

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

## DEDICATION

A PARCEL OF LAND BEING ALL OF KEY SUBDIVISION IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO PER THE PLAT RECORDED MAY 3, 1966 AT RECEPTION NO. 785294 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF ADAMS, STATE OF COLORADO AND PARCEL B AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED MARCH 15, 2022 AT RECEPTION NO. 2022000022958 IN SAID OFFICE OF THE CLERK AND RECORDER, ALL LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- 1) SOUTH 06°12'38" WEST, A DISTANCE OF 120.00 FEET;
- 2) SOUTH 21°55'24" WEST, A DISTANCE OF 120.00 FEET;
- 3) SOUTH 46°53'16" WEST, A DISTANCE OF 107.38 FEET TO THE INTERSECTION OF SAID WESTERLY LINE AND THE NORTHERLY LINE OF CDOT PARCEL 12-C, AS DESCRIBED IN THE DEED RECORDED APRIL 6, 1954 IN BOOK 493, PAGE 488 IN SAID OFFICE OF THE CLERK AND RECORDER, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1760.00 FEET, WHOSE CHORD BEARS SOUTH 84°42'39" WEST, A DISTANCE OF 44.42 FEET;

- 1) WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°26'45", AN ARC LENGTH OF 44.42 FEET;
- 2) SOUTH 88°28'00" WEST, A DISTANCE OF 288.16 FEET TO THE NORTHERLY LINE OF CDOT PARCEL NO. 57, AS DESCRIBED IN THE DEED RECORDED FEBRUARY 16, 1955 IN BOOK 536, PAGE 194 IN SAID OFFICE OF THE CLERK AND RECORDER;

- 1) SOUTH 74°06'02" WEST, A DISTANCE OF 84.30 FEET;
- 2) SOUTH 89°56'00" WEST, A DISTANCE OF 455.22 FEET TO THE INTERSECTION OF SAID NORTHERLY LINE AND THE EASTERLY LINE OF CDOT PARCEL NO. RW-2, AS DESCRIBED IN THE RULE AND ORDER RECORDED JANUARY 28, 2022 AT RECEPTION NO. 2022000008813 IN SAID OFFICE OF THE CLERK AND RECORDER;

- 1) NORTH 00°28'46" EAST, A DISTANCE OF 516.00 FEET;
- 2) NORTH 34°03'03" EAST, A DISTANCE OF 335.00 FEET;
- 3) SOUTH 64°35'28" EAST, A DISTANCE OF 713.84 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE OF CDOT PARCEL NO. RW-3 AND THE WESTERLY LINE OF SAID E-470 PUBLIC HIGHWAY AUTHORITY PARCEL TK-92A;

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOT(S) AND BLOCK(S) AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF QUICKTRIP  
4238 SUBDIVISION FILING 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 EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY  
DEDICATED TO THE PUBLIC.

THE UNDERSIGNED OWNER(S), 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 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.

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".

3) THE EASEMENT AREA WITHIN EACH LOT OR TRACT 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 SHALL BE REMOVED AT THE OWNER'S EXPENSE.

4) THIS SURVEY DOES note with new effective date of 09/27/2024, as requested. LAND CONSULTANTS, LLC TO EASEMENTS, RECORDS, EASEMENTS, OR RIGHTS-OF-WAY. TITLE COMMITMENT September 4, 2024 TO-TH, AMENDMENT NO. 6, WITH AN EFFECTIVE DATE OF JANUARY 25, 2022, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

5) PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY, ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."

6) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OF LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.

7) 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.

8) PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.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 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.

9) ALL OWNERS OF LOTS ADJACENT TO EAST COLFAX AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE THAT MAY RESTRICT THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

Map of the proposed rail station site in Adams County, Wyoming. The map shows the site location relative to major roads including Smith Road, Rail Road Tracks, E 19th Ave, E 13th Ave, E 11th Ave, E 8th Ave, N Picadilly Rd, N Sicily Rd, N Gun Club Rd, and E Colfax Avenue. The map also indicates the boundary between Adams County and Arapahoe County, and the location of the proposed station site. A scale bar indicates 1 inch equals 2640 feet.

