

(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. (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.

Send in the closure sheet for the description.

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.

ADDED RECEPTION NO.

Redundant?

REMOVED

ADDED DWD NO.

CORRECTED TO 106.98'

ADDED THIS NOTE

ADDED OWNERSHIP NAME

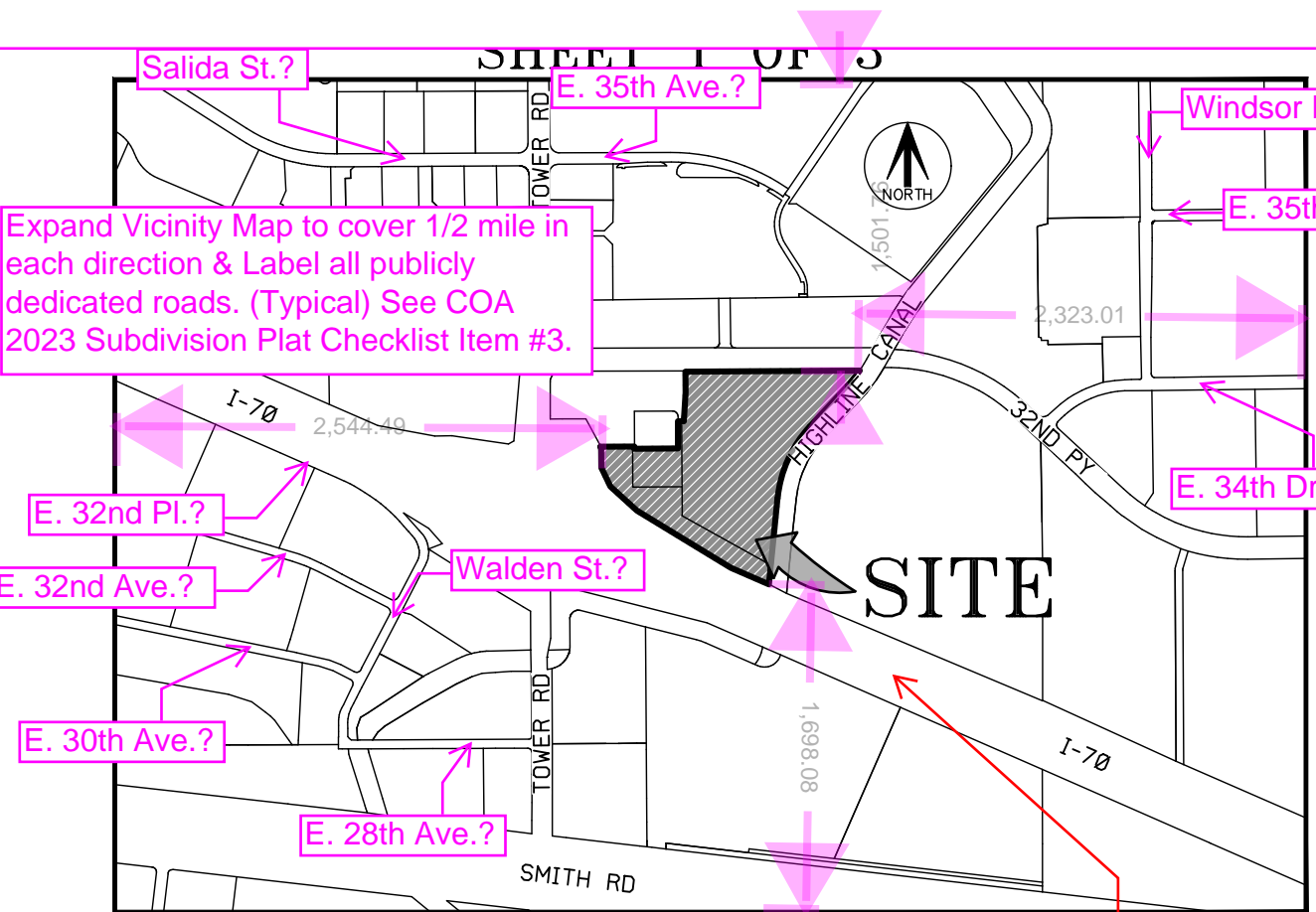
Match Title Commitment ownership name.

Add Note:
All owners of Lots or Tracts adjacent to (insert names of any arterial, collector, and continuous Type 1 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.

