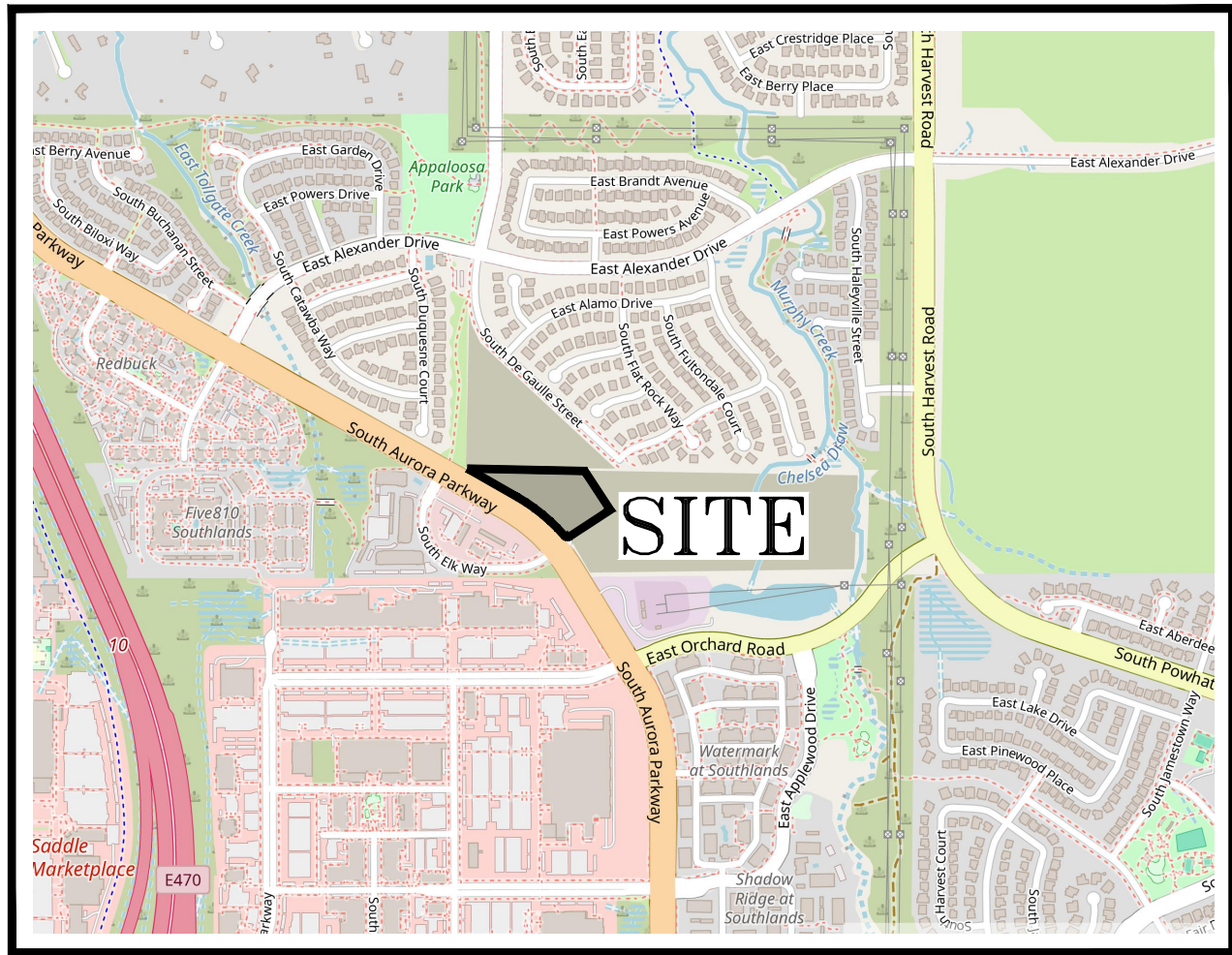


POMEROY SUBDIVISION FILING NO. 4

A RESUBDIVISION OF LOT 1, BLOCK 2, OF POMEROY SUBDIVISION FILING NO. 3
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
14.362 ACRES, 50 LOTS, 3 TRACTS
FINAL PLAT



VICINITY MAP
1" = 800'

SHEET INDEX:
SHEET 1: COVER SHEET
SHEET 2: BOUNDARY/MAP SHEET

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THEY ARE THE OWNERS OF LOT 1, BLOCK 2 OF POMEROY SUBDIVISION FILING NO. 3 RECORDED AT RECEPTION NO. E4001067 OF THE ARAPAHOE COUNTY RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, A BLOCK, AND TRACTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF POMEROY SUBDIVISION FILING NO. 4, 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 OWNERS 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 AND 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:

GC AURORA LLC, A MICHIGAN LIMITED LIABILITY COMPANY

SIGNATURE _____ SIGNATURE _____

PRINT NAME _____ PRINT NAME _____

NOTORIAL:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AND _____ AS OWNER.

