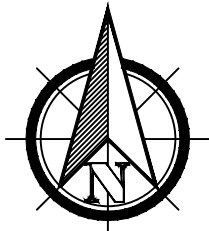
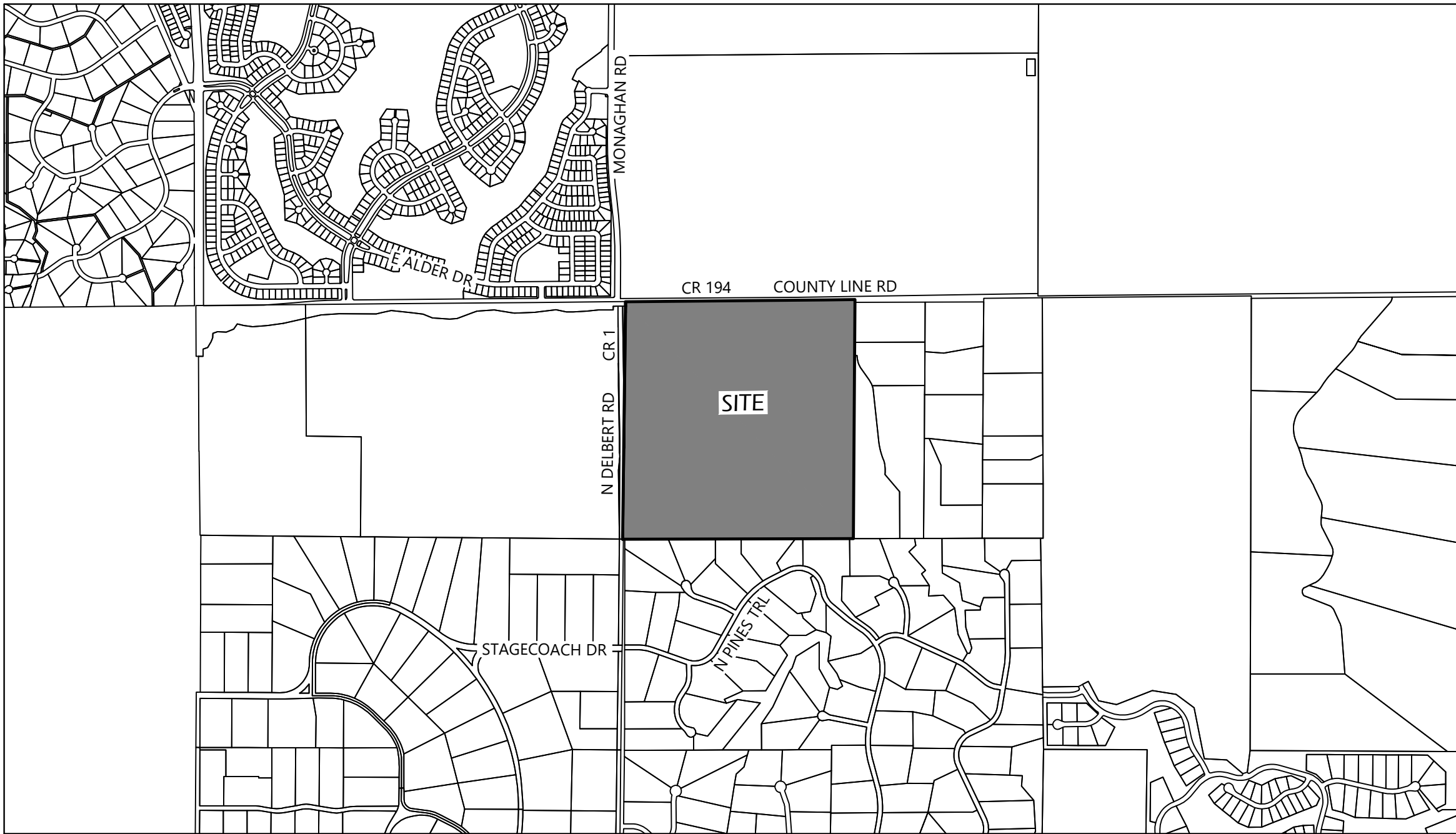


# ELORA FILING NO. 1

LOCATED IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF ELBERT, STATE OF COLORADO  
FP-2024-2003



## VICINITY MAP

SCALE: 1" = 1500'

LAND USE TABLE				
	LOTS	SQ. FT.	ACRES	%
LOT AREA - RESIDENTIAL	308	2,484,129	57.028	29.0%
LOT 1 - COMMERCIAL	1	181,313	4.162	2.1%
RIGHT OF WAY AREA		213,949	4.912	2.5%
TRACTS - DETENTION (A, G)		1,977,513	45.397	23.1%
TRACTS - PUBLIC OPEN SPACE (C, D, F, H)		2,711,706	62.252	31.6%
TRACTS - PARKS (B, E)		227,829	5.230	2.7%
TRACTS - LIFT STATION (I)		43,681	1.003	0.5%
TRACTS - PRIVATE ROADS (J)		733,519	16.839	8.6%
TOTALS	309	8,573,640	196.824	100%

NET OPEN SPACE SUMMARY			
	SQ. FT.	ACRES	%
TRACTS - DETENTION (A, G)	1,977,513	45.397	23.1%
TRACTS - PUBLIC OPEN SPACE (C, D, F, H)	2,711,706	62.252	31.6%
TRACTS - PARKS (B, E)	227,829	5.230	2.7%
TOTALS	4,917,049	112.880	57%

SITE DATA CHART	
TYPE	TOTAL
STANDARD LOT SINGLE-FAMILY DETACHED (50')	128
STANDARD LOT SINGLE-FAMILY DETACHED (60')	108
STANDARD LOT SINGLE-FAMILY DETACHED (70')	72
TOTALS	308

## DEDICATION STATEMENT

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THE LAND DESCRIBED HEREON HAVE LAID OUT, PLATTED, AND SUBDIVIDED INTO BLOCKS, LOTS, TRACTS, RIGHTS-OF-WAY, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF ELORA FILING NO. 1, AND DOES BY THESE PRESENTS, OF ITS OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT, OR BUSINESS COMPULSION.

