

HART-BROWN SUBDIVISION FILING NO. 2
A RE-PLAT OF LOTS 8 AND 9
A PORTION OF THE NE 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 3

SHEET INDEX:
 SHEET 1: DEDICATION AND CERTIFICATION SHEET
 SHEET 2: STANDARD AND SPECIFIC NOTES
 SHEET 3: SCALE DRAWING OF SUBDIVISION

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS OF WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY ARAPAHOE COUNTY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, THAT VALENTIA FARMS, LLC A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOTS 8 AND 9, HART-BROWN SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPTING FROM SAID LOTS THAT PARCEL CONVEYED TO THE CITY OF DENVER FOR CHERRY CREEK CHANNEL IN DEED RECORDED SEPTEMBER 9, 1936 IN BOOK 378 AT PAGE 83.

CONTAINING 206,426 SQUARE FEET OR 4.7389 ACRES, MORE OR LESS: HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOT AND A BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF HART-BROWN SUBDIVISION FILING NO. 2 AND DO HEREBY DEDICATE AND CONVEY TO ARAPAHOE COUNTY, COLORADO, AND WARRANTS TITLE TO SAME, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO ARAPAHOE COUNTY, COLORADO, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED.

EXECUTED THIS _____ DAY OF _____ A.D., 20____.

 (OWNER OF RECORD OR AUTHORIZED AGENT SIGNATURE)

AS _____ OF VALENTIA FARMS, LLC A COLORADO LIMITED LIABILITY COMPANY

BY ITS ACKNOWLEDGMENT

STATE OF _____)
) SS
 COUNTY OF _____)

THE FORGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

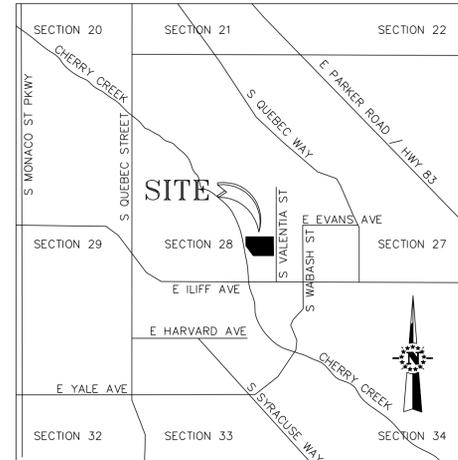
BY: _____ AS _____
 (NAME) (TITLE)

OF VALENTIA FARMS, LLC A COLORADO LIMITED LIABILITY COMPANY AN AUTHORIZED SIGNATORY.

BY _____
 NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL

_____ MY COMMISSION EXPIRES _____
 NOTARY I.D. NUMBER



VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES:

1. 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
2. THE BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 10 WHICH BEARS N89°45'50"W BY GPS OBSERVATIONS AS MONUMENTED AND SHOWN HEREON.
3. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
4. ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
5. NO OFFSET MONUMENTS WERE SET WITH THIS PLAT.
6. BY GRAPHIC PLOTTING ONLY AND EXCEPT FOR A SMALL SLIVER OF LAND LOCATED AT THE SOUTHWESTERN EDGE OF THIS PROPERTY (APPROXIMATE AFFECTED AREA IS PLOTTED AND SHOWN HEREON), THIS SUBDIVISION IS OUTSIDE OF THE FEMA SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08005C0167L, EFFECTIVE DATE 9/04/2020.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABJ70792293.2 BEARING A COMMITMENT DATE OF 08/07/2024.
8. SUBJECT PROPERTY IS ZONED I-1.
9. THE EASTERLY LINE OF THE CHERRY CREEK RIGHT-OF-WAY AS SHOWN ON THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY IS CONTIGUOUS WITH THE EASTERLY LINE OF THE EXCEPTED PARCEL DESCRIBED IN BOOK 378 AT PAGE 83.
10. DENVER BM NO. 2061, CCD BRASS CAP, NORTHEAST CORNER OF WARREN AVE AND QUEBEC STREET IN BACK OF WALK, NORTH PCR, NAVD 88 ELEVATION 5447.05.

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS, THIS _____ DAY OF _____ A.D., 20____.

