

AURORA CENTRETECH PARK SUBDIVISION

FILING NO. 25

Land Description

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED ARRANT THEY ARE THE OWNER(S) OF A PARCEL OF LAND, BEING A PORTION OF LOTS 1 AND 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 PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 NORTH 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 329.99 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 322.27 FEET; THENCE ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 30.00 FEET, A CHORD BEARING OF SOUTH 44 DEGREES 56 MINUTES 09 SECONDS EAST, A DISTANCE OF 38.28 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 363.00 FEET TO THE POINT OF BEGINNING.

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 36.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 38 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 66.88 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.

ALONG WITH THAT PARCEL DESCRIBED IN DEED RECORDED ON MARCH 10, 2023 AT RECEPTION NO. E3015651 IN THE RECORDS OF ARAPAHOE COUNTY.

AND EXCEPTING THEREFROM THAT PARCEL DESCRIBED IN DEED RECORDED ON MARCH 10, 2023 AT RECEPTION NO. E3015652 IN THE RECORDS OF ARAPAHOE COUNTY.

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

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, 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.

Signatures

OWNER GOOD MORNING, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

Notary

STATE OF COLORADO)
) SS
COUNTY OF ARAPAHOE)

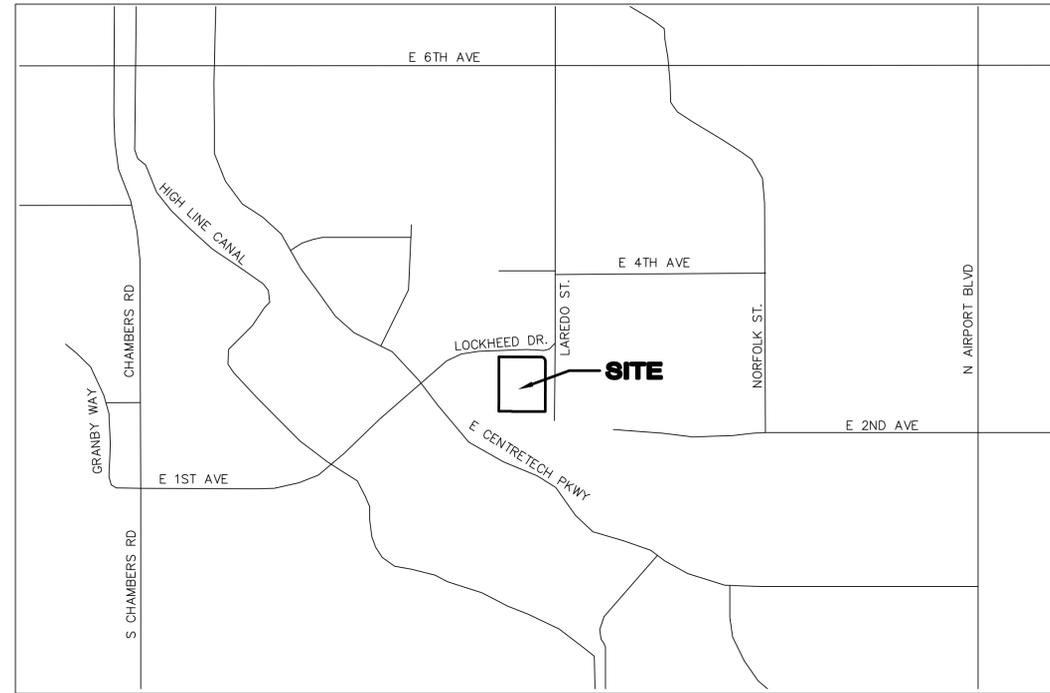
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY _____

WITNESS MY HAND AND SEAL _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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

CONTRACT PURCHASER: _____

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
) SS
COUNTY OF ARAPAHOE)

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

WITNESS MY HAND AND SEAL _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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 _____

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

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER RND70816364, DATED AUGUST 11, 2023 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 REPORT.
- 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 THERETO.
- 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 ABILITY 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.

