

RV VAULT AT PIONEER BUSINESS PARK

SUBDIVISION FILING NO. 2

SITUATED IN SECTION 25, T.4S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DEDICATION STATEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN SECTION 25, T.4S., R.66W. OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF SECTION 25, T 4 S R 66 W, OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 25, T 4 S, R 66 W, OF THE 6TH P.M.; THENCE S 00°27'02" E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25 A DISTANCE OF 1322.69 FEET; THENCE S 89°26'08" W ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25 AND ALONG A PORTION OF THE NORTHERLY LINE OF PARCEL TK-75 (E-470 R.O.W.) AS SHOWN IN RULE AND ORDER RECORDED AT RECEPTION NO. A8023869, ARAPAHOE COUNTY RECORDS, A DISTANCE OF 2634.34 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 25; THENCE S 89°23'47" W ALONG SAID NORTHERLY LINE OF PARCEL TK-75 AND ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 25 A DISTANCE OF 221.82 FEET TO THE NORTHWEST CORNER OF SAID PARCEL TK-75 (E-470 R.O.W.), SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY R.O.W. LINE OF SAID PARCEL TK-75 AND ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°27'24", A RADIUS OF 1196.87 FEET, AN ARC LENGTH OF 197.54 FEET, A CHORD BEARING OF S 15°26'21" E AND A CHORD LENGTH OF 197.32 FEET TO A POINT OF TANGENCY; THENCE S 10°42'40" E ALONG SAID WESTERLY R.O.W. LINE A DISTANCE OF 1302.46 FEET; THENCE S 06°56'50" E ALONG SAID WESTERLY R.O.W. LINE A DISTANCE OF 180.69 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL TK-75; THENCE S 89°27'14" W A DISTANCE OF 762.32 FEET TO THE SOUTHEAST CORNER OF PARCEL TK-75-1 (E-470 ACCESS ROAD) OF SAID RULE AND ORDER; THENCE THE FOLLOWING THREE COURSES ALONG THE EASTERLY R.O.W. LINE OF SAID PARCEL TK-75-1; THENCE N 17°38'00" W A DISTANCE OF 1502.62 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°38'21", A RADIUS OF 370.00 FEET, AN ARC LENGTH OF 113.91 FEET, A CHORD BEARING OF N 08°48'50" W AND A CHORD LENGTH OF 113.46 FEET TO A POINT OF TANGENCY; THENCE N 00°00'21" E A DISTANCE OF 102.78 FEET TO THE NORTHEAST CORNER OF SAID PARCEL TK-75-1 SAID POINT LYING ON SAID NORTHERLY LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 25. THENCE N 89°23'47" E ALONG SAID NORTHERLY LINE A DISTANCE OF 918.44 FEET TO THE POINT OF BEGINNING, CONTAINING 1,447,498 SQUARE FEET (33.23 ACRES), MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS AND A TRACT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF RV VAULT AT PIONEER BUSINESS PARK SUBDIVISION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREET RIGHT-OF-WAY, TRACT A 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 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 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.

OWNER: BMJ & ASSOCIATES, INC., A COLORADO CORPORATION

SIGNATURE _____
PRINT NAME _____ PRINT TITLE _____

NOTARIAL:
STATE OF _____)
COUNTY OF _____)SS

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

THE UNDERSIGNED AS MORTGAGE HOLDER'S ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY, AS SHOWN HEREON.

