



# SKYDANCE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO  
SHEET 02 OF 14

**MM Response:**  
Comment noted. Items will be updated and/or provided prior to final submittal for recording.

**LEGAL DESCRIPTIONS:**

SOUTH PARCEL BOUNDARY

LOT 1, BLOCK 3 OF SKYDANCE SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NUMBER [REDACTED], BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, N00°13'34"W A DISTANCE OF 862.35 FEET; THENCE N89°46'26"E A DISTANCE OF 72.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTH PICADILLY ROAD AS RECORDED AT RECEPTION NUMBER [REDACTED], SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) CONSECUTIVE COURSES: 1) N00°13'34"W A DISTANCE OF 376.96 FEET; 2) THENCE N05°15'37"E A DISTANCE OF 125.51 FEET; 3) THENCE N00°13'34"W A DISTANCE OF 257.37 FEET; 4) THENCE 15.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 44.50 FEET, A CENTRAL ANGLE OF 20°25'52" AND A CHORD WHICH BEARS N09°59'23"E A DISTANCE OF 15.78 FEET TO A POINT OF REVERSE CURVATURE; 5) THENCE 10.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 34.50 FEET, A CENTRAL ANGLE OF 17°36'30" AND A CHORD WHICH BEARS N11°36'47"E A DISTANCE OF 10.56 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 59TH PLACE AS RECORDED AT RECEPTION NUMBER [REDACTED]; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT (8) CONSECUTIVE COURSES: 1) 8.18 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°44'42" AND A CHORD WHICH BEARS N80°24'06"E A DISTANCE OF 8.14 FEET TO A POINT OF TANGENCY; 2) THENCE N89°46'26"E A DISTANCE OF 168.16 FEET; 3) THENCE 245.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 468.00 FEET, A CENTRAL ANGLE OF 30°01'19" AND A CHORD WHICH BEARS S75°02'46"E A DISTANCE OF 242.43 FEET TO A POINT OF TANGENCY; 4) THENCE S59°40'21"E A DISTANCE OF 442.40 FEET; 5) THENCE 810.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 432.00 FEET, A CENTRAL ANGLE OF 107°29'37" AND A CHORD WHICH BEARS N66°34'51"E A DISTANCE OF 696.74 FEET TO A POINT OF REVERSE CURVATURE; 6) 33.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°44'24" AND A CHORD WHICH BEARS N51°42'14"E A DISTANCE OF 31.38 FEET TO A POINT OF TANGENCY; 7) THENCE S89°25'33"E A DISTANCE OF 1006.81 FEET; 8) THENCE 38.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°05'12" AND A CHORD WHICH BEARS S44°52'57"E A DISTANCE OF 35.07 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF NORTH TIBET STREET AS RECORDED AT RECEPTION NUMBER [REDACTED]; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) S00°20'21"E A DISTANCE OF 435.48 FEET; 2) THENCE S03°54'12"W A DISTANCE OF 162.20 FEET; 3) THENCE S00°20'21"E A DISTANCE OF 175.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 57TH AVENUE AS RECORDED AT RECEPTION NUMBER [REDACTED]; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES: 1) 39.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'17" AND A CHORD WHICH BEARS S44°39'17"W A DISTANCE OF 35.35 FEET TO A POINT OF TANGENCY; 2) THENCE S89°38'55"W A DISTANCE OF 132.75 FEET; 3) THENCE S83°56'18"W A DISTANCE OF 100.50 FEET; 4) THENCE S89°38'55"W A DISTANCE OF 944.90 FEET; 5) THENCE S89°38'55"W A DISTANCE OF 826.61 FEET; 6) THENCE N87°29'15"W A DISTANCE OF 200.15 FEET; 7) THENCE S89°38'55"W A DISTANCE OF 254.04 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF NORTH PICADILLY ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) N00°21'05"W A DISTANCE OF 11.50 FEET; 2) THENCE 21.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 40.50 FEET, A CENTRAL ANGLE OF 30°24'03" AND A CHORD WHICH BEARS N15°25'38"W A DISTANCE OF 21.24 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE 19.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.50 FEET, A CENTRAL ANGLE OF 28°29'34" AND A CHORD WHICH BEARS N16°22'52"W A DISTANCE OF 19.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 42.353 ACRES OR 1,844,902 SQUARE FEET, MORE OR LESS.

NORTHWEST PARCEL BOUNDARY

LOT 1, BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NUMBER [REDACTED], BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 12, THENCE ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, S00°13'34"E A DISTANCE OF 76.36 FEET; THENCE N89°46'26"E A DISTANCE OF 72.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 60TH AVENUE AS RECORDED AT RECEPTION NUMBER [REDACTED], SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) 39.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°48'00" AND A CHORD WHICH BEARS N45°10'26"E A DISTANCE OF 35.60 FEET TO A POINT OF TANGENCY; 2) THENCE S89°25'33"E A DISTANCE OF 1180.49 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF NORTH ROME STREET AS RECORDED AT RECEPTION NUMBER [REDACTED]; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND THE NORTHERLY RIGHT-OF-WAY OF EAST 59TH PLACE AS RECORDED AT RECEPTION NUMBER [REDACTED], THE FOLLOWING NINE (9) CONSECUTIVE COURSES: 1) 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS S44°25'33"E A DISTANCE OF 35.36 FEET; 2) THENCE S00°34'27"W A DISTANCE OF 83.51 FEET; 3) THENCE 374.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1232.00 FEET, A CENTRAL ANGLE OF 17°25'02" AND A CHORD WHICH BEARS S08°48'50"E A DISTANCE OF 373.07 FEET; 4) THENCE S19°24'46"E A DISTANCE OF 274.89 FEET; 5) THENCE 897.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 368.00 FEET, A CENTRAL ANGLE OF 139°44'51" AND A CHORD WHICH BEARS S50°27'14"W A DISTANCE OF 691.06 FEET; 6) THENCE N59°40'21"W A DISTANCE OF 442.60 FEET; 7) THENCE 277.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 532.00 FEET, A CENTRAL ANGLE OF 29°52'22" AND A CHORD WHICH BEARS N74°56'57"W A DISTANCE OF 274.24 FEET; 8) THENCE N88°35'21"W A DISTANCE OF 105.28 FEET; 9) THENCE S89°46'26"W A DISTANCE OF 64.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTH PICADILLY ROAD AS RECORDED AT RECEPTION NUMBER [REDACTED]; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N45°13'34"W A DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY; 2) THENCE N00°13'34"W A DISTANCE OF 841.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 31.728 ACRES OR 1,382,055 SQUARE FEET, MORE OR LESS.

SAID PARCELS CONTAIN A TOTAL OF 74.081 ACRES OR 3,226,957 SQUARE FEET, MORE OR LESS.

ALL LINEAL UNITS ARE IN U.S. SURVEY FEET.

