

# SADDLE ROCK NORTH SUBDIVISION FILING NO. 5, AMENDMENT NO. 1

AMENDMENT OF ALL EASEMENTS AND LOT LINE ADJUSTMENT BETWEEN LOTS 3 AND 4, BLOCK 2,

SADDLE ROCK NORTH SUBDIVISION FILING NO. 5

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT HE IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, KNOWN AS TRACT E, SADDLE ROCK NORTH SUBDIVISION FILING NO. 5, RECORDED AT RECEPTION NO. E2087845, ON 08/23/2022 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP WITH "P.R. FLETCHER & ASSOC. T5S R66W C - 1/4 1999 PLS 29039" AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 AND A 3-1/4" ALUMINUM CAP WITH "JR ENGINEERING 1989 T5S R66W 24/25 - 1/4 RLS 10377" AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 BEARING N00°08'57"W;

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE N89°25'45"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 24, A DISTANCE OF 1,466.04 FEET;  
THENCE DEPARTING SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, N00°34'15"W, A DISTANCE OF 20.01 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PONDEROSA TRAIL SOUTH, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00" AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS N45°34'15"W, A DISTANCE OF 28.26 FEET TO A POINT OF TANGENCY ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH WENATCHEE STREET;  
THENCE ALONG THE EASTERLY RIGHT OF WAY OF SAID SOUTH WENATCHEE STREET THE FOLLOWING TWO (2) COURSES:

- N00°34'15"W, A DISTANCE OF 17.41 FEET TO A POINT OF CURVATURE;
- ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 195.00 FEET, A DELTA ANGLE OF 09°15'07" AN ARC LENGTH OF 31.49 FEET, THE CHORD OF WHICH BEARS N05°11'48"W, A DISTANCE OF 31.45 FEET TO THE SOUTHWEST CORNER OF BLOCK 3 OF SAID SADDLE ROCK NORTH SUBDIVISION FILING NO. 4;

THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF SOUTH WENATCHEE STREET AND ALONG THE EAST LINE OF SAID BLOCK 3, THE FOLLOWING TEN (10) COURSES:

- N50°12'16"E, A DISTANCE OF 49.46 FEET;
- N38°51'05"E, A DISTANCE OF 59.64 FEET;
- N27°29'54"E, A DISTANCE OF 56.54 FEET;
- N17°19'14"E, A DISTANCE OF 193.48 FEET;
- N00°13'05"W, A DISTANCE OF 105.08 FEET;
- N22°47'20"W, A DISTANCE OF 120.72 FEET;
- N46°10'05"W, A DISTANCE OF 61.45 FEET;
- N39°57'14"E, A DISTANCE OF 225.90 FEET;
- N00°58'24"E, A DISTANCE OF 117.38 FEET;
- N26°54'24"W, A DISTANCE OF 26.72 FEET TO THE SOUTHWEST CORNER OF TRACT B, SADDLE ROCK NORTH SUBDIVISION FILING NO. 4;

THENCE DEPARTING SAID EAST LINE OF BLOCK 3 AND ALONG THE SOUTHEASTERLY LINE OF SAID TRACT B, N57°49'20"E, A DISTANCE OF 83.62 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B, ALSO BEING A POINT ON THE SOUTH LINE OF BLOCK 2, SADDLE ROCK NORTH SUBDIVISION FILING NO. 4;

THENCE DEPARTING SAID SOUTHEASTERLY LINE OF TRACT B AND ALONG SAID SOUTH LINE OF BLOCK 2 THE FOLLOWING FOUR (4) COURSES:

- S32°10'40"E, A DISTANCE OF 83.61 FEET;
- S31°23'09"E, A DISTANCE OF 60.00 FEET;
- S52°37'39"E, A DISTANCE OF 119.37 FEET;
- S73°12'01"E, A DISTANCE 151.37 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF SAID PONDEROSA TRAIL SOUTH;

THENCE DEPARTING SAID SOUTH LINE OF BLOCK 2 AND ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF PONDEROSA TRAIL SOUTH, THE FOLLOWING THREE (4) COURSES:

- ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 11°48'29" AN ARC LENGTH OF 56.68, THE CHORD OF WHICH BEARS S05°17'59"W, A DISTANCE OF 56.58 FEET TO A POINT OF TANGENCY;
- S00°36'17"E, A DISTANCE OF 198.87 FEET TO A POINT OF CURVATURE;
- ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 90°02'02" AN ARC LENGTH OF 785.69 FEET, THE CHORD OF WHICH BEARS S44°24'44"W, A DISTANCE OF 707.32 FEET TO A POINT OF TANGENCY;
- S89°25'45"W, A DISTANCE OF 67.59 FEET TO SAID POINT OF BEGINNING.

