

SEVEN HILLS SUBDIVISION FILING NO. 12 REPLAT NO. 1

A REPLAT OF LOT 1, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 12
 LYING IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 66 WEST
 COUNTY OF ARAPAHOE, STATE OF COLORADO
 SHEET 1 OF 2

DEDICATION

KNOWN BY ALL MEN BY THESE PRESENTS; THAT THE UNDERSIGNED WARRANTS THAT THEY ARE THE OWNER OF LOT 1, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 12 LYING IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 66 WEST, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHWEST 1/4 SECTION 34; THENCE N89°33'35"W A DISTANCE OF 748.98 FEET; THENCE N00°26'25"E A DISTANCE OF 55.00 FEET TO SOUTHEAST CORNER OF LOT 1, BLOCK 1 SEVEN HILLS SUBDIVISION FILING NO. 12, ALSO KNOWN AS THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, N89°33'35"W A DISTANCE OF 542.64 FEET TO A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET AND A CORD BEARING OF N44°33'35"E A DISTANCE OF 35.36 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 39.27 FEET; THENCE N00°26'23"E A DISTANCE OF 150.00 FEET TO A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 30°56'25", A RADIUS OF 490.00 FEET AND A CORD BEARING OF N15°01'50"W A DISTANCE OF 261.40 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 264.60 FEET; THENCE N30°30'00"W A DISTANCE OF 16.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE S89°33'35"E A DISTANCE OF 659.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°26'25"W A DISTANCE OF 281.41 FEET TO A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 42°55'49", A RADIUS OF 30.00 FEET AND A CORD BEARING OF S21°01'29"E A DISTANCE OF 22.48 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 21.96; THENCE S47°30'36"W A DISTANCE OF 28.73 FEET; THENCE S00°26'25"W A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

SUBJECT PARCEL CONTAINS 261,362 SQUARE FEET MORE OR LESS OR 6.000 ACRES MORE OR LESS.

THE UNDERSIGNED OWNER HAS BY THESE PRESENTS LAID OUT AND PLATTED THE SAME INTO TWO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SEVEN HILLS SUBDIVISION FILING NO. 12 REPLAT NO. 1, AND DOES HEREBY DEDICATE TO THE PUBLIC ALL RIGHTS-OF-WAYS AND EASEMENTS FOR THE PURPOSES SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, A.D. 2025

OWNER _____
 OWNER SIGNATURE PRINT NAME

NOTARY PUBLIC

STATE OF COLORADO)
)SS
 COUNTY OF ARAPAHOE)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025.

WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 68 WEST IS ASSUMED TO BEAR S89°46'38"W MONUMENTED AS SHOWN HEREON.

FLOOD CERTIFICATION

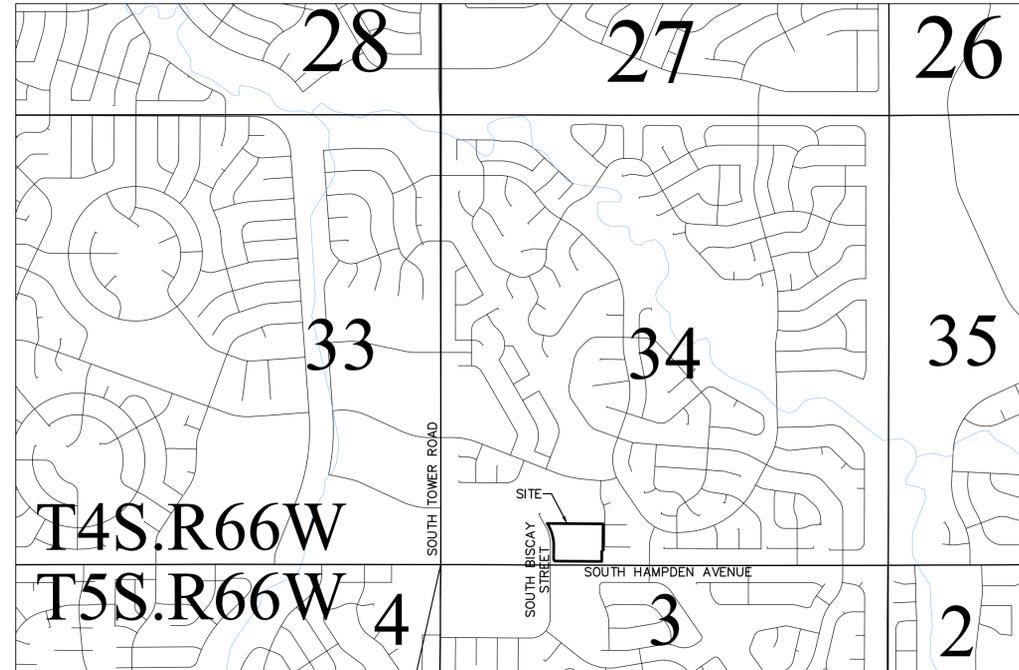
I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN, ACCORDING TO THE MOST CURRENT INSURANCE RATE MAP (FIRM), PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

