

# SOUTHSHORE AT AURORA SUBDIVISION FILING NO. 20

A RESUBDIVISION OF LOTS 24 THROUGH 28 OF BLOCK 1 AND TRACT D OF SOUTHSHORE AT AURORA SUBDIVISION FILING NO. 10

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ARAPAHOE

STATE OF COLORADO

SHEET 01 OF 02

## DEDICATIONS:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21; THENCE N43°53'34"W A DISTANCE OF 1117.43 FEET TO A POINT ON THE WESTERLY LINE OF EXCHANGE PARCEL C AS RECORDED AT RECEPTION NUMBER B5112023, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF LOT 28 OF SOUTHSHORE FILING 10 AS RECORDED AT RECEPTION NUMBER D6116443, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY LINE S80°31'42"W A DISTANCE OF 48.73 FEET TO THE SOUTHEAST CORNER OF LOT 29 OF SAID SOUTHSHORE FILING 10; THENCE ALONG THE EAST LINE OF SAID LOT 29 N44°27'06"W A DISTANCE OF 227.97 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF EAST LAKEVIEW DRIVE AS RECORDED AT RECEPTION NUMBER D6116443; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY 364.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 344.00 FEET, A CENTRAL ANGLE OF 60°43'23' AND A CHORD WHICH BEARS N15°11'12"E A DISTANCE OF 347.75 FEET TO THE SOUTHWEST CORNER OF LOT 23 OF SAID SOUTHSHORE FILING 10; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 23 N75°02'04"E A DISTANCE OF 167.34 FEET TO A POINT ON THE EASTERLY LINE OF SAID SOUTHSHORE FILING 10; THENCE ALONG SAID EASTERLY LINE S38°35'10"E A DISTANCE OF 35.59 FEET TO THE NORTHWEST CORNER OF SAID EXCHANGE PARCEL C; THENCE ALONG THE WESTERLY LINE OF SAID EXCHANGE PARCEL C THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) S11°00'38" W A DISTANCE OF 376.19 FEET; 2) THENCE S01°55'50"E A DISTANCE OF 136.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.798 ACRES (78,306 SQ. FT.), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCK, AND TRACT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SOUTHSHORE AT AURORA SUBDIVISION FILING NO. 20, 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;

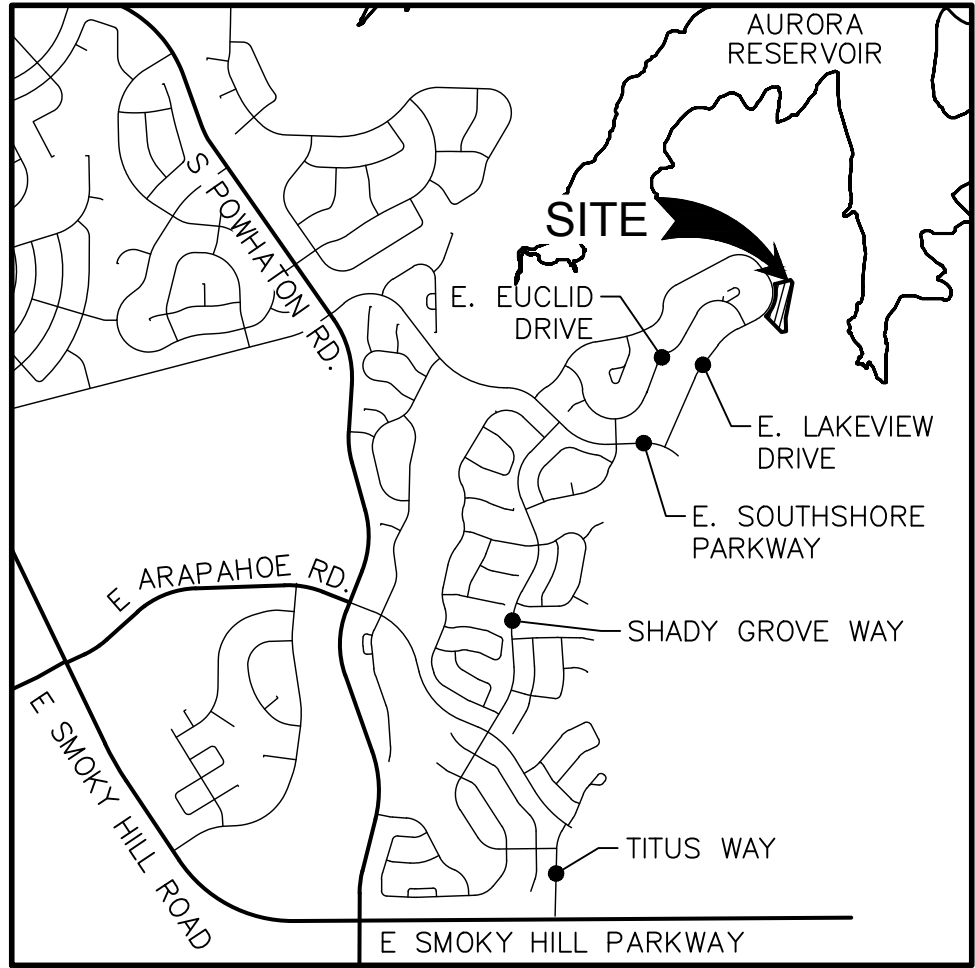
NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN, SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS AS DEFINED BY CHAPTER 147, OF THE CITY CODE OF AURORA COLORADO ARE IN PLACE AND ACCEPTED BY THE CITY, OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED 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 AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND.

