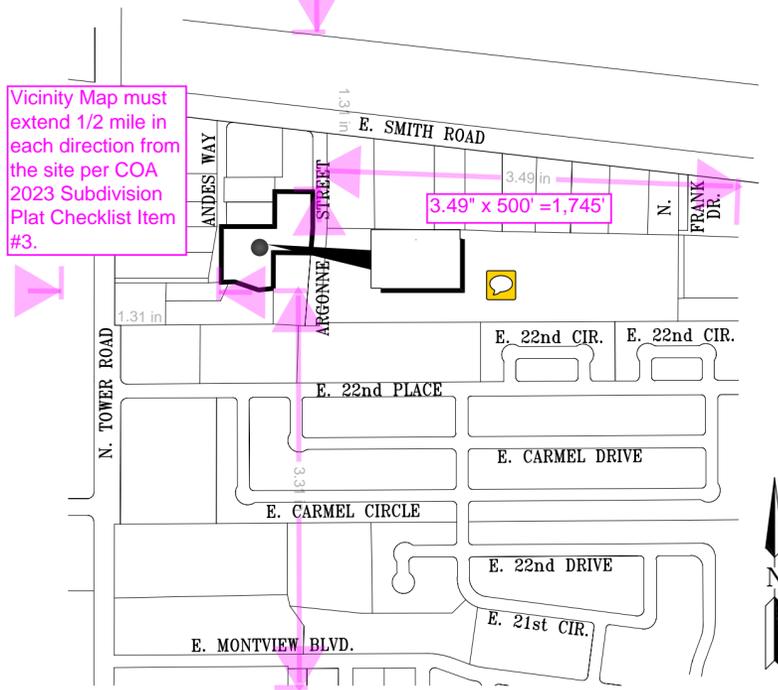


TARAHUMARA SUBDIVISION FILING No. 1

Situated in? A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

COA 2023 Subdivision Plat Checklist Items #12.k. & 12.l.
k. A statement indicating any conflicting boundary evidence (if any) must be shown.
l. Documenting New and Existing Monuments. If a monument is set, as a result of a land survey, that represents the same corner or control corner of an existing monument, the professional land surveyor setting the new monument shall, on the resulting land survey plat, make note of the reason the professional land surveyor did not accept the existing monument. (see AES Rule 1.6.E.4.a.)

Vicinity Map must extend 1/2 mile in each direction from the site per COA 2023 Subdivision Plat Checklist Item #3.



VICINITY MAP
Scale: 1"=500'

NOTES

- DATE OF FIELD WORK COMPLETION: FEBRUARY 23, 2023.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING COMPANY INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD, POWER SURVEYING COMPANY INC. RELIED ON A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER No. ABC70587474.1, WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2023 AT 5:00 P.M. See advisory comment in the upper left-hand of this sheet
- THE LINEAR UNIT OF MEASUREMENT: THE LINEAR UNIT OF MEASUREMENT FOR THIS SURVEY IS THE INTERNATIONAL FOOT, DEFINED AS EXACTLY 0.3048 METER.
- 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".
- BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTHWEST CORNER BY A FOUND 3" BRASS CAP IN RANGE BOX AND MONUMENTED AT THE WEST QUARTER CORNER BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX. SAID WEST LINE BEARS SOUTH 00°08'24" WEST A DISTANCE OF 2648.54 FEET (AS-MEASURED) WITH ALL BEARINGS HEREON BEING RELATIVE THERETO. Add method "Assumed, Record, or Grid?"
- 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.
- 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.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO (INSERT NAME OF ADJACENT PROPERTY OWNER, AND CONTINUOUS TYPE 1 LOCAL STREETS HERE) SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY 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. Must add street names!

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Send in the State Monument Records for the aliquot corners used in the plat.

See the red line comments on the plat and site plan.

