

1555 MOLINE SUBDIVISION FILING NO. 1

RESUBDIVISION OF LOT 15 AND 16, EXCEPT THE NORTH 37.50 FEET OF LOT 16,
 BLOCK 193, BOSTON HEIGHTS, SECOND FILING,
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35,
 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 (SHEET 1 OF 2)

LEGAL DESCRIPTION (RECORD)

LOTS 15 AND 16, EXCEPT THE NORTH 37 1/2 FEET OF LOT 16, BLOCK 193, RESUBDIVISION OF BLOCK 193, BOSTON HEIGHTS SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND SITUATED IN SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING LOT 15 AND 16, EXCEPT THE NORTH 37.50 FEET OF LOT 16, BLOCK 193, BOSTON HEIGHTS, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER SOUTH 1/16TH SECTION CORNER OF SAID SECTION, BEING A 2.0 ALUMINUM CAP STAMPED "CITY OF AURORA LS 13327", THENCE S 26°49'59" E 1106.98 FEET TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 193, BOSTON HEIGHTS SECOND FILING BEING THE POINT OF BEGINNING;

THENCE WITH THE WEST LINE OF SAID LOT, N 00°19'29" W 62.45 FEET TO THE NORTHWEST CORNER OF DESCRIBED SOUTH 37.50 FEET OF LOT 16, BLOCK 193;
 THENCE WITH THE SAID SOUTH 37.50 FEET OF LOT 16, N 89°41'40" E 135.07 FEET TO A FOUND 1.0 INCH CAP IN CONCRETE, STAMPED PLS 26958, ON THE WEST RIGHT OF WAY LINE OF MOLINE STREET;
 THENCE WITH THE SAID WEST RIGHT OF WAY LINE, S 00°39'33" E 62.32 FEET TO A FOUND NO.3 REBAR FOR THE SOUTHEAST CORNER OF SAID LOT 15;
 THENCE WITH THE SOUTH LINE OF SAID LOT 15, S 89°38'25" W 135.43 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 8437.55 SQUARE FEET, 0.194 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF 1555 MOLINE SUBDIVISION FILING NO.1, AND BY THESE PRESENTS THE CITY OF AURORA DOES HEREBY DESIGNATE FOR THE PERPETUAL USE OF THE PUBLIC THE STREETS AND CORRIDORS SHOWN HEREON AND NOT PREVIOUSLY DESIGNATED FOR PUBLIC USE.

COVENANTS

THE UNDERSIGNED OWNER, 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;

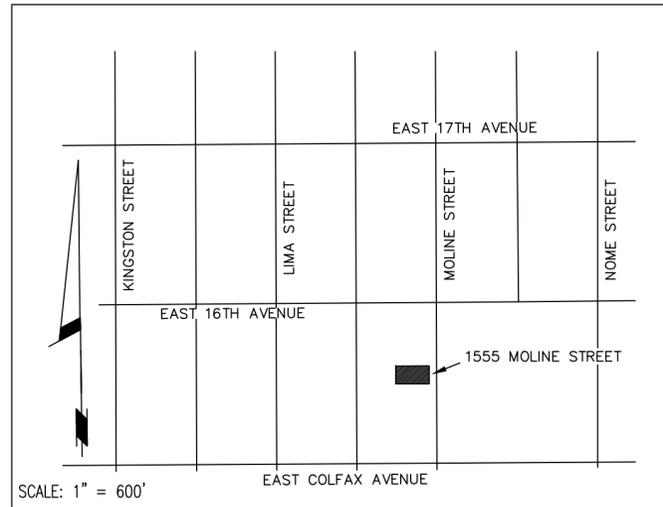
ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

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, 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 AREAS LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENTS 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.

THE AREA LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT 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 WATER LINES, WATER MAINS, METERS, FIRE HYDRANTS CONDUITS, VAULTS, METERS, VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND APPURTENANCES THERETO, AND ALL FACILITIES, AND FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE AREAS LABELED AS "WATER EASEMENT" FOR 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 NO. 2024000018661.

