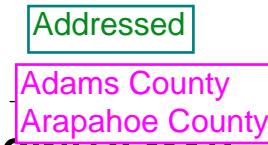


See checklist Item #2

Addressed all

SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 3



ENGINEERING SERVICE COMPANY <i>Creative Solutions Since 1954</i> CIVIL ENGINEERS LAND SURVEYORS	Survey No.: 24-085-P
	Project No.: 1761.1
	Date: 07/03/2024
	Field Book No.: 967
	Revised: 8/25/2024

2020 TOWER ROAD SUBDIVISION FILING NO. 1

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 34, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 3

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

(Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

GENERAL NOTES:

- THIS PLAT WAS PREPARED BASED INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER 00501305-201-7L7-DK2, AMENDMENT NO. 1 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF OCTOBER 30, 2023, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF N00°08'18"E AND BOUNDED BY A FOUND 2-1/2" ALUMINUM CAP 0.8' BELOW GRADE IN RANGE BOX STAMPED "GREEN HORNE & O'MARA, T3S, R66W, S33\S34, 1/4, 1996, PLS 23501" AT THE WEST 1/4 CORNER OF SAID SECTION 34 AND BY A FOUND 3" ALUMINUM CAP IN RANGE BOX STAMPED "CITY OF AURORA, T3S, 28\27\33\S34, R66W, 1988 LS 16419" AT THE NORTHWEST CORNER OF SAID SECTION 34, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- ALL LINEAL DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO TOWER ROAD AND EAST MONTVIEW BOULEVARD 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 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.
- 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.
- 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.

Not yet addressed, will address upon receipt of new title commitment

OWNER:

DREAMS PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE PRINT NAME AND TITLE

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

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.

PLANNING DIRECTOR DATE

CITY ENGINEER DATE

Addressed

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 _____.

Addressed

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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.

SURVEYOR'S NOTE:

THERE IS AN APPARENT 5 FOOT GAP BETWEEN PARCEL NO. 0182134200036 (THE SUBJECT PROPERTY) AND PARCEL NO. 0182134200034 (PROPERTY NORTH OF SUBJECT PROPERTY).

THE DEED RECORDED AT RECEPTION NUMBER 325103 (FRANKS TO SHAFFER) DEEDED 2.0 ACRES (252.5' X 338.35') WHICH BEGINS 20' NORTH (252.5+20=272.5') AND 30' EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

THE DEED RECORDED AT RECEPTION NUMBER 329498 (FRANKS TO WEEKS) DEEDED 5.0 ACRES (720.6' X 300') WHICH BEGINS 277.5' NORTH AND 30' EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

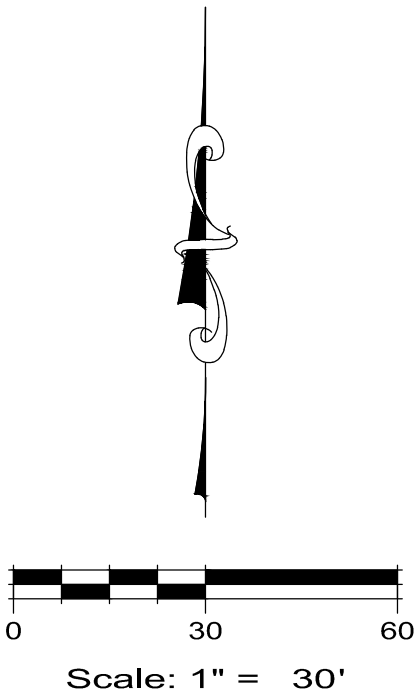
THE DIFFERENCE IN THE POINTS OF BEGINNING OF THESE DEEDS CREATES A GAP OF 5' BETWEEN THE PROPERTIES.

CLIENT IS ADVISED TO SEEK LEGAL COUNCIL TO ADDRESS THIS ISSUE.

