

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:

revised

Incorporate into first paragraph to reduce redundancy

SOUTH?
Graphics show N89°28'57"E

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;

revised

[of said Aurora Centretech Subdivision Filing No. 11]

added

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;

added

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

1. SOUTH 89°28'50" WEST, A DISTANCE OF 219.72 FEET;
2. SOUTH 00°31'03" EAST, A DISTANCE OF 52.00 FEET;
3. SOUTH 89°28'57" WEST, A DISTANCE OF 140.26 FEET;
4. SOUTH 00°31'03" EAST, A DISTANCE OF 37.63 FEET;
5. SOUTH 89°28'57" WEST, A DISTANCE OF 313.02 FEET;

and along the westerly and northerly boundaries of Lot 7, said Block 1 the following five (5) courses:?

added

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;

Not previously called?

revised

THENCE NORTH 00°31'03" WEST, A DISTANCE OF 130.00 FEET TO SAID NORTHERLY BOUNDARY; [of said Block 1?]

added

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 [No Tracts are shown?] 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.

revised



VICINITY MAP
SCALE: 1"=1000'

Remove dash to match the title commitment exactly.

revised

OWNER

RESTORATION CHRISTIAN FELLOWSHIP, A COLORADO NON-PROFIT CORPORATION

BY: _____

AS: _____

STATE OF _____)
COUNTY OF _____) SS

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

AS _____ OF RESTORATION CHRISTIAN FELLOWSHIP, A COLORADO NON-PROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

A statement indicating any conflicting boundary evidence must be shown (See COA 2023 Subdivision Plat Checklist Item 12.k.)

added

GENERAL NOTES

1. 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".
2. BASIS OF BEARINGS - BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED BY A CONCRETE FILLED PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "CITY OF AURORA T4S 6/5/7/8 R66W 2018 PLS 38356", IN A RANGE BOX 0.8' BELOW THE SURFACE AT THE NORTHWEST CORNER, AND BY AN ALUMINUM ROD WITH A 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT TRANSPORTATION 1/4 SEC 5/8 T4S R66W JR ENG 1999 PLS NO 25369", IN A RANGE BOX 0.3' BELOW THE SURFACE AT THE NORTH QUARTER CORNER, TAKEN TO BEAR NORTH 89°28'57" EAST, A DISTANCE OF 2,646.07 FEET.
3. 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.
4. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
5. FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. N0036727-020-JY-SC WITH AN EFFECTIVE DATE OF FEBRUARY 3, 2022 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO MISDEMEANOR PURSUANT TO 18-4-508 CRS.
7. 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.

revised

Diameter?>

note revised. title commitment to be updated closer to recordation

Provided document shows a date of January 8, 2024? Also see advisory comment on this sheet.

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 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.

CITY

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____ A.D., 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.

Match COA 2023 Subdivision Plat Checklist Item #9 exactly.

revised

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY 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 DECEMBER 5, 2023.

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.

IS?> revised

JAMES E. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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.

