

Situated in the Northwest Quarter of Section 8, Township 4 South, Range 66 West of the 6th Principal Meridian

REVISÉ (FSI)
Lots 1 & 2?

City of Aurora, County of Arapahoe...

Land Description

PARCEL A: A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8 AS RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 89 DEGREES 55 MINUTES 38 SECONDS WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 22 SECONDS EAST ALONG THE EASTERLY LINE OF LOT 1, BLOCK 1 OF SAID AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8 A DISTANCE OF 53.00 FEET; THENCE N 89 DEGREES 55 MINUTES 38 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 66.98 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EASTERLY LINE OF LOT 1, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 20 AS RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE A DISTANCE OF 229.99 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 38 SECONDS EAST TANGENT WITH THE FOLLOWING DESCRIBED CURVE ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8 A DISTANCE OF 222.27 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 20.00 FEET, A CHORD BEARING OF SOUTH 44 DEGREES 56 MINUTES 09 SECONDS EAST A DISTANCE OF 28.28 FEET, AND AN ARC DISTANCE OF 31.41 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 22 SECONDS WEST TANGENT WITH THE LAST DESCRIBED CURVE ALONG THE EASTERLY LINE OF SAID LOT 2, BLOCK 1 A DISTANCE OF 263.00 FEET TO THE POINT OF BEGINNING.

Spelling: TOWNSHIP

AND A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED ON FILE IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. D7121472, BEING A PORTION OF LOT 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL OF LAND; THENCE ALONG THE EAST LINE THEREOF, SOUTH 01°24'29" EAST, A DISTANCE OF 7.20 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 88°35'21" WEST, A DISTANCE OF 175.00 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL, SAME BEING ON A POINT ON THE EAST LINE OF THOSE LANDS AS DESCRIBED AS PARCEL B IN THAT CERTAIN SPECIAL WARRANTY DEED ON FILE IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. E1193307; THENCE ALONG SAID LINES, NORTH 01°24'39" WEST, A DISTANCE OF 7.20 FEET TO THE MOST NORTHEAST CORNER OF SAID PARCEL RECORDED AT RECEPTION NO. D7121472; THENCE ALONG THE EAST LINE THEREOF, NORTH 88°35'21" EAST, A DISTANCE OF 175.00 FEET, TO THE POINT OF BEGINNING. BEARINGS ARE BASED ON A WESTERLY PROPERTY LINE OF A PROPERTY DESCRIBED AT RECEPTION D7121472. SAID LINE BEARS NORTH 19°45'33" EAST, AND IS MONUMENTED AT THE NORTH END BY A 5 REBAR W/BROKEN RED PLASTIC CAP (ILLEGIBLE) AND IS MONUMENTED AT THE SOUTH END BU[SIC] A REBAR WITH 2" ALUMINUM CAP STAMPED "LS 13155".

Match description in title: Situated in ...City of Aurora, County of Arapahoe...

PARCEL B: A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8 AS RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8; THENCE SOUTH 00 DEGREES 04 MINUTES 22 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE SOUTHERLY LINE OF LOT 2, BLOCK 1 OF SAID AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8 A DISTANCE OF 53.00 FEET; THENCE CONTINUING SOUTH 00 DEGREES 04 MINUTES 22 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 26.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 38 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 66.98 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EASTERLY LINE OF LOT 1, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 20 AS RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, STATE OF COLORADO A DISTANCE OF 79.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 38 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8 A DISTANCE OF 66.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PORTION OF PARCEL B AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED ON FILE IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. E1193307, BEING A PORTION OF LOT 1, AURORA CENTERTTECH PARK SUBDIVISION LYING WITHIN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL OF LAND; THENCE ALONG THE WEST LINE THEREOF, NORTH 01°29'00" WEST, A DISTANCE OF 18.80 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 88°35'21" EAST, A DISTANCE OF 66.90 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL OF LAND; THENCE ALONG SAID EAST LINE, SOUTH 01°24'39" EAST, A DISTANCE OF 18.80 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, SOUTH 88°35'21" WEST, A DISTANCE OF 66.89 FEET TO THE POINT OF BEGINNING. BEARINGS ARE BASED ON A WESTERLY PROPERTY LINE OF A PROPERTY DESCRIBED AT RECEPTION D7121472. SAID LINE BEARS NORTH 19°45'33" EAST, AND IS MONUMENTED AT THE NORTH END BY A 5 REBAR W/BROKEN RED PLASTIC CAP (ILLEGIBLE) AND IS MONUMENTED AT THE SOUTH END BU[SIC] A REBAR WITH 2" ALUMINUM CAP STAMPED "LS 13155".

