

AURORA CROSSROADS

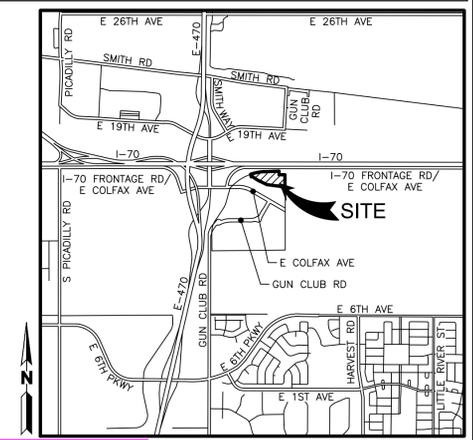
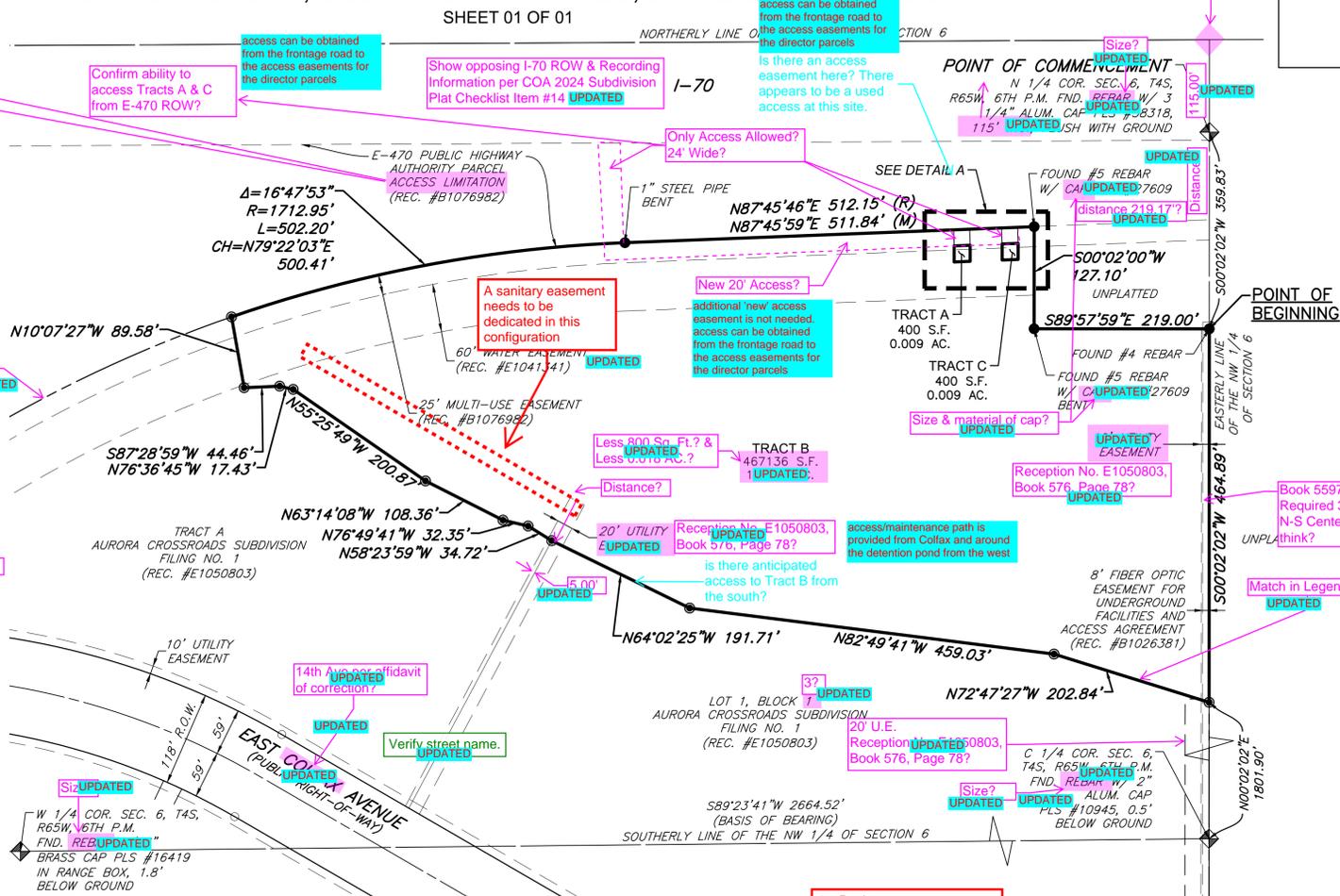
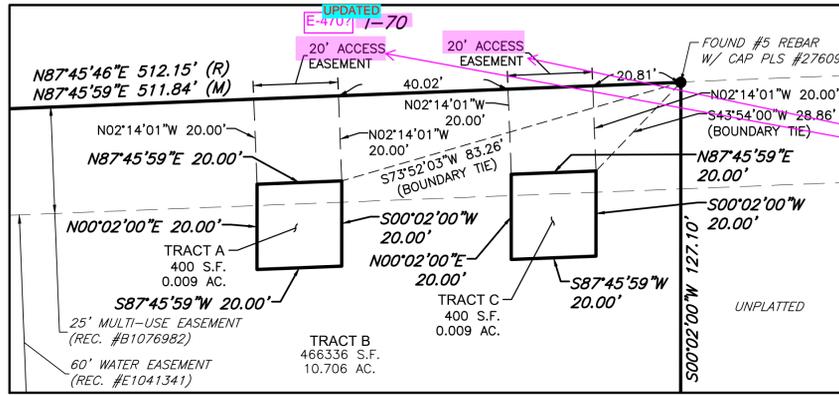
10.4

Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e. WILL SUPPLY MONUMENT RECORD ON NEXT SUBMITTAL

See the red line comments on the plat.



VICINITY MAP
SCALE: 1"=3000'

LEGEND	
---	EXISTING
---	PROPOSED
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SECTION LINE
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	FOUND MONUMENT
---	SET 18" #4 REBAR WITH 1" YELLOW PLASTIC CAP PLS #23899
---	SECTION CORNER
---	DRIVE
---	DRIVE

DEDICATIONS:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT B OF AURORA CROSSROADS SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NUMBER E1050803, BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 6, THENCE S00°02'02"W ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 6, 359.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY LINE, S00°02'02"W A DISTANCE OF 464.89 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 1, E1050803, AURORA CROSSROADS SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NUMBER E1050803; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) N72°47'27"W A DISTANCE OF 202.84 FEET; 2) THENCE N82°49'41"W A DISTANCE OF 459.03 FEET; 3) THENCE N64°02'25"W A DISTANCE OF 191.71 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT A OF SAID AURORA CROSSROADS SUBDIVISION FILING NO. 1; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES: 1) N58°23'59"W A DISTANCE OF 34.72 FEET; 2) THENCE N76°49'41"W A DISTANCE OF 32.35 FEET; 3) THENCE N63°14'08"W A DISTANCE OF 108.36 FEET; 4) THENCE N55°25'49"W A DISTANCE OF 200.87 FEET; 5) THENCE N76°36'45"W A DISTANCE OF 17.43 FEET; 6) THENCE S87°28'59"W A DISTANCE OF 44.46 FEET; 7) THENCE N10°07'27"W A DISTANCE OF 89.58 FEET TO A POINT ON THE SOUTHERLY LINE OF E-470 PUBLIC HIGHWAY AUTHORITY PARCEL ACCESS LIMITATION AS RECORDED AT RECEPTION NUMBER B1076982; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES: 1) S00°02'00"W ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1712.95 FEET, A CENTRAL ANGLE OF 16°47'53" AND A CHORD WHICH BEARS N79°22'03"E A DISTANCE OF 500.41 FEET; 2) THENCE N87°45'59"E A DISTANCE OF 511.84 FEET; 3) THENCE S00°02'00"W A DISTANCE OF 127.10 FEET; 4) THENCE S89°57'59"E A DISTANCE OF 219.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10.724 ACRES (467,136 SQ. FT.), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF AURORA CROSSROADS SUBDIVISION FILING NO. 4, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AND TRACT B 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 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-UNDERDESIGNED, 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, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, 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.

GENERAL NOTES:

- 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".
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING S89°23'41"W AND BEING MONUMENTED BY FOUND REBAR WITH 3" BRASS CAP PLS #16419 IN RANGE BOX AT THE WEST QUARTER CORNER AND A FOUND REBAR WITH 2" ALUMINUM CAP PLS #10945 AT THE CENTER QUARTER CORNER.
- 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.
- TRACTS A AND C ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE CITY OF AURORA.
- TRACT B IS TO BE CONTINUOUSLY MAINTAINED BY THE CITY OF AURORA.