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AURORA CENTRETECH PARK SUBDIVISION
FILING NO. 25

Flatirons, Inc.
Land Surveying Services
www.flatironsinc.com
3825 IRIS AVE, STE. 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
4501 LOGAN STREET
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180
655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1333
FAX: (303) 776-1355

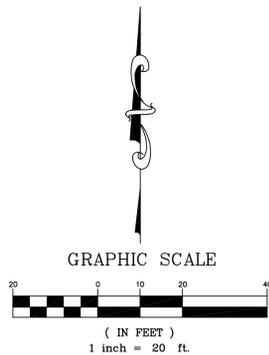
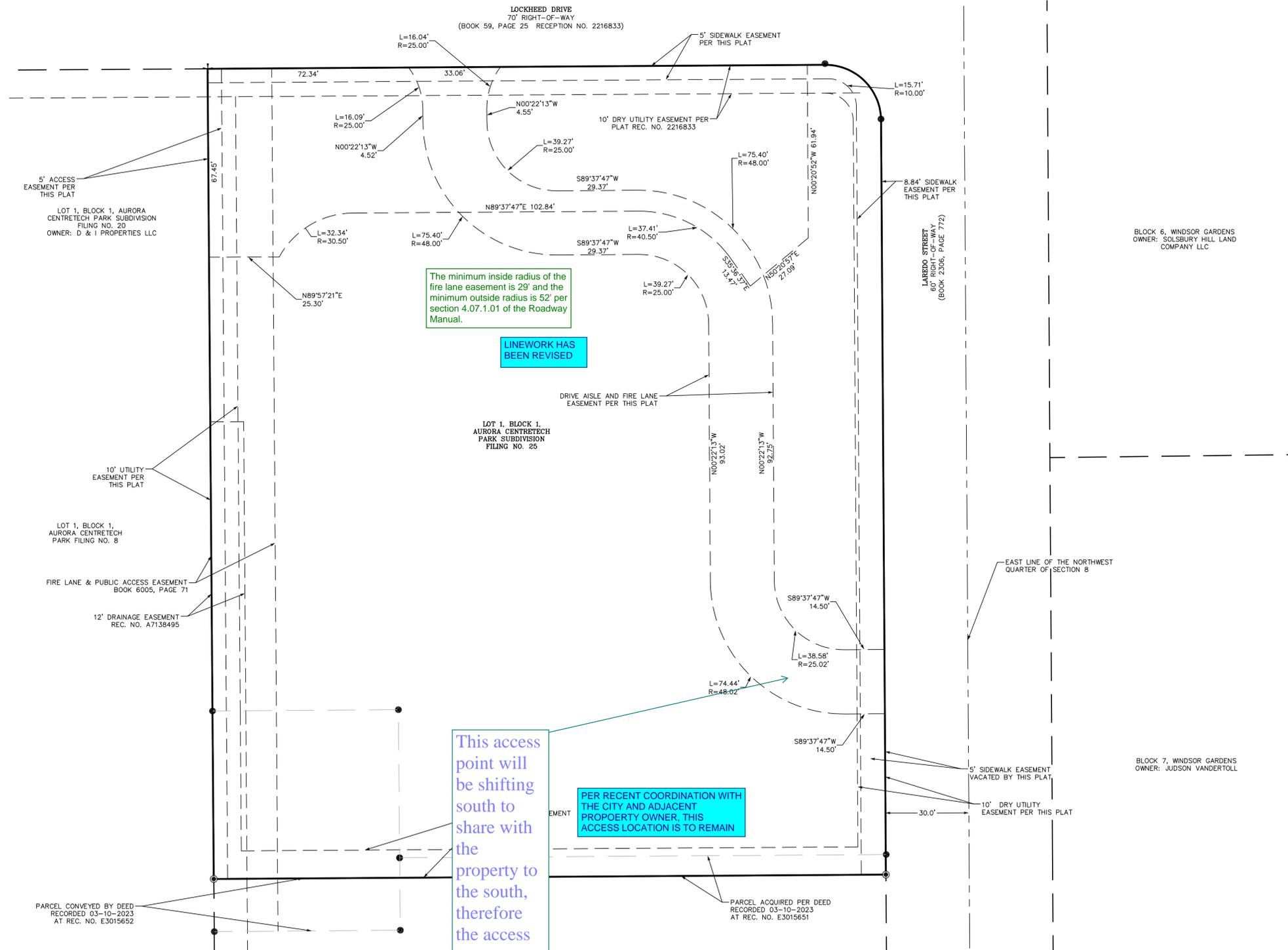
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22-78,924
DATE:
09-13-2023
DRAWN BY:
M. LUND
CHECKED BY:
JMB/JJS

SHEET 1 OF 3

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



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AURORA CENTRETECH PARK SUBDIVISION
FILING NO. 26

Flatirons, Inc.
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3825 IRIS AVE, STE 395
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PH: (303) 443-7001
FAX: (303) 443-9830
555 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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22-78,924
DATE:
09-13-2023
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M. LUND
CHECKED BY:
JMB/JS