

TRACK PARTS SUBDIVISION FILING NO. 2,  
A RESUBDIVISION OF LOT 1, BLOCK 1 OF TRACK PARTS SUBDIVISION FILING NO. 1  
AND A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 34  
SITUATED IN THE NW 1/4 OF SECTION 34, T. 3 S, R. 66 W, 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

The comments in green were  
made by Kendra Hanagami,  
and can be contacted at  
khanagam@auroragov.org

OWNERSHIP AND DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THAT THEY ARE THE OWNER OF A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 34 AND OF LOT 1, BLOCK 1, OF TRACK PARTS SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NUMBER B695609 IN THE OFFICIAL RECORDS OF THE ADAMS COUNTY CLERK & RECORDER SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, T.3S., R.66W., OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 34 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO BEAR NORTH 0°32'28" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 0°32'28" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 82.50 FEET;  
THENCE SOUTH 89°19'36" EAST, PARALLEL WITH THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 55.06 FEET THE POINT OF BEGINNING;

THENCE NORTH 89°47'11" EAST, 186.52 FEET;  
THENCE NORTH 0°31'23" EAST, 99.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1;  
THENCE NORTH 0°32'12" EAST, 79.01 FEET;  
THENCE SOUTH 89°56'10" EAST, 284.98 FEET;  
THENCE SOUTH 71°26'52" EAST, 108.71 FEET;  
THENCE NORTH 84°19'30" EAST, 57.13 FEET;  
THENCE SOUTH 0°24'07" EAST, 149.00 FEET;  
THENCE NORTH 89°58'05" WEST, 303.94 FEET;  
THENCE SOUTH 0°33'28" WEST, 245.03 FEET TO THE NORTH RIGHT OF WAY LINE OF E. 22ND PLACE (60' PUBLIC RIGHT OF WAY) AS RECORDED IN SAID OFFICIAL RECORDS AT RECEPTION NUMBER B695609;  
THENCE SOUTH 89°55'14" WEST ALONG SAID NORTH RIGHT OF WAY LINE 305.24 FEET TO A POINT OF TANGENT CURVE;  
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°01'39" AND AN ARC DISTANCE OF 39.72 FEET;  
THENCE NORTH 0°39'10" EAST, 219.30 FEET TO THE POINT OF BEGINNING.

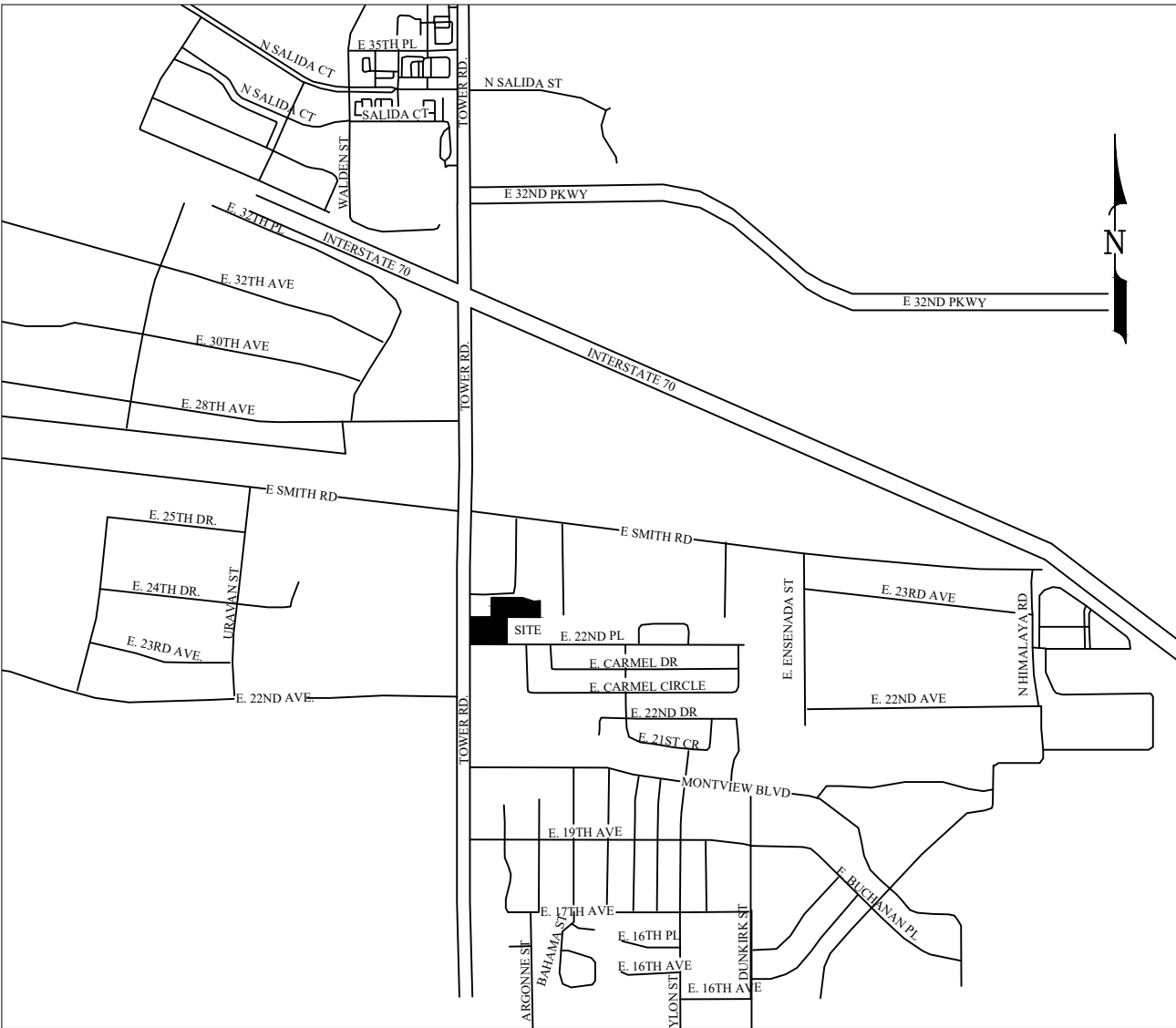
SAID PARCEL CONTAINING 156,600 SQUARE FEET OR 3.595 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF TRACK PARTS SUBDIVISION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AND TRACT "A" AS SHOWN HEREON AN NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS:

