

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILEPATH: P:\170602\SURVEY\PLAT-170602.DWG LAYOUT: COVER
1. XREF: P-170601
2. PLOTTED: THU 04/25/18 10:00:34A. BY: CESAR DIAZLO, JR.

1725 PEORIA SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 7, 8, AND A PORTION OF LOT 9, STRAITS RESUBDIVISION OF BLOCK 173, BOSTON HEIGHTS SECOND FILING
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

(SHEET 1 OF 3)

Send in the State monument records for all the aliquot corners used on the plat

Send in the current Certificate of Taxes Due

please upload these items

ITEMS ATTACHED

MORE STREETS ADDED

Add more street names on map

OWNER IS CORRECT FROM ASSESSOR MAP

At this current time this ownership is in noncompliance with the Secretary of State's Business registry and will be delinquent after the last day of April 2018 - This will need to be rectified before the plat approval

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7 AND 8 AND SOUTH 9 FEET OF LOT 9, STRAIT'S RESUBDIVISION OF BLOCK 173, BOSTON HEIGHTS SECOND FILING, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7;

THENCE SOUTH 89°38'52" WEST, A DISTANCE OF 24.82 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°38'52" WEST, A DISTANCE OF 121.74 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE NORTH 00°07'08" WEST ALONG THE WEST LINE OF SAID LOTS 7, 8 AND 9, A DISTANCE OF 209.29 FEET, TO A POINT ON THE WEST LINE OF LOT 9 LYING 9.00 FEET NORTH OF THE NORTHWEST CORNER OF SAID LOT 7;

THENCE NORTH 89°38'21" EAST ALONG A LINE BEING 9.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 147.24 FEET TO THE EAST LINE OF SAID LOT 9;

THENCE SOUTH 00°04'14" WEST ALONG THE EAST LINE OF SAID LOTS 9, 8, AND 7, A DISTANCE OF 184.50 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 39.09 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°34'38", AND A CHORD WHICH BEARS SOUTH 44°51'33" WEST A CHORD DISTANCE OF 35.22 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 30,614 SQUARE FEET OR 0.70 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOT 1, BLOCK 1 AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF 1725 PEORIA SUBDIVISION FILING NO. 1, 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 OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

