

A resubdivision of lots 1, 2, 3 etc... from parcel a and parcel b
Reworded on plat

URBAN COTTAGES AT STAPLETON SUBDIVISION FILING NO. 1

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

CASE NO. ~~XXXXXXXXXX~~

Removed and replaced per checklist

DEDICATION

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS (AND TRACTS) AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS IT IS THE OWNER OF THE PARCEL OF LAND SHOWN HEREIN, SITUATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST, 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:
LOTS 1, 2, 3, 8, 9, 10 AND THE NORTH 25 FEET OF LOT 4 AND THE NORTH 25 FEET OF LOT 7, BLOCK 104, JOHNSON-HICKAM SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:
THAT PART OF BLOCK 103, BOSTON HEIGHTS, 2ND FILING, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE (OR SAID NORTH LINE EXTENDED) OF THE PARCEL DESCRIBED IN DEED RECORDED IN BOOK 612 AT PAGE 86 WITH THE WEST LINE OF THE EAST 30 FEET OF SAID BLOCK;

THENCE NORTH, ALONG THE WEST LINE OF THE EAST 30 FEET OF SAID BLOCK TO THE NORTH LINE OF THE SOUTH 301.6 FEET OF SAID BLOCK;

THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK TO THE WEST LINE OF THE WEST 30 FEET OF SAID BLOCK;

THENCE SOUTH, ALONG THE EAST LINE OF THE WEST 30 FEET OF SAID BLOCK TO THE NORTH LINE (OR SAID NORTH LINE EXTENDED) DESCRIBED IN BOOK 972 AT PAGE 270;

THENCE EAST, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN DEED RECORDED IN BOOK 972 AT PAGE 270, TO THE WEST LINE OF A 16-FOOT STRIP THROUGH SAID BLOCK, THE CENTER LINE OF WHICH IS THE NORTH-SOUTH CENTER LINE OF SAID BLOCK;

THENCE EASTERLY TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORDED IN BOOK 612 AT PAGE 86;

THENCE EASTERLY, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN DEED RECORDED IN BOOK 612 AT PAGE 86,

AND HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO 32 LOTS, 2 BLOCKS, AND 4 TRACTS UNDER THE NAME AND STYLE OF STAPLETON URBAN COTTAGES SUBDIVISION FILING NO. 1, AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE EASEMENTS AS SHOWN FOR PUBLIC UTILITIES, CABLE TV AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE COUNTY OF ADAMS.

EXECUTED THIS _____ DAY OF _____, 2022 A.D.

BY _____ AS _____ OF UC TEJON, LLC.

OWNER

UC SMP, LLC.

BY: _____ NAME _____ BY: _____ NAME _____

AS: _____ TITLE _____ AS: _____ TITLE _____

STATE OF COLORADO }
COUNTY OF _____ }SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY _____

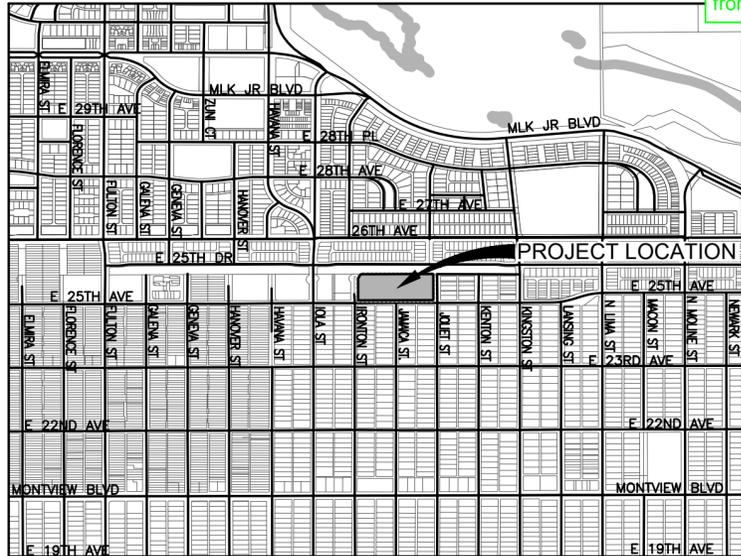
AS _____ OF UC SMP, LLC, THIS _____ DAY OF _____

2022 A.D.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

SHEET 1 OF 2



VICINITY MAP

SCALE: 1"=1000'

GENERAL NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF JAMAICA STREET WHICH BEARS SOUTH 00°18'22" EAST,
3. THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EMK CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: ABD70691727.1, DATED AUGUST 17, 2022. WERE RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

There is anothehr statement about certifying

Used statement from checklist

confirm that surveyor statement matches the checklist

Used statement from checklist

Is there a mortgage holder for this property?

STEPHEN H. HARDING, PLS 2 COLORADO LICENSED PROFESSIONAL FOR AND ON BEHALF OF EMK CONS

Mortgage Block added

LEINHOLDER

BY: _____ NAME _____ BY: _____ NAME _____

AS: _____ TITLE _____ AS: _____ TITLE _____

STATE OF _____ }
COUNTY OF _____ }SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 A.D.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

BOARD OF COUNTY COMMISSIONS APPROVAL

APPROVED BY ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

BY: _____ CHAIR

Title Blocks Removed and Replaced

PLANNING COMMISSION APPROVAL

APPROVED BY ADAMS COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 20____.

