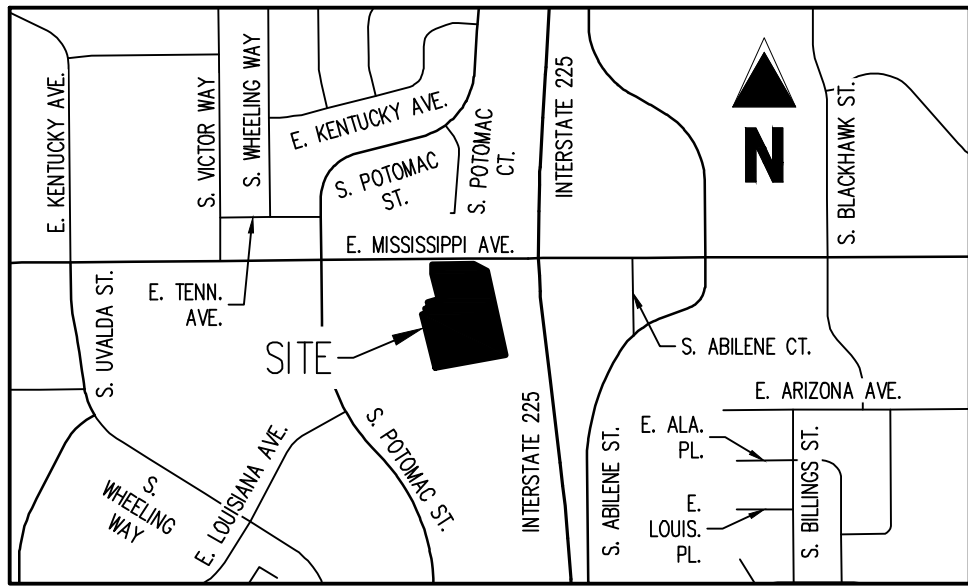


POTOMAC EAST SUBDIVISION FILING NO. 5

A RESUBDIVISION OF LOT 1, BLOCK 1, POTOMAC EAST SUBDIVISION FILING NO. 3
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP
1" = 1000'

BASIS OF BEARINGS:

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING IS BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IS CONSIDERED TO BEAR N89°30'26"E, MONUMENTED ON THE WEST END OF THE LINE BY A FOUND PIPE WITH A 3" BRASS CAP STAMPED, "CITY OF AURORA, T4S, 1/4 13/24, R67W, 2011 PLS 23527" IN A RANGE BOX, AND ON THE EAST END OF THE LINE BY A CALCULATED CORNER FOR THE NORTHEAST CORNER OF SECTION 24, SET BY TWO FOUND CHISELED "X" REFERENCE MONUMENTS PER MONUMENT RECORD DATED 11.30.2014.

PROJECT GEODETIC SYSTEM:

BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE (0502), U.S. SURVEY FEET, SCALED TO GROUND USING A COMBINED SCALE FACTOR OF 1.0002743833, AND APPLIED AT A BASE COORDINATE OF: N: 1,679,111.993, E: 3,188,366.593 (ESTABLISHED VIA "HERE" KEY).

PLAT NOTES:

- ALL DISTANCES SHOWN ON THIS MAP ARE U.S. SURVEY FEET.
- 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.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY GALLOWAY AND COMPANY, INC. TO DETERMINE OWNERSHIP OF THESE TRACTS, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, GALLOWAY AND COMPANY, INC. RELIED UPON TITLE COMMITMENT ORDER NO. ABC70771102.1, WITH AN EFFECTIVE DATE 04/05/2023 AT 5:00 P.M., PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ON BEHALF OF LAND TITLE GUARANTEE COMPANY.
- 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 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.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DNEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO E. MISSISSIPPI AVE. AND INTERSTATE HIGHWAY 225 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.

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 THIS _____ DAY OF _____, 20____, A.D., 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 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 MAY 5, 2023.

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.

