

MAJESTIC COMMERCENTER SUBDIVISION FILING NO. 13

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, AND THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 27 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 27 TO BEAR NORTH 89°35'52" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE NORTH 89°40'36" EAST A DISTANCE OF 1,665.78 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70 AND THE **POINT OF BEGINNING**;

THENCE NORTH 66°21'17" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,054.02 FEET;

THENCE NORTH 00°12'22" WEST A DISTANCE OF 999.82 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°55'08", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 22.15 FEET AND A CHORD THAT BEARS NORTH 08°15'12" EAST A DISTANCE OF 22.07 FEET;

THENCE NORTH 16°42'46" EAST A DISTANCE OF 95.90 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 32ND PARKWAY AS RECORDED IN BOOK 2555 AT PAGE 934 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

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

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°14'00", A RADIUS OF 1,060.00 FEET, AN ARC LENGTH OF 355.83 FEET AND A CHORD THAT BEARS SOUTH 81°02'47" EAST A DISTANCE OF 354.16 FEET;
- 2) NORTH 89°20'13" EAST A DISTANCE OF 583.22 FEET TO THE NORTHWEST CORNER OF MAJESTIC COMMERCENTER SUBDIVISION FILING NO. 10 RECORDED AT RECEPTION NO. 2017000074236 OF SAID RECORDS;

THENCE SOUTH 00°12'22" EAST ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 1,487.88 FEET TO **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 1,232,247 SQUARE FEET, OR 28.289 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A TRACT, LOT AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **MAJESTIC COMMERCENTER SUBDIVISION FILING NO. 13**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

OWNER:

MAJESTIC REALTY CO., A CALIFORNIA CORPORATION

SIGNATURE

PRINT NAME

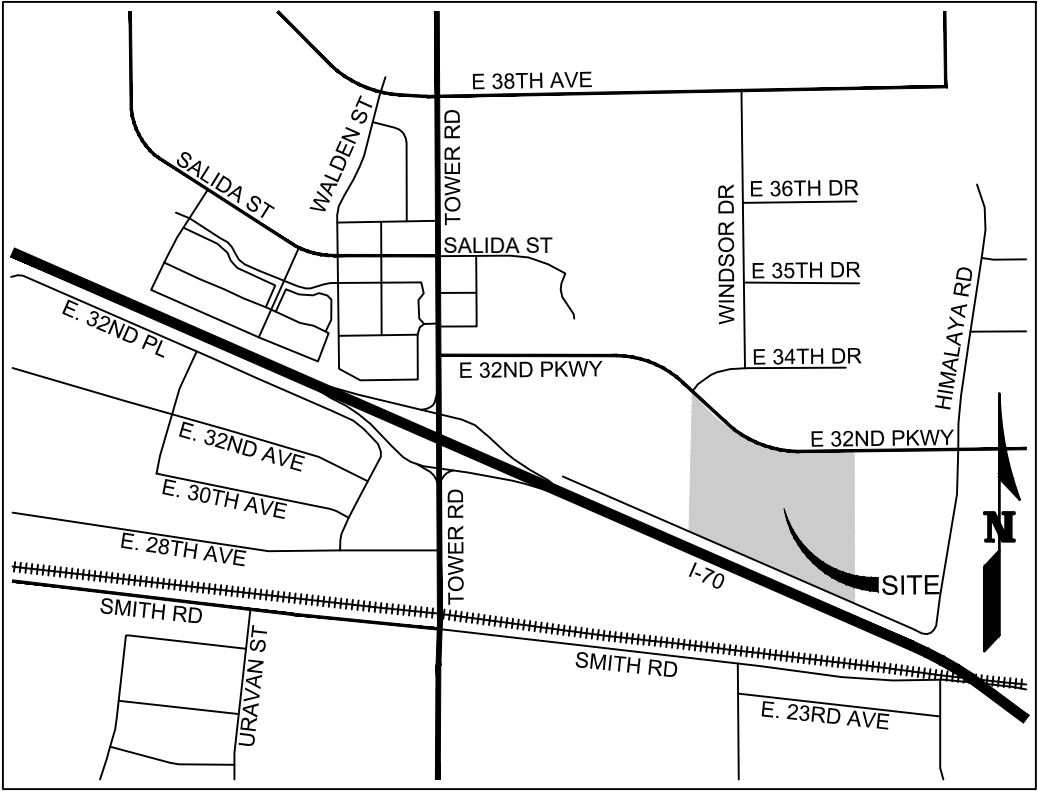
PRINT TITLE

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 20__ AD BY _____ AS
____ OF MAJESTIC REALTY CO., A CALIFORNIA CORPORATION,
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____



