

STATION 60 SUBDIVISION FILING NO. 2

A RESUBDIVISION OF LOT 2, BLOCK 1,
STATION 60 SUBDIVISION FILING NO. 1

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

DEDICATION AND LAND DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF LOT 2, BLOCK 1, STATION 60 SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2022000093988 IN THE ADAMS COUNTY OFFICE OF THE CLERK AND RECORDER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING SUBORDINATELY DESCRIBED AS:

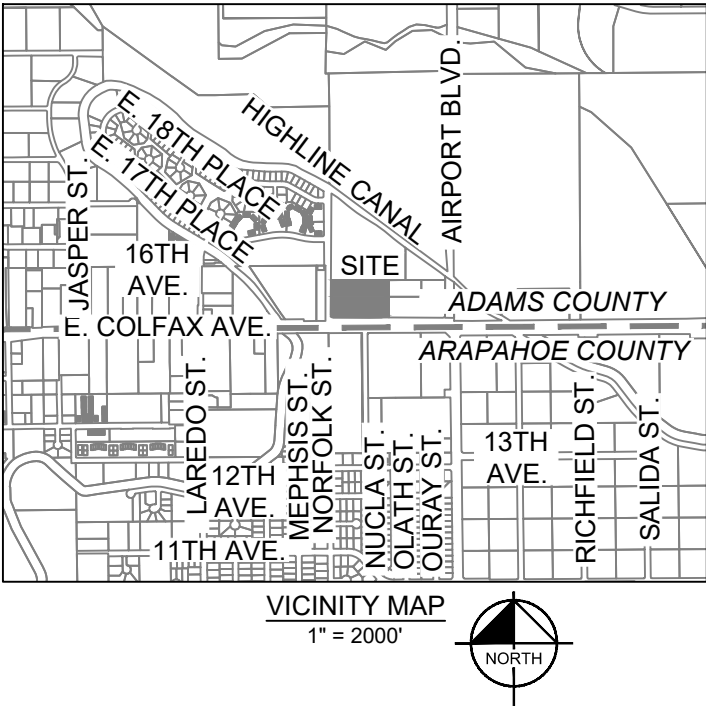
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 32;
THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, S89°41'02"E, A DISTANCE OF 1321.86 FEET TO THE CALCULATED EAST SIXTEENTH CORNER COMMON TO SECTION 32 AND SECTION 5, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 32, N00°20'57"E, A DISTANCE OF 131.21 FEET;
THENCE PERPENDICULAR TO LAST SAID LINE S89°39'03"E, A DISTANCE OF 30.01 FEET TO THE PERIMETER OF LOT 2, BLOCK 1 STATION 60 SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 20220000093988, IN SAID RECORDS, AND THE POINT OF BEGINNING;
THENCE ALONG THE PERIMETER OF SAID LOT 2, BLOCK 1 THE FOLLOWING SEVEN (7) COURSES:
1) N00°21'05"E, A DISTANCE OF 363.66 FEET;
2) N89°55'01"E, A DISTANCE OF 605.09 FEET;
3) S00°04'59"E, A DISTANCE OF 389.08 FEET;
4) N89°41'02"W, A DISTANCE OF 26.97 FEET;
5) S89°00'43"W, A DISTANCE OF 176.46 FEET;
6) N89°39'16"W, A DISTANCE OF 379.63 FEET TO A TANGENT CURVE;
7) ALONG SAID TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, HAVING A CHORD BEARING OF N44°39'05"W AND A CHORD DISTANCE OF 35.36, HAVING A CENTRAL ANGLE OF 90°00'21" AND AN ARC LENGTH OF 39.27 TO THE POINT OF BEGINNING.

CONTAINING 236,515 SQUARE FEET OR 5.4296 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF STATION 60 SUBDIVISION FILING NO. 2, 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.

COVENANTS

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;
1) 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;
2) 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;
3) 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.



