

A RESUBDIVISION OF LOTS 7-12, INCLUSIVE, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 11  
SITUATED IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND BEING ALL OF LOTS 7 THROUGH 12, INCLUSIVE, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 11, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, PER PLAT RECORDED JULY 8, 1985, AT RECEPTION NO. 2551546, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

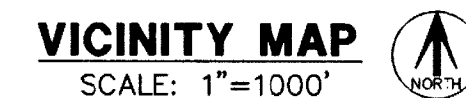
THENCE SOUTH 82°35'21" WEST, A DISTANCE OF 666.56 FEET TO THE NORTHEAST CORNER OF LOT 12, BLOCK 1, SAID AURORA CENTRETECH PARK SUBDIVISION FILING NO. 11 AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES:

- THENCE DEPARTING SAID SOUTHERLY BOUNDARY, AND ALONG THE WESTERLY AND NORTHERLY BOUNDARIES OF SAID LOT 7, THE FOLLOWING FIVE (5) COURSES;

- THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°28'57" EAST, A DISTANCE OF 556.64 FEET TO THE POINT OF BEGINNING.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF KING'S CROSSING SUBDIVISION FILING NO. 1 AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND PREVIOUSLY DEDICATED TO THE PUBLIC.



RESTORATION CHRISTIAN FELLOWSHIP, A COLORADO NONPROFIT CORPORATION

AS: Katharine Gilheath, Pastor

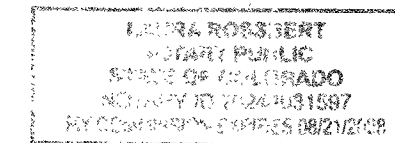
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF

NOVEMBER 20 24 AD. BY KOTANE G. Phet

AS Pastor OF RESTORATION CHRISTIAN FELLOWSHIP, A  
COLORADO NON-PROFIT CORPORATION.

NOTARY PUBLIC *Laura Ann Gilbert Kassler*

MY COMMISSION EXPIRES: 08/21/2028



THE UNDERSIGNED OWNER, 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 RIGHTS-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 RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, HEREBY AGREE TO REMOVE, REPAIR, REPLACE, MAINTAIN, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

1. RIGHT-OF-WAY FOR THROUGH AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED ON A RIGHT, 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. BASIS OF BEARINGS - BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH POLE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED BY A CONCRETE FILLED 2" PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "CITY OF AURORA T4S 6/57/73 R66W 2018 PLS 38356", IN A RANGE BOX 0.8' BELOW THE SURFACE AT THE NORTHWEST CORNER, AND BY A 1-1/2" ALUMINUM ROD WITH A 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT TRANSPORTATION 1/4 SEC 5/8 T4S R66W JR ENG 1999 PLS NO 25369", IN A RANGE BOX 0.3' BELOW THE SURFACE AT THE NORTH QUARTER CORNER, TAKEN TO BEAR NORTH 89°28'57" EAST, A DISTANCE OF 2,646.07 FEET.
3. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED. EASEMENT FOR CITY MAINTENANCE OF SIDEWALK IN CDDT RIGHT-OF-WAY SHOULD BE PROVIDED AND/OR A COPY OF THE MAINTENANCE AGREEMENT ALLOWING CITY TO MAINTAIN WALK.
4. 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.
5. FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. N00505447-201-8J8-SC, AMENDMENT NO. 1 WITH A COMMITMENT DATE OF OCTOBER 18, 2024, WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO MISDEMEANOR PURSUANT TO 18-4-508 CRS.
7. 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, VIBRATION, OR OTHER 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.
8. ALL OWNERS OF LOTS ADJACENT TO EAST 6TH AVENUE 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.
9. 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 THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
10. ANY CONFLICTING BOUNDARY EVIDENCE IS SHOWN AND DESCRIBED HEREON.

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 20 DAY OF \_\_\_\_\_ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

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

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE 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 DECEMBER 5, 2023.