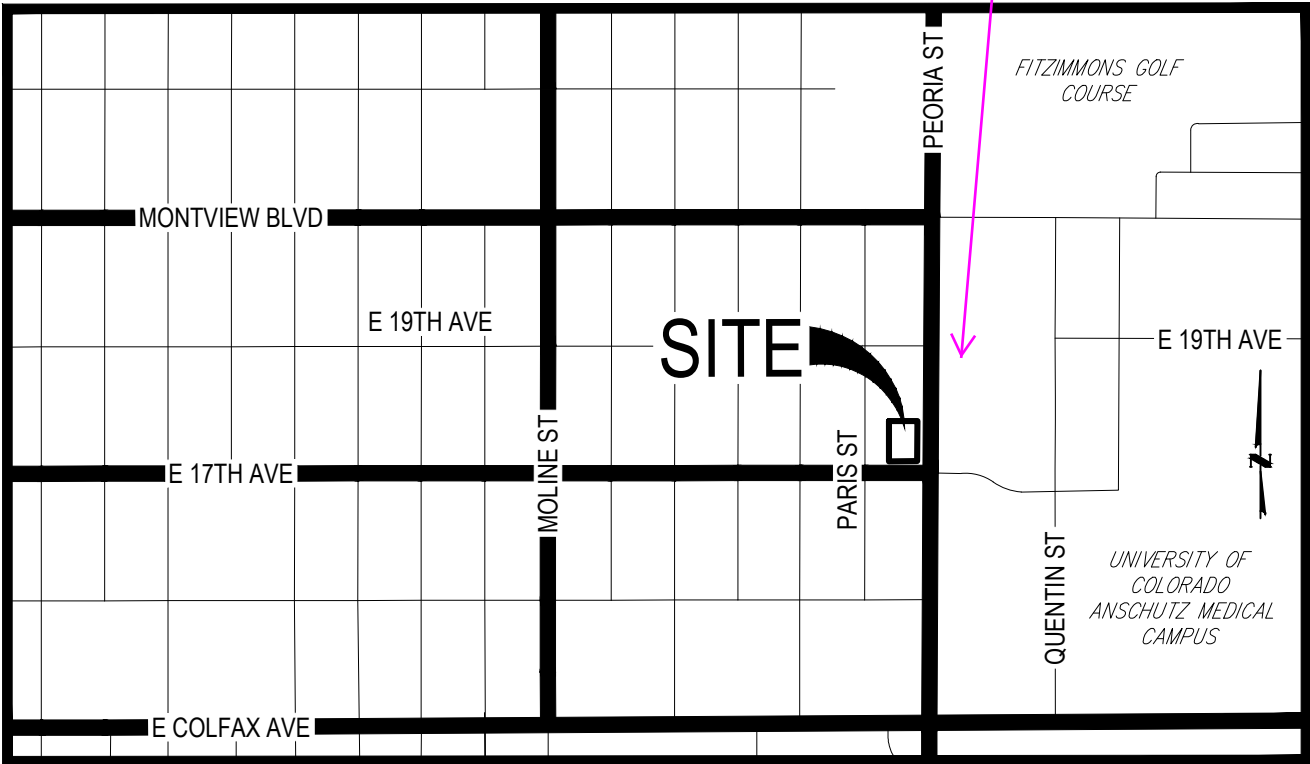
NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 147 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED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

ALL CROSSINGS 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.

NOTE:

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.



VICINITY MAP

SCALE: 1" = 1000'

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 598-C2034612-095-095 ISSUED BY CHICAGO TITLE OF COLORADO AND HAVING AN EFFECTIVE DATE OF JANUARY 3, 2018 AT 7:00 A.M.
- 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.
- 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".
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING SOUTH 89°38'19" WEST AS SHOWN ON CITY OF AURORA PUBLIC WORKS DEPARTMENT HORIZONTAL CONTROL MAP 04D OF SAID QUARTER SECTION, DATED NOVEMBER 3, 2008, MONUMENTED AS 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.
- ALL OWNERS OF LOTS ADJACENT TO EAST 17TH AVENUE AND NORTH PEORIA STREET 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.
- THE LINEAR DISTANCE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- CONFLICTING BOUNDARY EVIDENCE (IF ANY) IS SHOWN HEREON).
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THAT THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

HKS **HARRIS KOCHER SMITH**
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

ISSUE DATE: 1-19-2018	
DATE	REVISION COMMENTS
2-28-2018	PER C.O.A. COMMENTS
3-22-2018	EASEMENT UPDATE
4-05-2018	EASEMENT UPDATE

OWNER:

OCAP17-01 LLC, A DELAWARE LIMITED LIABILITY COMPANY

AUTHORIZED REPRESENTATIVE

STATE OF _____) S.S.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____, BY _____ AS AUTHORIZED REPRESENTATIVE OF OCAP17-01 LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ADDRESS

CITY, STATE ZIP CODE

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 _____, 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 ATTORNEY DATE

PUBLIC WORKS DIRECTOR DATE

PLANNING DIRECTOR DATE

SURVEYOR'S CERTIFICATE:

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 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 JUNE 22, 2017.

