

CENTREPOINT SUBDIVISION FILING NO. 6

A RESUBDIVISION OF A PORTION OF LOT 1, BLOCK 4, CENTREPOINT SUBDIVISION FILING NO. 1
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.

Provide the following:

1. Most current state board monument records for section monuments
2. Closure Report.
3. provide referenced Title Commitment and update to be within 120 days (see Note #6 below)

Aztec responses in blue

Jim Lynch 2021-09-13

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND BEING LOT 1, BLOCK 4, CENTREPOINT SUBDIVISION FILING NO. 1, RECORDED UNDER RECEPTION NO. 2153522, IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, EXCEPT ANY PORTION LYING WITHIN THE LAND PLATTED AS CENTREPOINT SUBDIVISION FILING NO. 2 AS RECORDED FEBRUARY 23, 1988 UNDER RECEPTION NO. 2941771 IN SAID RECORDS AND EXCEPT THAT PORTION CONVEYED TO REGIONAL TRANSPORTATION DISTRICT BY RULE AND ORDER RECORDED APRIL 12, 2016 UNDER RECEPTION NO. D6036716 IN SAID RECORDS, TOGETHER WITH THAT PORTION OF EAST CENTER AVENUE VACATED BY ORDINANCE NO. 94-44 RECORDED MAY 22, 1994 IN BOOK 7642 AT PAGE 509 IN SAID RECORDS 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 NORTH QUARTER CORNER OF SAID SECTION 18, WHENCE THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 BEARS SOUTH 00°44'28"EAST, A DISTANCE OF 2646.43 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE SOUTH 05°05'39"EAST, A DISTANCE OF 1257.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF CENTREPOINT DRIVE AS RECORDED IN BOOK 4818, PAGE 90 IN SAID RECORDS, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES;

1. NORTH 89°15'32" EAST, A DISTANCE OF 259.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 933.80 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°04'10", AN ARC LENGTH OF 375.98 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 911.55 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°16'38", AN ARC LENGTH OF 974.89 FEET TO THE NORTHERLY BOUNDARY OF LOT 1, BLOCK 1, CENTREPOINT SUBDIVISION FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 9489437 IN SAID RECORDS, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 83°34'19" WEST;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES;

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°56'56", AN ARC LENGTH OF 40.99 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,300.00 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°55'33", AN ARC LENGTH OF 225.21 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,370.00 FEET;
3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°59'03", AN ARC LENGTH OF 477.84 FEET;
4. SOUTH 89°41'10" WEST, A DISTANCE OF 460.26 FEET TO THE EASTERLY BOUNDARY OF THAT CERTAIN EXCEPTED RTD PARCEL I-229 3-28-REV 1;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 00°42'56" WEST, A DISTANCE OF 933.66 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 20.317 ACRES, (885,029 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CENTREPOINT SUBDIVISION FILING NO. 6, 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.