CONTAINING AN AREA OF 348,480 SQUARE FEET OR 8.00 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 SADDLE ROCK NORTH SUBDIVISION FILING NO. 5, AMENDMENT 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 (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA OR "CITY";

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 147 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;

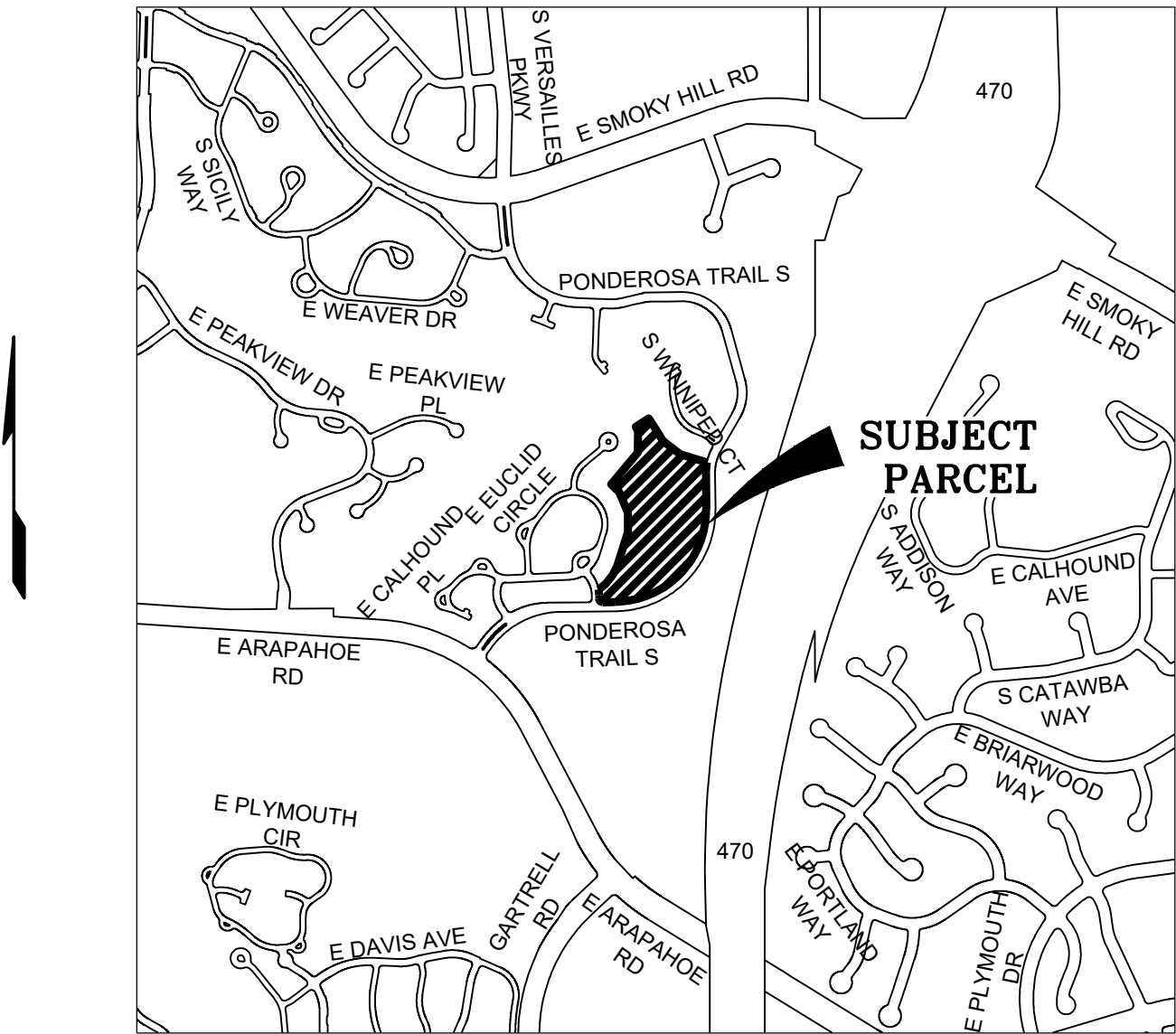
ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

