

HIGHLINE VILLAGE SUBDIVISION FILING NO. 3, AMENDMENT 1

A RESUBDIVISION OF HIGHLINE VILLAGE SUBDIVISION FILING NO. 3, LOCATED IN SOUTHWEST QUARTER OF SECTION 32,

TOWNSHIP 3 SOUTH, RANGE 66 WEST 6TH P.M.

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

STATEMENT OF INTENT

A RESUBDIVISION OF SEVERAL LOTS LOCATED IN HIGHLINE VILLAGE SUBDIVISION FILING NO 3, TO ADJUST THE COMMON LOT LINES OF LOTS 15 THROUGH 36, NOW CALLED 1 THROUGH 22. NO LOTS ARE BEING CREATED OR DELETED.

LEGAL DESCRIPTION AND DEDICATIONS

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT HE IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A RESUBDIVISION OF SEVERAL LOTS LOCATED IN HIGHLINE VILLAGE SUBDIVISION FILING NO. 3, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32 BEING CONSIDERED TO BEAR SOUTH 89°37'41" WEST, A DISTANCE OF 2642.51 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

–SOUTH QUARTER CORNER OF SECTION 32 BEING A FOUND 3" CITY OF AURORA BRASS CAP PLS 19614 IN RANGE BOX MATCHING MONUMENT RECORD FILED 3/12/97.

–SOUTHWEST CORNER OF SECTION 32, DUE TO HEAVY TRAFFIC AND SAFETY CONCERNS, THE RANGE BOX WAS OBSERVED TO BE IN PLACE AND THE TIES AS SHOWN ON THE MONUMENT RECORD FILED 5/12/97 WERE USED TO ESTABLISH THE LOCATION OF THE SECTION CORNER.

COMMENCING AT SAID SOUTH QUARTER CORNER;

THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER NORTH 00°02'12" WEST, A DISTANCE OF 705.97 FEET;

THENCE SOUTH 89°57'48" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE EXTERNAL BOUNDARY OF SAID HIGHLINE VILLAGE SUBDIVISION FILING NO. 3 THE FOLLOWING SIX (6) COURSES AND DISTANCES;

1. THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF EAST 16TH AVENUE BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°39'18", WHOSE CHORD BEARS SOUTH 44°47'27" WEST A DISTANCE OF 21.15 FEET, FOR A DISTANCE OF 23.47 FEET;
2. THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°37'06" WEST, A DISTANCE OF 285.09 FEET;
3. THENCE NORTH 00°02'12" WEST, A DISTANCE OF 351.60 FEET;
4. THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,027.41 FEET, A CENTRAL ANGLE OF 02°26'01", WHOSE CHORD BEARS SOUTH 57°40'58" EAST A DISTANCE OF 43.64 FEET, FOR AN ARC DISTANCE OF 43.64 FEET;
5. THENCE SOUTH 58°53'58" EAST, A DISTANCE OF 307.42 FEET TO THE WESTERLY RIGHT-OF-WAY OF LAREDO STREET;
6. THENCE ALONG SAID RIGHT-OF-WAY SOUTH 00°02'12" EAST, A DISTANCE OF 152.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 77,663 SQUARE FEET OR 1.783 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF HIGHLINE VILLAGE SUBDIVISION FILING NO. 3, AMENDMENT 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, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

OWNER

HIGHLINE VILLAGE TOWNHOMES II, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
NAME/TITLE DATE

NOTARY

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

GENERAL NOTES

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32 BEING CONSIDERED TO BEAR S89°37'41"W BETWEEN THE FOUND MONUMENTS SHOWN AND DESCRIBED HEREON.

2. ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HERE ON ARE IN DEGREE-MINUTES-SECONDS.

3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND SURVEY BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.

4. 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.

5. 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".

6. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

7. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.

8. THE RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES GRANTED BY RECEPTION NO. B48017A WHICH IS GENERAL IN NATURE, IS BEING VACATED AND REPLACED BY THIS PLAT AS DEPICTED HEREON.

9. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JEHN ENGINEERING TO DETERMINE OWNERSHIP OF EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, JEHN ENGINEERING RELIED UPON TITLE REPORT NO. F0663369-153-YCC, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 5, 2020 AT 7:00 A.M.

