

LEGAL DESCRIPTION

Beginning at the Northwest Corner of Lot 1, Havana Commercial Park; thence Southerly along the West line of said Lot 1, a distance of 57.45 feet; thence Easterly at an angle to the left of 20° a distance of 141.32 feet to the Southeast Corner of Lot 2, Highland Park Filing No. 4; thence Northwesterly along the South line of said Lot 2, a distance of 20 feet; thence Northwesterly along a line parallel to the Southeast line of said Lot 2, a distance of 120 feet; thence Northwesterly along the North line of Lot 2 and Lot 1, Highland Park Filing No. 4, a distance of 116 feet to a point of curve; thence continuing along the said North line and along a curve to the left with a central angle of 26° 46' 25" and a radius of 181.65 feet, a distance of 78.54 feet to the Northwest Corner of Lot 1, Highland Park Filing No. 4; thence Southerly along the West line of said Lot 1, a distance of 120 feet to the Southwest Corner of said Lot 1; thence Easterly along the South line of said Lot 1 and along a curve to the right with a central angle of 4° 39' 07", a radius of 61.65 feet, a distance of 5.01 feet to the point of beginning.

NO AREA WITHIN PROPERTY LINES 25,015 SQ. FT.
 2055 FLOOR AREA 8,192 SQ. FT. (NET = 5,243 SQ. FT.)

PRESENT ZONING CLASSIFICATION R7-201
 TOTAL PARKING SPACES 26 REQUIRED 26 ROUNDED

All special plans registered and recorded hereunder shall be binding upon the applicants therefor, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such plans to all conditions and limitations set forth in such plans.

In witness whereof Gertz Enterprises has caused these presents to be executed this 28 day of April A.D. 1971 by Jack Gertz principal.

The foregoing instrument was acknowledged before me this 28 day of April A.D. 1971 by Jack Gertz
 Witness my hand and official seal

Notary Public Richard M. Hall S.E.A.L.
 My Commission expires Sept 22, 1972

*Approved by the Aurora City Engineer this 30 day of April A.D. 1971
Edward E. Jansky
 DEPUTY City Engineer

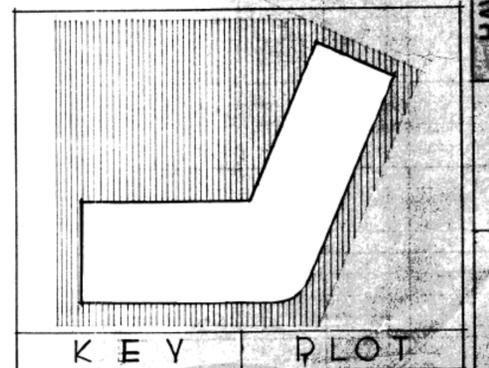
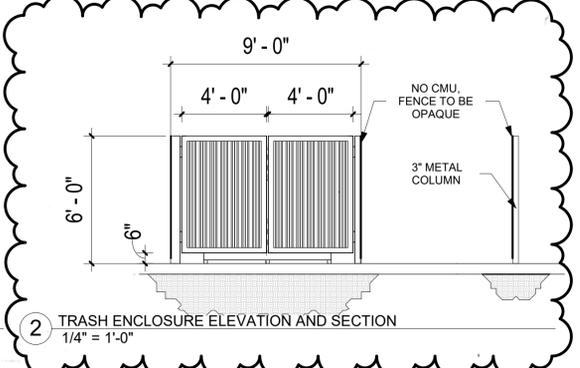
Approved by the Aurora City Attorney for local details this 11 day of MAY A.D. 1971
Richard M. Coulter
 City Attorney

Approved by the Aurora planning commission this 12 day of MAY A.D. 1971
T.H. Pinner
 Chairman

Accepted on behalf of the Aurora City Council this 7 day of MAY A.D. 1971
Paul C. Black
 Mayor
 Attest Frank J. Kesting
 City Clerk

This plan was filed for the record in the office of the county clerk and recorder of _____ County, Colorado on the _____ day of _____ A.D. 1971
 Book _____, Page _____, File _____, Map _____
 Reception No. _____
 Clerk and Recorder _____ by _____

*Approval limited to general plan layout, only.
 Insufficient information on street and drainage design for construction requirements. Design and construction plans and profiles to be submitted prior to construction for engineering approval.



1 SITE PLAN Copy 1
 1" = 10'-0"
 1971-6002-03 MINOR AMENDMENT - 4/11/2024 - PARKING LOT PAVEMENT

HAVANA SHOPPETTE, 4th Way & Havana Aurora, Colo.
 Jack Gertz Owner
 Gerald McNamery & Associates
 PLOT PLAN
 10/10/2024 12:03:31 PM
 K:\Revit\2018-4TH WAY, HAVANA-R24_casabianca@themuhengroup.com.rvt
 1971-6002-03 MINOR AMENDMENT - 4/11/2024 - PARKING LOT PAVEMENT
 A.C.M. ANDIS: S/m/br.