TRACT USE TABLE

TRACT/ BLOCK	AREA (AC.)	AREA (S.F.)	OWNERSHIP/MAINTENANCE	USE*
TRACT A	3.062	133,394	HOME OWNERS ASSOCIATION	OS/D
TRACT B	6.519	283,958	CITY OF AURORA	D/P
TRACT C	1.883	82,004	HOME OWNERS ASSOCIATION	OS/D
TRACT D	0.897	39,056	HOME OWNERS ASSOCIATION	OS/D
TRACT E	0.104	4,524	HOME OWNERS ASSOCIATION	OS/D
TRACT F	0.287	12,487	HOME OWNERS ASSOCIATION	A/W/S/F
TRACT G	0.569	24,801	HOME OWNERS ASSOCIATION	A/W/S/F
TRACT H	0.077	3,335	HOME OWNERS ASSOCIATION	A/W/S/F
TRACT I	0.077	3,335	HOME OWNERS ASSOCIATION	A/W/S/F
TRACT J	0.077	3,335	HOME OWNERS ASSOCIATION	A/W/S/F
TRACT K	0.077	3,373	HOME OWNERS ASSOCIATION	A/W/S/F
TRACT L	0.078	3,380	HOME OWNERS ASSOCIATION	A/W/S/F
BLOCK 12	2.394	104,297	FUTURE DEVELOPMENT	FUTURE DEVELOPMENT
BLOCK 13	2.993	130,364	FUTURE DEVELOPMENT	FUTURE DEVELOPMENT
BLOCK 14	23.102	1,006,332	FUTURE DEVELOPMENT	FUTURE DEVELOPMENT

\* OS=OPEN SPACE; A=ACCESS; D=DRAINAGE; W=WATER; S=SANITARY; F=FIRE LANE; P=PUBLIC LAND

OCTOBER 01, 2024  
JUNE 28, 2024  
APRIL 12, 2024  
SHEET 02 OF 14 NOVEMBER 17, 2023

**MARTIN/MARTIN**  
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family PLANS\PLAT FILING 2\01-02\_COVER.dwg

# SKYDANCE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO  
SHEET 03 OF 14

## LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	LOT LINE
	SHEET BREAK LINE
	SHEET NUMBERS
	FOUND #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
	SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
	SECTION CORNER

01

## BOUNDARY CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°48'00"	25.00'	39.62'	N45°10'26"E	35.60'
C2	139°44'51"	368.00'	897.57'	S50°27'14"W	691.06'
C3	29°52'22"	532.00'	277.37'	N74°56'57"W	274.24'
C4	90°00'00"	25.00'	39.27'	N45°13'34"W	35.36'
C5	18°44'42"	25.00'	8.18'	N80°24'06"E	8.14'
C6	30°01'19"	468.00'	245.22'	S75°02'46"E	242.43'
C7	107°29'37"	432.00'	810.48'	N66°34'51"E	696.74'
C8	30°24'03"	40.50'	21.49'	N15°25'38"W	21.24'
C9	28°29'34"	39.50'	19.64'	N16°22'52"W	19.44'
C10	20°25'52"	44.50'	15.87'	N09°59'23"E	15.78'
C11	17°36'30"	34.50'	10.60'	N11°36'47"E	10.56'

## BOUNDARY LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N59°40'21"W	442.60'
L2	N88°35'21"W	105.28'
L3	S89°46'26"W	64.71'
L4	N89°46'26"E	168.16'
L5	S59°40'21"E	442.40'
L6	N00°13'34"W	376.96'
L7	N05°15'37"E	125.51'
L8	N00°13'34"W	257.37'

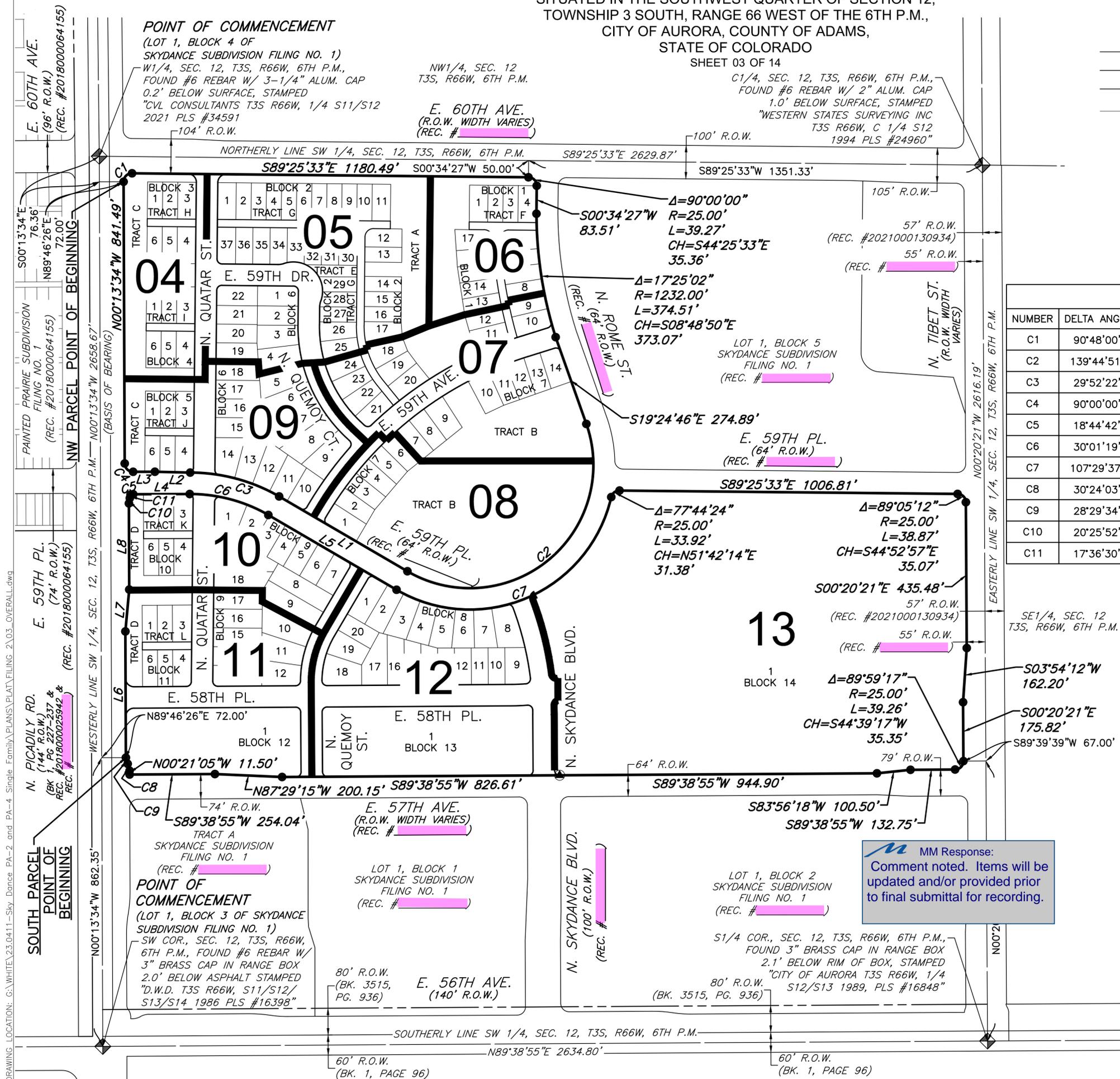


200 100 0 200 400  
SCALE: 1"=200'  
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