WITNESS MY HAND AND MY OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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.
- BASIS OF BEARINGS:** BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHEAST QUARTER OF SEC. 18, T5S, R65W, OF THE 6TH P.M. BEARING N00°18'05"W, A DISTANCE OF 2,629.34 FEET (ASSUMED) FROM THE SOUTH QUARTER CORNER OF SECTION 18 TO THE CENTER QUARTER CORNER OF SECTION 18, MONUMENTED AS SHOWN HEREON.
- ALL LINEAR UNITS ARE IN U.S. SURVEY FEET.
- EMK CONSULTANTS, INC. DID NOT PERFORM A TITLE SEARCH OR EASEMENT RESEARCH FOR THIS PLAT. EXISTING EASEMENTS OF RECORD AND RIGHT-OF-WAY DEDICATIONS WERE TAKEN FROM DOCUMENTS PROVIDED BY LAND TITLE GUARANTY COMPANY, ORDER NO.: RND70865524, DATED MARCH 25, 2025, AT 5:00 P.M.

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 APRIL 1, 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.

SAMUEL L. GALLUCCI III, PLS
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

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 _____ 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 _____

INDEX

- DEDICATION, COVENANTS, NOTES, SIGNATURES
- OVERALL BOUNDARY AND EXISTING EASEMENTS

TRACT SUMMARY TABLE					
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USE	OWNERSHIP	MAINTENANCE
TRACT A	13,591	0.312	OPEN SPACE	COMMUNITY ASSOCIATION	COMMUNITY ASSOCIATION

POMEROY SUBDIVISION FILING NO. 4

A RESUBDIVISION OF LOT 1, BLOCK 2, POMEROY SUBDIVISION FILING NO. 3
SEC. 18, T.5S., R.65W., 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7906 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com
JOB NO. 13459

DATE: 6/2/2025
DRAWN BY: JTH
QA/QC: SLG3

SHEET 1
OF 2 SHEETS

POMEROY SUBDIVISION FILING NO. 4

A RESUBDIVISION OF LOT 1, BLOCK 2, OF POMEROY SUBDIVISION FILING NO. 3
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SORREL RANCH SUBDIVISION FILING NO. 11
(REC. NO. E4067807)

POMEROY SUBDIVISION
FILING NO. 3
TRACT A
(REC. NO. E4001067)

POMEROY SUBDIVISION
FILING NO. 3
LOT 1
BLOCK 1
(REC. NO. E4001067)

POMEROY SUBDIVISION FILING NO. 4

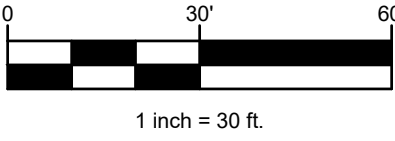
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(303)694-1520 www.EMKC.com
JOB NO. 13459

DATE: 6/2/2025
DRAWN BY: JTH
QA/QC: SLG3
SHEET 2
OF 2 SHEETS

LEGEND

- FOUND MONUMENT AS NOTED
- ⊕ FOUND PLSS CORNER, AS NOTED
- SET 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED "EMK, PLS 38584"



BASIS OF BEARINGS

CENTER QUARTER
CORNER OF SECTION 18
FOUND 1.5" COPPER TAG IN
CONCRETE PEDESTAL AT GRADE,
STAMPED "PUB SER CO COLO
ENG DEPT ROW"

SORREL RANCH
SUBDIVISION FILING NO. 6
TRACT C
(REC. NO. B4219604)

90° PIPELINE RIGHT-OF-WAY
(REC. NO. B2091234)

TRACT A
13,591 S.F.
(0.312 AC)

SOUTH AURORA PARKWAY
(144' PUBLIC RIGHT OF WAY)

SE 1/4
SEC. 18

SOUTH QUARTER CORNER OF SECTION 18
FOUND 3.25" ALUMINUM CAP ON #6 REBAR, STAMPED
"W.S.I., T5S R65W, S18, --, S19, 2000, PLS 22088"

N89°59'35"E 696.66'

12

13

14

15

16

17

18

19

20

21

22

23

TRACT A
13,591 S.F.
(0.312 AC)

TRACT A

②

1
47,149 S.F.
(1.082 AC)

②

2
65,717 S.F.
(1,509 AC)

③

3
40,806 S.F.
(0.937 AC)

POINT OF
BEGINNING

L=35.89' R=25.00' Δ=82°15'42"
CHORD=N83°15'11"W 32.89'

S68°50'55"W 675.75' (TIE)

N00°15'05"W 2629.34'
630.47' (TIE)

S89°59'35"W
50.20' (TIE)

254.33'

223.06'

N61°22'49"W 343.69'

13.23' (ESMT TIE)

49.00'

71.61' (TIE)

L=119.94'

L=360.32' R=1072.00'
Δ=19°15'29" CHORD=N57°45'05"W 358.62'

XCEL EASEMENT
REC. NO. E5028594

L=156.54'

L=33.84' S76°02'20"E 8.61'
L=7.28' (TIE) N78°21'16"E 21.29'

8'

16' WATER
EASEMENT

10' DRY UTILITY
EASEMENT

S. ELK WAY
(68' PUBLIC RIGHT OF WAY)

10' DRY UTILITY
EASEMENT

10' DRY UTILITY
EASEMENT

STORM SEWER
EASEMENT
REC. NO.
E3084846

L=114.02' R=117.00' Δ=55°50'13"
CHORD=N62°11'44"W 109.56'

S88°09'14"W 109.06'

S89°59'35"W 42.39'

290.02'

152.31'

L=161.15' R=166.00' Δ=55°57'23"

138.79'

S34°29'24"E 216.79'

138.00'

N34°23'02"W 182.08'

N34°23'02"W 72.85'

45.50'

6.00' (TIE)

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