

RESPONSE TO COMMENTS

# WATERFORD PLACE SUBDIVISION FILING NO. 3

## A RESUBDIVISION OF LOTS 1-17, BLOCK 1 AND TRACT "A" WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1 SITUATED IN THE NW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

### CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF LOTS 1-17, BLOCK 1 AND TRACT A WATERFORD PLACE SUBDIVISION FILING No. 2, AMENDMENT No. 1 RECORDED AT BOOK 192, PAGE 31 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE OFFICIAL RECORDS BEING SITUATED IN THE NW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING ADDITIONALLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "A", WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1; THENCE SOUTH 89°24'19" WEST ALONG THE SOUTH LINE OF SAID TRACT "A" A DISTANCE OF 329.04 FEET; THENCE NORTH 00°12'09" WEST ALONG THE WEST LINE OF SAID TRACT "A" A DISTANCE OF 300.92 FEET TO A POINT LYING ON THE SOUTH R.O.W. LINE OF WARREN AVENUE PER BOOK 10, PAGE 94 OF SAID OFFICIAL RECORDS, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 89°23'20" EAST ALONG SAID SOUTH R.O.W. LINE AND BEING THE NORTH LINE OF SAID TRACT "A" A DISTANCE OF 188.88 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. D8005622; THENCE SOUTH 00°10'19" EAST ALONG THE WEST LINE OF THE PARCEL DESCRIBED IN SAID DEED A DISTANCE OF 99.96 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN SAID DEED; THENCE NORTH 89°23'20" EAST ALONG THE SOUTH LINE OF THE PARCEL DESCRIBED IN SAID DEED 140.13 FEET TO A POINT LYING ON THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH 00°13'31" EAST ALONG THE EAST LINE OF SAID TRACT "A" A DISTANCE OF 201.05 FEET TO THE POINT OF BEGINNING; CONTAINING A GROSS (85,006 SQUARE FEET) 1.951 ACRES MORE OR LESS, EXCEPT LOTS 1 THROUGH 16, INCLUSIVE, OF SAID BLOCK 1 CONTAINING A NET (57,721 SQUARE FEET) 1.325 ACRES MORE OR LESS;

PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF WATERFORD PLACE SUBDIVISION FILING NO. 3, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE BENEFIT AND 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, 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.

**OWNERS**  
2225 IOLA PROPERTIES, INC., A COLORADO CORPORATION

BY ITS ACKNOWLEDGEMENT  
STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

BY \_\_\_\_\_ AS \_\_\_\_\_  
(NAME) (TITLE)  
OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY.  
(ENTITY)

BY \_\_\_\_\_  
NOTARY PUBLIC  
WITNESS MY HAND AND SEAL  
\_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY I.D. NUMBER \_\_\_\_\_

### WATERFORD PLACE OWNERS ASSOCIATION INC

BY ITS ACKNOWLEDGEMENT  
STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

BY \_\_\_\_\_ AS \_\_\_\_\_  
(NAME) (TITLE)  
OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY.  
(ENTITY)

BY \_\_\_\_\_  
NOTARY PUBLIC  
WITNESS MY HAND AND SEAL  
\_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY I.D. NUMBER \_\_\_\_\_

### RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF  
COUNTY, COLORADO ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20 AD AT \_\_\_\_ O'CLOCK \_\_\_\_ M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

BOOK NO.: \_\_\_\_\_

PAGE NO.: \_\_\_\_\_ FOR ARAPAHOE COUNTY

RECEPTION NO.: \_\_\_\_\_

### NOTES:

- 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".
- BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 00°12'09" W ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MONUMENTED BY A FOUND 3" BRASS CAP IN RANGE BOX PLS #16419 AT THE WEST QUARTER CORNER AND A FOUND 3" BRASS CAP IN RANGE BOX PLS #16848 AT THE NORTHWEST CORNER AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- 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.
- TRACT A IS TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL DISTANCES ARE U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS. ALL DISTANCES ARE GROUND WITH A SCALE FACTOR OF 1.000277663
- LAND TITLE GUARANTEE COMPANY ORDER NUMBER F70724929, WITH AN EFFECTIVE DATE OF MAY 19TH, 2021 AT 5:00 P.M., WAS RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT
- FIELD WORK COMPLETED ON JUNE 8TH, 2020
- THE DIMENSIONS, LOCATIONS AND OTHER INFORMATION REGARDING RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE DERIVED FROM COPIES OF THE ACTUAL RECORDED DOCUMENTS. THE UNDERSIGNED SURVEYOR AND DDSI DID NOT PERSONALLY SEARCH THE PUBLIC RECORDS TO DETERMINE THE RECORDED RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY, BUT INSTEAD RESEARCH WAS OBTAINED FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER F70724929 WITH AN EFFECTIVE DATE OF MAY 10TH, 2021 AT 5:00 P.M.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
- 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 SHOW HEREON. (C.R.S. 13-80-105(3)(A))3

