

# HAMPDEN TOWN CENTER SUBDIVISION FILING NO. 8

A RESUBDIVISION OF TRACT B, HAMPDEN TOWN CENTER SUBDIVISION FILING NO. 1  
AND LOT 1, BLOCK 3, HAMPDEN TOWN CENTER SUBDIVISION FILING NO. 5  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 3

## DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT UNDERSIGNED WARRANT THAT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN TRACT B OF HAMPDEN TOWN CENTER SUBDIVISION FILING NO. 1, AS RECORDED ON JUNE 11, 1999 AT RECEPTION NO. A9097102 AND LOT 1, BLOCK 3 OF HAMPDEN TOWN CENTER SUBDIVISION FILING NO. 5, AS RECORDED ON JULY 19, 2004 AT RECEPTION NO. B4128454 LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER AND A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP STAMPED "LS 28649" (IN RANGE BOX) AT THE INTERSECTION OF SOUTH DALLAS STREET AND SOUTH CHESTER WAY; THENCE SOUTH 48°27'57" WEST, A DISTANCE OF 731.40 FEET TO THE CENTER-WEST 1/16 CORNER OF SAID SECTION 3 BEING A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "LUCHEITI SURVEYING T55 R67W CW 1/16 S3 2013 PLS 36053" AND THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER OF SAID SECTION 3, NORTH 00°31'50" EAST, A DISTANCE OF 1638.87 FEET TO A POINT ON A WESTERLY RIGHT-OF-WAY LINE OF SOUTH CHESTER WAY; THENCE ALONG SAID RIGHT-OF-WAY, 180.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING RADIUS OF 281.94 FEET, AN INCLUDED ANGLE OF 36°44'42" AND SUBTENDED BY A CHORD BEARING SOUTH 17°50'02" EAST, A DISTANCE OF 177.73 FEET TO A POINT OF REVERSE CURVATURE; THENCE 139.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 218.00 FEET, AND INCLUDED ANGLE OF 36°37'08" AND SUBTENDED BY A CHORD BEARING SOUTH 17°53'42" EAST, A DISTANCE OF 136.97 FEET; THENCE SOUTH 00°24'52" WEST, A DISTANCE OF 574.68 FEET TO A POINT OF TANGENCY; THENCE 351.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 282.00 FEET, AN INCLUDED ANGLE OF 71°20'16" AND SUBTENDED BY A CHORD BEARING SOUTH 35°15'20" EAST, A DISTANCE OF 328.87 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 209.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 782.00 FEET, AN INCLUDED ANGLE OF 15°19'37" AND SUBTENDED BY A CHORD BEARING SOUTH 78°35'16" EAST, A DISTANCE OF 208.57 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH DALLAS STREET; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 43°09'56" EAST, A DISTANCE OF 19.56 FEET; THENCE SOUTH 00°24'52" WEST, A DISTANCE OF 437.63 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID EAST HALF OF SAID NORTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG SAID SOUTHERLY LINE, THENCE SOUTH 89°40'33" WEST, A DISTANCE OF 512.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 359,663 SQ.FT. OR 8.26 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF HAMPDEN TOWN CENTER SUBDIVISION FILING NO. 8, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

## COVENANTS:

THE UNDERSIGNED OWNERS, 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 147 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 BY 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 HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES RESULTING FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE UTILITIES; AND THEY FURTHER AGREE TO HOLD HARMLESS THE CITY OF AURORA, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF AURORA.

## OWNER:

THOMPSON THRIFT DEVELOPMENT, INC., AN INDIANA CORPORTATION

SIGNATURE \_\_\_\_\_

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ AS

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

[SEAL]