OCTOBER 01, 2024  
JUNE 28, 2024  
APRIL 12, 2024  
SHEET 03 OF 14 NOVEMBER 17, 2023

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303.431.6100 MARTINMARTIN.COM



**MM Response:**  
Comment noted. Items will be updated and/or provided prior to final submittal for recording.

DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family Plans\PLAT\FILING 2\03\_OVERALL.dwg

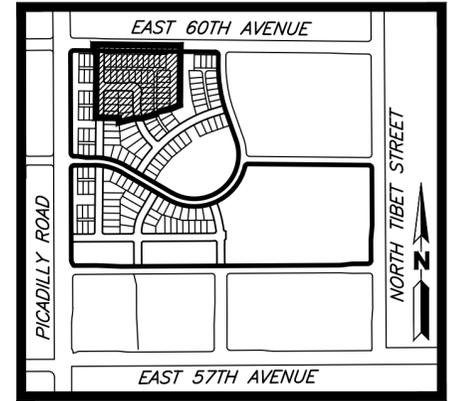


# SKYDANCE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO

NW1/4, SEC. 12  
T3S, R66W, 6TH P.M.

SHEET 05 OF 14



**KEYMAP**  
SCALE: 1"=1000'

MM Response:  
Comment noted. Items will be updated and/or provided prior to final submittal for recording.

EXISTING	PROPERTY LINE	PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	CENTERLINE	
	LOT LINE	
	EASEMENT	

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

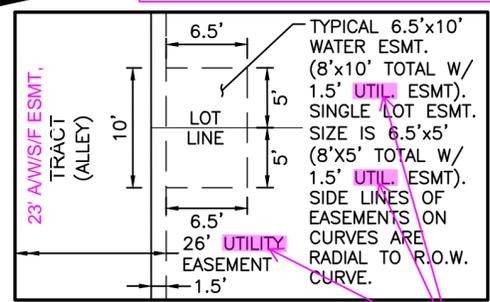
- POINT OF CURVATURE/INTERSECTION
- FOUND #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- SECTION CORNER

**EASEMENT LEGEND:**  
 UE - UTILITY EASEMENT  
 WSE - WATER & SANITARY SEWER EASEMENT

**TRACT USE LEGEND:**  
 OS - OPEN SPACE  
 A - ACCESS  
 D - DRAINAGE  
 W - WATER  
 S - SANITARY  
 F - FIRE LANE  
 P - PUBLIC LAND

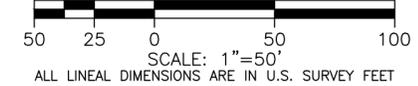
MM Response:  
Detail has been revised.

change these typical details and confirm the name changes with Aurora Water Dept.



**DETAIL A**  
SCALE: 1"=10'

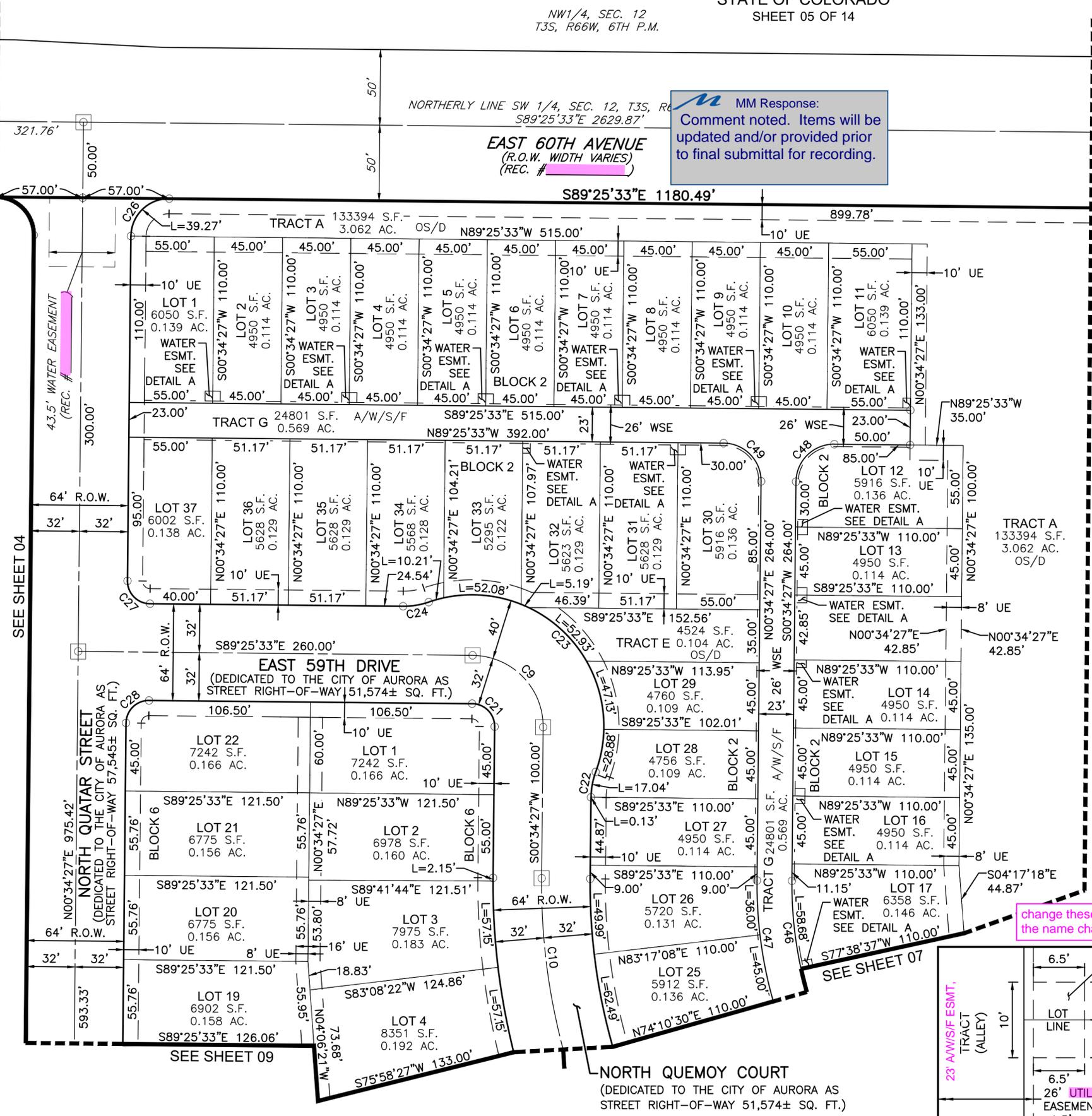
"Water and Sanitary"



