

DAVIS GUN CLUB SUBDIVISION FILING NO. 1

A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 2

Provide Certificate of taxes due.
Provide most recent AES Board Monument Records for all aliquot section monuments (found and set).

LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT THE EAST 30 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4, CONVEYED FOR ROAD PURPOSES IN BOOK 257 AT PAGE 553, AND EXCEPT THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, AND EXCEPT THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12 TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., AND EXCEPT ANY PORTION CONTAINED IN RULE AND ORDER IN CASE NO. 96-CV-1152 AS RECORDED OCTOBER 30, 1998 AT RECEPTION NO. A8173498, COUNTY OF ARAPAHOE, STATE OF COLORADO.

BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

THAT PART OF EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, FROM WHICH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12 BEARS SOUTH 00°19'19" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID EAST LINE; THENCE ALONG SAID EAST LINE, SOUTH 00°19'19" EAST, A DISTANCE OF 662.36 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 89°40'41" WEST, A DISTANCE OF 30.00 FEET TO THE ~~EASTERLY~~ RIGHT-OF-WAY OF NORTH GUN CLUB ROAD, PER THE INSTRUMENT RECORDED IN BOOK 257, PAGE 553 IN THE OFFICE OF THE CLERK AND RECORDER FOR SAID COUNTY AND THE POINT OF BEGINNING; THENCE ALONG SAID ~~EASTERLY~~ RIGHT-OF-WAY, SOUTH 00°19'19" EAST, A DISTANCE OF 662.15 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE ALONG SAID SOUTH LINE, SOUTH 89°19'15" WEST, A DISTANCE OF 866.71 FEET TO THE ~~EASTERLY~~ RIGHT-OF-WAY OF E-470 TOLL WAY, PER THE INSTRUMENTS RECORDED AT RECEPTION NO. A6075089 AND RECEPTION NO. A8173498 IN SAID OFFICE OF THE CLERK AND RECORDER; THENCE ALONG SAID ~~EASTERLY~~ RIGHT-OF-WAY THE FOLLOW TWO (2) COURSES:

- 1) NORTH 03°37'06" EAST, A DISTANCE OF 564.75 FEET;
- 2) NORTH 1°21'09" EAST, A DISTANCE OF 100.87 FEET;

THENCE DEPARTING SAID ~~EASTERLY~~ LINE, NORTH 89°17'52" EAST, A DISTANCE OF 807.49 FEET TO THE ~~EASTERLY~~ RIGHT-OF-WAY OF SAID NORTH GUN CLUB ROAD AND THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 557,972 SQUARE FEET OR 12,809 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO ONE LOT AND ONE BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **DAVIS GUN CLUB SUBDIVISION 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;

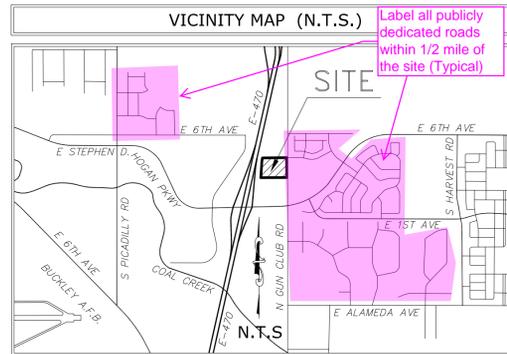
NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY.

ALL ELECTRICAL 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;

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.

Response: Revised the reference to the Westerly ROW of Gun Club, as requested.

WESTERLY?



Label all publicly dedicated roads within 1/2 mile of the site (Typical)

Response: Please refer to COA subdivision checklist, as it does not state that all existing roads have to be labeled. As this is a vicinity map showing the location and relationship of the subject property to the surrounding area, only the major streets have been labeled for ease of use and clarity. No changes made.

SIGNATURE BLOCKS

NEVIN GUN CLUB, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

STATE OF _____)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY _____ AS _____ OF NEVIN GUN CLUB, L.L.C., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 NOVEMBER 8, 2019.

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.

JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

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 _____, 2022 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 _____

NOTES

- 1) 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".
- 2) BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, WHICH BEARS SOUTH 00°19'19" EAST BETWEEN THE FOUND MONUMENTS SHOWN HEREON, BEING A FOUND 2 INCH ALUMINUM CAP STAMPED "CITY OF AURORA 2012 PLS 23527" FOR THE NORTHEAST CORNER OF SAID SECTION AND A FOUND 3 INCH BRASS CAP STAMPED "CITY OF AURORA 1983 LS 16419" FOR THE EAST 1/4 CORNER OF SAID SECTION.
- 3) 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.
- 4) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. 18000311201, WITH AN EFFECTIVE DATE OF **NOVEMBER 27, 2019**, PREPARED BY STEWART TITLE GUARANTY COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- 5) THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT.
- 6) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO DEVELOPMENT STANDARDS AS ADOPTED BY THE AURORA CITY COUNCIL IN ORDINANCES 96-74 AND 96-75.
- 7) 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.
- 8) ALL OWNERS OF LOTS ADJACENT TO SOUTH GUN CLUB ROAD SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE THAT MAY RESTRICT THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- 9) 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.