VICINITY MAP

(1" = 1000')

GENERAL NOTES:

1. 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB. RELIED UPON THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 100-N0032564-010-TO2, COMMITMENT DATE MAY 5, 2021, ISSUED BY FIDELITY NATIONAL TITLE NATIONAL COMMERCIAL SERVICES.
4. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, WHICH WAS ASSUMED TO BEAR NORTH 89°35'52" EAST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO. SAID LINE IS MONUMENTED AT ITS EAST END BY A 2.5" ALUMINUM CAP STAMPED "PLS 23501 1996" FOR THE SOUTHEAST CORNER OF SECTION 27 AND AT ITS WEST END BY A 3.25" ALUMINUM CAP STAMPED "27609" FOR THE SOUTH QUARTER CORNER OF SECTION 27.
5. THE PREPARATION OF THIS LAND SURVEY UTILIZED THE UNITED STATES SURVEY FOOT AS THE LINEAL DISTANCE UNIT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.
6. 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".
7. THE EASEMENT AREA 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.
8. 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.

COVENANTS:

THE UNDERSIGNED OWNER(S), 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 AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS ____ DAY OF _____, 20__ AD, 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.

CITY ENGINEER

DATE _____

PLANNING DIRECTOR

DATE _____

SURVEYOR'S CERTIFICATE:

I JUSTIN C. SCHEITLER, A LICENSED SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT ACCURATELY AND PROPERTY DEPICTS THE RESULT OF A SURVEY OF THE PARCELS DESCRIBED HEREON, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE INFORMATION AND BELIEF IS AN ACCURATE REPRESENTATION OF THAT FIELD SURVEY ON THE DESCRIBED PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE 10TH DAY OF SEPTEMBER 2020. IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JUSTIN C. SCHEITLER, P.L.S. NO. 38430
FOR & ON BEHALF OF WARE MALCOMB
900 S. BROADWAY SUITE 320,
DENVER, COLORADO 80209

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS ____ DAY OF _____, 20__ AD AT ____ O'CLOCK ____ M.

COUNTY CLERK AND RECORDER

DEPUTY

INSTRUMENT NO.: _____

900 south broadway st.
suite 320
denver, co 80209
p. 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

JOB NO. DCS20-4037

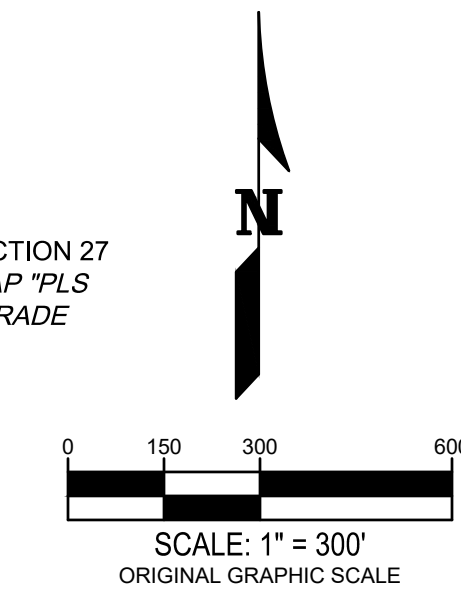
DATE: 09/15/2020

SCALE: N/A

Sheet 1 of 4

NO.	DATE	REMARKS
4	05/07/2021	CITY COMMENTS
3	04/05/2021	EASEMENT UPDATES
2	01/29/2021	EASEMENT UPDATES
1	12/04/2020	CITY COMMENTS
DRAWN BY: KEB		PA/PM: JCS

