

6/22/2021 8:48 AM Proj Name: P:\Vistas\2021\444\Site\Final Drawings\Dist of Subdivision\Final Plat\01 - KHA.AUC002 - 4510.dwg Updated By: Tsvich © 2020 MANHARD CONSULTING ALL RIGHTS RESERVED

LINK APARTMENTS FITZSIMONS SUBDIVISION FILING NO. 1

A RESUBDIVISION OF GREEN TREE ACRES 4TH FILING, BARRY’S SUBDIVISION, BARRY’S SUBDIVISION FILING NO. 2, PEORIA GREEN SUBDIVISION FILING NO. 1, ALL OF LOT 3 AND THE SOUTH 75 FEET OF LOT 2, HIGHLINE HEIGHTS LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DEDICATION STATEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IS THE OWNER OF A PARCEL OF LAND BEING A PORTION OF GREEN TREE ACRES 4TH FILING, RECORDED AT RECEPTION NO. 715919, BARRY’S SUBDIVISION, RECORDED AT RECEPTION NO. 1247880, BARRY’S SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. 1458647, A PARCEL OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. D6044387, ALL OF LOT 3 AND THE SOUTH 75 FEET OF LOT 2, HIGHLINE HEIGHTS, RECORDED AT RECEPTION NO. 762553, AND ALL OF PEORIA GREEN SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. D7024201, ALL RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER’S OFFICE; SITUATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 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 THE NORTHEAST CORNER OF SAID SECTION 2 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 TO BEAR SOUTH 89°36’39” WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 38°58’46" WEST, A DISTANCE OF 80.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PEORIA STREET AS DESCRIBED IN DEED RECORDED IN BOOK 1160 AT PAGE 261, IN SAID RECORDS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CDOT PARCEL NO. 50 AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. E1076453, IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE SOUTH 00°24’38" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 287.98 FEET TO THE SOUTHEAST CORNER OF LOT 4, OF SAID GREEN TREE ACRES 4TH FILING;

THENCE SOUTH 89°36’02" WEST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 109.02 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF SAID PEORIA GREEN SUBDIVISION FILING NO. 1;

THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY LINES OF SAID LOT 1, BLOCK 1 THE FOLLOWING THREE (3) COURSES:
1. SOUTH 00°24’38" WEST, A DISTANCE OF 100.12 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 14TH AVENUE DEDICATED ON GREEN TREE ACRES, RECORDED AT RECEPTION NO. 535253 IN SAID RECORDS;
2. SOUTH 89°38’13" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 70.95 FEET;
3. NORTH 00°24’38" EAST, A DISTANCE OF 100.07 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND, RECORDED IN SAID SPECIAL WARRANTY DEED;

THENCE SOUTH 89°36’02" WEST, ALONG THE SOUTH BOUNDARY LINES OF SAID BARRY’S SUBDIVISION, SAID BARRY’S SUBDIVISION FILING NO. 2, THAT PARCEL OF LAND, RECORDED IN SAID SPECIAL WARRANTY DEED AND THE SOUTH LINE OF SAID LOT 3, HIGHLINE HEIGHTS, A DISTANCE OF 419.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF OSWEGO STREET;

THENCE NORTH 00°25’43" EAST, ALONG SAID EAST RIGHT-OF WAY LINE, A DISTANCE OF 174.94 FEET TO THE NORTH LINE OF THE SOUTH 75 FEET OF LOT 2 OF SAID HIGHLINE HEIGHTS;

THENCE NORTH 89°36’39" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 74.99 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 2;

THENCE NORTH 00°24’38" EAST, ALONG THE EAST BOUNDARY LINE OF SAID HIGHLINE HEIGHTS, A DISTANCE OF 125.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE, SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID BARRY’S SUBDIVISION;

THENCE NORTH 89°36’39" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 133.77 FEET TO THE WEST CORNER OF SAID CDOT PARCEL NO. 50;

THENCE ALONG THE SOUTHERLY BOUNDARY LINES OF SAID CDOT PARCEL NO. 50 THE FOLLOWING TWO (2) COURSES:
1. SOUTH 81°01’58" EAST, A DISTANCE OF 73.81 FEET;
2. NORTH 89°36’39" EAST, A DISTANCE OF 317.20 TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 173,168 SQUARE FEET OR 3.9754 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOT 1, BLOCK 1 AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF LINK APARTMENTS FITZSIMONS FILING 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, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