OWNER'S SIGNATURE BLOCK

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION

BY: _____, AS _____

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D. BY _____ AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

NOTES:

1. 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.
2. 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.
3. BEARINGS ARE BASED ON THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32 ASSUMED TO BEAR SOUTH 89°49'29" EAST, A DISTANCE OF 1230.95 FEET, AS MONUMENTED ON THE WEST BY A 2" ALUMINUM CAP STAMPED, "CITY OF AURORA, W.C. S82 80' C-E 1/16, T3S R66W, 1993 LS 1619" FLUSH WITH GROUND AND ON THE EAST BY A 3" BRASS CAP STAMPED "LS 23527, 32|33, T3S R66W, 1991, REMAINDER ILLEGIBLE" 0.5' DOWN IN MONUMENT BOX.
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
5. 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".
6. 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 NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
7. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO EAST COLFAX AVENUE AND NORTH NORFOLK STREET 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.
8. 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 ARE PROHIBITED.
9. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. FOR ALL RECORD INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, ENCUMBERANCES, OR TITLE OF RECORD, KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT FILE NO. 100-N0040192-020-TH3, AMENDMENT NO. 9, COMMITMENT DATE DATE JULY 26, 2024, PREPARED BY FIDELITY NATIONAL TITLE.

SURVEYOR'S CERTIFICATION

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 _____.

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.

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

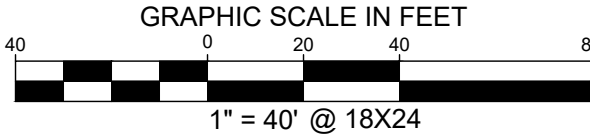
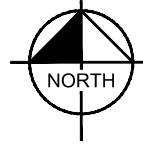
DARREN R. WOLTERSTORFF, P.L.S. 38281
FOR AND ON BEHALF OF:
KIMLEY-HORN AND ASSOCIATES, INC.

4	9/24/24	PER CITY COMMENTS
3	8/28/24	PER CITY COMMENTS
2	8/2/24	PER CITY COMMENTS
1	6/18/24	PER CITY COMMENTS
No.	DATE	REVISION DESCRIPTION

