

W:\DCS\1914-085\00\Survey\CAD\Plat\DCS19-4085_PLAT.dwg

send the updated Title Commitment to be within 120 calendar days of the plat approval date

LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

this should match the illustration page

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR SOUTH 89°44'07" EAST, **2651.89 FEET** WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE SOUTH 89°44'07" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 47.51 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JACKSON GAP WAY AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2016000087351 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE NORTH 00°37'51" WEST, A DISTANCE OF 11.83 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 792.50 FEET, A CENTRAL ANGLE OF 07°32'51", AN ARC LENGTH OF 104.40 FEET, THE CHORD OF WHICH BEARS NORTH 04°24'15" WEST, 104.32 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE;
- 3) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 773.78 FEET, A CENTRAL ANGLE OF 19°15'51", AN ARC LENGTH OF 260.16 FEET, THE CHORD OF WHICH BEARS NORTH 18°48'47" WEST, 258.94 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE;
- 4) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 786.82 FEET, A CENTRAL ANGLE OF 01°34'07", AN ARC LENGTH OF 21.54 FEET, THE CHORD OF WHICH BEARS NORTH 27°49'33" WEST, 21.54 FEET;

THENCE NORTH 47°51'11" EAST, A DISTANCE OF 219.05 FEET;
THENCE NORTH 79°26'39" EAST, A DISTANCE OF 131.32 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 56°13'58", AN ARC LENGTH OF 88.33 FEET, THE CHORD OF WHICH BEARS NORTH 50°54'42" EAST, 84.83 FEET;
THENCE NORTH 89°35'34" EAST, A DISTANCE OF 260.53 FEET;
THENCE NORTH 00°18'08" WEST, A DISTANCE OF 90.73 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 31.15 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 98.00 FEET, A CENTRAL ANGLE OF 14°48'49", AN ARC LENGTH OF 25.34 FEET, THE CHORD OF WHICH BEARS SOUTH 82°35'36" EAST, 25.27 FEET;
THENCE SOUTH 75°11'22" EAST, A DISTANCE OF 145.33 FEET;
THENCE NORTH 89°40'32" EAST, A DISTANCE OF 400.12 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 442.50 FEET, A CENTRAL ANGLE OF 64°37'27", AN ARC LENGTH OF 499.10 FEET, THE CHORD OF WHICH BEARS SOUTH 58°00'45" EAST, 473.06 FEET;
THENCE SOUTH 25°42'01" EAST, A DISTANCE OF 368.56 FEET;
THENCE SOUTH 31°02'57" EAST, A DISTANCE OF 98.32 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;
THENCE NORTH 89°44'07" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1724.30 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS AN AREA OF 992,602 SQUARE FEET, OR 22.787 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **PORTEOS SUBDIVISION FILING NO. 6**, 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:

RYDER TRUCK RENTAL INC.
C/O CORPORATE REAL ESTATE DEPARTMENT

add the State registration - match the Title Commitment

SIGNATURE _____

PRINT NAME _____

PRINT TITLE _____

NOTARIAL:

STATE OF COLORADO)
COUNTY OF _____) SS

Comments Response:
state registration added
and now matches title

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,

20__ AD BY _____ AS _____ OF RYDER TRUCK RENTAL INC.
C/O CORPORATE REAL ESTATE DEPARTMENT
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

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.