ALL CROSSING OR ENCROACHMENTS BY 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 HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES RESULTING FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE UTILITIES; AND THEY FURTHER AGREE TO HOLD HARMLESS THE CITY OF AURORA, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF AURORA.

## GENERAL 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, AND THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS N89°08'57"E BOUNDED AND REFERENCED BY THE MONUMENTS SHOWN HEREON.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- ALL OWNERS OF LOTS ADJACENT TO EAST LAKEVIEW DRIVE 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.
- ALL LINEAL UNITS ARE U.S. SURVEY FEET.
- TRACT A SHALL BE PRIVATELY OWNED AND MAINTAINED.
- THIS SURVEY WAS BASED ON TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. SOUTHSHORE AURORA SUB 10-TBI, WITH AN EFFECTIVE DATE OF MAY 21, 2018, AND DOES NOT CONSTITUTE A TITLE SEARCH BY MARTIN/MARTIN CONSULTING ENGINEERS FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.



VICINITY MAP

SCALE: 1"=2000'

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THAT 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 4TH, 2018.

RICHARD A. NOBBE  
PROFESSIONAL L.S. NO. 23899

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.

## CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 AD, 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 ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PUBLIC WORKS DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

## CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 AD.

CLERK AND RECORDER

DEPUTY

BOOK AND PAGE NO.: \_\_\_\_\_

## OWNER:

TOLL CO II, L.P., A COLORADO LIMITED PARTNERSHIP  
10 INVERNESS DRIVE EAST, SUITE 125, ENGLEWOOD, CO 80112

BY: \_\_\_\_\_

NAME: MARK BAILEY

TITLE: \_\_\_\_\_

## NOTORIAL:

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, IT WILL BE EXECUTED BY \_\_\_\_\_, THE \_\_\_\_\_ OF TOLL CO II, L.P., A COLORADO LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## OWNER:

SOUTHSHORE RECOVERY ACQUISITION, LLC A DELAWARE LIMITED LIABILITY COMPANY  
7200 SOUTH ALTON WAY SUITE C400, CENTENNIAL, COLORADO 80112

BY: JON SHUMAKER, ITS AUTHORIZED SIGNATORY

## NOTORIAL:

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018,

IT WILL BE EXECUTED BY \_\_\_\_\_, THE \_\_\_\_\_ OF SOUTHSHORE RECOVERY ACQUISITION, LLC A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

JUNE 13, 2018

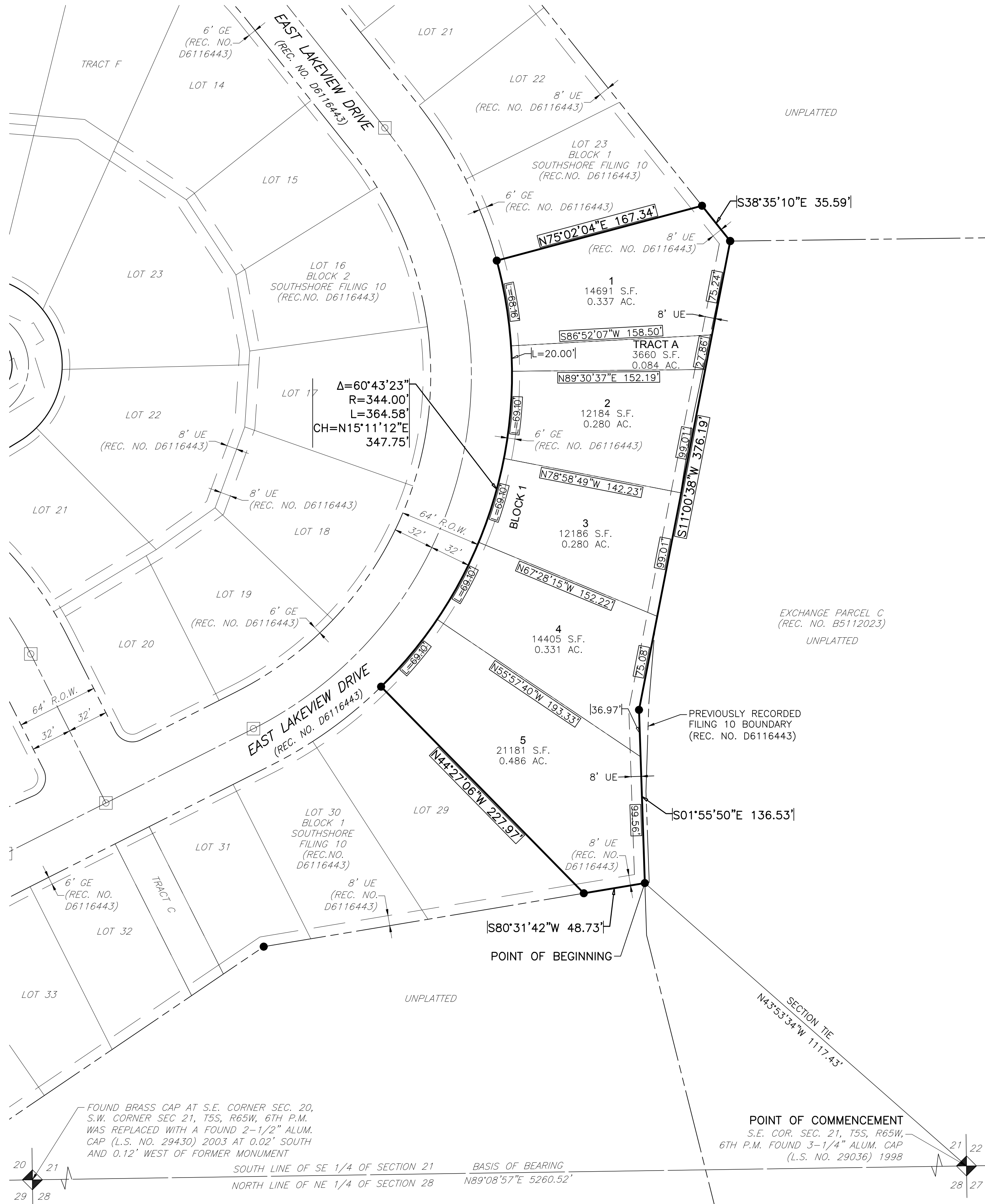
MARTIN/MARTIN, INC.  
12499 W. COLFAX AVE.  
LAKEWOOD, CO 80215  
303-431-6100  
MARTINMARTIN.COM