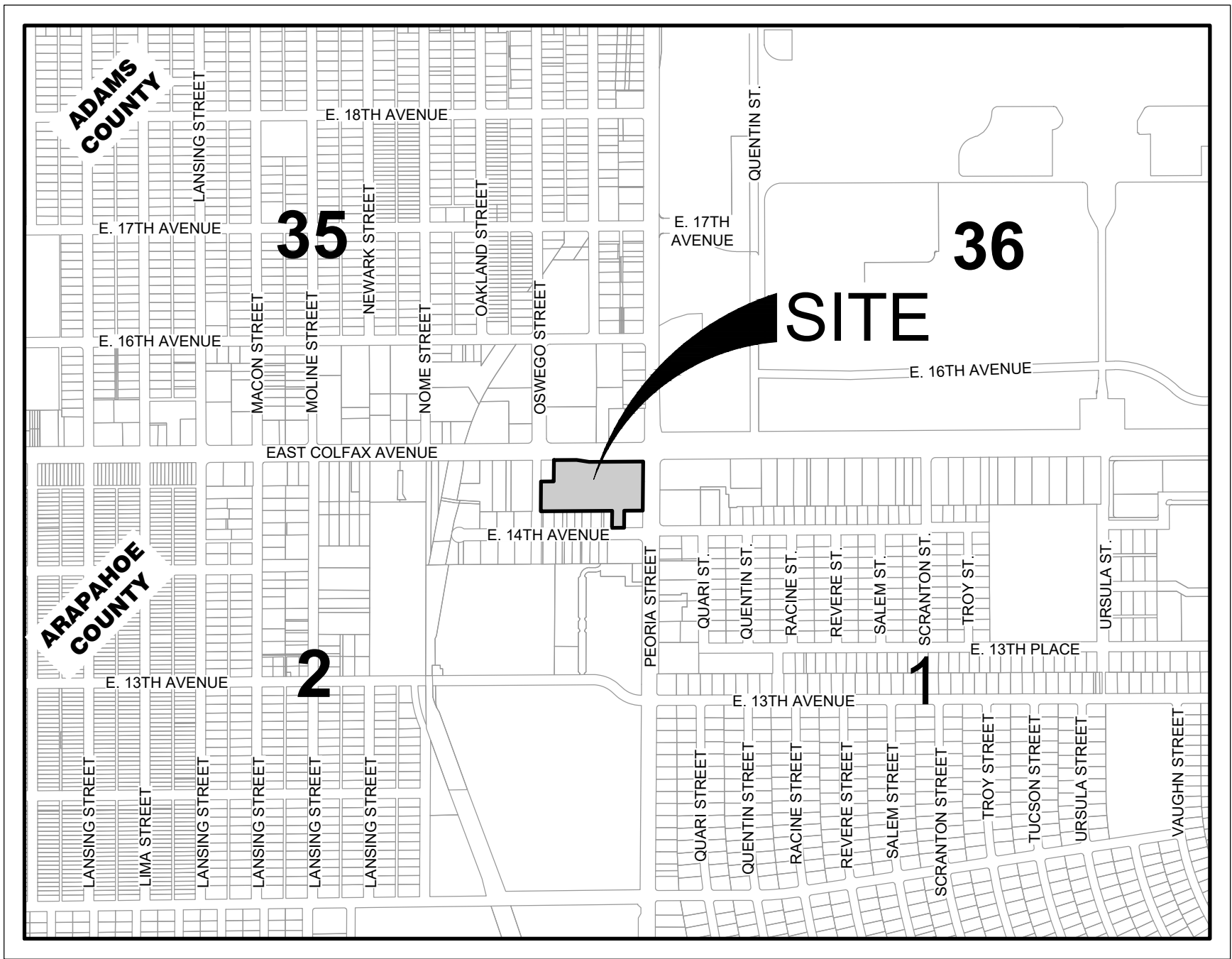
COVENANTS

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, 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.



VICINITY MAP

(1" = 800')

OWNER

12000 COLFAX AURORA APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNATURE _____ DATE _____
PRINT NAME _____ PRINT TITLE _____

NOTARY

STATE OF _____)
COUNTY OF _____) SS
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS _____ OF
12000 COLFAX AURORA APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
WITNESS MY HAND AND OFFICIAL SEAL

BY _____ NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ADDRESS: _____
CITY _____ STATE _____ ZIP CODE _____

NOTES

1. 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. 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 STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1020189-A-NC, WITH A COMMITMENT DATE: JUNE 11, 2021 AT 5:00 PM.
4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
5. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 67 WEST IS ASSUMED TO BEAR SOUTH 89°36’39" WEST AND BEING MONUMENTED AT THE WEST END BY A 3" BRASS CAP STAMPED "LS 12021" IN A RANGE BOX AND AT THE EAST END BY TWO 2" ALUMINUM CAPS BEING REFERENCE POINTS TO THE NORTHEAST CORNER OF SECTION 2 AS SHOWN HEREIN.
6. 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".
7. 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.
8. NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
9. ALL OWNERS OF LOTS ADJACENT TO EAST 14TH AVENUE, EAST COLFAX AVENUE, OSWEGO STREET AND PEORIA 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.

