



# QUIKTRIP 4238 SUBDIVISION FILING NO. 1

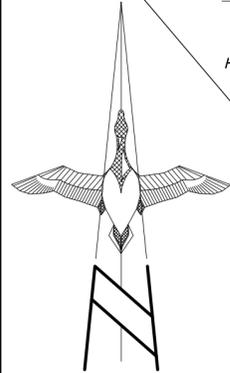
A REPLAT OF KEIL SUBDIVISION AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 5

EXISTING BOUNDARY, PARCELS & EASEMENTS DETAIL

Response: Finally found the East 1/4 of Section 35 approximately 2.2 feet below the surface. Revised monument label accordingly, as requested.

Continue working to acquire or set this monument. Per COA 2023 Subdivision Plat Checklist Item #13.d.(1) Monuments must be set on the subdivision external boundary at each angle or curve change. Show linear and angular dimensions between the monuments on the graphic. Show (Section or 1/4 Section) Corner Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."

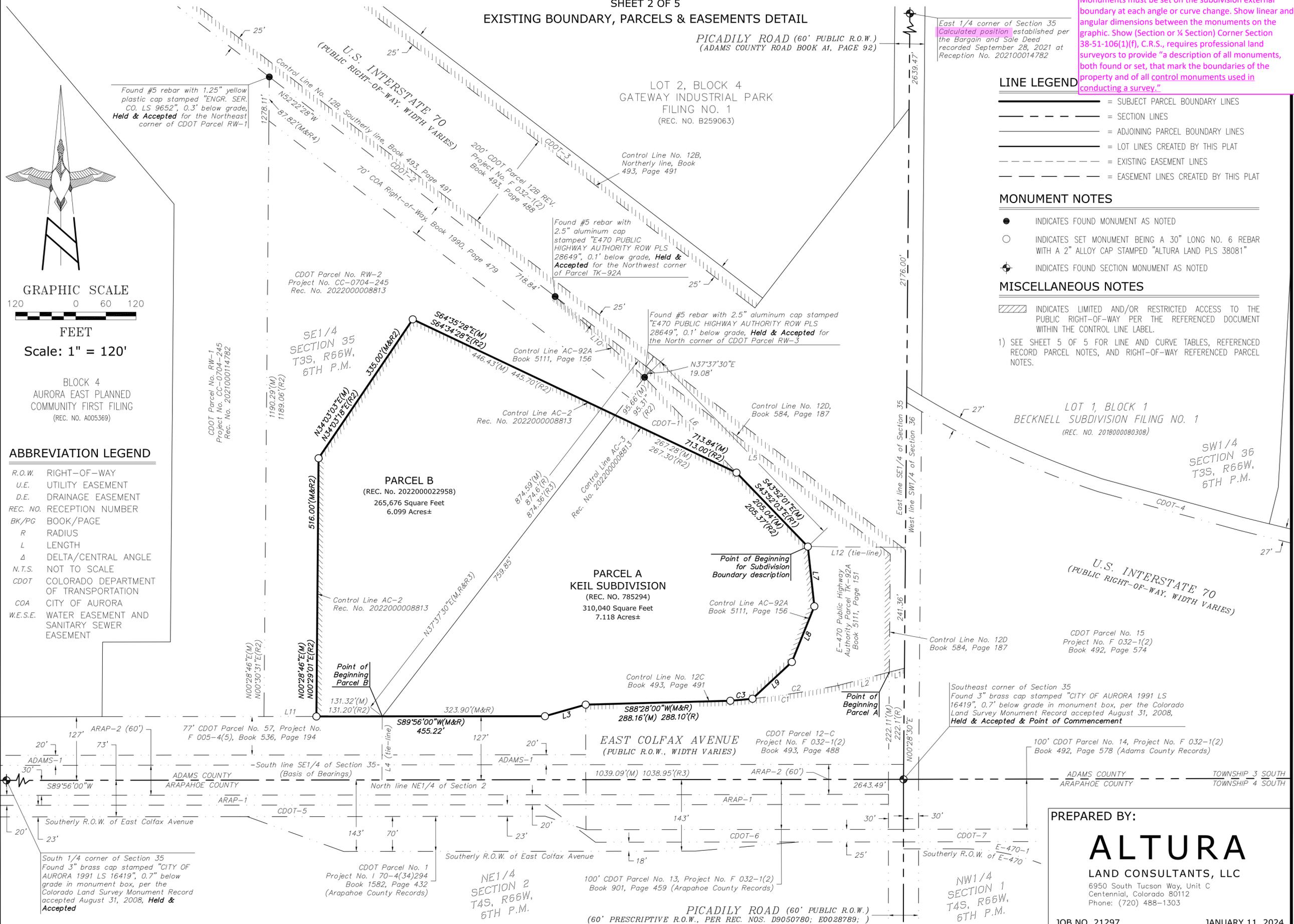


GRAPHIC SCALE  
120 0 60 120  
FEET  
Scale: 1" = 120'

BLOCK 4  
AURORA EAST PLANNED  
COMMUNITY FIRST FILING  
(REC. NO. A005369)

ABBREVIATION LEGEND

- R.O.W. RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- REC. NO. RECEPTION NUMBER
- BK/Pg BOOK/PAGE
- R RADIUS
- L LENGTH
- Δ DELTA/CENTRAL ANGLE
- N.T.S. NOT TO SCALE
- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- COA CITY OF AURORA
- W.E.S.E. WATER EASEMENT AND SANITARY SEWER EASEMENT



LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- = EXISTING EASEMENT LINES
- = EASEMENT LINES CREATED BY THIS PLAT

MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT BEING A 30" LONG NO. 6 REBAR WITH A 2" ALLOY CAP STAMPED "ALTURA LAND PLS 38081"
- ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED

MISCELLANEOUS NOTES

- INDICATES LIMITED AND/OR RESTRICTED ACCESS TO THE PUBLIC RIGHT-OF-WAY PER THE REFERENCED DOCUMENT WITHIN THE CONTROL LINE LABEL.
