

The City requires a margin of a 2" of space on the left side of the page and ½" in the sides and bottom (Typ.)

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MAJESTIC COMMERCENTER SUBDIVISION FILING NO. 16

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 1, AURORA BUSINESS CENTER SUBDIVISION FILING NO. 18,
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SURVEYOR'S NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO COLORADO STATE STATUTE 18-4-508 C.R.S.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND MEASURED IN U.S. SURVEY FEET.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE ADAMS COUNTY RECORDER'S OFFICE, STATE OF COLORADO.
- THIS SUBDIVISION PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY CAGE CIVIL ENGINEERING, INC. TO DETERMINE OWNERSHIP OF THESE TRACTS, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, CAGE CIVIL ENGINEERING, INC. RELIED UPON TITLE POLICY PREPARED BY OTHERS AND DEFINED IN "SCHEDULE B-2 EXCEPTIONS" TABLE HEREON.
- AT THE REQUEST OF CLIENT, CAGE REQUESTED A [TITLE REPORT \(#NCS-1232648-ATL\)](#) TO BE PREPARED FOR THE SUBJECT PROPERTY FROM [FIRST AMERICAN TITLE INSURANCE COMPANY ON SEPTEMBER 6, 2024](#).
- 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".
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEARING NORTH 00°10'55" WEST, BEING MONUMENTED BY A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "CITY OF AURORA LS 16848 1/4 25/26 T3S R66W 1989" IN MONUMENT BOX AT THE NORTHEAST QUARTER CORNER AND A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP "ILLEGIBLE" IN A MONUMENT BOX AT THE EAST QUARTER CORNER AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- 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.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO EAST 33RD DRIVE AND EAST 32ND PARKWAY 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.
- 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.
- 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, NUISANCE, VIBRATIONS OF ANY 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.

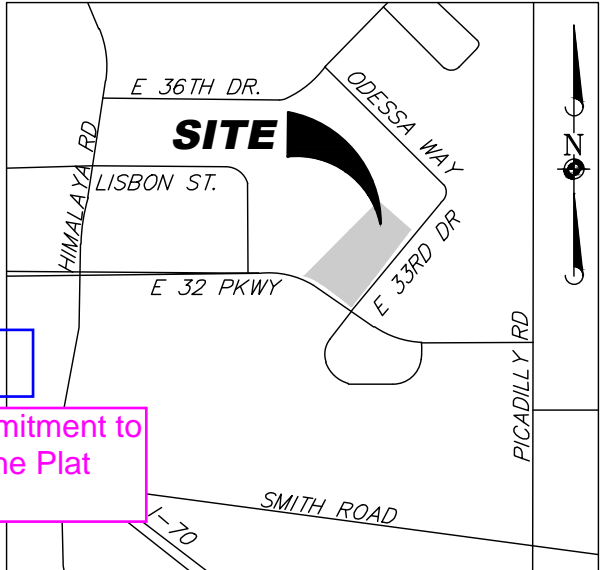
COVENANTS

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA OR ("CITY");

- 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, 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.
- THE AREA(S) LABELED "DRAINAGE EASEMENT" ("DRAINAGE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE DRAINAGE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HEREAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.
- THE AREA(S) LABELED "FIRE LANE EASEMENT" ("FIRE LANE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND FACILITIES, AND ALL FIXTURES, DEVICES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A FIRE LANE OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED

Acknowledged

Update the Title Commitment to be within 30 days of the Plat recording date



Printing
incorrectly but
corrected now,
typical

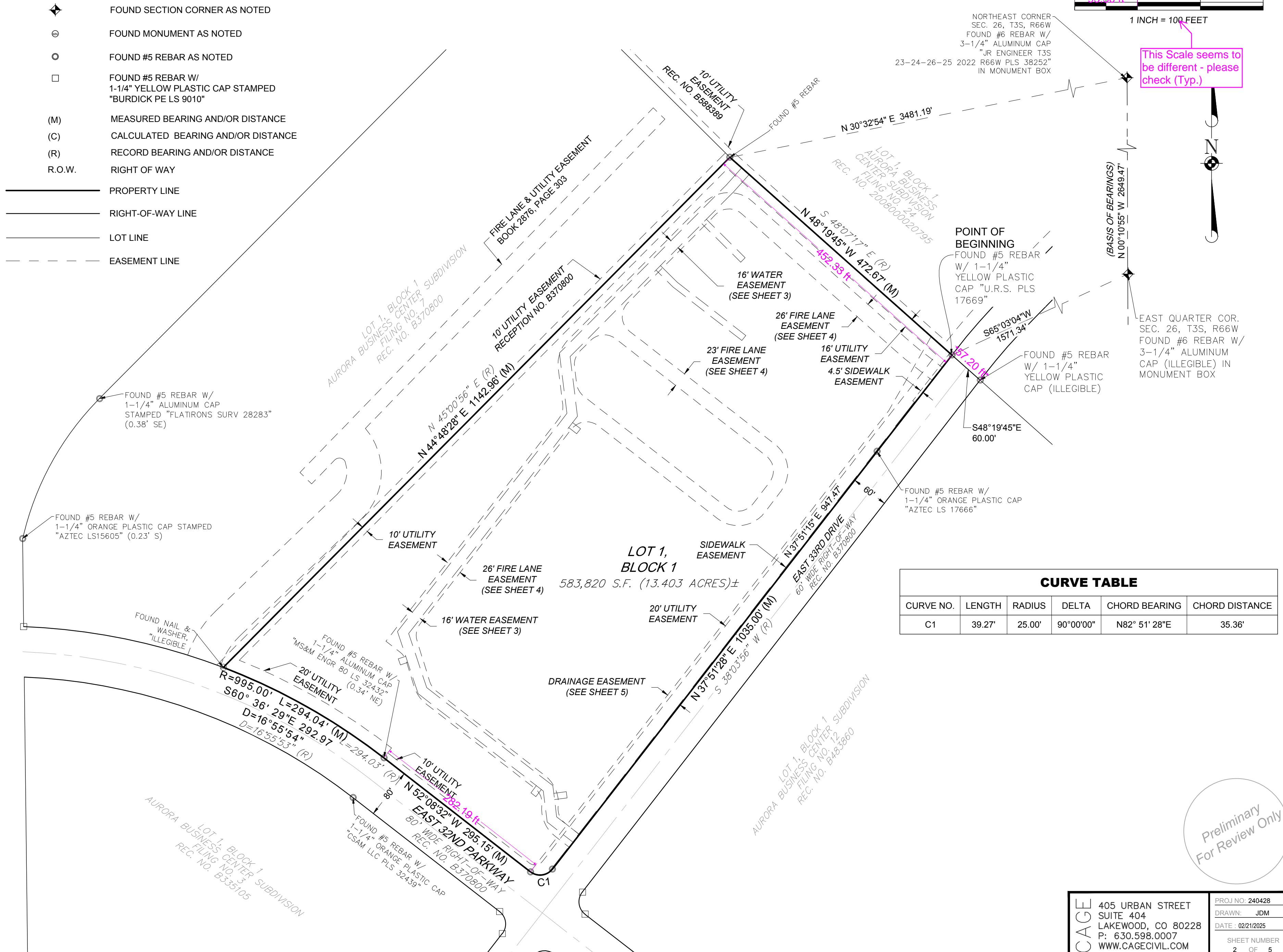
GRAPHIC SCALE

100 50 0 100 200

1 INCH = 100 FEET

This Scale seems to be different - please check (Typ.)

	FOUND SECTION CORNER AS NOTED
	FOUND MONUMENT AS NOTED
	FOUND #5 REBAR AS NOTED
	FOUND #5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "BURDICK PE LS 9010"
(M)	MEASURED BEARING AND/OR DISTANCE
(C)	CALCULATED BEARING AND/OR DISTANCE
(R)	RECORD BEARING AND/OR DISTANCE
R.O.W.	RIGHT OF WAY
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE



Preliminary
For Review Only

CAGE 405 URBAN STREET
SUITE 404
LAKEWOOD, CO 80228
P: 630.598.0007
WWW.CAGECIVIL.COM

PROJ NO: 240428
DRAWN: JDM
DATE : 02/21/2025
SHEET NUMBER
2 OF 5

MAJESTIC COMMERCENTER SUBDIVISION FILING NO. 16

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 1, AURORA BUSINESS CENTER SUBDIVISION FILING NO. 18,
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

PROPERTY LINE

EASEMENT LINE TO BE GRANTED

RIGHT-OF-WAY LINE

CENTERLINE

(M)