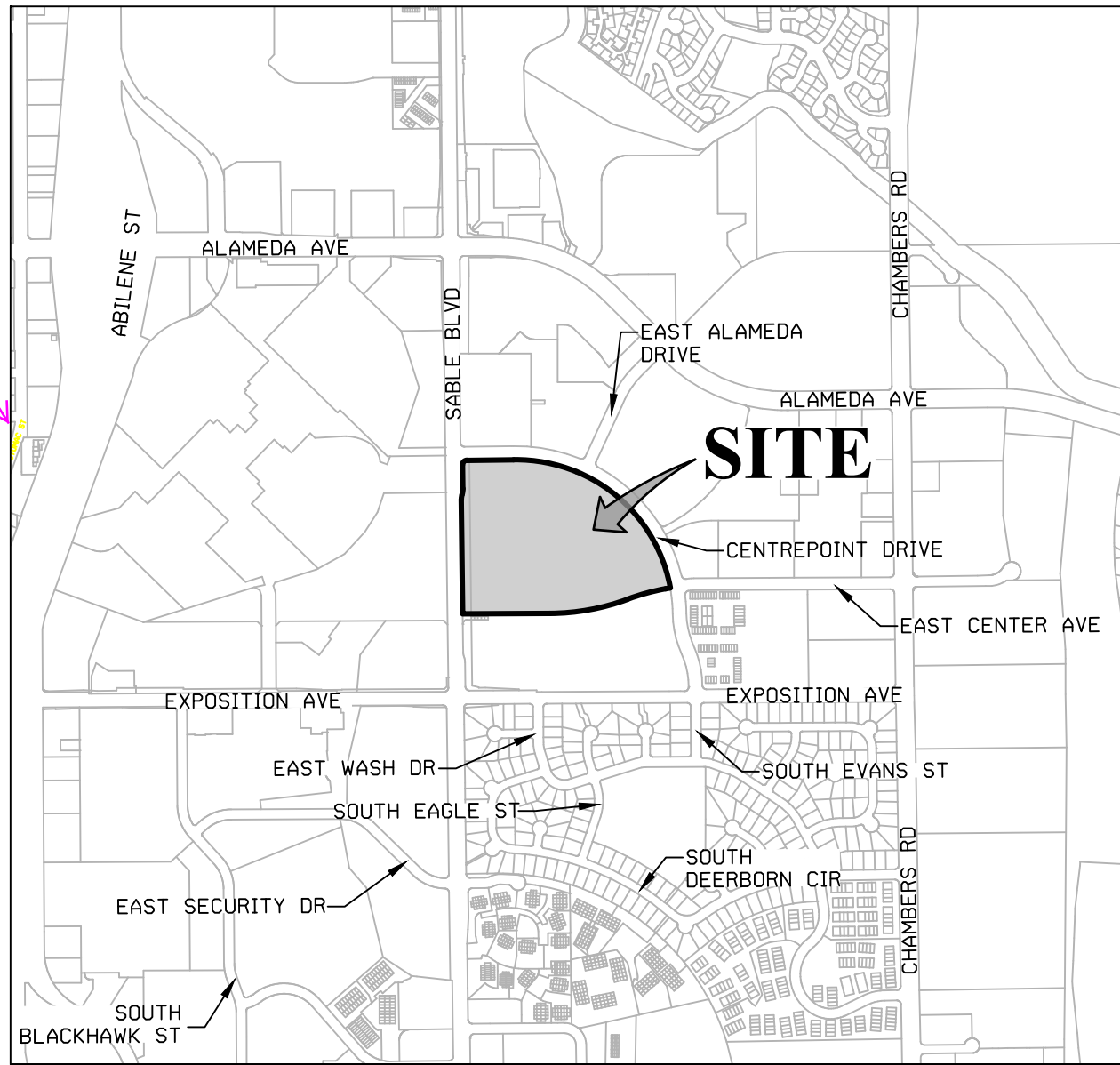
COVENANTS

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.



VICINITY MAP

SCALE: 1"=1000'

MORTGAGE HOLDER

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

BY: _____ Provide Mortgage holders name

NAME: _____ mortgage holder removed

TITLE: _____

OWNER

AURORA PARCEL C, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, 20____ AD. BY _____, AS _____

OF _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Provided commitment shows:
ABC70715993 with an effective date of
3/31/2021

updated title
commitment provided

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 WEST 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 NO. 6 REBAR WITH 2-1/4" ALUMINUM CAP STAMPED "LS 38405" IN A RANGE BOX AND MONUMENTED AT THE SOUTH END BY A 3" BRASS CAP 0.5" BELOW THE SURFACE IN A RANGE BOX STAMPED "LS 16419" TAKEN TO BEAR SOUTH 00°44'28" EAST, A DISTANCE OF 2646.43 FEET.
3. 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.
4. ALL OWNERS OF LOTS ADJACENT TO CENTREPOINT DRIVE 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.
5. 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.
6. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. ~~ABD70729578-2~~ WITH AN EFFECTIVE DATE OF **07/30/2021** AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). 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.
7. 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.
8. 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.

added Note: 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.

see note 5

Add Note: A statement defining the lineal units used shall be added. It is limited to U.S. survey feet. Any conversion factor must also be stated.

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 ONLY AFTER 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.

CLERK AND RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF

ARAPAHOE COUNTY, COLORADO ON THIS _____ DAY OF _____

20____ A.D. AT _____ O'CLOCK ____M.

BOOK NO.: _____

PAGE NO.: _____

RECEPTION NO.: _____

COUNTY CLERK AND RECORDER _____ DEPUTY _____

AzTEC
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www.aztecconsultants.com

DEVELOPER
PARK HILL DEVELOPMENT

803 FRONT RANGE ROAD
LITTLETON, COLORADO

DATE OF PREPARATION: 03/15/2021

SCALE: N/A

SHEET 1 OF 2

LAST REVISED: 8/16/2021

Aztec Proj. No.: 159020-01 Drawn By: RBA

CENTREPOINT SUBDIVISION FILING NO. 6

A RESUBDIVISION OF A PORTION OF LOT 1, BLOCK 4, CENTREPOINT SUBDIVISION FILING NO. 1
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.

AES Board Rule:
1.6.H. Basis of Bearing Statements.
2. Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.

