

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 ~~SOUTH~~ **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 ~~SOUTH~~ **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 ~~EAST~~ **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 ~~EAST~~ **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 ~~EAST~~ **EASTERLY** LINE, NORTH 89°17'52" EAST, A DISTANCE OF 807.49 FEET TO THE ~~EAST~~ **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.

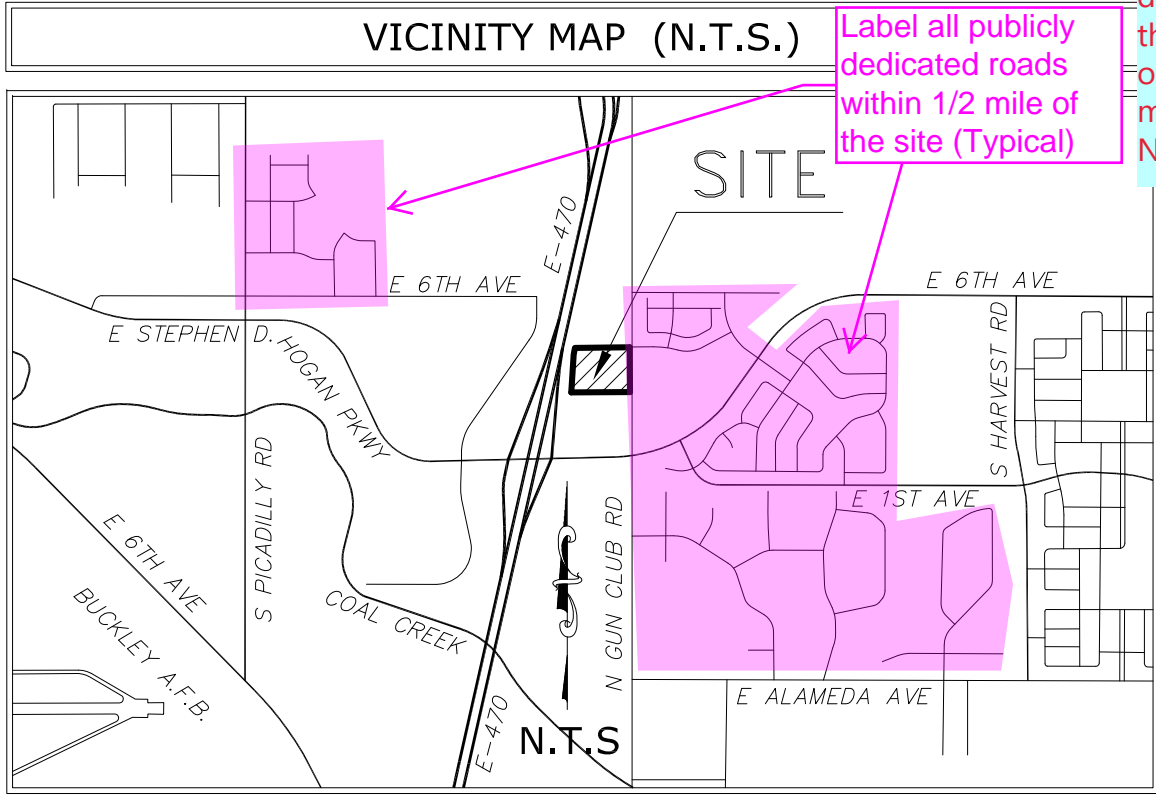
COVENANTS

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.



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

AS _____

STATE OF _____)

COUNTY OF _____) SS

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 _____

PREPARED BY:

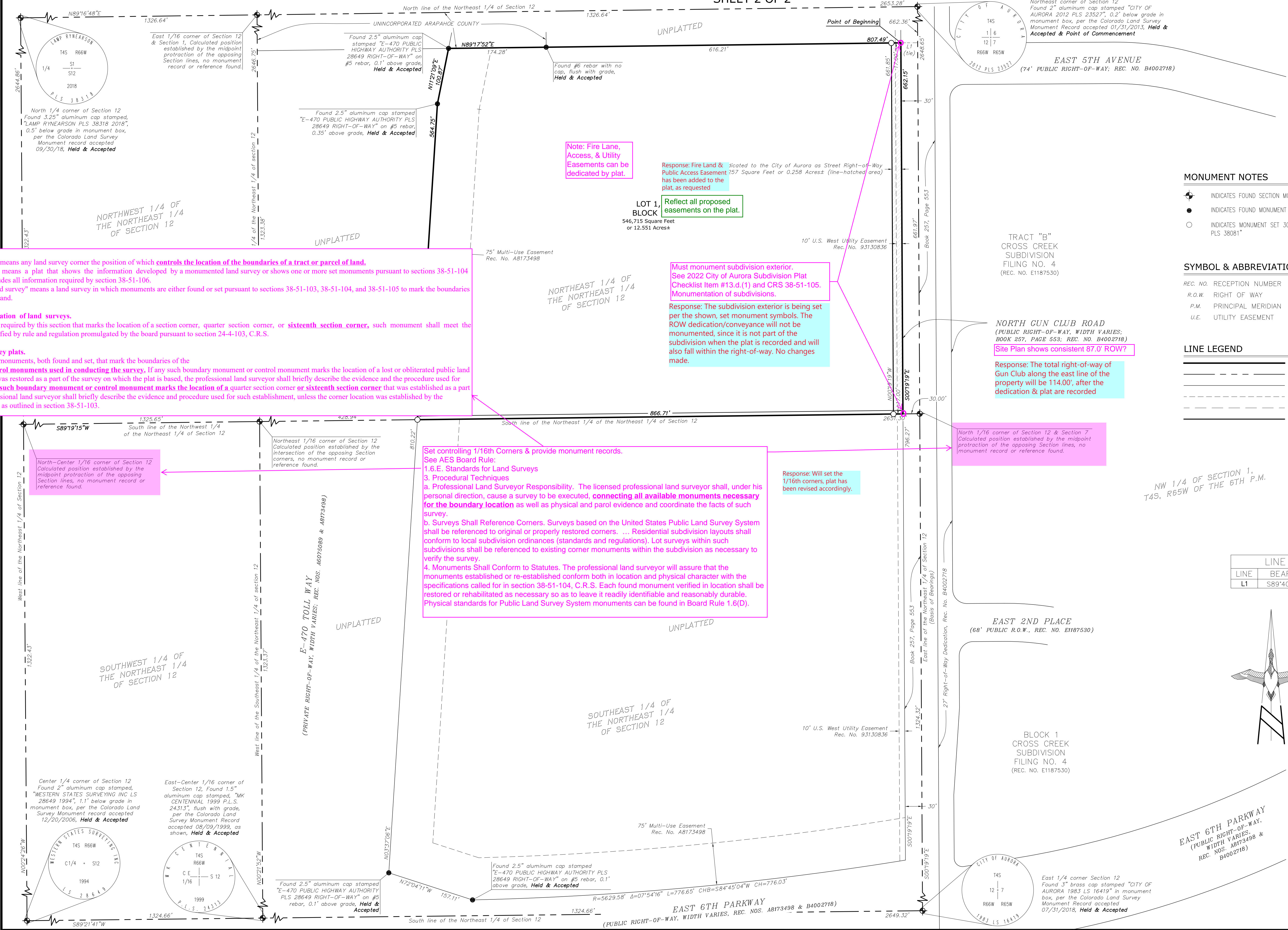
ALTURA
LAND CONSULTANTS

6950 S. Tucson Way, Unit C Phone: (720)488-1303
Centennial, Colorado 80112
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



MONUMENT NOTES

- INDICATES FOUND SECTION MONUMENT AS NOTED
- INDICATES FOUND MONUMENT AS NOTED
-

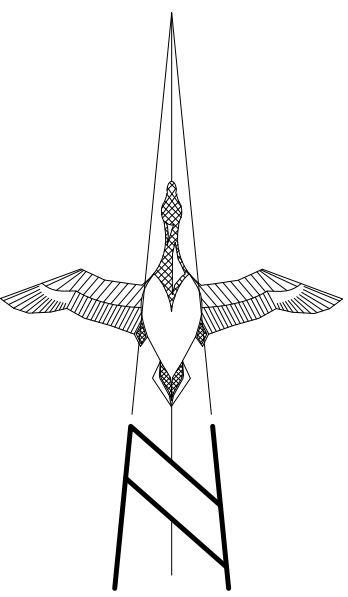
SYMBOL & ABBREVIATION LEGEND

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
L1	S89°40'41\"W	30.00'



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

PREPARED BY:



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