

EAGLE RIDGE SUBDIVISION FILING NO. 2
A RESUBDIVISION OF LOT 2, BLOCK 1, EAGLE RIDGE SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHEAST 1/4 OF
SECTION 11, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 2

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN LOT 2, BLOCK 1, EAGLE RIDGE SUBDIVISION FILING NO. 1, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.; THENCE ALONG THE EASTERLY LINE OF SAID NORTHEAST 1/4 OF SECTION 11, SOUTH 00°31'08" EAST, 757.22 FEET; THENCE SOUTH 89°28'52" WEST, 30.00 FEET, TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, EAGLE RIDGE SUBDIVISION FILING NO. 1, DESCRIBED AT RECEPTION NUMBER E4014220, AT ARAPAHOE COUNTY, COLORADO, CLERK AND RECORDER, SAID POINT ALSO ON THE WESTERLY LINE OF N. PICADILLY RD. RIGHT-OF-WAY, RECORDED AT RECEPTION NUMBER D9025659, ARAPAHOE COUNTY, COLORADO, CLERK AND RECORDER, AND ALSO THE POINT OF BEGINNING.

THENCE ALONG THE SOUTH, WEST, NORTH, AND EAST LINES OF THE AFOREMENTIONED LOT 2, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. SOUTH 89°28'52" WEST, 277.01 FEET;
2. THENCE NORTH 00°16'25" WEST, 98.03 FEET;
3. THENCE SOUTH 89°43'35" WEST, 385.57 FEET;
4. THENCE NORTH 00°16'24" WEST, 276.51 FEET, TO THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THE SOUTH LINE OF E. STEPHEN D. HOGAN PARKWAY RIGHT-OF-WAY, RECORDED AT RECEPTION NUMBER D7104092, AT ARAPAHOE COUNTY, COLORADO, CLERK AND RECORDER;
5. THENCE ALONG SAID SOUTH LINE NORTH 89°43'37" EAST, 636.09 FEET, TO A CURVE CONCAVE TO THE SOUTHWEST, WITH A CENTRAL ANGLE OF 89°45'15", A RADIUS OF 25.00 FEET, AND A CHORD WHICH BEARS SOUTH 45°23'45" EAST, 35.28 FEET;
6. THENCE ALONG THE ARC OF SAID CURVE, 39.16 FEET, TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED N. PICADILLY RD. RIGHT-OF-WAY;
7. THENCE ALONG SAID WEST LINE SOUTH 00°31'08" EAST, 348.45 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 209,764 SQUARE FEET, OR 4.815 ACRES MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF EAGLE RIDGE SUBDIVISION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE PUBLIC STREETS, AND PUBLIC EASEMENTS, ALL AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC. THE FOREGOING DEDICATION DOES NOT INCLUDE A DEDICATION OF ANY PRIVATE EASEMENTS 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.