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 GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



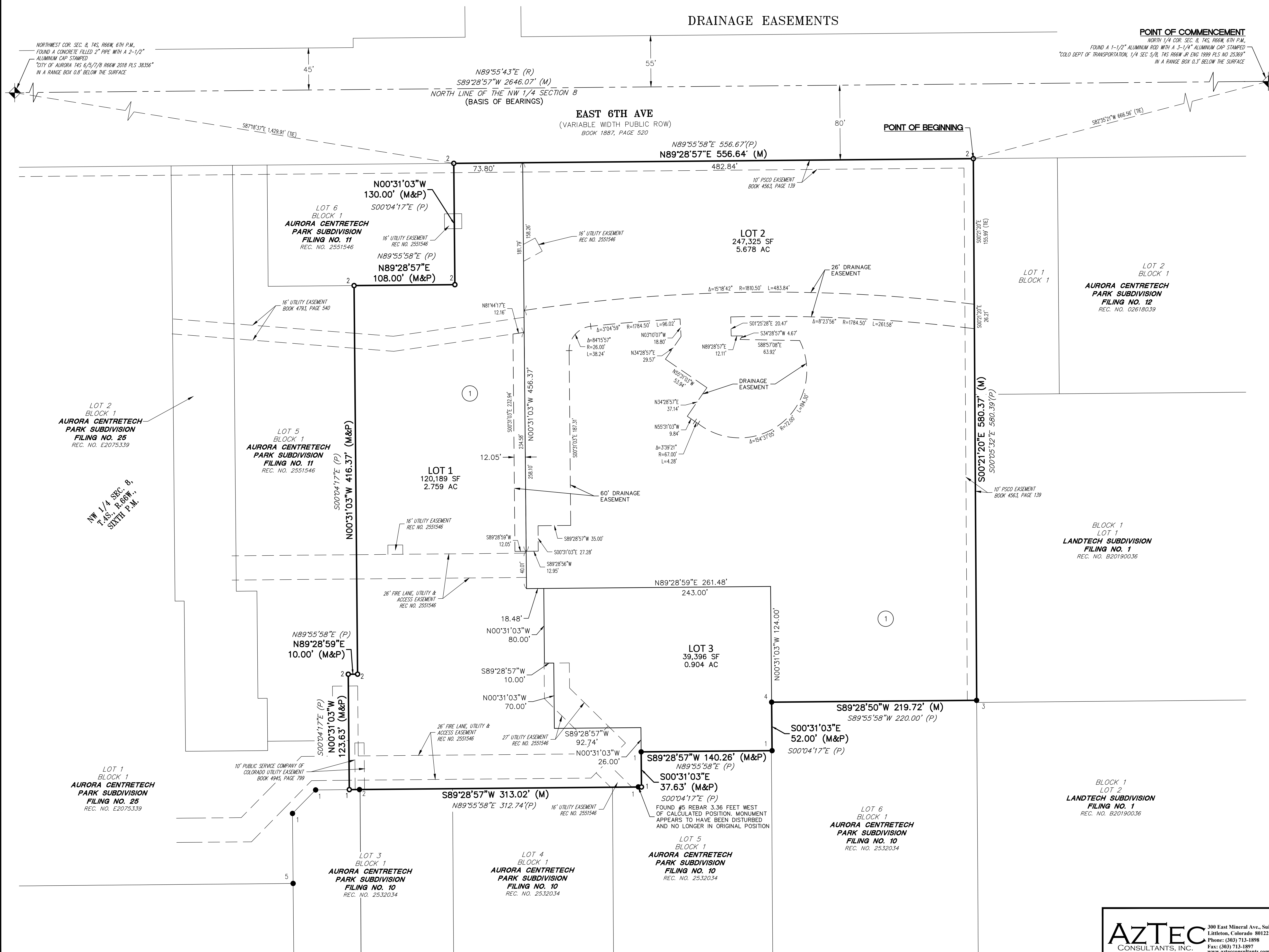
JAMES E. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 37933  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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 SHOWN HEREON.