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 AGREE 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.

THE AREA(S) LABELED "DRAINAGE EASEMENT" ("DRAINAGE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE DRAINAGE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS); FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMENS LIEN AGAINST THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED AS "STORM SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO STORM COLLECTION MAINS AND TRANSMISSION MAINS, LINES, DRAINS, AND IRRIGATION LINES AND ALL FACILITIES, FIXTURES, DEVICES, APPURTENANCES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS 2024013875, RESPECTIVELY.

THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY, AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE "UTILITY EASEMENT" FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT, HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.



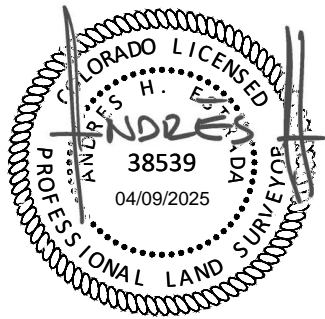
VICINITY MAP  
NOT TO SCALE

## GENERAL 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".
- BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, BEING MONUMENTED WITH A 3-1/4" ALUMINUM CAP WITH "P.R. FLETCHER & ASSOC. T5S R66W C - 1/4 1999 PLS 29039" AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 AND A 3-1/4" ALUMINUM CAP WITH "JR ENGINEERING 1989 T5S R66W 24/25 - 1/4 RLS 10377" AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 BEARING N00°08'57"W.
- 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HCL ENGINEERING & SURVEYING, LLC TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. F70855625-5 WITH AN EFFECTIVE DATE OF 3/25/2025 PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT.
- THE EASEMENTS HEREON SHOWN AND LABELED 6" GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS A GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- TRACTS A, B, C, D, E, F, G, H AND I ARE TO BE OWNED AND MAINTAINED BY THE SADDLE ROCK METROPOLITAN DISTRICT.
- ALL OWNERS OF LOTS AND TRACTS ADJACENT TO PONDEROSA TRAIL SOUTH SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- 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. (13-80-105 C.R.S. 2012).

## SURVEYOR'S CERTIFICATE:

I, ANDRES ESTRADA, 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 ADJUSTMENT; 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 THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. (SEE AES BOARD RULE 1.6.B.2.)



ANDRES ESTRADA, REGISTERED LAND SURVEYOR  
COLORADO NO. 38539  
FOR AND ON BEHALF OF  
HCL ENGINEERING & SURVEYING, LLC  
5975 S. QUEBEC ST., STE. 200  
CENTENNIAL, CO 80111  
aestrada@hclengineering.com

04/09/2025

DATE

## OWNER

BLVD HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE

PRINT NAME

PRINT TITLE

## NOTARIAL:

STATE OF COLORADO )

) SS

ARAPAHOE COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, A.D. BY \_\_\_\_\_, AS OWNER OF BLVD HOLDINGS, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## MORTGAGE HOLDER:

THE UNDERSIGNED, AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

THB SADDLE ROCK, LLC, A COLORADO LIMITED LIABILITY COMPANY

RIVER BEND CORPORATION

## CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 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

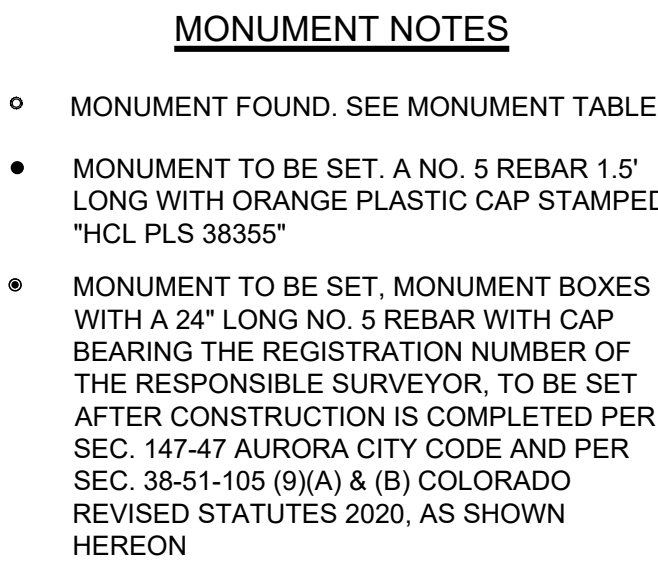
DATE

HCL ENGINEERING & SURVEYING, L.L.C.  
5600 S. QUEBEC ST., STE. 200  
CENTENNIAL, CO 80111  
PHONE: 303.773.1605  
WWW.HCLENGINEERING.COM

SADDLE ROCK NORTH  
SUBDIVISION FILING NO. 5,  
AMENDEMENT NO. 1

JOB NUMBER:	190016	DRAWN BY:	AHE
DATE:	03/10/2025	CHECKED BY:	JES
SHEET NUMBER:	1	OF	3 SHEETS

AMENDMENT OF ALL EASEMENTS AND LOT LINE ADJUSTMENT BETWEEN LOTS 3 AND 4, BLOCK 2,  
SADDLE ROCK NORTH SUBDIVISION FILING NO. 5  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



# NOTE

PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.