Covenants

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, 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.

Signatures

OWNER GOOD MORNING, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

Notary

STATE OF COLORADO)
COUNTY OF ARAPAHOE) SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____

WITNESS MY HAND AND SEAL _____

NOTARY PUBLIC

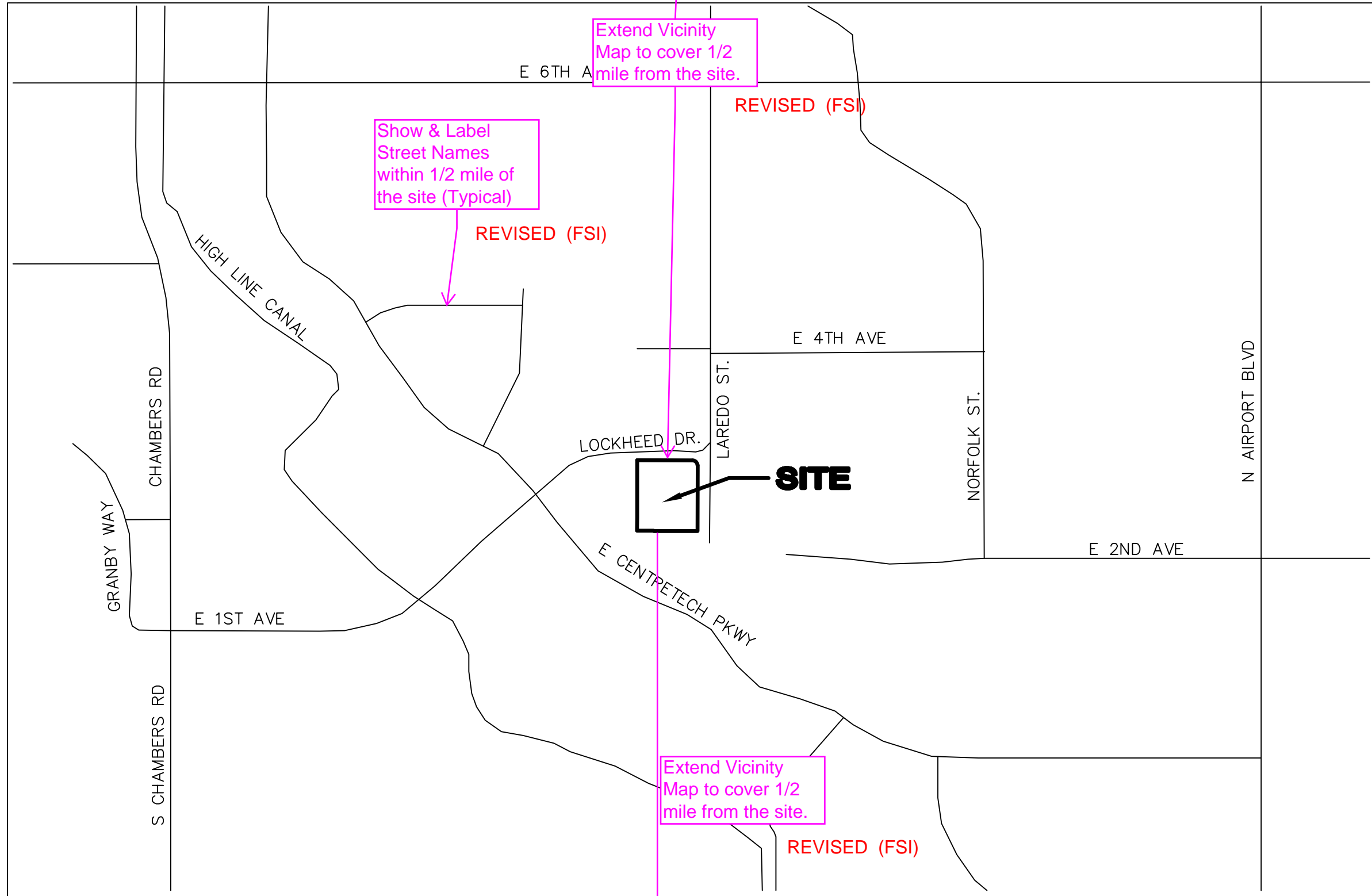
MY COMMISSION EXPIRES _____

AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 25

A RESUBDIVISION OF PART OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8;

SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 3



Vicinity Map
NOT TO SCALE

Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

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 at the time of your final submittal of the electronic Plat for recording.)