BY: _____ CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

add covenants

Covenants added

General Notes Added

Add general notes per the checklist

Endpoint descriptions added

describe the endpoints of the basis of bearings

no logos allowed

Logo Removed

Add total area per checklist in sf and acres

Legal Description revised to include areas

Now matches Plat name

Match the name to Urban Cottages at Stapleton in the title

PREPARED BY



EMK CONSULTANTS, INC. LAND DEVELOPMENT ENGINEERING & SURVEYING 7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303)694-1520 www.EMKC.com

JOB NO. 13354

STAPLETON URBAN COTTAGES SUBDIVISION FILING NO. 1

DATE PREPARED: OCTOBER 14, 2022

PREPARED FOR: UC SMP, LLC

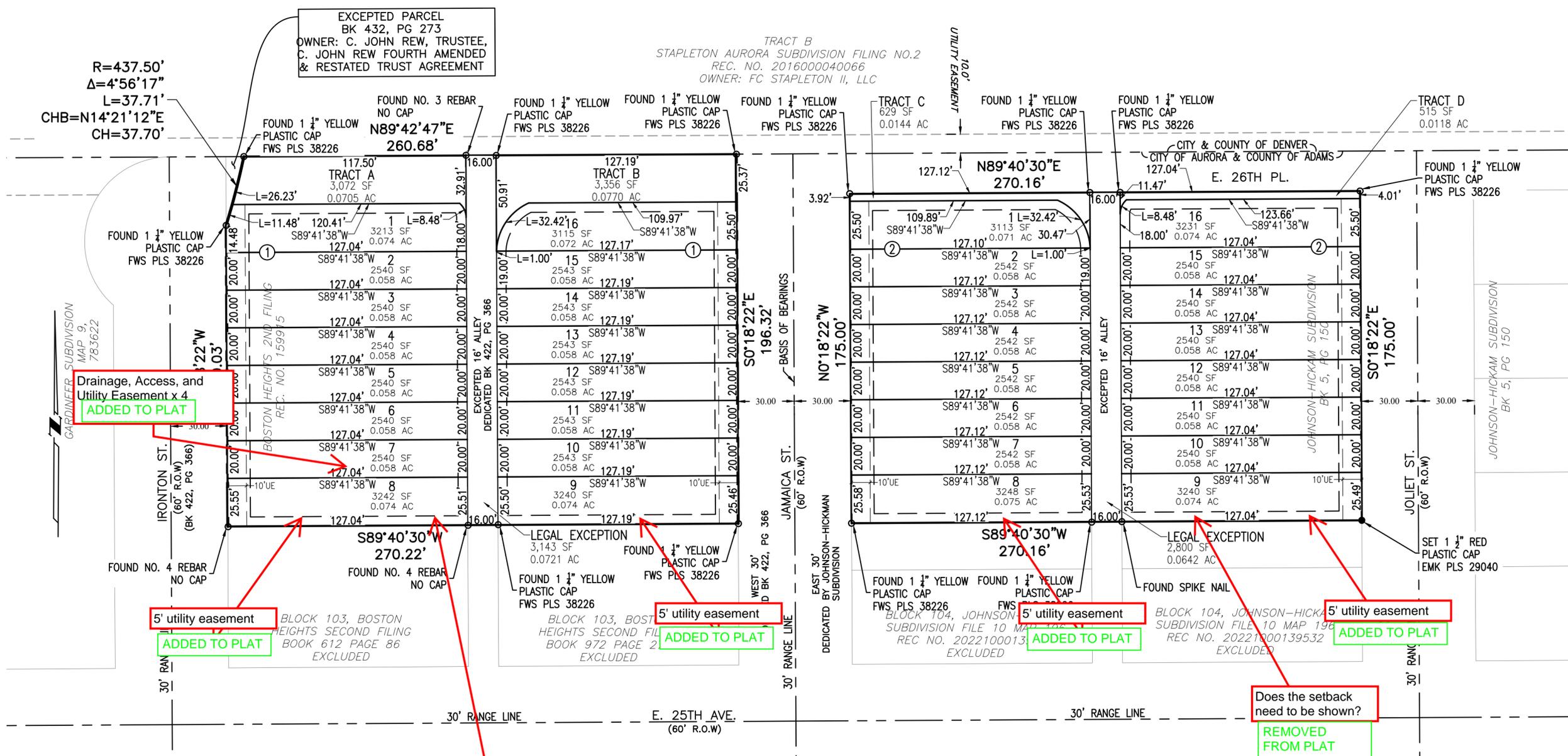
4601 DTC BLVD., SUITE 525 DENVER, COLORADO 80237 ATTN: TODD JOHNSON P.E.

SHEET 1 OF 2

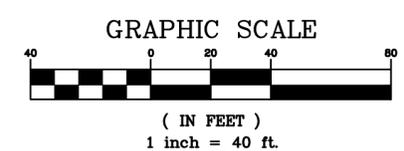
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THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2



EASEMENT LEGEND		SURVEY MONUMENTS LEGEND	
UE	UTILITY EASEMENT	○	FOUND MONUMENT AS SHOWN
---	EXISTING EASEMENT	●	SET MONUMENT AS SHOWN
- - -	PROPOSED EASEMENT		



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DENVER, COLORADO 80237
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SHEET 2 OF 2

V:\13354 Urban Cottages - Stapleton\Survey\STAPLETON PLT.dwg, 10/14/2022 4:42:52 PM, jhudson, 1:1