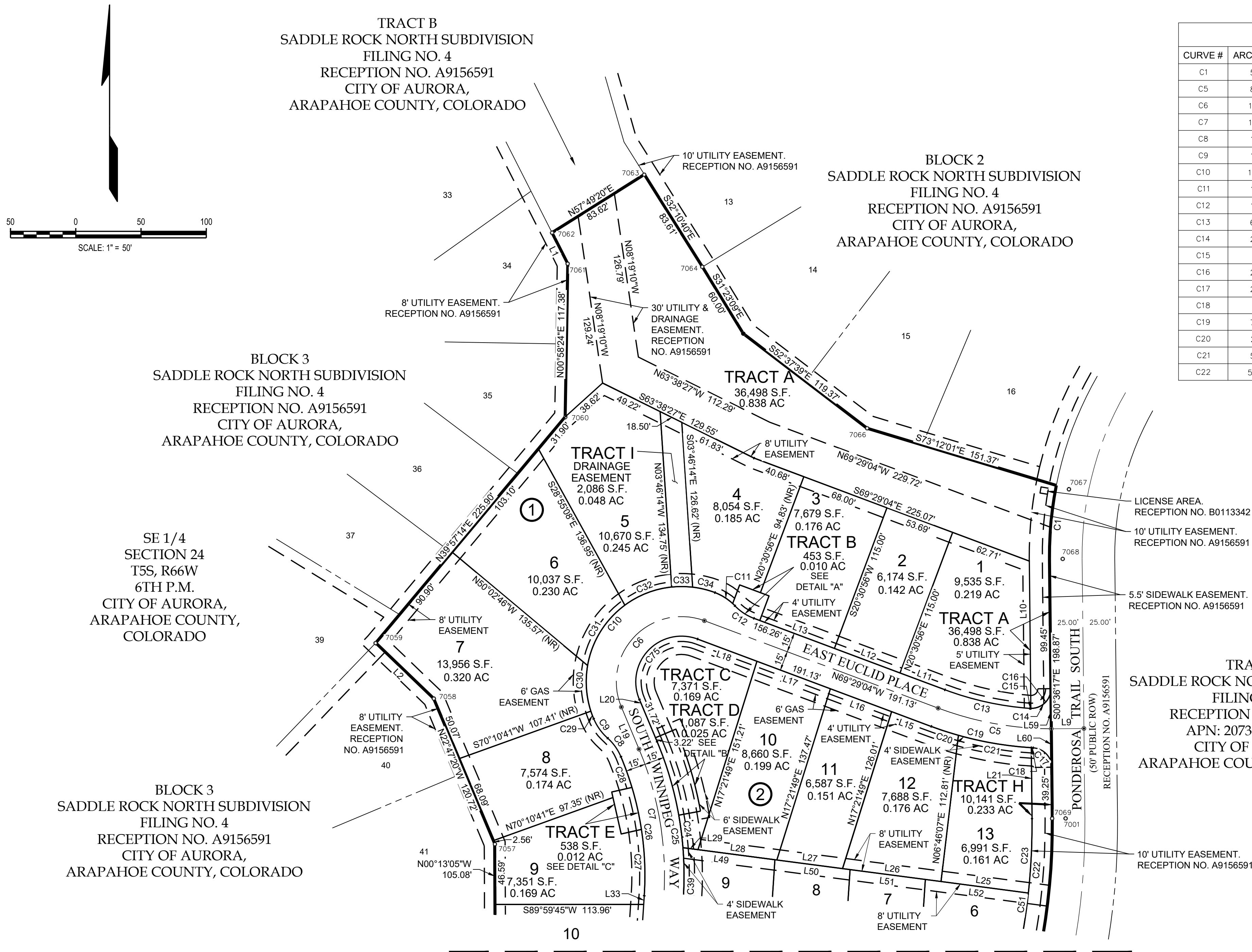
# SADDLE ROCK NORTH SUBDIVISION FILING NO. 5, AMENDMENT NO. 1

AMENDMENT OF ALL EASEMENTS AND LOT LINE ADJUSTMENT BETWEEN LOTS 3 AND 4, BLOCK 2,

SADDLE ROCK NORTH SUBDIVISION FILING NO. 5

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	56.68'	275.00'	11°48'32"	S05°17'59"W	56.58'
C5	88.58'	250.00'	20°18'01"	N79°38'05"W	88.11'
C6	116.33'	50.00'	133°18'16"	S43°51'48"W	91.81'
C7	115.94'	250.00'	26°34'15"	S09°30'12"E	114.90'
C8	17.66'	39.00'	25°56'50"	N35°39'26"W	17.51'
C9	18.49'	41.00'	25°50'31"	N35°42'35"W	18.34'
C10	169.84'	73.00'	133°18'16"	S43°51'48"W	134.04'
C11	18.49'	41.38'	25°36'01"	N56°33'48"W	18.34'
C12	17.59'	39.00'	25°50'31"	N56°33'48"W	17.44'
C13	66.76'	235.00'	16°16'35"	S77°37'21"E	66.53'
C14	24.83'	15.00'	94°50'38"	N46°49'02"E	22.09'
C15	0.77'	15.00'	2°56'01"	S87°13'39"E	0.77'
C16	24.06'	15.00'	91°54'37"	N45°21'01"E	21.56'
C17	22.57'	15.00'	86°11'45"	N43°42'09"W	20.50'
C18	1.50'	265.00'	0°19'27"	N86°38'18"W	1.50'
C19	78.59'	264.85'	17°00'06"	S77°58'50"E	78.30'
C20	21.85'	265.00'	4°43'29"	S71°50'48"E	21.85'
C21	56.74'	264.74'	12°16'47"	S80°20'34"E	56.63'
C22	596.85'	484.50'	70°34'57"	S34°41'12"W	559.82'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C23	57.11'	484.50'	6°45'14"	S02°46'20"W	57.08'
C24	25.09'	265.00'	5°25'25"	S07°20'17"E	25.08'
C25	122.89'	265.00'	26°34'15"	N09°30'12"W	121.80'
C26	108.98'	235.00'	26°34'16"	N09°30'13"W	108.01'
C27	50.98'	235.00'	12°25'48"	S02°25'59"E	50.88'
C28	24.97'	235.00'	6°05'19"	N19°44'41"W	24.96'
C29	6.21'	73.00'	4°52'14"	N20°21'13"W	6.20'
C30	35.35'	73.00'	27°44'33"	N04°02'50"W	35.00'
C31	55.65'	73.00'	43°40'36"	N31°39'45"E	54.31'
C32	38.93'	73.00'	30°33'23"	N68°46'45"E	38.47'
C35	2.44'	41.00'	3°24'35"	N45°20'51"W	2.44'
C36	58.92'	265.00'	12°44'20"	N16°25'10"W	58.80'
C37	62.56'	282.00'	12°42'41"	N16°25'59"W	62.44'
C38	108.98'	235.00'	26°34'16"	N09°30'13"W	108.01'
C39	38.89'	265.00'	8°24'29"	S00°25'20"E	38.85'
C51	174.09'	484.50'	20°35'16"	S16°26'35"W	173.16'
C75	81.43'	35.00'	133°18'16"	S43°51'48"W	64.27'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N26°54'24"W	26.72'
L2	S46°10'05"E	61.45'
L9	N89°23'43"E	25.00'
L10	N00°36'17"W	112.93'
L11	S69°29'04"E	36.80'
L12	S69°29'04"E	53.69'
L13	S69°29'04"E	156.26'
L15	S69°29'04"E	32.41'
L16	S69°29'04"E	50.08'
L17	N69°29'04"W	60.09'
L18	N69°29'04"W	48.56'
L19	S22°47'20"E	34.94'
L20	S22°47'20"E	34.94'
L21	S00°36'17"E	54.32'