CHAIR: _____

ATTEST: _____

SURVEYING CERTIFICATE:

I, ROBERT J. RUBINO I, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

 ROBERT J. RUBINO
 COLORADO PLS 14142
 3312 AIRPORT ROAD
 BOULDER, CO 80301

 DATE

OWNER:
 VALENTIA FARMS LLC, A COLORADO LIMITED LIABILITY COMPANY
 2155 SOUTH VALENTIA STREET
 DENVER, CO 80231

prepared by:
 RUBINO SURVEYING
 3312 AIRPORT ROAD
 BOULDER, COLORADO 80301
 (303) 464-9515
 FAX: (303) 464-7792

HART-BROWN SUBDIVISION FILING NO. 2

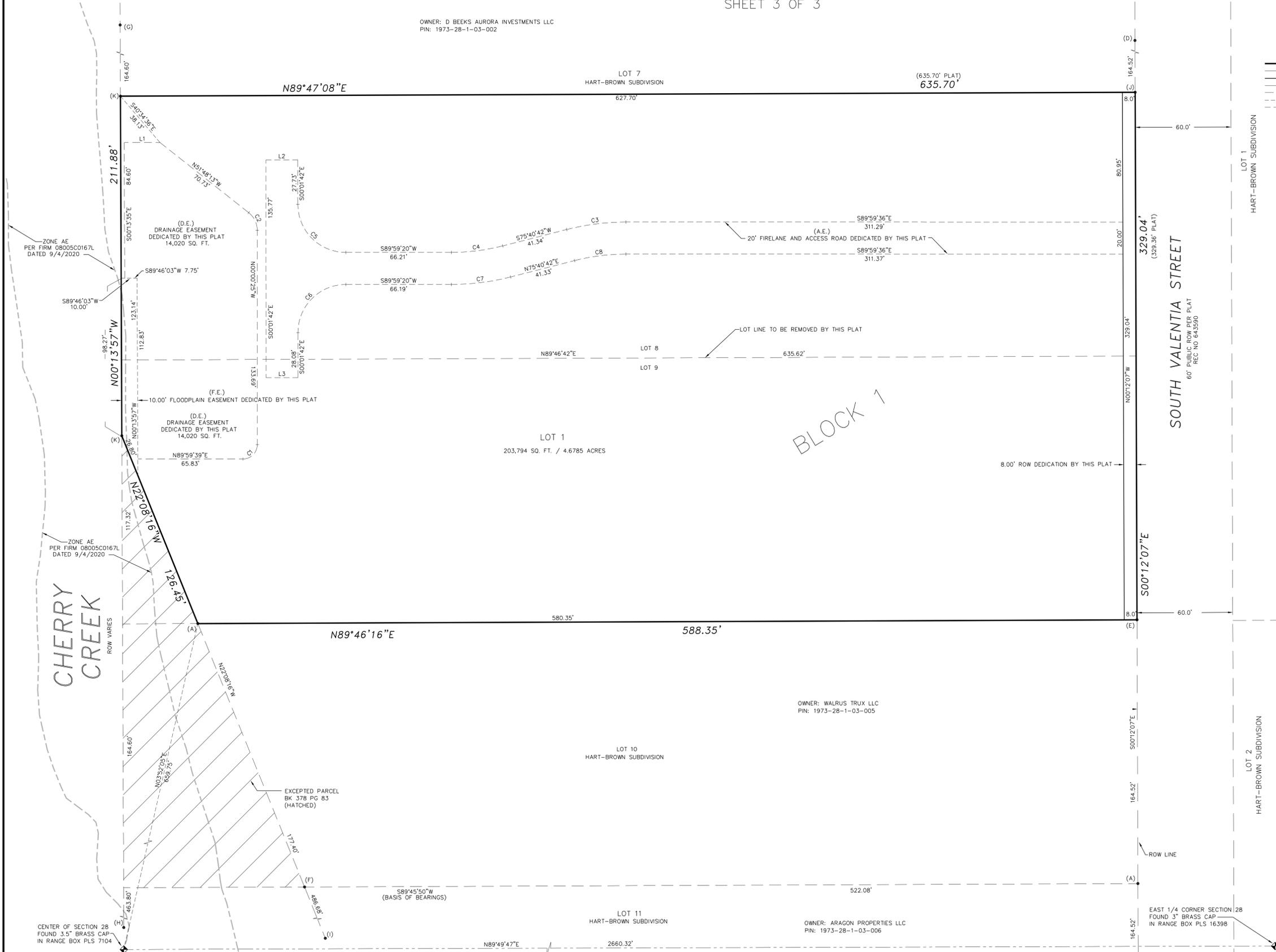
A RE-PLAT OF LOTS 8 AND 9

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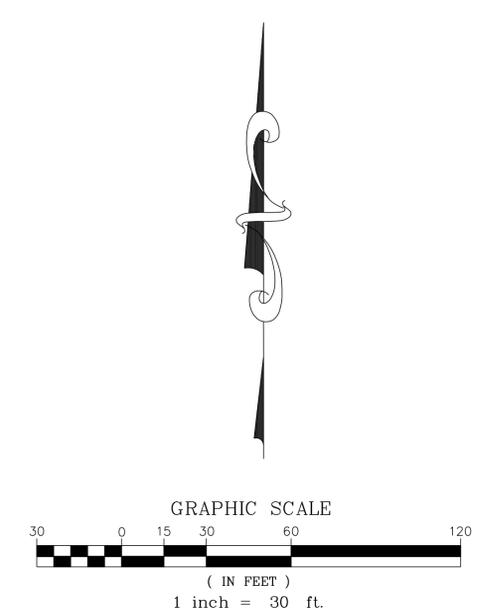
SHEET 3 OF 3

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OWNER: D BEEKS AURORA INVESTMENTS LLC
 PIN: 1973-28-1-03-002



- LEGEND**
- BOUNDARY LINE
 - - - SECTION LINE
 - - - NEW LOT LINE
 - - - ROW LINE
 - - - EXISTING LOT LINE
 - - - SECTION CORNER TIE LINE
 - - - EASEMENT LINE
- (A) FND 1.5" PLASTIC CAP ON NO. 5 REBAR 0.2' BELOW GROUND PLS ILLEGIBLE
 (B) FND 1.5" ALUMINUM CAP ON NO. 5 REBAR FLUSH WITH GROUND PLS 6398
 (C) FND 3/4" NAIL/TAG PLS ILLEGIBLE
 (D) FND 3/4" NAIL/TAG PLS 14142
