

A RESUBDIVISION OF LOTS 3, 4 AND 5, KENTON HEIGHTS
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THAT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN LOTS 3, 4, AND 5 OF KENTON HEIGHTS IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

City Ordinance by Ord. No. _____ and recorded at _____

THENCE ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER, NORTH 90°00'00" WEST, 660.00 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY OF SAID SOUTH KINGSTON STREET (30- FEET WIDE);

THENCE ALONG THE SOUTHERLY LINE OF SAID KENTON HEIGHTS AND SAID NORTHERLY RIGHT-OF-WAY OF EAST JEWELL STREET, NORTH 90°00'00" WEST, 165.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3;

THENCE ALONG THE NORTHERLY LINE OF SAID KENTON HEIGHTS, SOUTH 90°00'00" EAST, 165.01 FEET TO THE NORTHEASTERLY CORNER OF KENTON HEIGHTS, BEING THE EASTERLY RIGHT-OF-WAY OF SAID SOUTH KINGSTON STREET;

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT AND BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF KENTON HEIGHTS SUBDIVISION, AMENDMENT NO. 1 AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

THE UNDERSIGNED OWNERS FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA:

ALL ELECTRICAL AND 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;

OWNER:

SIGNATURE _____

PRINT NAME _____

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____.

2023, BY _____ AND _____ AS OWNER.

WITNESS MY HAND AND MY OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP
1"=600'

THE PURPOSE OF THIS PLAT AMENDMENT IS TO ELIMINATE THE COMMON LOT LINE BETWEEN LOTS 3, 4 AND 5, BLOCK 1, KENTON HEIGHTS SUBDIVISION.

1. BEARINGS SHOWN HEREIN ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHWEST QUARTER SECTION 23, T4S, R67W, 6TH P.M. WHICH BEARS N90°00'00"W BETWEEN A FOUND 3" BRASS CAP STAMPED "LS 16419" IN A RANGE BOX ACCEPTED AS THE SOUTHEAST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 23 AND A FOUND 3" BRASS CAP STAMPED "LS 16848" IN A RANGE BOX ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 23.
2. THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
3. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND ON AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREINAFTER 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".
4. 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.
5. ALL OWNERS OF LOTS ADJACENT TO E. JEWELL AVENUE 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.
6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EMK CONSULTANTS, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES. A RECORD AFFECTING THIS TRACT OF THE FIRST PRIORITY INTEREST OF EMK COMPANY, COMMITMENT NUMBER C022-03164, DATED DECEMBER 15, 2022 AT 12:00 AM, WAS 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 COMMITMENT.

update this to be within 30 days
of plat approval/recording date

delete this square

EDITED AS SUGGESTED

THE FORGOING 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 _____, 2023 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 _____

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 JUNE 12, 2020.

STEPHEN H. HARDING, PLS 29040

FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.

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 CERTIFICATION SHOWN HEREON.

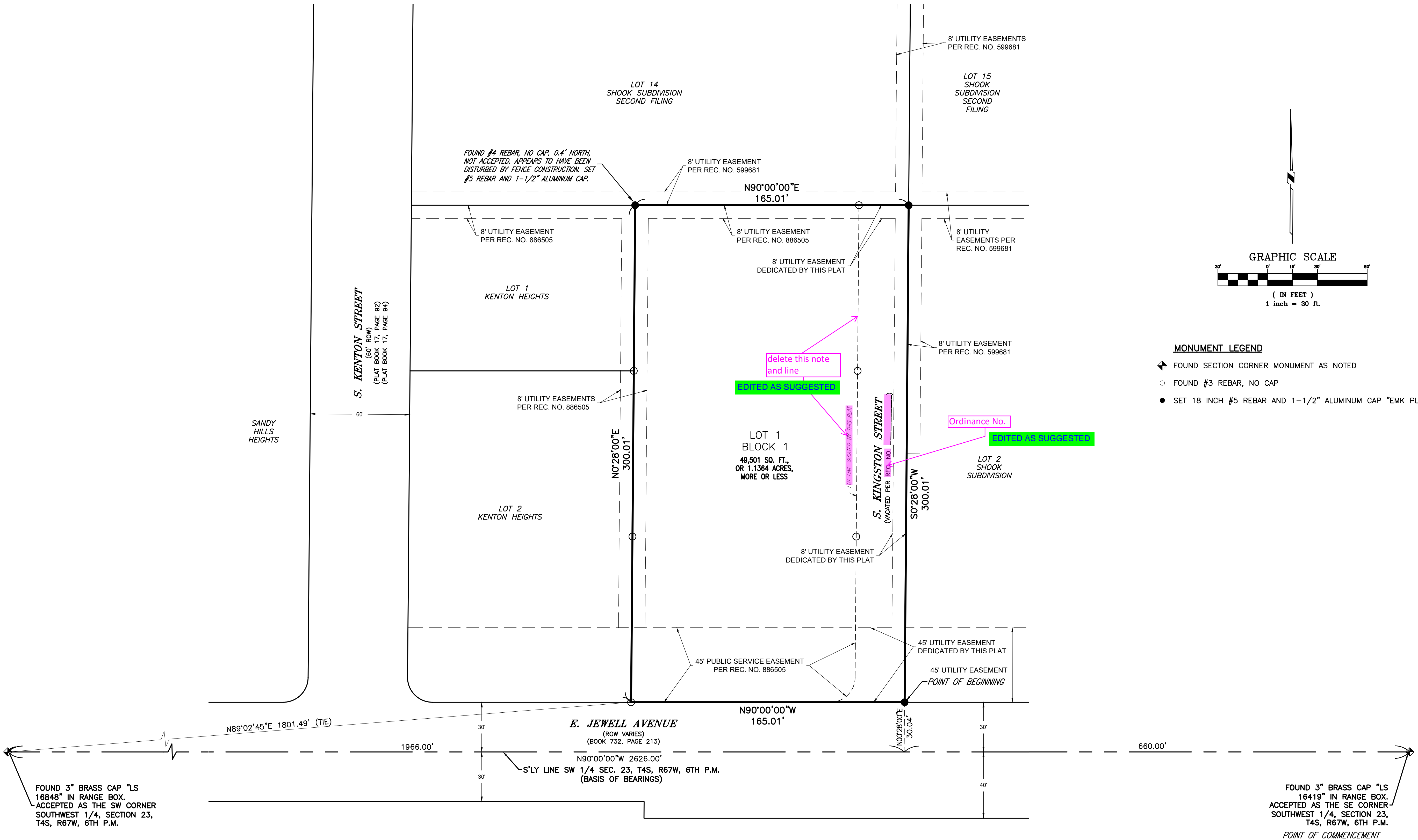
THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF CARE AND PRACTICE FOR THE STATE OF COLORADO AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. THIS STATEMENT DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

KENTON HEIGHTS SUBDIVISION
AMENDMENT NO. 1

APPLICANT/DEVELOPER
PRAVESH UPADHAYA
 10851 E. JEWELL AVENUE
 AURORA, COLORADO 80012

KENTON HEIGHTS SUBDIVISION AMENDMENT NO. 1

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



PREPARED BY
EMK CONSULTANTS, INC.
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(303)894-1520 www.EMKC.com

JOB NO. 13068.19
DATE: 02/06/2023

KENTON HEIGHTS SUBDIVISION,
AMENDMENT NO. 1

APPLICANT/DEVELOPER
PRAVESH UPADHAYA
10851 E. JEWELL AVENUE
AURORA, COLORADO 80012

SHEET 2 OF 2