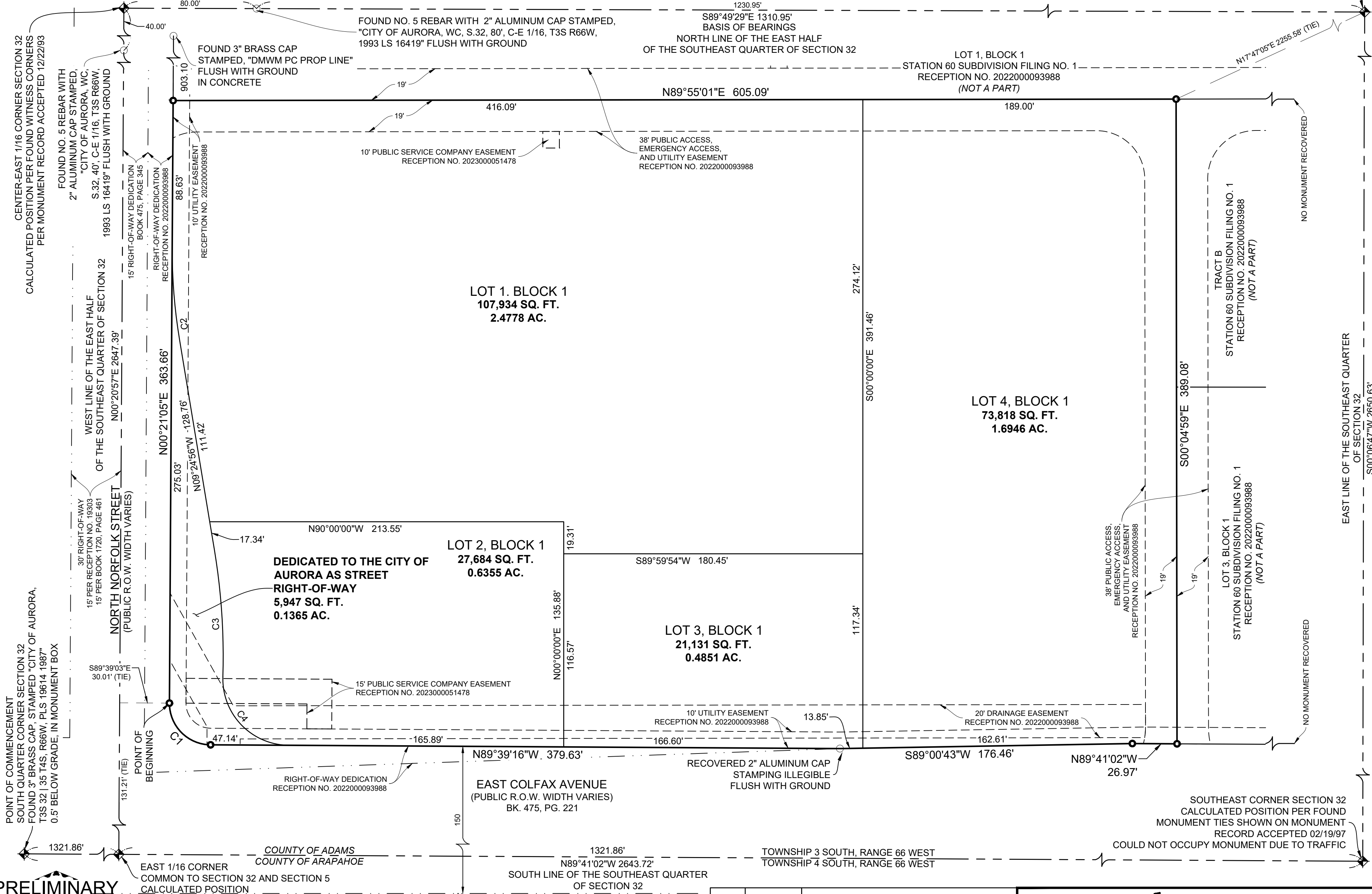
Kimley»Horn					
6200 S. SYRACUSE WAY #300 GREENWOOD VILLAGE, CO 80111			Tel. No. (303) 228-2300 www.kimley-horn.com		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAF	DRW	04/09/24	096266068	1 OF 2

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'21"	25.00'	39.27'	N44°39'05"W	35.36'
C2	9°46'01"	328.00'	55.91'	S04°31'55"E	55.84'
C3	11°13'29"	392.00'	76.80'	N03°48'11"W	76.67'
C4	91°27'49"	40.00'	63.85'	S43°55'22"E	57.29'

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A RESUBDIVISION OF LOT 2, BLOCK 1, STATION 60 SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



EAST QUARTER CORNER SECTION 32
FOUND 3" BRASS CAP, STAMPED "LS 23527,
32|33 T3S R66W, 1991" REMAINDER ILLEGIBLE
0.5' BELOW GRADE, IN MONUMENT BOX



PRELIMINARY

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UPON AS A FINAL
SURVEY DOCUMENT

LEGEND

- | | | | |
|--|------------------------|--|--|
| | BOUNDARY LINE | | SECTION CORNER AS NOTED |
| | EASEMENT LINE AS NOTED | | SET 18" LONG NO. 5 REBAR
WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281" |
| | SECTION LINE | | RECOVERED MONUMENT AS NOTED |
| | RIGHT-OF-WAY LINE | | |
| | LOT LINE | | |
| | ADJOINER LINE | | |
- DISTANCES SHOWN HEREON ARE RECORD
AND CALCULATED UNLESS OTHERWISE NOTED

No.	DATE	REVISION DESCRIPTION
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1	6/18/24	PER CITY COMMENTS

Kimley»Horn

6200 S. SYRACUSE WAY #300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JAF	DRW	04/09/24	096266068	2 OF 2