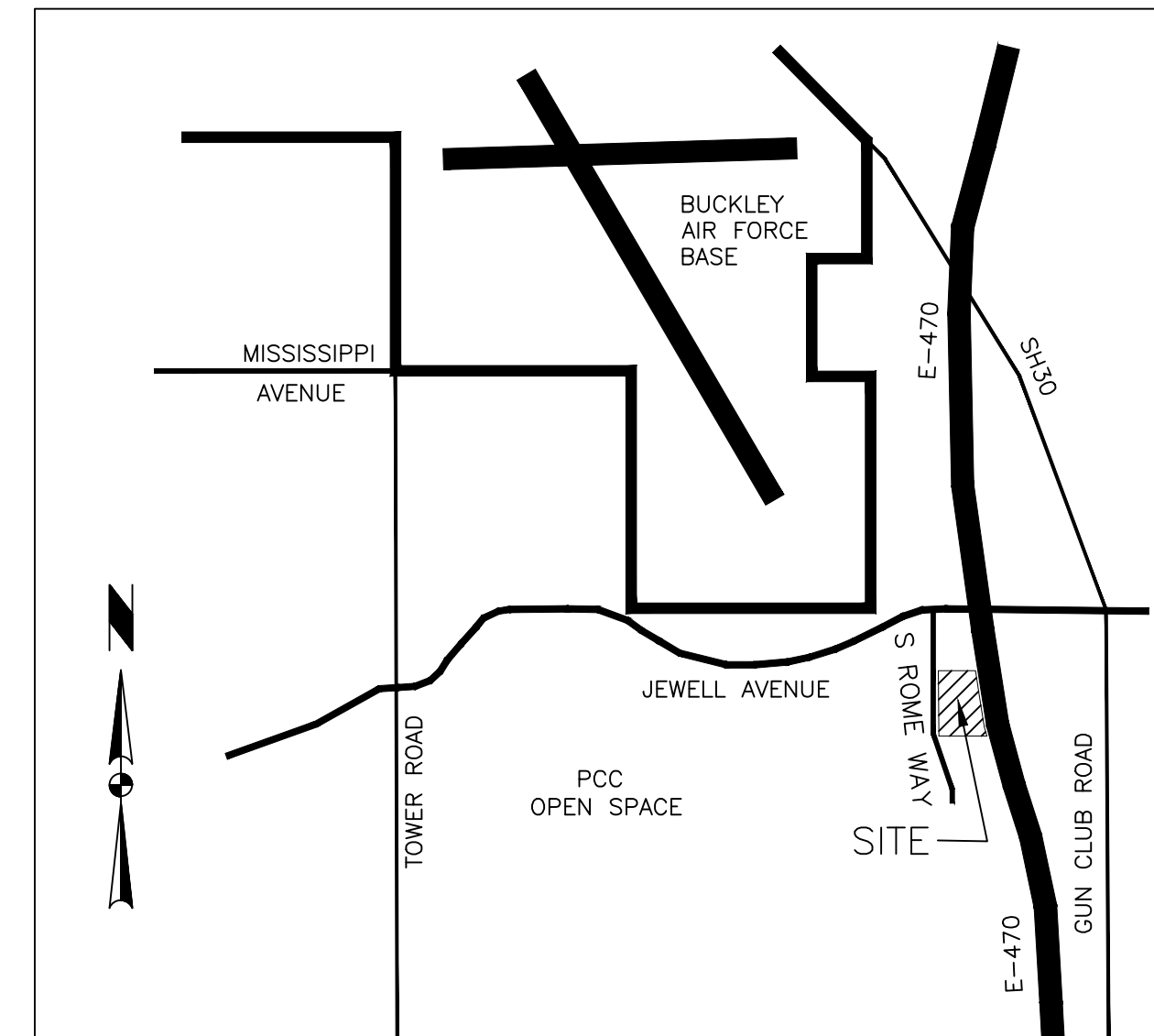
MORTGAGE HOLDER: FIRST AMERICAN STATE BANK
SIGNATURE _____
PRINT NAME _____ PRINT TITLE _____

NOTARIAL:
STATE OF _____)
COUNTY OF _____)SS

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



VICINITY MAP
NOT TO SCALE

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREET RIGHT-OF-WAY, EASEMENTS AND TRACT 'A' 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, AND TRACT 'A' ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

NOTES

A. 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".

B. BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR SOUTH 00°27'02"EAST BETWEEN THE NORTHEAST CORNER OF SAID SECTION 25; AS MONUMENTED BY A 3.25 INCH DIAMETER ALUMINUM CAP ON A 2-3/8 INCH PIPE, SET IN A RANGE BOX AND MARKED: "COLORADO DEPARTMENT OF TRANSPORTATION R66W R65W 2419[25]30 T4S 2003 PLS NO 26294", AND THE EAST QUARTER CORNER OF SAID SECTION 25, AS MONUMENTED BY A 3.25 INCH DIAMETER ALUMINUM CAP ON A 2-3/8 INCH PIPE, SET IN A RANGE BOX AND MARKED: "COLORADO DEPARTMENT OF TRANSPORTATION R66W R65W 25[30] T4S 2003 PLS NO 26294".

C. 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.

D. TRACT 'A' IS GRANTED TO THE CITY OF AURORA FOR UTILITY & DRAINAGE PURPOSES, AND WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS.

E. ALL OWNERS OF LOTS ADJACENT TO SOUTH ROME WAY AND SOUTH SICILY CIRCLE 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.