CONTAINED WITHIN THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER N0070073-020-JY-ES, WITH A COMMITMENT DATE OF MAY 10, 2023 AT 5:00 P.M.:

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°42'41" EAST BASED ON NAD83 (92) COLORADO STATE PLANE CENTRAL ZONE (502) COORDINATES, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION BY A 3.25" ALUMINUM CAP STAMPED "PLS 38097 2016 CC" 03' BELOW ASPHALT AND AT THE WEST QUARTER CORNER BY A 3.25" ALUMINUM CAP STAMPED "LS 19003 1997" 0.4' BELOW GRADE.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3;

THENCE N89°28'35" EAST ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2490.11 FEET TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE NORTH 89°28'21" EAST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 379.60 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF MONARCH MEADOWS, RECORDED AT RECEPTION NO. 342328 IN THE ELBERT COUNTY CLERK AND RECORDER'S OFFICE;

THENCE SOUTH 00°23'12" WEST ALONG SAID NORTHERLY EXTENSION AND THE WESTERLY BOUNDARY OF SAID MONARCH MEADOWS, A DISTANCE OF 2,989.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 3;

THENCE SOUTH 89°52'00" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2,886.31 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3;

THENCE NORTH 00°42'41" EAST ALONG SAID WEST LINE, A DISTANCE OF 2,969.72 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,573,639 SQUARE FEET OR 196.824 ACRES, MORE OR LESS.

MU ELORA, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ DATE \_\_\_\_\_

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

STATE OF COLORADO  
COUNTY OF ELBERT

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY MU ELORA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

COUNTY OF ELBERT

I HEREBY CERTIFY THAT THIS FINAL PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., AT \_\_\_\_ A.M./P.M. AND WAS RECORDED PER RECEPTION NUMBER \_\_\_\_ BOOK \_\_\_\_ PAGE \_\_\_\_.

ELBERT COUNTY CLERK AND RECORDER

## ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES

THIS FINAL PLAT WAS REVIEWED AND APPROVED BY ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_.

DIRECTOR, ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES

## ATTORNEY'S OPINION

I, \_\_\_\_\_, AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD WITHIN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS.

ATTORNEY AT LAW \_\_\_\_\_ DATE \_\_\_\_\_

TITLE VERIFICATION

WE, \_\_\_\_\_, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LANDS PLATTED HEREON, AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIEN, TAXES, AND ENCUMBRANCES.

(BY) \_\_\_\_\_, AS \_\_\_\_\_

OF \_\_\_\_\_ DATE \_\_\_\_\_

## PLANNING COMMISSION

THIS FINAL PLAT WAS REVIEWED BY THE ELBERT COUNTY BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_.

CHAIR, PLANNING COMMISSION

## APPROVAL OF COUNTY COMMISSIONERS

THIS FINAL PLAT WAS REVIEWED BY THE ELBERT COUNTY BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_.

CHAIR, BOARD OF COUNTY COMMISSIONERS

## RATTLESNAKE FIRE PROTECTION DISTRICT

THIS FINAL PLAT WAS REVIEWED AND APPROVED BY RATTLESNAKE FIRE PROTECTION DISTRICT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_.

FIRE MARSHAL, RATTLESNAKE FIRE PROTECTION DISTRICT

## SURVEYOR'S CERTIFICATE

I, MARK A. HALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF ELORA FILING NO. 1 WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

REGISTERED LAND SURVEYOR  
MARK A. HALL  
COLORADO PLS NO. 36073  
FOR AND ON BEHALF OF LJA SURVEYING, INC.  
7800 E. UNION AVE, SUITE 575  
DENVER, COLORADO 80237

## SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	NOTES/TRACTS SUMMARY
3	OVERALL MAP
4	PLAT EXHIBIT
5	PLAT EXHIBIT
6	PLAT EXHIBIT
7	PLAT EXHIBIT

ELORA INFORMATION BLOCK	
NAME OF APPLICATION	MU ELORA
TYPE OF SUBMITTAL	FINAL PLAT
FILING NUMBER	FILING NO. 1
PHASE NUMBER	N/A
PREPARATION DATE	5/9/2024
REVISION DATE	
REVISION DATE	
REVISION DATE	
COVER SHEET - SHEET 1 OF 7	
<div><div></div><div>7800 E Union Avenue Suite 575 Denver, CO 80237 303-390-4510 www.lja.com</div></div>	
Date	5/9/2024
Job No.	1084-0001
Sheet	1 of 7



# ELORA FILING NO. 1

LOCATED IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF ELBERT, STATE OF COLORADO  
FP-2024-2003

