

# CENTREPOINT SUBDIVISION FILING NO. 8

A RESUBDIVISION OF CENTREPOINT SUBDIVISION FILING NO. 5  
SITUATED IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

## DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND BEING LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 1, CENTREPOINT SUBDIVISION FILING NO. 5, RECORDED UNDER RECEPTION NO. D1100788, IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, WHENCE THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 BEARS SOUTH 00°42'00" EAST, A DISTANCE OF 2,640.62 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE SOUTH 02°29'54" EAST, A DISTANCE OF 985.83 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH CHAMBERS ROAD AS RECORDED IN BOOK 2335, PAGE 593 IN SAID RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°42'00" EAST, A DISTANCE OF 935.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°24'45", AN ARC LENGTH OF 39.45 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST CENTER AVENUE AS RECORDED UNDER RECEPTION NO. 2153522 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1.SOUTH 89°42'45" WEST, A DISTANCE OF 1,148.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 250.40 FEET;

2.WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°59'54", AN ARC LENGTH OF 43.70 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°36'53", AN ARC LENGTH OF 37.79 FEET TO THE EASTERLY RIGHT-OF-WAY OF CENTREPOINT DRIVE AS RECORDED UNDER RECEPTION NO. 2153522 IN SAID RECORDS AND THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 991.55 FEET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°54'11", AN ARC LENGTH OF 327.13 FEET TO THE EASTERLY BOUNDARY OF LOT 1, BLOCK 1, ARAPAHOE CENTERPOINT PLAZA SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 1223025 IN SAID RECORDS AND THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES:

1.EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°34'41", AN ARC LENGTH OF 37.78 FEET;

2.NORTH 60°50'53" EAST, A DISTANCE OF 51.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 876.00 FEET;

3.NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°46'25", AN ARC LENGTH OF 776.28 FEET;

4.NORTH 10°04'28" EAST, A DISTANCE OF 40.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

5.NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°45'49", AN ARC LENGTH OF 37.86 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST ALAMEDA PARKWAY AS RECORDED IN BOOK 2248, PAGE 755 IN SAID RECORDS AND THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,005.00 FEET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

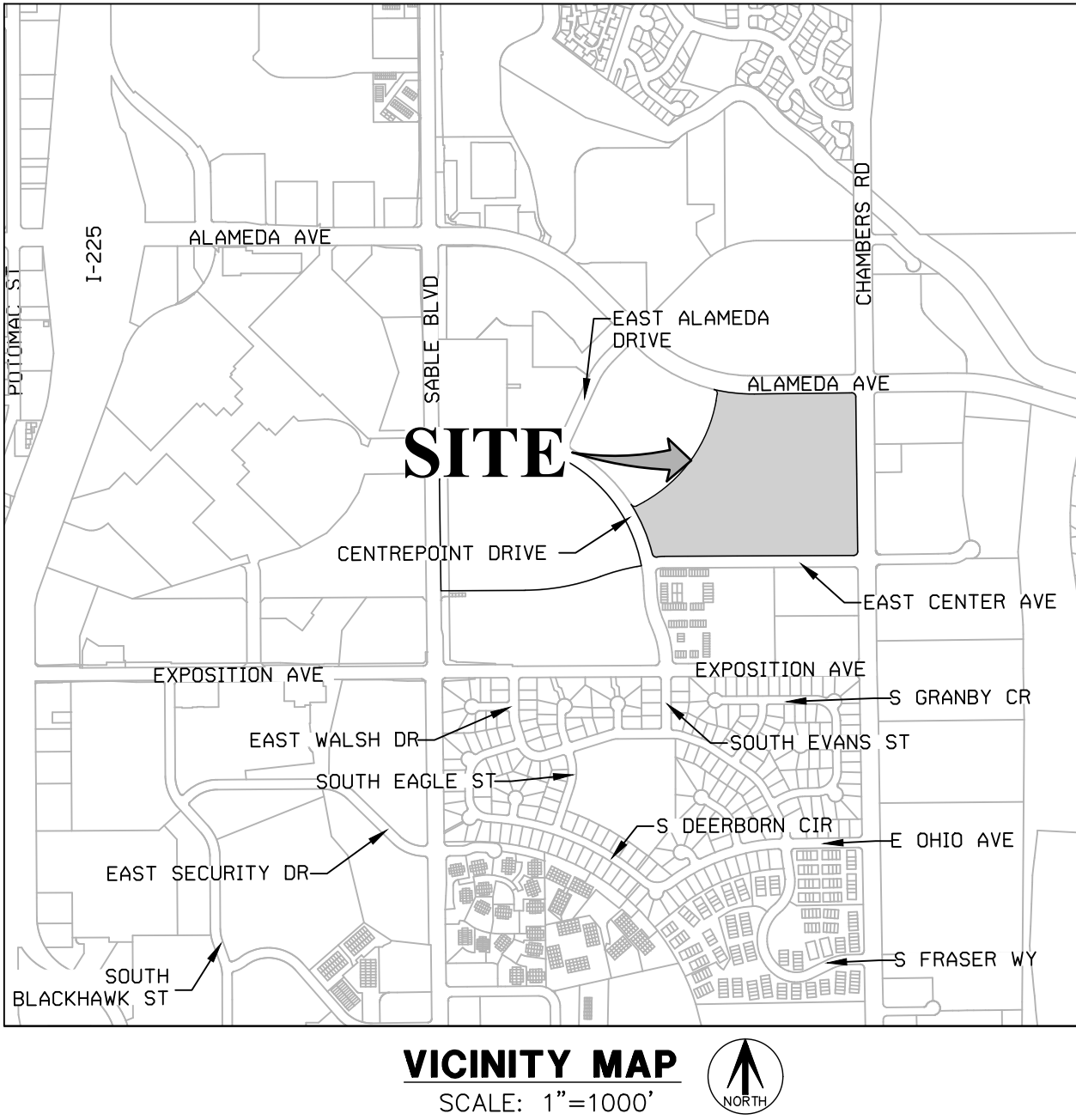
1.EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°00'39", AN ARC LENGTH OF 245.76 FEET;