FOR REVIEW

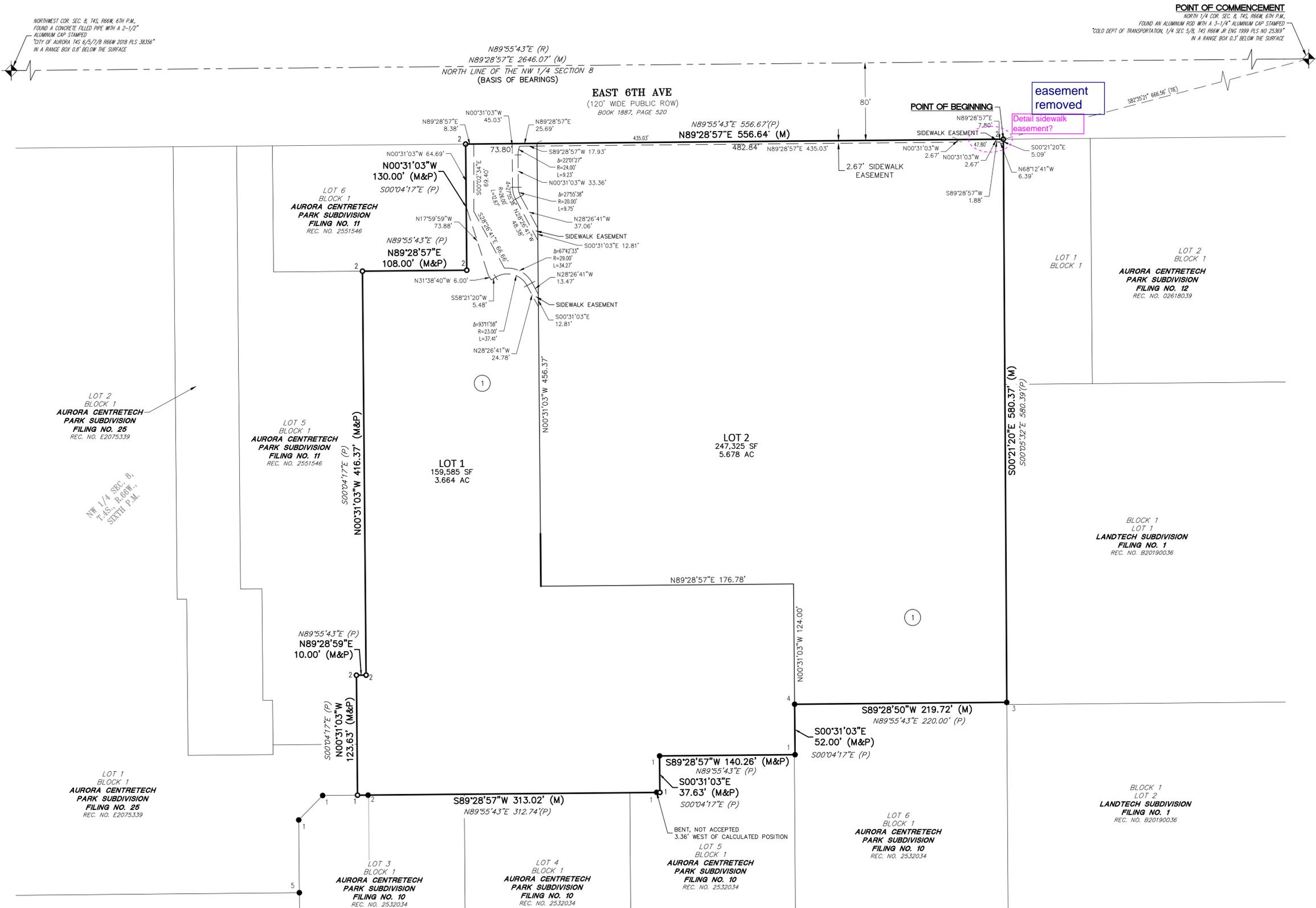
AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER CDP OREGON LLC		DATE OF PREPARATION:	12/05/2023
	126 NE ALBERTA ST. SUITE 202 PORTLAND, OR 97211		SCALE:	N/A
	AzTec Proj. No.: 193123-02 Drawn By: GLW		SHEET 1 OF 5	

LAST REVISED: 01/29/2024

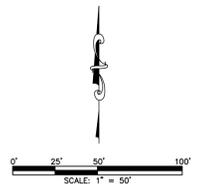
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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



