



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 52.45 feet; thence Easterly at an angle to the left of 30° 0' 0" a distance of 241.32 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' east; thence Northeasterly 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 24° 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° 35' 07", a radius of 61.65 feet, a distance of 5.01 feet to the point of beginning.

ND AREA WITHIN PROPERTY LINES 25,015 SQ. FT.
2066 FLOOR AREA 8,192 SQ. FT. (NET = 5,243 SQ. FT.)

PRESENT ZONING CLASSIFICATION R-1

TOTAL PARKING SPACES 26 REQUIRED 26 PROVIDED

All special plans registered and recorded hereunder shall be binding upon the applicants, 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 23 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 principal.

Witness my hand and official seal

Notary Public David M. Hall S.E.A.L.
My commission expires Sept 22, 1972

*Approved by the Aurora City Engineer this 30th day of April A.D. 1971.

Approved by the Aurora City Attorney for legal details this 11th day of May A.D. 1971.

Approved by the Aurora planning commission this 12th day of May A.D. 1971.

Accepted on behalf of the Aurora City Council this 14th day of May A.D. 1971.

Mayor Attest Frank J. Kesting City Clerk

This plan was filed for the record in the office of the county clerk and recorder of Aurora County, Colorado on the 23 day of April 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.