SHEET 1	COVER SHEET
SHEET 2	EXISTING BOUNDARY, PARCELS & EASEMENTS DETAIL
SHEET 3	LOTS & EASEMENTS CREATED BY THIS PLAT DETAIL
SHEET 4	SPECIFIC EASEMENTS CREATED BY THIS PLAT DETAIL
SHEET 5	DETAILS, LINE & CURVE TABLES, AND ADDITIONAL NOTES

11) THE DATE OF FIELD WORK FOR THIS PLAT WAS PERFORMED ON DECEMBER 10, 2021.

12) THE TOTAL ACREAGE OF THIS FINAL PLAT IS 575,716 SQUARE FEET OR 13.217 ACRES, MORE OR LESS.

13) 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 NEGLECTFUL OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

14) PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITIES, FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN THE UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES INCLUDING, WITHOUT LIMITATIONS, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCo) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCo AN EASEMENT ON ITS STANDARD FORM.

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION

BY: \_\_\_\_\_  
JASON ACORD AS DIRECTOR OF REAL ESTATE/ASSISTANT SECRETARY

[illegible]

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2024, A.D. BY JASON ACORD, AS DIRECTOR  
OF REAL ESTATE/ASSISTANT SECRETARY OF QUIKTRIP CORPORATION, AN  
OKLAHOMA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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 DECEMBER 10, 2021.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JESUS A. LUGO, PLS 38081  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 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 \_\_\_\_\_

**(Advisory Comment)** Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. **Please check these items before sending the plat in for recording.**

Send in the State Monument Records for the aliquot corners used in the plat.

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER  
OF ADAMS COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2024 AD AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

COUNTY CLERK AND RECORDER DEPUTY

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

# 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

PICADILY ROAD (60' PUBLIC R.O.W.)  
(ADAMS COUNTY ROAD BOOK A1, PAGE 92)

LOT 2, BLOCK 4  
GATEWAY INDUSTRIAL PARK  
FILING NO. 1  
(REC. NO. B259063)

East 1/4 corner of Section 35  
Calculated position established per  
the Bargain and Sale Deed  
recorded September 28, 2021 at  
Reception No. 202100014782

## 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

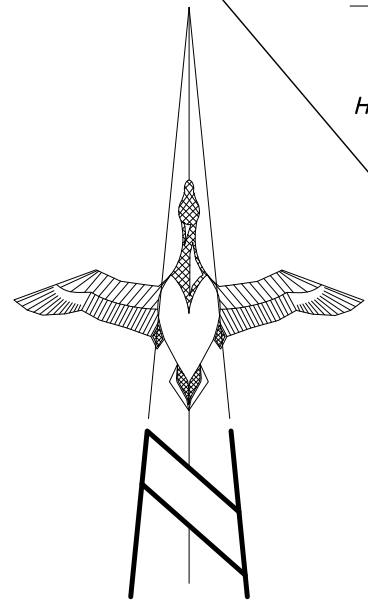
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT BEING A 30" LONG NO. 6 REBAR WITH A 2" ALLOY CAP STAMPED "ALTURA LAND PLS 38081"
- ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED

## 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.

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



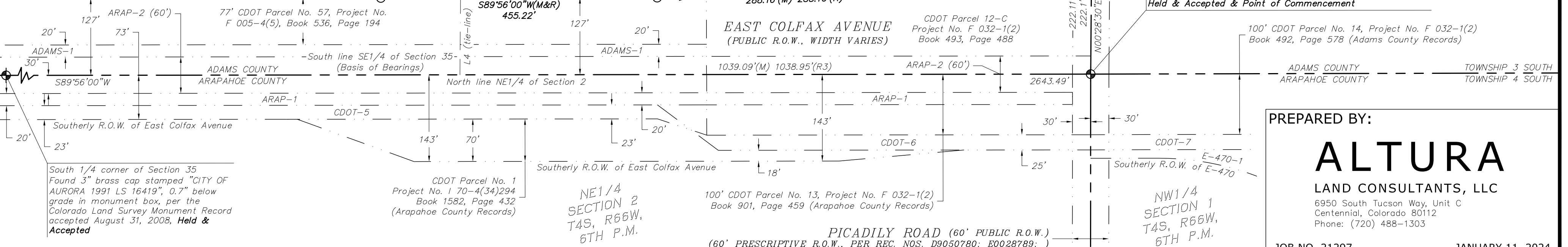
FEET

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



PREPARED BY:

**ALTURA**

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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
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

- SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY REFERENCED PARCEL NOTES.

