

A RESUBDIVISION OF LOT 1, BLOCK 1, POTOMAC EAST SUBDIVISION FILING NO. 3
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

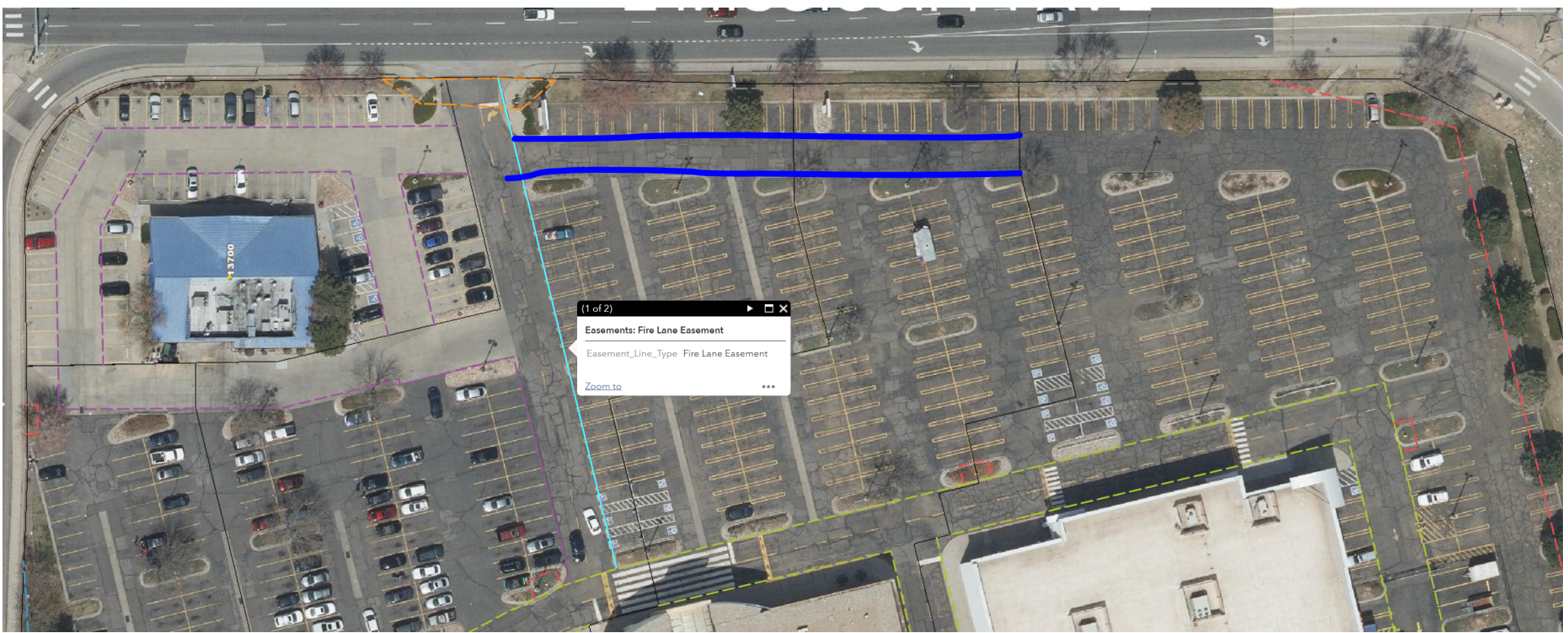


Date: 06.06.2023

COVER SHEET

POTOMAC EAST SUBDIVISION FILING NO. 5

A RESUBDIVISION OF LOT 1, BLOCK 1, POTOMAC EAST SUBDIVISION FILING NO. 3
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



POINT OF COMMENCEMENT
NORTH QUARTER CORNER,
SECTION 24, T4S, R67W
OF 6TH P.M. FOUND:
EXISTING PIPE W/ 3"
BRASS CAP STAMPED,
"CITY OF AURORA, T4S, R67W,
13/24, R67W, 2011 PLS
23527" IN A RANGE BOX

FOUND: MAG NAIL

FOUND: CHISELED "X"

FOUND: MAG NAIL

FOUND: CHISELED "X"

E. MISSISSIPPI AVE.
PUBLIC RIGHT OF WAY VARIES

BASIS OF BEARINGS
N89°30'26"E 2649.42'
271.90' (TIE)

NORTH LINE OF THE NORTHEAST QUARTER
SECTION 24, T4S, R67W OF THE 6TH P.M.
507.25' (TIE)

NE CORNER, SECTION 24,
T4S, R67W OF 6TH P.M.
SECTION CORNER CALCULATED
PER REFERENCE MONUMENTS

FOUND: CHISELED "X" FOR
REFERENCE MONUMENT
PER MONUMENT RECORD
DATED 11.30.2014 FOR NE
CORNER, SECTION 24,
T4S, R67W OF 6TH P.M.