THE UNDERSIGNED OWNERS 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 AND 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.

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.



VICINITY MAP  
(NOT TO SCALE)

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".
- THE BASIS OF BEARINGS FOR THIS PLAN ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34 HAVING A BEARING OF N0°32'28"E AND MONUMENTED AS SHOWN HEREON.
- 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 TOWER ROAD, ANDES WAY, AND EAST 22ND PLACE 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.
- THE US SURVEY FOOT WAS THE UNIT UTILIZED IN THE SURVEY. THE US SURVEY FOOT IS EQUAL TO 1.000002 INTERNATIONAL FEET OR 0.304801 METERS.
- NO CONFLICTING BOUNDARY EVIDENCE WAS DISCOVERED AT THE TIME OF THE SURVEY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ENCOMPASS SERVICES, LLC, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, AND TITLE OF RECORD ENCOMPASS SERVICES, LLC RELIED UPON TITLE COMMITMENT NUMBER RND70809305-5, PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY, DATED 03/21/2024 AT 5:00 P.M.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OF 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.
- TRACT A IS GRANTED TO THE CITY OF AURORA FOR PUBLIC LAND PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS, AND TRACT A 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 TRACT A 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) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON MARCH 22, 2022.  
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.

ELIJAH FRANE P.L.S. # 38376  
FOR AND ON THE BEHALF OF  
ENCOMPASS SERVICES LLC  
(303)243-0037

DATE

OWNER:

CJG TRANSPORT LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE

PRINT NAME

PRINT TITLE

NOTARIAL:

STATE OF COLORADO ) SS  
COUNTY OF ADAMS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY \_\_\_\_\_ AS \_\_\_\_\_ OF NARTEY  
INVESTMENT PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

COMMISSION EXPIRES:

Updated.

update this Title  
Commitment

Rev. to " FUTURE  
ROADWAY  
PURPOSES "

Who was the requesting Department  
to want this Tract?