PREPARED BY:

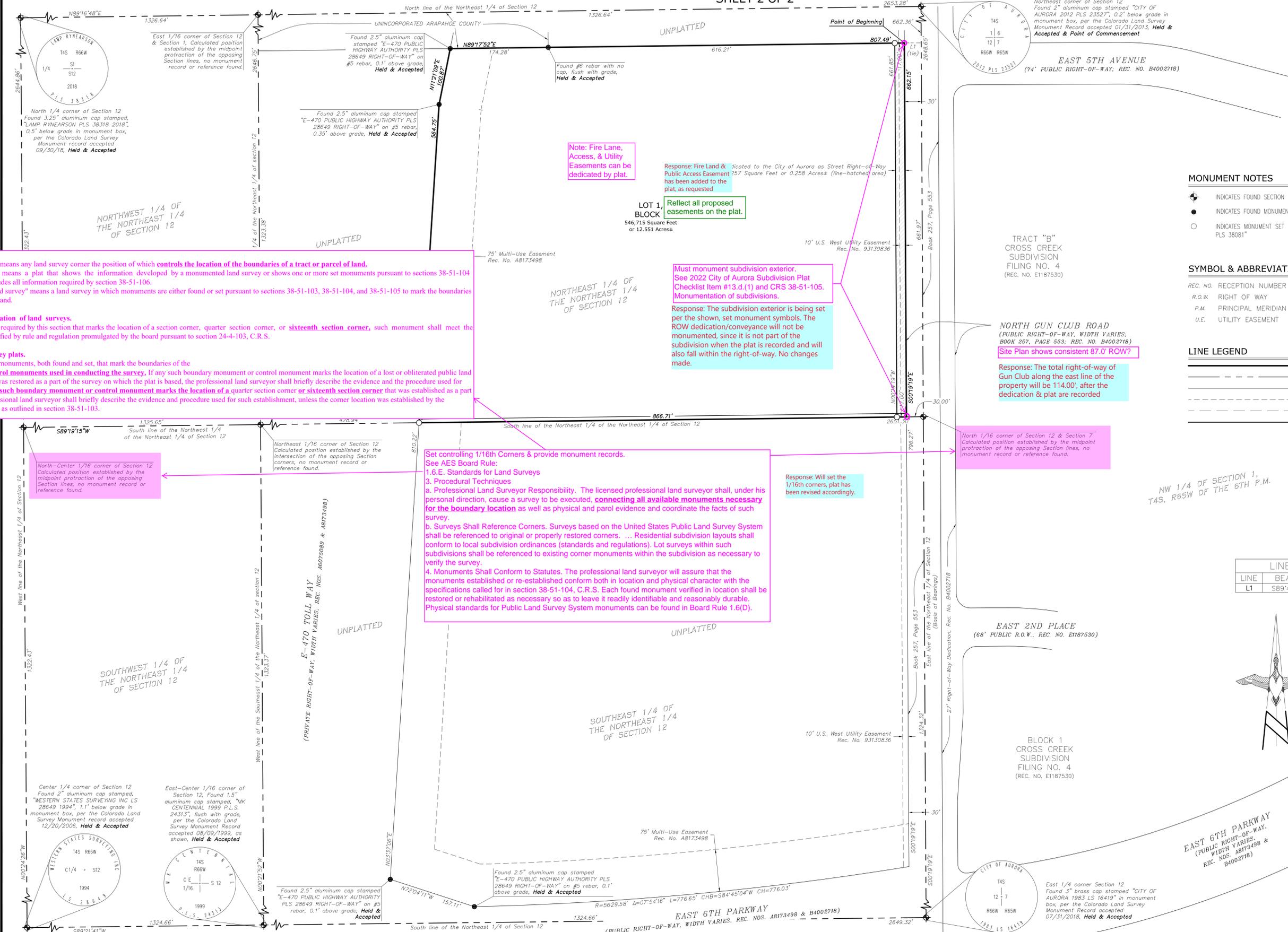
ALTURA
LAND CONSULTANTS

6950 S. Tucson Way, Unit C Centennial, Colorado 80112 Phone: (720)488-1303
JOB NO. 20436 APRIL 14, 2022

DAVIS GUN CLUB SUBDIVISION FILING NO. 1

A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 2



38-51-102. Definitions.
 (6) "Control corner" means any land survey corner the position of which controls the location of the boundaries of a tract or parcel of land.
 (12) "Land survey plat" means a plat that shows the information developed by a monumented land survey or shows one or more set monuments pursuant to sections 38-51-104 and 38-51-105 and includes all information required by section 38-51-106.
 (13) "Monumented land survey" means a land survey in which monuments are either found or set pursuant to sections 38-51-103, 38-51-104, and 38-51-105 to mark the boundaries of a specified parcel of land.