SE1/4 SECTION 35  
T35, R66W, 6TH P.M.

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

Parcel No. 12-F, Project No. F 032-1(2)  
Book 628, Page 460 (CDOT-2)

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)

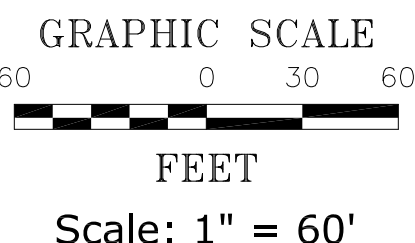
E-470 Public Highway  
Authority Parcel K-92A  
Book 511, Page 151

E-470 Public Highway  
Authority Parcel TK-92A  
Book 511, Page 151

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

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

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



PREPARED BY:

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FIRE LANE & ACCESS EASEMENT DETAIL

SHEET 4 OF 5

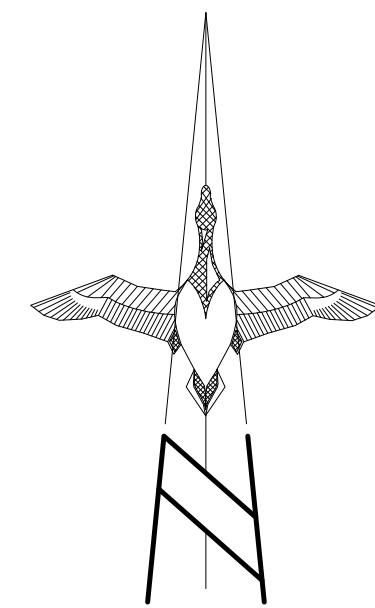
WATER/UTILITY EASEMENT DETAIL

## MISCELLANEOUS NOTES

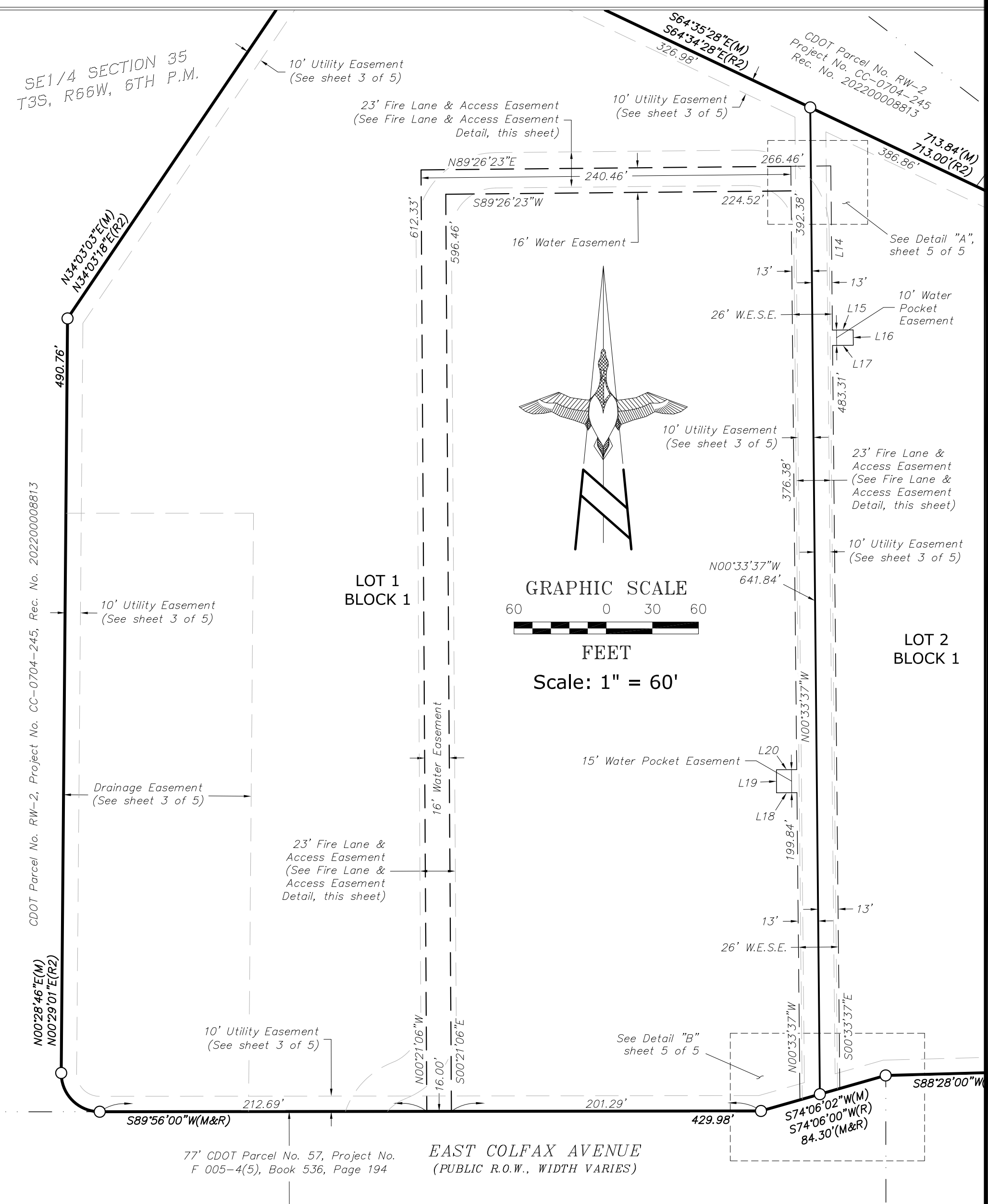
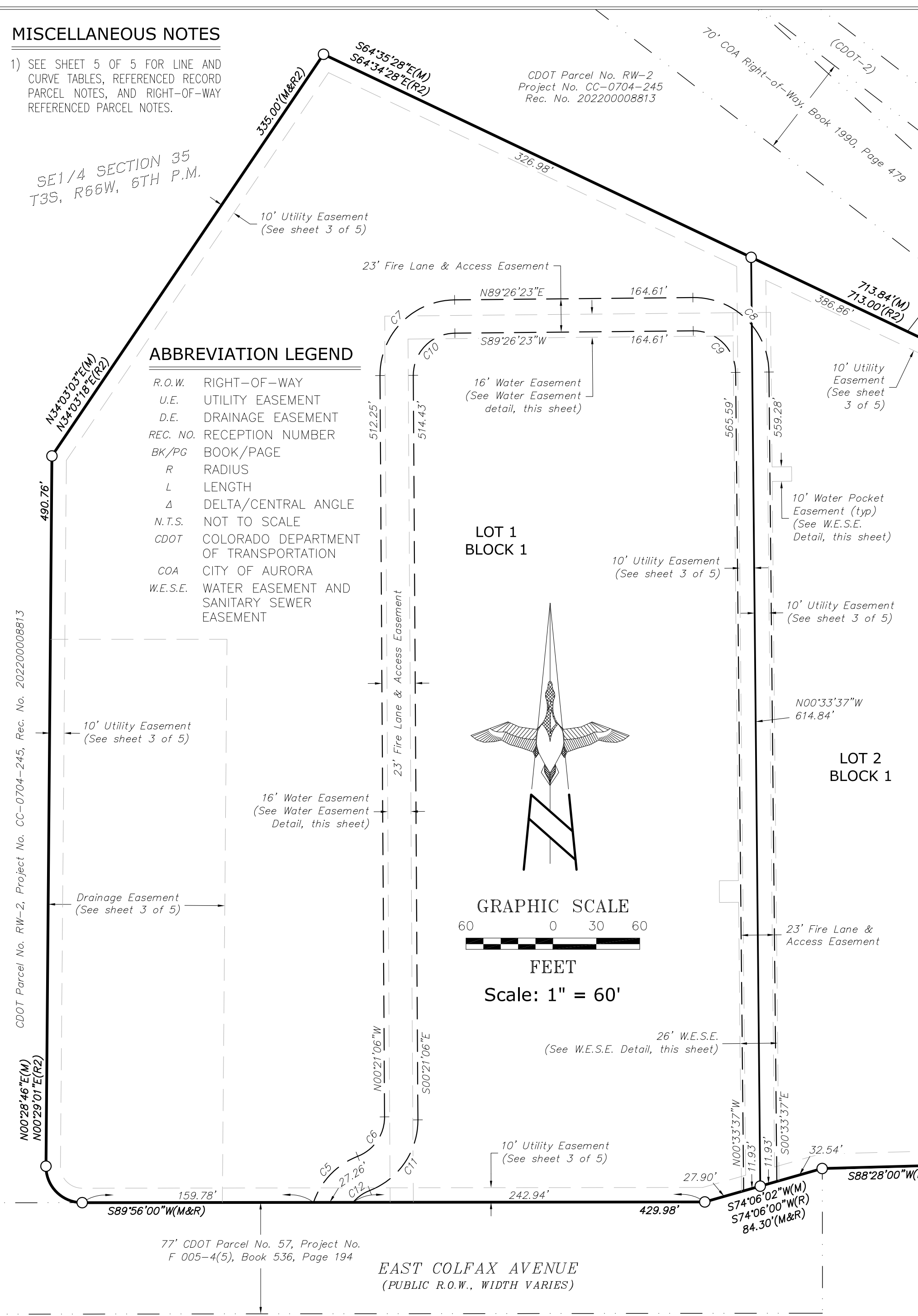
1) SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY REFERENCED PARCEL NOTES.

## ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
REC. NO.	RECEPTION NUMBER
BK/Pg	BOOK/PAGE
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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



GRAPHIC SCALE  
60 0 30 60  
FEET  
Scale: 1" = 60'



## 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

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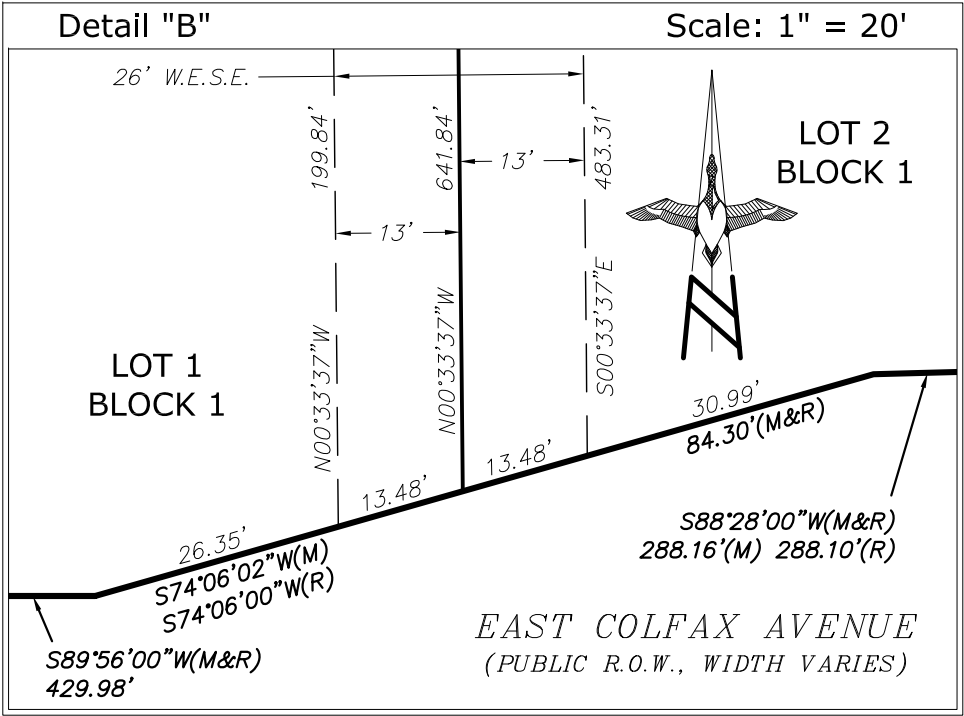
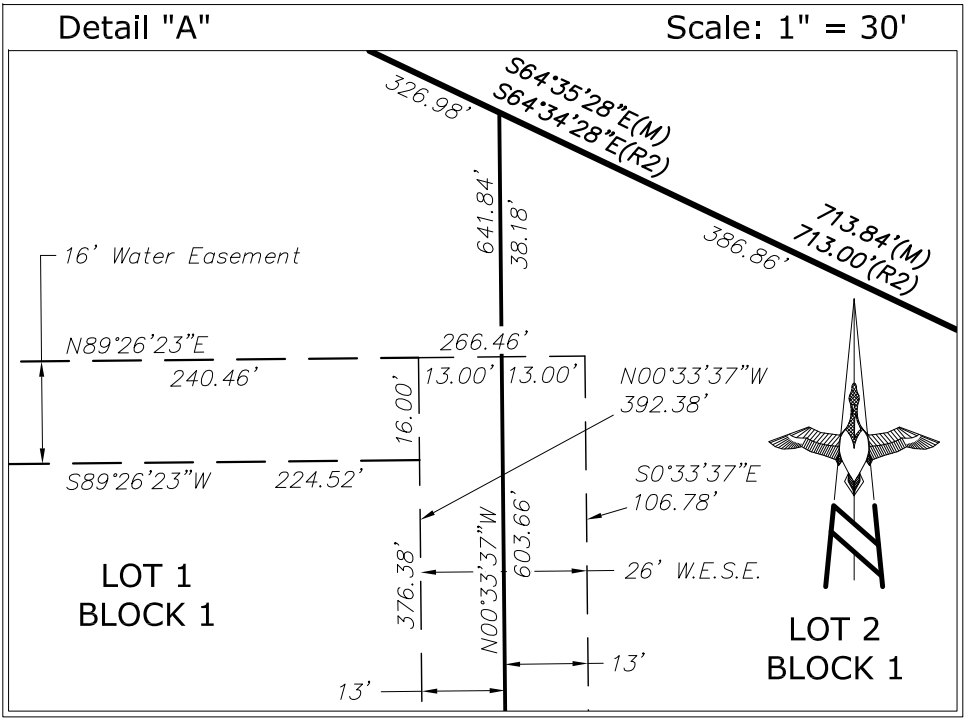
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SHEET 5 OF 5