10. DATE OF FIELDWORK: 3/13/2020

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, 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 ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE

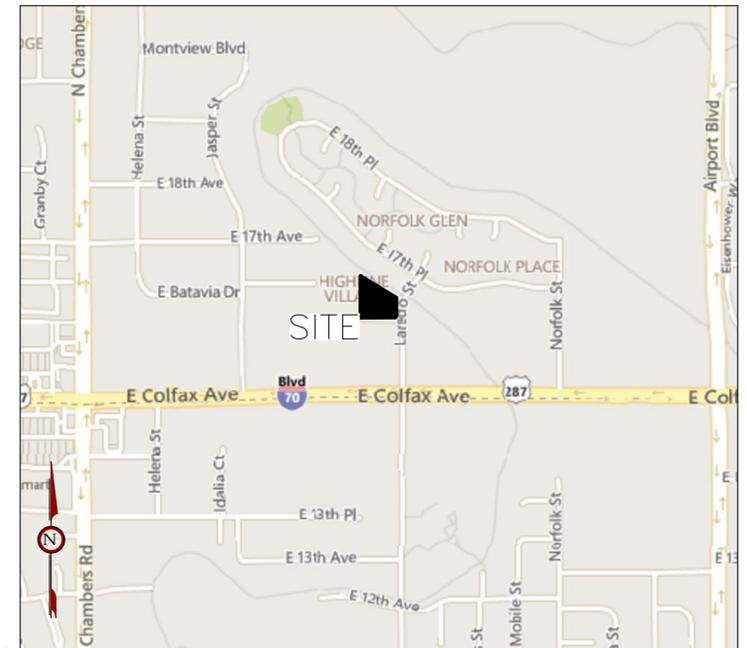
I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON MARCH 13, 2020. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ROBERT J. HENNESSY, P.L.S. 34580, LICENSED COLORADO LAND SURVEYOR
FOR AND ON BEHALF OF RICK ENGINEERING COMPANY

RECORDER'S CERTIFICATE

THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT _____ (A.M./P.M.) ON THE _____ DAY OF _____ A.D., 20____ IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____
COUNTY CLERK AND RECORDER

BY _____
DEPUTY



VICINITY MAP

SCALE: 1"=1000'



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A RESUBDIVISION OF HIGHLINE VILLAGE SUBDIVISION FILING NO. 3, LOCATED IN SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 3 SOUTH, RANGE 66 WEST 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

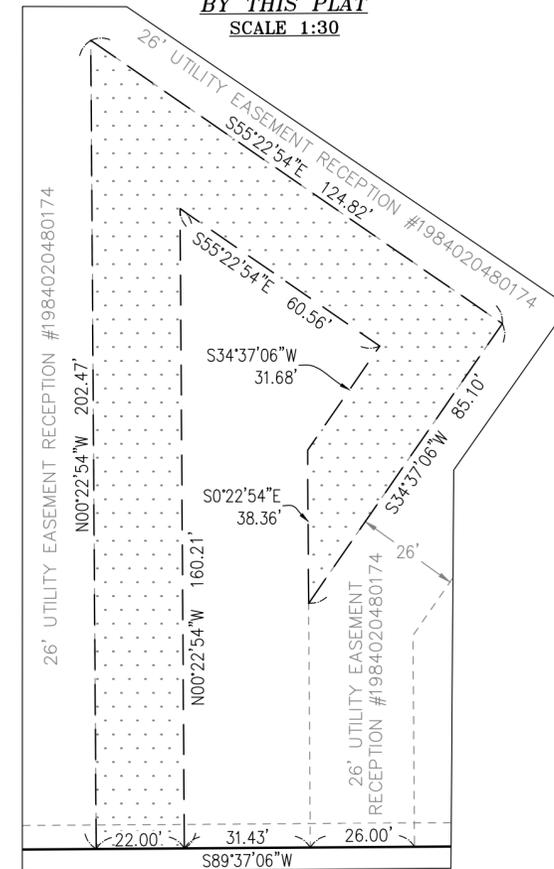
UTILITY EASEMENT BY THIS PLAT

LINE TABLE		
LINE #	LENGTH	BEARING
L1	4.49'	S89°37'06"W
L2	14.05'	N00°22'54"W
L3	4.49'	N89°37'06"E
L4	14.05'	S00°22'54"E
L5	4.46'	S89°37'06"W
L6	13.30'	N00°22'54"W
L7	4.46'	N89°37'06"E
L8	13.30'	S00°22'54"E

