

KING’S CROSSING SUBDIVISION FILING NO. 1

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.

Aztec responses in blue

Jim Lynch 2024-04-19

(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) 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 a closure report for the plat exterior boundary per COA 2023 Subdivision Plat Checklist Item #19.d.

Send in the State Monument Records for the aliquot corners used in the plat.

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

Acknowledged

revised

See COA 2023 Subdivision Plat Checklist Item #4: "Lots 7-12, inclusive, Block 1, Aurora Centretech Park Subdivision Filing No. 11" recorded in the Arapahoe County Clerk and Recorder's Official Records at Reception Number 2551546 on July 8, 1985 being situated...

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 8, WHENCE THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 BEARS NORTH 89°28'57" WEST, A DISTANCE OF 2,646.07 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID LINE;

THENCE SOUTH 82°35'21" WEST, A DISTANCE OF 666.56 FEET TO THE EASTERLY [Northeast corner of Lot 12, Block 1?] BOUNDARY OF SAID AURORA CENTRETECH PARK SUBDIVISION FILING NO. 11 AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 00°21'20" EAST, A DISTANCE OF 580.37 FEET TO THE SOUTHERLY BOUNDARY OF SAID AURORA CENTRETECH PARK SUBDIVISION FILING NO. 11;

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

- SOUTH 89°28'50" WEST, A DISTANCE OF 219.72 FEET;
- SOUTH 00°31'03" EAST, A DISTANCE OF 52.00 FEET;
- SOUTH 89°28'57" WEST, A DISTANCE OF 140.26 FEET;
- SOUTH 00°31'03" EAST, A DISTANCE OF 37.63 FEET;
- SOUTH 89°28'57" WEST, A DISTANCE OF 313.02 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 00°31'03" WEST, A DISTANCE OF 123.63 FEET;

THENCE NORTH 89°28'59" EAST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00°31'03" WEST, A DISTANCE OF 416.37 FEET;

THENCE NORTH 89°28'57" EAST, A DISTANCE OF 108.00 FEET;

THENCE NORTH 00°31'03" WEST, A DISTANCE OF 130.00 FEET TO SAID NORTHERLY BOUNDARY;