NAME _____

add this name - match the Title Commitment

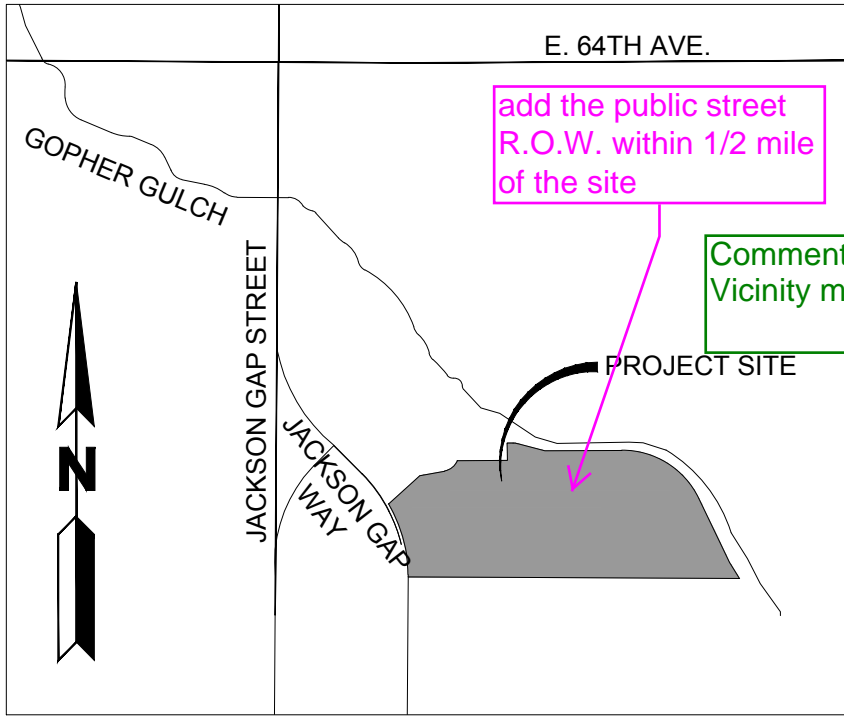
SIGNATURE _____

PRINT NAME _____

PRINT TITLE _____

PORTEOS SUBDIVISION FILING NO. 6

A PORTION OF THE NORTH **QUARTER** OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO



VICINITY MAP
SCALE: N.T.S.

add the public street
R.O.W. within 1/2 mile
of the site

Comments Response:
Vicinity map updated

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 DESIGNED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO-PARKING - FIRE LANE".
2. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COLORADO, ASSUMED TO BEAR NORTH 89°44'07" WEST, AND IS MONUMENTED AS SHOWN HEREON;
3. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE 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.
4. 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.
5. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, AND TITLE OF RECORD, WARE MALCOMB, RELIED UPON LAND TITLE GUARANTEE COMPANY **COMMITMENT NUMBER: ABC70592241**, **EFFECTIVE DATE: JULY 31, 2018 AT 5:00 P.M.**
6. THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.
7. 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 NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
8. ALL OWNERS OF LOTS ADJACENT TO JACKSON GAP WAY SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OF THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
9. 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.

or Tract

Comments Response:
"or tract" added

send the updated Title Commitment to be within 120 calendar days of the plat approval date

JUSTIN C. SCHEITLER, P.L.S. NO. 38430
FOR & ON BEHALF OF WARE MALCOMB,
990 S. BROADWAY SUITE 230,
DENVER, COLORADO 80209

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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 _____

JOB NO. DCS19-4085

DATE: 11/04/2019

SCALE: NA

Sheet **1** of **3**

4	08/30/2022	ESMT UPDATE
3	06/06/2020	CITY COMMENTS
2	03/09/2020	CITY COMMENTS
1	01/29/2020	CITY COMMENTS
NO.	DATE	REMARKS
DRAWN BY:	AJ	PA/PM: TS

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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

is this correct?

Comments Response:
changed to north half

PORTEOS SUBDIVISION FILING NO. 6

A PORTION OF THE NORTH QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND:

- RANGE LINE
- SECTION LINE
- EASEMENT LINE
- SITE BOUNDARY
- EXISTING RIGHT-OF-WAY
- SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
- SECTION CORNER AS DESCRIBED
- U.E. UTILITY EASEMENT
- F.L. & W.E. FIRE LANE & WATERLINE EASEMENT
- F.L.E. FIRE LANE EASEMENT
- D.E. DRAINAGE EASEMENT
- S.E. SIDEWALK EASEMENT
- W.E. WATERLINE EASEMENT

S.S.E - Sanitary Sewer Easement

Comments Response: s.s.e. added to legend

Comments Response: esmts now labeled

label this easement

Comments Response: B&D added

add B & D here

Comments Response: all curves updated to correct radii

Please revise fire lane turning radii as follows:

- 23' fire lane easement with inside turning radii of 29' and outside turning radii of 52'.
- 26' fire lane easement with inside turning radii of 26' and outside turning radii of 52'.

these distances do not match the detail (page 3 of 3)

the subsequent distances should add up to the overall total distance

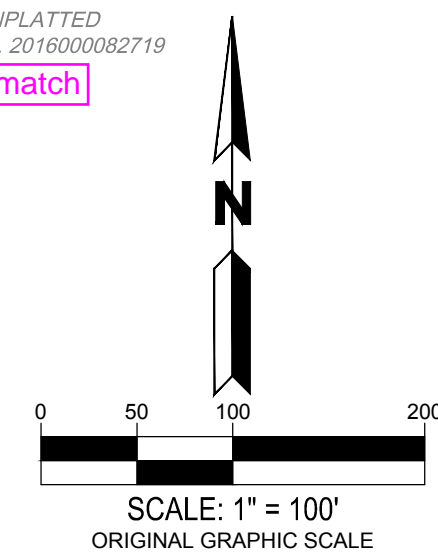
Comments Response: rounding issue w/ cad, but updated to measure correctly

different from the description - they should match

Comments Response: description updated

add a bar scale ratio

Comments Response: detail moved to sheet 3 and scale bar added



JOB NO.	DCS19-4085
DATE:	11/04/2019
SCALE:	1" = 100'
Sheet	2 of 3

NO.	DATE	REMARKS
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DRAWN BY:	AJ	PA/PM: TS