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THEY ARE THE OWNERS OF

ALL THAT REAL PROPERTY AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED OCTOBER 4, 2018 AT RECEPTION NO. 201800080955, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, FROM WHENCE THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER BEARS SOUTH 00°08'24" WEST A DISTANCE OF 2648.54 FEET, WITH ALL BEARINGS HEREON BEING RELATIVE THERETO;

THENCE SOUTH 28°12'28" EAST A DISTANCE OF 942.28 FEET TO THE NORTHWEST CORNER OF SAID REAL PROPERTY, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID REAL PROPERTY THE FOLLOWING TEN (10) COURSES;

- NORTH 89°35'11" EAST 244.75 FEET;
- NORTH 00°08'24" EAST 142.45 FEET;
- SOUTH 89°57'39" EAST 170.70 FEET;
- SOUTH 00°03'08" EAST 265.65 FEET;
- NORTH 89°50'16" WEST 176.65 FEET;
- SOUTH 00°04'42" WEST 136.54 FEET;
- SOUTH 84°02'39" WEST 56.86 FEET;
- NORTH 71°54'19" WEST 109.03 FEET;
- SOUTH 89°35'11" WEST 79.58 FEET;
- NORTH 00°08'24" EAST 230.20 FEET TO THE POINT OF BEGINNING.

CONTAINING: 104,830 TOTAL SQUARE FEET OR 2.406 TOTAL ACRES OF LAND, 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 "TARAHUMARA 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.

OWNER:

BY: JULIO HERRERA DATE: _____

NOTARY ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE THIS _____ DAY OF _____, 20____, _____ AS _____ OF _____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
ADDRESS OF NOTARY: _____

COVENANT

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, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

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 _____

Make sure there is enough room to write a long month name.

private detention pond and drainage features.

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 FEBRUARY 23, 2023.

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.

RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.



Overplotting?

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 CERTIFICATION SHOWN HEREON.

Power Surveying Company, Inc.

6911 BROADWAY
DENVER, COLORADO 80221

PH. 303-702-1617
FAX. 303-702-1488
www.powersurveying.com

TYPE OF SUBMITTAL:	MINOR SUBDIVISION PLAT
PREPARATION DATE:	MARCH 2, 2023
REVISION DATE:	SEPTEMBER 6, 2023
REVISION DATE:	
DRAWN BY: MB	APPROVED BY: FZ
JOB NO. 501-23-021	DWG: 501-23-021.dwg

TARAHUMARA SUBDIVISION FILING No. 1

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

POINT OF COMMENCEMENT
FOUND 3" DIAM. BRASS CAP
IN RANGE BOX, 0.9' BELOW
GRADE, MARKED AS SHOWN
(ACCEPTED AS NW COR SEC
34, T. 3S., R. 66W.)

GREENWORN & O'NEAL
T3S
R66W
1/4
1996
PLS 23501

FOUND 2.5" DIAM. ALUM. CAP IN
RANGE BOX, 0.7' BELOW
GRADE, MARKED AS SHOWN (ACCEPTED AS W
1/4 COR SEC 34, T. 3S., R. 66W.)