ENGINEERING SERVICE COMPANY <i>Creative Solutions Since 1954</i> CIVIL ENGINEERS LAND SURVEYORS	14190 East Evans Avenue Aurora, Colorado 80014 engineeringserviceco.com	Survey No.: 24-085-P
	P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659	Project No.: 1761.1
		Date: 07/03/2024
		Field Book No.: 967
		Revised: 9/25/2024

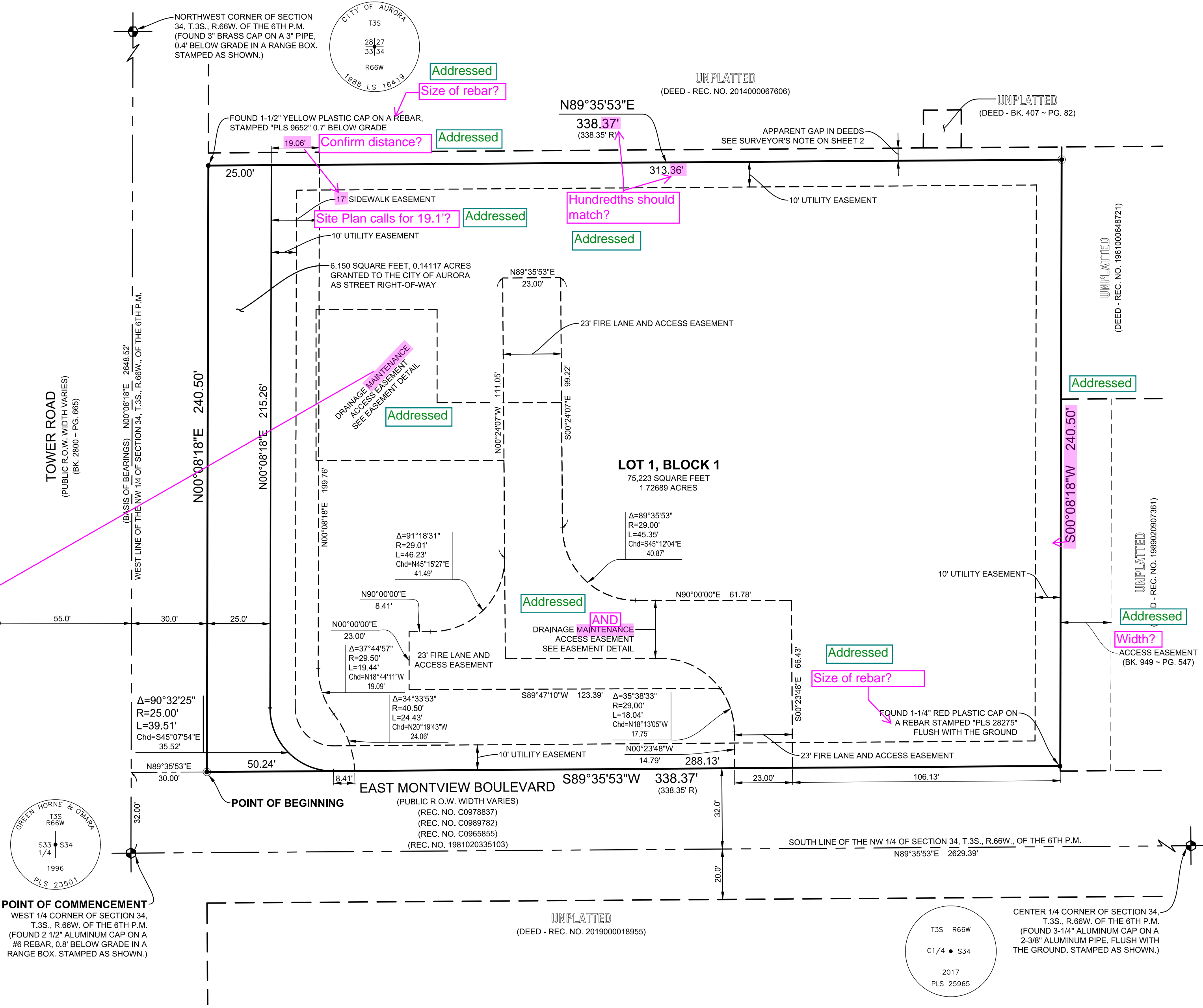
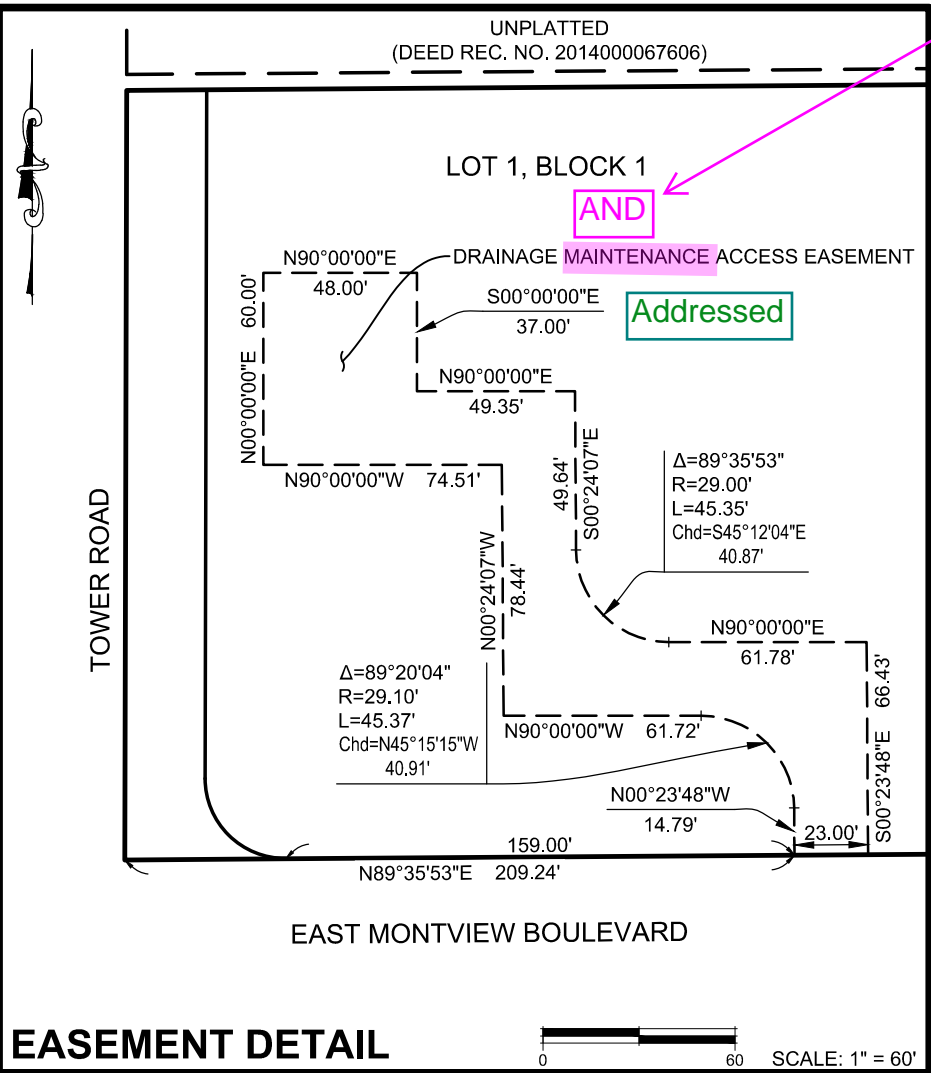
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 3



LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	NEW LOT LINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	R.O.W.
	BK. PG.
	REC. NO.
	RIGHT-OF-WAY
	BOOK AND PAGE
	RECEPTION NUMBER
	ALIQUOT CORNER
	FOUND MONUMENT AS DESCRIBED
	SET 5/8"x24" REBAR & 1-1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"

RECORD REFERENCE	
(XX.XX' R)	PER THE CURRENT SPECIAL WARRANTY DEED (REC. NO. 2024000008786) IF DIFFERENT FROM AS-MEASURED
	ALL DIMENSIONS SHOWN WITH NO PARENTHESIS ARE AS-MEASURED DIMENSION



File Name: N:\Projects\Outside Dreams\Aurora-2020 Tower Road\CAD\Plat\Aurora - 2020 Tower Road - Plat - R1.dwg Plot Date: 9/30/2024 Company: ESC

ENGINEERING SERVICE COMPANY <i>Creative Solutions Since 1954</i> CIVIL ENGINEERS LAND SURVEYORS	14190 East Evans Avenue Aurora, Colorado 80014 engineeringserviceco.com	Survey No.: 24-085-P Project No.: 1761.1 Date: 07/03/2024 Field Book No.: 967 Revised: 9/25/2024
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