OCTOBER 01, 2024  
 JUNE 28, 2024  
 APRIL 12, 2024  
 SHEET 05 OF 14 NOVEMBER 17, 2023

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family PLANS\PLAT\FILING 2\04-14\_PLAT\_SHEETS.dwg



SEE SHEET 04

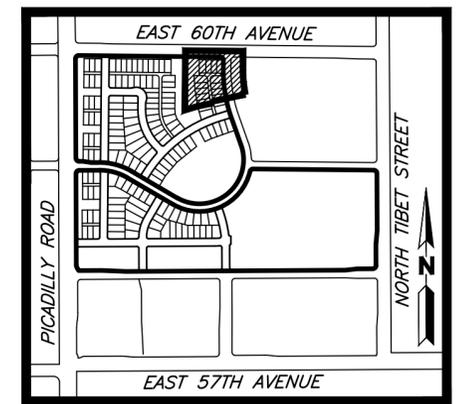
SEE SHEET 06

SEE SHEET 07

SEE SHEET 09

# SKYDANCE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO  
SHEET 06 OF 14



**KEYMAP**  
SCALE: 1"=1000'

### LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	CENTERLINE	
	LOT LINE	
	EASEMENT	

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

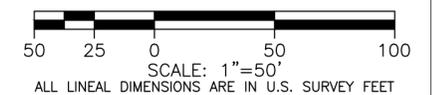
- POINT OF CURVATURE/INTERSECTION
- FOUND #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- SECTION CORNER

### EASEMENT LEGEND:

- UE - UTILITY EASEMENT
- WSE - WATER & SANITARY SEWER EASEMENT

### TRACT USE LEGEND:

- OS - OPEN SPACE
- A - ACCESS
- D - DRAINAGE
- W - WATER
- S - SANITARY
- F - FIRE LANE
- P - PUBLIC LAND



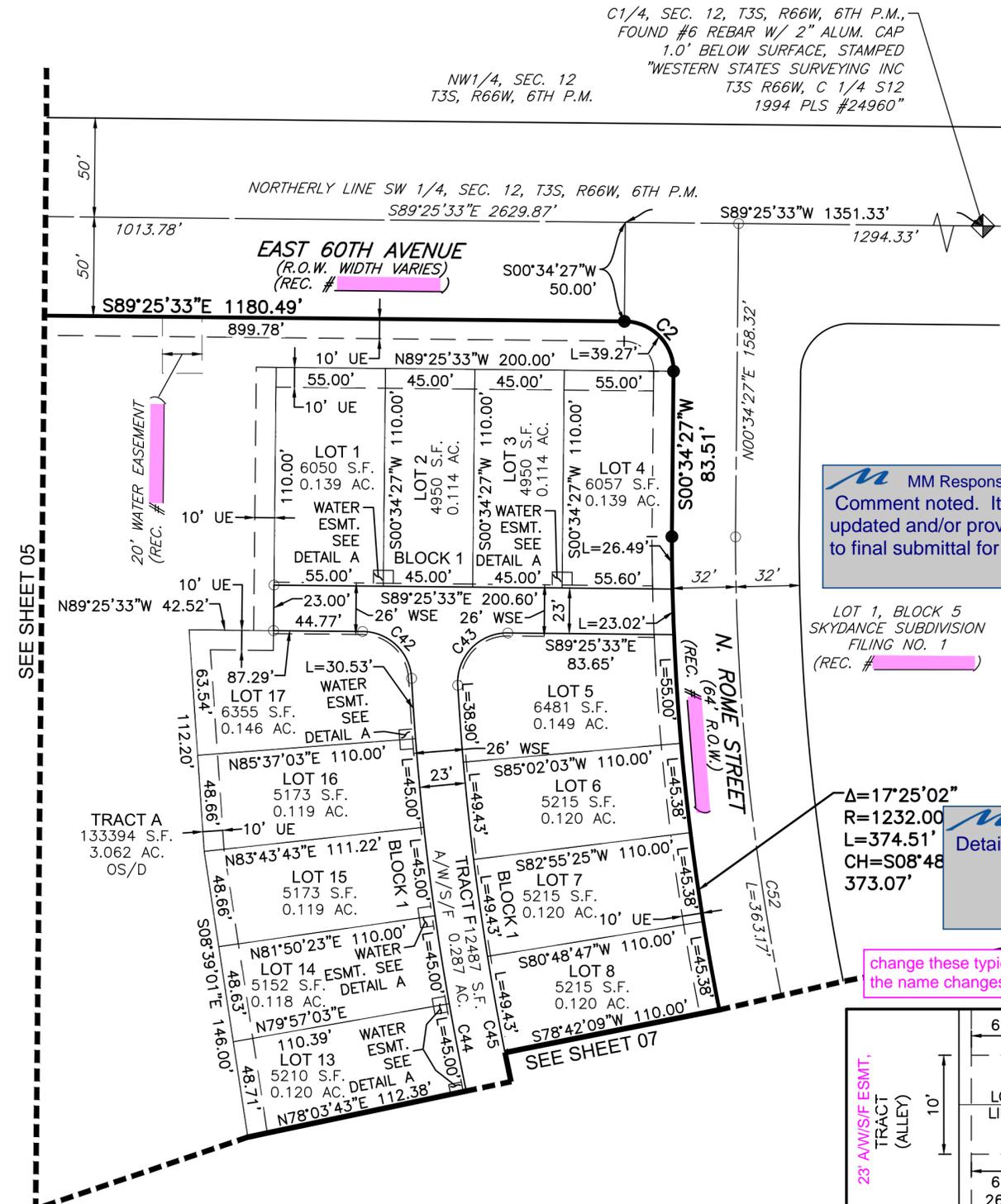
OCTOBER 01, 2024  
JUNE 28, 2024  
APRIL 12, 2024  
SHEET 06 OF 14 NOVEMBER 17, 2023

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303.431.6100 MARTINMARTIN.COM

C1/4, SEC. 12, T3S, R66W, 6TH P.M.,  
FOUND #6 REBAR W/ 2" ALUM. CAP  
1.0' BELOW SURFACE, STAMPED  
"WESTERN STATES SURVEYING INC  
T3S R66W, C 1/4 S12  
1994 PLS #24960"

NW1/4, SEC. 12  
T3S, R66W, 6TH P.M.