LINE TABLE

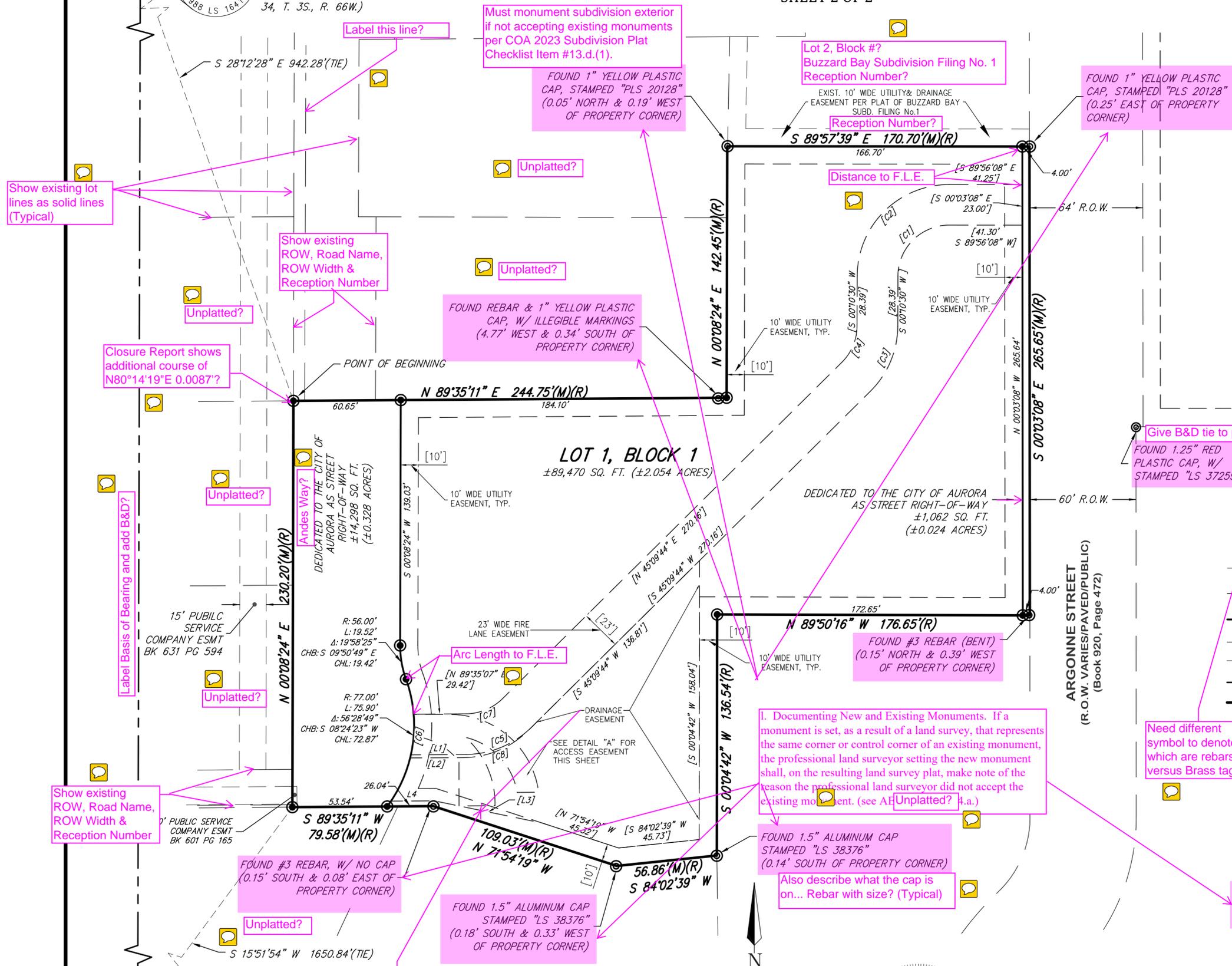
LINE	BEARING	DISTANCE
L1	S 89°35'07" W	31.16'
L2	S 89°35'07" W	30.19'
L4	S 89°35'33" W	24.38'
L5	N 90°00'00" E	20.13'
L6	S 89°35'33" W	12.11'
L7	S 89°35'23" W	20.35'
L8	N 00°04'52" W	25.38'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	29.00'	45.38'	40.89'	S 44°59'58" W	89°38'54"
C1	29.00'	45.50'	40.97'	N 45°07'11" E	89°53'22"
C2	52.00'	81.58'	73.47'	N 45°07'11" E	89°53'22"
C2	52.00'	81.58'	73.47'	N 45°07'11" E	89°53'22"
C3	52.00'	40.83'	39.79'	S 22°40'07" W	44°59'14"
C4	29.00'	22.77'	22.19'	S 22°40'07" W	44°59'14"
C5	53.00'	41.09'	40.07'	S 67°22'26" W	44°25'23"
C6	77.00'	23.15'	23.07'	N 03°55'09" E	17°13'42"
C7	30.00'	23.26'	22.68'	N 67°22'26" E	44°25'23"
C8	52.00'	40.32'	39.31'	S 67°22'26" W	44°25'23"
C9	50.50'	73.29'	67.02'	S 48°50'20" E	83°09'06"
C11	50.50'	43.46'	42.13'	S 23°15'35" E	49°18'11"
C12	38.50'	30.00'	29.24'	N 60°53'28" W	44°38'45"
C13	77.00'	12.28'	12.27'	N 00°03'10" W	9°08'19"