ADDED THIS NOTE

REMOVED "THE"

ADDED



GENERAL NOTES VICINITY MAP

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EGRESS GRANTED OVER CROSS-ON AND THROUGH ANY AND ALL PRIVATE FIRE LANE OR HEREFTER 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".
- 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 SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°13'49" WEST, A DISTANCE OF 2,628.75 FEET.
- THE EASEMENT WITHIN EACH LOT 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.
- NON-EXCLUSIVE EASEMENT FOR 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.
- TRACTS A AND B ARE GRANTED TO THE CITY OF AURORA FOR PUBLIC LAND PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS.
- 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.
- FIDELITY NATIONAL TITLE INSURANCE CO. COMMITMENT ORDER NO. 00501258-201-T21-DK2 WITH A COMMITMENT DATE OF NOVEMBER 09, 2023, WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). THIS SURVEY DOES NOT PRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTER AFFECTING THE LAND.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DESTROYS ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITTS A CLASS TWO MISDEMEANOR PURSUANT TO 18-4-508 CRS.

OWNER

BY: _____
NAME: _____

_____ 20____ AD BY _____, AS _____

OF _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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.

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AND TRACTS A AND B 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 THE MAINTENANCE OF ANY SUCH STREETS AND TRACTS A AND B ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____

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 _____ 23.

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. (See COA 2023 Subdivision Plat Checklist Item #11.)

KARL D. SZYSZKOSKI, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38691
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

ADDED THIS CERT

CLERK AND RECORDER'S CERTIFICATE
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY OF AURORA, COLORADO, ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____ M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

INSTRUMENT NO.: _____

SHEET INDEX

SHEET 1 - SIGNATURE BLOCKS AND NOTES
SHEET 2 - EXISTING BOUNDARY AND EASEMENTS
SHEET 3 - DEDICATED LOTS AND EASEMENTS

REMOVED THIS CERT

AzTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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www.aztecconsultants.com

AzTec Proj. No.: 133123-03

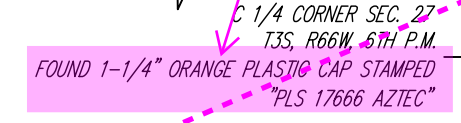
Drawn By: GLW

DATE OF PREPARATION:	10/13/2023
SCALE:	N/A
SHEET 1 OF 3	

Upgrade Cap to 2" minimum diameter
metallic & properly stamped per COA 2023
Subdivision Plat Checklist Item #13.d.(4).

THIS CORNER WAS
MISLABELED.
CORRECTED

Show opposing ROW per COA 2023
Subdivision Plat Checklist Item #14.



Add 2nd tie per COA 2023 Subdivision Plat Checklist Item #13.d.(6).

ADDED TIE

Reception Number?
& Width?

ADDED INFO

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N89°40'30"E	31.00'	L14	N05°41'03"E	13.61'
L2	N03°29'17"E	150.35'	L15	S05°41'03"W	16.35'
L3	S00°19'30"E	13.90'	L16	N48°03'51"W	8.50'
L4	S48°03'51"E	29.14'	L17	N00°19'30"W	4.78'
L5	N89°40'30"E	6.14'	L18	N89°54'58"E	49.58'
L6	S00°19'30"E	12.00'	L19	N00°05'02"W	20.00'
L7	N00°19'30"W	45.50'	L20	S89°54'58"W	49.66'
L8	S00°19'30"E	54.64'	L21	S82°43'49"E	13.00'
L9	S44°40'30"W	15.36'	L22	S07°16'11"W	20.00'
L10	N48°03'51"W	44.65'	L23	N82°43'49"W	13.00'
L11	N00°19'30"W	35.48'	L24	N89°40'17"E	44.16'
L12	S00°19'30"E	8.42'	L25	N00°19'30"W	20.00'
L13	S48°03'51"E	3.10'	L26	S89°40'17"W	44.16'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	21°33'08"	24.50'	9.22'
C2	11°30'24"	24.50'	4.92'
C3	47°44'21"	29.00'	24.16'
C4	42°15'39"	29.00'	21.39'
C5	83°59'27"	29.00'	42.51'
C6	83°59'27"	55.00'	80.63'
C7	42°15'39"	55.00'	40.57'
C8	47°44'21"	55.00'	45.83'

STATE HIGHWAY I-70
(VARIABLE WIDTH PUBLIC ROW)
FEDERAL AID PROJECT NO. IR 70-4(96)

Do not show existing underlying subdivision names, lot lines or lot and block designations. See COS Checklist Item #13.d.(9). (Typical).