- 1) SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY REFERENCED PARCEL NOTES.

PREPARED BY:

**ALTURA**

LAND CONSULTANTS, LLC

6950 South Tucson Way, Unit C  
Centennial, Colorado 80112  
Phone: (720) 488-1303

JOB NO. 21297

JANUARY 11, 2024

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SHEET 3 OF 5

LOTS & EASEMENTS CREATED BY THIS PLAT DETAIL

### ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
REC. NO.	RECEPTION NUMBER
BK/PG	BOOK/PAGE
R	RADIUS
L	LENGTH
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N.T.S.	NOT TO SCALE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
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SE 1/4 SECTION 35  
T3S, R66W, 6TH P.M.

CDOT Parcel No. RW-2  
Project No. CC-0704-245  
Rec. No. 202200008813

Found #5 rebar with 2.5" aluminum cap stamped "E470 PUBLIC HIGHWAY AUTHORITY ROW PLS 28649", 0.1' below grade, Held & Accepted for the North corner of CDOT Parcel RW-3

U.S. INTERSTATE 70  
(PUBLIC RIGHT-OF-WAY; WIDTH VARIES)

E-470 Public Highway Authority Parcel TK-92A  
Book 5111, Page 151

E-470 Public Highway Authority Parcel TK-92A  
Book 5111, Page 151

East line of the Southeast 1/4 of Section 35  
West line of the Southwest 1/4 of Section 36

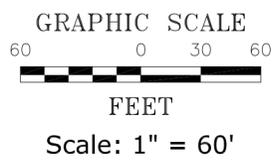
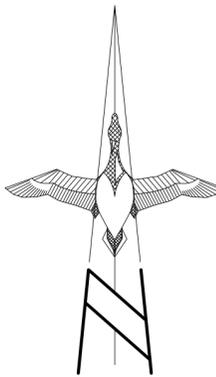
10' Utility Easement

CDOT Parcel No. RW-2  
Project No. CC-0704-245  
Rec. No. 202200008813

**LOT 1  
BLOCK 1**  
339,190 Square Feet  
7.787 Acres±

**LOT 2  
BLOCK 1**  
236,389 Square Feet  
5.427 Acres±

Point of Beginning of the Subdivision Boundary Description



N00°28'46"E(M)  
N00°29'01"E(R2)

Dedicated to the City of Aurora for street right-of-way, contains 1.37 Square Feet or 0.003 Acres±