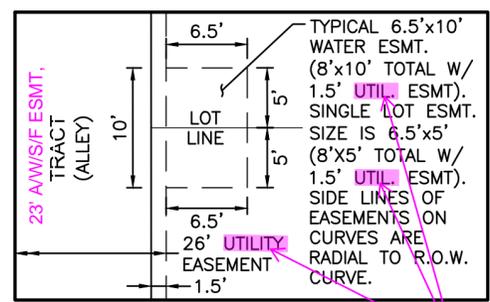


**MM Response:**  
Comment noted. Items will be updated and/or provided prior to final submittal for recording.

LOT 1, BLOCK 5  
SKYDANCE SUBDIVISION  
FILING NO. 1  
(REC. # [redacted])

**MM Response:**  
Detail has been revised.

change these typical details and confirm the name changes with Aurora Water Dept.



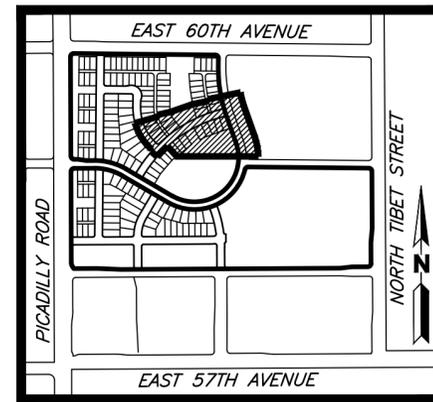
**DETAIL A**  
SCALE: 1"=10'

"Water and Sanitary"

DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family PLANS\PLAT\FILING 2\_04-14\_PLAT\_SHEETS.dwg

# SKYDANCE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO  
SHEET 07 OF 14



**KEYMAP**  
SCALE: 1"=1000'

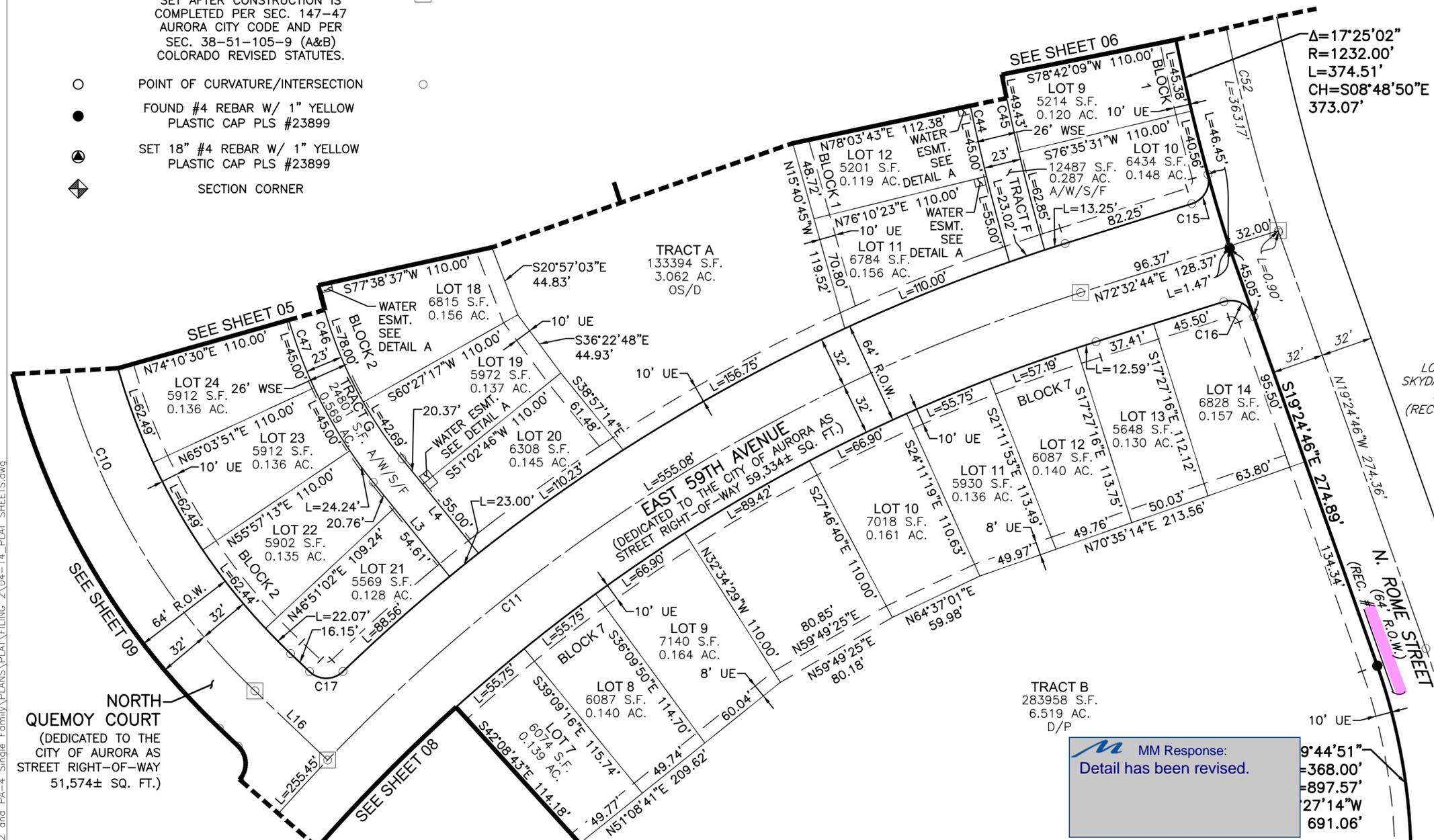
**EASEMENT LEGEND:**  
UE - UTILITY EASEMENT  
WSE - WATER & SANITARY SEWER EASEMENT

**TRACT USE LEGEND:**  
OS - OPEN SPACE  
A - ACCESS  
D - DRAINAGE  
W - WATER  
S - SANITARY  
F - FIRE LANE  
P - PUBLIC LAND

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

- POINT OF CURVATURE/INTERSECTION
- FOUND #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ⊙ SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ◆ SECTION CORNER



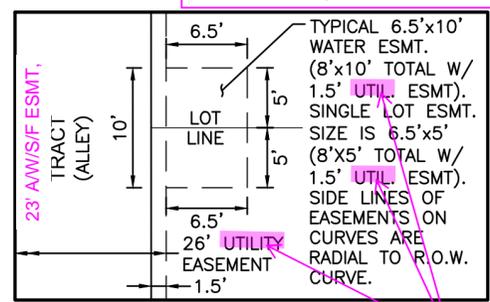
$\Delta=17^{\circ}25'02''$   
 $R=1232.00'$   
 $L=374.51'$   
 $CH=S08^{\circ}48'50''E$   
 $373.07'$

LOT 1, BLOCK 5  
SKYDANCE SUBDIVISION  
FILING NO. 1  
(REC. # [redacted])

**MM Response:**  
Comment noted. Items will be updated and/or provided prior to final submittal for recording.

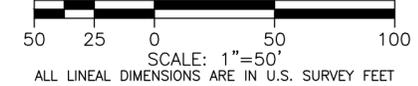
**MM Response:**  
Detail has been revised.

change these typical details and confirm the name changes with Aurora Water Dept.