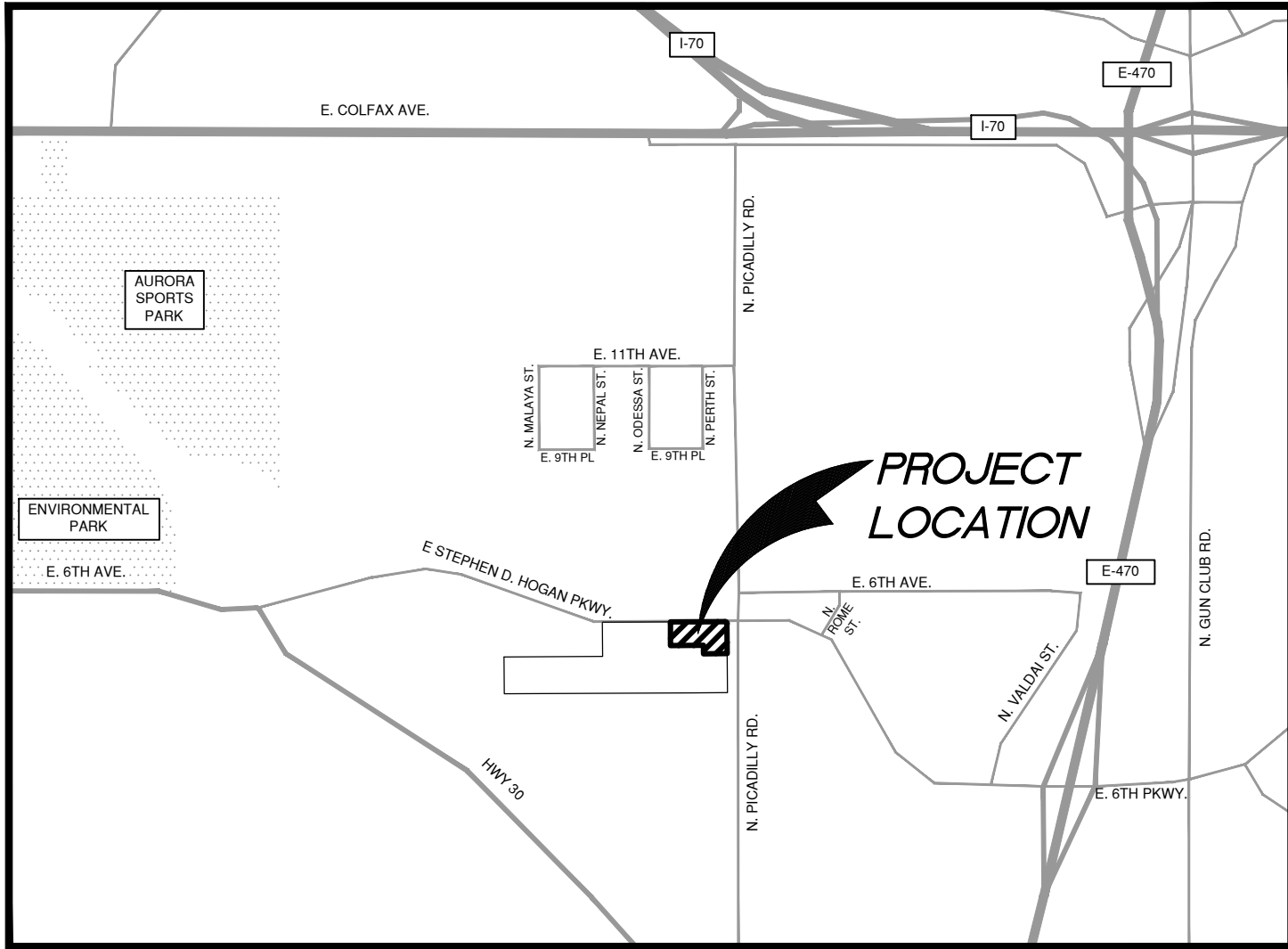
ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS FOR PERMITTED EASEMENT USES 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 LOCATED IN SUCH EASEMENTS OR RIGHTS-OF-WAY UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

4) THE AREA(S) LABELED "DRAINAGE EASEMENT"(DRAINAGE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.

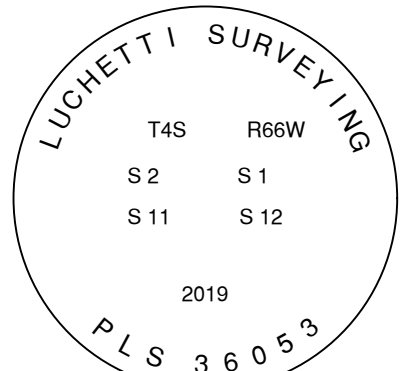
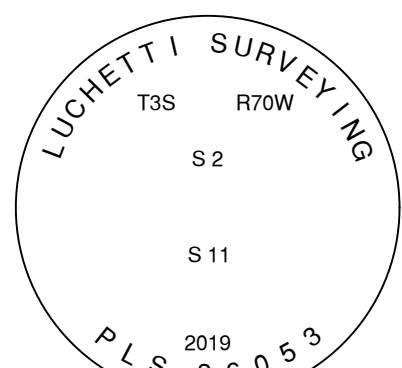
6) THE AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, 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 NOS.(ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

7) THE AREA(S) LABELED AS "SANITARY SEWER EASEMENT"HEREON DEPICT EASEMENT(S) HEREBY 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 SANITARY SEWER EASEMENT MAINS AND TRANSMISSION MAINS, LINES AND ALL FACILITIES, FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM 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 NOS.(ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

9) THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) 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.