LINE TABLE		
LINE #	BEARING	DISTANCE
L25	N82°30'30"W	67.51'
L26	N82°30'30"W	76.07'
L27	N82°30'30"W	50.75'
L28	S82°30'30"E	60.90'
L29	S82°30'30"E	11.63'
L33	S03°46'55"W	6.69'
L35	N20°30'56"E	15.27'
L36	S69°29'04"E	24.00'
L37	N20°30'56"E	20.17'
L38	N69°29'04"W	7.00'
L39	S69°29'04"E	17.00'
L40	N69°29'04"W	4.77'
L41	S22°47'20"E	3.23'
L42	N67°12'40"E	17.00'

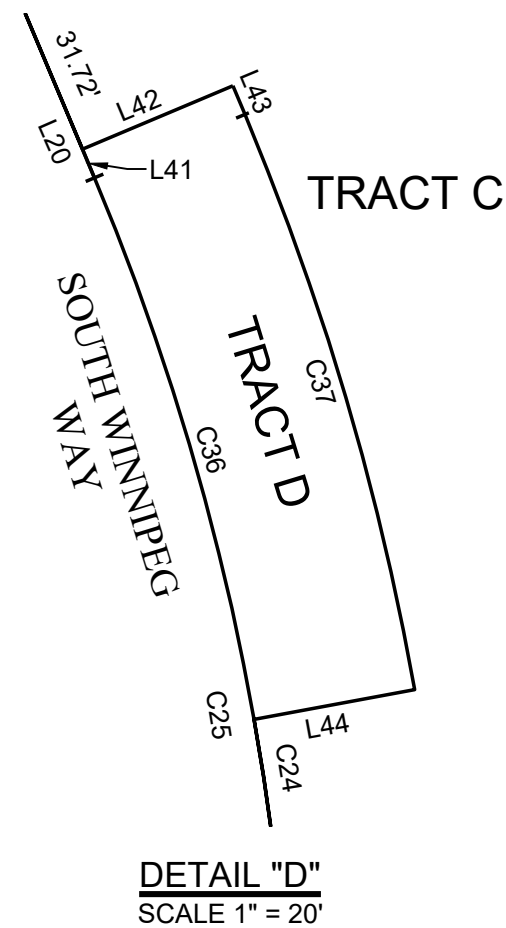
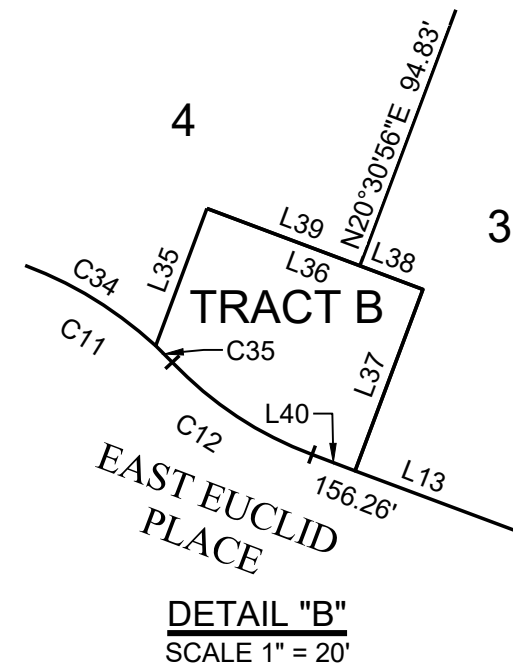
LINE TABLE		
LINE #	BEARING	DISTANCE
L43	S22°47'20"E	3.23'
L44	S79°29'36"W	17.00'
L45	N12°41'57"W	4.36'
L46	N77°18'03"E	15.92'
L47	S12°41'57"E	28.64'
L48	N77°18'03"E	15.93'
L49	N82°30'30"W	71.00'
L50	S82°30'30"E	58.12'
L51	N82°30'30"W	58.12'
L52	S82°30'30"E	79.62'
L59	S00°36'17"E	30.76'
L60	S00°36'17"E	29.41'

