

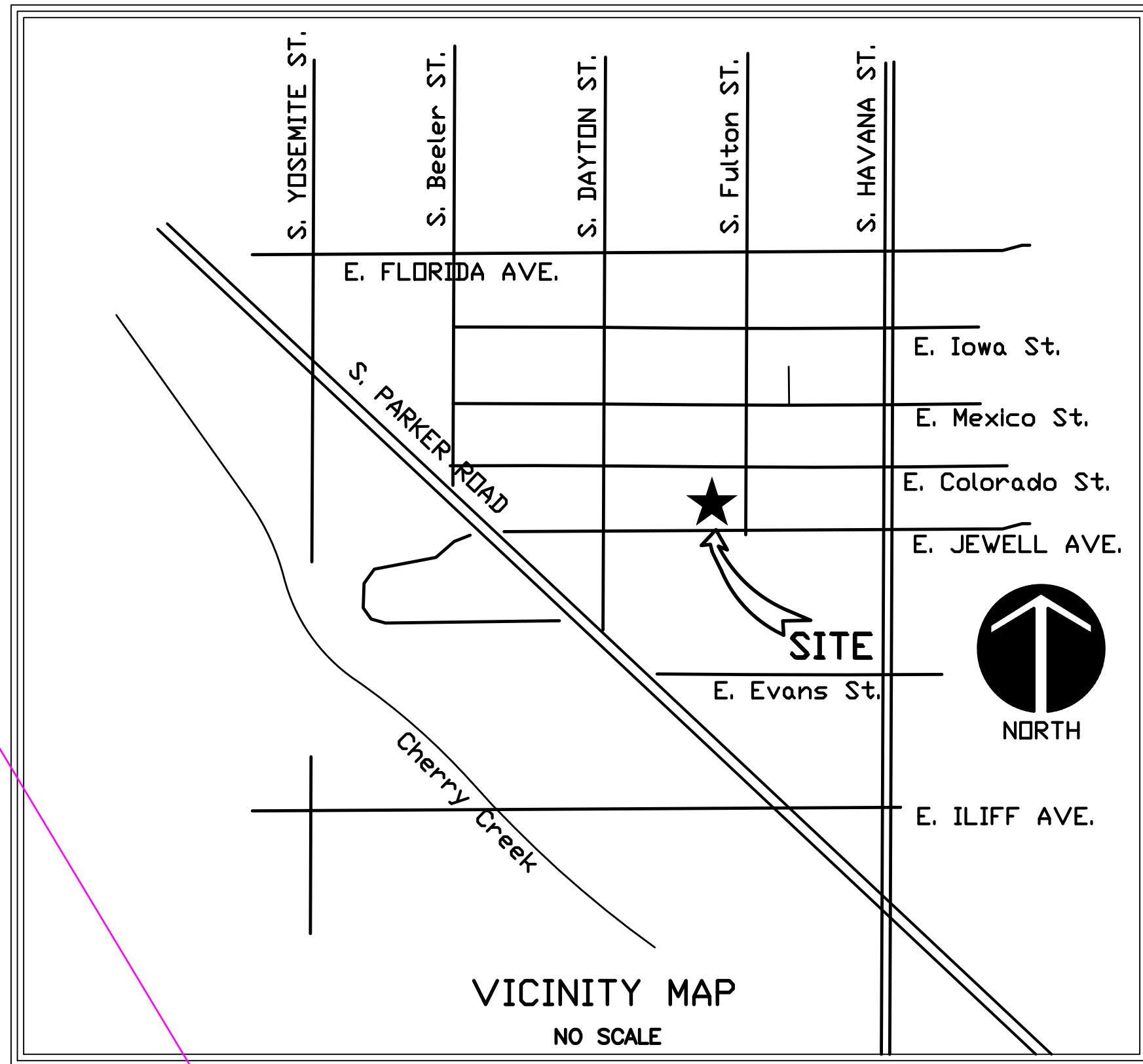
MUBARAK VILLA SUBDIVISION FILING NO. 1

BEING A RESUBDIVISION OF MAPLE VALE SUBDIVISION FILING NO.1, AMENDMENT NO. 1;
LYING IN THE SE1/4 OF SECTION 22 TOWNSHIP 4 SOUTH, RANGE 67 WEST of the 6th. P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 3

NOTES:

- THIS SUBDIVISION PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 5509-3336746, DATED MAY 20, 2020; AND BE HEREBY NOTICED THAT NO TITLE SEARCH WAS CONDUCTED BY ME OR THIS OFFICE TO DETERMINE OWNERS OR EASEMENTS, WHETHER RECORDED OR UNRECORDED.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER FIRST DISCOVERING 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.
- 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".
- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE1/4 OF SECTION 22, BEARING N 89°48'21"E. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS
- 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.
- THE EASEMENTS HEREON SHOWN AND LABELED 6ft 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.
- 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.
- ALL TRACTS ARE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS ADJACENT TO EAST JEWELL AVENUE AND SOUTH FULTON STREET SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

[Send in the updated Title Commitment to be within 120 calendar days of the plat approval date]



The easement area within each lot 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 statement was recently changed on Sept. 17, 2020 please revise this plat to match.