 (E) FND NO. 4 REBAR 0.2' BELOW GROUND
 (F) FND 1.5" PLASTIC CAP ON NO. 5 REBAR 0.1' BELOW GROUND PLS 29028
 (G) FND 1.5" PLASTIC CAP ON NO. 5 REBAR 0.2' BELOW GROUND PLS 34183
 (H) FND 1" BRASS CAP ON NO. 4 REBAR 0.3' BELOW GROUND PLS ILLEGIBLE
 (I) FND 1.5" PLASTIC CAP ON NO. 5 REBAR FLUSH GROUND PLS ILLEGIBLE
 (J) FND 1.5" PLASTIC CAP ON NO. 5 REBAR 0.2' BELOW GROUND PLS ILLEGIBLE
 (K) FND 1.5" PLASTIC CAP ON NO. 5 REBAR 0.2' ABOVE GROUND PLS 14142



AREA TABLE

AREA DESCRIPTION	SQ. FT.	ACRES
LOT 1	203,794	4.6785
ROW	2,632	0.0604
GROSS BOUNDARY	206,426	4.7389

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	14.14	9.00	89°59'49"	N44°59'55"E	12.73
C2	12.66	14.00	51°47'32"	N25°54'27"W	12.23
C3	37.51	150.00	141°9'42"	S82°50'55"W	37.41
C4	32.47	130.00	141°8'38"	N82°50'01"E	32.39
C5	47.11	30.00	89°58'58"	S45°01'11"E	42.42
C6	47.13	30.00	90°01'02"	S44°58'49"W	42.43
C7	37.46	150.00	141°8'38"	N82°50'01"E	37.37
C8	32.51	130.00	141°9'42"	S82°50'55"W	32.43

LINE TABLE

LINE	LENGTH	BEARING
L1	22.42	S89°54'01"W
L2	20.00	S89°55'19"W
L3	20.00	S89°58'20"E

prepared by:
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