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

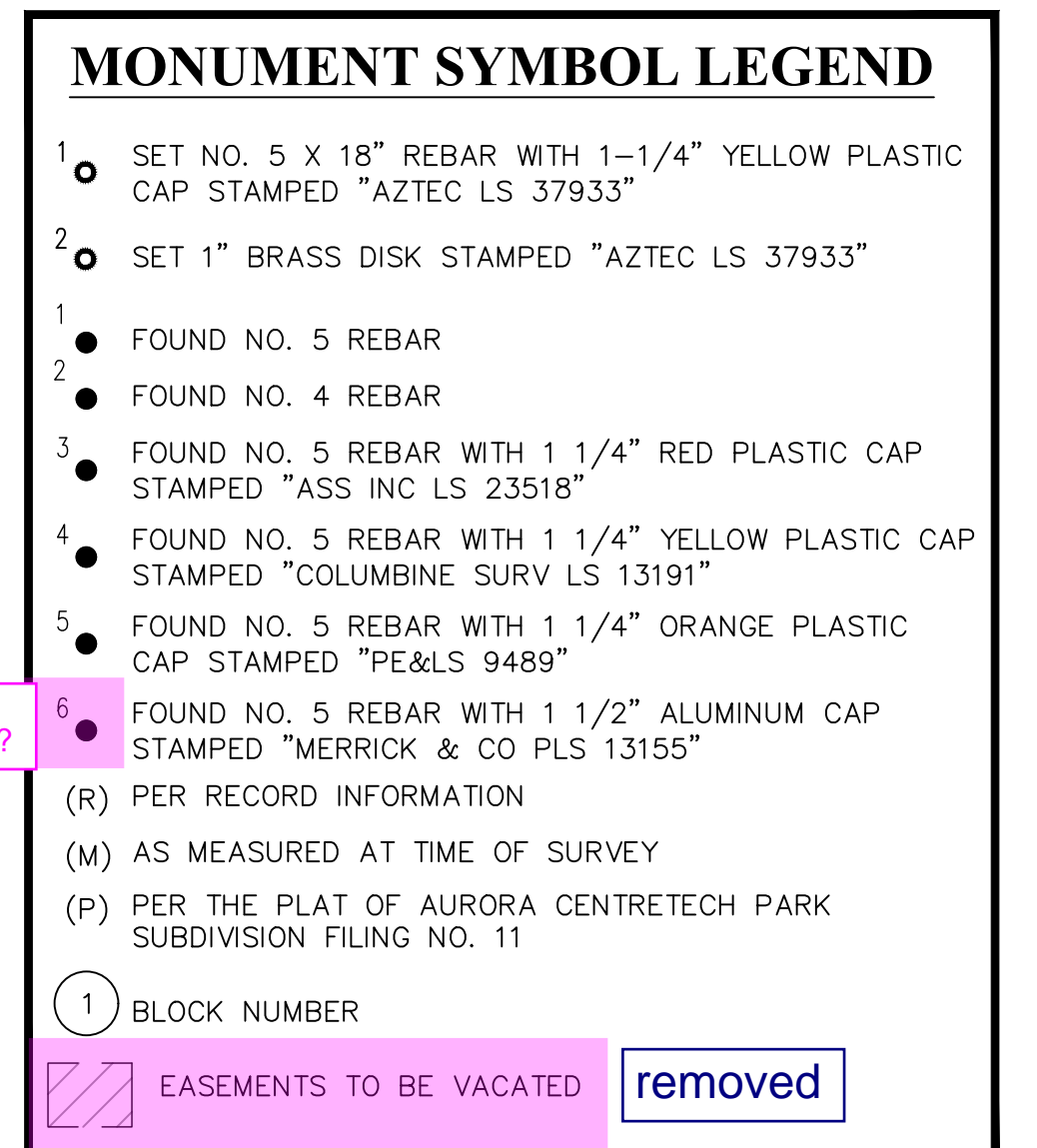
CONTAINING AN AREA OF 9.341 ACRES, (406,910 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF KING'S CROSSING 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.





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.



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC



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.

### POINT OF COMMENCEMENT

N89°55'43"E (R)  
N89°28'57"E 2646.07' (M)  
— NORTH LINE OF THE NW 1/4 SECTION 8 —  
(BASIS OF BEARINGS)

