

(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.)

PORTEOS PA-9A SUBDIVISION FILING NO. 1

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 8, T.3S., R.65W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

(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.

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 8, T.3S., R.65W. OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 42' CENTERLINE RANGE POINT LOCATED IN EAST 64TH AVENUE AND JACKSON GAP STREET; THENCE S49°52'37"E A DISTANCE OF 87.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 64TH AVENUE AS DEDICATED BY RECEPTION NUMBERS 2013000094501, 2019000043876 AND 2020000118135 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**; THENCE S89°47'23"E CONTIGUOUS WITH SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 235.00 FEET; THENCE S00°12'37"W DEPARTING SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 275.02 FEET; THENCE N89°47'23"W A DISTANCE OF 260.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF JACKSON GAP STREET AS DEDICATED BY RECEPTION NUMBER 2013000094501 IN SAID OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER; THENCE N00°12'37"E CONTIGUOUS WITH SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 250.02 FEET TO A POINT OF CURVE; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET RADIUS, AN ARC LENGTH OF 39.27, A CHORD BEARING N45°12'47"E WITH A DISTANCE OF 35.36 FEET TO THE **POINT OF BEGINNING**.

CONTAINING (71,370 SQUARE FEET) 1.6384 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND A BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **PORTEOS PA-9A 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.

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.

OWNER:

JACKSON GAP INVESTMENTS, INC., A COLORADO CORPORATION

update to the new Title Commitment date - see Advisory Comment

SIGNATURE _____ PRINT NAME AND TITLE _____

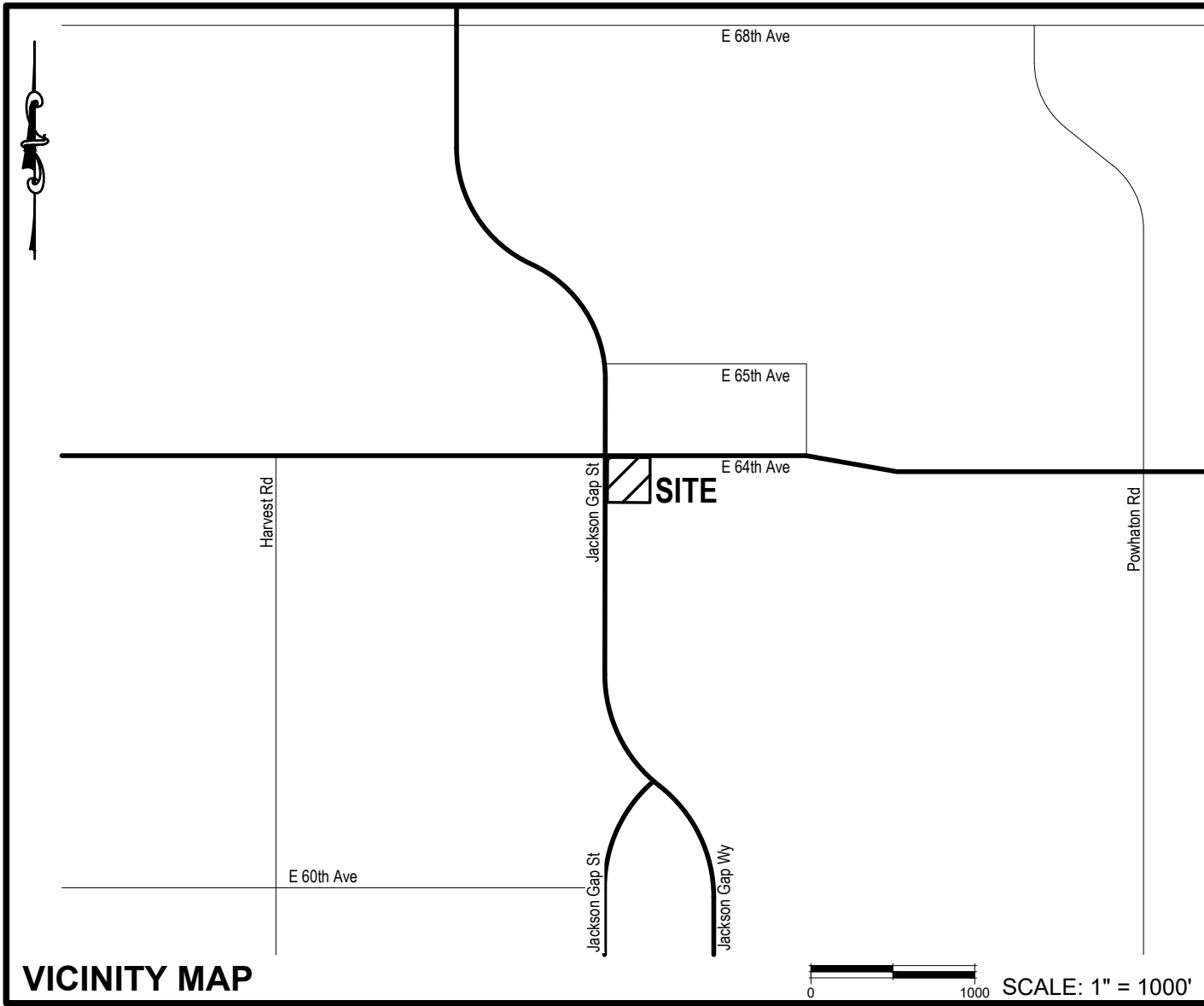
STATE OF _____)
COUNTY OF _____) §

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20_____, A.D., BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



