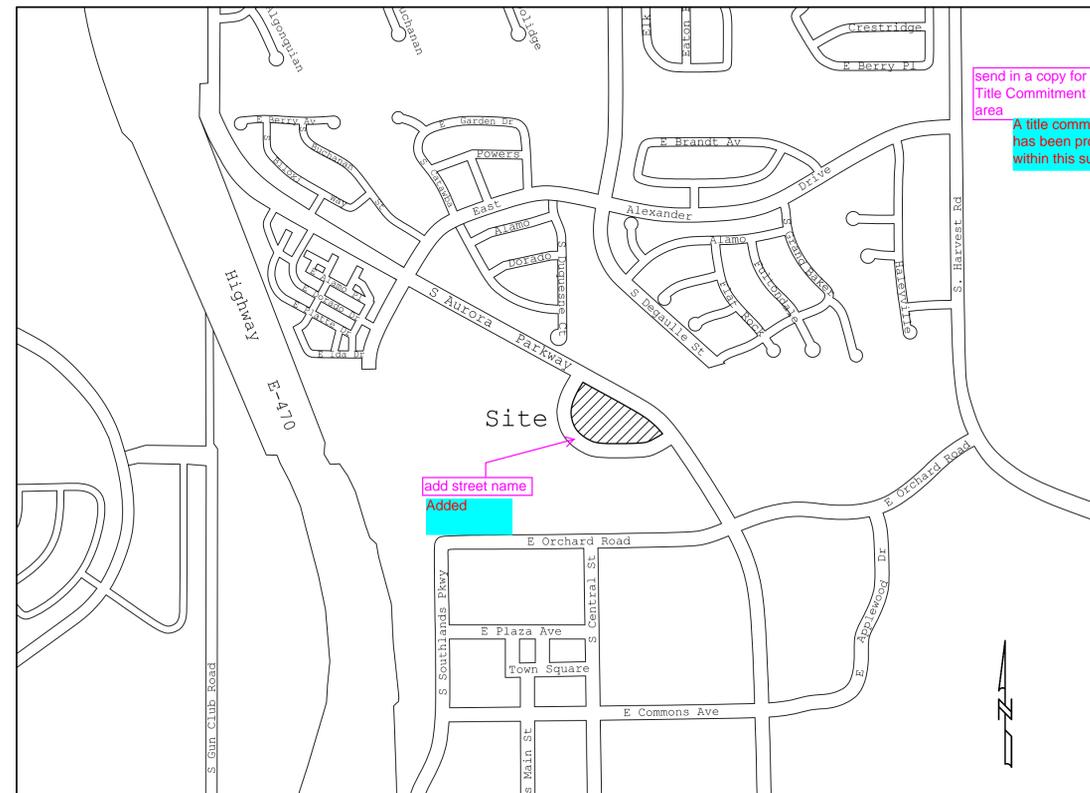
_____ of GC Aurora LLC, a Michigan limited liability company

this _____ day of _____, 2021.

Witness My Hand and Seal _____

My commission expires _____

Notary Public _____



VICINITY MAP 1"=600'

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.

GENERAL NOTES:

1. Statute of limitations disclosure required per 13-80-105, C.R.S.:
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.

2. Statement of lineal units required per 38-51-106(1)(i), C.R.S.: Lineal unit of measure used in this survey is U.S. Survey Foot.

3. Title Policy Reference: For all information regarding right to title and easements, rights-of-way or other title burdens affecting such right to title to this property, this survey relied upon title commitment issued by Land Title Guarantee Company/Old Republic National Title Insurance Company, order number-ABD70679457-2, with an effective date of 03/10/2021. **Note: This title commitment applies to "A portion of Lot-1, Block-2", not the entire Lot-1 being platted.**

4. Basis of bearings statement required per 38-51-106(1)(e), C.R.S.: Bearings are based upon the south line of the Southeast Quarter of Section 18, said line bearing North 89°16'14" East per the recorded plat of Pomeroy Subdivision Filing No. 1. The line is evidenced by a 3.25" Aluminum Cap stamped WSS PLS 22088 2000 on the west end and by a 3" Brass Cap stamped CITY OF AURORA LS 16419 1981 on the east end.

