

GATEWAY PARK III SUBDIVISION FILING NO. 15

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 3

DEDICATION:

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 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 00 DEGREES 34 MINUTES 32 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 476.77 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 28 SECONDS WEST A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF AIRPORT BOULEVARD; THENCE SOUTH 00 DEGREES 34 MINUTES 32 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID AIRPORT BOULEVARD A DISTANCE OF 1448.87 FEET; THENCE NORTH 83 DEGREES 11 MINUTES 56 SECONDS WEST A DISTANCE OF 414.68 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 11 SECONDS EAST A DISTANCE OF 592.56 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, UNITED PROPERTIES SOUTHWEST SUBDIVISION FILING NO. 1, RECORDED ON DECEMBER 10, 1997 IN FILE 17, MAP 773 OF SAID ADAMS COUNTY RECORDS; THENCE SOUTH 89 DEGREES 34 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 75.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 09 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 545.23 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT CIRCLE AS DESCRIBED BY DEED RECORDED IN BOOK 5324 AT PAGE 126 OF SAID ADAMS COUNTY RECORDS; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT CIRCLE A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID AIRPORT CIRCLE, THENCE NORTH 00 DEGREES 06 MINUTES 40 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID AIRPORT CIRCLE A DISTANCE OF 262.41 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS EAST A DISTANCE OF 274.30 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS PARCEL NO. EC-62-REV2 AS SET FORTH IN RULE AND ORDER RECORDED NOVEMBER 8, 2012 AT RECEPTION NO. 2012000085044,

COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINS AN AREA OF 471,875 SQUARE FEET OR 10.833 ACRES, MORE OR LESS

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO TWO LOTS AND TWO BLOCKS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF GATEWAY PARK III SUBDIVISION FILING NO. 15 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.

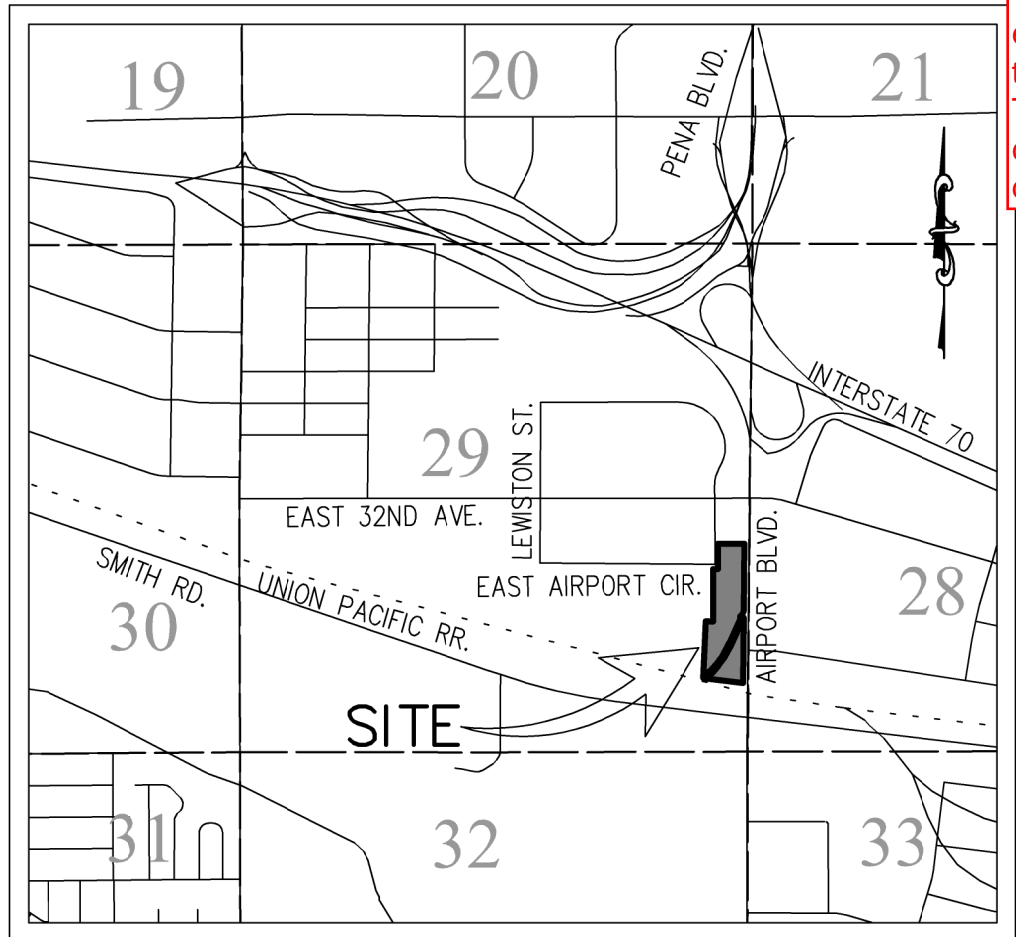
COVENANTS:

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 138-105 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.



VICINITY MAP
SCALE: 1" = 2000'

OWNER:

GATEWAY LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE _____

PRINT NAME _____ PRINT TITLE _____

NOTARY:

STATE OF COLORADO)
COUNTY OF _____) SS

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

BY _____ AS _____

GATEWAY LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

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 _____ DEPUTY _____

INSTRUMENT NO.: _____

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, WHICH BEARS SOUTH 00°34'59" WEST, BETWEEN THE MONUMENTS SHOWN HEREIN.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. ~~NCS-837275-CO, WITH AN~~ EFFECTIVE DATE OF MARCH 21, 2017 AT 5:00 P.M. WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY. **CHANGE DATE TO MOST RECENT, MARCH 24, 2017.**
- THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT.
- 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".
- 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 AIRPORT CIRCLE AND AIRPORT BOULEVARD 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.
- 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 THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

SURVEYOR'S CERTIFICATION:

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 MARCH 21, 2017.

ROBERT D. SNODGRASS, PLS 36580
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR,
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO. 80122
(303) 713-1898

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 OR STATEMENT SHOWN HEREON.

NOTE: THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF CARE AND PRACTICE FOR THE STATE OF COLORADO AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. THIS STATEMENT DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

CITY OF AURORA APPROVALS:

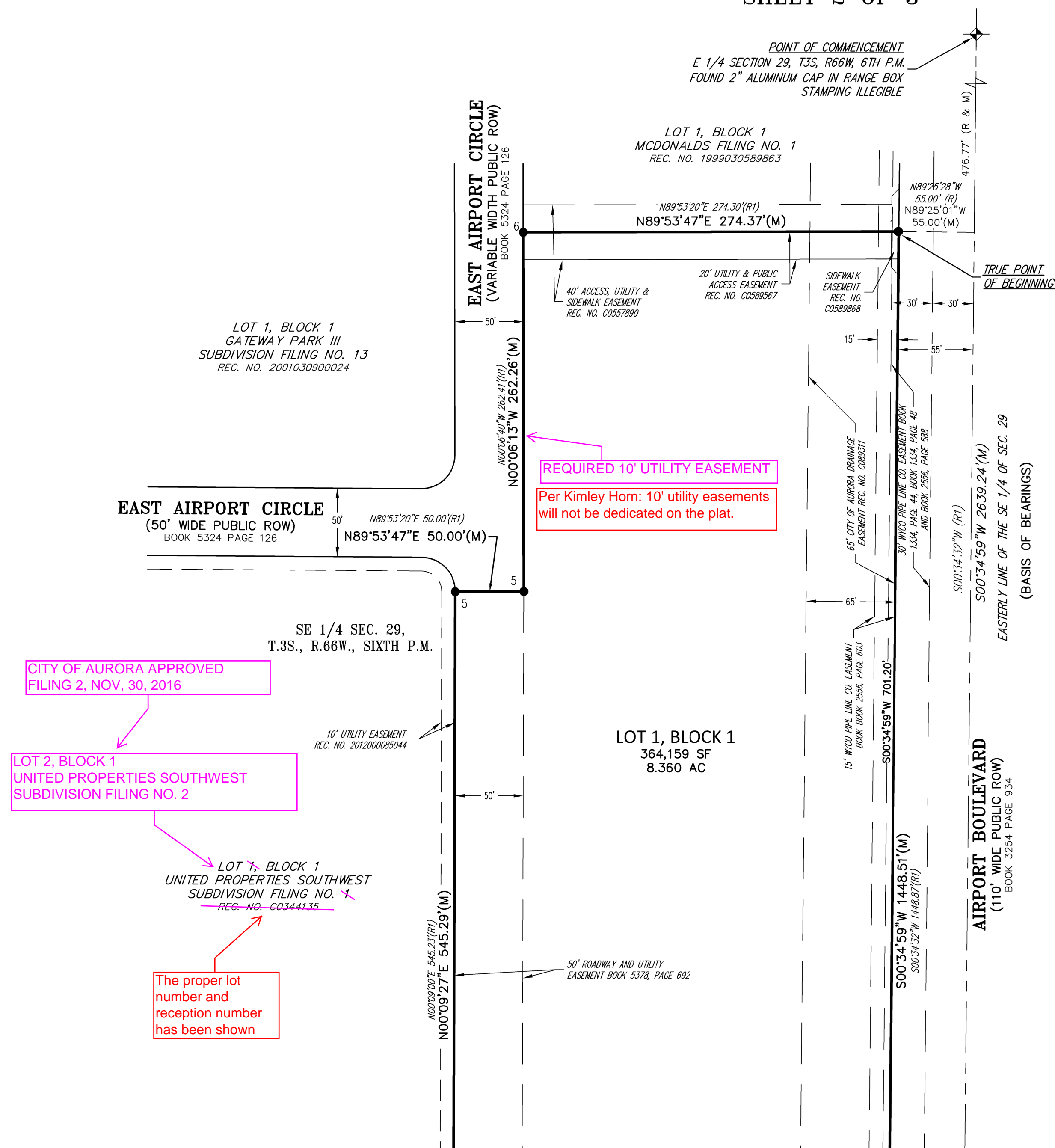
THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS ____ DAY OF _____, 20__ AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

CITY ATTORNEY _____	DATE _____
DIRECTOR OF PUBLIC WORKS _____	DATE _____
PLANNING DIRECTOR _____	DATE _____

 AzTEC CONSULTANTS, INC. AzTec Proj. No.: 48117-11	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	03-21-2017
	SCALE:	N/A	
	SHEET 1 OF 3		

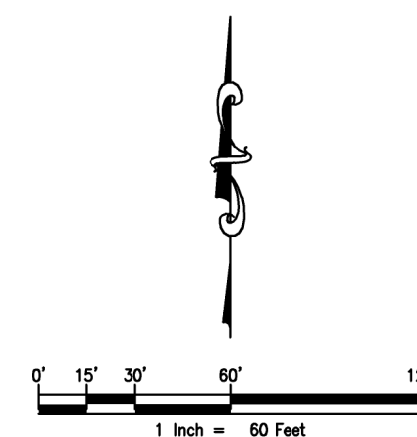
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OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 3



MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER AS DESCRIBED
- 1 ● FOUND STEM OF BRASS CAP
- 2 ● FOUND #5 REBAR WITH 3-1/4" ALUMINUM CAP
STAMPED "RTD PLS 24942"
- 3 ● FOUND NO. 5 REBAR N58°21'44"W, 0.40' FROM
CALCULATED CORNER
- 4 ● FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP
STAMPED "CR MOORE PLS 10945"
- 5 ● FOUND #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP
STAMPED "CR MOORE PLS 10945"
- 6 ● FOUND 2" BRASS CAP - NO STAMPING
- 7 ● FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC
CAP STAMPED "AZTEC PLS 36580"
- ROW RIGHT-OF-WAY
- (R1) RECORD DIMENSION PER DEED RECORDED AT RECEPTION
NO. C0414620
- (R2) RECORD DIMENSION PER DEED RECORDED AT RECEPTION
NO. 2012000085044
- (M) AS MEASURED DIMENSION



