

ARGENTA SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOT 1, BLOCK 1, FAN FAIR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

OWNERSHIP CERTIFICATE:

IN WITNESS THEREOF, 3rd AND HAVANA METROPOLITAN DISTRICT HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_ DAY OF \_\_\_\_\_ AD.

OWNER: \_\_\_\_\_

BY: \_\_\_\_\_ CORPORATE SEAL  
(MANAGER OR MANAGING MEMBER)

NOTARY PUBLIC

STATE OF COLORADO )  
COUNTY OF ADAMS ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF 2019 AD.

BY \_\_\_\_\_  
NAME AND TITLE

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

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

NOTARY ADDRESS: \_\_\_\_\_

OWNERSHIP CERTIFICATE:

IN WITNESS THEREOF, ARGENTA LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE

EXECUTED THIS \_\_\_ DAY OF \_\_\_\_\_ AD.

OWNER: \_\_\_\_\_

BY: \_\_\_\_\_ CORPORATE SEAL  
(MANAGER OR MANAGING MEMBER)

NOTARY PUBLIC

STATE OF COLORADO )  
COUNTY OF ADAMS ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF 2019 AD.

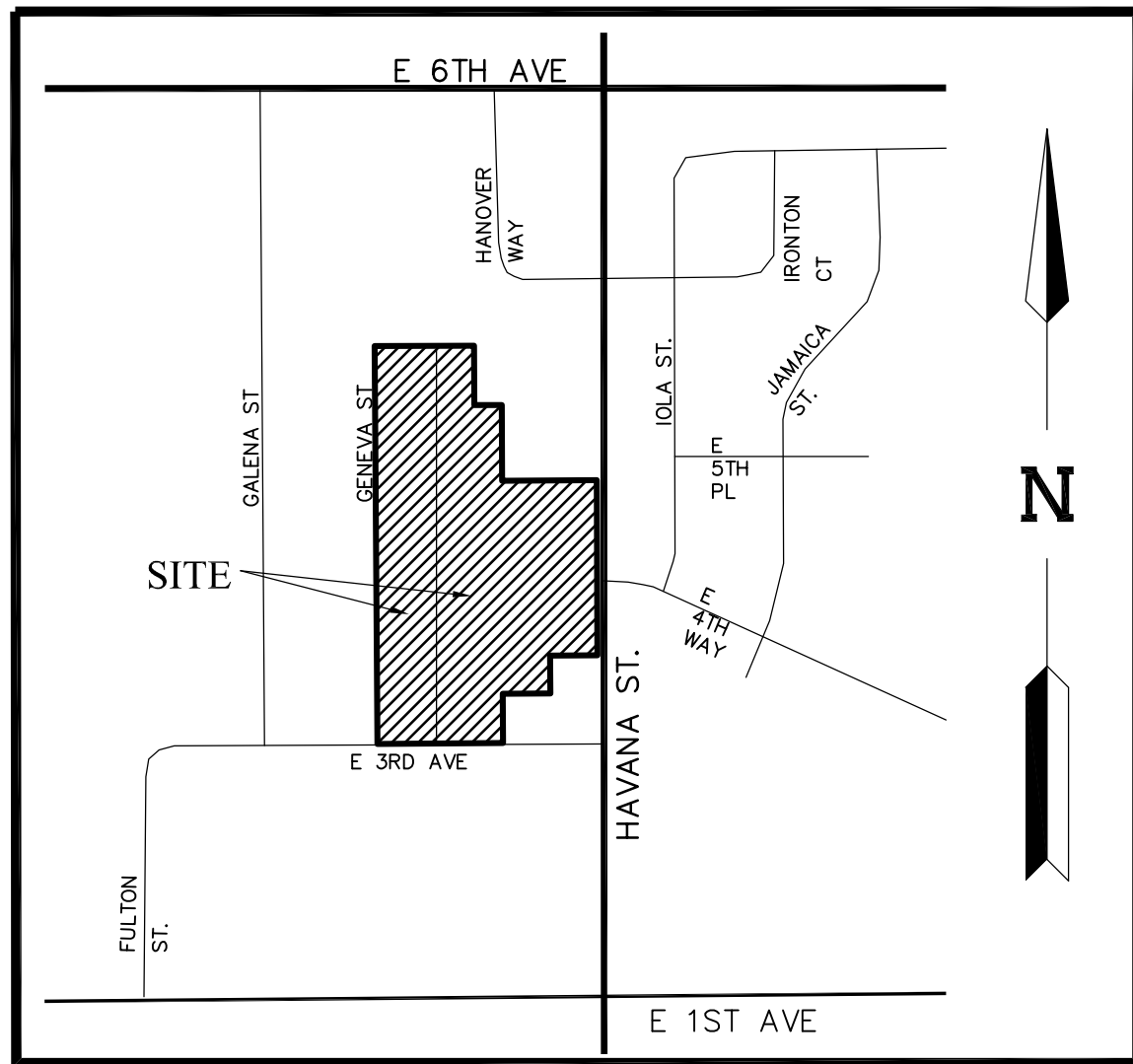
BY \_\_\_\_\_  
NAME AND TITLE

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

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

NOTARY ADDRESS: \_\_\_\_\_



VICINITY MAP

SCALE: 1"=500'

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN LOT 1, BLOCK 1, FAN FAIR SUBDIVISION AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO.

LEGAL DESCRIPTION:

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10 BEING A FOUND 3-1/4" ALUMINUM CAP "PLS 22571" FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION 10 BEING A FOUND 3" BRASS CAP "LS 16419" BEARS S00°12'11"E FOR A DISTANCE OF 2645.26 FEET;  
THENCE S00°12'11"E ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 10 A DISTANCE OF 1,261.50 FEET;  
THENCE S89°36'00"W A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF HAVANA STREET AND BEING THE SOUTHEAST CORNER OF LOT 3 BLOCK 1 FAN FAIR SUBDIVISION FILING NO. 2 RECEPTION NUMBER 2730667 RECORDS OF ARAPAHOE COUNTY, COLORADO;  
THENCE S00°12'11"E ON SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 462.24 FEET TO THE NORTHEAST CORNER OF A PARCEL RECORDED AT RECEPTION NUMBER D6119804, OF SAID RECORDS;  
THENCE S89°40'12"W ON THE NORTH LINE OF SAID PARCEL A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;  
