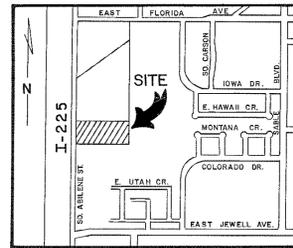
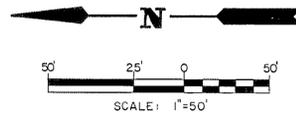


# R & B CORPORATE PARK-AURORA SUBDIVISION FILING NO. 3

A RESUBDIVISION OF A PART OF LOT 2, BLOCK 1, R & B CORPORATE PARK - AURORA SUBDIVISION FILING NO. 1 BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP  
SCALE: 1" = 1000'

**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 AND WAYS 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".
- 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.
- INDICATES SET 5/8" REBAR WITH CAP L.S. NO. 10379 (24" IN LENGTH).
- BASIS OF BEARING:** WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST, COUNTY OF ARAPAHOE, STATE OF COLORADO, BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST, AS SHOWN ON THE PLAT FOR R & B CORPORATE PARK-AURORA SUBDIVISION FILING NO. 1. BEARING OF SAID LINE = N 00° 14' 50" W.

SAN FRANCISCO  
SUBDIVISION FILING NO. 1  
BLOCK 1, TRACT "A"

NEVIN VILLAGE GREEN  
FILING NO. 3, BLOCK 2, LOT 1

R & B CORPORATE PARK-AURORA  
SUBDIVISION FILING NO. 2  
LOT 1, BLOCK 1

SUN DANCE  
VILLAS  
TRACT "C"

LOT 1  
BLOCK 1  
(4.633 ACRES)

UNPLATTED

EAST FLORIDA AVE.  
NORTH LINE SW 1/4, SEC. 19  
S 89° 43' 59" E

EAST JEWELL AVE.  
SOUTH LINE SW 1/4, SEC. 19

FOUND #5 REBAR IN ASPHALT 0.10' BELOW SURFACE  
NW CORNER OF SW 1/4, SEC. 19, T.4 S., R.66 W.

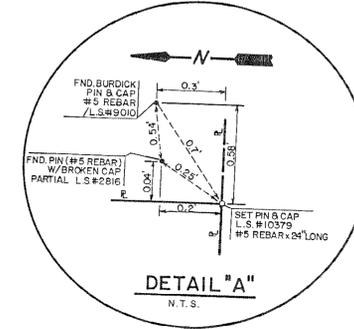
WEST LINE SW 1/4, SEC. 19

SOUTH ABILENE STREET

SW CORNER OF SW 1/4, SEC. 19, T.4 S., R.66 W.

HALLMARK & ASSOCIATES, INC.  
3611 S. WASHINGTON, SUITE 501  
DENVER, COLORADO 80237  
(303) 772-0303

DRAWN BY: LJC DATE: 4-5-84  
CHK'D BY: CLF DATE: 4-5-84  
REV. 8-21-84 LJC  
REV. 8-3-84 LJC



**CERTIFICATE OF DEDICATION AND OWNERSHIP**

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED WARRANT THAT THEY ARE THE OWNERS OF A TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF LOT 2, BLOCK 1, R & B CORPORATE PARK-AURORA SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19;  
THENCE S 00° 14' 50" E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 1980.84 FEET TO THE NORTH LINE OF THE SOUTH HALF (SH) OF SAID SOUTHWEST QUARTER (SW 1/4);  
THENCE S 89° 44' 20" E, ALONG SAID NORTH LINE, A DISTANCE OF 38.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH ABILENE STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S 89° 44' 20" E, ALONG SAID NORTH LINE, ALSO BEING THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 696.53 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;  
THENCE N 00° 14' 50" W, ALONG THE EAST LINE OF SAID LOT 2, AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 289.77 FEET;  
THENCE N 89° 44' 20" W, PARALLEL TO THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 696.53 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH ABILENE STREET;  
THENCE S 00° 14' 50" E, ALONG SAID EAST RIGHT-OF-WAY LINE AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 289.77 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 201825.55 SQUARE FEET (4.633 ACRES) MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AND BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF R & B CORPORATE PARK-AURORA SUBDIVISION FILING NO. 3 AND DO BY THESE PRESENTS GRANT TO THE CITY OF AURORA, STATE OF COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREET AND EASEMENTS HEREON SHOWN AND NOT ALREADY DEDICATED FOR PUBLIC USE. THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA THAT 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 ARTICLE XXII, CHAPTER 41, 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.

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY THAT ALL ELECTRICAL AND COMMUNITY UTILITY LINES AND SERVICES, AND ALL STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 39-133 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND.

OWNERS:  
TURNMAR DEVELOPMENT, A COLORADO GENERAL PARTNER

*Grant E. Marsh*  
GRANT E. MARSH, GENERAL PARTNER

**NOTARIAL**

STATE OF COLORADO )  
COUNTY OF ARAPAHOE ) SS



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF August, A.D., 1984, BY GRANT E. MARSH, GENERAL PARTNER.

WITNESS MY HAND AND OFFICIAL SEAL Karen Nageli  
ADDRESS: 7704 So. Marigold Cr. NOTARY PUBLIC  
MY COMMISSION EXPIRES June 18, 1986

**SURVEYOR'S CERTIFICATE**

I, DASEL E. HALLMARK, HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE FIELD SURVEY USED IN THE PREPARATION OF THIS PLAT. THAT 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 THAT ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN WERE IN PLACE AS DESCRIBED ON SEPTEMBER 1983.

*Dasel E. Hallmark*  
DASEL E. HALLMARK, P.E. & L.S. COLORADO NO. 10379

**CITY OF AURORA APPROVAL**

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AURORA, THIS 22 DAY OF August, 1984, A.D.

*Frederick B. Fauch*  
CHAIRMAN

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING, AND CONVEYANCE OF EASEMENTS SHOWN HEREON, AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS 6<sup>th</sup> DAY OF August, A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY IMPROVEMENT ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

*James J. Larson*  
MAYOR

APPROVED BY THE CITY ENGINEER OF AURORA, COLORADO, THIS 27<sup>th</sup> DAY OF Aug., 1984, A.D.

*H.C. LaBonde*  
CITY ENGINEER

*Alvin Luna*  
CITY ATTORNEY

**RECORDERS CERTIFICATE**

STATE OF COLORADO  
COUNTY OF ARAPAHOE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDED, IN THE STATE OF COLORADO, ON THE 27 DAY OF Aug., A.D., 1984, AND RECORDED IN BOOK 78, PAGE 48, FILE MAP RECEPTION 2433364.

*Margaret Evans*  
COUNTY CLERK AND RECORDER

BY: *Margaret Evans*  
DEPUTY CLERK AND RECORDER

C2-2318

78-48

R&B CORPORATE PARK-AURORA  
SUBDIVISION FILING NO. 3  
JOB NO. 883-6B

Requested By: drosso, Printed: 11/23/2016 1:05 PM