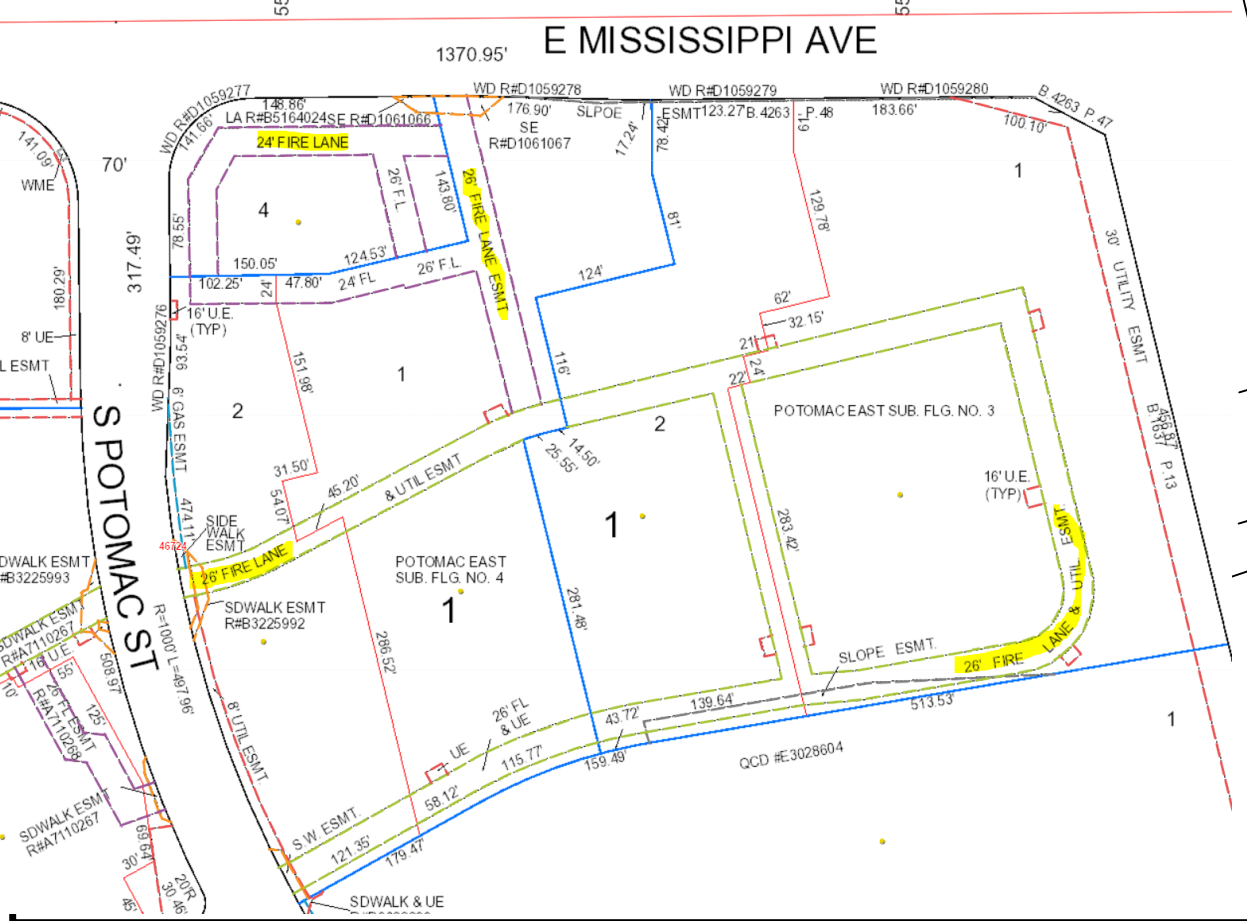
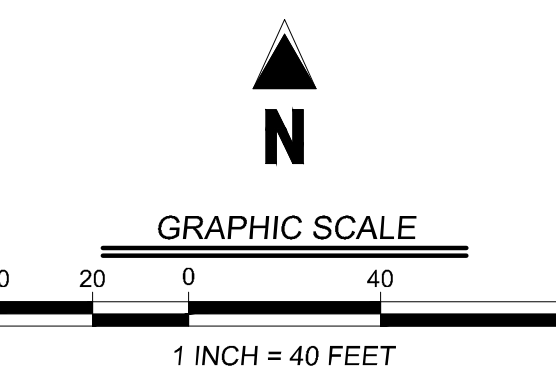
NO PHOTO
ON PLAT;
THIS MUST
HAVE BEEN A
PART OF A
CITY
COMMENT

Please remove this
photo.

Please ensure any changes made through the associated civil
plans (RSN 1732970) are reflected on this plat. This also applies
to the conditional use of the coffee shop (RSN 1736541).

LEGEND

- FOUND ALIQUOT CORNER (AS DESCRIBED)
- FOUND MONUMENT (AS DESCRIBED)
- SET: NAIL & 1.0" BRASS DISC STAMPED,
"PLS 38488" UNLESS OTHERWISE NOTED
- SECTION LINE
- BOUNDARY LINE
- INTERIOR LOT LINE
- ADJACENT LOT LINES
- EXISTING EASEMENT LINE
- PROPOSED 24' ACCESS EASEMENT
- PROPOSED 23' FIRE LANE EASEMENT
- (M) MEASURED DISTANCE
- (R1) RECORD DISTANCE: POTOMAC EAST SUBD.
FILING NO. 3, REC. NO. 3141363
- (R2) RECORD DISTANCE: WARRANTY DEED,
REC. NO. D1059280
- (T4S) TOWNSHIP 4 SOUTH
- (R67W) RANGE 67 WEST
- (6TH P.M.) 6TH PRINCIPAL MERIDIAN
- (N) NORTH
- (S) SOUTH
- (E) EAST
- (W) WEST



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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Galloway

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GallowayUS.com

#	DATE	ISSUE / DESCRIPTION	INIT.

2

SHEET 2 OF 2