**DETAIL A**  
SCALE: 1"=10'

"Water and Sanitary"



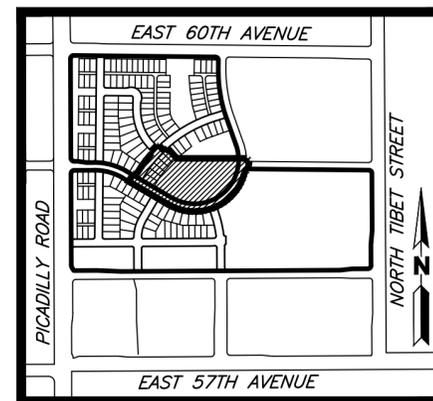
OCTOBER 01, 2024  
JUNE 28, 2024  
APRIL 12, 2024  
SHEET 07 OF 14 NOVEMBER 17, 2023

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family PLANS\PLAT\FILING 2\04-14-PLAT SHEETS.dwg

# SKYDANCE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO  
SHEET 08 OF 14



**KEYMAP**  
SCALE: 1"=1000'

**EASEMENT LEGEND:**  
UE - UTILITY EASEMENT  
WSE - WATER & SANITARY SEWER EASEMENT

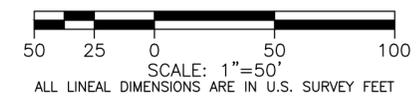
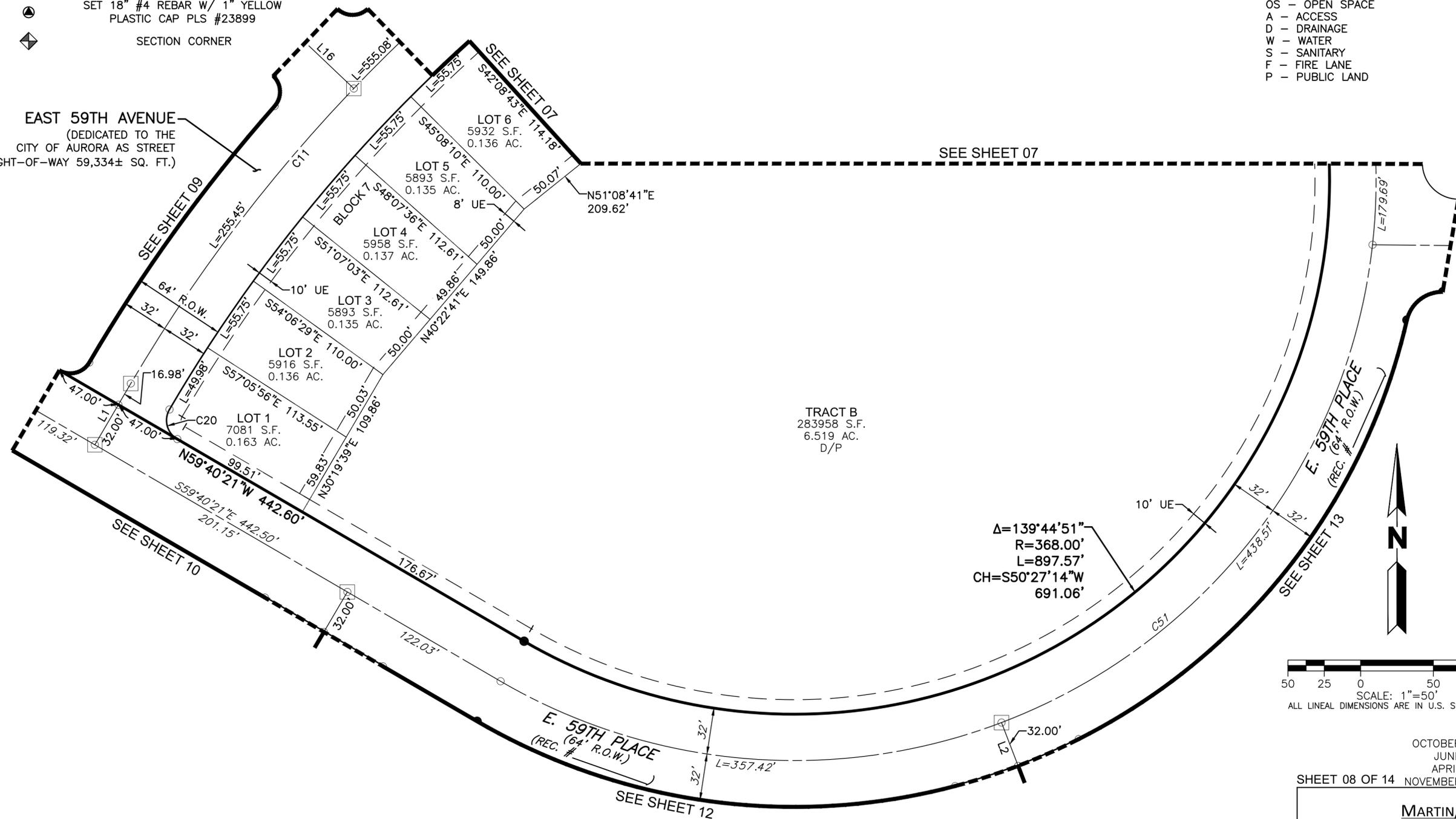
**TRACT USE LEGEND:**  
OS - OPEN SPACE  
A - ACCESS  
D - DRAINAGE  
W - WATER  
S - SANITARY  
F - FIRE LANE  
P - PUBLIC LAND

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---

MONUMENT BOXES WITH 30",  
#6 REBAR WITH 2" DURABLE  
METAL CAP BEARING THE  
REGISTRATION NUMBER OF THE  
RESPONSIBLE SURVEYOR, TO BE  
SET AFTER CONSTRUCTION IS  
COMPLETED PER SEC. 147-47  
AURORA CITY CODE AND PER  
SEC. 38-51-105-9 (A&B)  
COLORADO REVISED STATUTES.