2.NORTH 89°18'00" EAST, A DISTANCE OF 591.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 24.695 ACRES, (1,075,731 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 CENTREPOINT SUBDIVISION FILING NO. 8 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.



## OWNER

AURORA PARCEL B, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

AS: \_\_\_\_\_

STATE OF \_\_\_\_\_ } SS

COUNTY OF \_\_\_\_\_ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF

\_\_\_\_\_ 20\_\_\_\_ AD. BY \_\_\_\_\_

AS \_\_\_\_\_ OF AURORA PARCEL B, LLC, A COLORADO LIMITED LIABILITY COMPANY.

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.

## GENERAL NOTES

- 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".
- 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 EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE NORTH END BY A FOUND 3" BRASS CAP IN A RANGE BOX STAMPED "CITY OF AURORA LS 16848 T4S 7/8/18/17 R66W 1984" AND MONUMENTED AT THE SOUTH END BY A FOUND 3" BRASS CAP 0.3' BELOW THE SURFACE IN A RANGE BOX STAMPED "CITY OF AURORA T4S 18/17 R66W 1983 LS 16419" TAKEN TO BEAR SOUTH 00°42'00" EAST, A DISTANCE OF 2640.62 FEET.
- 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.
- ALL OWNERS OF LOTS ADJACENT TO CENTREPOINT DRIVE, EAST ALAMEDA PARKWAY, SOUTH CHAMBERS ROAD AND EAST CENTER AVENUE 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.
- 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.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. ABD70669140.1 WITH AN EFFECTIVE DATE OF 08/01/2022 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.
- 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.
- THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- 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.

## 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\_\_\_\_ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS UNLESS CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

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 JUNE 6TH, 2021.

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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.V.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

FOR REVIEW

<b>AzTEC</b> CONSULTANTS, INC. <small>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	<b>DEVELOPER</b> <b>PARK HILL DEVELOPMENT</b>  803 FRONT RANGE ROAD LITTLETON, COLORADO		DATE OF PREPARATION: 02/18/2022
	SCALE: N/A		
	SHEET 1 OF 3		

A RESUBDIVISION OF CENTREPOINT SUBDIVISION FILING NO. 5  
SITUATED IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SHEET 2 OF 3

