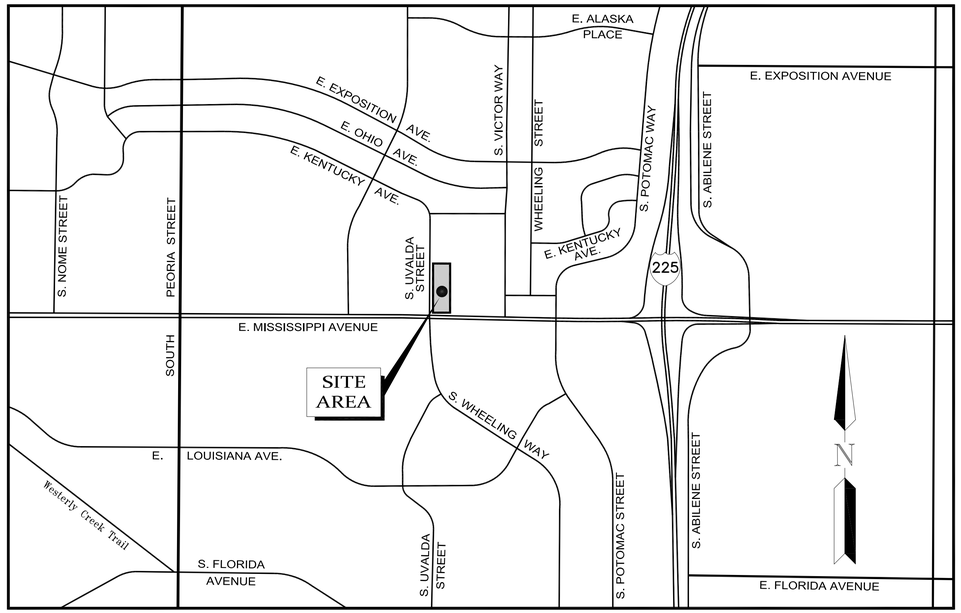
# MISSISSIPPI AND UVALDA SUBDIVISION, FILING NO. 1

A RE-SUBDIVISION OF A PORTION OF LOT 2 OF BLOCK 13 OF AURORA HILLS, FILING NO. NINE, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13 TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 2




VICINITY MAP
Not to Scale

## DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THEY ARE THE OWNERS OF ALL THAT REAL PROPERTY LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST ONE-HALF (1/2) OF THE WEST ONE-HALF (1/2) OF LOT 2, BLOCK 13, AURORA HILLS, FILING No. 9, ACCORDING TO THE PLAT RECORDED OCTOBER 16, 1964 IN PLAT BOOK 18 AT PAGES 5-7, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4), FROM WHENCE THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) BEARS NORTH 89°30'37" EAST A DISTANCE OF 2649.10 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4), NORTH 89°30'37" EAST, 182.95 FEET TO A POINT;
THENCE LEAVING SAID SOUTH LINE, NORTH 00°28'35" WEST, 55.00 FEET TO THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (1/2) OF SAID WEST ONE-HALF (1/2), AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 89°30'37" WEST, 165.01 FEET TO A TANGENT CURVE TO THE RIGHT CONCAVE NORTHEASTERLY;
2. NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 45°29'23" WEST AND HAS A CHORD LENGTH OF 21.21 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", FOR AN ARC LENGTH OF 23.56 FEET TO A POINT OF TANGENCY;
3. NORTH 00°29'23" WEST, 488.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;
4. ALONG SAID NORTH LINE, NORTH 89°30'37" EAST, 180.13 FEET TO A POINT ON THE EAST LINE OF SAID WEST ONE-HALF (1/2) OF SAID WEST ONE-HALF (1/2);

THENCE ALONG SAID EAST LINE, SOUTH 00°28'35" EAST, 503.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 90,562 SQUARE FEET OR 2.079 ACRES OF LAND, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND ONE BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "MISSISSIPPI AND UVALDA 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:

FOR: ARCHDIOCESE OF DENVER, A COLORADO CORPORATION SOLE

BY: _____ 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 (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA ("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 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.