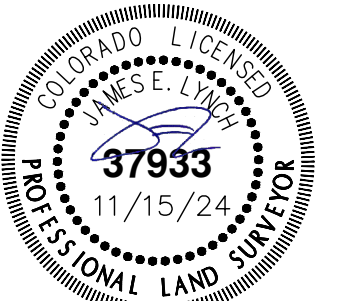
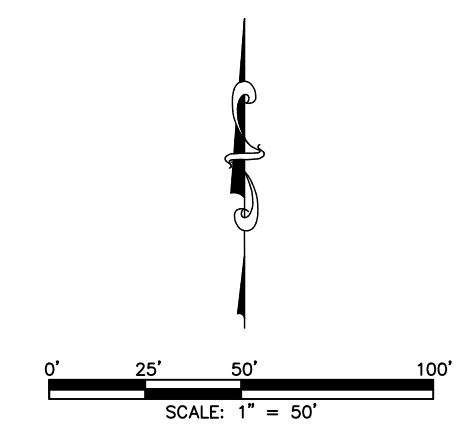
# KING'S CROSSING SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 7-12, INCLUSIVE, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 11  
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



## MONUMENT SYMBOL LEGEND

- 1 SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
  - 2 SET 1" BRASS DISK STAMPED "AZTEC LS 37933"
  - 1 FOUND NO. 5 REBAR
  - 2 FOUND NO. 4 REBAR
  - 3 FOUND NO. 5 REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED "ASS INC LS 23518"
  - 4 FOUND NO. 5 REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "COLUMBINE SURV LS 13191"
  - 5 FOUND NO. 5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "PE&LS 9489"
- (R) PER RECORD INFORMATION  
(M) AS MEASURED AT TIME OF SURVEY  
(P) PER THE PLAT OF AURORA CENTRETECH PARK SUBDIVISION FILING NO. 11
- 1 BLOCK NUMBER



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AzTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No.: 193123-02 Drawn By: GLW