REMOVED THESE NOTATIONS

FOR REVIEW

AZTEC
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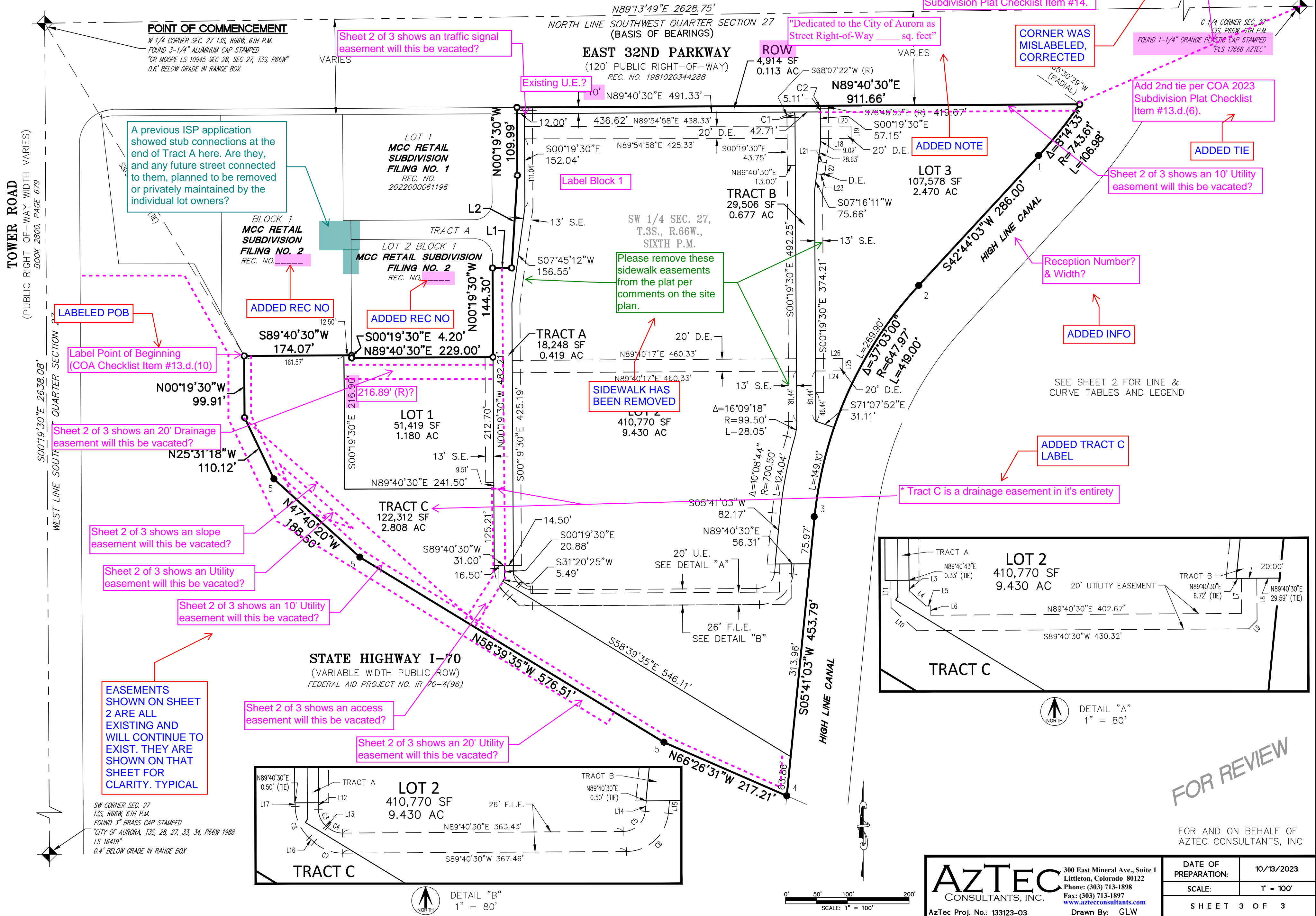
AzTec Proj. No.: 133123-03 Drawn By: GLW

DATE OF PREPARATION:	10/13/2023
SCALE:	1" = 100'
S H E E T 2 O F 3	

MCC RETAIL SUBDIVISION FILING NO. 3

A RESUBDIVISION OF TRACT C, MCC RETAIL SUBDIVISION FILING NO. 1, LOT 3, BLOCK 1 MCC RETAIL SUBDIVISION FILING NO. 2
AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3



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DATE OF PREPARATION:	10/13/2023
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SHEET 3 OF 3	