LEGEND OF SYMBOLS AND ABBREVIATIONS

- SECTION CORNER AS NOTED
- SET REBAR & 1.25" YELLOW PLASTIC CAP OR 1" BRASS TAG & NAIL, STAMPED "PLS 37929" UNLESS NOTED OTHERWISE
- MONUMENT FOUND, AS NOTED
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD
- - - EXISTING RECORD EASEMENT LINE
- - - NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [] BRACKETS)
- - - PLAT BOUNDARY LIMITS TO BE DEDICATED
- - - ADJOINING PARCEL OR LOT LINE
- - - CENTER LINE
- - - PUBLIC LANDS SURVEY SECTION LINE
- - - SUBJECT PROPERTY BOUNDARY



Label this line?

Must monument subdivision exterior if not accepting existing monuments per COA 2023 Subdivision Plat Checklist Item #13.d.(1).

Lot 2, Block #? Buzzard Bay Subdivision Filing No. 1 Reception Number?

FOUND 1" YELLOW PLASTIC CAP, STAMPED "PLS 20128" (0.05' NORTH & 0.19' WEST OF PROPERTY CORNER)

FOUND 1" YELLOW PLASTIC CAP, STAMPED "PLS 20128" (0.25' EAST OF PROPERTY CORNER)

Unplatted?

Show existing lot lines as solid lines (Typical)

Show existing ROW, Road Name, ROW Width & Reception Number

Unplatted?

FOUND REBAR & 1" YELLOW PLASTIC CAP, W/ ILLEGIBLE MARKINGS (4.77' WEST & 0.34' SOUTH OF PROPERTY CORNER)

POINT OF BEGINNING

Unplatted?

Closure Report shows additional course of N80°14'19"E 0.0087'?

Label Basis of Bearing and add B&D?

Unplatted?

Andes Way? DEDICATED TO THE CITY OF AURORA AS STREET RIGHT-OF-WAY ±14,298 SQ. FT. (±0.328 ACRES)

Unplatted?

15' PUBLIC SERVICE COMPANY ESMT BK 631 PG 594

Unplatted?

Label Basis of Bearing and add B&D?

Unplatted?

Show existing ROW, Road Name, ROW Width & Reception Number

Unplatted?

15' PUBLIC SERVICE COMPANY ESMT BK 601 PG 165

Unplatted?

FOUND #3 REBAR, W/ NO CAP (0.15' SOUTH & 0.08' EAST OF PROPERTY CORNER)

Unplatted?

Label Easement?

Lot 1, Block #? Track Parts Subdivision Filing No. 1? Reception Number?

1. Documenting New and Existing Monuments. If a monument is set, as a result of a land survey, that represents the same corner or control corner of an existing monument, the professional land surveyor setting the new monument shall, on the resulting land survey plat, make note of the reason the professional land surveyor did not accept the existing monument. (see Appendix 4.a.)

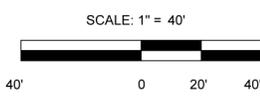
Need different symbol to denote which are rebars versus Brass tags.

Make clear which of these lines are F.L.E. vs. D.E.?

Label Access Easement?

FOUND #3 REBAR, W/ NO CAP (0.15' SOUTH & 0.08' EAST OF PROPERTY CORNER)

DETAIL "A"
SCALE: 1" = 40'



COLORADO REGISTERED
37929
RICHARD B. GABRIEL
PROFESSIONAL LAND SURVEYOR
10/20/2023

Power Surveying Company, Inc.
Established 1948

6911 BROADWAY
DENVER, COLORADO 80221

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TYPE OF SUBMITTAL:	MINOR SUBDIVISION PLAT
PREPARATION DATE:	MARCH 2, 2023
REVISION DATE:	SEPTEMBER 6, 2023
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DRAWN BY: MB	APPROVED BY: FZ
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