\_\_\_\_\_  
NOTARY PUBLIC

## 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  
\_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

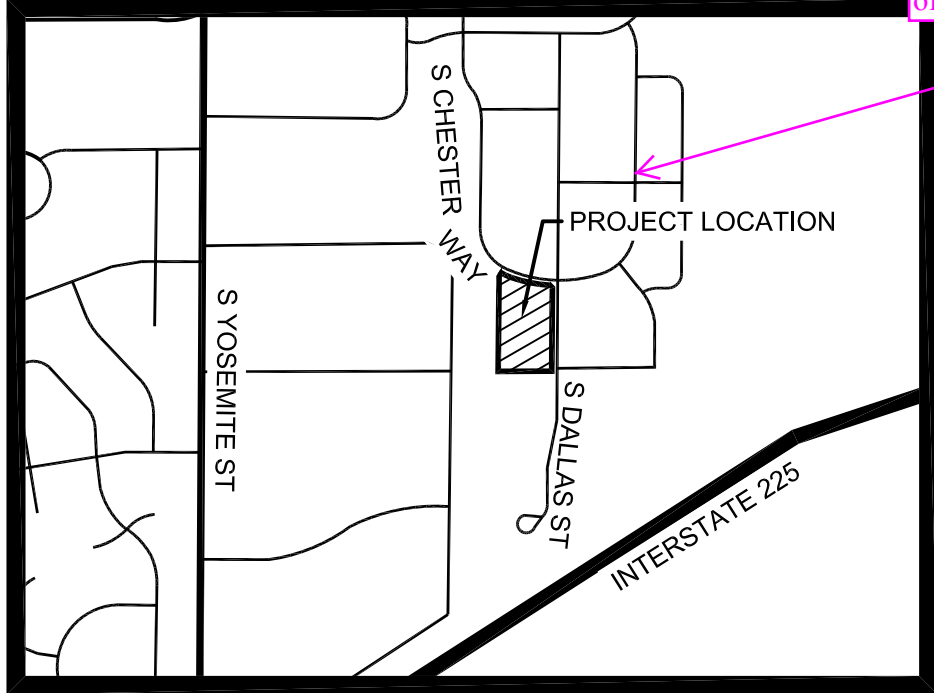
COUNTY CLERK AND RECORDER

DEPUTY \_\_\_\_\_

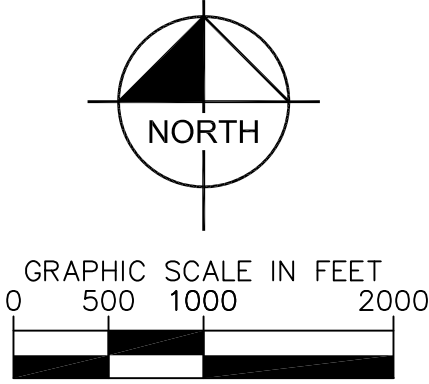
BOOK NO. \_\_\_\_\_

PAGE NO. \_\_\_\_\_

RECEPTION NO. \_\_\_\_\_



VICINITY MAP



label all the public streets within 1/2 mile of the site

delete from the Notes - move to the graphic page

## NOTES:

- STEWART TITLE GUARANTEE COMPANY FILE NUMBER 18000310434--AMENDMENT NO. 7, DATED **NOVEMBER 21, 2018 AT 5:30 P.M.**, (LOT 1, BLOCK 3) AND STEWART TITLE GUARANTEE COMPANY FILE NUMBER 1800031220--REVISION NO. 2, DATED DECEMBER 19, 2018 AT 5:30 P.M. (TRACT B) WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENTS.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N48°27'57"E ALONG A NORTHEASTERLY LINE ACROSS LOT 1, BLOCK 3, HAMPDEN TOWN CENTER SUBDIVISION FILING NO. 5 BETWEEN A FOUND #6 REBAR W/3 1/4" ALUMINUM CAP STAMPED "LUCHEITI SURVEYING T55 R67W CW 1/16 S3 2013 PLS 36053" PER MON REC DATED APRIL 30, 2014 AT THE CENTER WEST 1/16 OF SAID SECTION 3 AND A FOUND 2" ALUMINUM CAP STAMPED "LS 28649" (IN RANGE BOX) AT THE INTERSECTION OF SOUTH DALLAS STREET AND SOUTH CHESTER WAY AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FEET.
- 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.
- 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".
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- THIS MONUMENT WAS LOST DUE TO CONSTRUCTION AS NOTED IN THE REFERENCED MONUMENT RECORD. IT WAS RESET AFTER THE PLAT WAS RECORDED USING ONLY TWO TIES AT AN ACUTE ANGLE, BUT BEFORE THE CITY OF AURORA COORDINATES WERE ESTABLISHED. IT APPEARS TO BE IN A DIFFERENT LOCATION THAN SHOWN ON THE SUBDIVISION PLAT.**
- TRACT **B** IS PRIVATELY OWNED AND MAINTAINED **BY HAMPDEN TOWN CENTER OWNERS ASSOCIATION INC.**
- ALL OWNERS OF LOTS ADJACENT TO S CHESTER WAY AND S DALLAS 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 AMONG THOSE STREETS.