## GENERAL NOTES

1. BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°42'41" EAST BASED ON NAD83 (92) COLORADO STATE PLANE CENTRAL ZONE (502) COORDINATES, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION BY A 3.25" ALUMINUM CAP STAMPED "PLS 38097 2016 CC" 03' BELOW ASPHALT AND AT THE WEST QUARTER CORNER BY A 3.25" ALUMINUM CAP STAMPED "LS 19003 1997" 0.4' BELOW GRADE.
2. 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.
3. 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, C.R.S.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, LJA SURVEYING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER N0070073-020-JY-ES, WITH A COMMITMENT DATE OF MAY 10, 2023 AT 5:00 P.M.
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

## PLAT NOTES

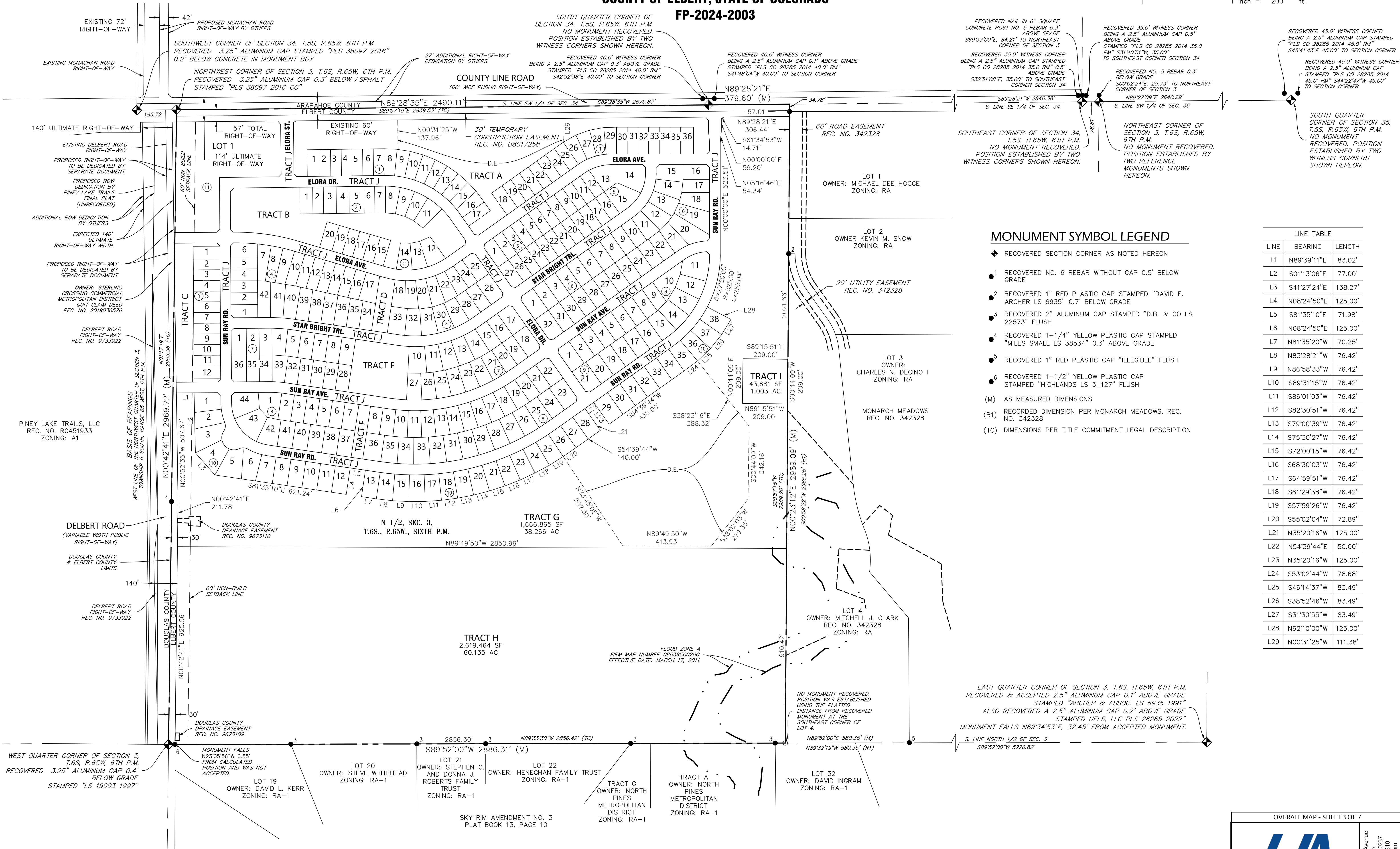
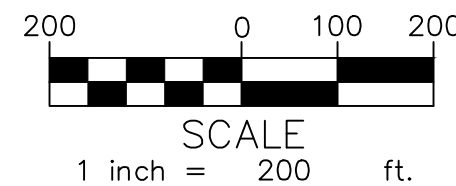
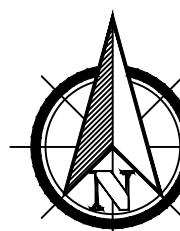
1. TRACT I IS DESIGNATED FOR A LIFT STATION THAT WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA/AURORA WATER.
2. LOCAL ROADS DESIGNATED WITHIN THIS FINAL PLAT WILL BE DEDICATED TO THE METROPOLITAN DISTRICT. THE METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LOCAL ROADS. NORTH DELBERT ROAD RIGHT-OF-WAY AND EAST COUNTY LINE ROAD (COUNTY ROAD 194) RIGHT-OF-WAY WILL BE DEDICATED TO RESPECTIVE ENTITIES IN A FORM OF DEDICATION ACCEPTABLE TO EACH ENTITY FOR OWNERSHIP AND MAINTENANCE WILL BE PER CURRENT MAINTENANCE AGREEMENTS, AMENDED AGREEMENTS, OR NEW AGREEMENTS PRODUCED DURING THE FINAL PLAT PROCESS. ELBERT COUNTY WILL NOT BE RESPONSIBLE FOR THE IMPROVEMENTS LOCATED OUTSIDE THE COUNTY LIMITS AND WILL NOT BE RESPONSIBLE FOR ANY MAINTENANCE, INCLUDING SNOW PLOWING.
3. STREET NAMES HAVE NOT BEEN DETERMINED. STREET NAMES WILL COMPLY WITH COUNTY STANDARDS AND WILL BE APPROVED WITH FUTURE FINAL PLAT APPLICATIONS. APPROVED STREET SIGNS SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF ANY BUILDING WITHIN THE SUBDIVISION.
4. OPEN SPACE MAY BE USED FOR EACH OF THE PERMITTED USES SPECIFIED FOR USES PROPOSED WITH THE PLANNED UNIT DEVELOPMENT.
5. STORMWATER DETENTION FACILITIES AND OTHER UTILITIES ARE ALLOWED WITHIN ANY OPEN SPACE AREA.
6. ALL LOTS AND PARCELS WILL HAVE ACCESS TO PRIVATE ROADS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT IN ACCORDANCE WITH 30-28-133.1 CRS 1973, AS AMENDED 1982.
7. NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, ATTACHED PORCHES, ATTACHED STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S). THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.
8. THOSE PORTIONS OF REAL PROPERTY, WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, WHETHER PRIVATE OR PUBLIC, ARE HEREBY DEDICATED, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, CABLE TELEVISION; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHT TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER, SUBJECT TO UTILITY PLACEMENT PERMITTING PROCEDURES FROM ELBERT COUNTY.