GENERAL NOTES:

- THIS PLAT WAS PREPARED BASED INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER ABC70792328 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF **NOVEMBER 18, 2022 AT 5:00 P.M.**, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BEARINGS ARE BASED ON THE 42' RANGE LINE (CENTERLINE) IN JACKSON GAP STREET, BETWEEN EAST 64TH AVENUE AND APPROXIMATELY EAST 60TH AVENUE, AS SHOWN ON THE PLAT OF PORTEOS SUBDIVISION FILING NO. 1 AS AT RECEPTION NUMBER 2013000094501 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDING HAVING A GRID BEARING OF N00°12'37"E BASED ON NAD 83/2011 COLORADO STATE PLANE CENTRAL ZONE AND MONUMENTED 2-1/2" ALUMINUM CAP, STAMPED "R. NOBBE, RANGE POINT, PLS #23899" ON A #6 REBAR, 0.3' BELOW GRADE IN A RANGE BOX FOUND AT THE NORTH END OF SAID RANGE LINE (E. 64TH AVE.) AND BY A 2-1/2" ALUMINUM CAP, STAMPED "R. NOBBE, RANGE POINT, PLS #23899" ON A #6 REBAR, 0.3' BELOW GRADE IN A RANGE BOX FOUND AT THE SOUTH END OF SAID RANGE LINE (E. 60TH AVE.), WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- ALL LINEAL DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- ALL THE OWNERS OF THE LOTS OR TRACTS ADJACENT EAST 64TH AVENUE AND JACKSON GAP 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.
- 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 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.
- 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 SUBJECT IS AFFECTED BY A AVIGATION EASEMENT RECORDED AT RECEPTION NUMBER 2013000082627 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER.
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

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 _____.

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.

JUSTIN A. CONNER
PROFESSIONAL L.S. NO. 38421
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY



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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE 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 THE CITY OF AURORA SPECIFICATIONS.

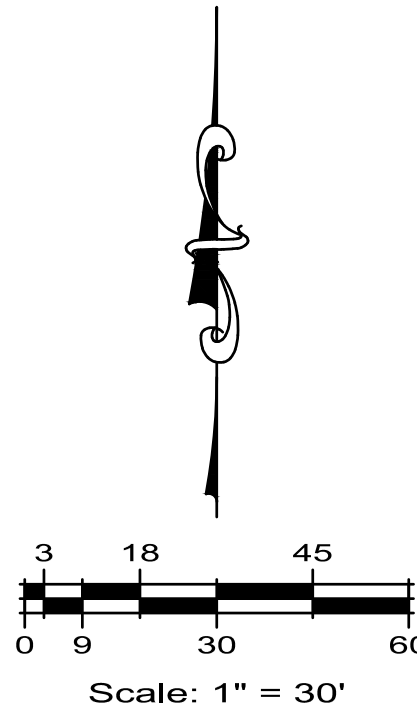
CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

PORTEOS PA-9A SUBDIVISION FILING NO. 1

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 8, T.3S., R.65W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

LOT 5, BLOCK 1
PORTEOS SUBDIVISION FILING NO. 4
(PLAT - REC. NO. 2021000148088)