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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www.azteconsultants.com

AzTec Proj. No.: 48117-1

DATE OF PREPARATION:	03-21-2017
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SCALE:	1" = 60'
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S H E E T 2 O F 3

LAST REVISED 04-14-2017

GATEWAY PARK III SUBDIVISION FILING NO. 15

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SHEET 3 OF 3

LOT 2, BLOCK 1
UNITED PROPERTIES SOUTHWEST
SUBDIVISION FILING NO. 2

LOT 1, BLOCK 1
UNITED PROPERTIES SOUTHWEST
SUBDIVISION FILING NO. 1
REG. NO. C0344135

The proper lot
number and
reception number
has been shown

These directions
are correct.

W?

SHOW SUB
BOUNDARY WITH
BOLD SOLID LINE

This parcel is not a part of the
subdivision. To change this line
would be to include the
EXCEPTION PARCEL. It is
correct as shown.

REQUIRED 10' UTILITY EASEMENT

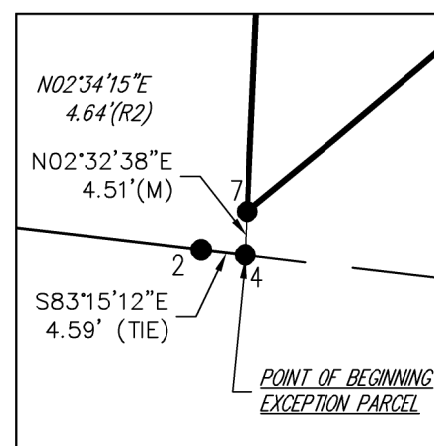
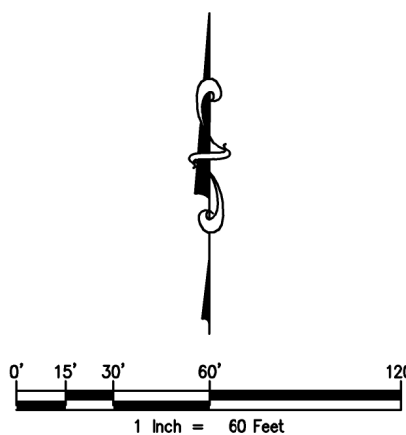
Per Kimley Horn: 10' utility easements will not
be dedicated on the plat.

MONUMENT SYMBOL LEGEND

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 - FOUND #5 REBAR WITH 3-1/4" ALUMINUM CAP
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LINE TABLE MEASURED			RECORD (R2)	
LINE	BEARING	LENGTH	BEARING	LENGTH
L1	N43°39'22"W	11.75'	N43°37'49"E	11.75
L2	N46°20'38"E	24.00'	N46°22'11"E	24.00
L3	S43°39'22"E	11.75'	N43°37'49"E	11.75
L4	N44°46'22"W	3.60'	N44°44'49"W	3.60'
L5	N00°16'10"E	21.22'	N00°17'43"E	21.22'
L6	N45°16'10"E	33.19'	N45°17'43"E	33.19'
L7	N24°09'25"E	30.59'	N24°10'58"E	30.59
L8	N00°34'59"E	67.51'	S00°36'36"W	67.51'
L9	S83°15'12"E	32.60'	N83°09'32"W	32.42'

CURVE TABLE MEASURED				RECORD (R2)		
CURVE	DELTA	RADIUS	LENGTH	DELTA	RADIUS	LENGTH
C1	3°41'18"	902.70'	58.11'	03°40'12"	902.70'	57.82'



DETAIL "A" NORTH
SCALE: 1" = 20'

SHOW SUB
BOUNDARY WITH
SOLID BOLD LINE
see note above.

UNPLATTED
UNION PACIFIC RAILROAD ROW

SE 1/4 SECTION 29, T3S, R66W, 6TH P.M.
FOUND 3" BRASS CAP IN RANGE BOX
STAMPED LS 23427

LAST REVISED 04-14-2017

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FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

DATE OF PREPARATION:	03-21-2017
SCALE:	1" = 60'
SHEET 3 OF 3	