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 RIGHT-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.

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.

This statement was recently changed on Sept. 17, 2020 please revise this plat to match.

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 SEPT. 15th, 2014.

DATE GARRY L. ROHLEDER, PLS 29052

DEDICATION :

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 25, INCLUSIVE, BLOCK 1, AND TRACTS A, B, C, D, E, F AND G, MAPLE VALE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. (CONTAINING 76,437 sq. ft. OR 1.755 ACRES MORE OR LESS) HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, TRACTS AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MUBARAK VILLA 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, EASEMENTS AND TRACTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

OWNER

MUBARAK VILLA, LCA, A COLORADO LIMITED COOPERATIVE ASSOCIATION;

MEMBER / OWNER

COUNTY OF _____) SS
STATE OF _____)
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ A.D. 2020,
BY _____; WITNESS MY HAND & SEAL....

WITNESS MY HAND & SEAL : _____
MY COMMISSION EXPIRES _____
NOTARY BUSINESS ADDRESS : _____

CITY OF AURORA APPROVALS :

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, AND EASEMENTS AND AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 2020 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

RECORDER'S CERTIFICATE :

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON

THIS _____ DAY OF _____, _____ AD
AT _____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER

DEPUTY
*BOOK NO.: _____

*PAGE NO.: _____

RECEPTION NO.: _____

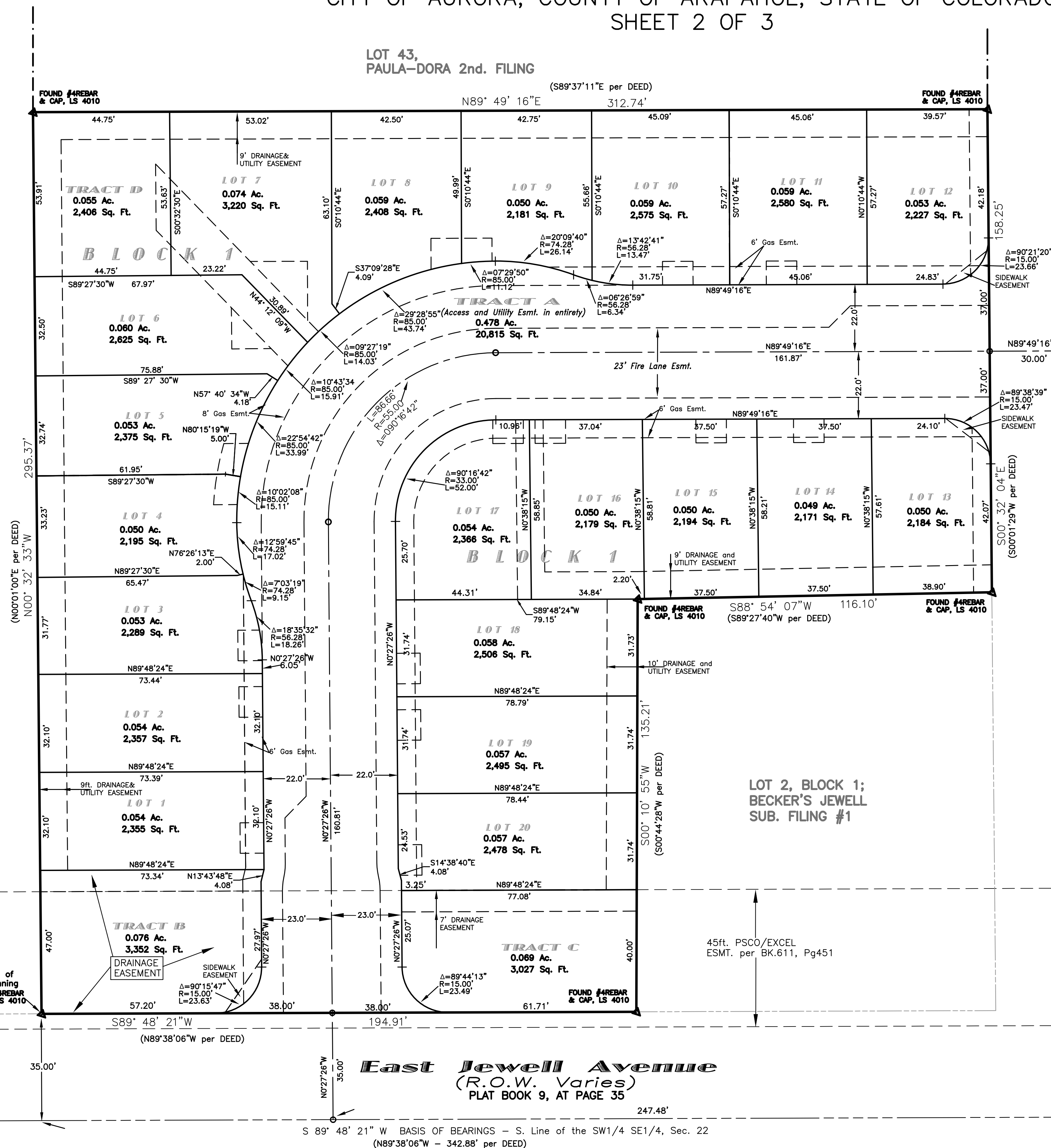
PREPARED BY:

PRISM
DESIGN & CONSULTING GROUP
P.O. BOX 441730 phone: 720-689-7324
AURORA, CO. 80044 web: PrismDCG.COM
DATE : JANUARY 2019
J.N. 18-005 MUBARAK
REVISIONS : MAY 2019, per CITY COMMENTS

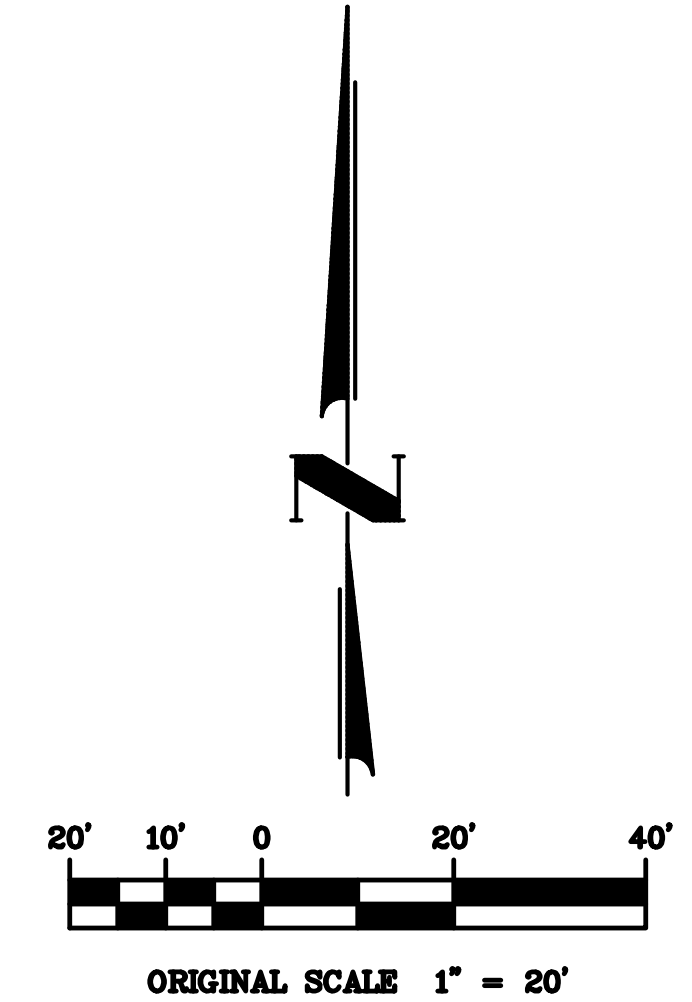
MUBARAK VILLA SUBDIVISION FILING NO. 1

BEING A RESUBDIVISION OF MAPLE VALE SUBDIVISION FILING NO.1, AMENDMENT NO. 1;
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 3

LOT 1, BLOCK 1;
WESTOVER GARDENS
SUB. FILING NO. 1



SE-16th Cor., SECTION 22
T.4S., R.67W. 6th P.M.
FOUND 3" ALUMINUM CAPPED
MONUMENT LS2132



LEGEND

- SECTION CORNER & LINE
- SITE PROPERTY LINE & SURVEY MONUMENT
- LOT (or TRACT) LINES
- OFF-SITE PROPERTY (or R.O.W.) LINE
- EASEMENT
- CENTERLINE/RANGELINE
- FOUND REBAR & CAP, LS 4010
- RANGE POINT per THIS PLAT

FERSTENBURG SUB.