THENCE S00°12'11"E ON THE WEST LINE OF SAID PARCEL A DISTANCE 100.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL RECORDED AT RECEPTION NUMBER D7024127 OF SAID RECORDS;  
THENCE S89°40'12"W ON THE NORTH LINE OF SAID PARCEL A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;  
THENCE S00°12'11"E ON THE WEST LINE OF SAID PARCEL A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF EAST 3RD AVENUE;  
THENCE S89°40'12"W ON SAID NORTH RIGHT-OF-WAY A DISTANCE OF 326.73 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GENEVA STREET;  
THENCE N00°13'56"W ON SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1048.62 FEET TO THE SOUTHWEST CORNER OF COOPER SUBDIVISION RECORDED AT RECEPTION NUMBER R1023131 OF SAID RECORDS;  
THENCE N89°38'18"E ON THE SOUTH LINE OF SAID COOPER SUBDIVISION A DISTANCE OF 254.66 FEET TO THE NORTHWEST CORNER OF LOT 1 BLOCK 1 FAN FAIR SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NUMBER 2730667 OF SAID RECORDS;  
THENCE S00°12'11"E ON THE WEST LINE OF SAID LOT 1 BLOCK 1 A DISTANCE 156.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 BLOCK 1;  
THENCE N89°38'18"E ON THE SOUTH LINE OF SAID LOT 1 BLOCK 1 A DISTANCE OF 72.63 FEET TO THE NORTHWEST CORNER OF LOT 2 BLOCK 1 FAN FAIR SUBDIVISION FILING NO. 2;  
THENCE S00°11'40"E ON THE WEST LINE OF SAID LOT 2 AND LOT 3, BLOCK 1 FAN FAIR SUBDIVISION FILING NO. 2 A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 BLOCK 1 FAN FAIR SUBDIVISION FILING NO. 2;  
THENCE S89°38'18"E ON THE SOUTH LINE OF SAID LOT 3 BLOCK 1 A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING,  
CONTAINING 459,593 SQUARE FEET OR 10.55 ACRES MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ARGENTA 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, AND TRACT A 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 146 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, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR 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 RIGHT-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHT-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREE TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

SURVEYOR'S CERTIFICATION

I, MICHAEL J. MUIRHEID, A REGISTERED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN 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 12, 2018.