TRACT SUMMARY					
	USE	OWNED	MAINTAINED	SQ. FT.	ACRES
TRACT A	DETENTION, OPEN SPACE	METRO DISTRICT	METRO DISTRICT	310,648	7.131
TRACT B	PARK	METRO DISTRICT	METRO DISTRICT	161,535	3.708
TRACT C	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	59,612	1.369
TRACT D	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	18,856	0.433
TRACT E	PARK	METRO DISTRICT	METRO DISTRICT	66,294	1.522
TRACT F	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	13,775	0.316
TRACT G	DETENTION, OPEN SPACE	METRO DISTRICT	METRO DISTRICT	1,666,865	38.266
TRACT H	OPEN SPACE	METRO DISTRICT	METRO DISTRICT	2,619,464	60.135
TRACT I	LIFT STATION	METRO DISTRICT	METRO DISTRICT	43,681	1.003
TRACT J	PRIVATE ROADS	METRO DISTRICT	METRO DISTRICT	733,519	16.839
TOTAL AREA				5,694,249	130.722



# ELORA FILING NO. 1

LOCATED IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF ELBERT, STATE OF COLORADO  
FP-2024-2003



## MONUMENT SYMBOL LEGEND

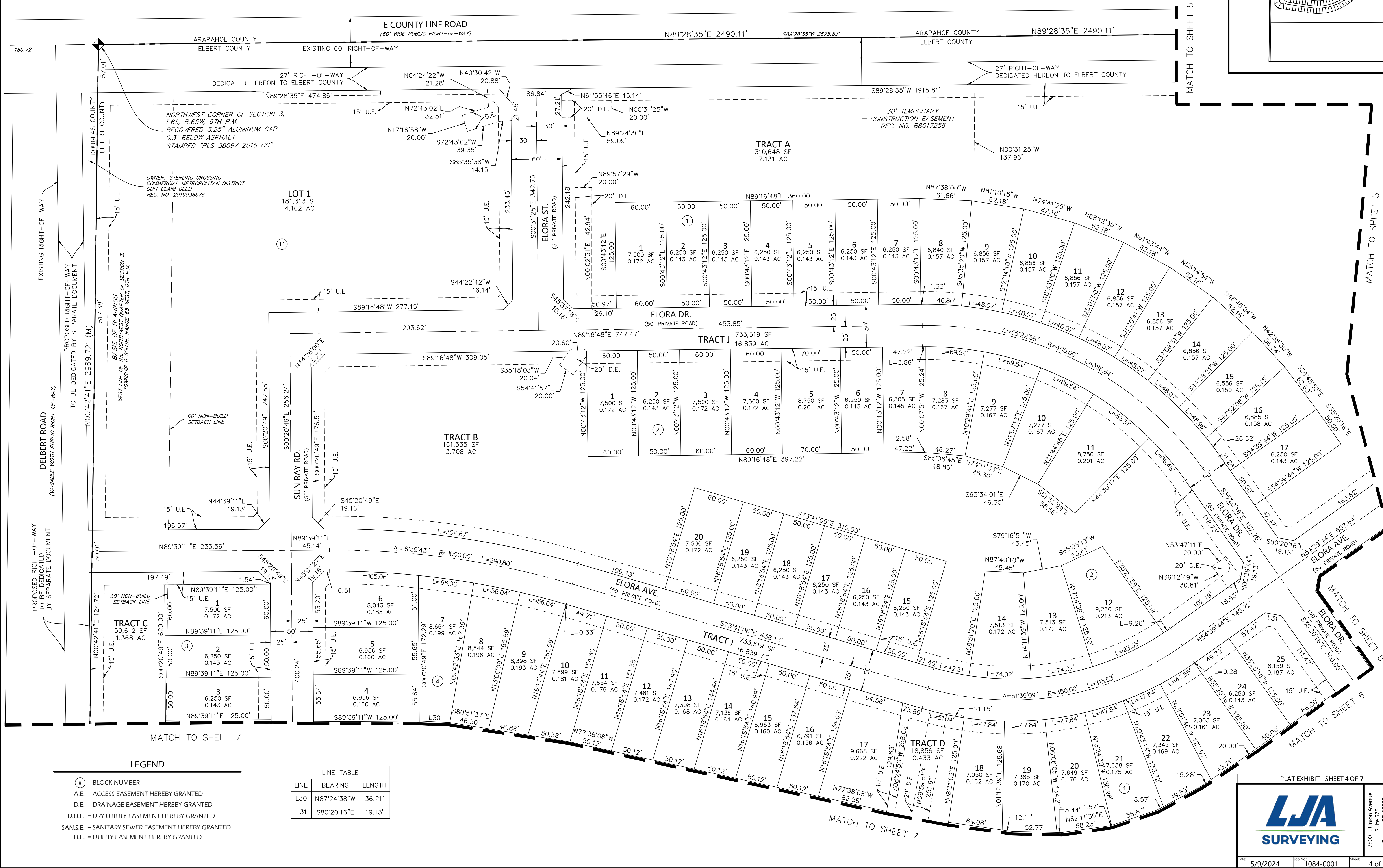
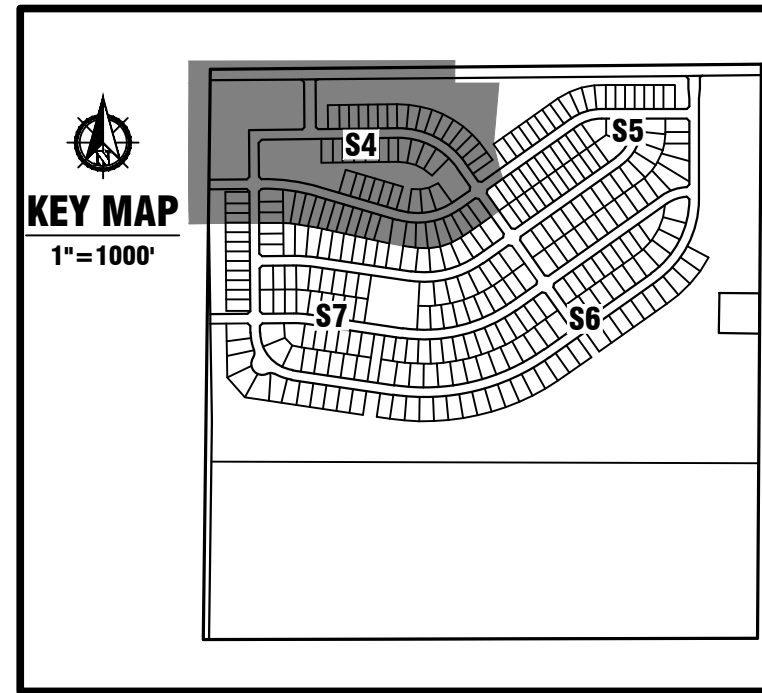
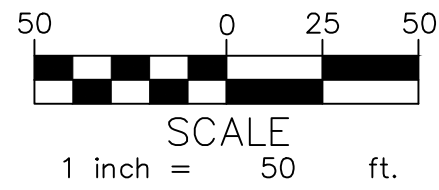
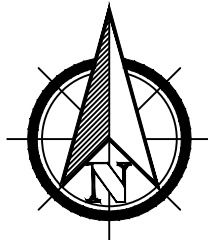
- ◆ RECOVERED SECTION CORNER AS NOTED HEREON
- 1 RECOVERED NO. 6 REBAR WITHOUT CAP 0.5' BELOW GRADE