LOT 2, BLOCK 1;
BECKER'S JEWELL
SUB. FILING #1

S1/4 Cor., SEC. 22
T.4S., R.67W. 6th P.M.
FOUND 3" BRASS CAPPED
MONUMENT (LS13327 COA)

E-16th Cor. SECTION 22
T.4S., R.67W. 6th P.M.
FOUND 2" ALUMINUM CAPPED
MONUMENT, LS4010 in RANGE BOX

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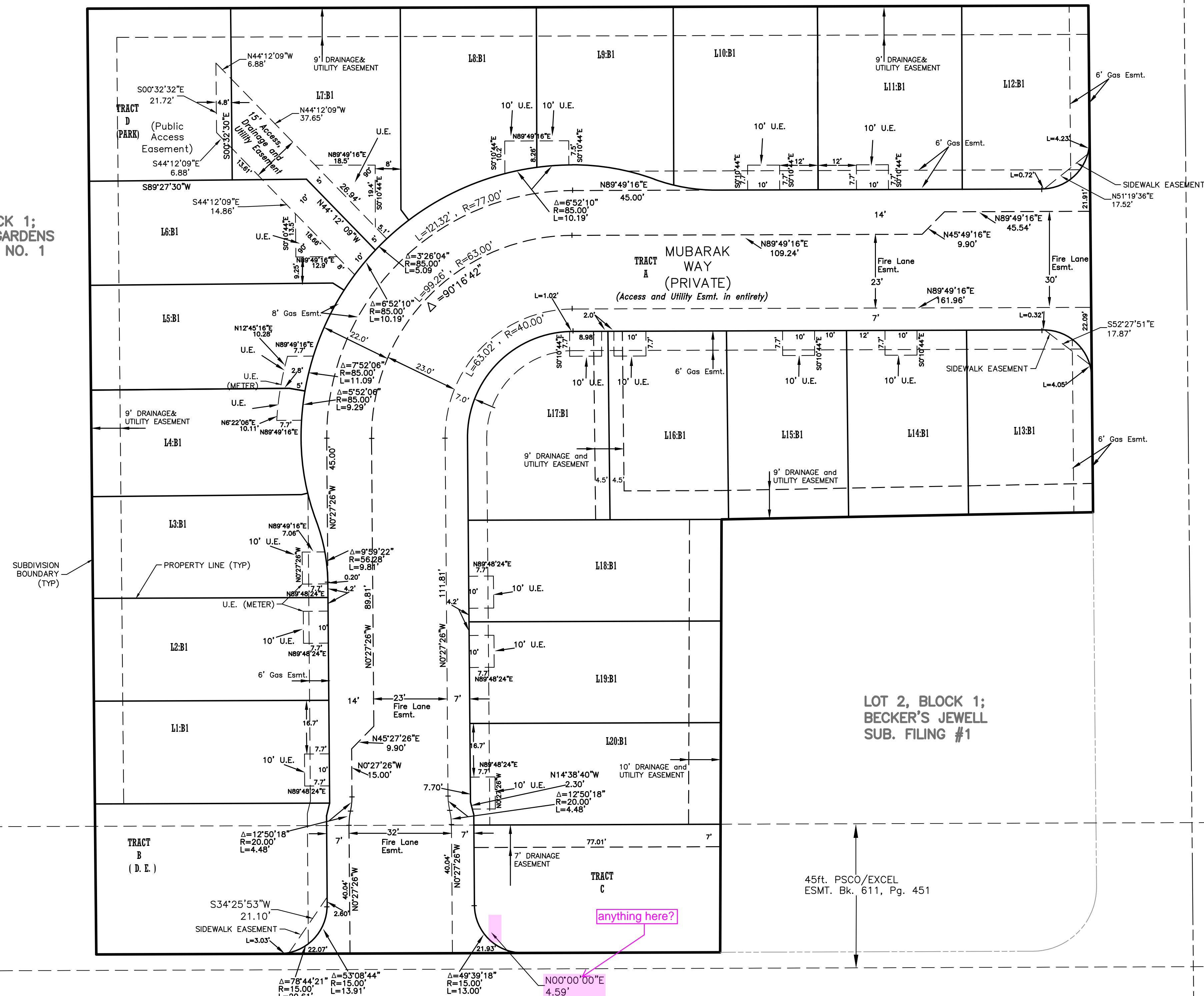
MUBARAK VILLA SUB. FILING NO.1
SHEET 2 OF 3

MUBARAK VILLA SUBDIVISION FILING NO. 1

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SHEET 3 OF 3

LOT 43,
PAULA-DORA 2nd. FILING

LOT 1, BLOCK 1;
WESTOVER GARDENS
SUB. FILING NO. 1



FERSTENBURG SUB.

DETAIL of EASEMENTS

Note : U.E. = Utility Easement
D.E. = Drainage Easement

PREPARED BY:

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