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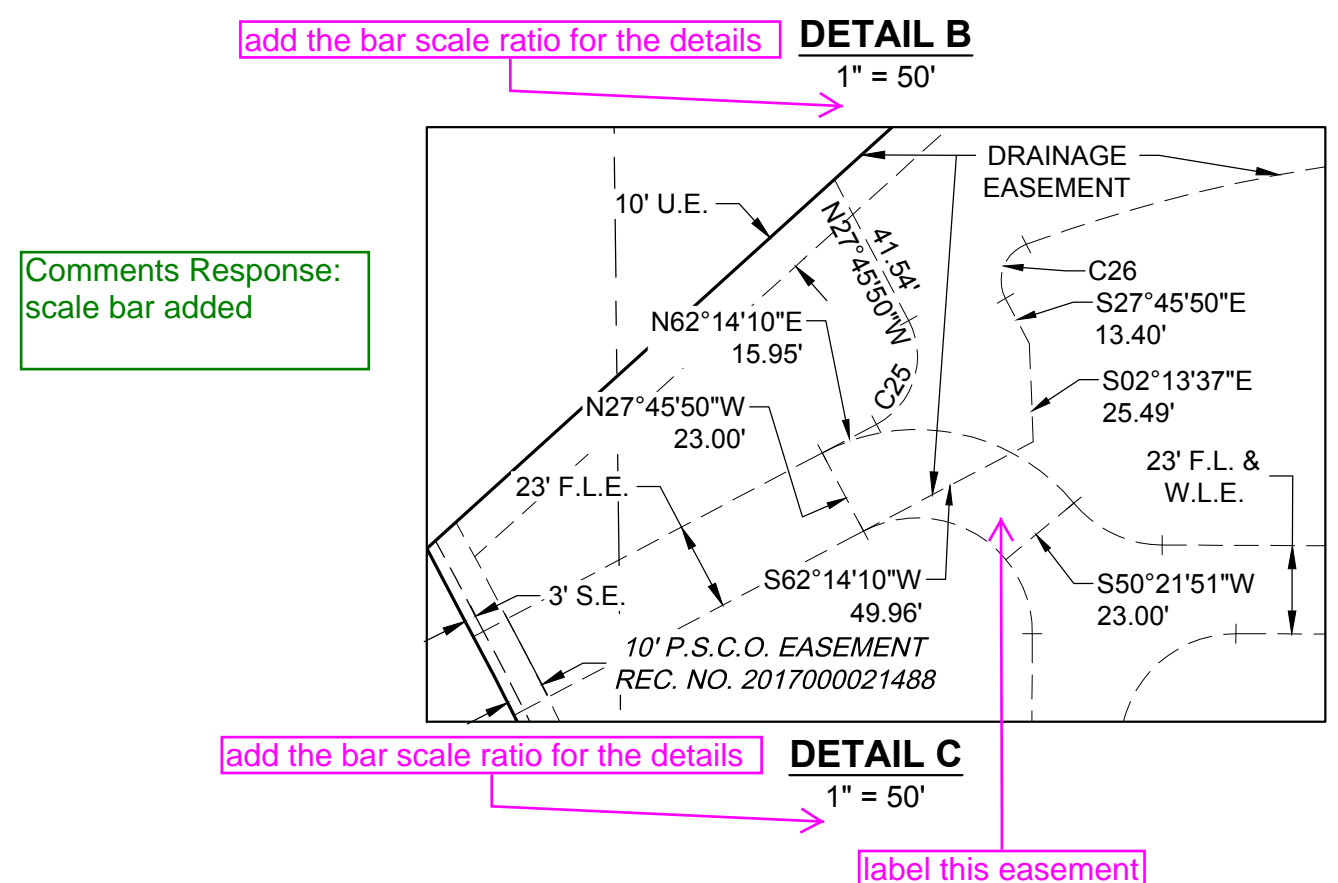
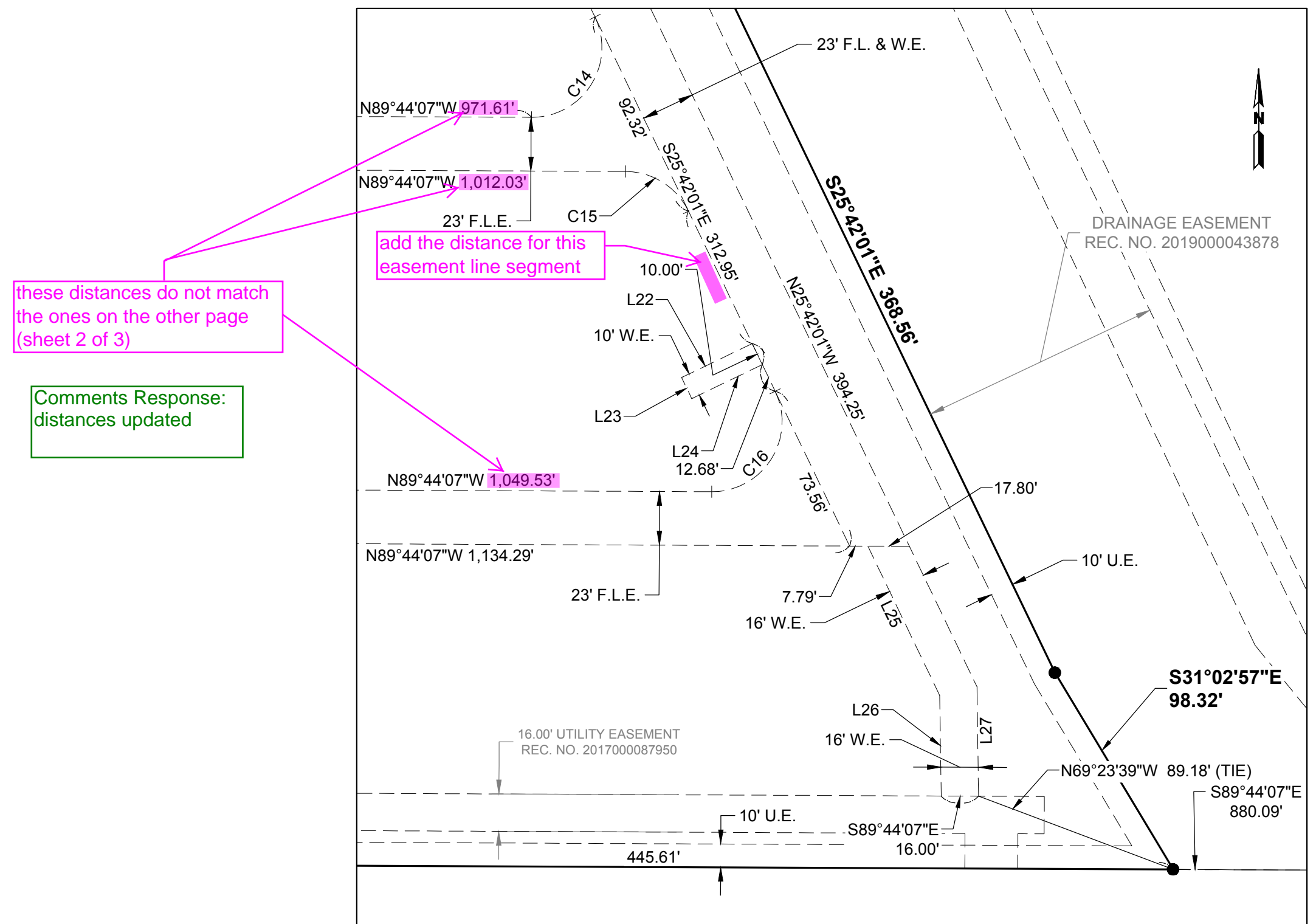
WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