- 2 RECOVERED 1" RED PLASTIC CAP STAMPED "DAVID E. ARCHER LS 6935" 0.7' BELOW GRADE
- 3 RECOVERED 2" ALUMINUM CAP STAMPED "D.B. & CO LS 22573" FLUSH
- 4 RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "MILES SMALL LS 38534" 0.3' ABOVE GRADE
- 5 RECOVERED 1" RED PLASTIC CAP "ILLEGIBLE" FLUSH
- 6 RECOVERED 1-1/2" YELLOW PLASTIC CAP STAMPED "HIGHLANDS LS 3\_127" FLUSH
- (M) AS MEASURED DIMENSIONS
- (R1) RECORDED DIMENSION PER MONARCH MEADOWS, REC. NO. 342328
- (TC) DIMENSIONS PER TITLE COMMITMENT LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°39'11"E	83.02'
L2	S01°13'06"E	77.00'
L3	S41°27'24"E	138.27'
L4	N08°24'50"E	125.00'
L5	S81°35'10"E	71.98'
L6	N08°24'50"E	125.00'
L7	N81°35'20"W	70.25'
L8	N83°28'21"W	76.42'
L9	N86°58'33"W	76.42'
L10	S89°31'15"W	76.42'
L11	S86°01'03"W	76.42'
L12	S82°30'51"W	76.42'
L13	S79°00'39"W	76.42'
L14	S75°30'27"W	76.42'
L15	S72°00'15"W	76.42'
L16	S68°30'03"W	76.42'
L17	S64°59'51"W	76.42'
L18	S61°29'38"W	76.42'
L19	S57°59'26"W	76.42'
L20	S55°02'04"W	72.89'
L21	N35°20'16"W	125.00'
L22	N54°39'44"E	50.00'
L23	N35°20'16"W	125.00'
L24	S53°02'44"W	78.68'
L25	S46°14'37"W	83.49'
L26	S38°52'46"W	83.49'
L27	S31°30'55"W	83.49'
L28	N62°10'00"W	125.00'
L29	N00°31'25"W	111.38'