KEVIN W. REYNOLDS, PLS NO. 34581

DATE

FOR AND ON BEHALF OF GALLOWAY AND COMPANY, INC.
5500 GREENWOOD VILLAGE BOULEVARD, SUITE 200
GREENWOOD VILLAGE, CO 80111
PROJECT: ACD.042.10

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

LOT 1, BLOCK 1, POTOMAC EAST SUBDIVISION FILING NO. 3, RECORDED AT RECEPTION NO. 3141363 IN THE ARAPAHOE COUNTY CLERK AND RECORDER OFFICE, SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL A ALSO KNOWN AS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24, A 3" BRASS CAP STAMPED, "CITY OF AURORA, T4S, 1/4 13/24, R67W, 2011 PLS 23527" IN A RANGE BOX, FROM WHICH THE NORTHEAST CORNER OF SECTION 24, CALCULATED AND SET BY TWO FOUND CHISELED "X" REFERENCE MONUMENTS PER MONUMENT RECORD DATED 11.30.2014, BEARS N89°30'26"E, A DISTANCE OF 2,649.42 FEET, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 AND THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE N89°30'26"E ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER A DISTANCE OF 1,870.27 FEET;

THENCE DEPARTING SAID NORTH LINE, S00°29'34"E, A DISTANCE OF 73.00 FEET TO THE SOUTHWEST CORNER OF WARRANTY DEED RECORDED AT RECEPTION NO. D1059280, SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID POTOMAC EAST SUBDIVISION FILING NO. 3, SAID NORTHWEST CORNER ALSO BEING THE POINT OF BEGINNING;

THENCE N89°30'26"E ALONG THE SOUTH LINE OF SAID WARRANTY DEED, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 208.36 FEET TO THE NORTHEAST LINE OF SAID LOT 1, BLOCK 1;

THENCE S62°19'03"E ALONG THE NORTHEAST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 72.10 FEET TO THE EAST LINE OF SAID LOT 1, BLOCK 1, SAID EAST LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 225;

THENCE S13°33'15"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 456.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1;

THENCE S80°24'19"W ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 373.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1;

THENCE N13°33'15"W ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 293.47 FEET;

THENCE N76°26'45"E ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 22.00 FEET;

THENCE N13°33'15"W ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 24.00 FEET;

THENCE N76°26'45"E ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 21.00 FEET;

THENCE N13°33'15"W ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 32.15 FEET;

THENCE N76°26'45"E ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 62.00 FEET;

THENCE N13°33'15"W ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 129.78 FEET;

THENCE N00°24'31"W ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 47.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 171,621 SQUARE FEET OR 3.9399 ACRES, MORE OR LESS.

PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR PARKING, ROADWAYS, WALKWAYS, INGRESS AND EGRESS, AND LOADING AND UNLOADING OF COMMERCIAL AND OTHER VEHICLES; FOR THE USE, MAINTENANCE AND REPAIR OF PUBLIC UTILITY SERVICES AND DISTRIBUTION SYSTEMS; AND FOR THE USE OF STORM WATER DRAINAGE AND DETENTION SYSTEMS; AS SET FORTH AND GRANTED IN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED JULY 28, 2022 UNDER RECEPTION NO. E2079749.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF POTOMAC EAST SUBDIVISION FILING NO. 5, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE 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, 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.

OWNER:

225 & MISSISSIPPI PARTNERS LP, A COLORADO LIMITED PARTNERSHIP, HAS EXECUTED THIS INSTRUMENT

THIS _____ DAY OF _____, 20____, A.D.

SIGNATURE

TITLE

NOTARY:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 20____, A.D.

BY _____ AS _____
OF 225 & MISSISSIPPI PARTNERS LP, A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

DEED OF TRUST HOLDER:

INDEPENDENT BANK HAS EXECUTED THIS INSTRUMENT
THE UNDERSIGNED AS MORTGAGE HOLDER ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY SHOWN HEREON.

THIS _____ DAY OF _____, 20____, A.D.

SIGNATURE

TITLE

NOTARY:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 20____, A.D.

BY _____ AS _____
OF INDEPENDENT BANK

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

POTOMAC EAST SUBDIVISION FILING NO. 5

A RESUBDIVISION OF LOT 1, BLOCK 1,
POTOMAC EAST SUBDIVISION FILING NO. 3
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Galloway

5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

#	DATE	ISSUE / DESCRIPTION	INIT.
1	09.19.2023	CITY COMMENTS	JGH
2	11.10.2023	CITY COMMENTS	JGH

Project No: ACD.042.10
Drawn By: JGH
Checked By: KWR
Date: 06.06.2023

1

SHEET 1 OF 2

COVER SHEET

A RESUBDIVISION OF LOT 1, BLOCK 1, POTOMAC EAST SUBDIVISION FILING NO. 3
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