SURVEYOR’S CERTIFICATION

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 _____, 2021.

THOMAS G. SAVICH JR.
COLORADO PLS NO. 38361
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD RD., SUITE 150-N
GREENWOOD VILLAGE, COLORADO 80111
(303) 708-0500

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____AD, 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.

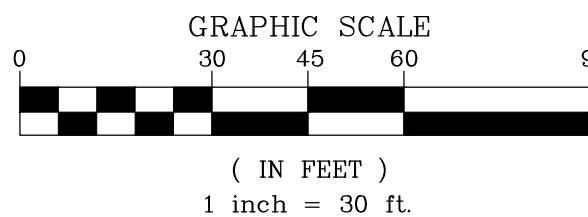
CITY ENGINEER _____ DATE _____
PLANNING DIRECTOR _____ DATE _____

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2/22/2021 6:58 AM Draw Name: P:\Projects\2021\KHA\AUC002\Drawings\Plot of Subdivision\Final Plot of Subdivision.dwg - 5010 dws Updated By: R5vch

- LEGEND
- EX. PROPERTY LINE
 - - - EX. SECTION LINE
 - - - EX. EASEMENT LINE
 - - - EX. UNDERLYING LOT LINE
 - - - PROPOSED RIGHT-OF-WAY LINE
 - ===== PROPOSED EASEMENT LINES
 - ===== EASEMENT TO BE RELEASED BY SEPARATE DOCUMENT

LINK APARTMENTS FITZSIMONS SUBDIVISION FILING NO. 1

A RESUBDIVISION OF GREEN TREE ACRES 4TH FILING, BARRY'S SUBDIVISION, BARRY'S SUBDIVISION FILING NO. 2, PEORIA GREEN SUBDIVISION FILING NO. 1, ALL OF LOT 3 AND THE SOUTH 75 FEET OF LOT 2, HIGHLINE HEIGHTS LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

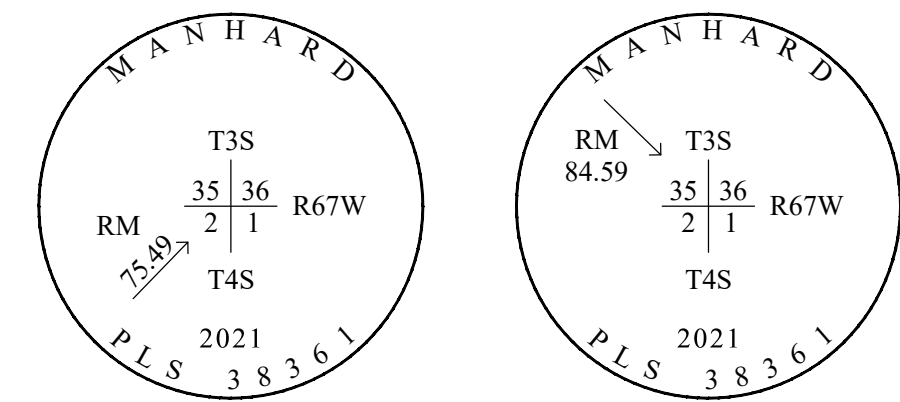


NORTH QUARTER CORNER SECTION 2, T4S, R67W
FOUND 3" BRASS CAP
STAMPED, "LS 12021"
IN RANGE BOX

NORTHEAST CORNER SECTION 2, T4S, R67W
LOCATION OF SECTION CORNER BASED ON FOUND ACCESSORIES AS SHOWN ON MONUMENT RECORD WITH AN ACCEPTED DATE OF 3.26.2007 DID NOT SET DUE TO ROAD CONSTRUCTION AND HAZARDOUS TRAFFIC CONDITIONS. SET (2) 2" ALUMINUM CAPS AS REFERENCE MONUMENTS SHOWN HEREON.