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.

See the red line comments on the plat and site plan.

Insert per 2023 Subdivision Plat Checklist item no. 6:

Have laid out, platted, and subdivided the same into Lots, Blocks, and Tracts as shown on this plat under the name and style of *Window Rock Village Center North Subdivision Filing No.1, and by these presents do hereby dedicate to the City of Aurora, Colorado, for the perpetual use of the public, the streets, (and) easements, **and Tracts A and B as shown hereon and not previously dedicated to the public.

ADDED (FSI)

CONTRACT PURCHASER: _____

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
COUNTY OF ARAPAHOE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____

WITNESS MY HAND AND SEAL _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Add note explaining conflicting boundary evidence.

ADDED (FSI)

REVISÉ (FSI)

Sufficient space for month?

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 CONDITIONS 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 _____

Remove

REMOVED (FSI)

Clerk and Recorder's Certificate

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

COUNTY CLERK AND RECORDER _____ DEPUTY _____

BOOK NO.: _____

PAGE NO.: _____

RECEPTION NO.: _____

Notes

- LAND TITLE GUARANTEE COMPANY FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER RND70840438, DATED JUNE 17, 2024 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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.
- 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 SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY 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.
- 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 THE AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST 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 NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°22'13"W ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 8, BETWEEN A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX "LS 22100" AT THE CENTER QUARTER CORNER OF SECTION 8, AND A FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP IN RANGE BOX "LS 13155" AT THE CENTER NORTH SIXTEENTH CORNER OF SECTION 8 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERE TO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
- THE DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FOOT AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- ALL OWNERS OF LOTS ADJACENT TO LOCKHEED DRIVE AND LAREDO STREET SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE THAT MAY RESTRICT THE COMPLY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- MONUMENTS NOT ACCEPTED WERE FOUND TO BE OUTSIDE OF A REASONABLE ERROR ELLIPSE BASED ON OTHER LOCALLY FOUND MONUMENTS. THEY WERE NOT ACCEPTED AS ORIGINAL, UNDISTURBED MONUMENTS.
- THE ABOVE REFERENCE TITLE COMMITMENT APPEARS TO LIST AN INCORRECT LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY. THIS PLAT IS FOR PRELIMINARY PURPOSES ONLY AND WILL ONLY BE FINALIZED UPON RECEIPT OF A CORRECTED TITLE COMMITMENT AND THE DEEDS WHICH RECONFIGURED THE SOUTHERLY PORTION OF THE SUBJECT PROPERTY.

Remove before final submittal.

REMOVED (FSI)

Verbatim from Per 2023 Subdivision Plat Checklist Item no. 11.

REVISÉ (FSI)

Surveyor's Statement

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATRONS, INC., THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON SEPTEMBER 13, 2023; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-106 "LAND SURVEY PLAT". I HEREBY ADDITIONALLY STATE 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 SEPTEMBER 13, 2023.

JOSHUA BREEDLOVE COLORADO P.L.S. #38174
VICE PRESIDENT, FLATRONS, INC.

REVISION	DATE
1 - REVISION	07/15/2024 WGL
2 - REVISION	
3 - REVISION	
4 - REVISION	
5 - REVISION	
6 - REVISION	
7 - REVISION	
8 - REVISION	
9 - REVISION	
10 - REVISION	

AURORA CENTRETECH PARK SUBDIVISION
FILING NO. 25

Flatrons, Inc.
Land Surveying Services
www.flatronsls.com

4501 LOGAN STREET
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180

6555 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355

DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP
AND SIGNATURE

JOB NUMBER:
22-78,924
DATE:
03-28-2024
DRAWN BY:
M. LUND
CHECKED BY:
JMB/JJS

SHEET 1 OF 3

AURORA CENTRETECH PARK SUBDIVISION

FILING NO. 25

A RESUBDIVISION OF PART OF LOTS 1 & 2, BLOCK 2, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8;
SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 3