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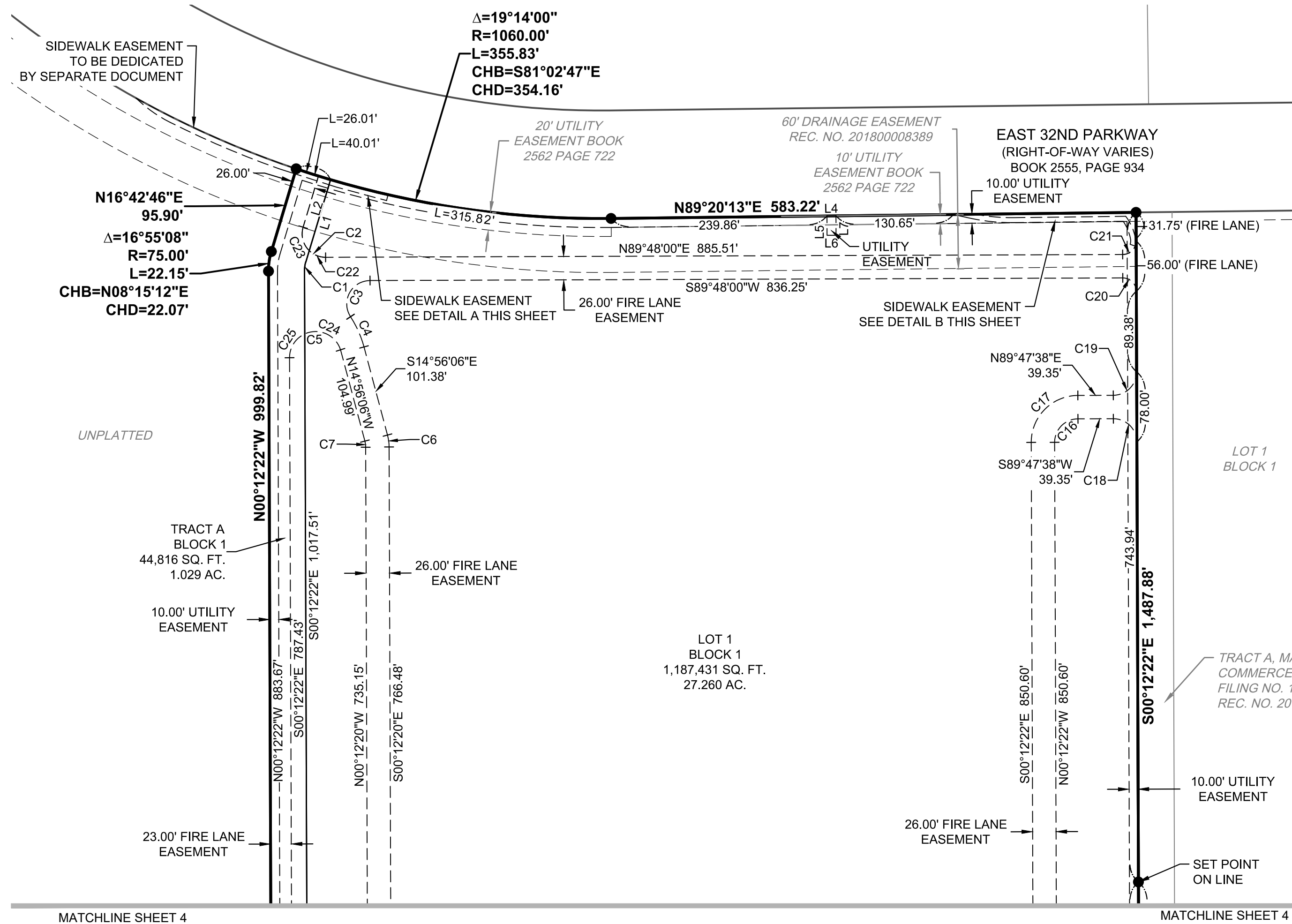
		JOB NO. DCS20-4037	
		DATE: 09/15/2020	
		SCALE: 1" = 300'	
		Sheet 2 of 4	
4	05/07/2021	CITY COMMENTS	
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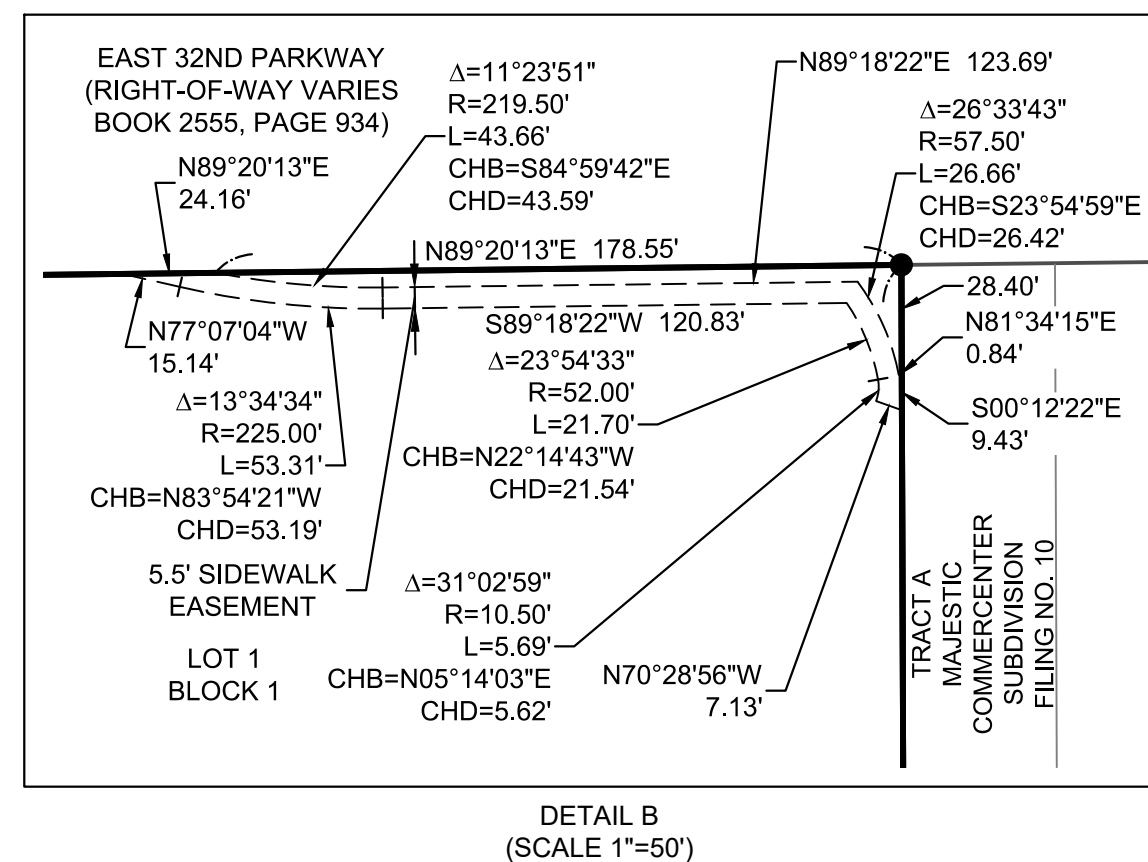
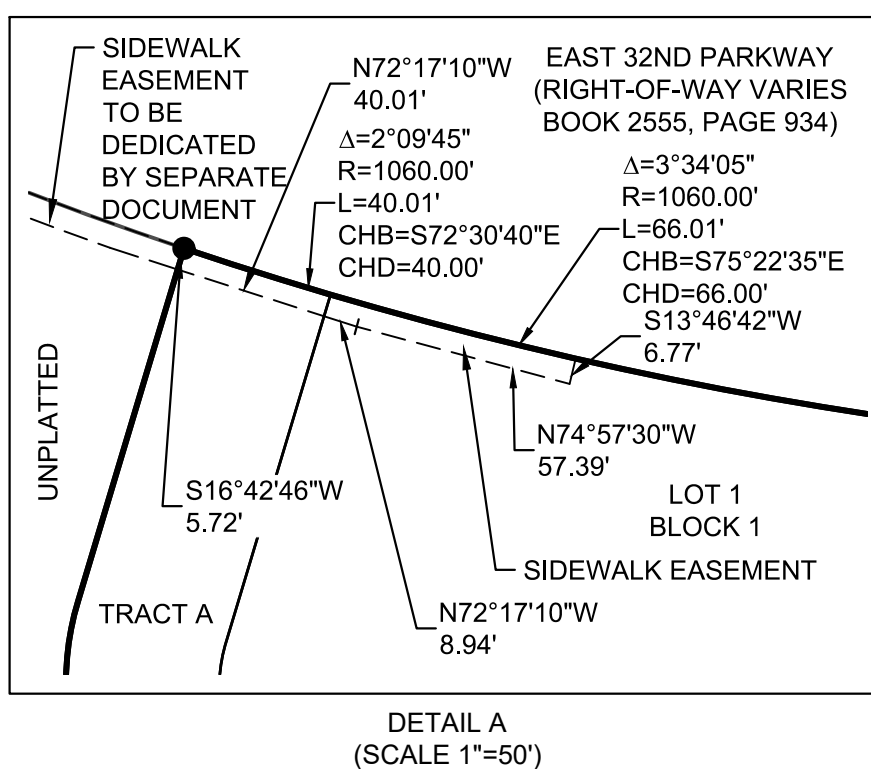
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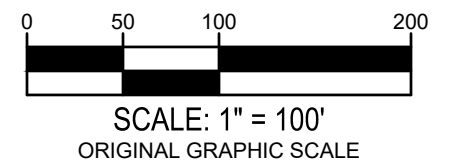
CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	16°55'08"	35.00'	10.34'	S08°15'12"W	10.30'
C2	106°54'45"	26.00'	48.52'	S36°44'37"E	41.78'
C3	122°55'45"	26.00'	55.78'	S28°20'08"W	45.68'
C4	18°11'39"	116.10'	36.87'	N24°01'55"W	36.71'
C5	162°42'26"	29.00'	82.35'	S81°08'52"W	57.34'
C6	14°40'41"	52.00'	13.32'	N07°32'41"W	13.29'
C7	15°05'31"	26.00'	6.85'	N07°20'16"W	6.83'
C16	90°00'00"	26.00'	40.84'	S44°47'38"W	36.77'
C17	90°00'00"	52.00'	81.68'	S44°47'38"W	73.54'
C18	90°00'00"	26.00'	40.84'	N45°12'22"W	36.77'
C19	90°00'00"	26.00'	40.84'	N44°47'38"E	36.77'
C20	89°59'38"	15.00'	23.56'	N45°12'11"W	21.21'
C21	89°59'13"	15.00'	23.56'	N44°48'24"E	21.21'
C22	44°23'56"	26.00'	20.15'	S68°00'02"E	19.65'
C23	62°30'49"	26.00'	28.37'	S14°32'39"E	26.98'
C24	97°09'00"	29.00'	49.17'	N66°04'25"W	43.49'
C25	65°33'26"	29.00'	33.18'	S32°34'21"W	31.40'

