

SRB SUBDIVISION FILING NO. 1

A RESUBDIVISION OF THE ALTURA SUBURBAN HOMES CO. TRACT 21
A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 32, T. 3 S., R. 66 W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 32, T. 3 S., R. 66 W. OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.; THENCE N00°08'16"E ALONG THE EAST LINE OF SAID SOUTHWEST ¼ OF THE SOUTHWEST ¼, A DISTANCE OF 659.85 FEET; THENCE N89°46'57"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°46'57"W, A DISTANCE OF 347.71 FEET; THENCE N00°08'34"W, A DISTANCE OF 186.66 FEET; THENCE S89°46'57"E, A DISTANCE 347.71 FEET; THENCE S00°08'34"W, A DISTANCE OF 186.66 FEET TO THE TRUE POINT OF BEGINNING.

BEING A PORTION OF TRACT 21, "SUBDIVISION OF S1/2 SW1/4, SW1/4 SE1/4 OF SECTION 32, T. 3 S., R. 66 W., INTO 5 ACRE TRACTS FOR THE ALTURA SUBURBAN HOMES COMPANY"
A SUBDIVISION PLAT RECORDED IN PLAT BOOK 1 AT PAGE 26A. RECEPTION NO.19303 IN THE ADAMS COUNTY CLERK AND RECORDER RECORDS

BEING ONE AND THE SAME AS:

THE WEST 195.14 FEET OF THE EAST 205.14 FEET OF THE SOUTH 186.66 FEET OF TRACT 21, SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ALTURA SUBURBAN HOMES, ACCORDING TO THE PLAT RECORDED APRIL 18, 1911 IN PLAT BOOK 1 AT PAGE 26A, COUNTY OF ADAMS, STATE OF COLORADO.

TOGETHER WITH:

THE WEST 152.57 FEET OF THE EAST 357.71 FEET OF THE SOUTH 186.66 FEET OF TRACT 21, SUBDIVISION OF THE S 1/2 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ALSO KNOWN AS ALTURA SUBURBAN HOMES, ACCORDING TO THE PLAT RECORDED APRIL 18, 1911 IN PLAT BOOK 1 AT PAGE 26A, RECEPTION NO.19303 COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING 64,903.5 SQUARE FEET OR 1.49 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF SRB 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

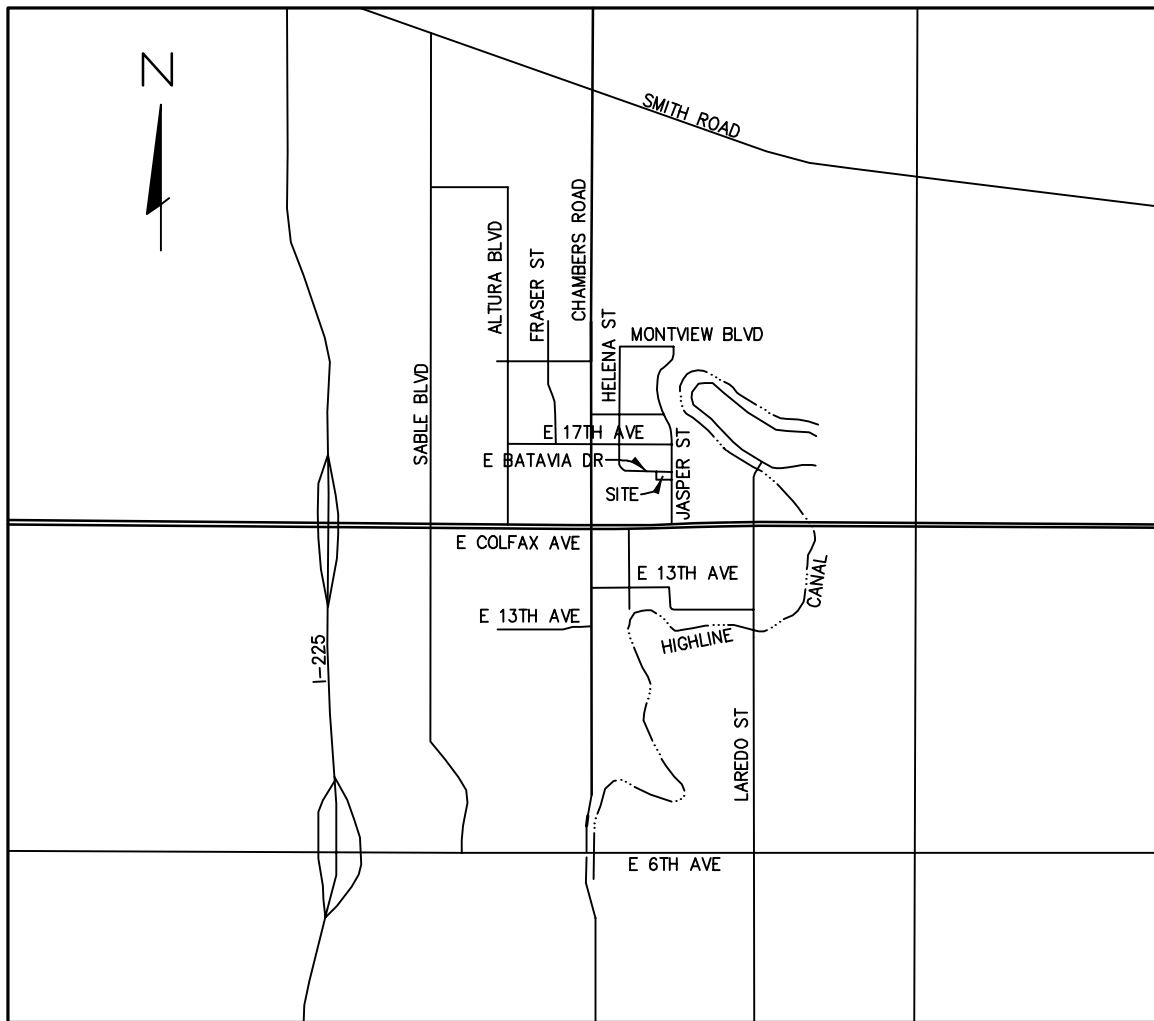
THE UNDERSIGNED OWNER, FOR ITSELF, IT'S HEIRS, SUCCESSORS AND ASSIGNS, (COLLECTIVELY HEREFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA OR ("CITY");