F. THE LINEAL DISTANCE UNITS USED ON THIS PLAT ARE U.S. SURVEY FEET.

G. INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY WAS TAKEN FROM SCHEDULE B, PART II OF COMMITMENT NO. 109-2229893-R, PREPARED BY FIRST INTEGRITY TITLE COMPANY, COMMITMENT DATE: NOVEMBER 28, 2022, AS PROVIDED BY BMJ & ASSOCIATES, INC. AND THIS INFORMATION DOES NOT INDICATE A TITLE SEARCH BY IMEG CORP.

H. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION, RESULTING DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL

I. AVIGATION EASEMENT RECORDED AT RECEPTION No. B7001845

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 THAT ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON JULY 22, 2022.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

MICHAEL C. CREGGER
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 22564
FOR AND ON BEHALF OF IMEG CORP

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.



IMEG CORP
7600 E. ORCHARD ROAD
SUITE 250-S
GREENWOOD VILLAGE, CO 80111
PHONE: 303.796.6000 www.imegcorp.com

RV VAULT AT PIONEER BUSINESS PARK SUBDIVISION FILING NO. 2

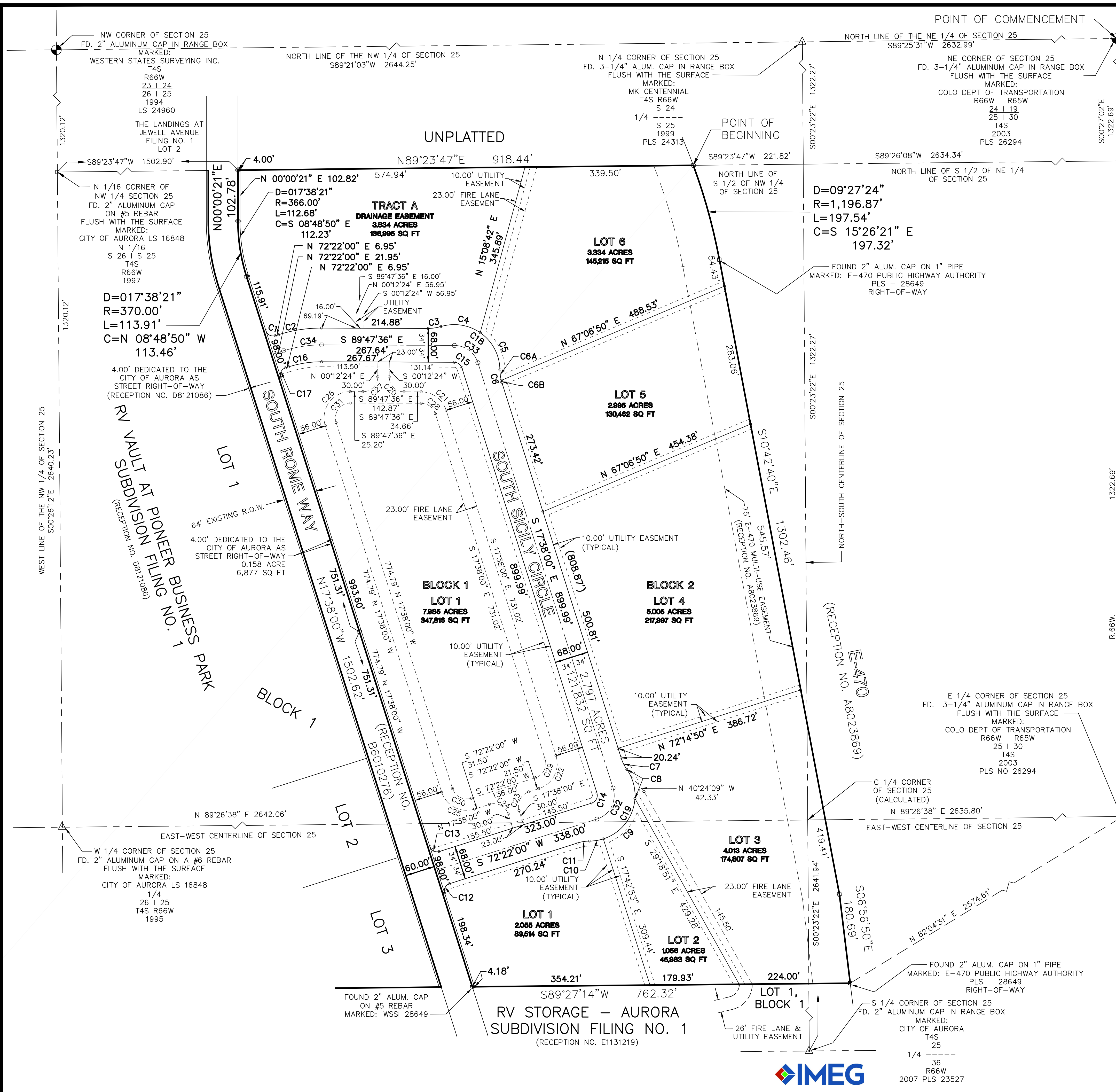
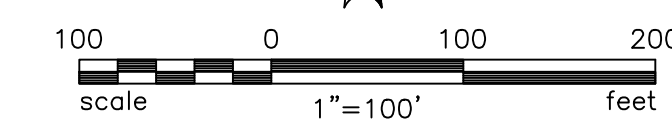
SITUATED IN SECTION 25, T.4S., R.66W.,
OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE,
STATE OF COLORADO