STAMPING DETAIL FOR REFERENCE MONUMENTS

SET 2" ALUMINUM ROCK CAPS

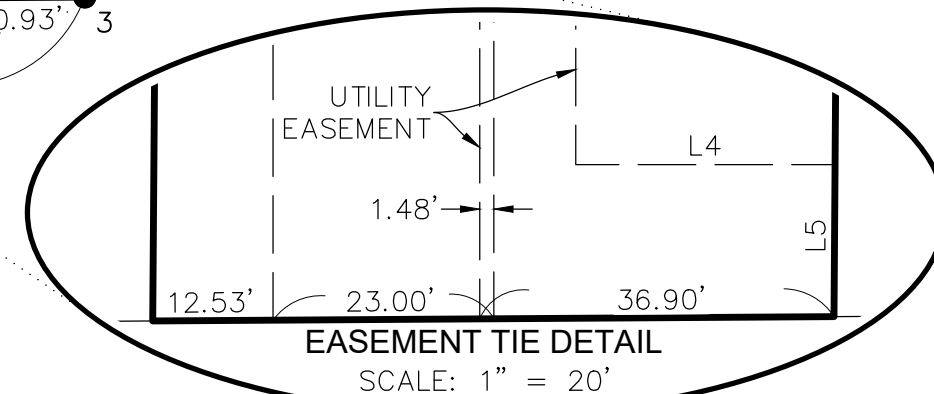


MONUMENT LEGEND

- ◆ = SECTION CORNER AS NOTED
- 1 = FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "C.L.C. PLS 23047"
- 2 = FOUND 0.75" BRASS DISC STAMPED "PLS 24670"
- 3 = FOUND 0.75" BRASS DISC STAMPED "39 NORTH PLS 38284"
- 4 = FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "BURDICK P.E. L.S. 9010"
- 5 = FOUND NO. 5 REBAR WITH 1.25" GREEN PLASTIC CAP STAMPED "39 NORTH PLS 38284"
- 6 = FOUND NO. 5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "JR ENG PLS 10377"
- 7 = FOUND NO. 4 REBAR WITH NO CAP
- 8 = FOUND 0.75" BRASS DISC ILLEGIBLE
- 9 = FOUND NO. 5 REBAR WITH 1" BRASS CAP STAMPED "COPLS.COM 26598"
- 10 = FOUND NO. 3 REBAR WITH NO CAP
- 11 = FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 14112"
- ▲ 1 = FOUND 0.75" BRASS DISC STAMPED W.C. "39 NORTH PLS 38284" S 00°24'38" W 5.86' (M) 6.0' OFFSET (R)
- ▲ 2 = FOUND 0.75" BRASS DISC STAMPED W.C. "39 NORTH PLS 38284" S 89°17'33" W 4.12' (M) 4.0' OFFSET (R)
- △ 1 = SET REFERENCE MONUMENT (RM) SEE STAMPING DETAIL HEREON
- △ 2 = SET NAIL AND 0.75" BRASS DISC STAMPED "MANHARD PLS 38361"
- 0.00 = MEASURED DIMENSION
- (M) = MEASURED ANGLE
- (R1) = RECORD DIMENSIONS PER GREEN TREE ACRES 4TH FILING RECEPTION NO. 715919
- (R2) = RECORD DIMENSIONS PER PEORIA GREEN SUBDIVISION FILING NO. 1 RECEPTION NO. D7024201
- (R3) = RECORD DIMENSIONS PER HIGHLINE HEIGHTS RECEPTION NO. 762553

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	29.00'	45.55'	S45°00'00"E	41.01'
C2	29.00'	45.55'	N45°00'00"E	41.01'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N00°00'00"E	90.29'	L8	N45°21'26"W	22.71'
L2	N90°00'00"E	10.00'	L9	S89°36'39"W	16.28'
L3	S00°00'00"E	74.23'	L10	N00°24'38"E	16.07'
L4	N90°00'00"E	27.01'	L11	S81°01'58"E	10.12'
L5	S00°24'38"W	15.83'	L12	S00°04'18"W	13.92'
L6	S45°07'17"E	14.79'	L13	N89°55'42"W	10.00'
L7	N89°52'43"E	21.07'	L14	N00°04'18"E	15.48'



EAST SIXTEENTH CORNER OF THE NORTHEAST QUARTER SECTION 2, T4S, R67W
FOUND 3" BRASS CAP
ILLEGIBLE IN RANGE BOX

FOR REVIEW

Manhard CONSULTING

1600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 | 303.708.0500 | manhard.com

Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

DATE: 06/22/2021 PROJECT: KHA.AUC002.00 SHEET: 2 OF 2