DEVELOPER  
CDP OREGON LLC

126 NE ALBERTA ST., SUITE 202  
PORTLAND, OR 97211

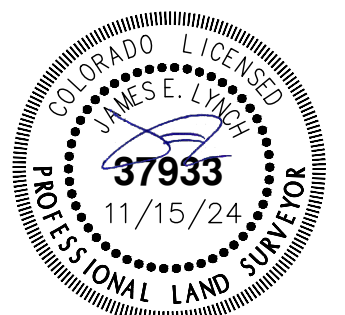
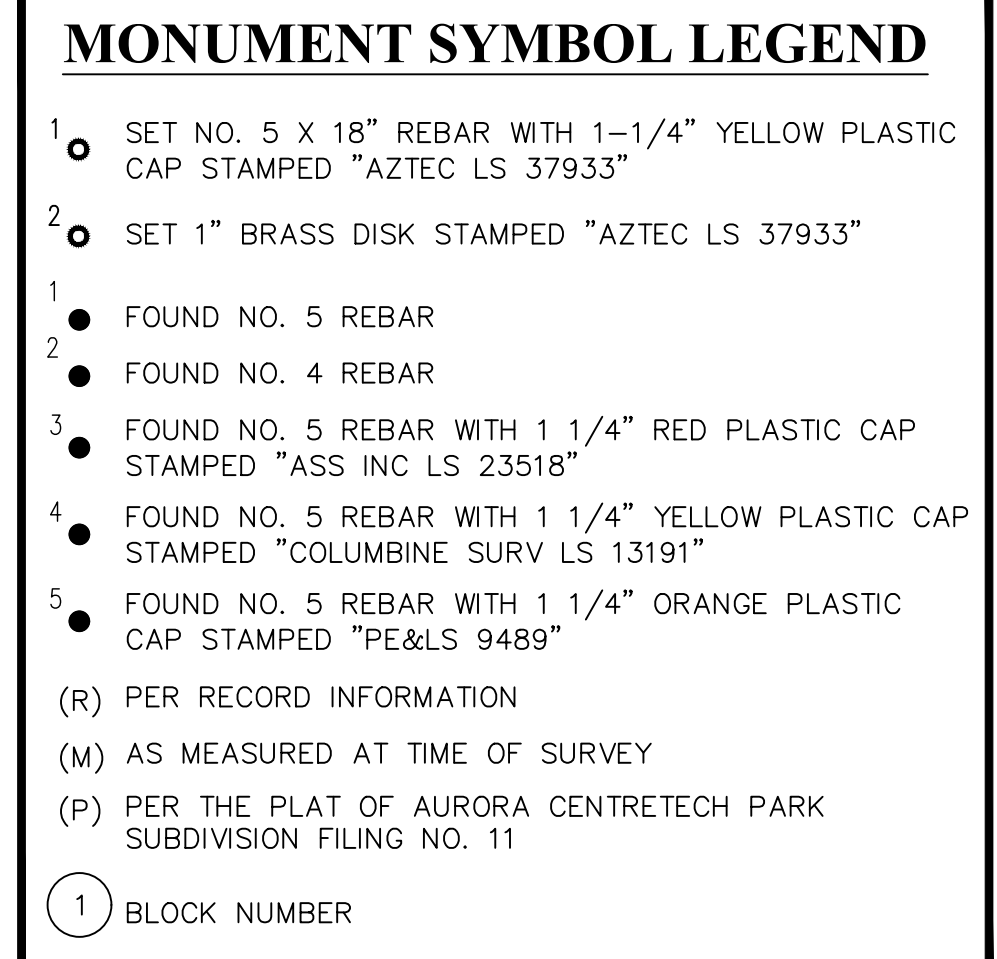
DATE OF PREPARATION: 12/05/2023

SCALE: 1" = 50'