# ELORA FILING NO. 1

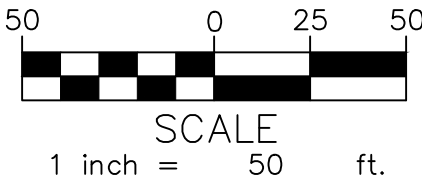
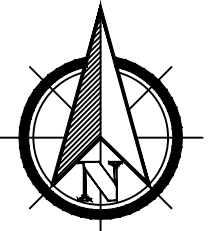
LOCATED IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
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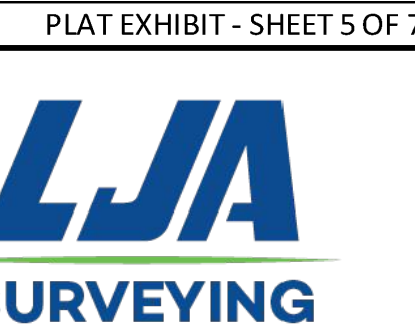


KEY MAP  
1"=1000'

SEE SHEET 2

LINE TABLE		
LINE	BEARING	LENGTH
L34	N09°39'44"E	19.13'

LEGEND	
#	= BLOCK NUMBER
A.E.	= ACCESS EASEMENT HEREBY GRANTED
D.E.	= DRAINAGE EASEMENT HEREBY GRANTED
D.U.E.	= DRY UTILITY EASEMENT HEREBY GRANTED
SAN.S.E.	= SANITARY SEWER EASEMENT HEREBY GRANTED
U.E.	= UTILITY EASEMENT HEREBY GRANTED

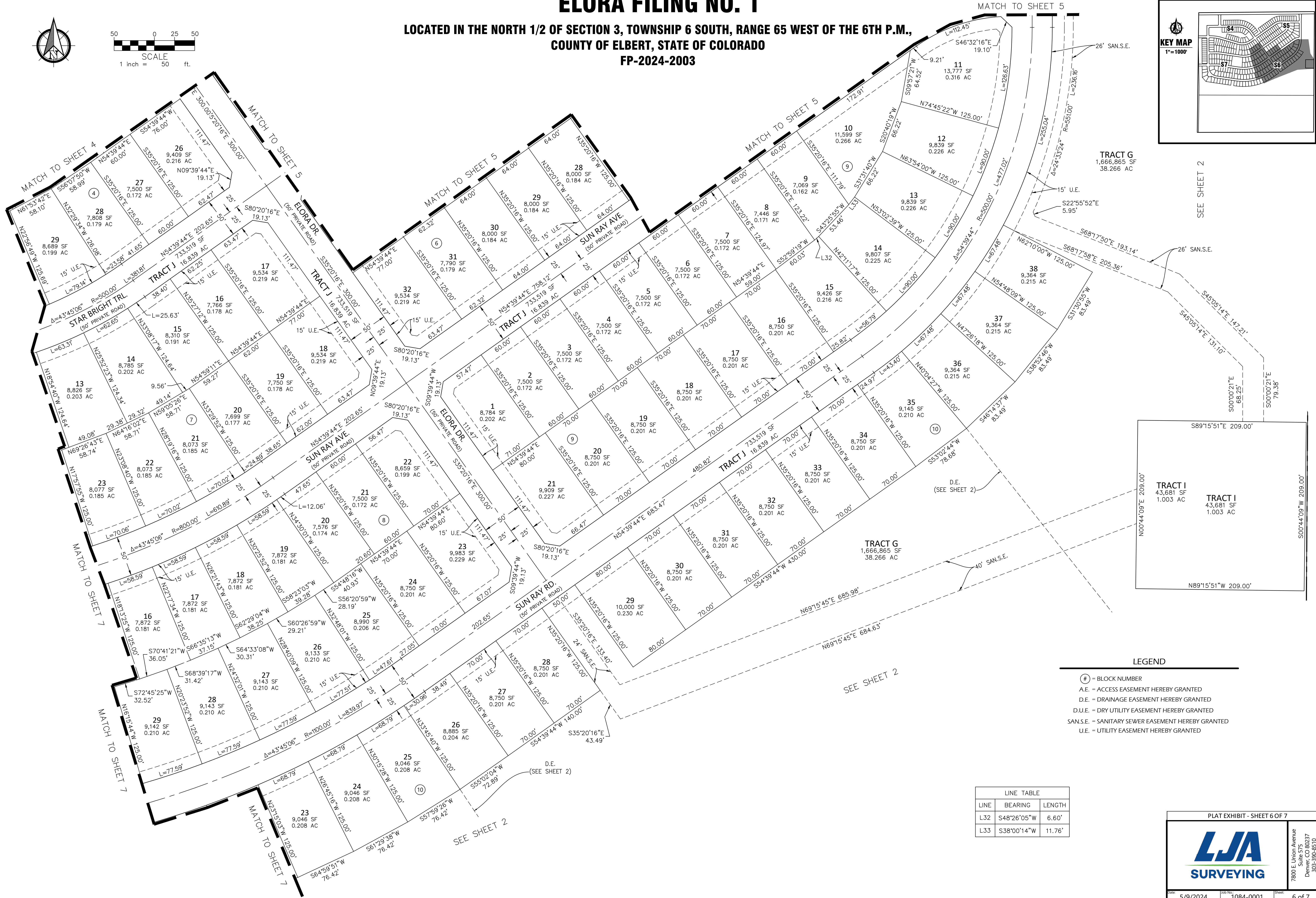
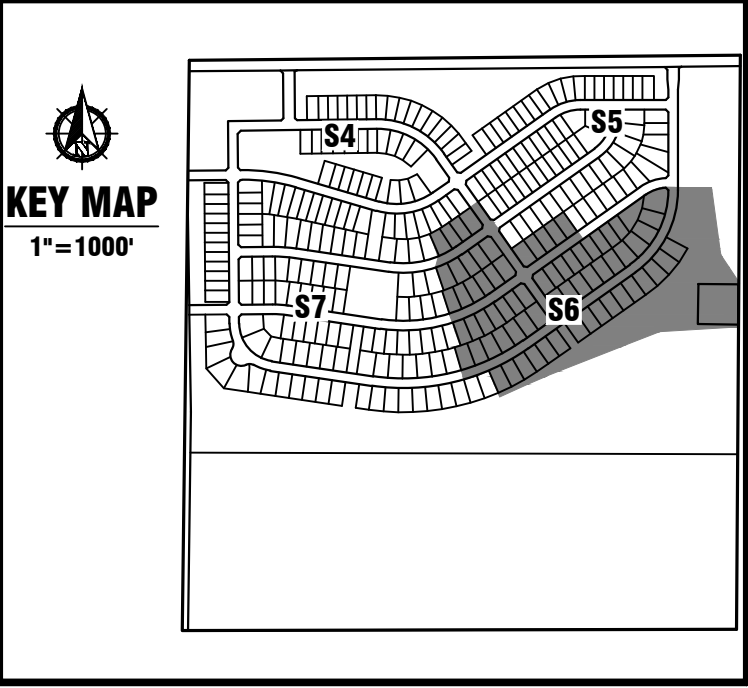
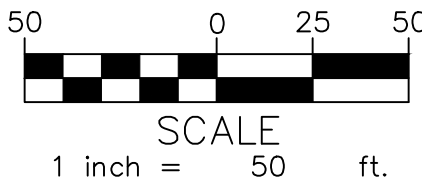
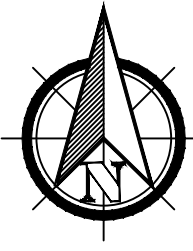