SERVICE AND EMERGENCY VEHICLE EASEMENT BY THIS PLAT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	16.75'	21.52'	044°35'44"	N45°59'15"E	16.33'
C2	9.86'	10.00'	056°30'56"	S83°27'25"E	9.47'
C3	23.50'	20.00'	067°19'37"	S21°32'09"E	22.17'

UTILITY EASEMENT ADDITION BY THIS PLAT SCALE 1:30



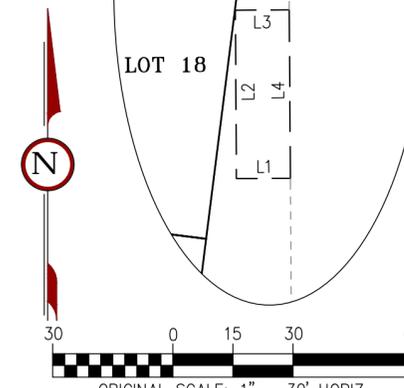
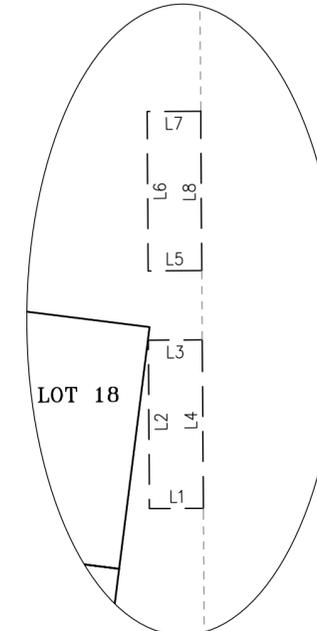
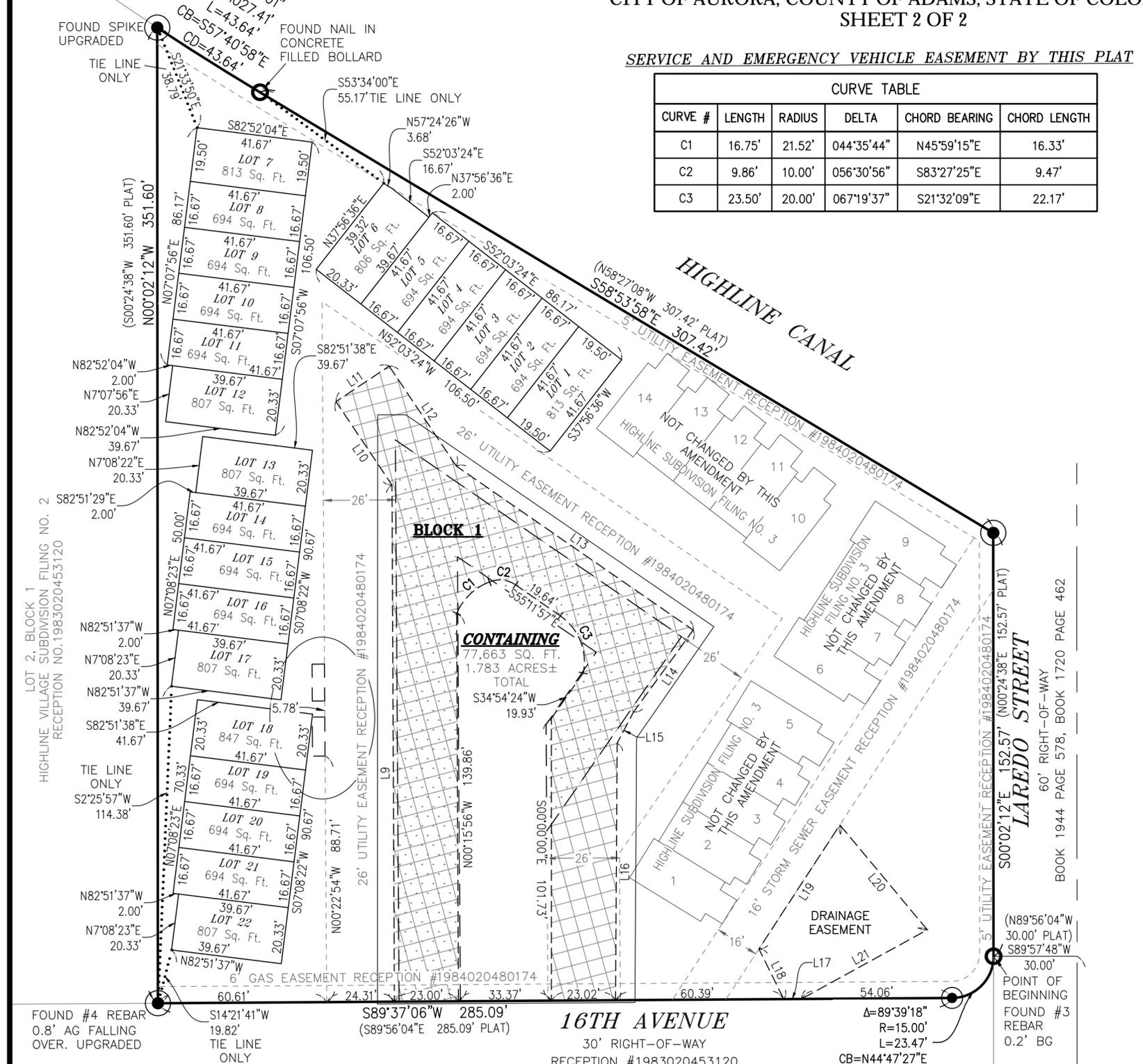
SERVICE AND EMERGENCY VEHICLE EASEMENT BY THIS PLAT

