

SABLE BLVD. TOWNHOMES SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACT 27 AND 28, ALTURA FARMS TRACT TWO
SITUATED IN THE NE 1/4 OF SECTION 31, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 3

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 31, T.3S., R.66W. OF THE 6TH P.M. BEING A PORTION OF TRACT 27 AND 28, ALTURA FARMS TRACT TWO, A SUBDIVISION PLAT RECORDED IN PLAT BOOK 1 AT PAGE 18 IN THE ADAMS COUNTY CLERK & RECORDER'S RECORDS, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 31;
THENCE N00°26'46"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31, A DISTANCE OF 310.02 FEET;
THENCE N89°33'14"E A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF SABLE BOULEVARD AND THE SOUTH R.O.W. LINE OF EAST 21ST AVENUE SAID POINT BEING THE **POINT OF BEGINNING**;
THENCE N89°29'08"E ALONG SAID SOUTH R.O.W. LINE OF EAST 21ST AVENUE, A DISTANCE OF 632.42 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AT RECEPTION NO. 201100036454 IN SAID ADAMS COUNTY;
THENCE S00°28'46"E ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 285.82 FEET TO A POINT ON THE NORTH R.O.W. LINE OF EAST MONTVIEW BOULEVARD;
THENCE ALONG SAID NORTH R.O.W. LINE THE FOLLOW THREE (3) COURSES:
1. THENCE S89°33'31"W A DISTANCE OF 607.42 FEET TO A POINT OF TANGENT CURVE;
2. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A CHORD BEARING N45°26'29"W WITH A CHORD DISTANCE OF 28.28 FEET;
3. THENCE S89°33'31"W RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 5.00 FEET TO A POINT ON THE EAST R.O.W. LINE OF SABLE BOULEVARD;
THENCE N00°26'46"W ALONG SAID EAST R.O.W. LINE, A DISTANCE OF 265.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING (180,320 SQUARE FEET) 4.1396 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO TRACTS, LOTS AND A BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **SABLE BLVD. TOWNHOMES 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;

THE SOUTH 1/2 OF EAST 21ST AVENUE AND THE NORTH 1/2 OF MONTVIEW BOULEVARD ABUTTING THE PROPERTY SHALL BE INCLUDED AS A PUBLIC IMPROVEMENT FOR THIS SUBDIVISION AND WILL BE IMPROVED BY THE OWNER TO CITY OF AURORA SPECIFICATIONS;

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:

4U2 RELAX INC., A COLORADO CORPORATION

JOSEPH TRUONG, DIRECTOR

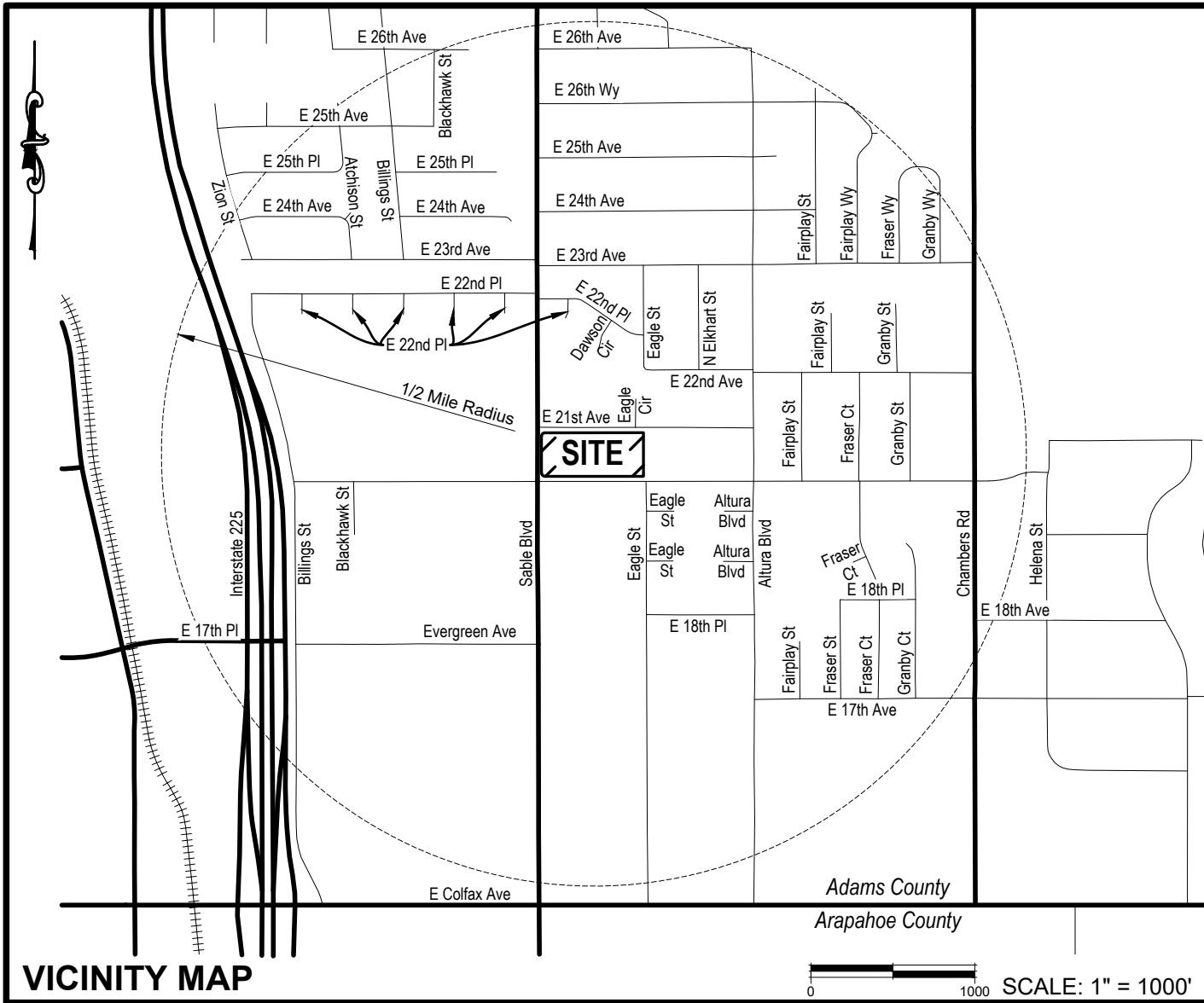
STATE OF _____)
COUNTY OF _____) §

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

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES



GENERAL NOTES:

- THIS PLAT WAS PREPARED BASED INFORMATION CONTAINED IN TITLE POLICY NUMBER OX70734041.11718095 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH A POLICY DATE OF AUGUST 26, 2021 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 WEST LINE OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF N00°26'46"W BASED ON NAD 83/2011 COLORADO STATE PLANE CENTRAL ZONE AND MONUMENTED BY A BADLY MARRED 3" BRASS CAP, 0.75' BELOW GRADE IN RANGE BOX (WATER BOX), STAMPED "SEC 31, 1/4, 3S R66, LS 13327" FOUND AT THE CENTER 1/4 CORNER OF SAID SECTION 31 AND BY A 3" BRASS CAP, 0.45' BELOW GRADE IN ASPHALT, STAMPED "CITY OF AURORA, T3S, 1/4, 30|31, R66W, LS 13327" FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 31, WITH ALL BEARING 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 21ST AVENUE, SABLE BOULEVARD, AND EAST MONTVIEW BOULEVARD SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE THAT MAY RESTRICT 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.
- 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.
- TRACT "A" IS TO BE PRIVATELY OWNED AND MAINTAINED.

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.

CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202
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 _____

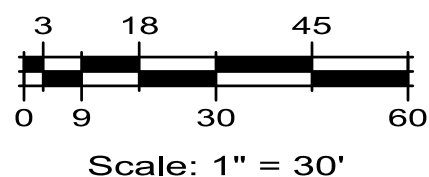
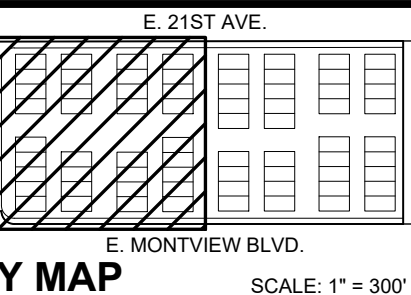
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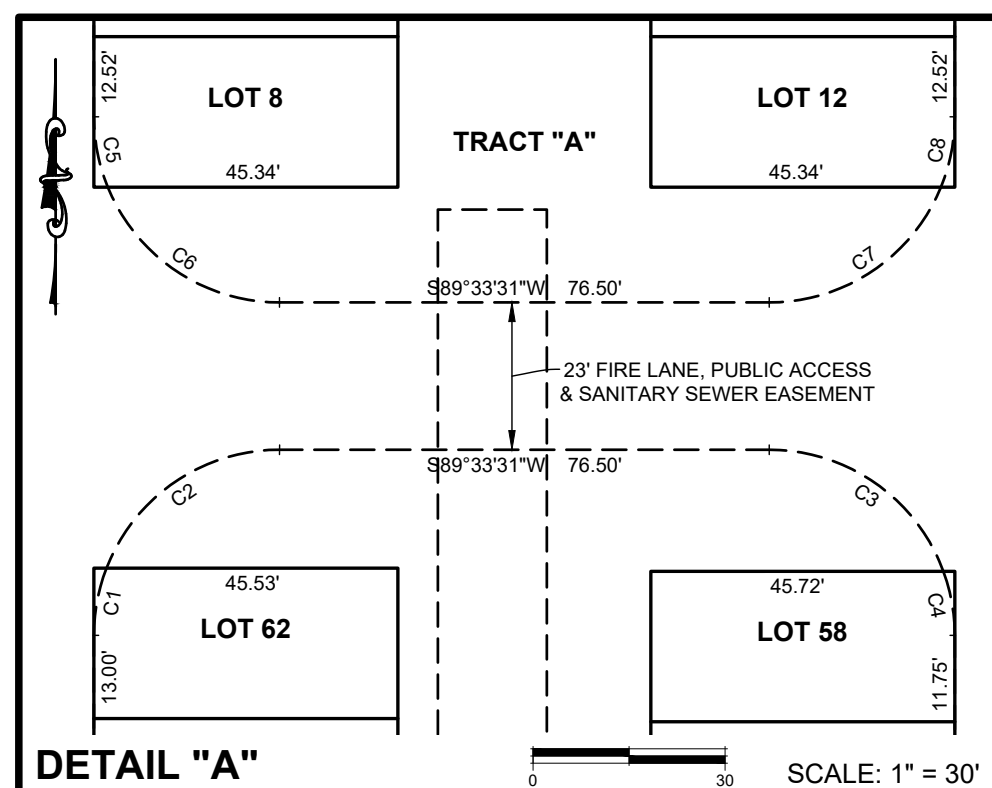
14190 East Evans Avenue
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T/F 1.877.273.0659

Survey No.: 23-018-P
Project No.: 1641.1
Date: 3/6/2023
Field Book No.:
Revised: 9/22/2023

A RESUBDIVISION OF A PORTION OF TRACT 27 AND 28, ALTURA FARMS TRACT TWO
SITUATED IN THE NE 1/4 OF SECTION 31, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3