SHEET 2 OF 5



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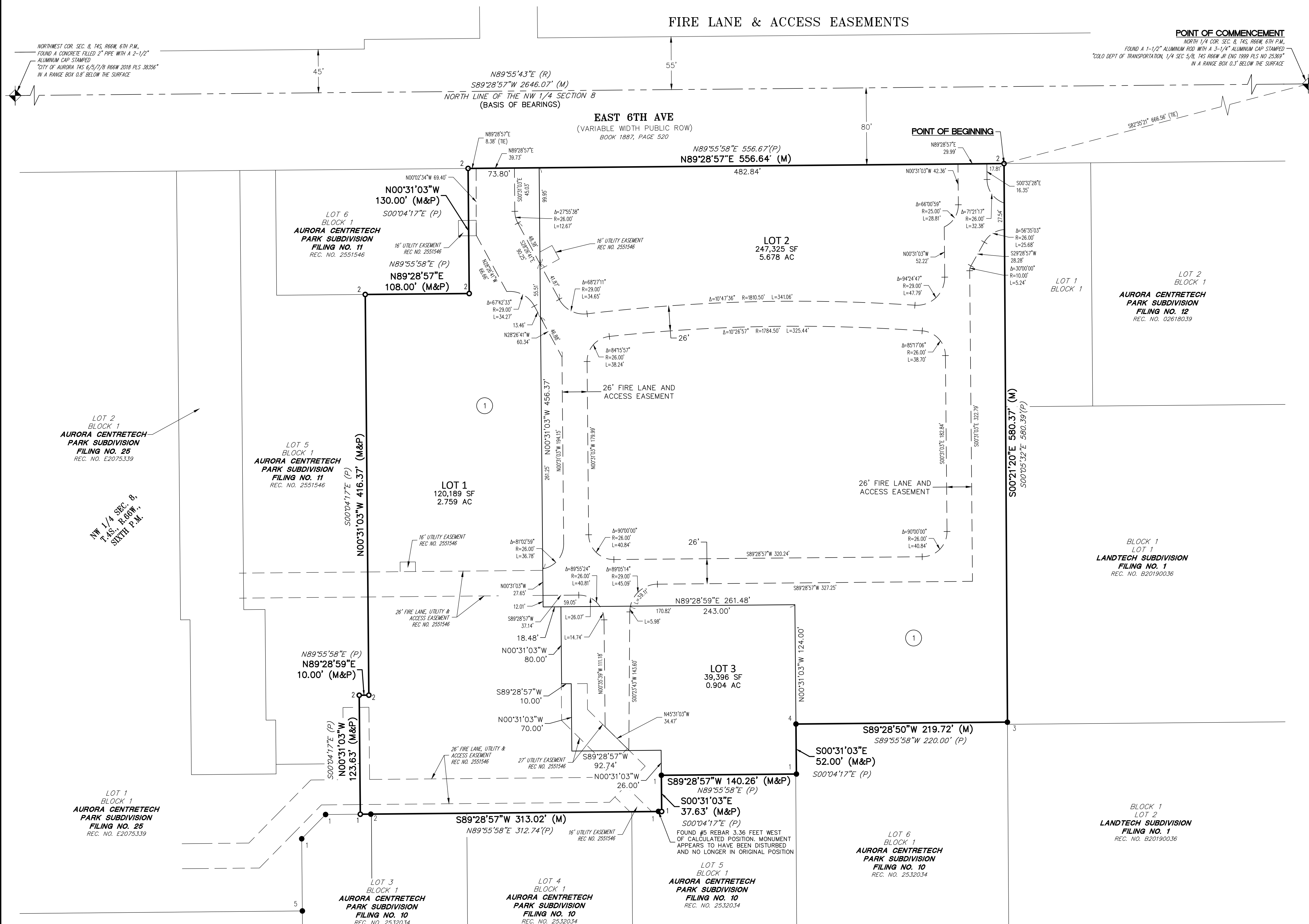
SHEET 3 OF 5