*SEE SHEET 4 OF 4 FOR REMAINDER OF
CURVE TABLE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S16°42'46"W	95.36'
L2	S16°42'46"W	59.32'
L3	S89°47'38"W	39.35'
L4	S89°20'13"W	10.00'
L5	S00°13'52"E	21.48'
L6	N90°00'00"E	10.00'
L7	N00°13'59"W	21.59'



LEGEND	
---	SECTION LINE
---	SITE BOUNDARY
---	RIGHT-OF-WAY
---	LOT LINE
---	EASEMENT
◆	SECTION CORNER AS DESCRIBED
○	FOUND MONUMENT AS DESCRIBED
●	SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"



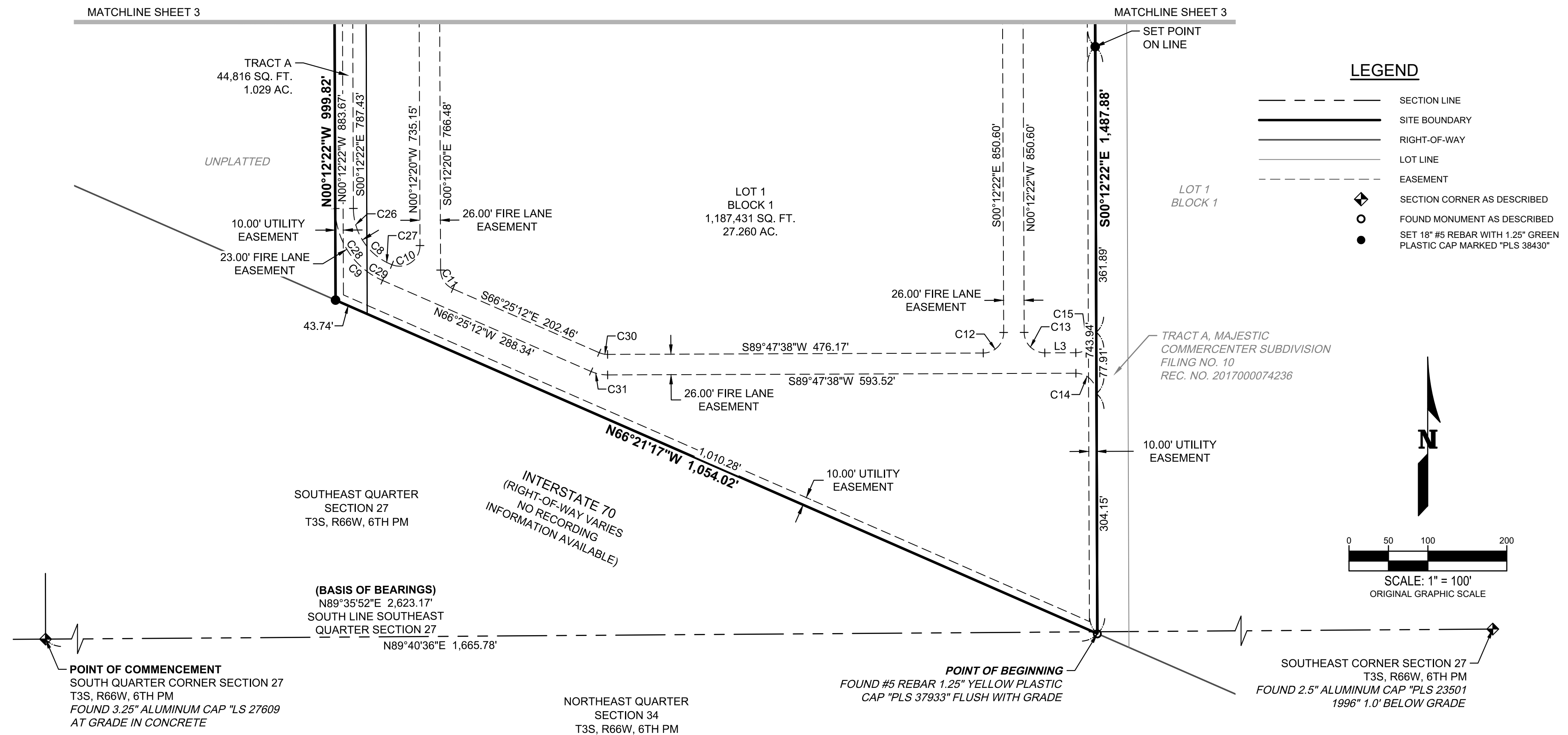
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CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C8	68°23'59"	77.00'	91.92'	S34°24'21"E	86.56'
C9	66°12'50"	100.00'	115.57'	S33°18'47"E	109.24'
C10	111°36'17"	26.00'	50.64'	N55°35'31"E	43.01'
C11	66°12'52"	26.00'	30.05'	S33°18'46"E	28.40'
C12	90°00'00"	26.00'	40.84'	N44°47'38"E	36.77'
C13	90°00'00"	26.00'	40.84'	S45°12'22"E	36.77'
C14	90°00'00"	26.00'	40.84'	N45°12'22"W	36.77'
C15	89°47'38"	26.00'	40.75'	N44°53'49"E	36.70'
C26	38°48'47"	77.00'	52.16'	S19°36'45"E	51.17'
C27	29°35'12"	77.00'	39.76'	S53°48'44"E	39.32'
C28	53°07'53"	100.00'	92.73'	S26°46'18"E	89.44'
C29	13°04'57"	100.00'	22.83'	S59°52'43"E	22.78'
C30	23°47'11"	26.00'	10.79'	S78°18'47"E	10.72'
C31	23°47'11"	52.00'	21.59'	S78°18'47"E	21.43'

POINT OF BEGINNING
FOUND #5 REBAR 1.25" YELLOW PLASTIC
CAP "PLS 37933" FLUSH WITH GRADE

SOUTHEAST CORNER SECTION 27 -
T3S, R66W, 6TH PM
FOUND 2.5" ALUMINUM CAP "PLS 23501
1996" 1.0' BELOW GRADE

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