

MAJESTIC COMMERCENTER SUBDIVISION FILING NO. 11

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE SOUTH 42°02'55" WEST A DISTANCE OF 82.26 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HIMALAYA ROAD RECORDED IN BOOK 2555, AT PAGE 934 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:
1) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 54°07'01", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 23.61 FEET AND A CHORD THAT BEARS SOUTH 27°11'04" EAST A DISTANCE OF 22.74 FEET TO A POINT OF CURVATURE;
2) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°36'40", A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 429.54 FEET AND A CHORD THAT BEARS SOUTH 12°35'02" EAST A DISTANCE OF 426.25 FEET;
3) SOUTH 24°53'22" EAST A DISTANCE OF 458.48 FEET;

THENCE SOUTH 65°19'07" WEST A DISTANCE OF 80.10 FEET;
THENCE SOUTH 88°56'54" WEST A DISTANCE OF 251.64 FEET;
THENCE SOUTH 66°46'27" WEST A DISTANCE OF 111.97 FEET TO A POINT ON THE EAST LINE OF MAJESTIC COMMERCE SUBDIVISION FILING NO. 8 RECORDED AT RECEPTION NO. 2016000006626 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;
THENCE NORTH 01°07'21" WEST ALONG SAID EAST LINE A DISTANCE OF 931.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 38TH AVENUE RECORDED AT RECEPTION NO. 2005000728520 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;
THENCE NORTH 88°53'10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 149.33 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 236,728 SQUARE FEET, OR 5.435 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **MAJESTIC COMMERCENTER SUBDIVISION FILING NO. 11**, 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.

OWNER:

MAJESTIC REALTY CO., A CALIFORNIA CORPORATION

SIGNATURE

PRINT NAME

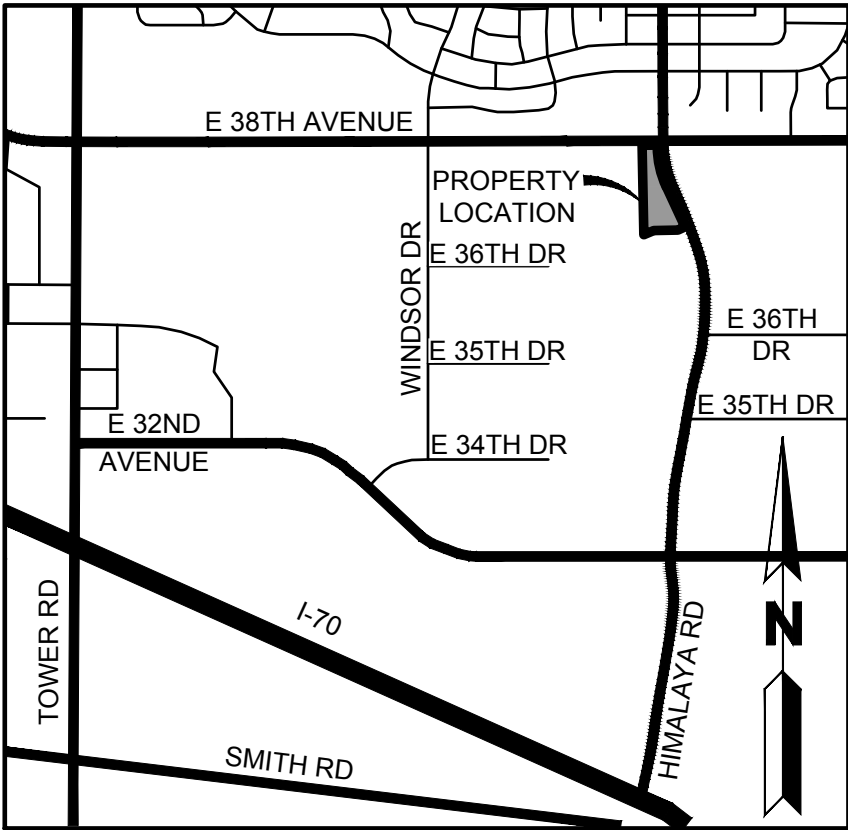
PRINT TITLE

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ AD BY _____ AS _____ OF MAJESTIC REALTY CO., A CALIFORNIA CORPORATION,
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____