## 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

## NOTES

1. DATE OF FIELD WORK COMPLETION: APRIL 15, 2024.

2. 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 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER No. ABD70832972.1-2, WITH AN EFFECTIVE DATE OF OCTOBER 15, 2024 AT 5:00 P.M.

3. THE LINEAR UNIT OF MEASUREMENT: THE LINEAR UNIT OF MEASUREMENT FOR THIS SURVEY IS THE INTERNATIONAL FOOT, DEFINED AS EXACTLY 0.3048 METER.

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. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) BY A FOUND 3" DIAMETER BRASS CAP IN RANGE BOX, PLS 23527 (AS SHOWN AND DESCRIBED HEREIN) AND MONUMENTED AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) BY A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX, PLS 23516 (AS SHOWN AND DESCRIBED HEREIN). SAID SOUTH LINE BEARS NORTH 89°30'37" EAST A DISTANCE OF 2649.10 FEET (AS MEASURED) WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

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. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO E. MISSISSIPPI AVENUE AND UVALDA STREET 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.

8. 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.

9. NOTE CONCERNING CONFLICTING BOUNDARY EVIDENCE: A FOUND #5 REBAR WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP, PLS 27609 WAS DETERMINED TO BE NOT ACCEPTED BY THIS SURVEY. IT WAS 0.27' N. & 0.44' W. OF THE POSITION OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AS SAID CORNER WAS ESTABLISHED BY THE OTHER FOUND BOUNDARY MONUMENTS.

## 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 APRIL 15, 2024.

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.

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.