### COVENANTS

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### CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS AND TRACTS A AND B AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS DAY OF \_\_\_\_\_, 20\_\_\_\_ AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND TRACTS A AND B ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

add the full stamping on the caps found See: AES Board Rule: 1.6.H.2. Basis of Bearing Statements.

THESE WILL BE UPDATED TO WITHIN 30 DAYS, AT TIME OF FINAL RECORDING

Update this to be within 30 days of plat recording

These Tracts are only to be listed if they are being granted to the City. (Delete)

### SURVEYOR'S CERTIFICATION

I JASON SCYOC 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 JUNE 8TH, 2020. 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.

DATE OF PLAT OR MAP:

## PRELIMINARY NOT FOR RECORDING

JASON SCYOC, PLS 38497  
FOR AND ON BEHALF OF  
ENCOMPASS SERVICES

REVISION NO.	DATE	COMMENTS
3	1/13/2023	REVISED EASEMENT
4	5/10/2023	COA COMMENTS
5	2/26/2024	REVISED LOT LAYOUT
6	6/21/2024	REVISED LOT LAYOUT
7	10/29/2024	REVISED LOT LAYOUT

REMOVED

delete the Company Logo - replace with text only (typ.)

EES PROJECT No. 63668

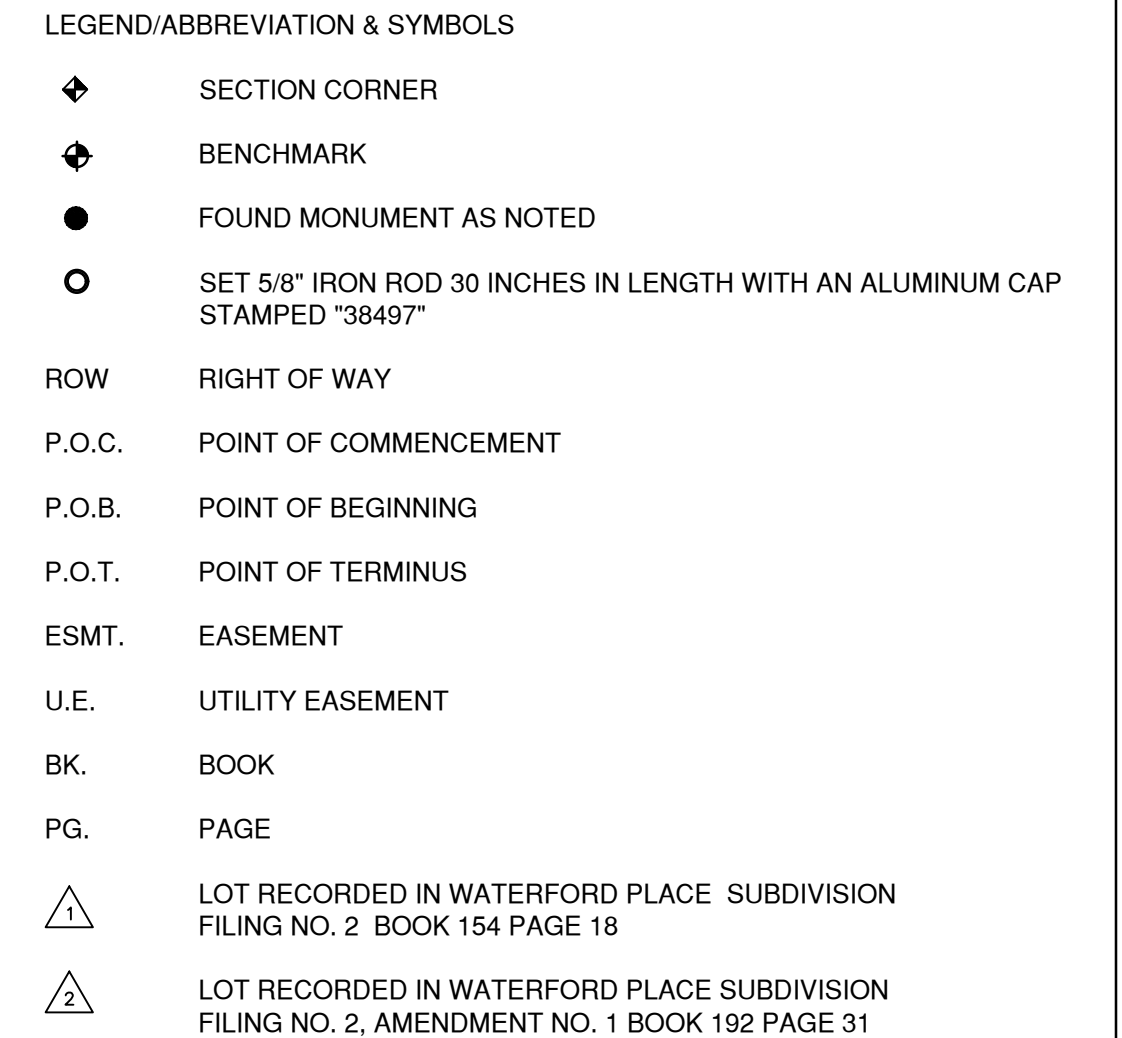
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COVER PAGE SHEET 1 OF 3