VICINITY MAP

SCALE 1"=1000'

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 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 UNDRSIGNED 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, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

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 ____ DAY OF _____, 20__ AD, 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.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

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 NORTH SECTION LINE OF THE NORTHEAST QUARTER OF SECTION 27 AND IS ASSUMED TO BEAR SOUTH 88°53'10" WEST AND IS MONUMENTED AS SHOWN HEREON.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, AND TITLE OF RECORD, WARE MALCOMB RELIED UPON FIDELITY NATIONAL TITLE, FILE NUMBER 100-N0025464-010-TO2, AMENDMENT NO. 1, EFFECTIVE DATE MARCH 12, 2024.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.
- ALL OWNERS OF LOTS ADJACENT TO **E. 38TH AVENUE & HIMALAYA ROAD** 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.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT 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 (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 APRIL 1, 2024.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS CORRECT AND ACCURATE, IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THOMAS D. STAAB, P.L.S. NO. 25965
FOR & ON BEHALF OF WARE MALCOMB
900 SOUTH BROADWAY SUITE 320, DENVER, COLORADO 80209

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.

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS ____ DAY OF _____, 20__ AD AT _____ O'CLOCK __M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

INSTRUMENT NO.: _____

JOB NO.	DCS19-4034
DATE:	11/11/2019
SCALE:	NA
Sheet	1 of 3

3	04/12/2024	EASEMENT UPDATES
2	03/19/2020	CITY COMMENTS
1	12/17/2019	CITY COMMENTS
NO.	DATE	REMARKS
DRAWN BY:	AJ	PA/PM: TS

900 south broadway st.
suite 320
denver, co 80209
p. 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