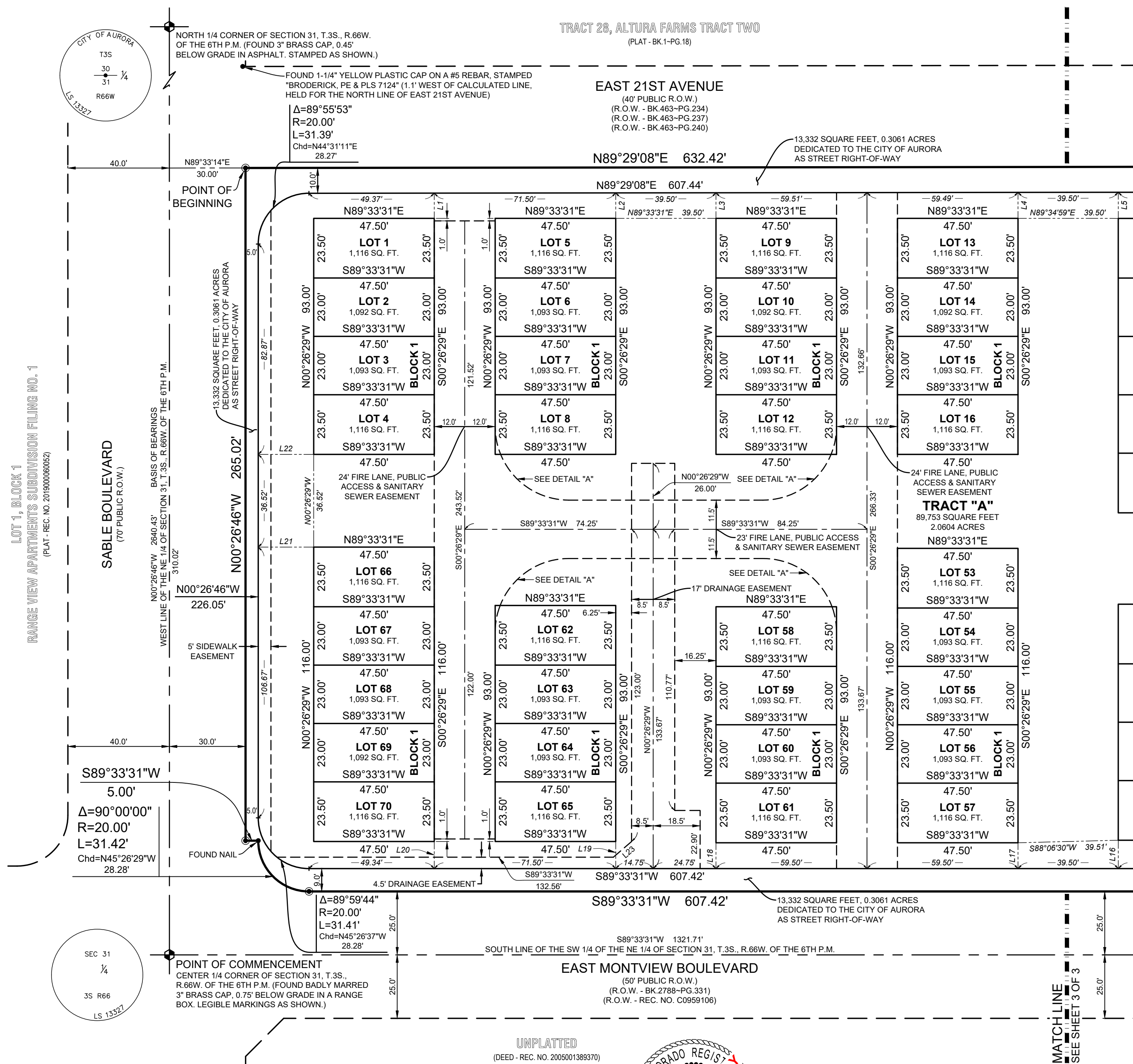
LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	NEW LOT LINE
	NEW R.O.W. LINE
	LOT AND EASEMENT TIE LINE
	NEW EASEMENT LINE
	NEW EASEMENT CENTERLINE
XX.XX'	TIE DIMENSION
R.O.W.	RIGHT-OF-WAY
BK. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
	ALIQUOT CORNER
	SET 5/8"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
	FOUND MONUMENT AS DESCRIBED



COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	21°13'38"	29.00'	10.74'	S10°10'20"W	10.68'
C2	68°46'22"	29.00'	34.81'	S55°10'20"W	32.76'
C3	69°49'43"	29.00'	35.34'	N55°31'37"W	33.20'
C4	20°10'17"	29.00'	10.21'	N10°31'37"W	10.16'
C5	22°15'17"	29.00'	11.26'	N11°34'08"W	11.19'
C6	67°44'43"	29.00'	34.29'	N56°34'08"W	32.33'
C7	67°44'43"	29.00'	34.29'	S55°41'10"W	32.33'
C8	22°15'17"	29.00'	11.26'	S10°41'10"W	11.19'