LEGEND

PLAT BOUNDARY LINE

ADJACENT LOT/PARCEL LINES

SECTION LINE

RANGE LINE

EXISTING EASEMENT LINE

NEW EASEMENT LINE

R.O.W. RIGHT-OF-WAY

PIN PARCEL IDENTIFICATION NUMBER

BK. PG. BOOK AND PAGE

REC. NO. RECEPTION NUMBER

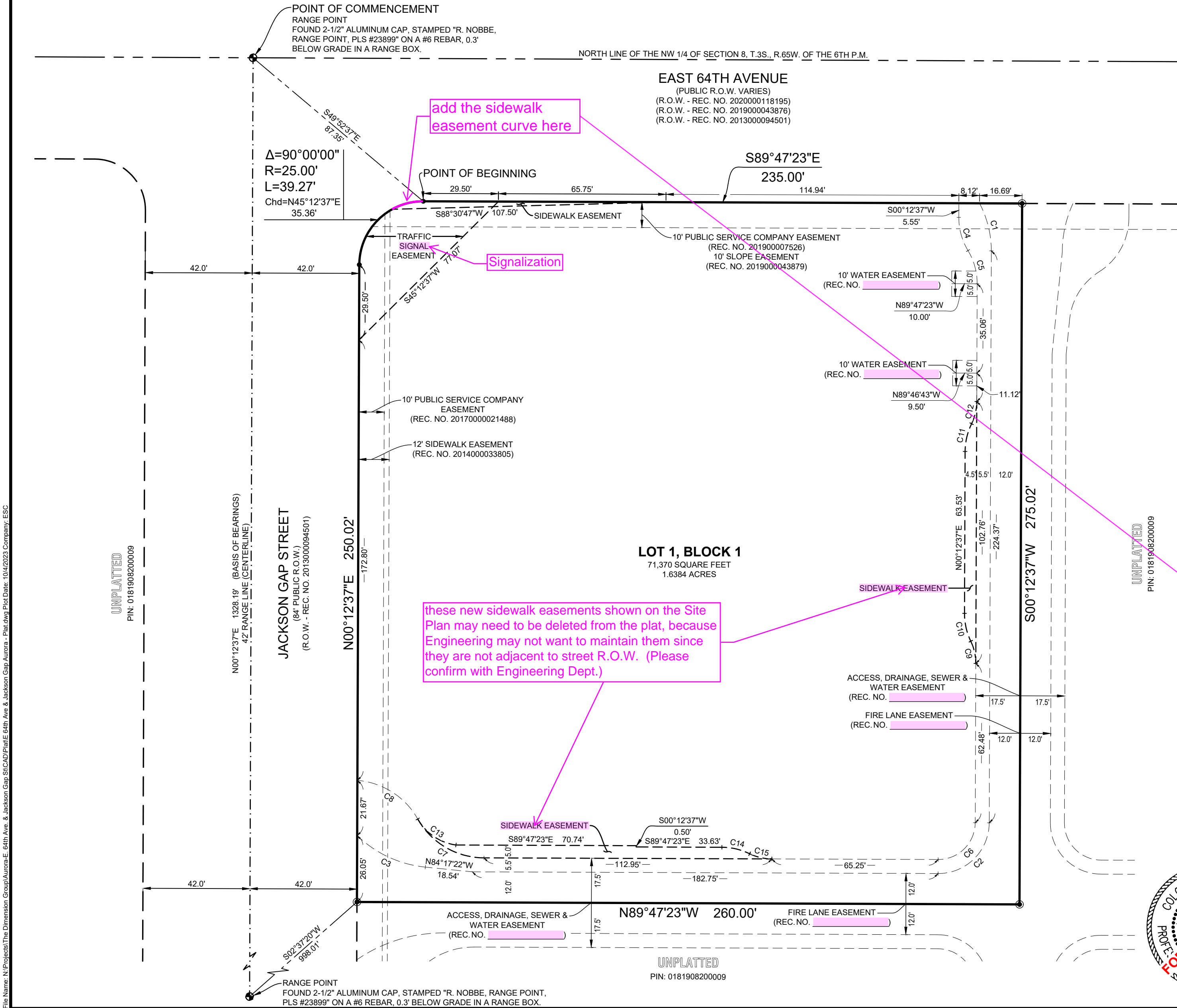
ALIQUOT CORNER

RANGE POINT

FOUND 5/8"x24" REBAR & 1-1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 38421"

SET 5/8"x24" REBAR & 1-1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 38421"

CURVE DATA TABLE					
COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	27°48'45"	40.00'	19.42'	S13°54'22"E	19.23'
C2	90°00'00"	20.00'	31.42'	S45°12'37"W	28.28'
C3	38°13'21"	45.00'	30.02'	N65°10'41"W	29.47'
C4	31°22'27"	25.00'	13.69'	S15°28'36"E	13.52'
C5	31°22'27"	25.00'	13.69'	S15°28'36"E	13.52'
C6	90°00'00"	14.50'	22.78'	S45°12'37"W	20.51'
C7	60°20'35"	30.00'	31.60'	N59°37'05"W	30.16'
C8	55°52'12"	30.00'	29.25'	N57°22'54"W	28.11'
C9	25°50'31"	20.00'	9.02'	N12°42'38"W	8.94'
C10	25°50'31"	25.00'	11.28'	N12°42'38"W	11.18'
C11	25°50'31"	25.00'	11.28'	N13°07'53"E	11.18'
C12	25°50'31"	20.00'	9.02'	N13°07'53"E	8.94'
C13	52°34'32"	20.47'	18.79'	S55°44'05"E	18.14'
C14	25°50'31"	25.00'	11.28'	S76°52'07"E	11.18'
C15	25°50'31"	20.00'	9.02'	S76°52'07"E	8.94'



ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
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Project No.: 1244.4
Date: 8/2/2023
Field Book No.: 954
Revised: 10/4/2023