		JOB NO. DCS19-4034	
		DATE: 11/11/2019	
		SCALE: 1" = 100'	
		Sheet 2 of 3	
3	04/12/2024	EASEMENT UPDATES	
2	03/19/2020	CITY COMMENTS	
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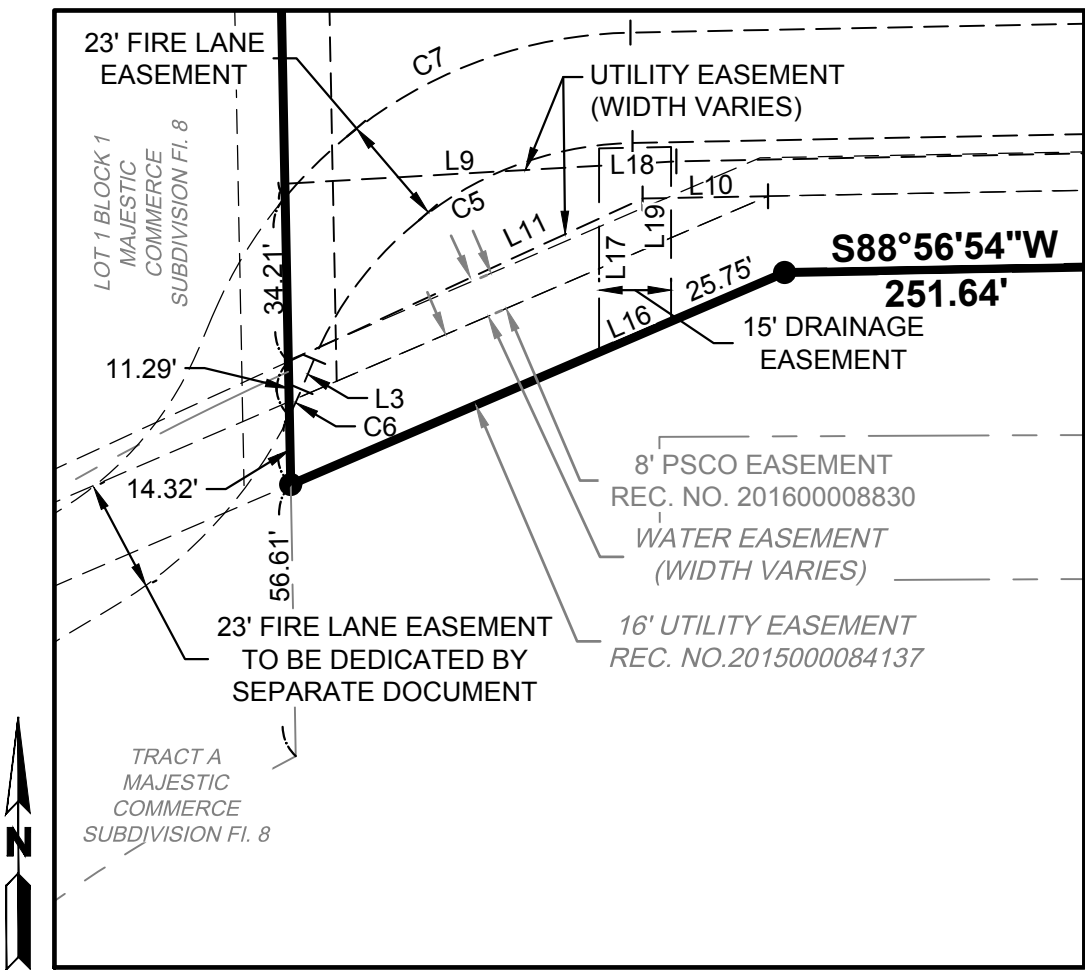
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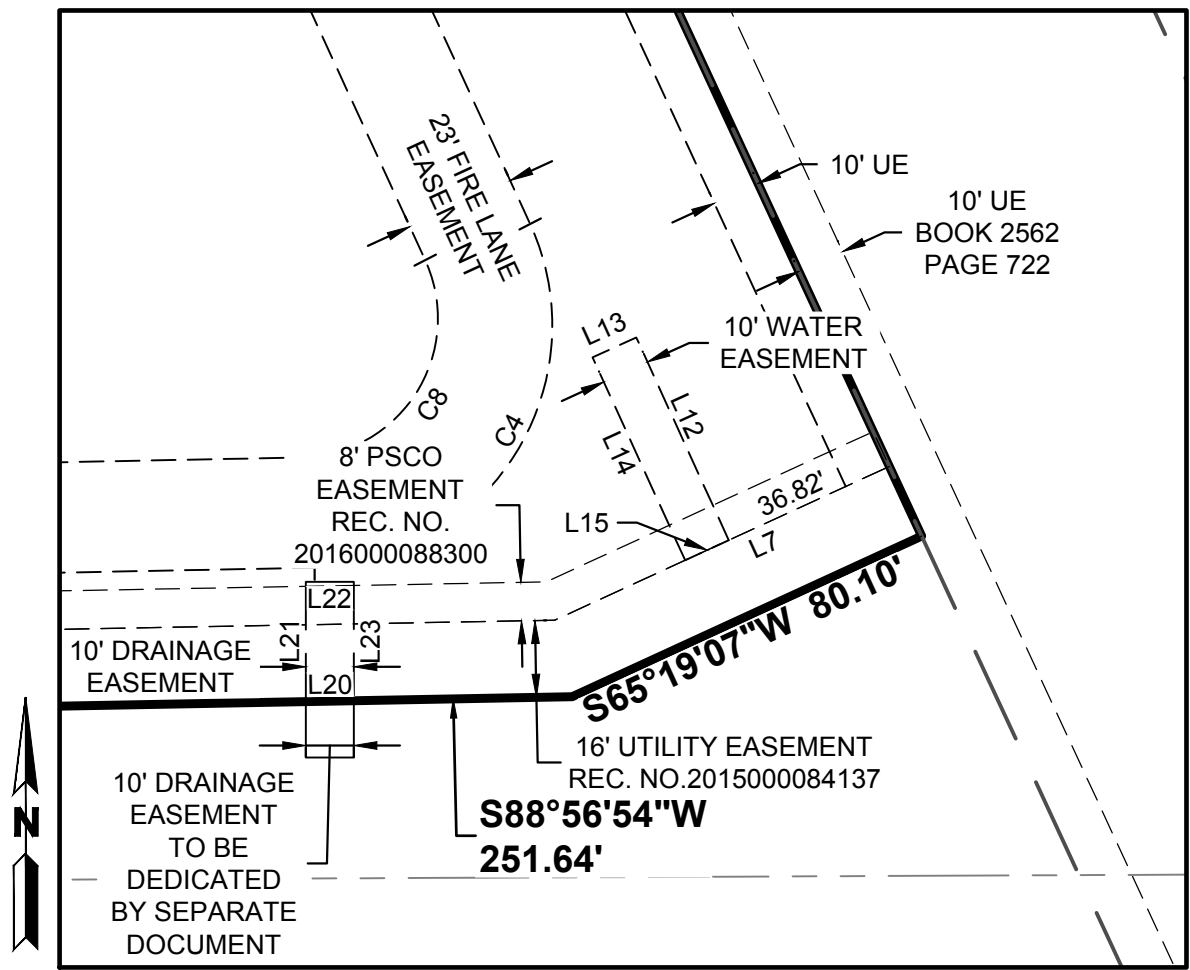
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N88°52'39"E	57.56'
L2	N88°52'39"E	94.70'
L3	S22°45'50"W	6.79'
L4	S88°52'39"W	95.22'
L5	S88°52'39"W	57.56'
L6	N01°07'21"W	23.00'
L7	S65°19'07"W	56.90'
L8	S88°52'37"W	288.59'
L9	S86°43'48"W	81.72'
L10	S88°55'41"W	26.11'
L11	S65°17'10"W	81.25'
L12	N24°30'45"W	46.43'
L13	S65°29'15"W	10.00'
L14	S24°30'45"E	46.45'
L15	S65°19'07"W	10.00'
L16	S66°46'27"W	16.32'
L17	N00°00'00"E	42.45'
L18	N88°52'46"E	15.00'
L19	S00°00'00"E	36.30'
L20	S88°56'54"W	10.00'
L21	N00°00'00"E	24.95'
L22	N90°00'00"E	10.00'
L23	S00°00'00"E	24.77'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°00'00"	50.50'	79.33'	S46°07'21"E	71.42'