PLAT EXHIBIT - SHEET 5 OF 7



ELORA FILING NO. 1

LOCATED IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF ELBERT, STATE OF COLORADO  
FP-2024-2003



LEGEND

- # = BLOCK NUMBER
- A.E. = ACCESS EASEMENT HEREBY GRANTED
- D.E. = DRAINAGE EASEMENT HEREBY GRANTED
- D.U.E. = DRY UTILITY EASEMENT HEREBY GRANTED
- SAN.S.E. = SANITARY SEWER EASEMENT HEREBY GRANTED
- U.E. = UTILITY EASEMENT HEREBY GRANTED

LINE TABLE		
LINE	BEARING	LENGTH
L32	S48°26'05"W	6.60'
L33	S38°00'14"W	11.76'

PLAT EXHIBIT - SHEET 6 OF 7

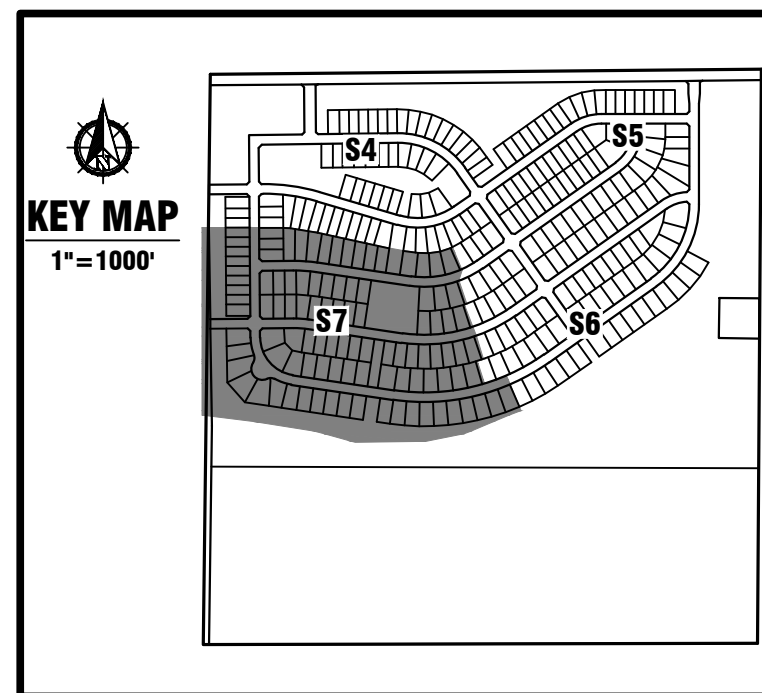


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303-390-4510  
www.lja.com



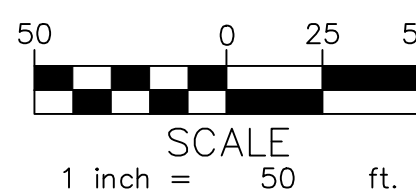
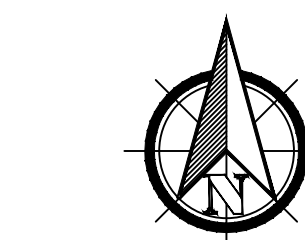
# ELORA FILING NO. 1