W:\DCS19\4085\00\Survey\CAD\PlatDCS19-4085_PLAT.dwg

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RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LINE TABLE		
LINE #	BEARING	DISTANCE
L39	N00°15'53"E	35.48'
L40	N89°44'07"W	10.00'
L41	S00°15'53"W	35.48'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	78°07'40"	53.00'	72.27'	N78°41'59"W	66.80'
C2	118°01'143"	30.00'	61.80'	N58°44'58"W	51.44'
C3	50°05'58"	30.00'	26.23'	S64°41'08"E	25.40'
C4	90°00'00"	30.00'	47.12'	S45°15'53"W	42.43'
C5	32°25'43"	30.00'	16.98'	S73°31'15"E	16.75'
C6	57°34'17"	30.00'	30.14'	N28°31'15"W	28.89'
C7	90°00'00"	30.00'	47.12'	S45°15'53"W	42.43'
C8	90°00'00"	30.00'	47.12'	N45°15'53"E	42.43'
C9	90°00'00"	30.00'	47.12'	S44°44'07"E	42.43'
C10	90°00'00"	30.00'	47.12'	S45°15'53"W	42.43'
C11	90°00'00"	56.00'	87.96'	S45°15'53"W	79.20'
C12	64°02'03"	170.00'	189.99'	N57°43'03"W	180.26'
C13	64°02'01"	147.00'	164.29'	N57°43'02"W	155.87'
C14	115°57'54"	30.00'	60.72'	N32°16'56"E	50.87'
C15	64°02'06"	30.00'	33.53'	N57°43'04"W	31.81'
C16	115°57'54"	30.00'	60.72'	N32°16'56"E	50.87'
C17	90°00'00"	30.00'	47.12'	S44°44'07"E	42.43'
C18	71°08'30"	30.00'	37.25'	N35°50'08"E	34.90'
C19	90°00'00"	30.00'	47.12'	S45°15'53"W	42.43'
C20	71°08'30"	53.00'	65.81'	S35°50'08"W	61.66'
C21	90°00'00"	53.00'	83.25'	N45°15'53"E	74.95'
C22	90°00'00"	30.00'	47.12'	N45°15'53"E	42.43'
C23	90°00'00"	30.00'	47.12'	S44°44'07"E	42.43'
C24	90°00'00"	30.00'	47.12'	N45°15'53"E	42.43'
C25	90°00'00"	20.00'	31.42'	N17°14'10"E	28.28'
C26	97°39'01"	10.00'	17.04'	S21°03'41"W	15.05'
C27	20°22'25"	415.00'	147.57'	S80°04'24"W	146.79'
C28	25°52'21"	385.00'	173.85'	S77°19'43"W	172.38'



			JOB NO.	DCS19-4085	
			DATE:	11/04/2019	
			SCALE:	1" = 50'	
			Sheet	3	of 3
Response:					
			2/2022	ESMT UPDATE	
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