POINT OF BEGINNING

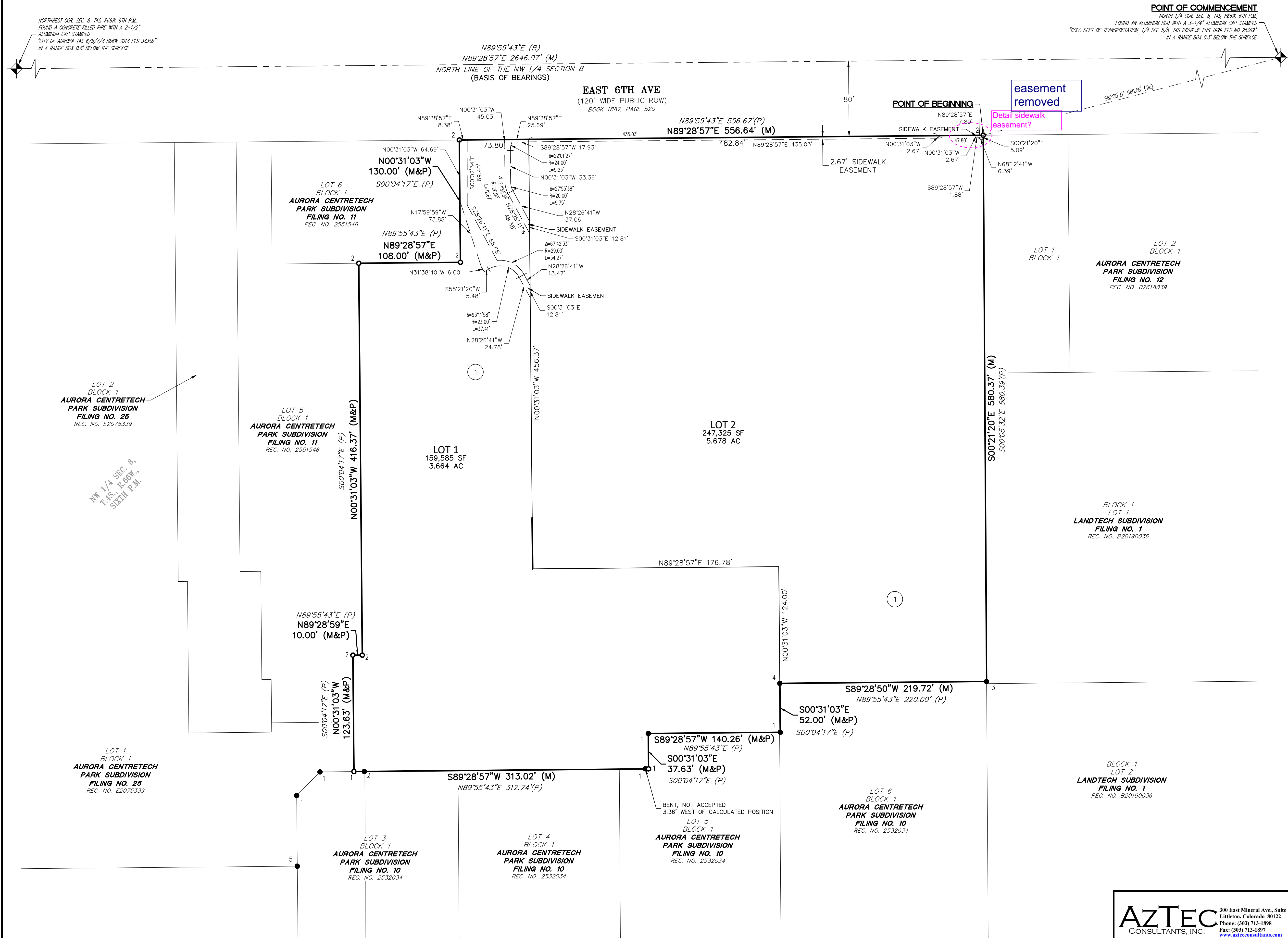
692°35'21" 666.56' (TIE)

SHEET 3 OF 5

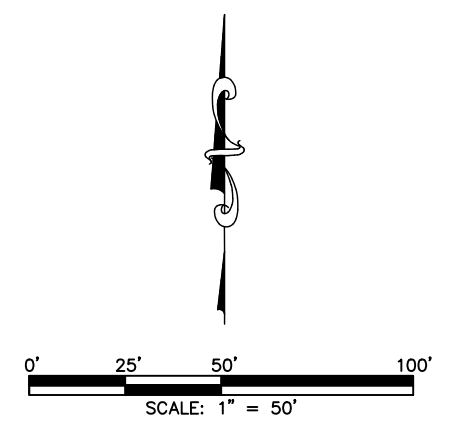
# KING'S CROSSING SUBDIVISION FILING NO. 1

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.

## SIDEWALK EASEMENTS



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"
6	FOUND NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "MERRICK & CO PLS 13155"
(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
[Hatched Box]	EASEMENTS TO BE VACATED



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

<b>AzTEC</b> CONSULTANTS, INC. 300 East Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	<b>DEVELOPER</b> CDP OREGON LLC 126 NE ALBERTA ST., SUITE 202 PORTLAND, OR 97211	
	DATE OF PREPARATION:	12/05/2023
	SCALE:	1" = 50'
SHEET 4 OF 5		

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