AzTec Proj. No.: 193123-02 Drawn By: GLW



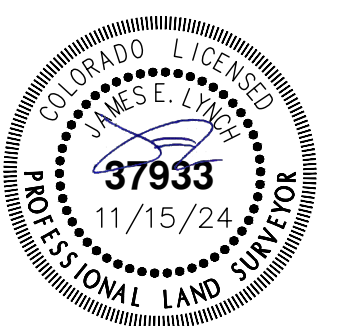
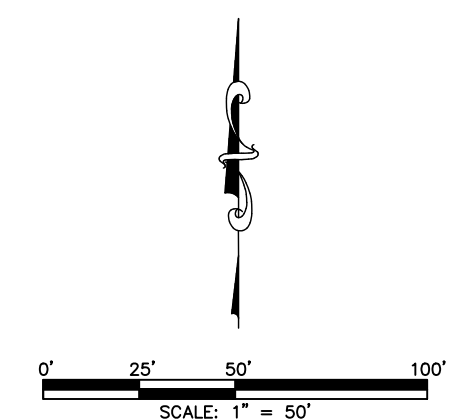
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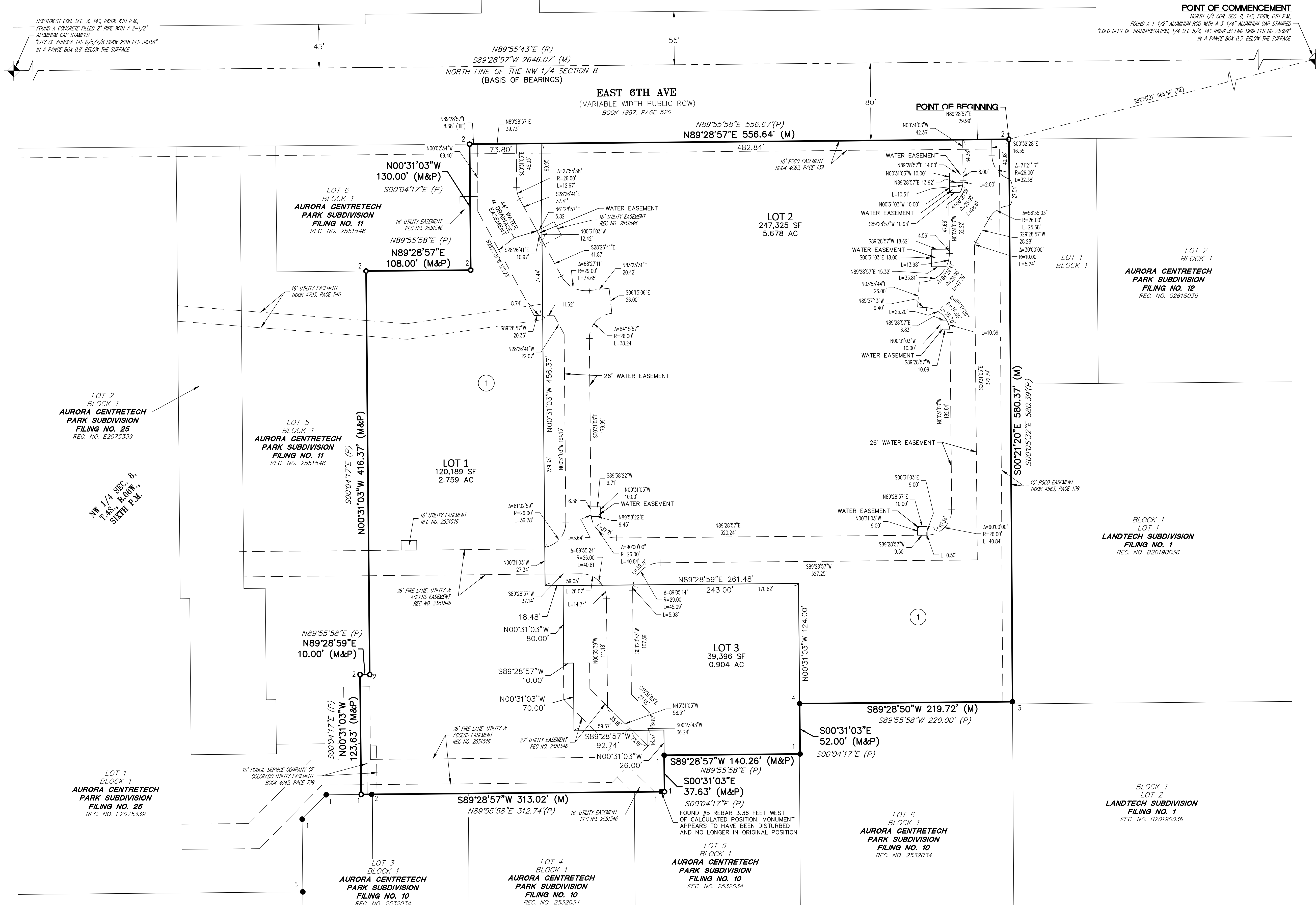
SHEET 4 OF 5



# KING'S CROSSING SUBDIVISION FILING NO. 1

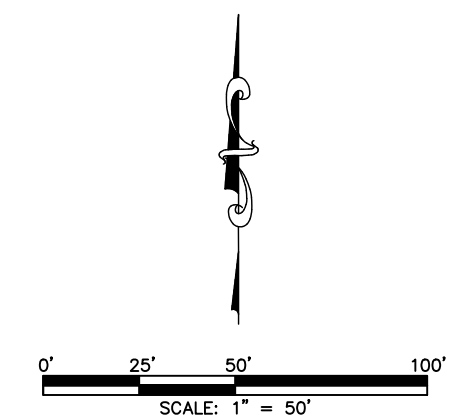
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## WATER EASEMENTS



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SHEET 5 OF 5