A RESUBDIVISION OF LOTS 1-17, BLOCK 1 AND TRACT "A" WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1  
SITUATED IN THE NW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



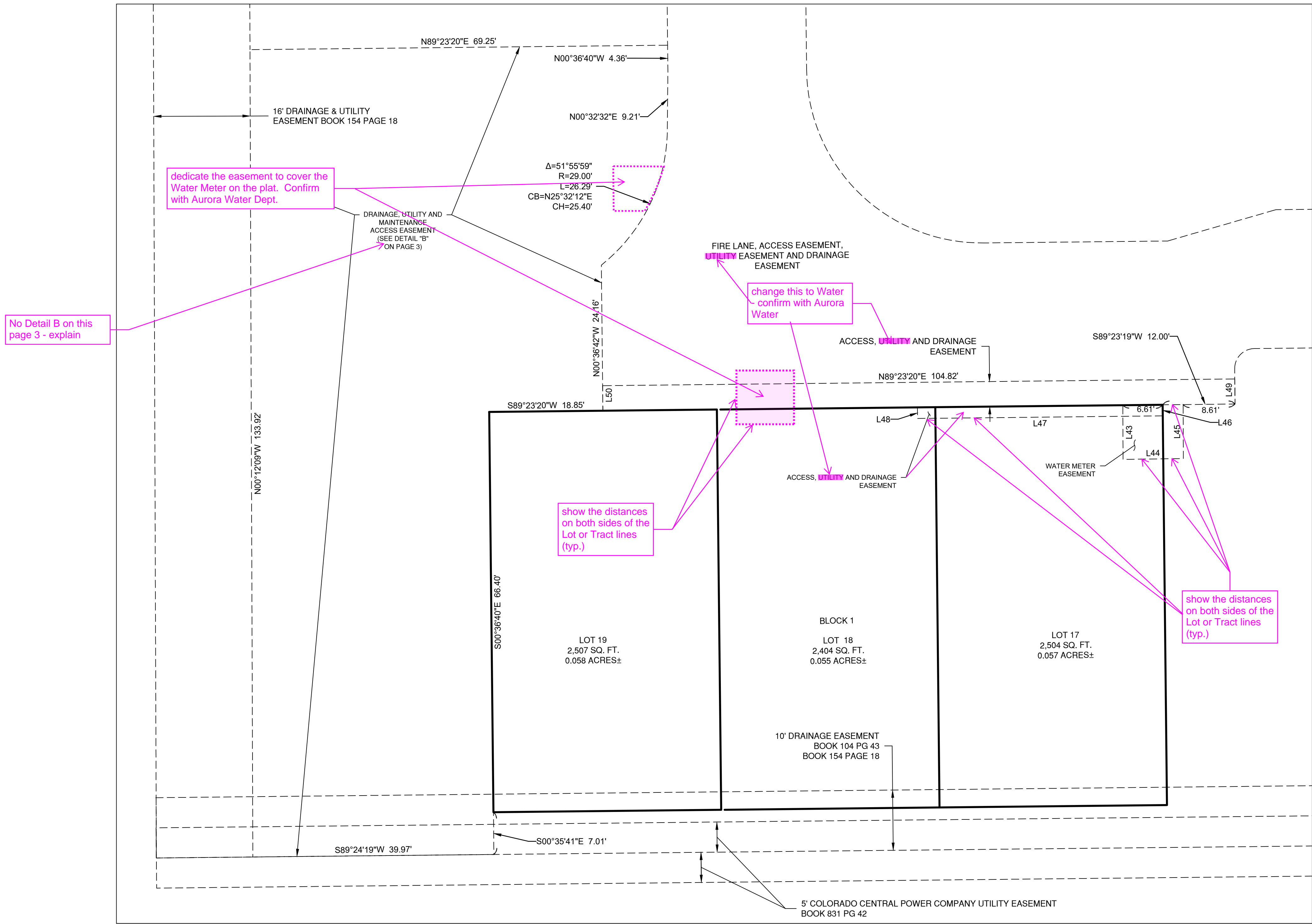
CURVE TABLE					
CURVE#	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	090°00'00"	29.00	45.55	S45°36'40"E	41.01
C2	090°00'00"	3.30	5.18	S44°23'20"W	4.67
C3	051°55'59"	29.00	26.29	N25°32'12"E	25.40