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 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.

THE AREAS LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENTS HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY, AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE "UTILITY EASEMENT" FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.

SHEET 1 OF 2



VICINITY MAP

NOT TO SCALE – NTS

GENERAL NOTES

1. THIS PLAT WAS PREPARED BASED UPON INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER NCS-1255058-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES WITH A COMMITMENT DATE OF MAY 19, 2025 AT 5:00 P.M. AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
2. THE LINEAL DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF.
3. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. HAVING A BEARING OF N00°08'16"E, MONUMENTED BY 3 1/2" ALUMINUM CAP STAMPED "PLS 27278 COLO DEPT OF HIGHWAYS" IN RANGE BOX FOR SE CORNER SW 1/4 SW 1/4 SECT. 32 AND A #3 REBAR IN RANGE BOX FOR THE NE CORNER SW 1/4 SW 1/4 SECT. 32, T. 3 S., R. 66 W. 6TH P.M. AND AS SHOWN HEREON.
4. 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".
5. DATE OF FIELDWORK: MAY 15, 2025
6. 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.
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 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 OR TRACTS ADJACENT TO EAST BATAVIA DRIVE AND JASPER STREET SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE CITY OF AURORA 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.

OWNER

SRB PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

CURT BOYD

MANAGING MEMBER

SUZAN R. BOYD

MANAGING MEMBER

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____ A.D., BY CURT BOYD AND SUZAN R. BOYD

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF 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 CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER

DATE

PLANNING DIRECTOR

DATE

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) PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON MAY 15, 2025

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.

RONALD W. FLANAGAN
PROFESSIONAL L.S. NO. 26958
6598 SOUTH MARION STREET
CENTENNIAL, CO 80121
RON@COPLS.COM



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, OF DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 16-4-500 OF THE COLORADO REVISED STATUTES.

COLORADO ENGINEERING & SURVEYING INC.

P. O. BOX 2465, LITTLETON, CO, 80161
(303)-761-8055
WWW.COPLS.COM

PRELIMINARY

JOB NO.
CES 2025-1110

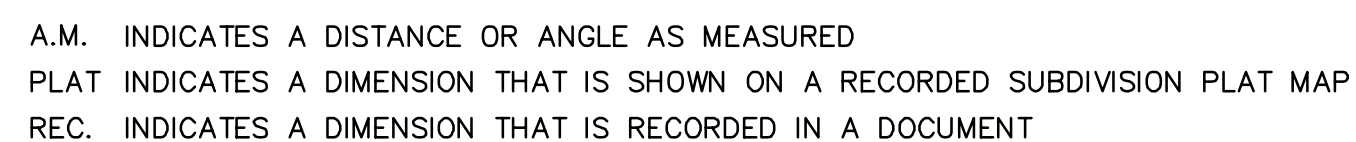
DATE
6/12/25

REVISED

*A RESUBDIVISION OF THE ALTURA SUBURBAN HOMES CO. TRACT 21
A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 32, T. 3 S., R. 66 W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO*

EAST 17TH AVENUE

SCALE: 1" = 30'



SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECT. 32, T. 3 S., R. 66 W.
FOUND 3 1/2" ALUMINUM CAP IN RANGE BOX
STAMPED "COLO DEPT OF HIGHWAYS" "PLS 27278"

8" COLO DEPT OF HIGHWAYS
PLS 27278

STAMPING ON CAP
CENTER AREA OF CAP
CORRODED AND ILLEGIBLE

EAST
COLFAX AVENUE

P. O. BOX 2465, LITTLETON, CO, 80161
(303)-761-8055
WWW.COPLS.COM

DATE 6/12/25

REVISÉ

PRELIMINARY