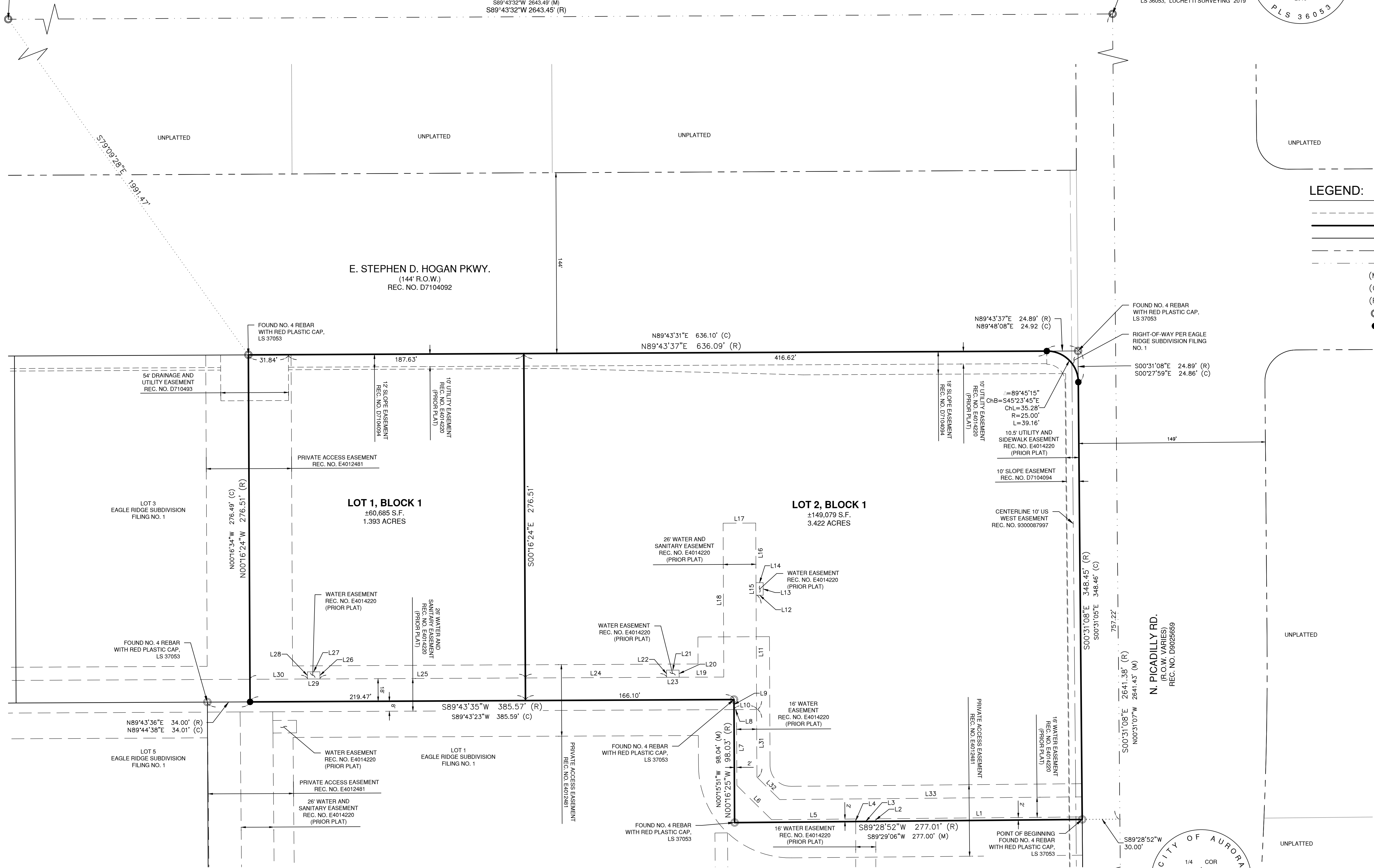
EAGLE RIDGE SUBDIVISION FILING NO. 2
A RESUBDIVISION OF LOT 2, BLOCK 1, EAGLE RIDGE SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHEAST 1/4 OF
SECTION 11, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 2