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N00°36'40"W	21.67'
L2	S89°23'20"W	10.00'
L3	N00°36'40"W	13.33'
L4	N00°36'40"W	21.33'
L5	N00°36'40"W	21.67'
L6	S89°23'20"W	10.00'
L7	N00°36'40"W	21.67'
L8	S89°23'20"W	10.00'
L9	N00°36'40"W	13.33'
L10	S00°36'40"E	21.33'
L11	N89°23'20"E	10.00'
L12	S00°36'40"E	21.67'
L13	S00°36'40"E	21.67'
L14	N89°23'20"E	10.00'
L15	S00°36'40"E	21.33'
L16	S00°36'40"E	13.33'
L17	S89°23'20"W	10.00'
L18	S00°36'40"E	21.67'
L19	S00°36'40"E	21.67'
L20	N89°23'20"E	10.00'
L21	S00°36'40"E	21.33'
L22	N89°37'03"W	13.33'
L23	N89°23'20"E	10.00'
L24	N00°36'40"W	21.67'

LINE TABLE		
LINE#	BEARING	DISTANCE
L25	S00°36'40"E	171.36'
L26	N89°23'20"E	30.56'
L27	N73°51'53"E	18.68'
L28	N89°23'20"E	60.50'
L29	S00°36'40"E	23.00'
L30	S89°23'20"W	64.32'
L31	S00°36'40"E	5.86'
L32	S89°23'19"W	12.00'
L33	S89°23'20"W	92.82'
L34	N00°36'42"W	24.16'
L36	N00°32'32"E	9.21'
L37	N00°36'40"W	171.36'
L38	N89°23'20"E	23.00'
L39	N00°18'10"W	8.95'
L40	N89°14'05"E	10.00'
L41	S00°18'10"E	8.98'
L42	N00°36'40"W	69.07'



WATERFORD PLACE SUBDIVISION FILING NO. 3  
A RESUBDIVISION OF LOTS 1-17, BLOCK 1 AND TRACT "A" WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1  
SITUATED IN THE NW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



- LEGEND/ABBREVIATION & SYMBOLS
- ◆ SECTION CORNER
  - ⊕ BENCHMARK
  - FOUND MONUMENT AS NOTED
  - ⊗ SET 5/8" IRON ROD 30 INCHES IN LENGTH WITH AN ALUMINUM CAP STAMPED "38497"
  - ROW RIGHT OF WAY
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - P.O.T. POINT OF TERMINUS
  - ESMT. EASEMENT
  - U.E. UTILITY EASEMENT
  - BK. BOOK
  - PG. PAGE
  - △ LOT RECORDED IN WATERFORD PLACE SUBDIVISION FILING NO. 2 BOOK 154 PAGE 18
  - △ LOT RECORDED IN WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1 BOOK 192 PAGE 31

LINE TABLE		
LINE#	BEARING	DISTANCE
L43	S00°18'10"E	8.98'
L44	N89°14'05"E	10.00'
L45	N00°18'10"W	8.95'
L46	S00°36'40"E	1.84'
L47	S89°23'21"W	40.67'
L48	N00°36'40"W	1.84'
L49	S00°36'40"E	4.16'
L50	N00°36'42"W	4.16'

EASEMENT DETAIL

PRELIMINARY NOT FOR RECORDING

delete the Company Logo - replace with text only (typ.)

10901 W. 120TH AVE., SUITE 400  
BROOMFIELD, COLORADO 80021  
303-955-6080  
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SCALE 1" = 10'

EES PROJECT No. 63668

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