AARON MURPHY
P.L.S. NO. 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
(303) 623-6300

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS ____ DAY OF _____ 20____ AD AT _____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER

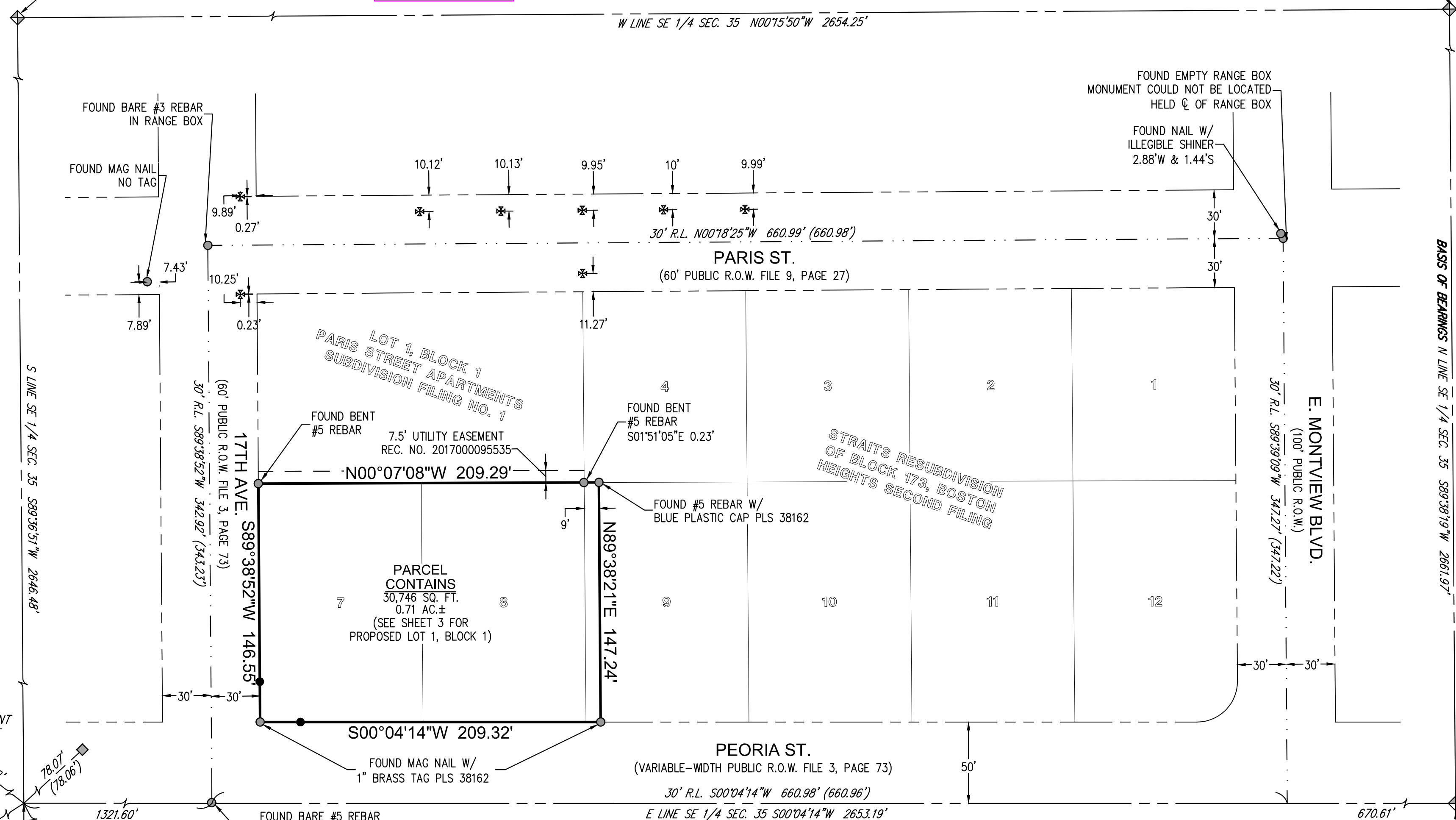
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INSTRUMENT NO.: _____

**A RESUBDIVISION OF LOTS 7, 8, AND A PORTION OF LOT 9, STRAITS RESUBDIVISION OF BLOCK 173, BOSTON HEIGHTS SECOND FILING
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.**