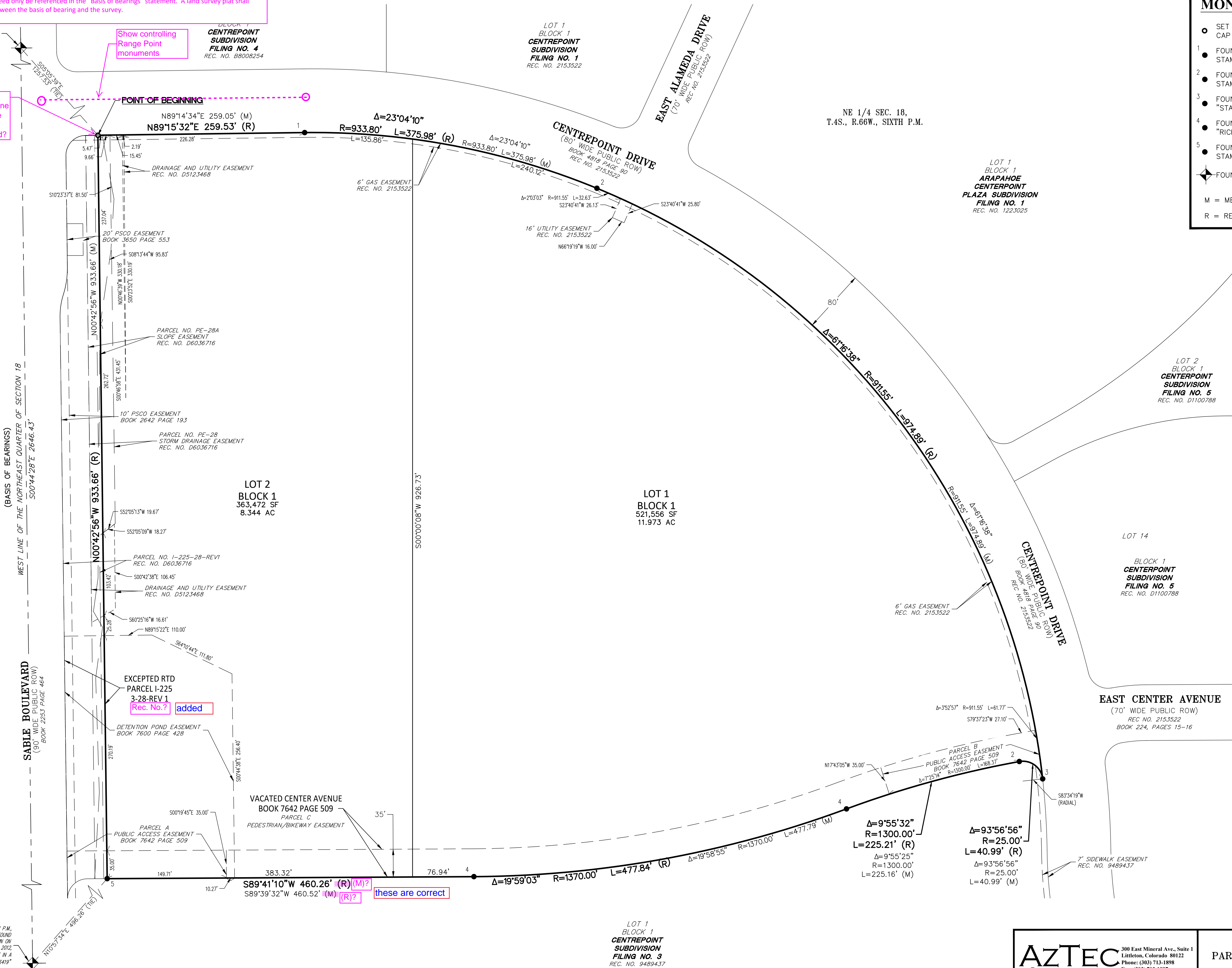
Survey Monument Do Not Disturb
2015 T4S 1/4 7/18 R66W

revised

There is no controlling monuments shown northerly or along the center line of Centerpoint Drive. How can we be assured that the full 80.00' ROW for Centerpoint Drive is being maintained?

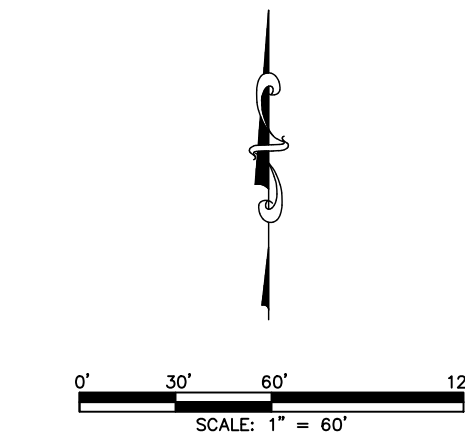
controlling monuments found along Centerpoint Drive are shown hereon - no range points were found

Show controlling Range Point monuments



MONUMENT SYMBOL LEGEND

- SET NO. 5 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
 - FOUND NO. 5 REBAR BENT WITH 1-1/2" ALUMINUM CAP STAMPED "LAMBERT PLS 13212"
 - FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LAMBERT PLS 13212"
 - FOUND NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "STANTEC PLS 28668"
 - FOUND NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "RICHARD NOBBE PLS 23899"
 - FOUND NO. 5 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "REGIONAL TRANSPORTATION DISTRICT 24942"
 - ◆ FOUND SECTION CORNER MONUMENT AS SHOWN HEREON
- M = MEASURED DISTANCE
R = RECORD DISTANCE



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AzTEC
CONSULTANTS, INC.

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AzTec Proj. No.: 159020-01 Drawn By: RBA

DEVELOPER
PARK HILL DEVELOPMENT

803 FRONT RANGE ROAD
LITTLETON, COLORADO

DATE OF PREPARATION: 03/15/2021
SCALE: 1" = 60'

SHEET 2 OF 2