38-51-104. Monumentation of land surveys.
 (4) For any monument required by this section that marks the location of a section corner, quarter section corner, or sixteenth section corner, such monument shall meet the physical standards specified by rule and regulation promulgated by the board pursuant to section 24-4-103, C.R.S.

38-51-106. Land survey plats.
 (f) A description of all monuments, both found and set, that mark the boundaries of the property and of all control monuments used in conducting the survey. If any such boundary monument or control monument marks the location of a lost or obliterated public land survey monument that was restored as a part of the survey on which the plat is based, the professional land surveyor shall briefly describe the evidence and the procedure used for such restoration. If any such boundary monument or control monument marks the location of a quarter section corner or sixteenth section corner that was established as a part of the survey, the professional land surveyor shall briefly describe the evidence and procedure used for such establishment, unless the corner location was established by the mathematical procedure as outlined in section 38-51-103.

Set controlling 1/16th Corners & provide monument records.
 See AES Board Rule:
 1.6.E. Standards for Land Surveys
 3. Procedural Techniques
 a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parcel evidence and coordinate the facts of such survey.
 b. Surveys Shall Reference Corners. Surveys based on the United States Public Land Survey System shall be referenced to original or properly restored corners. ... Residential subdivision layouts shall conform to local subdivision ordinances (standards and regulations). Lot surveys within such subdivisions shall be referenced to existing corner monuments within the subdivision as necessary to verify the survey.
 4. Monuments Shall Conform to Statutes. The professional land surveyor will assure that the monuments established or re-established conform both in location and physical character with the specifications called for in section 38-51-104, C.R.S. Each found monument verified in location shall be restored or rehabilitated as necessary so as to leave it readily identifiable and reasonably durable. Physical standards for Public Land Survey System monuments can be found in Board Rule 1.6(D).

LOT 1, BLOCK 1
 546,715 Square Feet or 12,551 Acres±

Response: Fire Lane, Access, & Utility Easements can be dedicated by plat.

Response: Fire Land & Public Access Easement has been added to the plat, as requested.

Response: The subdivision exterior is being set per the shown, set monument symbols. The ROW dedication/conveyance will not be monumented, since it is not part of the subdivision when the plat is recorded and will also fall within the right-of-way. No changes made.

Point of Beginning
 662.36'
 807.49'
 661.86'
 662.15'

TRACT "B" CROSS CREEK SUBDIVISION FILING NO. 4 (REC. NO. E1187530)

NORTH GUN CLUB ROAD
 (PUBLIC RIGHT-OF-WAY, WIDTH VARIES; BOOK 257, PAGE 553; REC. NO. B4002718)
 Site Plan shows consistent 87.0' ROW?
Response: The total right-of-way of Gun Club along the east line of the property will be 114.00', after the dedication & plat are recorded

North 1/16 corner of Section 12 & Section 7
 Calculated position established by the midpoint protraction of the opposing Section lines, no monument record or reference found.

Response: Will set the 1/16th corners, plat has been revised accordingly.

MONUMENT NOTES

- INDICATES FOUND SECTION MONUMENT AS NOTED
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES MONUMENT SET 30" NO. 6 REBAR WITH 2" ALLOY CAP STAMPED "ALTURA LAND PLS 38081"

SYMBOL & ABBREVIATION LEGEND

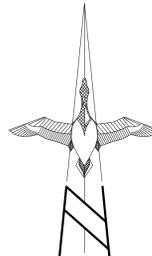
REC. NO.	RECEPTION NUMBER	G.E.	GAS EASEMENT
R.O.W.	RIGHT OF WAY	R	RADIUS
P.M.	PRINCIPAL MERIDIAN	Δ	CENTRAL ANGLE
U.E.	UTILITY EASEMENT	L	ARC LENGTH

LINE LEGEND

- SUBJECT PARCEL BOUNDARY LINES
- SECTION LINES
- ADJOINING PARCEL BOUNDARY LINES
- EXISTING EASEMENT LINES
- EASEMENT LINES CREATED BY THIS PLAT
- RIGHT-OF-WAY DEDICATION LINES

LINE TABLE

LINE	BEARING	LENGTH	(TIE)
L1	S89°40'41"W	30.00'	



GRAPHIC SCALE
 0 40 80
 Scale: 1" = 80'

PREPARED BY:

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 JOB NO. 20436 APRIL 14, 2022