2 09/06/22 REVISED FIRE EASEMENTS

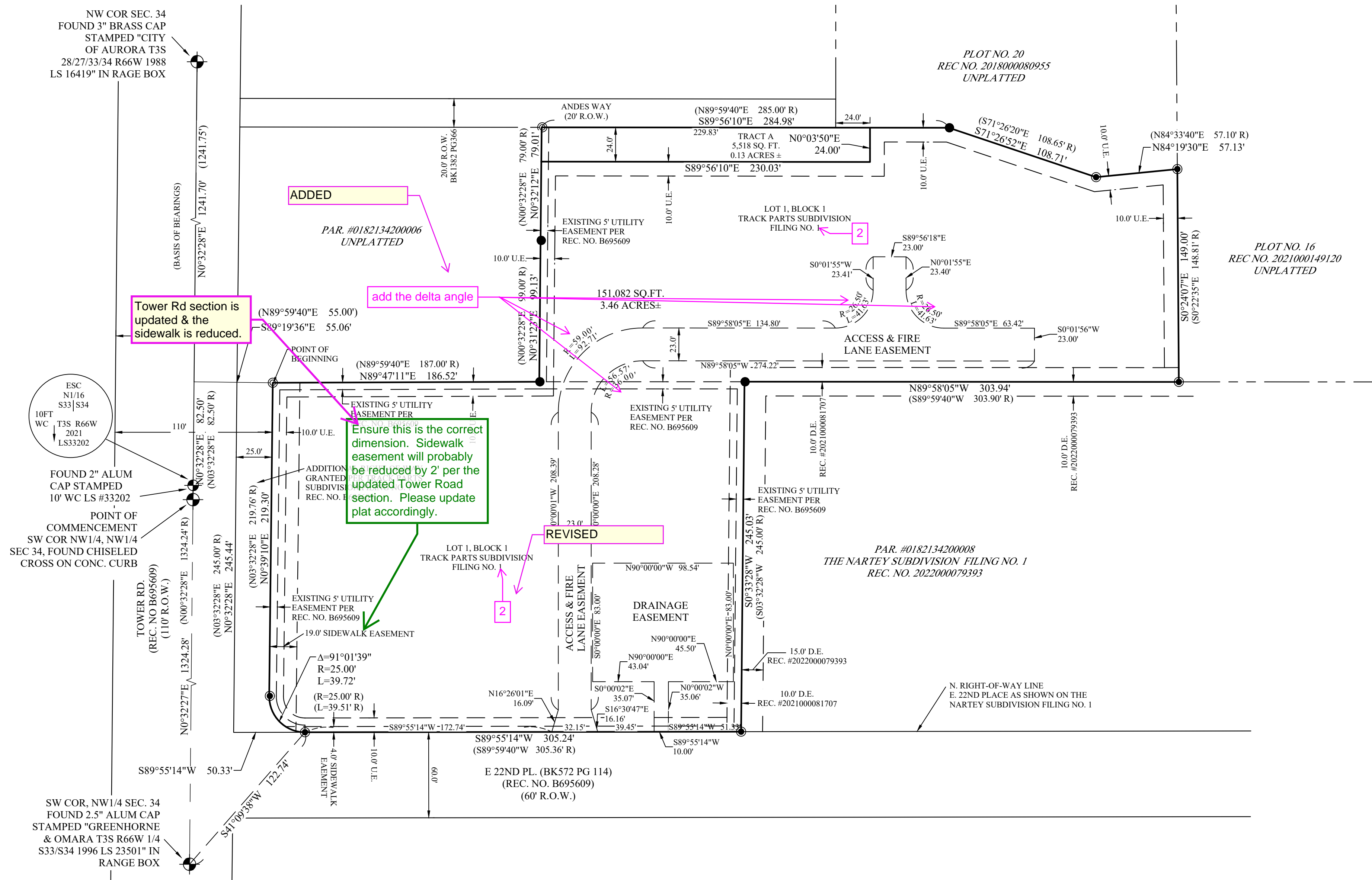
It was our understanding that the area covered by Tract A is intended to be used for the future build-out of Andes Way. As such, this area should be dedicated to the City for right-of-way now rather than set aside as a tract and then later dedicated. The dedication should be discussed with Land Development Review and Civil Engineering.

REVISIONS:			CLIENT:	
NO.	DATE	DESCRIPTION	CJG TRANSPORT LLC	
3	4/13/23	CITY COMMENTS	10901 W. 120TH AVE, SUITE 400 BROOMFIELD, COLORADO 80021 303-955-6080 WWW.ENCOMPASSSERVICES.COM	
4	6/14/23	CITY COMMENTS		
5	9/25/23	CITY COMMENTS		
6	11/01/23	ADD SIDEWALK EASEMENT		
7	11/03/23	REVISE TITLE COMMITMENT	DRAWN BY: TAS	DATE: 08/08/22
8	03/25/24	CITY COMMENTS	CHECKED BY: EF	DATE: 08/08/22
			FIELD WORK COMPLETED: 03/22/22	PROJECT NO. 63636 PHASE# SHEET 1 OF 2

Z:\SHARED\PROJECTS\00000 - CIVIL PROJECTS\63636 - 2252 TOWER RD\PHASE 002-PLAT\DRAWINGS\63636 PLAT.DWG

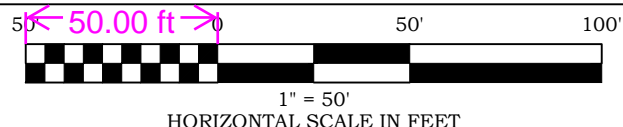


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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND:

	PARCEL BOUNDARY		(R)	RECORD DISTANCE
	RIGHT-OF-WAY			FOUND 5/8" REBAR W/ 1-1/2" ALUM. CAP LS# 38376
	SECTION LINE			FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC CAP LS# 18475
	LOT LINE			FOUND #4 REBAR
	EASEMENT			FOUND SECTION CORNER (AS SHOWN HEREON)



REVISIONS:		
NO.	DATE	DESCRIPTION
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CLIENT: CJG TRANSPORT LLC		
10901 W. 120TH AVE, SUITE 400 BROOMFIELD, COLORADO 80021 303-955-6080 WWW.ENCOMPASSSERVICES.COM		
DRAWN BY: TAS	DATE: 06/03/22	PROJECT NO. 63636
CHECKED BY: EF	DATE: 06/03/22	PHASE#
FIELD WORK COMPLETED: 06/29/22		SHEET 2 OF 2

Z:\SHARED\PROJECTS\00000 - CIVIL\PROJECTS\63636 - 2252 TOWER RD\PHASE 002-PLAN\DRAWINGS\63636-PLAT.DWG