

PENSKE SUBDIVISION FILING NO. 2

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 29, T.3S., R.66W. 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 OWNERS OF A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 29, T.3S., R.66W. OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 29, T.3S., R.66W. OF THE 6TH P.M. THENCE N89°39'35"E ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 29, A DISTANCE OF 80.04 FEET;
THENCE S00°20'25"E A DISTANCE OF 30.00 FEET TO A POINT OF THE SOUTH R.O.W. LINE OF EAST 32ND AVENUE, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;
THENCE N89°39'35"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 362.50 FEET;
THENCE S00°25'31"E ALONG THE WEST LINE OF LOT 1, BLOCK 1, PENSKE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NUMBER C0742766, ADAMS COUNTY, COLORADO RECORDS, A DISTANCE OF 654.47 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF THE UNION PACIFIC RAILROAD;
THENCE N71°21'31"W ALONG SAID NORTHERLY R.O.W. LINE, A DISTANCE OF 409.98 FEET TO A POINT ON THE EAST R.O.W. LINE OF CHAMBERS ROAD;
THENCE ALONG SAID EAST R.O.W. LINE THE FOLLOWING THREE (3) COURSES:
1. THENCE N00°25'34"W A DISTANCE OF 491.08 FEET TO A POINT OF CURVE;
2. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET; AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING OF N44°34'29"E, AND A CHORD LENGTH OF 35.36 FEET;
3. THENCE N00°25'31"W NON-TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINS (227,507 SQUARE FEET) 5.2228 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **PENSKE 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.

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, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

OWNER:

PENSKE TRUCK LEASING CO., L.P., A DELAWARE LIMITED PARTNERSHIP

BY: _____
SIGNATURE

PRINT NAME & TITLE

NOTARIAL:

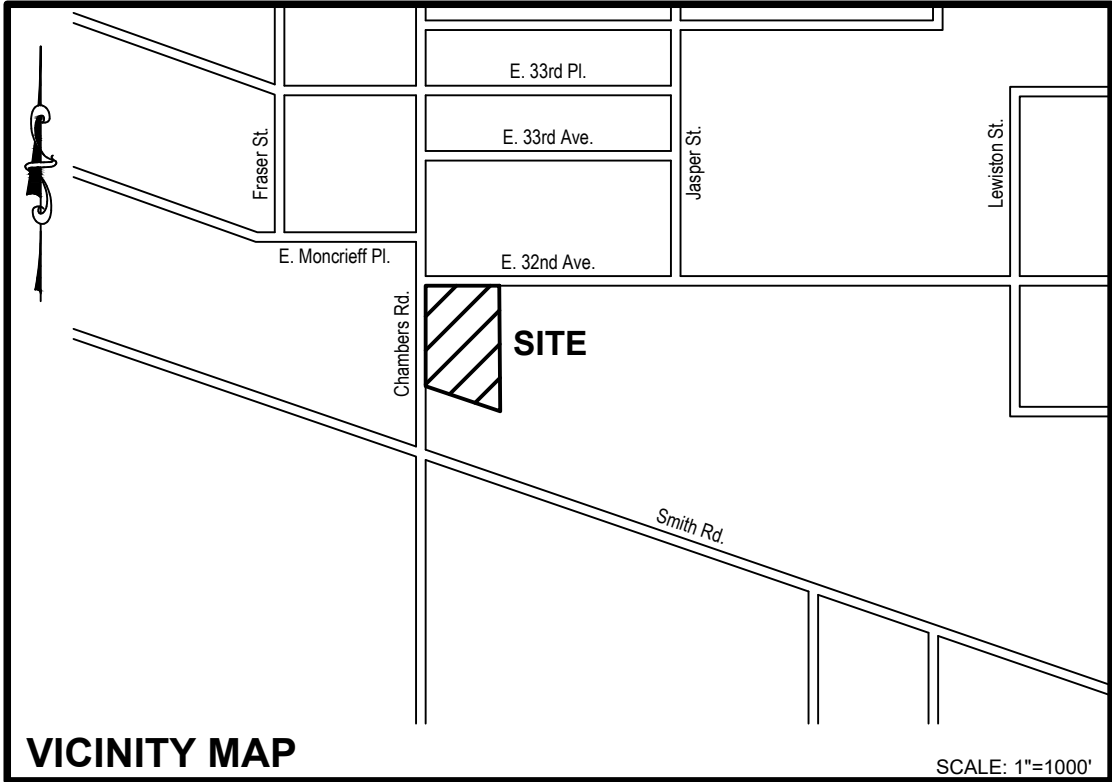
STATE OF _____)
COUNTY OF _____) §

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



GENERAL NOTES:

- THIS PLAT WAS BASED ON TITLE COMMITMENT NUMBER NCS-980095-CO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF SEPTEMBER 24, 2019 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE SW 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEARING N89°39'35"E PER THE CITY OF AURORA DEPARTMENT OF PUBLIC WORKS HORIZONTAL CONTROL NETWORK AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
- ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
- ALL OWNERS OF THE LOTS ADJACENT TO EAST 32ND AVENUE AND CHAMBERS ROAD 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.
- 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.

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 4, 2018.

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



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.

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.

CITY OF AURORA APPROVALS:

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 _____

County Revised

CLERK AND RECORDER'S CERTIFICATE:

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 engineeringserviceco.com	
Creative Solutions Since 1954 CIVIL ENGINEERS LAND SURVEYORS		P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659	
Survey No.: 18142-P	Project No.: 1330.1	Date: 10/2/2019	Revised: 12/3/2019