COVER SHEET

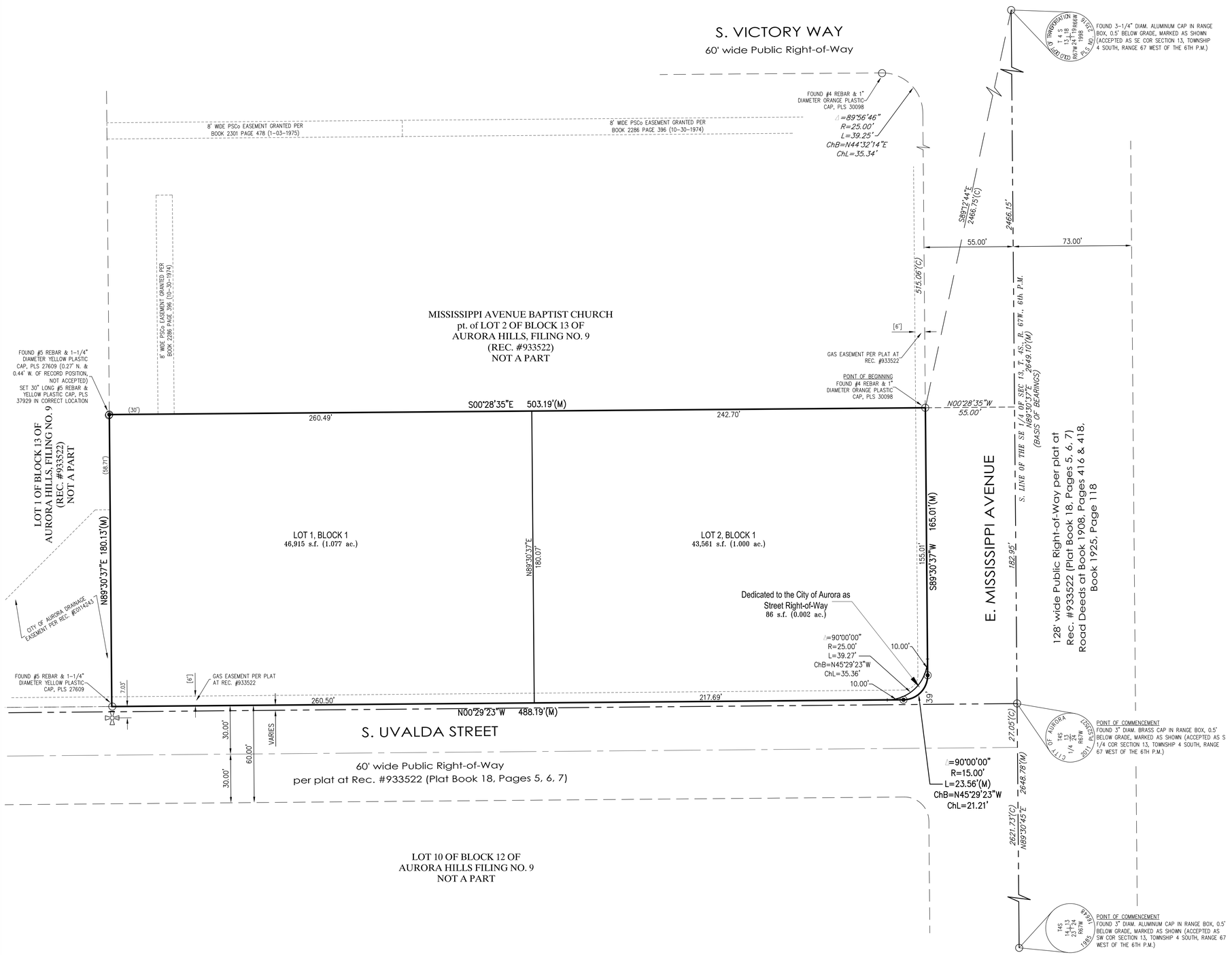

Power Surveying Company, Inc.
Established 1948
6911 BROADWAY
DENVER, COLORADO 80221
PH. 303-702-1617
FAX. 303-702-1488
www.powersurveying.com


| | |
|---|---|
| TYPE OF SUBMITTAL: | SUBD. PLAT |
| PREPARATION DATE: | APRIL 19, 2024 |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |
| JOB NO. 501-24-048 | 501-24-048.dwg |

# MISSISSIPPI AND UVALDA SUBDIVISION, FILING NO. 1

A RE-SUBDIVISION OF A PORTION OF LOT 2 OF BLOCK 13 OF AURORA HILLS, FILING NO. NINE, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13 TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 2




## LEGEND OF SYMBOLS & ABBREVIATIONS

| | |
|---|---|
| ○ | MONUMENT FOUND, AS NOTED |
| ✠ | FOUND CHISELED + IN CONCRETE |
| ◉ | SET 30" LONG #5 REBAR & 1-1/4" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE |
| (C) | CALCULATED |
| (M) | MEASURED |
| 16 | LOT NUMBER |
| (R) | RECORD |
| - - - - - - | EXISTING RECORD EASEMENT LINE |
| — — — — | EASEMENT LINE (DIMENSIONED IN BRACKETS [ ] ) |
| ——— | NEW LOT LINE HEREBY CREATED BY THIS PLAT |
| — — — — | ADJOINING PARCEL OR LOT LINE |
| ——— | CENTER LINE |
| — — — | PUBLIC LANDS SURVEY SECTION LINE |
| ——— | PLAT BOUNDARY LIMITS |

N

SCALE: 1" = 30'

30' 0 15' 30'

SUBDIVISION PLAT


Power Surveying Company, Inc.
Established 1945
6911 BROADWAY
DENVER, COLORADO 80221
PH. 303-702-1617
FAX. 303-702-1488
www.powersurveying.com


| | |
|---|---|
| TYPE OF SUBMITTAL: | SUBD. PLAT |
| PREPARATION DATE: | APRIL 19, 2024 |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |
| JOB NO. 501-24-048 | 501-24-048.dwg |

SHEET 2 OF 2