## NOTICES:

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.

## 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 \_\_\_\_\_, 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 CITY OF AURORA SPECIFICATIONS.

DIRECTOR OF PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT 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 07, 2018.

\_\_\_\_\_  
JOHN B. GUYTON  
COLORADO P.L.S. NO. 16406  
CHAIRMAN & CEO, FLATIRONS, INC.

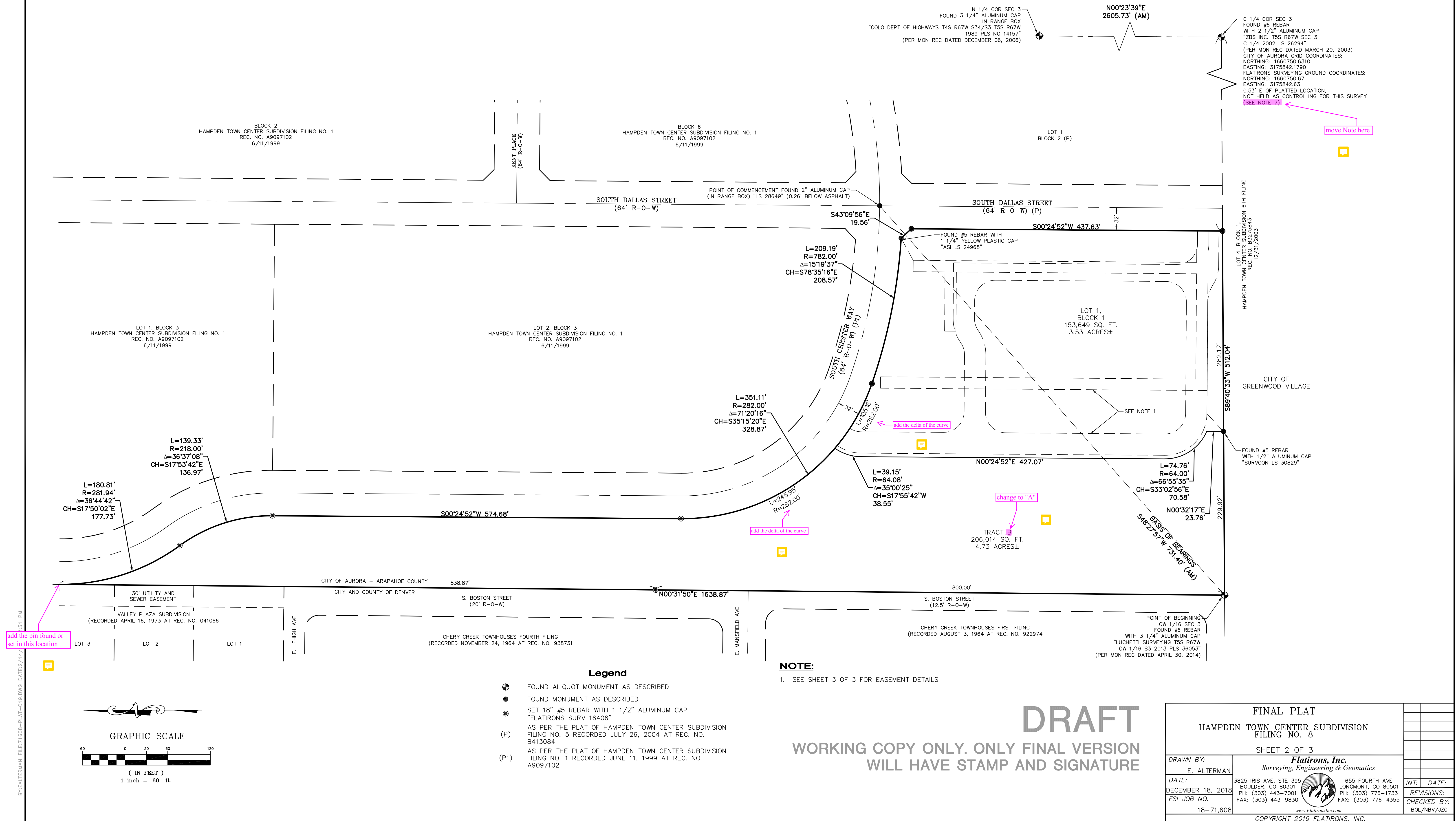
FINAL PLAT			
HAMPDEN TOWN CENTER SUBDIVISION			
FILING NO. 8			
SHEET 1 OF 3			
DRAWN BY:	<b>Flatirons, Inc.</b> Surveying, Engineering & Geomatics		
E. ALTERMAN			
DATE:	3825 IRIS AVE, STE 395 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830 www.FlatironsInc.com	655 FOURTH AVE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355	INT: DATE:
DECEMBER 18, 2018			REVISIONS:
FSI JOB NO.			CHECKED BY:
18-71,608			BOL/NBV/JEG
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**DRAFT**  
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A RESUBDIVISION OF TRACT B, HAMPDEN TOWN CENTER SUBDIVISION FILING NO. 1  
AND LOT 1, BLOCK 3, HAMPDEN TOWN CENTER SUBDIVISION FILING NO. 5  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 3