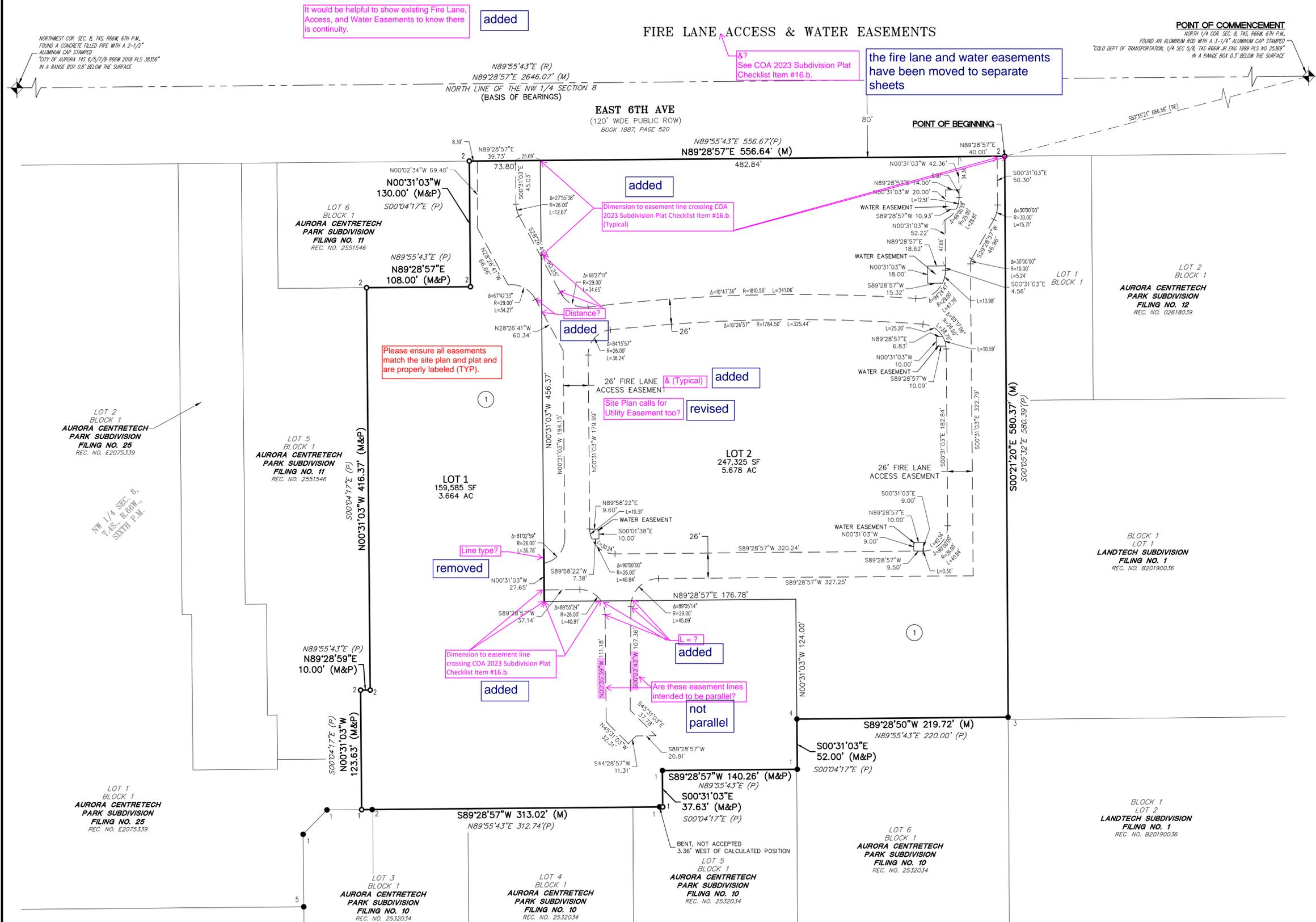
FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER CDP OREGON LLC 126 NE ALBERTA ST., SUITE 202 PORTLAND, OR 97211		DATE OF PREPARATION: 12/05/2023
			SCALE: 1" = 50'
	AzTec Proj. No.: 193123-02 Drawn By: GLW		SHEET 4 OF 5

KING'S CROSSING SUBDIVISION FILING NO. 1

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 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



It would be helpful to show existing Fire Lane, Access, and Water Easements to know there is continuity.

added

FIRE LANE ACCESS & WATER EASEMENTS

&? See COA 2023 Subdivision Plat Checklist Item #16.b.

the fire lane and water easements have been moved to separate sheets

POINT OF COMMENCEMENT
 NORTH 1/4 COR. SEC. 8, T4S, R66W, 6TH P.M., FOUND AN ALUMINUM ROD WITH A 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION, 1/4 SEC 5/8, T4S, R66W, JR. ENC 1989 PLS NO 25363" IN A RANGE BOX 0.5' BELOW THE SURFACE

NORTHWEST COR. SEC. 8, T4S, R66W, 6TH P.M., FOUND A CONCRETE FILLED PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "CITY OF AURORA T4S 6/5/77/R 66W 2018 PLS 38356" IN A RANGE BOX 0.8' BELOW THE SURFACE

Please ensure all easements match the site plan and plat and are properly labeled (TYP).

Distance?

added

Dimension to easement line crossing COA 2023 Subdivision Plat Checklist Item #16.b. (Typical)

& (Typical) added

Site Plan calls for Utility Easement too? revised

Line type? removed

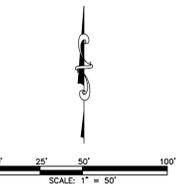
Dimension to easement line crossing COA 2023 Subdivision Plat Checklist Item #16.b. added

L = ? added

Are these easement lines intended to be parallel? not parallel

MONUMENT SYMBOL LEGEND

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- (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
- EASEMENTS TO BE VACATED



FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

AZTEC
 CONSULTANTS, INC.
 300 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
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DEVELOPER
 CDP OREGON LLC
 126 NE ALBERTA ST., SUITE 202
 PORTLAND, OR 97211

DATE OF PREPARATION:	12/05/2023
SCALE:	1" = 50'
SHEET 5 OF 5	