LICENSE AREA.  
RECEPTION NO. B0113342

10' UTILITY EASEMENT.  
RECEPTION NO. A9156591

5.5' SIDEWALK EASEMENT.  
RECEPTION NO. A9156591

TRACT C  
SADDLE ROCK NORTH SUBDIVISION  
FILING NO. 4  
RECEPTION NO. A9156591  
APN: 2073-24-4-28-004  
CITY OF AURORA,  
ARAPAHOE COUNTY, COLORADO



## NOTE

PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

## LEGEND

	SUBJECT PARCEL BOUNDARY LINE
	SECTION LINE
	SUBDIVISION LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE, AS NOTED
	RIGHT-OF-WAY LINE
	TIE LINE
	CENTERLINE OF ROAD
(NR)	NON-RADIAL

## MONUMENT NOTES

- MONUMENT FOUND. SEE MONUMENT TABLE
- MONUMENT TO BE SET. A NO. 5 REBAR 1.5' LONG WITH ORANGE PLASTIC CAP STAMPED "HCL PLS 38355"
- MONUMENT TO BE SET. MONUMENT BOXES WITH A 24" LONG NO. 5 REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(A) & (B) COLORADO REVISED STATUTES 2020, AS SHOWN HEREON

MONUMENT TABLE	
NO.	DESCRIPTION
7001	FOUND BRASS TAG WITH NAIL ON A 10' OFFSET
7057	FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP "STANTEC PLS 25942"
7058	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "P.R. FLETCHER & ASSOC. PLS 29039"
7059	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "P.R. FLETCHER & ASSOC. PLS 29039"
7060	FOUND NO. 5 REBAR WITH GREEN PLASTIC CAP "ALTURA LAND PLS 38081"
7061	FOUND NO. 5 REBAR WITH GREEN PLASTIC CAP "ALTURA LAND PLS 38081"
7062	FOUND NO. 5 REBAR WITH GREEN PLASTIC CAP "ALTURA LAND PLS 38081"

MONUMENT TABLE	
NO.	DESCRIPTION
7063	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP. DAMAGED
7064	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "TAINSWORTH PLS 24949"
7066	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "P.R. FLETCHER & ASSOC. PLS 29039"
7067	FOUND BRASS TAG WITH NAIL ON A 10' OFFSET
7068	FOUND BRASS TAG WITH NAIL ON A 10' OFFSET
7069	FOUND CHISELED "X" ON CONCRETE

HCL ENGINEERING & SURVEYING, L.L.C.  
5600 S. QUEBEC ST., STE. 200  
CENTENNIAL, CO 80111  
PHONE: 303.773.1605  
WWW.HCLENGINEERING.COM

SADDLE ROCK NORTH  
SUBDIVISION FILING NO. 5,  
AMENDMENT NO. 1

JOB NUMBER:	190016	DRAWN BY:	AHE
DATE:	03/10/2025	CHECKED BY:	JES
SHEET NUMBER:	3	OF	3 SHEETS