LINE TABLE		
LINE #	LENGTH	BEARING
L9	186.19'	N00°15'56"W
L10	36.17'	N33°46'28"W
L11	23.00'	N56°13'32"E
L12	43.33'	S33°46'28"E
L13	103.56'	S55°11'57"E
L14	36.51'	S35°57'51"W
L15	12.64'	S27°36'05"W
L16	92.64'	S00°21'55"W

LEGEND

- UTILITY EASEMENT ADDITION BY THIS PLAT
- SERVICE AND EMERGENCY VEHICLE EASEMENT BY THIS PLAT
- FOUND MONUMENT AS DESCRIBED
- FOUND SECTION CORNER AS DESCRIBED HEREON
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT/EASEMENT
- PROPOSED DRAINAGE/SERVICE AND EMERGENCY VEHICLE EASEMENT
- PROPOSED UTILITY EASEMENT
- SECTION LINE
- TIE LINE

UTILITY EASEMENT BY THIS PLAT (SEE LINE TABLE) SCALE 1:10

DRAINAGE EASEMENT BY THIS PLAT

LINE TABLE		
LINE #	LENGTH	BEARING
L17	6.34'	S89°37'06"W
L18	20.18'	N26°11'41"W
L19	53.29'	N33°02'38"E
L20	49.12'	S39°43'26"E
L21	51.64'	S61°05'56"W

SOUTHWEST CORNER, SECTION 32. DUE TO HEAVY TRAFFIC AND SAFETY CONCERNS, THE RANGE BOX WAS OBSERVED TO BE IN PLACE AND THE TIES AS SHOWN ON THE MONUMENT RECORD FILED 5/12/97 WERE USED TO ESTABLISH THE LOCATION OF THE SECTION CORNER

BASIS OF BEARINGS
SOUTH LINE OF THE
SOUTHWEST ¼ SECTION 32

SOUTH ¼ CORNER, SECTION 32
FOUND 3" CITY OF AURORA
BRASS CAP PLS 19614 IN
RANGE BOX MATCHING
MONUMENT RECORD FILED
3/12/97 POINT OF
COMMENCEMENT

FOUND #4 REBAR
0.8' AG FALLING
OVER. UPGRADED

S14°21'41"W 285.09'
19.82'
TIE LINE ONLY

S89°37'06"W 285.09'
(S89°56'04"E 285.09' PLAT)

16TH AVENUE
30' RIGHT-OF-WAY
RECEPTION #1983020453120

Δ=89°39'18"
R=15.00'
L=23.47'
CB=N44°47'27"E
CD=21.15'

(N89°56'04"W 30.00' PLAT)
S89°57'48"W 30.00'
POINT OF BEGINNING
FOUND #3 REBAR
0.2' BG

S00°02'12"E 705.97'
(N00°24'38"E 706.15' PLAT)