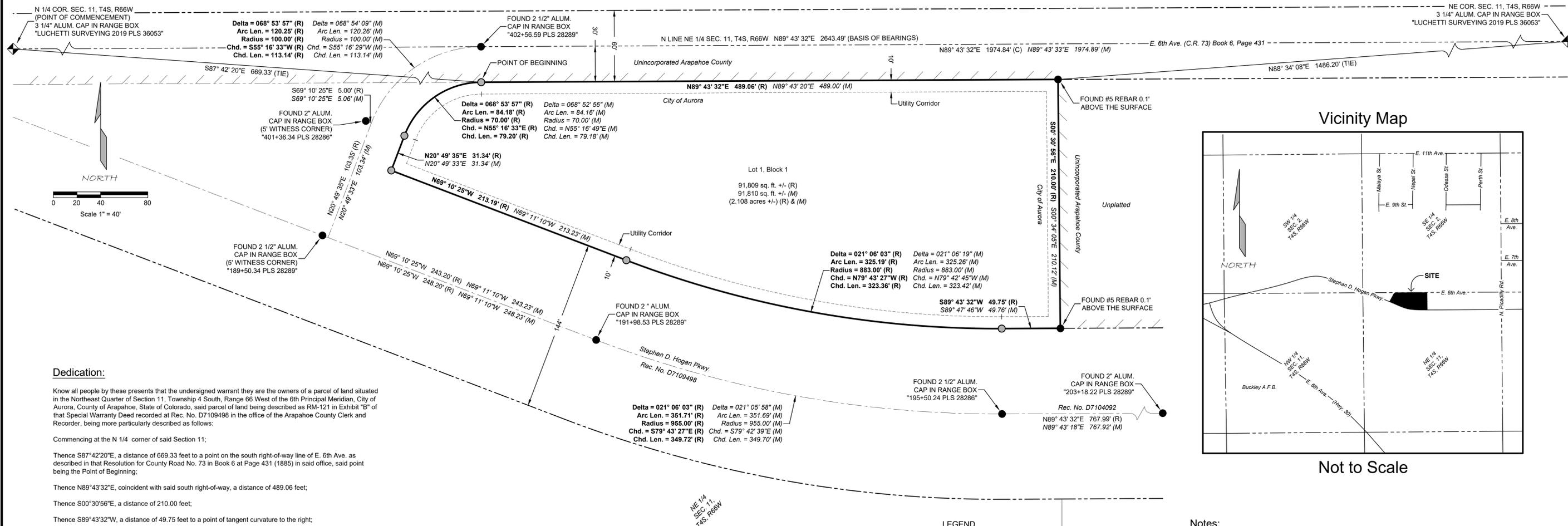


THE NESTH SUBDIVISION FILING NO. 1

BEING A PART OF THE NE 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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 11, Township 4 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado, said parcel of land being described as RM-121 in Exhibit "B" of that Special Warranty Deed recorded at Rec. No. D7109498 in the office of the Arapahoe County Clerk and Recorder, being more particularly described as follows:

Commencing at the N 1/4 corner of said Section 11;

Thence S87°42'20"E, a distance of 669.33 feet to a point on the south right-of-way line of E. 6th Ave. as described in that Resolution for County Road No. 73 in Book 6 at Page 431 (1885) in said office, said point being the Point of Beginning;

Thence N89°43'32"E, coincident with said south right-of-way, a distance of 489.06 feet;

Thence S00°30'56"E, a distance of 210.00 feet;

Thence S89°43'32"W, a distance of 49.75 feet to a point of tangent curvature to the right;

Thence along said curve (whose chord bears N79°43'27"W, a distance of 323.36 feet) having a radius of 883.00 feet and a central angle of 21°06'03", an arc distance of 325.19 feet to a point of tangency;

Thence N69°10'25"W, a distance of 213.19 feet;

Thence N20°49'35"E, a distance of 31.34 feet to a point of tangent curvature to the right;

Thence along said curve (whose chord bears N55°16'33"E, a distance of 79.20 feet) having a radius of 70.00 feet and a central angle of 68°53'57", an arc distance of 84.18 feet to the Point of Beginning.