COURSE	BEARING	LENGTH
L1	S00°30'52"E	9.93'
L2	S00°30'52"E	10.02'
L3	S00°30'52"E	10.07'
L4	S00°30'52"E	10.22'
L5	S00°30'52"E	10.29'
L6	S00°30'52"E	10.44'
L7	S00°30'52"E	10.49'
L8	S00°30'52"E	10.64'
L9	S89°33'14"W	12.56'
L10	S89°33'14"W	12.57'
L11	S89°33'14"W	12.57'
L12	S89°33'14"W	12.58'

COURSE	BEARING	LENGTH
L13	N00°26'29"W	11.17'
L14	N00°26'29"W	11.17'
L15	N00°26'29"W	11.17'
L16	N00°26'29"W	11.17'
L17	N00°26'29"W	10.17'
L18	N00°26'29"W	10.17'
L19	N00°26'29"W	10.67'
L20	N00°26'29"W	10.67'
L21	N89°33'14"E	21.85'
L22	N89°33'14"E	21.85'
L23	S48°51'00"W	9.45'



UNPLATTED
(DEED - REC. NO. 2005001389370)



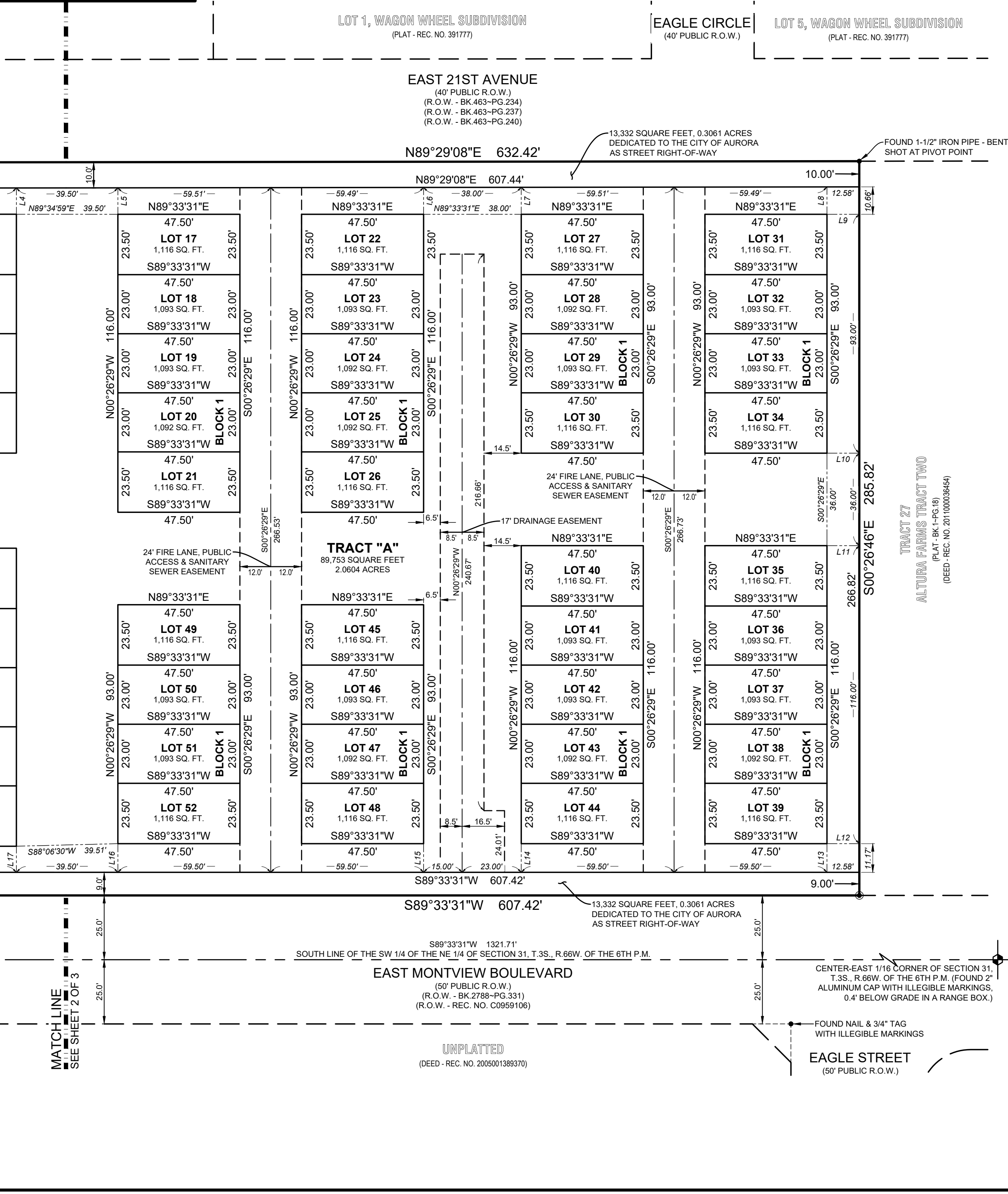
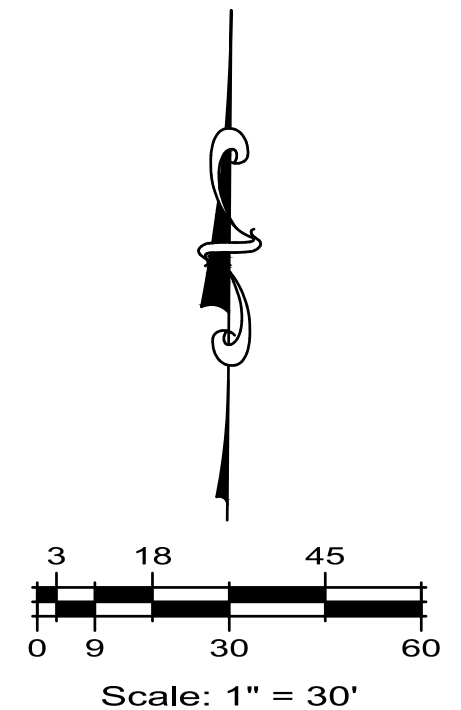
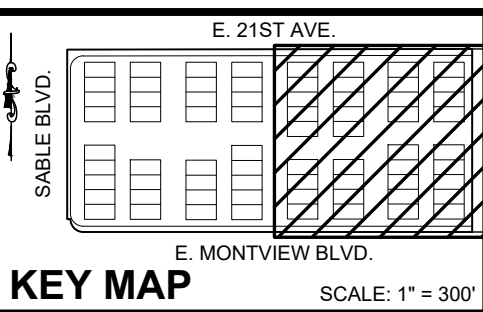
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Survey No.:	23-018-P
Project No.:	1641.1
Date:	3/6/2023
Field Book No.:	
Revised:	9/22/2023

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SHEET 3 OF 3



LEGEND	
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	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	NEW LOT LINE
	NEW R.O.W. LINE
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	FOUND MONUMENT AS DESCRIBED

LINE DATA TABLE		
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L2	S00°30'52"E	10.02'
L3	S00°30'52"E	10.07'
L4	S00°30'52"E	10.22'
L5	S00°30'52"E	10.29'
L6	S00°30'52"E	10.44'
L7	S00°30'52"E	10.49'
L8	S00°30'52"E	10.64'
L9	S89°33'14"W	12.56'
L10	S89°33'14"W	12.57'
L11	S89°33'14"W	12.57'
L12	S89°33'14"W	12.58'

LINE DATA TABLE		
COURSE	BEARING	LENGTH
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L14	N00°26'29"W	11.17'
L15	N00°26'29"W	11.17'
L16	N00°26'29"W	11.17'
L17	N00°26'29"W	10.17'
L18	N00°26'29"W	10.17'
L19	N00°26'29"W	10.67'
L20	N00°26'29"W	10.67'
L21	N89°33'14"E	21.85'
L22	N89°33'14"E	21.85'
L23	S48°51'00"W	9.45'



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