C2	90°00'00"	29.00'	45.55'	S46°07'21"E	41.01'
C3	66°25'16"	50.50'	58.54'	S57°54'44"E	55.32'
C4	113°34'44"	50.50'	100.11'	S32°05'16"W	84.50'
C5	66°06'48"	73.50'	84.81'	S55°49'14"W	80.18'
C6	3°35'46"	96.50'	6.06'	S24°33'43"W	6.06'
C7	48°46'30"	96.50'	82.15'	N64°29'23"E	79.69'
C8	113°34'44"	29.00'	57.49'	N32°05'16"E	48.53'
C9	66°25'16"	29.00'	33.62'	N57°54'44"W	31.77'
C10	90°00'00"	50.50'	79.33'	N46°07'21"W	71.42'
C11	90°00'00"	27.50'	43.20'	N46°07'21"W	38.89'

LEGEND	
---	SECTION LINE
---	LOT LINE
---	EASEMENT LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING LOT LINE
SQ. FT.	SQUARE FEET
ROW	RIGHT-OF-WAY
REC. NO.	RECEPTION NUMBER
(TIE)	SECTION CORNER TIE
◆	SECTION CORNER AS NOTED
●	SET 30" NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED PLS 25965
□	FOUND 30" NO. 6 REBAR WITH 2" ALUMINUM CAP - AZTEC PLS 37933
UE	UTILITY EASEMENT



DETAIL A
SCALE 1"=40'



DETAIL B
SCALE 1"=40'

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