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. 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 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. 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.

8. All owners of lots adjacent to South Aurora Parkway and Pronghorn Valley Way 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.

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 September 9, 2020.

Lester J. Ludeman, PLS No. 25636
1285 W. Byers Place, Unit A, Denver, CO 80223
(303) 504-4440 ext. 122
ludeman@foresightwest.com

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 _____, 2021 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 City of Aurora specifications.

City Engineer Date

Planning Director Date

CLERK AND RECORDER'S CERTIFICATE:

Accepted for filing in the office of the County Clerk and Recorder of Arapahoe County, Colorado on

this _____ day of _____, 2021 A.D. at _____ o'clock _____ m.

County Clerk and Recorder

Deputy

Book No.: _____

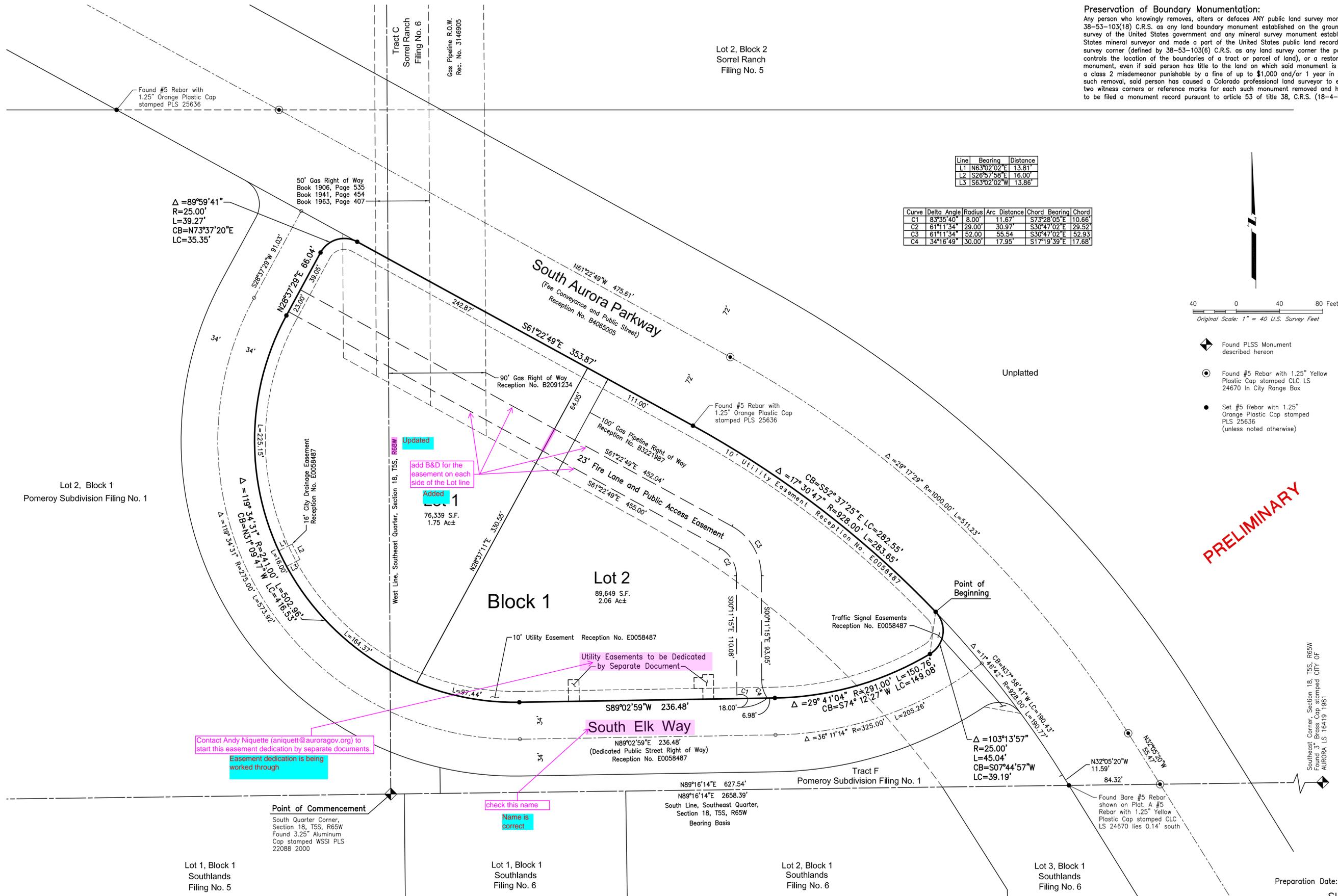
Page No.: _____

Reception No.: _____

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Preservation of Boundary Monumentation:
Any person who knowingly removes, alters or defaces ANY public land survey monument (defined by 38-53-103(18) C.R.S. as any land boundary monument established on the ground by a cadastral survey of the United States government and any mineral survey monument established by a United States mineral surveyor and made a part of the United States public land records) or ANY land survey corner (defined by 38-53-103(6) C.R.S. as any land survey corner the position of which controls the location of the boundaries of a tract or parcel of land), or a restoration of any such monument, even if said person has title to the land on which said monument is located, commits a class 2 misdemeanor punishable by a fine of up to \$1,000 