REVISION	DATE	REVISION	DATE
1	07/12/2023 MGL	2	07/19/2024 MGL
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99		100	

AURORA CENTRETECH PARK SUBDIVISION
FILING NO. 25

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
3825 IRL AVE. STE. 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355

4501 LOGAN STREET
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180

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AND SIGNATURE

JOB NUMBER:
22-78,924
DATE:
03-28-2024
DRAWN BY:
M. LUND
CHECKED BY:
JMB/JJS
SHEET 2 OF 3

- Legend**
- FOUND ALIQUOT MONUMENT AS DESCRIBED
 - FOUND CHISELED CROSS
 - FOUND MONUMENT AS DESCRIBED
 - SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 38174"
 - (AM) AS MEASURED AT TIME OF SURVEY
 - (P) AS PER THE PLAT OF AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8 REC. NO. 2501674
 - (P1) AS PER THE PLAT OF AURORA CENTRETECH PARK SUBDIVISION FILING NO. 20 REC. NO. 90068975
 - (TC) AS PER DESCRIPTION IN TITLE DOCUMENT (SEE NOTE 1)
 - C CENTERLINE
 - SUBDIVISION BOUNDARY LINE
 - ADJACENT PARCEL LINES
 - PERVIOUS PARCEL LINES
 - CENTERLINE OF RIGHT-OF-WAY
 - EASEMENT LINE

Need to reference recorded document as well
ADDED (FSI)

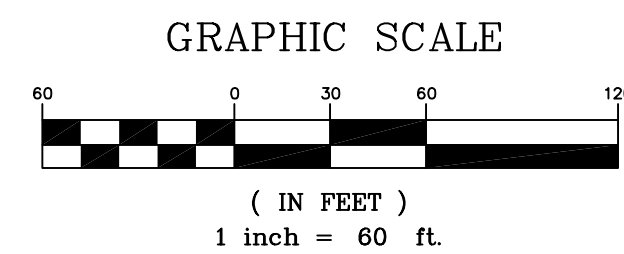
In Range Box?
REVISED (FSI)

Provide this document as it was not found from search of the Arapahoe County Clerk & Recorder's website.
DOCUMENT IS REFERENCED IN AURORA CENTRETECH PARK FILINGS 1 & 8 - COULD NOT FIND DOCUMENT (FSI)

CURRENT (2002) MONUMENT RECORD SHOWS #6 REBAR (FSI)
Monument record shows no. 5 rebar.
Fully describe monument, including cap markings/stampings per COA 2023 Subdivision Plat Checklist.
REVISED (FSI)

Per COA 2023 Subdivision Plat Checklist Item #13.d.(1) Monuments must be set on the subdivision external boundary at each angle or curve change. Show linear and angular dimensions between the monuments on the graphic. Show (Section or 1/4 Section) Corner Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."
REVISED (FSI)

Filing No. 8
(L = 31.42')
(R = 20.00')
(Delta = 90°00'00")
(CH = S44°55'38")
(CHL = 28.28')
REVISED (FSI)



BY:MLUND FILE:78924-PLAT_RECOVER.DWG DATE:7/16/2024 4:07 PM

AURORA CENTRETECH PARK SUBDIVISION

FILING NO. 26

A RESUBDIVISION OF PART OF LOTS 1 & 2, BLOCK 2, AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 8;
SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 3 OF 3

REVISION	DATE
1 - REVISED EASEMENTS PER COMMENTS	01/12/2023 MGL
2 - UPDATED TITLE INFORMATION	-07/19/2024 MGL
3	
4	
5	
6	
7	
8	

AURORA CENTRETECH PARK SUBDIVISION
FILING NO. 26

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
3825 IRLS AVE., STE. 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
FAX: (303) 923-3180
4501 LOGAN STREET
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180

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AND SIGNATURE
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JOB NUMBER:
22-78,924
DATE:
03-28-2024
DRAWN BY:
M. LUND
CHECKED BY:
JMB/JJS
SHEET 3 OF 3

- Line Type Legend**
- SUBDIVISION BOUNDARY LINE
 - ADJACENT PARCEL LINES
 - PERVIOUS PARCEL LINES
 - CENTERLINE OF RIGHT-OF-WAY
 - EASEMENT LINE