- POINT OF CURVATURE/INTERSECTION
- FOUND #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ⊙ SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ◆ SECTION CORNER

**EAST 59TH AVENUE**  
(DEDICATED TO THE  
CITY OF AURORA AS STREET  
RIGHT-OF-WAY 59,334± SQ. FT.)



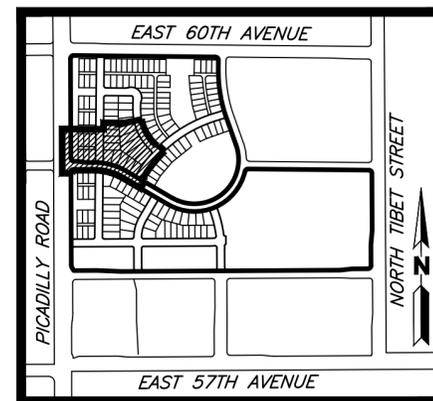
OCTOBER 01, 2024  
JUNE 28, 2024  
APRIL 12, 2024  
SHEET 08 OF 14 NOVEMBER 17, 2023

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DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family PLANS\PLAT FILING 2\04-14-PLAT SHEETS.dwg

# SKYDANCE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO  
SHEET 09 OF 14



KEYMAP

SCALE: 1"=1000'

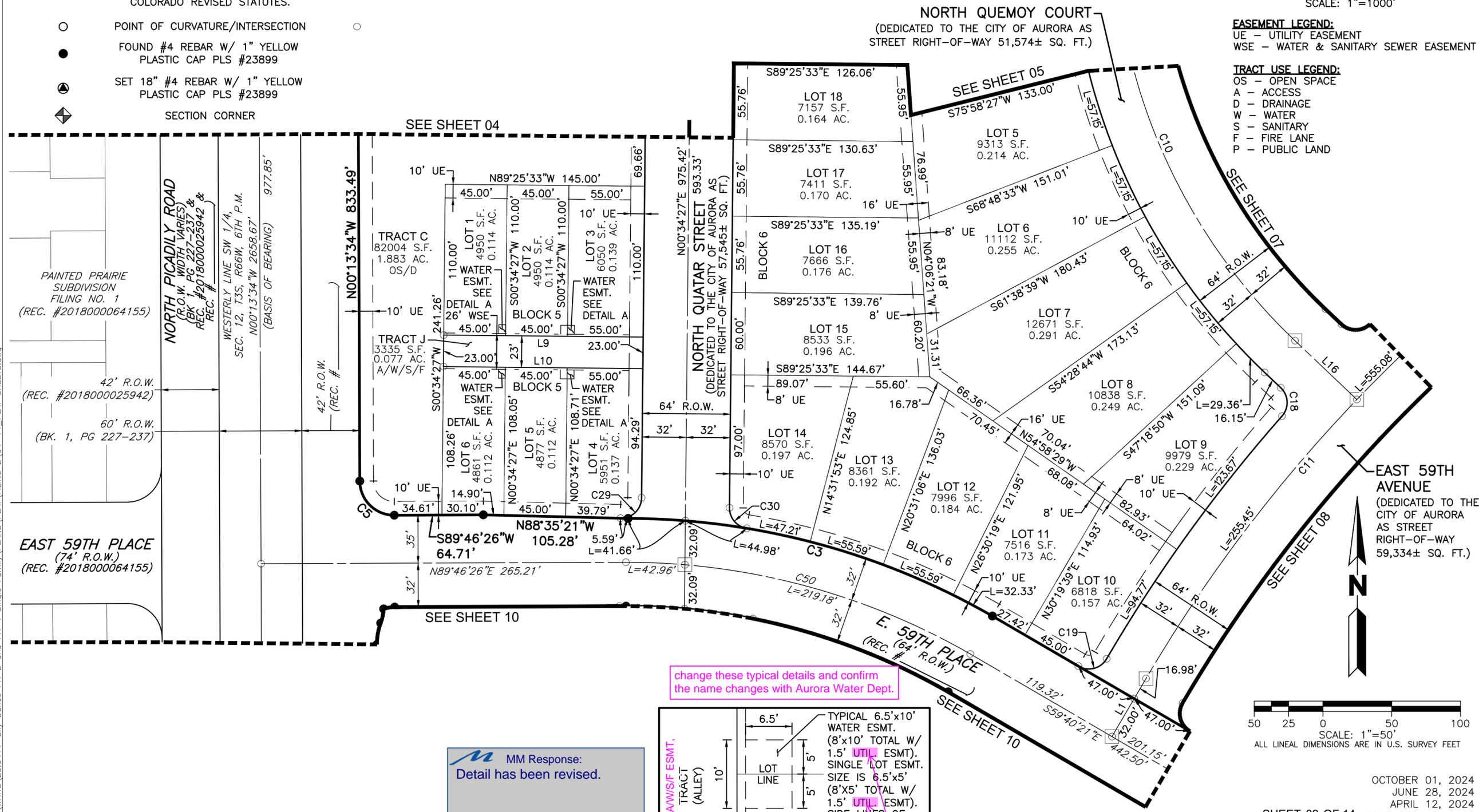
EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

- POINT OF CURVATURE/INTERSECTION
- FOUND #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ⊙ SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ◆ SECTION CORNER

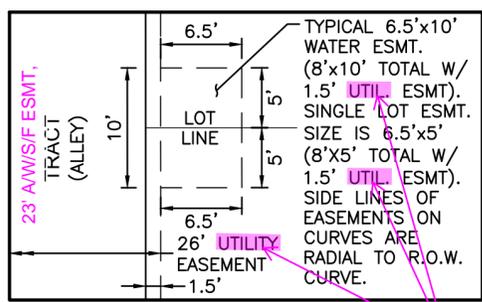
**EASEMENT LEGEND:**  
UE - UTILITY EASEMENT  
WSE - WATER & SANITARY SEWER EASEMENT

**TRACT USE LEGEND:**  
OS - OPEN SPACE  
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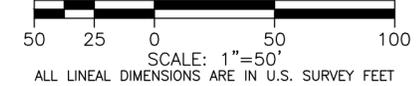
change these typical details and confirm the name changes with Aurora Water Dept.