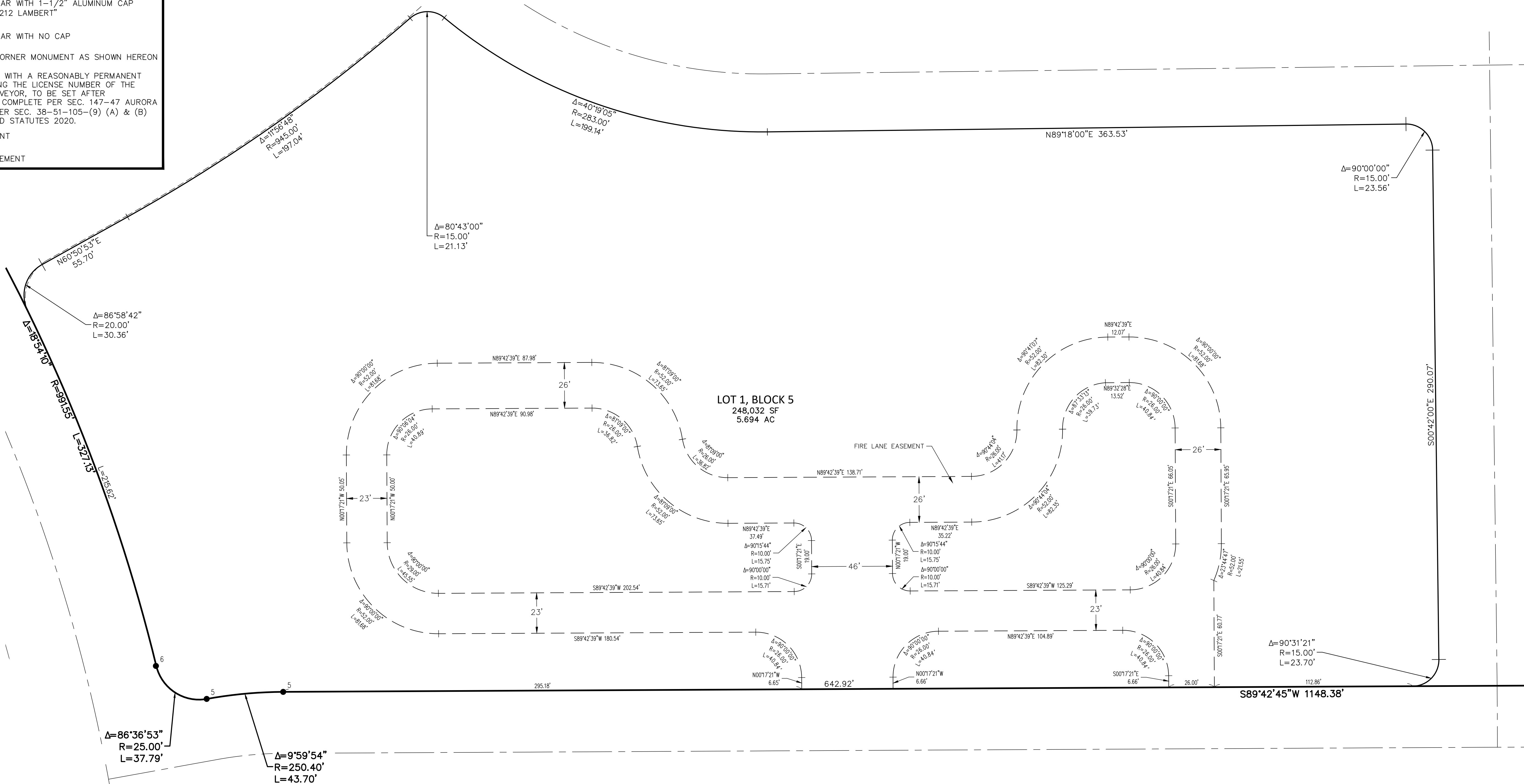
AzTec Proj. No.: 159021-01 Drawn By: GLW

CENTREPOINT SUBDIVISION FILING NO. 8

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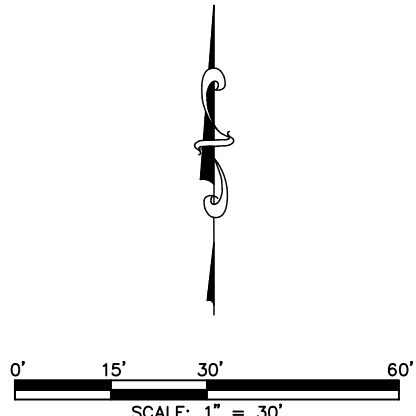
MONUMENT SYMBOL LEGEND

- SET NO. 5 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- FOUND 1" BRASS TAG STAMPED "PLS 23899"
- FOUND NO. 6 REBAR WITH NO CAP
- FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "RICHARD NOBLE PLS 23899"
- FOUND 1" BRASS TAG, STAMPING ILLEGIBLE
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 13212 LAMBERT"
- FOUND NO. 5 REBAR WITH NO CAP
- ◆ FOUND SECTION CORNER MONUMENT AS SHOWN HEREON
- △ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (A) & (B) COLORADO REVISED STATUTES 2020.
- U.E. = UTILITY EASEMENT  
G.E. = GAS EASEMENT  
W.E. = WATERLINE EASEMENT



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC



**AzTEC**  
CONSULTANTS, INC.

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AzTec Proj. No: 159021-01 Drawn By: GLW

DEVELOPER  
PARK HILL DEVELOPMENT

803 FRONT RANGE ROAD  
LITTLETON, COLORADO

DATE OF PREPARATION: 02/18/2022

SCALE: 1" = 30'

SHEET 3 OF 3