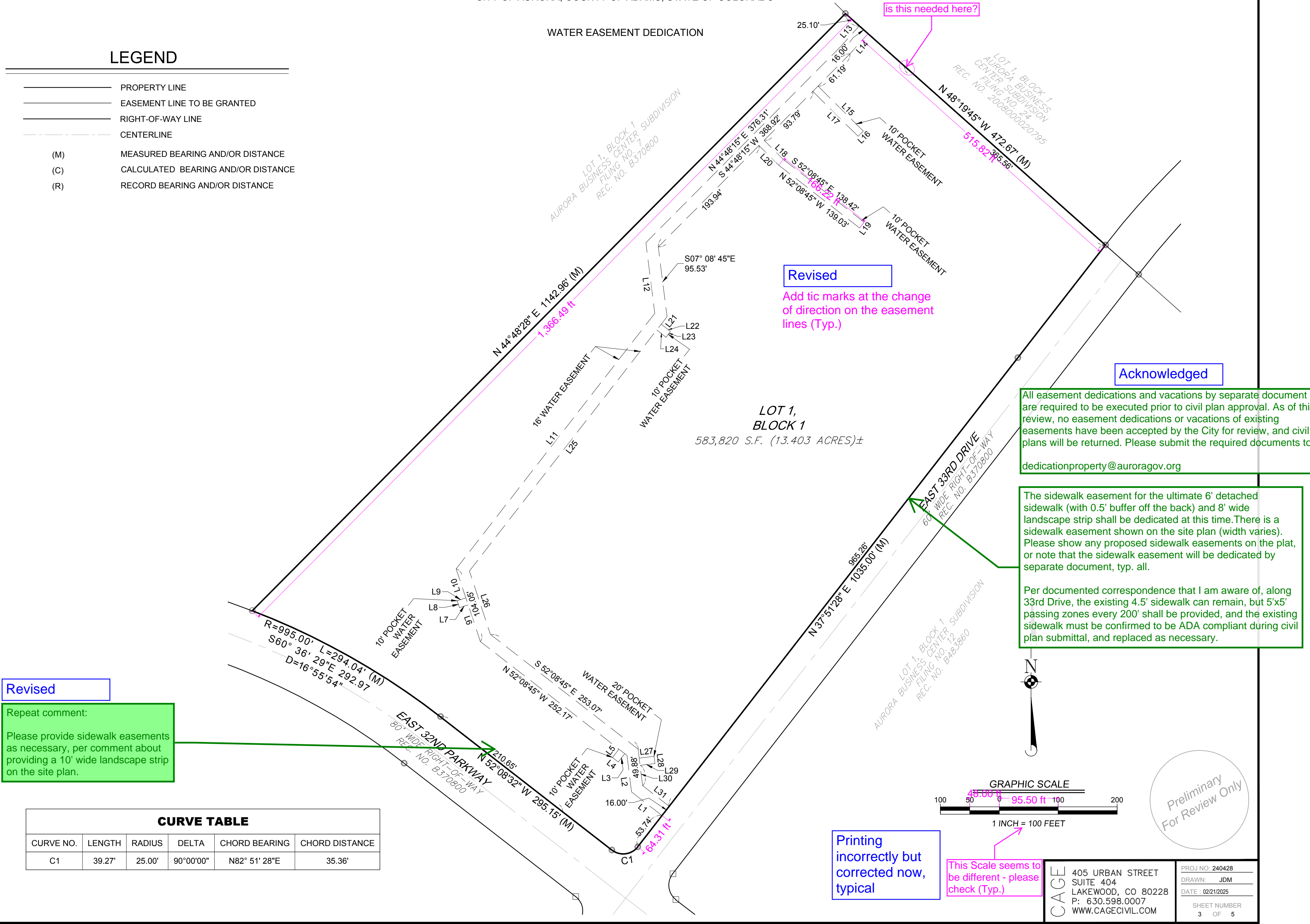
MEASURED BEARING AND/OR DISTANCE

(C)

CALCULATED BEARING AND/OR DISTANCE

(R)

RECORD BEARING AND/OR DISTANCE



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.27'	25.00'	90°00'00"	N82° 51' 28"E	35.36'

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FIRE LANE EASEMENT DEDICATION

LINE TABLE		
TAG	LENGTH	DIRECTION
L1	28.75'	N52°08'44"W
L2	41.38'	N17°19'35"W
L3	28.00'	N52°08'45"W
L4	46.08'	S52°08'45"E
L5	26.00'	S37°51'15"W
L6	46.08'	S52°08'45"E
L7	43.25'	S37°20'34"W
L8	24.38'	N44°48'15"E
L9	26.95'	N07°08'45"W
L10	24.91'	S37°51'28"W
L11	28.76'	S52°08'44"E
L12	26.00'	N37°52'14"E

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.27'	25.00'	90°00'00"	N82° 51' 28"E	35.36'

Repeat comment:
Curve table included, but it is missing most of the fire lane easement curves.
Ensure all fire lane radii meets the requirements of Section 5.C.1.a of the 2025 RW Manual

Table placed on wrong layer, corrected

Add tic marks at the change of direction on the easement lines (Typ.)

This Scale seems to be different - please check (Typ.)

Printing incorrectly but corrected now, typical

LEGEND

- PROPERTY LINE
- EASEMENT LINE TO BE GRANTED
- RIGHT-OF-WAY LINE
- CENTERLINE
- MEASURED BEARING AND/OR DISTANCE

CAGE CIVIL 405 URBAN STREET SUITE 404 LAKEWOOD, CO 80228 P: 630.598.0007 WWW.CAGECIVIL.COM

PROJ NO: 240428 DRAWN: JDM DATE: 02/21/2025 SHEET NUMBER 4 OF 5

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 1, AURORA BUSINESS CENTER SUBDIVISION FILING NO. 18,
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

- (M)

LOT 1, BLOCK 1
AURORA BUSINESS
CENTER SUBDIVISION
FILING NO. 24
REC. NO. 200800020795
N 48°19'45" W 472.5'

N 48°19'45" W 472.67' (M)

DRAINAGE EASEMENT

EAST 33RD DRIVE
60' WIDE RIGHT-OF-WAY
REC. NO. B370800

N 37° 51' 16" E 928.86'

N 37° 51' 28" E 1035.00' (M)

LOT 1, BLOCK 1
AURORA BUSINESS CENTER SUBDIVISION
FILING NO. 12
REC. NO. B483860

100 50 0 100 200

48.00 ft 95.50 ft

1 INCH = 100 FEET

Preliminary
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CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.27'	25.00'	90°00'00"	N82° 51' 28"E	35.36'

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