

AURORA CENTRETECH PARK SUBDIVISION FILING NO. 10, AMENDMENT NO. 1

A RESUBDIVISION OF LOT 4 AND LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 10,
SITUATED IN
THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE 6TH 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 OWNERS OF A PARCEL OF LAND SITUATED IN NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 4 AND LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 10, IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

HAVING A CALCULATED AREA OF 82,691 SQUARE FEET, 1.898 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF AURORA CENTRETECH PARK SUBDIVISION FILING NO. 10, AMENDMENT NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC THE STREETS AND THE EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS

THE UNDERSIGNED OWNERS, 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 147 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 BY 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 HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES RESULTING FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE UTILITIES; AND THEY FURTHER AGREE TO HOLD HARMLESS THE CITY OF AURORA, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF AURORA.

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".

BEARINGS ARE BASED UPON THE NORTH LINE OF THE SUBJECT PARCEL (LOT 3 AND ALL OF LOT 4), BEING MONUMENTED ON THE EASTERLY END BY A ONE INCH YELLOW PLASTIC CAP STAMPED "PLS 20699", AND ON THE WESTERLY END BY A HALF INCH REBAR, FOUND TO BEAR NORTH 89° 27' 59" EAST, WITHIN THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983 / 1992 HARN, CENTRAL ZONE, AS REPORTED BY THE CITY OF AURORA PUBLIC WORKS DEPARTMENT SURVEY SECTION, HORIZONTAL CONTROL MAP 07J.

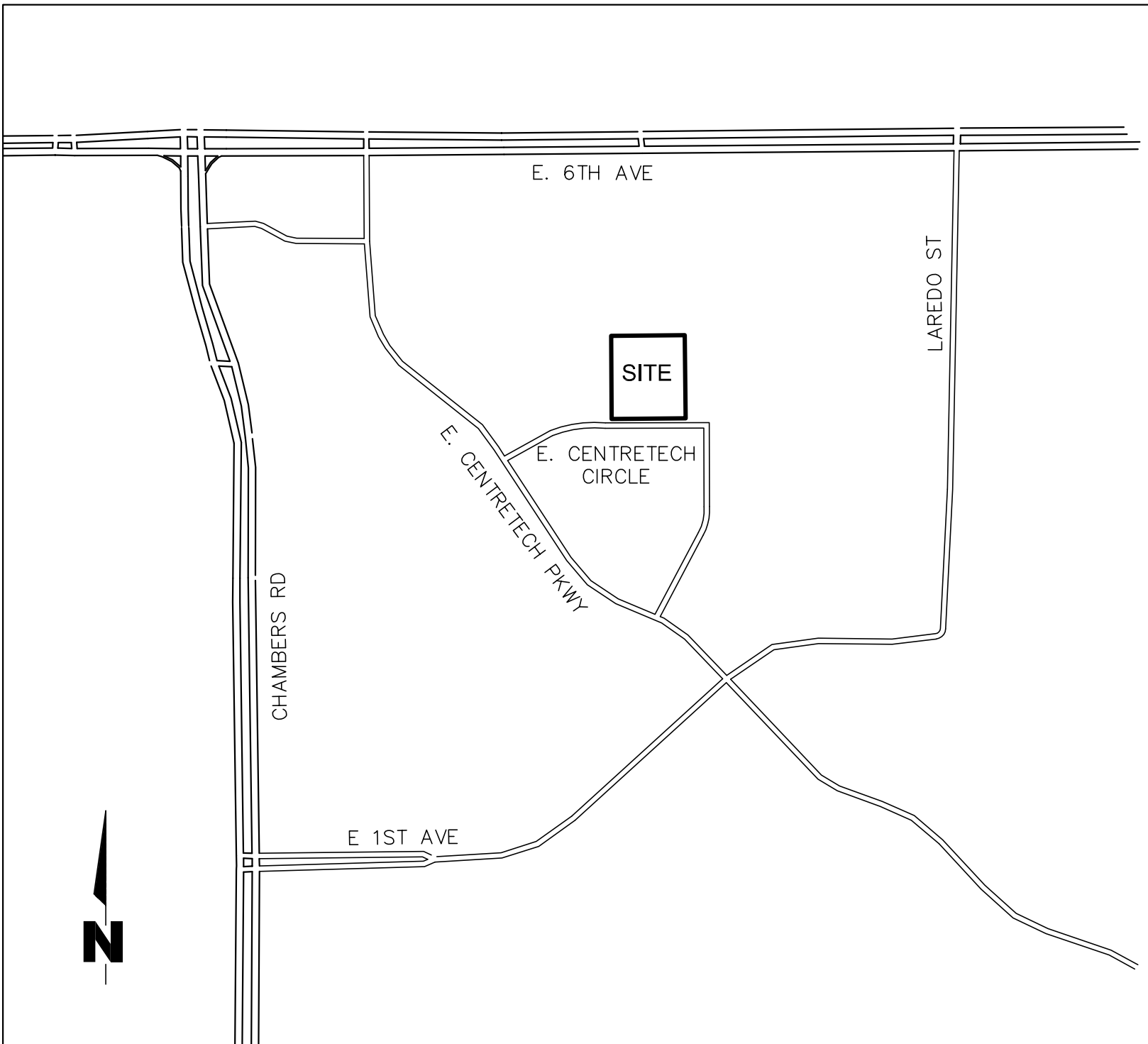
THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