ADAMS COUNTY PARCELS

ADAMS-1 = PARCEL FOR HIGHWAY PURPOSES CONVEYED TO THE COUNTY OF ADAMS, STATE OF COLORADO BY THE QUIT CLAIM DEED RECORDED APRIL 1, 1930 IN BOOK 186, PAGE 398, IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF ADAMS

RECORD REFERENCE NOTES

- (R) INDICATES RECORD INFORMATION PER THE PLAT OF KEIL SUBDIVISION, RECORDED MAY 3, 1966 AT RECEPTION NO. 785294, ADAMS COUNTY RECORDS.
- (R1) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED BY AND BETWEEN THE DENVER GROUP AND THE E-470 PUBLIC HIGHWAY AUTHORITY, RECORDED SEPTEMBER 24, 1997 IN BOOK 5111, PAGE 151, ADAMS COUNTY RECORDS.
- (R2) INDICATES RECORD INFORMATION PER THE RULE AND ORDER, CASE NO. 2021CV31179, RECORDED JANUARY 28, 2022 AT RECEPTION NO. 2022000008813, ADAMS COUNTY RECORDS.
- (R3) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED BY AND BETWEEN 120 HOLDINGS, LLC AND QUIKTRIP CORPORATION, RECORDED MARCH 15, 2022 AT RECEPTION NO. 2022000022958, ADAMS COUNTY RECORDS.
- (R4) INDICATES RECORD INFORMATION PER THE QUIT CLAIM DEED BY AND BETWEEN F.E. HEINTZ, WAYNE D. HEINTZ, RICHARD C. HEINTZ, VERHN HEINTZ AND THE CITY OF AURORA, COLORADO, RECORDED APRIL 28, 1975 IN BOOK 1990, PAGE 479, ADAMS COUNTY RECORDS.

COLORADO DEPARTMENT OF TRANSPORTATION PARCELS

- CDOT-1 = PARCEL NO. RW-3, PROJECT NO. CC-0704-245, RECEPTION NO. 2022000008813.
- CDOT-2 = PARCEL NO. 12-F, PROJECT NO. F 032-1(2), BOOK 628, PAGE 460.
- CDOT-3 = PARCEL NO. 12-E, PROJECT NO. F 032-1(2), BOOK 628, PAGE 460.
- CDOT-4 = PARCEL NO. 15A, PROJECT NO. F 032-1(2), BOOK 603, PAGE 145.
- CDOT-5 = PARCEL NO. 51, PROJECT NO. F 005-4(5), BOOK 901, PAGE 461 (ARAPAHOE COUNTY RECORDS)
- CDOT-6 = PARCEL NO. 13A, PROJECT NO. F 032-1(2), BOOK 976, PAGE 239 (ARAPAHOE COUNTY RECORDS)
- CDOT-7 = PARCEL NO. 14A, PROJECT NO. F 032-1(2), BOOK 961, PAGE 515 (ARAPAHOE COUNTY RECORDS)

E-470 PUBLIC HIGHWAY AUTHORITY PARCELS

- E-470-1 = PARCEL NO. TK-90, RECEPTION NO. A8083185 (ARAPAHOE COUNTY RECORDS).