VICINITY MAP



GENERAL NOTES

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. A TITLE SEARCH WAS NOT PERFORMED BY COLORADO ILC TO DETERMINE OWNERSHIP, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD. INFORMATION CONTAINED HEREON IS BASED ON THE PLAT OF BOSTON HEIGHTS SECOND FILING, RESUBDIVISION OF BLOCK 193, RECORDED AT THE COUNTY OF ADAMS, STATE OF COLORADO CLERK AND RECORDER.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE EAST LINE OF BLOCK 193, RESUBDIVISION OF BLOCK 193, BOSTON HEIGHTS SECOND FILING, BETWEEN MONUMENTS AS SHOWN HEREON IS S 00° 39' 33" E, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO.
- ALL DISTANCES ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET, DEFINED AS EXACTLY 1200/3937 METERS.
- BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH COLORADO ILC SERVICES, INC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. COLORADO ILC SERVICES, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.
- 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".
- THE CORRIDOR AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE CITY OF AURORA. ANY STRUCTURE INCONSISTENT WITH THE DESIGNATED USE OF THE CORRIDOR IS PROHIBITED.
- 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.
- PROPERTY ADDRESS:
1555 N MOLINE STREET, AURORA CO, 80010

CITY APPROVAL

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND DESIGNATION OF STREETS AND CORRIDORS AS SHOWN HEREON BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 2025 A.D., AND HEREBY NOTIFIES THE PUBLIC AT LARGE OF THESE CORRIDORS AND STREET DESIGNATIONS BY RECORDING THIS SUBDIVISION PLAT AT THE OFFICE OF THE CLERK AND RECORDER FOR ADAMS COUNTY, STATE OF COLORADO.

SIGNATURE: CITY ENGINEER _____ DATE _____

SIGNATURE: PLANNING DIRECTOR _____ DATE _____

OWNER

DREAM HOMES DESIGN INC.

SIGNATURE: _____ PRINTED NAME & TITLE _____ DATE _____

STATE OF COLORADO
 COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY ANDRES FLORES-ZAPATA, OWNER OF DREAM HOMES DESIGN INC.

WITNESS MY HAND AND OFFICIAL SEAL
 (NOTARY'S OFFICIAL SIGNATURE)

MY COMMISSION EXPIRES: _____

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.

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 FEBRUARY 2, 2025.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION, AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

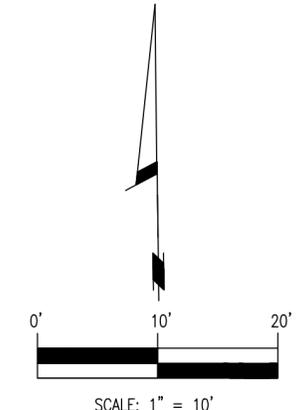
**PRELIMINARY
 FOR REVIEW**

DAVID L. SWANSON, P.L.S.: 36070
 COLORADO PROFESSIONAL LAND SURVEYOR

		PREPARED FOR:	
		LYNDA SUE REYES	
		JOB NUMBER	
		25-01-0031	
0	03/14/2025	3000 LAWRENCE ST, STE#111	
NO.	DATE	DENVER, CO 80205	
REVISION		O: 303.668.7540 F: 928.962.3123	
		DRAWN BY:	
		CHRIS FRANKS	

