

**EAGLE'S NEST VILLAGE CENTER SUBDIVISION FILING NO. 1**  
**SITUATED IN THE SE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6th P.M.**  
**CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**  
**SHEET 1 OF 3**

LGID# 65902

**DEDICATION:**

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANTS THAT IT IS THE OWNER OF A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 19, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 19 BEARS NORTH 89°26'27" EAST, WITH ALL BEARINGS CONTAINED HEREIN REFERENCED THERETO;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, NORTH 89°26'27" EAST 210.01 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1236 AT PAGE 393 OF THE ARAPAHOE COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID PARCEL OF LAND NORTH 00°04'45" EAST 337.75 FEET TO THE SOUTHERNMOST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. B5050388;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND NORTH 32°24'56" EAST 425.78 FEET TO THE EASTERNMOST CORNER OF SAID PARCEL OF LAND AND THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AS EXHIBIT A2 IN DEED RECORDED AT RECEPTION NO. B3256817;

THENCE DEPARTING SAID SOUTHEASTERLY LINE, NORTH 32°24'56" EAST 75.02 FEET TO THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED AS EXHIBIT A2 AND THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE 38.81 FEET THROUGH A CENTRAL ANGLE OF 88°57'03" TO THE SOUTHERLY RIGHT-OF-WAY OF SMOKY HILL ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

- 1) TANGENT TO SAID CURVE SOUTH 58°38'00" EAST 171.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 6072.00 FEET;
- 2) SOUTHEASTERLY ALONG SAID CURVE 526.23 FEET THROUGH A CENTRAL ANGLE OF 4°57'56"
- 3) TANGENT TO SAID CURVE SOUTH 63°35'56" EAST 917.80 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19;

THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY OF SAID SMOKY HILL ROAD, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, SOUTH 89°26'29" WEST 1732.41 FEET TO THE POINT OF BEGINNING,

CONTAINING 16.050 ACRES (699,126 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **EAGLE'S NEST VILLAGE CENTER 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.

THE UNDERSIGNED OWNER(S), 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 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;

THAT ALL ELECTRICAL AND COMMUNITY UTILITY LINES AND SERVICES; AND ALL 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;

THAT 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 THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE UTILITIES; AND THAT 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:**

EAGLE'S NEST VILLAGE CENTER PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY:

*Mark E. DeRose* AUTHORIZED SIGNATORY

**NOTARY:**

STATE OF COLORADO )  
COUNTY OF ARAPAHOE )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF March, 2007, A.D. BY Mark E. DeRose FOR EAGLE'S NEST VILLAGE PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/29/2009

DANARIA M. FARRIS  
Notary Public  
State of Colorado

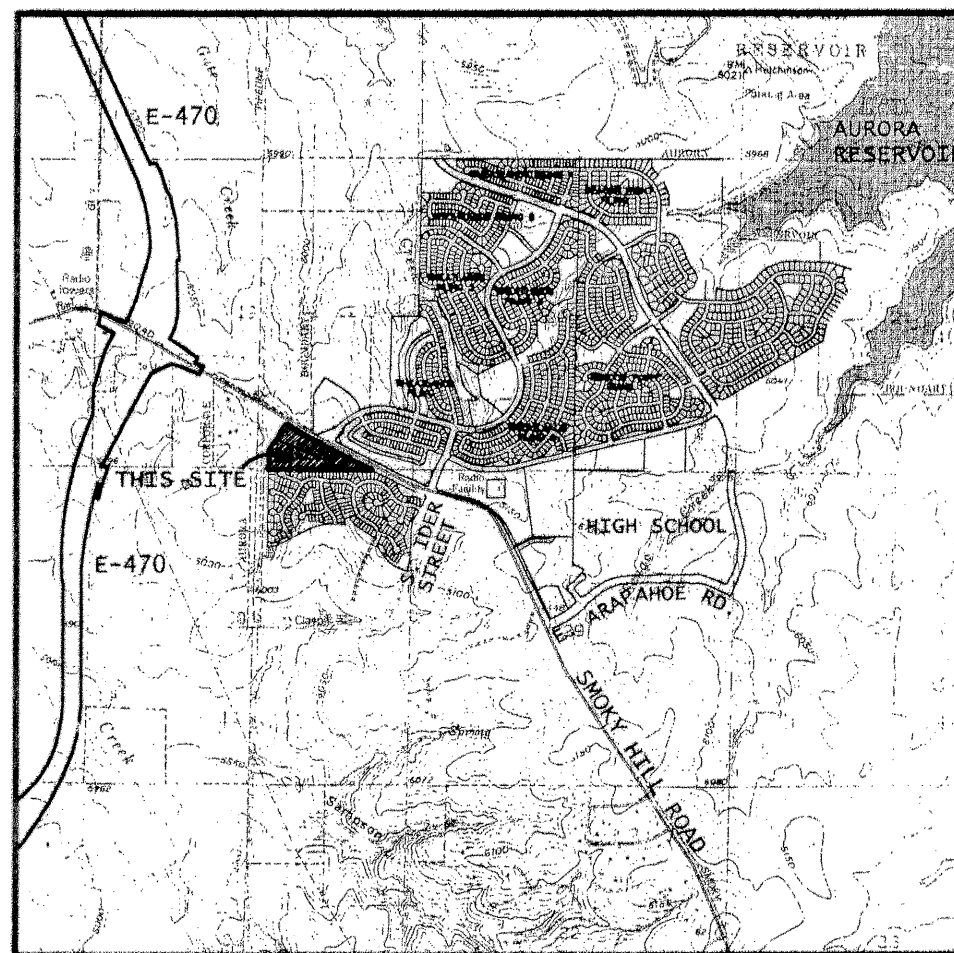
**MORTGAGE HOLDER:**

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

ASSOCIATED BANK, NATIONAL ASSOCIATION

BY:

*Roy L. Bierschmidt*  
*RB* AUTHORIZED SIGNATORY



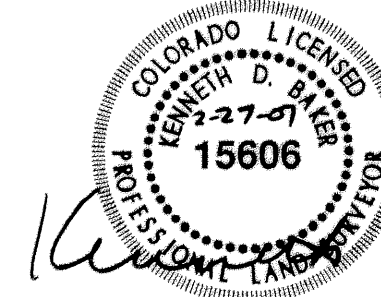
VICINITY MAP  
NTS

**GENERAL NOTES:**

1. 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".
2. THE BASIS OF BEARINGS FOR THIS PLAT IS THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST, ASSUMED TO BEAR NORTH 89°26'27" EAST AND MONUMENTED AS SHOWN HEREON.
3. 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.
4. LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABD70167329-2 DATED JANUARY 5, 2007 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
5. ALL OWNERS OF LOTS ADJACENT TO SMOKY HILL ROAD SHALL BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE AURORA CITY CODE THAT MAY RESTRICT THE ABILITY TO BUILD A FENCE ALONG THAT STREET OR THE TYPES AND SIZES OF FENCES THAN CAN BE BUILT ALONG THAT STREET.
6. 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.

**SURVEYOR'S CERTIFICATION:**

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 ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON ARE IN PLACE AS DESCRIBED ON JULY 19, 2006.



KENNETH D. BAKER, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. No. 15606  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

**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 /OR STATEMENT SHOWN HEREON.

**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 20th DAY OF March, 2007, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER THE CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

*Jeff D. J. Ch*  
DIRECTOR OF PUBLIC WORKS  
*Jeff Baker*  
CITY ATTORNEY  
*Phil Watten*  
PLANNING DIRECTOR

03.20.2007  
DATE  
3.20.07  
DATE  
3/8/2007  
DATE

**CLERK AND RECORDER'S CERTIFICATE:**

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS 21st DAY OF March, 2007, A.D. AT 9:51 O'CLOCK AM.

*Nancy A. Bely*  
COUNTY CLERK AND RECORDER

*Progen Fretton*  
ATTESSED BY: DEPUTY

FILE NO.: \_\_\_\_\_

MAP NO.: \_\_\_\_\_

RECEPTION NO.: B7035229

BK 536  
Pgs 73-75



# EAGLE'S NEST VILLAGE CENTER SUBDIVISION FILING NO. 1

SITUATED IN THE SE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6th P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 3

$\Delta=88^{\circ}57'03''$   
 $R=25.00'$   
 $L=38.81'$

PUBLIC SERVICE COMPANY OF  
COLORADO TRANSMISSION LINE  
BOOK 1226, PAGE 393

UNPLATTED  
UNINCORPORATED  
ARAPAHOE COUNTY

EAST AURORA PARKWAY  
RECEPTION NO. B6038645

LOT 2  
102,281 SF  
2.348 AC

SIDEWALK EASEMENT

TRACT F  
WHEATLANDS FILING NO. 1  
RECEPTION NO. B5069979

E. WHEATLANDS PARKWAY  
WHEATLANDS FILING NO. 1  
RECEPTION NO. B5069979

RECEPTION NO. B5069979

TRACT H  
WHEATLANDS FILING NO. 1  
RECEPTION NO. B5069979

EAST SMOKY HILL ROAD  
ROAD 102, 60' R.O.W. PER BOOK 7, PAGE 578 - JULY 19, 1887

SEE DETAIL A

LOT 3  
53,414 SF  
1.226 AC

LOT 4  
49,025 SF  
1.125 AC

LOT 5  
42,774 SF  
0.982 AC

BLOCK 1

LOT 7  
282,328 SF  
6.481 AC

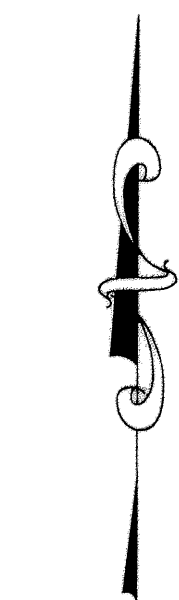
EAST AURORA PARKWAY  
EASEMENT, RECEPTION NO. B3108444

PUBLIC SERVICE COMPANY OF  
COLORADO TRANSMISSION LINE  
BOOK 1226, PAGE 393

POINT OF BEGINNING  
RECOVERED REBAR  
W/RED PLASTIC CAP,  
LS 24980

POINT OF COMMENCEMENT  
S 1/4 COR SEC 19  
T.5S., R.65W., 6th P.M.  
FOUND 1 1/2" BRASS CAP IN CONC.  
MARKED AS SHOWN

UNPLATTED  
UNINCORPORATED  
ARAPAHOE COUNTY



1 inch = 60 ft.

## LEGEND

- SET 24" #5 REBAR WITH ALUM CAP, LS 15606
- A.E. FIRE LANE AND ACCESS EASEMENT
- U.E. UTILITY EASEMENT

**AzTec CONSULTANTS, Inc.**  
A LAND SURVEYING COMPANY

300 East Mineral Avenue, Suite 1, Littleton, Colorado 80122  
Ph. (303) 713-1898 Fax. (303) 713-1897

AzTec Proj. No.: 23406-04

33674



**SHEET 3 OF 3**