and/or 1 year in jail unless, prior to such removal, said person has caused a Colorado professional land surveyor to establish at least two witness corners or reference marks for each such monument removed and has filed or caused to be filed a monument record pursuant to article 53 of title 38, C.R.S. (18-4-508, C.R.S.)



Line	Bearing	Distance
L1	N63°02'02" E	13.81'
L2	S26°57'58" E	16.00'
L3	S63°02'02" W	13.86'

Curve	Delta Angle	Radius	Arc Distance	Chord Bearing	Chord
C1	83°35'40"	8.00'	11.67'	S73°28'05" E	10.66'
C2	61°11'34"	29.00'	30.97'	S30°47'02" E	29.52'
C3	61°11'34"	52.00'	55.54'	S30°47'02" E	52.93'
C4	34°16'49"	30.00'	17.95'	S17°19'39" E	17.68'

40 0 40 80 Feet
Original Scale: 1" = 40 U.S. Survey Feet

- ◆ Found PLSS Monument described hereon
- Found #5 Rebar with 1.25" Yellow Plastic Cap stamped CLC LS 24670 in City Range Box
- Set #5 Rebar with 1.25" Orange Plastic Cap stamped PLS 25636 (unless noted otherwise)

PRELIMINARY

$\Delta = 89^{\circ}59'41''$
 $R = 25.00'$
 $L = 39.27'$
 $CB = N73^{\circ}37'20'' E$
 $LC = 35.35'$

50' Gas Right of Way
Book 1906, Page 535
Book 1941, Page 454
Book 1963, Page 407

Updated
add B&D for the easement on each side of the Lot line
Added
Lot 1
76,339 S.F.
1.75 Ac±

Contact Andy Niquette (aniquett@auroragov.org) to start this easement dedication by separate documents.
Easement dedication is being worked through

check this name
Name is correct

Point of Commencement
South Quarter Corner,
Section 18, T5S, R65W
Found 3.25" Aluminum
Cap stamped WSSI PLS
22088 2000

Utility Easements to be Dedicated by Separate Document

N89°16'14"E 627.54'
N89°16'14"E 2658.39'
South Line, Southeast Quarter,
Section 18, T5S, R65W
Bearing Basis

Found Bare #5 Rebar shown on Plot A #5 Rebar with 1.25" Yellow Plastic Cap stamped CLC LS 24670 lies 0.14' south

Southeast Corner, Section 18, T5S, R65W
Found #3 Rebar stamped CITY OF AURORA LS 16419 1981