The above-described parcel containing 91,810 sq. ft. (2.108 acres), more or less.

Having laid out, platted and subdivided the same into a lot and block as shown on this plat under the name and style of THE NESTH 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 dedicated for public use.

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 only for 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.

City of Aurora Approvals:

The forgoing instrument is approved for filing and designation of streets and corridors as shown hereon by the City of Aurora, Colorado, this _____ day of _____, 2024 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 Arapahoe County, State of Colorado.

City Engineer _____ Date _____

Planning Director _____ Date _____

Owner:

City of Aurora, Colorado, a municipal corporation organized and existing under and by virtue of the laws of the State of Colorado.

By: Mike Coffman, on behalf of the City of Aurora Date _____

State of Colorado)
)SS
City of Aurora)

The forgoing instrument was acknowledged before me this _____ day of _____, 2024 A.D.

By: Mike Coffman, on behalf of the City of Aurora

Witness my hand and official seal

My commission expires _____

Notary Public _____

LEGEND

◆ SECTION CORNER OR 1/4 CORNER	----- SECTION LINE
● FOUND PROPERTY CORNER AS DESCRIBED HEREON	----- RIGHT OF WAY
○ SET 2" ALUMINUM CAP ON 24" LONG #5 REBAR "CITY OF AURORA PLS 38356"	----- PROPERTY LINE
(R) RECORD DISTANCE AND BEARING	----- EASEMENT LINE
(M) MEASURED DISTANCE AND BEARING	----- CENTERLINE
(C) CALCULATED DISTANCE AND BEARING	

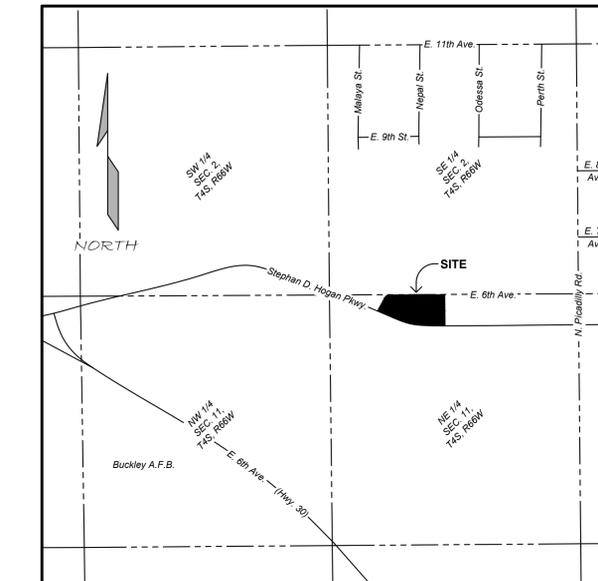
Certification:

I hereby certify that 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 November 15, 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.

Eric W. Ansart,
Colorado PLS# 38356
For and on behalf of
The City of Aurora
13636 E. Ellsworth Ave.
Aurora, Colorado 80012

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 survey shown hereon.

Vicinity Map



Not to Scale

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".

The corridor area within the lot is to be continuously maintained by the City of Aurora. Any structure inconsistent with the designated use of the corridor is prohibited.

Bearings are based upon the north line of the Northeast 1/4 of Section 11, T4S, R66W, 6th P.M., being N89°43'32"E, said bearing being a grid bearing of the NAD 1983(1992) State Plane Coordinate System of Colorado, Central Zone, being monumented on each end of said line by the found monuments shown and described hereon.

All lineal units shown hereon are in U.S. Survey Feet.

All references to books, pages, and reception numbers are public documents on file with the Arapahoe County, Colorado, Clerk and Recorder's Office.

This survey does not constitute a title search by the City of Aurora to determine title or easements of record. Title Report No. 09567C2023 from Westcor Land Title Insurance Company, dated January 17, 2024 at 4:00 PM, was relied upon for all information regarding title or easements of record.

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 divest 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 Stephen D. Hogan Pkwy. and E. 6th Ave. shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets and the types and sizes of fences that can be built along those streets.

**City of Aurora
Survey Section**
13636 E. Ellsworth Ave
Aurora, Colo, 80012
Phone: 303-326-8011

PRELIMINARY