LOCATED IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 6 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.,  
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FP-2024-2003



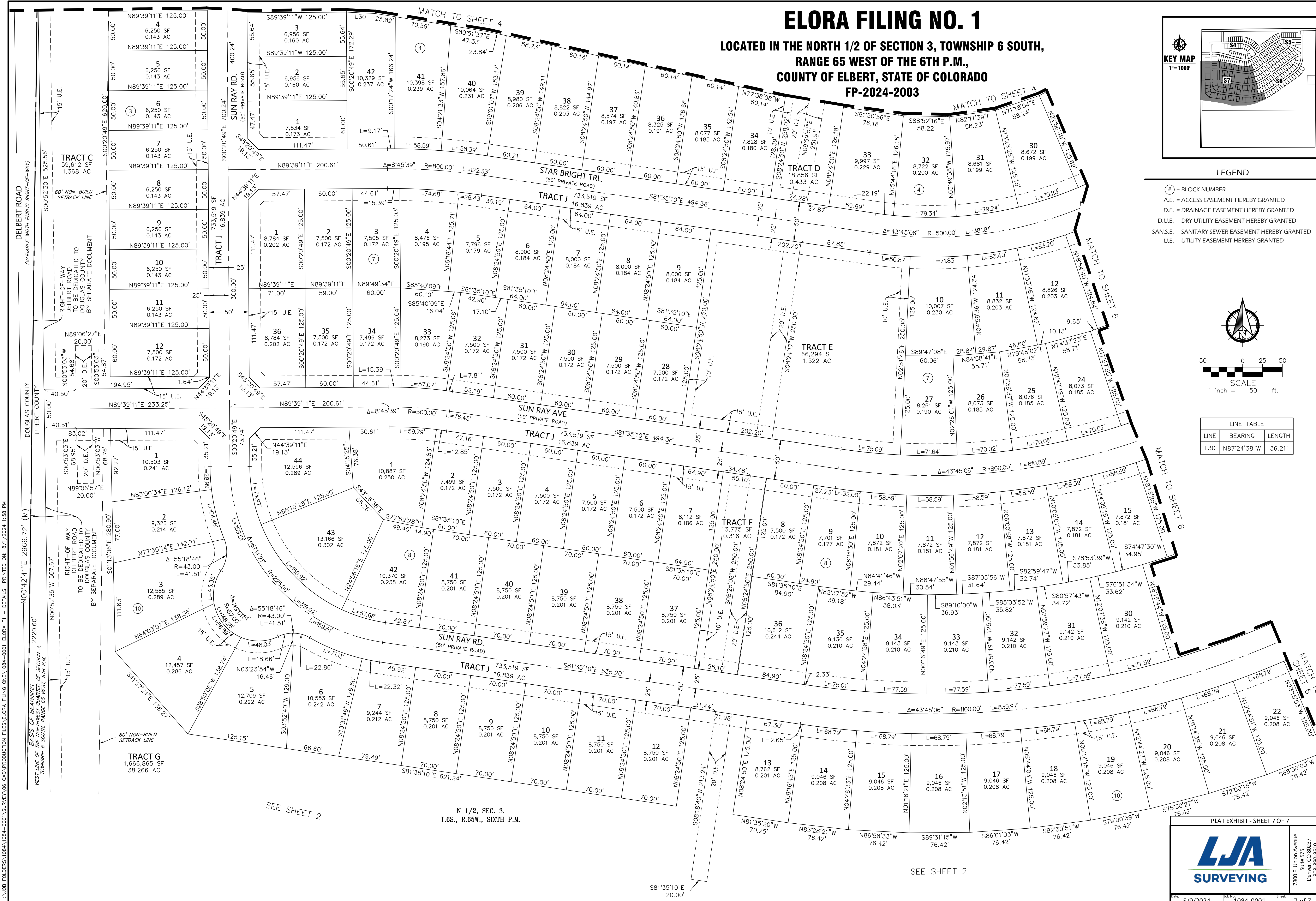
## LEGEND

- # = BLOCK NUMBER
- A.E. = ACCESS EASEMENT HEREBY GRANTED
- D.E. = DRAINAGE EASEMENT HEREBY GRANTED
- D.U.E. = DRY UTILITY EASEMENT HEREBY GRANTED
- SAN.S.E. = SANITARY SEWER EASEMENT HEREBY GRANTED
- U.E. = UTILITY EASEMENT HEREBY GRANTED



LINE TABLE		
LINE	BEARING	LENGTH
L30	N87°24'38"W	36.21'

L:\JOB FOLDERS\08A\1084-0001\SURVEY\06 CAD\PRODUCTION FILES\ELORA FILING ONE\1084-0001-ELORA F1 - DETAILS PRINTED ON: 8/1/2024 1:58 PM



N 1/2, SEC. 3,  
T.6S., R.65W., SIXTH P.M.

PLAT EXHIBIT - SHEET 7 OF 7

**LJA**  
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Date: 5/9/2024 Job No.: 1084-0001 Sheet: 7 of 7