ARAPAHOE COUNTY PARCELS

- ARAP-1 = PARCEL FOR HIGHWAY PURPOSES CONVEYED TO THE COUNTY OF ARAPAHOE, STATE OF COLORADO BY QUIT CLAIM DEED RECORDED DECEMBER 23, 1929 IN BOOK 292, PAGE 314, IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF ARAPAHOE.
- ARAP-2 = 60.00-FOOT-WIDE ARAPAHOE COUNTY ROAD NO. 76, BOARD OF COUNTY COMMISSIONERS APRIL 11, 1885, AS EVIDENCED BY THE PLAT OF STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 1 RECORDED SEPTEMBER 10, 2020 AT RECEPTION NO. E0119592, IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF ARAPAHOE.

LINE TABLE

LINE	BEARING		LENGTH	
	MEASURED	RECORD	MEASURED	RECORD
L1	S75°20'00"W(M&R)		31.08'	31.1'(R)
L2	S75°20'00"W(M&R)		105.42'	105.4'(R)
L3	S74°06'02"W	S74°06'00"W(R)	84.30'(M&R)	
L4	N00°28'30"E(M&R3)		127.00'(M&R3)	
L5	S43°52'01"E	S43°52'03"E(R1)	469.25'	469.57'(R1)
L6	N43°52'01"W	N43°53'55"W(R2)	264.21'	264.20'(R2)
L7	S06°12'38"W	S06°12'40"W(R1)	120.00'(M&R1)	
L8	S21°55'24"W	S21°55'22"W(R1)	120.00'(M&R1)	
L9	S46°53'16"W	S46°53'14"W(R1)	107.38'	109.95'(R1)
L10	N47°49'09"W	N47°49'30"W(R1)	240.30'	243.50'(R1)
L11	S89°56'00"W	S89°57'30"W(R2)	104.50'(M&R2)	
L12	N89°31'30"W		194.42'	
L13	N89°56'00"E		13.55'	
L14	S00°33'37"E		106.78'	
L15	N89°26'23"E		13.50'	
L16	S00°33'37"E		10.00'	
L17	S89°26'23"W		13.50'	
L18	S89°26'23"W		13.29'	
L19	N00°08'20"W		15.00'	
L20	N89°26'23"E		13.18'	

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

CURVE TABLE								
CURVE	RADIUS	DELTA		LENGTH		CHORD BEARING	CHORD	
		MEASURED	RECORD	MEASURED	RECORD		MEASURED	RECORD
C1	1760.00'	07°04'03"		217.10'	217.1'(R)	S81°54'00"W	216.96'	216.9'(R)
C2	1760.00'	05°37'18"	10°35'03"(R1*)	172.68'	174.96'(R1*)	S81°10'37"W	172.61'	174.71'(R1*)
C3	1760.00'	01°26'45"		44.42'		S84°42'39"W	44.42'	
C4	25.00'	90°32'46"		39.51'		S44°47'37"E	35.52'	
C5	52.00'	50°10'42"		45.54'		N43°46'09"E	44.10'	
C6	29.00'	69°12'37"		35.03'		N34°15'12"E	32.94'	
C7	52.00'	89°47'30"		81.49'		N44°32'39"E	73.41'	
C8	52.00'	90°00'00"		81.68'		S45°33'37"E	73.54'	
C9	29.00'	90°00'00"		45.55'		N45°33'37"W	41.01'	
C10	29.00'	89°47'30"		45.45'		S44°32'39"W	40.94'	
C11	52.00'	69°12'15"		62.81'		S34°15'01"W	59.06'	
C12	29.00'	28°16'29"		14.31'		S54°42'55"W	14.17'	

PREPARED BY:

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JANUARY 11, 2024