SIGNED THIS \_\_\_ DAY OF \_\_\_, 2019.

MICHAEL J. MUIRHEID  
REGISTRATION NUMBER 37909  
FOR AND ON BEHALF OF INFINITY LAND CONSULTANTS, LLC

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AND TRACT A AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND TRACT A ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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

RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF ARAPAHOE ) SS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

AT \_\_\_\_\_ O' CLOCK, M.,

RECEPTION NO., \_\_\_\_\_ BOOK NO., \_\_\_\_\_ PAGE NO. \_\_\_\_\_

CLERK AND RECORDER \_\_\_\_\_

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

NOTES:

- BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 10 BEING MONUMENTED AT THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP "PLS 22571" AND AT THE SOUTH END BY A FOUND 3" BRASS CAP "LS 16419", ASSUMED TO BEAR S00°12'11"E FOR A DISTANCE OF 2,645.26 FEET.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES ARE 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".
- 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 CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY INFINITY LAND CONSULTANTS, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, INFINITY LAND CONSULTANTS, LLC RELIED UPON COMMITMENT FOR TITLE INSURANCE NO. 0X70618968.1578574, ISSUED BY LAND TITLE GUARANTEE COMPANY, HAVING AN EFFECTIVE DATE OF SEPTEMBER 3RD AT 11:44 A.M.
- ALL DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- ALL OWNERS OF LOTS ADJACENT TO (3RD AVENUE AND GENEVA 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.
- TRACT A IS TO BE OWNED AND MAINTAINED BY AURORA URBAN RENEWAL AUTHORITY.
- TRACTS B, C, AND D ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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.
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY 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.

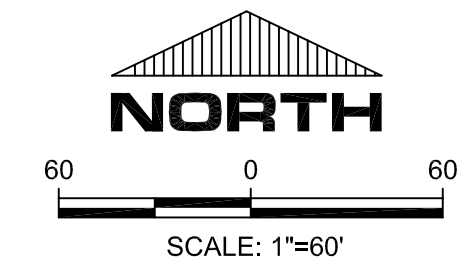
REVISIONS	DRAWN: MM
CITY COMMENTS 05-24-18 RE: 08-15-18	CHECKED: TL
CITY COMMENTS 11-14-18 RE: 1-20-19	DATE: 03-12-18
CITY COMMENTS 05-26-18 RE: 05-20-19	JOB NO.: 16022
CITY COMMENTS 11-13-18 RE: 11-15-18	

INFINITY LAND CONSULTANTS, LLC

6909 S. HOLLY CIR. #220  
CENTENNIAL, CO 80112  
PHONE: 303.995.4821

WWW.INFINITYLANDCONSULTANTS.COM

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1 ● FOUND 5/8" REBAR WITH ALUMINUM  
CAP ILLEGIBLE

2 ● FOUND 5/8" REBAR

◆ FOUND 5/8" REBAR NOT PART OF SURVEY

◆ ALIQUOT CORNER AS NOTED

———— BOUNDARY LINE

- - - - SECTION LINE

———— ADJACENT PROPERTY LINE

- - - - UTILITY & ACCESS EASEMENT LINE

- - - - CENTERLINE UTILITY & ACCESS EASEMENT

\* NOT A PART OF THIS SURVEY

P.O.B. POINT OF BEGINNING



\*NOTE\*

ALL FRONT AND REAR LOT LINES ARE THE SAME  
DIMENSION UNLESS SHOWN OTHERWISE.

SEE SHEET 3 FOR UTILITY & ACCESS EASEMENT  
DETAILS AND DIMENSIONS.

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