SCALE: 1" = 50'

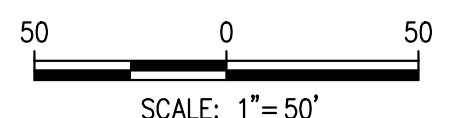
ITEMS ATTACHED



ISSUE DATE: 1-19-2018	
DATE	REVISION COMMENTS
2-28-2018	PER C.O.A. COMMENTS
3-22-2018	EASEMENT UPDATE
4-05-2018	EASEMENT UPDATE

●	FOUND MONUMENT AS DESCRIBED
✕	FOUND CHISELED "X" IN CONCRETE
◆	FOUND MAG NAIL W/ TAG "CITY OF AURORA"
●	SET MAG NAIL W/ 1" BRASS TAG PLS 38162

E. 1/4 COR. SEC 35
FOUND 3 1/2" BRASS
CAP IN RANGE BOX
FLUSH TO THE SURFACE
STAMPED: CITY OF AURORA
LS 16419

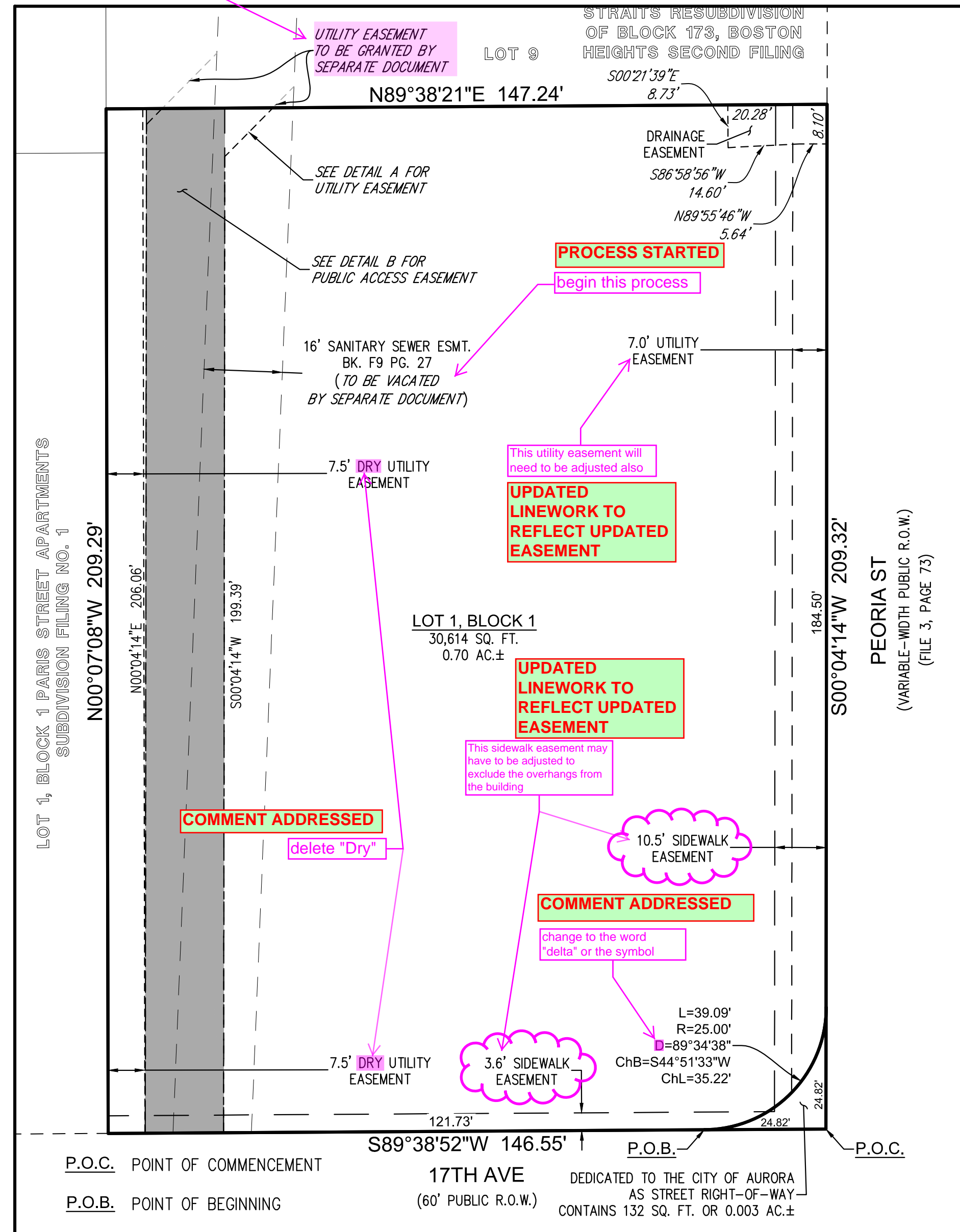


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PLOTTED: THU 04/05/18 10:09:36A BY: CESAR DIPAULO, JR.

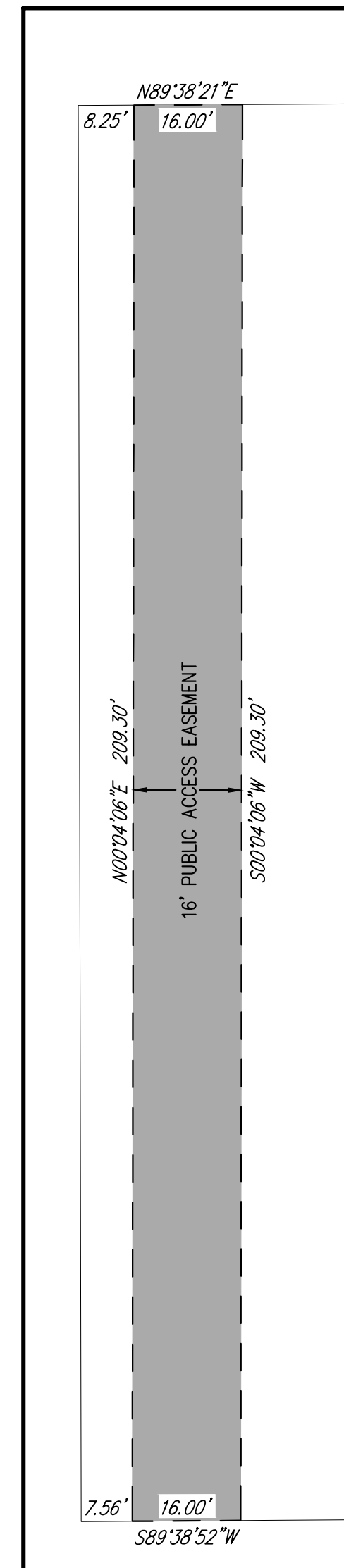
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SCALE: 1" = 20'

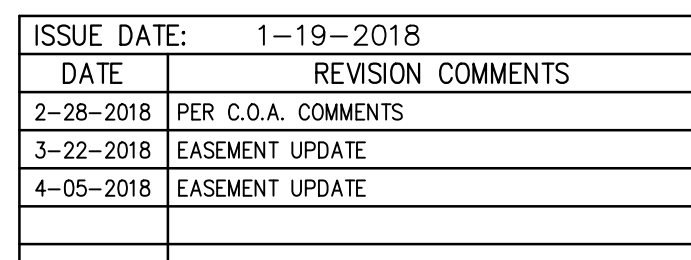
SCALE: 1" = 20'



SCALE: 1" = 20'



DEDICATED TO THE CITY OF AURORA
AS STREET RIGHT-OF-WAY.
CONTAINS 132 SQ. FT. OR 0.003 AC.±



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