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SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
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SHEET 02 OF 02



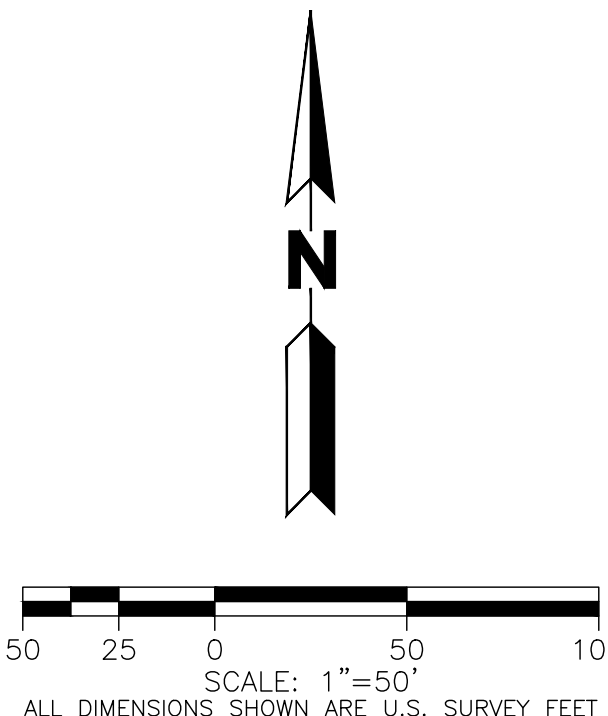
LEGEND		
EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---
○	POINT OF CURVATURE	○
□	MONUMENT BOXES WITH 30" #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.	
●	FOUND 30" #5 REBAR WITH CAP LS #23899	
●	SET 30" #6 REBAR WITH 2-1/2" ALUMINUM METAL CAP LS #23899	
◆	SECTION CORNER	◆
DRIVE	DRIVE	DRIVE

EASEMENT LEGEND:  
UE - UTILITY EASEMENT  
GE - GAS EASEMENT

## MONUMENT NOTES

BOUNDARY MONUMENTATION WITHIN TRAFFIC AREAS AND STREET RIGHT OF WAY CENTERLINE: 3/4" DIAMETER REBAR MINIMUM 30" LONG WITH REGISTRATION NUMBER OF PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE ESTABLISHMENT OF MONUMENT STAMPED ON A 2" DIAMETER DURABLE METALLIC CAP AFFIXED SECURELY TO THE TOP, PLACED 6" BELOW THE SURFACE OF THE PAVEMENT IN A MONUMENT BOX. TOP OF BOX SHALL BE SET FLUSH WITH THE SURFACE OF PAVEMENT.

BOUNDARY MONUMENT OUTSIDE OF STREET RIGHTS OF WAY: 3/4" REBAR MINIMUM 30" LONG WITH REGISTRATION NUMBER OF PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE ESTABLISHMENT OF MONUMENT STAMPED ON A 2" DIAMETER DURABLE METALLIC CAP AFFIXED SECURELY TO THE TOP



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