

Adams County - 18" x 24" sheets with 2" margin on left, and 1/2" margins on all other sides.

Distance: 2.06 in

Distance: 0.96 in

Margins have been resized

"REPLAT" replaced with "RESUBDIVISION"

Comma added

[resubdivision of several Lots located in

## STATEMENT OF INTENT

A ~~REPLAT~~ TO HIGHLINE VILLAGE SUBDIVISION FILING NO. 3 TO ADJUST THE COMMON LOT LINES OF LOTS 15 THROUGH 36, NOW CALLED 15A THROUGH 36A. NO LOTS ARE BEING CREATED OR DELETED.

## LEGAL DESCRIPTION AND DEDICATIONS

[Lots have been renumbered from 1-22

[Lot numbers will begin at 1 through the conclusion

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 ~~REPLAT~~ OF 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 16<sup>TH</sup> 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 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 BY 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 HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES RESULTING FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE UTILITIES; AND THEY FURTHER AGREE TO HOLD HARMLESS THE CITY OF AURORA, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY 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 \_\_\_\_\_

# 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

#### PLAT 1 OF 2

## 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 DEFACES 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 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.

7. DATE OF FIELDWORK: 2/14/2020

## 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 ROBERT J. HENNESSY, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF HIGHLINE VILLAGE SUBDIVISION FILING NO. 3 AMENDMENT 1 WAS MADE ME OR UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY WITHIN APPLICABLE STANDARDS OF PRACTICE SHOWS SAID SURVEY BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF AND HAS AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET. 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

STATE OF COLORADO )

)SS

COUNTY OF ADAMS )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_DAY OF\_\_\_\_, 20\_\_\_\_AT\_\_\_\_O' CLOCK\_\_\_\_M.,

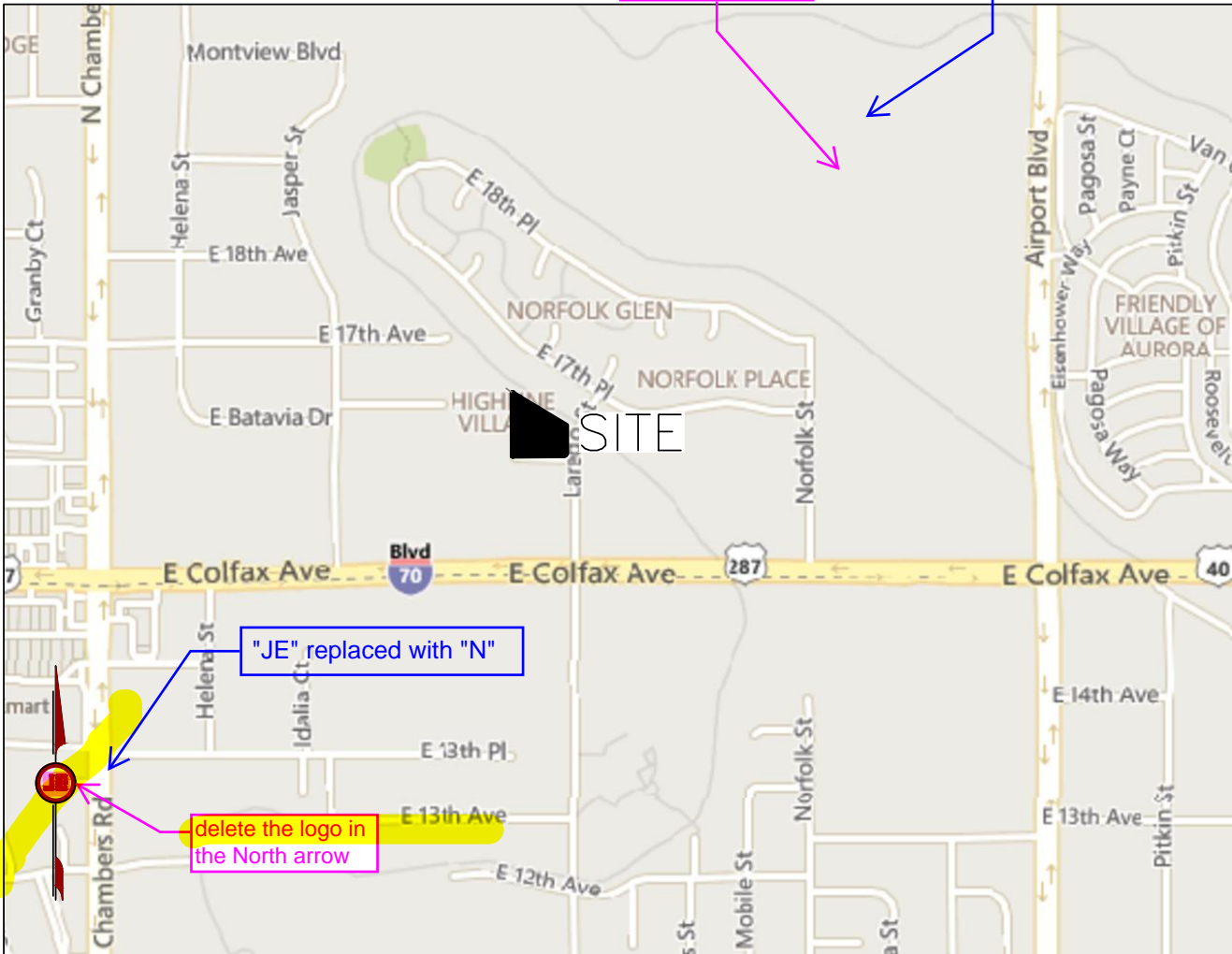
INSTRUMENT NO. \_\_\_\_\_

COUNTY CLERK AND RECORDER \_\_\_\_\_

DEPUTY \_\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_





# HIGHLINE VILLAGE SUBDIVISION FILING NO. 3 AMENDMENT 1

A REPLAT 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

"REPLAT" replaced with "RESUBDIVISION"

add comma

Comma added

change these Lot numbers to begin with #1 to the conclusion

Lots have been renumbered from 1-22

Labels have been moved for proper reading

delete this old Lot lines, unless these are going to be new easements; if so, add names of easements

**BLOCK 1**

Old lot lines have been erased from plat

**CONTAINING**  
77,663 SQ. FT.  
1.783 ACRES±  
TOTAL

A drainage easement is required for the existing detention ponds and any additional detention or water quality facilities

## LEGEND

- SET #5X18" REBAR AND 1" YELLOW PLASTIC CAP PLS 34580
- FOUND MONUMENT AS DESCRIBED
- FOUND SECTION CORNER AS DESCRIBED HEREON

BOUNDARY LINE

LOT LINE

EXISTING LOT/EASEMENT

SECTION LINE

TIE LINE

delete the logo in the North arrow

"JE" replaced with "N"

ORIGINAL SCALE: 1"= 30' HORIZ.