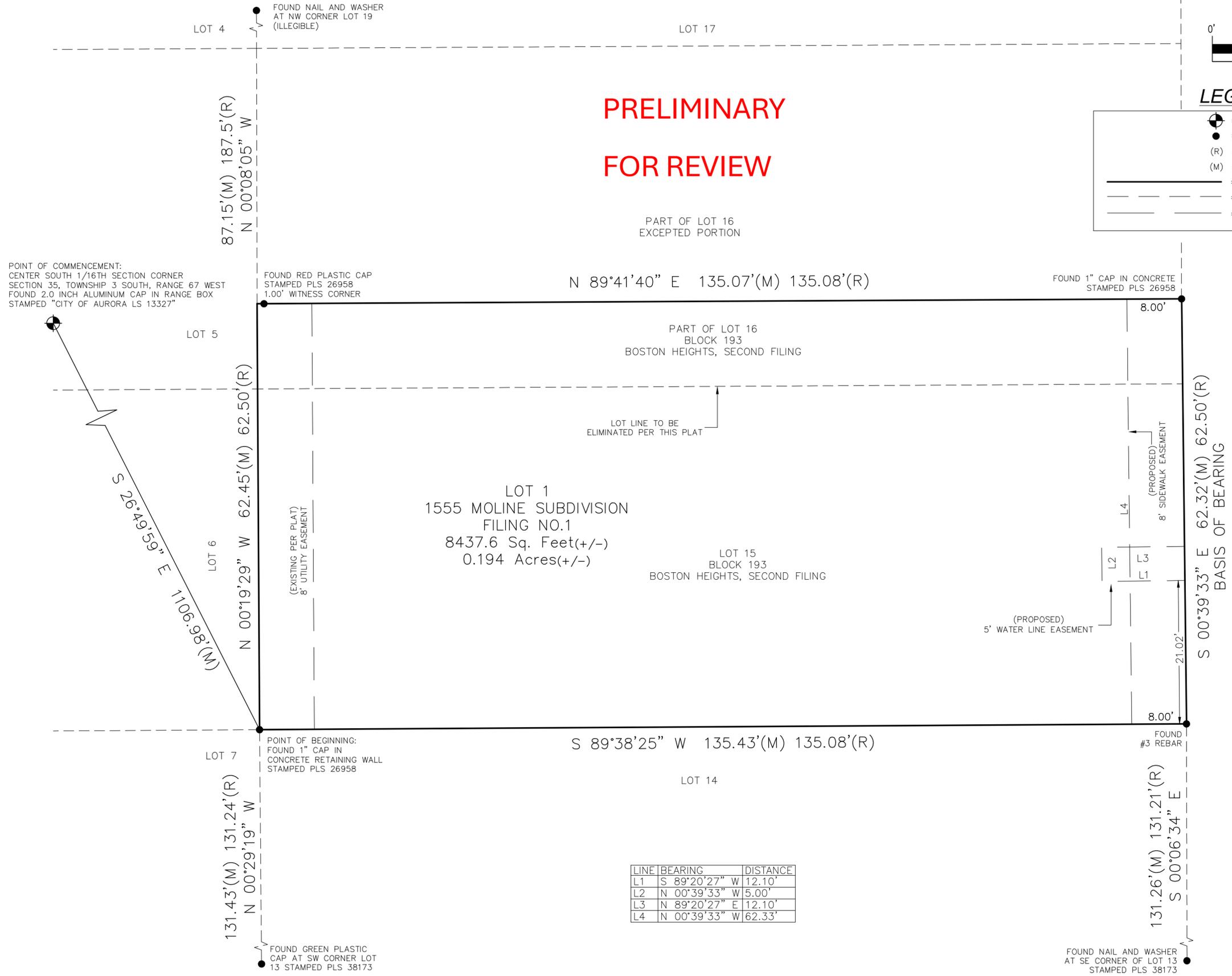
1555 MOLINE SUBDIVISION FILING NO. 1
 RESUBDIVISION OF LOT 15 AND 16, EXCEPT THE NORTH 37.50 FEET OF LOT 16,
 BLOCK 193, BOSTON HEIGHTS, SECOND FILING,
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35,
 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 (SHEET 2 OF 2)

**PRELIMINARY
FOR REVIEW**



LEGEND

- = FOUND SECTION CORNER AS NOTED
- = FOUND MONUMENT AS NOTED
- (R) = RECORD INFORMATION
- (M) = MEASURED
- = PROPERTY LINE
- = LOT LINE
- = EASEMENT LINE



LINE	BEARING	DISTANCE
L1	S 89°20'27" W	12.10'
L2	N 00°39'33" W	5.00'
L3	N 89°20'27" E	12.10'
L4	N 00°39'33" W	62.33'