NORTH 1/4 CORNER
SECTION 11, T4S, R66W
FOUND 3" BRASS CAP IN RANGE BOX
PLS 36053 "LUCHETTI SURVEYING" 2019

BASIS OF BEARINGS
NORTH LINE OF THE NE 1/4
SECTION 11, T4S, R66W
S89°43'32"W 2643.49' (M)
S89°43'32"W 2643.45' (R)

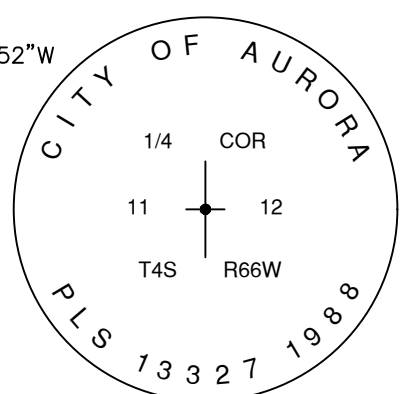
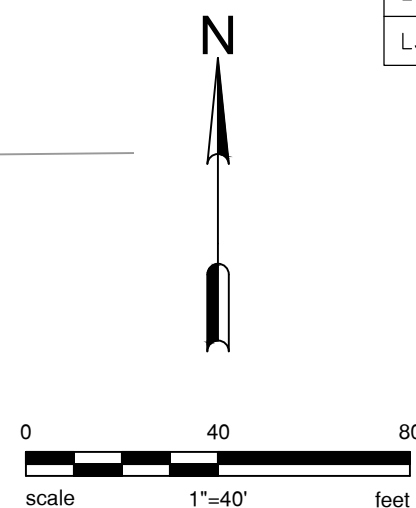
POINT OF COMMENCEMENT
NORTHEAST CORNER OF
SECTION 11, T4S, R66W
FOUND 3-1/4" ALUMINUM CAP
IN RANGE BOX,
LS 36053, "LUCHETTI SURVEYING" 2019



LEGEND:

- EXISTING EASEMENT LINE
- PROPERTY LINE
- ADJACENT PROPERTY/PARCEL LINE
- RIGHT-OF-WAY
- SECTION LINE
- (M) MEASURED BY SURVEYOR IN FIELD
- (C) CALCULATED FOR PLACEMENT IN FIELD
- (R) AS RECORDED IN PRIOR DOCUMENTS
- FOUND MONUMENT AS NOTED
- SET 30" NO. 4 REBAR WITH 1-1/2" RED PLASTIC CAP, PLS 37053 (UNLESS OTHERWISE NOTED)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°28'49"W	164.48'
L2	S00°02'56"E	2.00'
L3	S89°28'52"W	16.00'
L4	N00°02'56"W	2.00'
L5	S89°28'49"W	67.00'
L6	N45°23'42"W	38.85'
L7	N00°16'25"W	60.49'
L8	S89°43'35"W	2.00'
L9	N00°16'25"W	8.00'
L10	N89°43'35"E	18.00'
L11	N00°16'25"W	91.04'
L12	N89°43'35"E	5.71'
L13	N00°16'25"W	10.00'
L14	S89°43'35"W	5.71'
L15	S00°16'25"E	10.00'
L16	N00°16'25"W	47.55'
L17	S89°43'35"W	26.00'
L18	S00°16'25"E	122.59'
L19	S89°43'35"W	35.59'
L20	N00°16'25"W	5.71'
L21	S89°43'35"W	10.00'
L22	S00°16'25"E	5.71'
L23	N89°43'35"E	10.00'
L24	S89°43'35"W	112.51'
L25	S89°43'35"W	163.68'
L26	N00°16'25"W	5.70'
L27	S89°43'35"W	10.00'
L28	S00°16'25"E	5.70'
L29	N89°43'35"E	10.00'
L30	S89°43'35"W	45.79'
L31	S00°16'25"E	53.84'
L32	S45°23'42"E	25.56'
L33	N89°28'49"E	240.83'



DRAWING FILENAME: v:\Projects\22-084-023 Aurora One Master Plan - Hogan and Picadilly\Working Files\22-084-023 PLAT022.DWG LAYOUT NAME: 2 OF 2 DATE: Oct 17, 2024 11:36am CAD OPERATOR: Brad