A RESUBDIVISION OF TRACT B, HAMPDEN TOWN CENTER SUBDIVISION FILING NO. 1  
AND LOT 1, BLOCK 3, HAMPDEN TOWN CENTER SUBDIVISION FILING NO. 5  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

### EASEMENT DETAIL - DEDICATED BY THIS PLAT

[illegible]

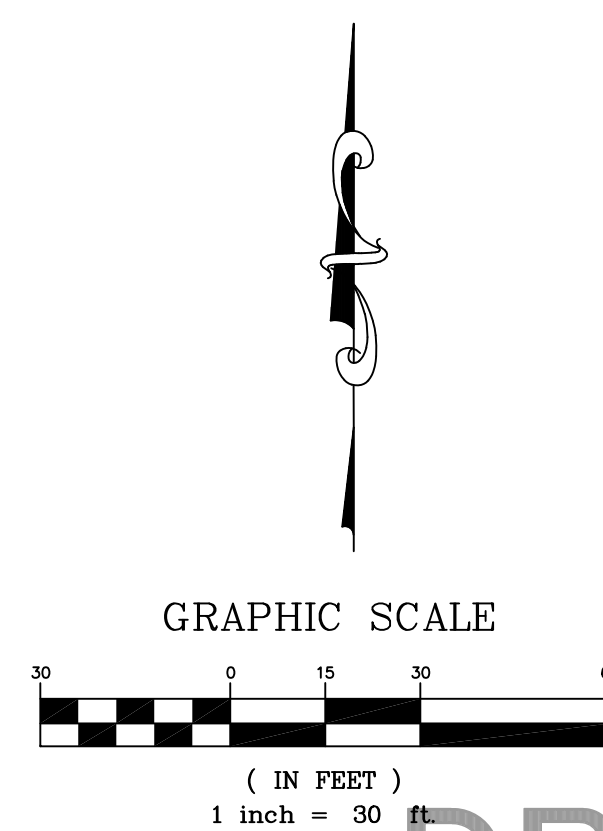
● FOUND MONUMENT AS DESCRIBED

● SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATRONS SURV 16406"

(A) ACCESS EASEMENT TO BE DEDICATED PER THIS PLAT

(S) UTILITY EASEMENT TO BE DEDICATED PER THIS PLAT

delete this phrase - any other  
dedication would need a  
reception number



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HAMPDEN TOWN CENTER SUBDIVISION  
FILING NO. 8

DRAWN BY:	<b>Flatirons, Inc.</b> Surveying, Engineering & Geomatics
E. ALTERMAN	

DATE:	DECEMBER 18, 2018
FSI JOB NO.	18-71,608

3825 IRIS AVE, STE 395  
BOULDER, CO 80301  
PH: (303) 443-7001  
FAX: (303) 443-9830



655 FOURTH AVE  
LONGMONT, CO 80501  
PH: (303) 776-1733  
FAX: (303) 776-4355

[www.FlatironsInc.com](http://www.FlatironsInc.com)

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