CURVE TABLE LOTS					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	15.00'	23.56'	S 62°38'00" E	21.21'
C2	17°50'25"	284.00'	88.43'	N 81°17'12" E	88.07'
C3	17°14'35"	86.00'	25.88'	N 81°35'07" E	25.78'
C4	51°44'18"	92.00'	83.08'	S 81°10'01" W	80.28'
C5	54°54'27"	92.00'	88.16'	S 27°50'39" E	84.83'
C6	17°14'35"	86.00'	25.88'	S 09°00'43" E	25.78'
C6A	17°16'57"	86.00'	21.44'	S 07°31'54" E	21.38'
C6B	2°57'38"	86.00'	4.44'	S 16°09'11" E	4.44'
C7	17°14'35"	86.00'	25.88'	S 26°15'18" E	25.78'
C8	38°44'24"	92.00'	62.20'	S 15°30'23" E	61.03'
C9	68°25'19"	92.00'	109.87'	S 34°08'28" W	103.45'
C10	17°19'27"	92.00'	27.82'	S 80°59'17" W	27.71'
C11	17°14'35"	86.00'	28.88'	S 80°59'17" W	25.78'
C12	90°00'00"	15.00'	23.56'	S 27°22'00" W	21.21'
C13	90°00'00"	15.00'	23.56'	N 62°38'00" W	21.21'
C14	90°00'00"	16.00'	25.13'	S 27°22'00" W	22.63'
C15	72°09'35"	16.00'	20.15'	S 53°42'48" E	18.85'
C16	17°50'25"	216.00'	67.26'	N 81°17'12" E	66.98'
C17	90°00'00"	15.00'	23.56'	N 27°22'00" E	21.21'
C18	106°38'45"	92.00'	171.24'	S 53°42'48" E	147.57'
C19	124°29'10"	92.00'	199.89'	S 27°22'00" W	162.83'
C32	90°00'00"	50.00'	78.54'	S 27°22'00" W	70.71'
C33	72°09'35"	50.00'	62.97'	S 53°42'48" E	58.89'
C34	17°50'25"	250.00'	77.84'	N 81°17'12" E	77.53'

CURVE TABLE EMERGENCY ACCESS EASEMENT					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C20	90°00'00"	30.00'	47.12'	S 44°47'36" E	42.43'
C21	72°09'35"	53.00'	66.75'	S 53°42'48" E	62.42'
C22	90°00'00"	53.00'	83.25'	S 27°22'00" W	74.95'
C23	90°00'00"	30.00'	47.12'	S 27°22'00" W	42.43'
C24	90°00'00"	30.00'	47.12'	N 62°38'00" W	42.43'
C25	90°00'00"	53.00'	83.25'	N 62°38'00" W	74.95'
C26	107°50'25"	53.00'	99.75'	N 36°17'12" E	85.67'
C27	90°00'00"	30.00'	47.12'	N 45°12'24" E	42.43'
C28	72°09'35"	30.00'	37.78'	S 53°42'48" E	35.33'
C29	90°00'00"	30.00'	47.12'	S 27°22'00" W	42.43'
C30	90°00'00"	30.00'	47.12'	N 62°38'00" W	42.43'
C31	107°50'25"	30.00'	56.46'	N 36°17'12" E	48.49'

LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET #4, 18" REBAR W/ 1" PLASTIC CAP
MARKED: IMEG 22564
- CURVE DATA ABBREVIATIONS
- D DELTA
- R RADIUS
- L ARC LENGTH
- C CHORD BEARING & LENGTH



1/4 - 36 R66W 2007 PLS 23527