77' CDOT Parcel No. 57, Project No. F 005-4(5), Book 536, Page 194

**EAST COLFAX AVENUE**  
(PUBLIC R.O.W., WIDTH VARIES)

CDOT Parcel 12-C  
Project No. F 032-1(2)  
Book 493, Page 488

R=1760.00'  
Δ=01°26'45"  
L=44.42'  
CHB=84°42'39"W  
CH=44.42'

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FIRE LANE & ACCESS EASEMENT DETAIL

SHEET 4 OF 5

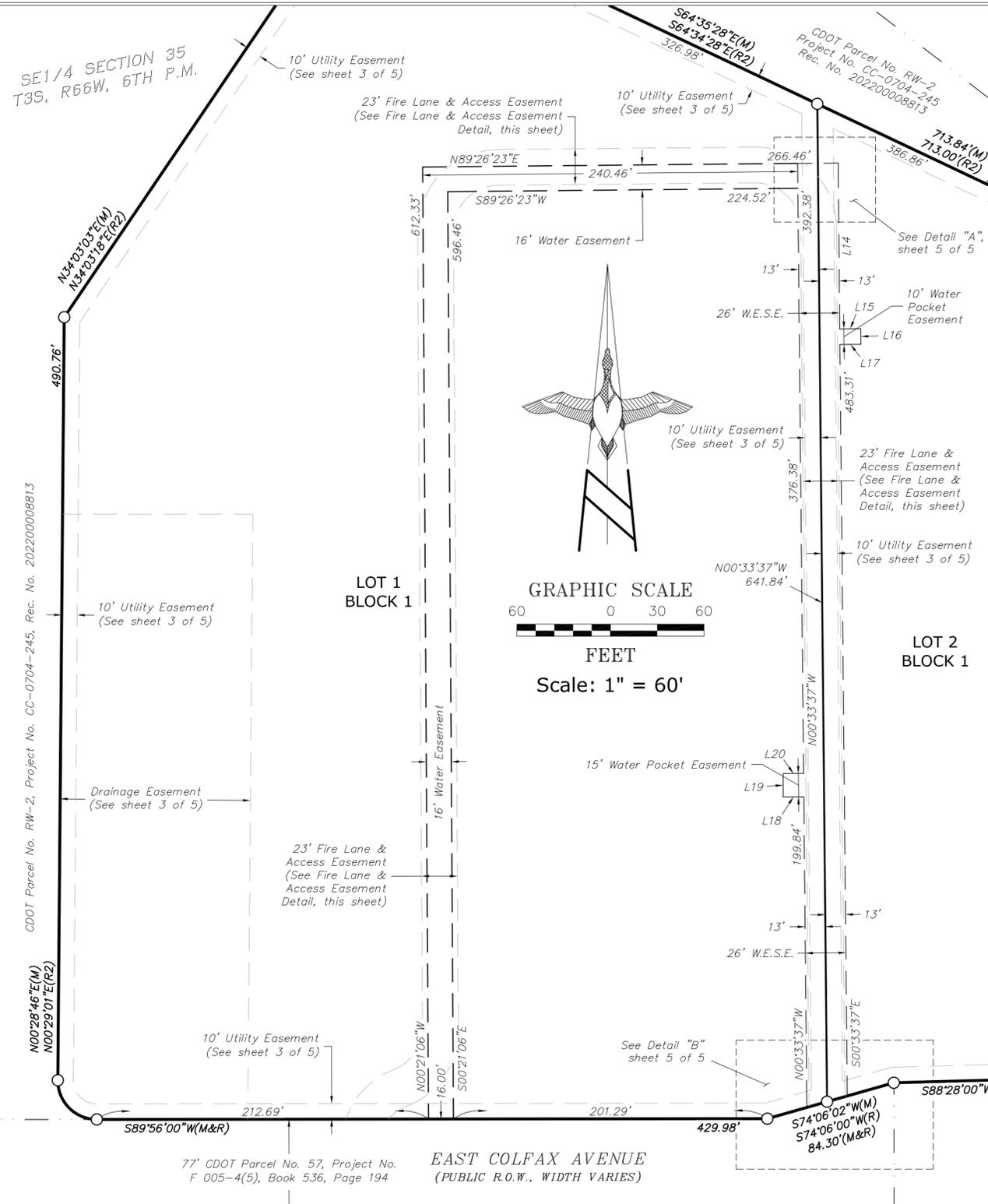
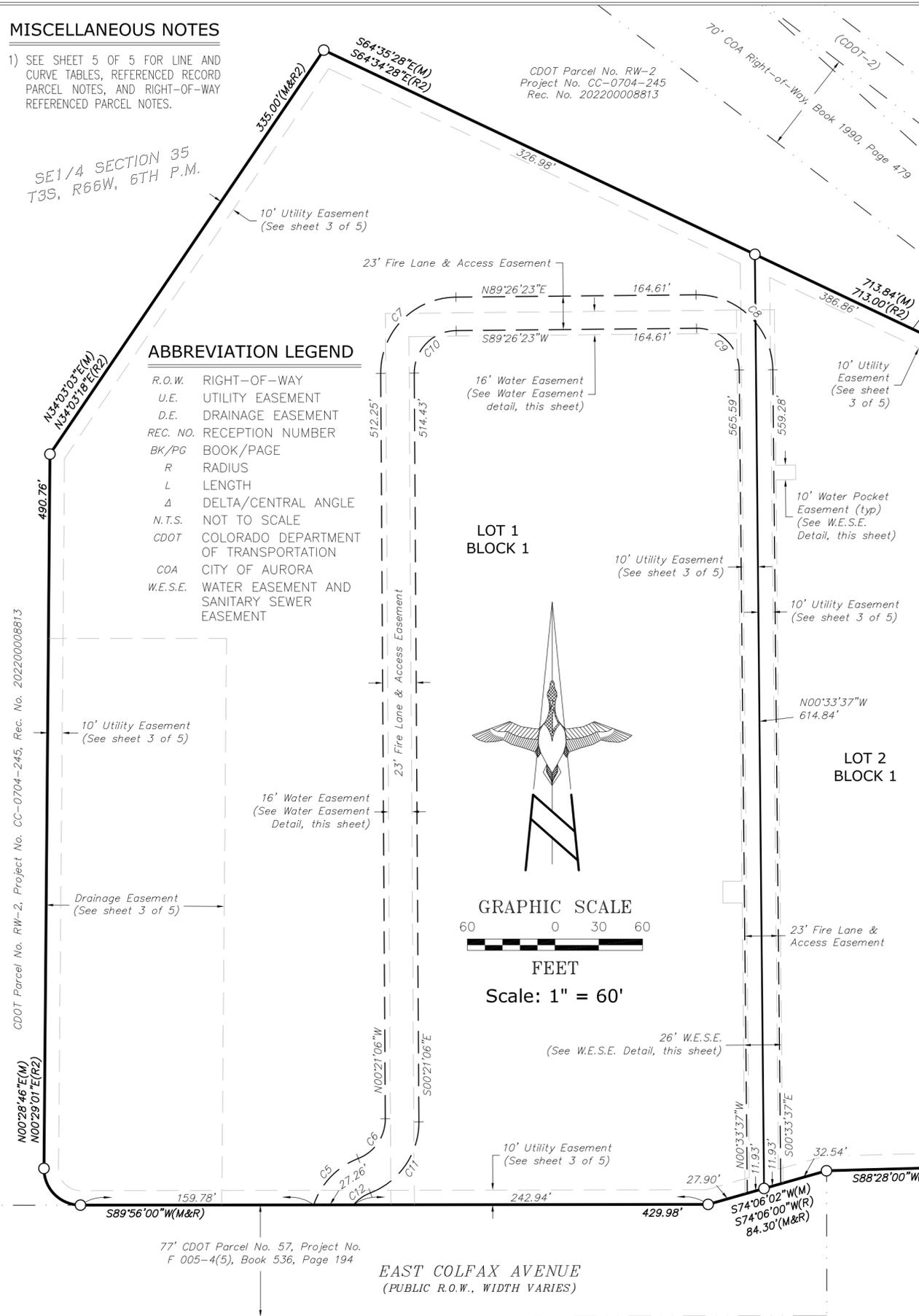
WATER/UTILITY EASEMENT DETAIL

## MISCELLANEOUS NOTES

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