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.

ALL DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET.

ROCKY MOUNTAIN MERIDIAN, INC., RELIED ON A TITLE COMMITMENT FROM NORTH AMERICAN TITLE INSURANCE COMPANY, FILE NO. _____, DATED _____, 20__ AT _____M, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

ALL OWNERS OF LOTS ADJACENT TO EAST CENTRETECH CIRCLE 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.



VICINITY MAP
1" = 500'

STATEMENT OF INTENT

THIS PLAT AMENDMENT IS AN AMENDMENT TO LOT 4 AND LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 10. THE PURPOSE OF THE AMENDMENT IS TO ELIMINATE THE COMMON LINE BETWEEN LOTS 3 AND 4.

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 MARCH 17, 2017.

JAMES G. REICHHOFF
COLORADO PLS NO. 38030
FOR AND ON BEHALF OF
ROCKY MOUNTAIN MERIDIAN, 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.

OWNERS' CERTIFICATE

MIKE GREAR AND ROBERTA GREAR

MIKE GREAR

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY MIKE GREAR, AS OWNER.

NOTARY PUBLIC:

STATE OF COLORADO }
COUNTY OF _____ } §

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ROBERTA GREAR

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY ROBERTA GREAR, AS OWNER.

NOTARY PUBLIC:

STATE OF COLORADO }
COUNTY OF _____ } §

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY OF AURORA APPROVAL

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 _____, 2018 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.

DIRECTOR OF PUBLIC WORKS _____ DATE _____

CITY ATTORNEY _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO

ON THIS _____ DAY OF _____, 2018 AD AT _____ O'CLOCK _____M.

ARAPAHOE COUNTY CLERK AND RECORDER

DEPUTY CLERK

BOOK NO.: _____

PAGE NO.: _____

RECEPTION NO.: _____

ROCKY MOUNTAIN
MERIDIAN

19600 EAST PARKER SQUARE DRIVE,
SUITE 200
PARKER, COLORADO 80134
303-481-8567 (O) 303-481-8576(F)

PROJECT NO: 14959

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AURORA CENTRETECH PARK SUBDIVISION

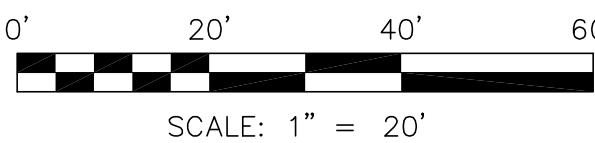
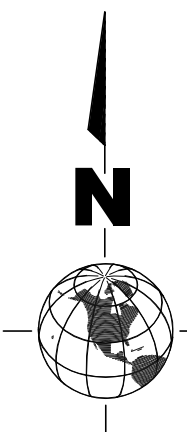
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LEGEND OF STANDARD SYMBOLS AND LINETYPES

- △ SET #6 REBAR, 30" MIN. LENGTH, W/ 2" ALUMINUM CAP STAMPED "PLS NO. 38030"
- FOUND SURVEY MONUMENT AS DESCRIBED
- (SP) COLORADO STATE PLANE BEARING
- (REC) RECORD DISTANCE OR BEARING
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- LOT LINE
- RANGE LINE
- - - EXISTING EASEMENT LINE
- - - EMERGENCY ACCESS EASEMENT & FIRE LANE
- - - DRAINAGE EASEMENT

NOTE: ALL EASEMENTS SHOWN THAT WERE NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED BY THIS PLAT.



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MERIDIANZ

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