BY: _____ ITS AUTHORIZED SIGNATORY
NAME: _____
TITLE: _____

NOTARIAL:

STATE OF COLORADO)
COUNTY OF _____) ss.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
IT WILL BE EXECUTED BY _____, THE _____ OF AURORA CROSSROADS METROPOLITAN DISTRICT NO. 1, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK 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 _____

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.

_____ RD A. NOBBE
PROFESSIONAL PLS NO. 23899

INFORMATION USED IN PREPARATION OF THIS FINAL PLAT WAS OBTAINED FROM THE TITLE COMMITMENT NO. 21-0005-1 DATED FEBRUARY 4, 2021 AS PREPARED BY PAN AM TITLE. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON SAID COMMITMENT.

OWNERS OF LOTS OR TRACTS ADJACENT TO THIS PLAT SHALL BE RESPONSIBLE FOR ANY AND ALL PERSONAL PROPERTY TAXES AND GENERAL TAXES IMPOSED BY ARAPAHOE COUNTY AND THAT PROPERTY OWNER IS LEGALLY OBLIGATED TO PAY AS OF THE DATE OF THIS PLAT FOR THOSE AREAS OF THE PLAT DEDICATED TO THE CITY OF AURORA.

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.

CITY OF AURORA APPROVALS:

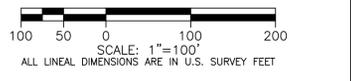
THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS, EASEMENTS, AND TRACT B AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 2024 AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS, AND TRACT B ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER: _____ DATE: _____
PLANNING DIRECTOR: _____ DATE: _____

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS _____ DAY OF _____, 2024 AD AT _____ O'CLOCK _____ M.

COUNTY CLERK AND RECORDER _____
DEPUTY _____
BOOK NO.: _____
PAGE NO.: _____
RECEPTION NO.: _____



MARTIN/MARTIN
CONSULTING ENGINEERS
12499 West Colfax Avenue, Lakewood, Colorado 80215
survey@martinmartin.com | 303.431.6100 | martinmartin.com

Confirm 1/2" margin
UPDATED

Confirm 2" margin
UPDATED

Confirm 1.95
UPDATED

Confirm ability to access Tracts A & C from E-470 ROW?
UPDATED

Show opposing I-70 ROW & Recording Information per COA 2024 Subdivision Plat Checklist Item #14
UPDATED

access can be obtained from the frontage road to the access easements for the director parcels
UPDATED

Is there an access easement here? There appears to be a used access at this site.
UPDATED

access can be obtained from the frontage road to the access easements for the director parcels
UPDATED

Only Access Allowed? 24' Wide?
UPDATED

New 20' Access?
UPDATED

additional new access easement is not needed, access can be obtained from the frontage road to the access easements for the director parcels
UPDATED

Less 800 Sq. Ft. & Less 0.010 AC.?
UPDATED

Distance?
UPDATED

20' UTILITY EASEMENT
UPDATED

Reception No. E1050803, Book 576, Page 78?
UPDATED

access/maintenance path is provided from Colfax and around the detention pond from the west
UPDATED

is there anticipated access to Tract B from the south?
UPDATED

8' FIBER OPTIC EASEMENT FOR UNDERGROUND UTILITIES AND ACCESS AGREEMENT (REC. #B1026381)
UPDATED

14th Avenue Affidavit of correction?
UPDATED

Verify street name.
UPDATED

W 1/4 COR. SEC. 6, T4S, R65W, 6TH P.M. FND. REBAR W/ 3 1/4" ALUM. CAP PLS #16419 IN RANGE BOX, 1.8' BELOW GROUND
UPDATED

OWNER OF TRACTS A, B, & C: AURORA CROSSROADS LLC, A COLORADO LIMITED LIABILITY COMPANY.
UPDATED

1st Review Comments in red are Aurora Water Utilities, Ashley Duncan aduncan@auroragov.org
UPDATED

Remove "*" and replace with " "
UPDATED

Not approved plat note and should be removed. Owners noted on this plat shall be responsible for any and all personal property taxes and general taxes imposed by Arapahoe County and that property owner is legally obligated to pay as of the date of this plat for those areas of the plat dedicated to the City of Aurora.
UPDATED

All owners of Lots or Tracts adjacent to (insert names of any arterial, collector, and continuous Type I local streets here) shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or sizes of fences that can be built along those streets.
UPDATED

updated title has been requested and note will be updated prior to recording
April 12, 2024
Not required for Arapahoe County as they stamp the recording information in the provided 3" x 7" blank space in the upper right-hand corner
REMOVED