MAPS ARE DATED SEPTEMBER 4, 2020
 COMMUNITY NO. 08005C0194L

SHEET INDEX

SHEET 1 - COVER SHEET
 SHEET 2 - PLAT

VICINITY MAP



SCALE 1" = 1000'

NOTES

- THIS SUBDIVISION PLAT, SEVEN HILLS SUBDIVISION FILING NO. 12 REPLAT NO. 1 IS COMPRISED OF ONE (1) PARCEL.
- FIELD SURVEY WAS COMPLETED MARCH 1, 2025.
- 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 CERTIFICATE SHOWN HEREON.
- COLORADO STATE LAW C.R.S. 9-1.5-101 STATES THAT ANYONE PLANNING TO DIG IN OR NEAR A PUBLIC ROAD, STREET, ALLEY, RIGHT-OF-WAY, OR UTILITY EASEMENT IS TO NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO OF YOUR INTENT, TWO (2) BUSINESS DAYS BEFORE YOU DIG, CALL 1-800-922-1987 OR 303-534-6700 IN THE METRO DENVER AREA TO LOCATE BURIED LINES.
- 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 STATUE 18-4-508 C.R.S.
- LINEAR DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- AS MEASURED SUBJECT PARCEL CONTAINS 261,362 SQUARE FEET MORE OR LESS OR 6.000 ACRES MORE OR LESS.
- SOURCE OF RECORDS SEARCH PER TITLE COMMITMENT(S) PREPARED BY LAND TITLE GUARANTEE COMPANY AND OLD PUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER: RND70817354 DATED 8/29/23 AT 5:00 P.M. COMMITMENT--- DID NOT RECEIVE A TITLE COMMITMENT!!
- THERE ARE NO PROPOSED IMPROVEMENTS WITH THIS SUBDIVISION PLAT.

SURVEYORS CERTIFICATION

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY OF THE SEVEN HILLS SUBDIVISION FILING NO. 12 REPLAT NO. 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS THE SURVEY THEREOF.

RAYMOND W. BAYER PLS
 COLORADO REG. NO. 6973
 FOR, AND ON BEHALF OF:
 R.W. BAYER & ASSOCIATES INC.

CITY OF AURORA APPROVALS

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT, CITY OF ENGLEWOOD, COLORADO

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, CITY OF ENGLEWOOD, COLORADO

DIRECTOR OF PUBLIC WORKS _____ DATE _____

APPROVED FOR LEGAL DETAILS

CITY ATTORNEY _____ DATE _____

CLERK AND RECORDER CERTIFICATION

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDED OF ARAPAHOE COUNTY, STATE OF COLORADO AT _____ O'CLOCK __M., ON THIS _____ DAY OF _____, 2023. RECEPTION NO. _____, BOOK NO. _____
 PAGE NO(S). _____

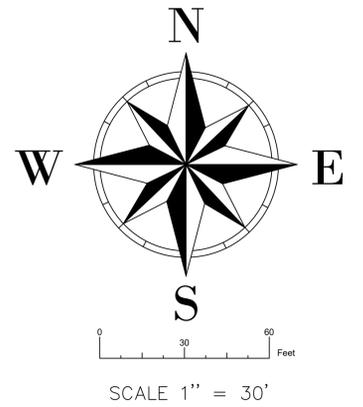
BY: _____ BY: _____
 CLERK AND RECORDER DEPUTY

PREPARED BY:

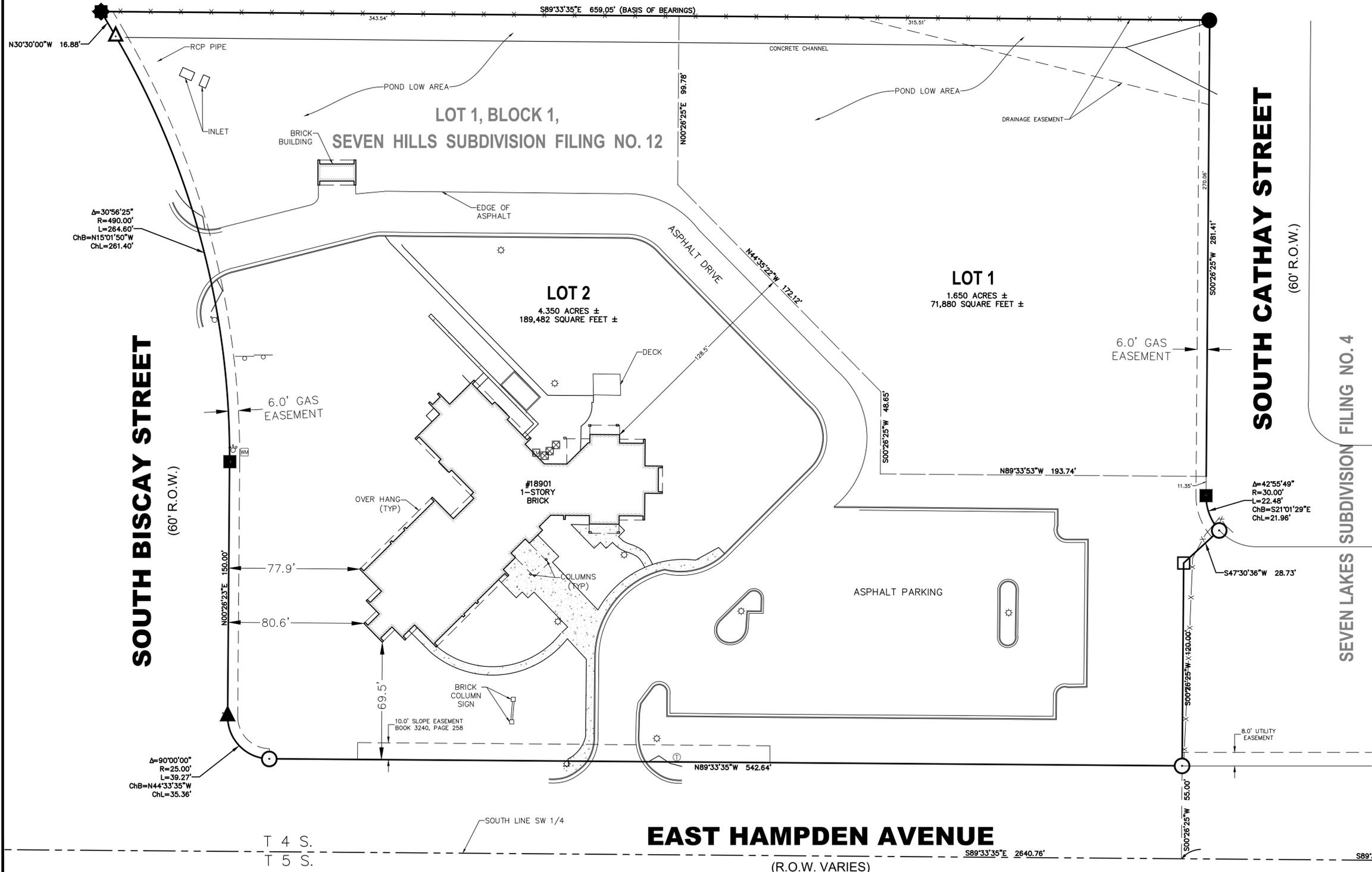
R.W. BAYER & ASSOCIATES, INC.
 12170 TEJON STREET, UNIT 700
 WESTMINSTER, COLORADO 80234
 (303)452-4433 INFO@RWBSURVEYING.COM
 CAD FILE: 25035/25035.DWG
 SHEET 1 OF 2
 DATE PREPARED: MARCH 25, 2025

SEVEN HILLS SUBDIVISION FILING NO. 12 REPLAT NO. 1

A RESUBDIVISION OF LOT 1, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 2
 LYING IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 66 WEST
 COUNTY OF ARAPAHOE, STATE OF COLORADO
 SHEET 2 OF 2



LOT 2, BLOCK 1,
 SEVEN HILLS SUBDIVISION FILING NO. 13



LEGEND

- FOUND CORNER AS DESCRIBED
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 11330
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP - ILLEGIBLE
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 16112
- FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP PLS 38162
- FOUND NO. 5 REBAR
- SET NO. 5 REBAR WITH YELLOW PLASTIC CAP PLS 6973
- SET NAIL AND BRASS TAG PLS 6973
- WATER METER
- WATER SHUT OFF
- FIRE HYDRANT
- GAS METER
- ELECTRIC METER
- LIGHT POLE
- TELECOM PEDESTAL
- AC UNIT
- FENCE LINE
- CONCRETE

PREPARED BY:

R.W. BAYER & ASSOCIATES, INC.
 12170 TEJON STREET, UNIT 700
 WESTMINSTER, COLORADO 80234
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 CAD FILE: 25035/25035.DWG
 SHEET 2 OF 2
 DATE PREPARED: MARCH 25, 2025

SE COR SW 1/4
 SEC 34, T. 4S., R. 66W
 (FOUND 2.5 INCH
 ALUMINUM CAP IN
 RANGE BOX - ILLEGIBLE)