**MM Response:**  
Detail has been revised.



DETAIL A  
SCALE: 1"=10'

"Water and Sanitary"



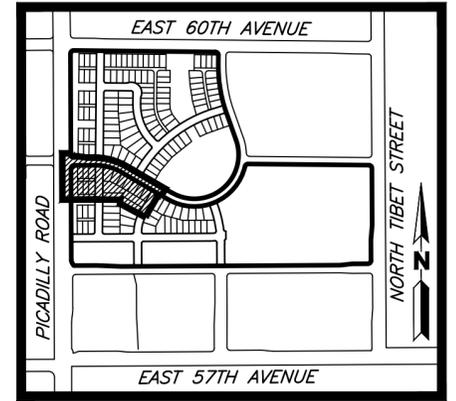
OCTOBER 01, 2024  
JUNE 28, 2024  
APRIL 12, 2024  
SHEET 09 OF 14 NOVEMBER 17, 2023

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CONSULTING ENGINEERS  
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DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family PLANS\PLAT\FILING 2\04-14-PLAT SHEETS.dwg

# SKYDANCE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO  
SHEET 10 OF 14



**KEYMAP**  
SCALE: 1"=1000'

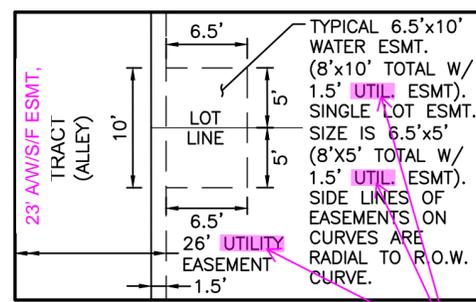
**EASEMENT LEGEND:**  
UE - UTILITY EASEMENT  
WSE - WATER & SANITARY SEWER EASEMENT

**TRACT USE LEGEND:**  
OS - OPEN SPACE  
A - ACCESS  
D - DRAINAGE  
W - WATER  
S - SANITARY  
F - FIRE LANE  
P - PUBLIC LAND

**MM Response:**  
Comment noted. Items will be updated and/or provided prior to final submittal for recording.

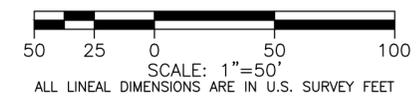
**MM Response:**  
Detail has been revised.

change these typical details and confirm the name changes with Aurora Water Dept.



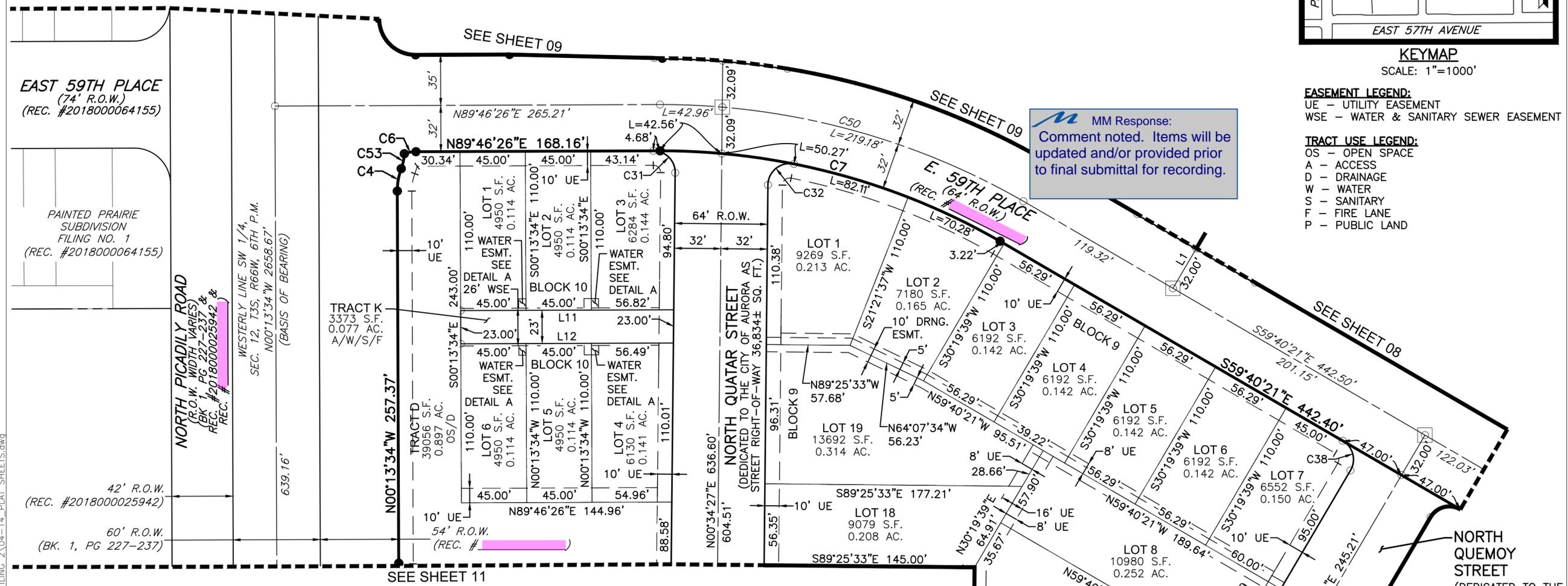
**DETAIL A**  
SCALE: 1"=10'

"Water and Sanitary"



OCTOBER 01, 2024  
JUNE 28, 2024  
APRIL 12, 2024  
SHEET 10 OF 14 NOVEMBER 17, 2023

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EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

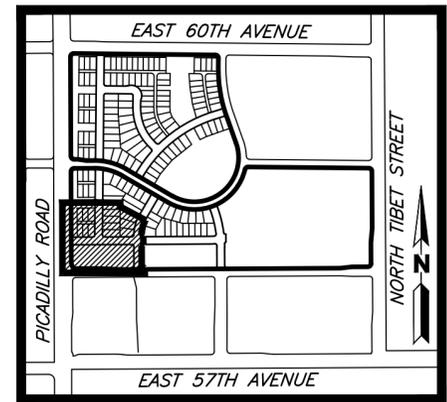
- POINT OF CURVATURE/INTERSECTION
- FOUND #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ◆ SECTION CORNER

DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family PLANS\PLAT\FILING 2\04-14\_PLAT\_SHEETS.dwg

change these typical details and the name changes with Aurora Water Dept.

# SKYDANCE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 11 OF 14



KEYMAP  
SCALE: 1"=1000'

**LEGEND**

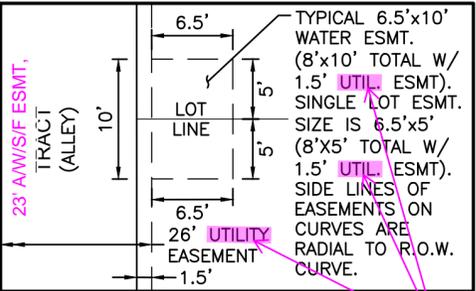
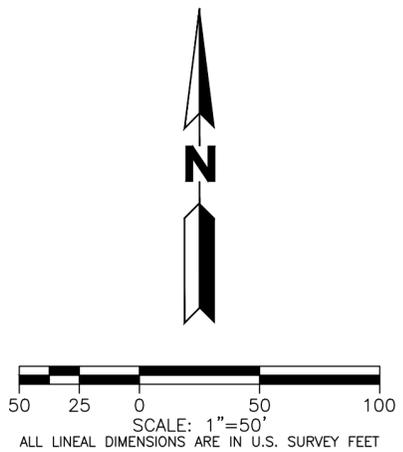
EXISTING	PROPOSED

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

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**TRACT USE LEGEND:**  
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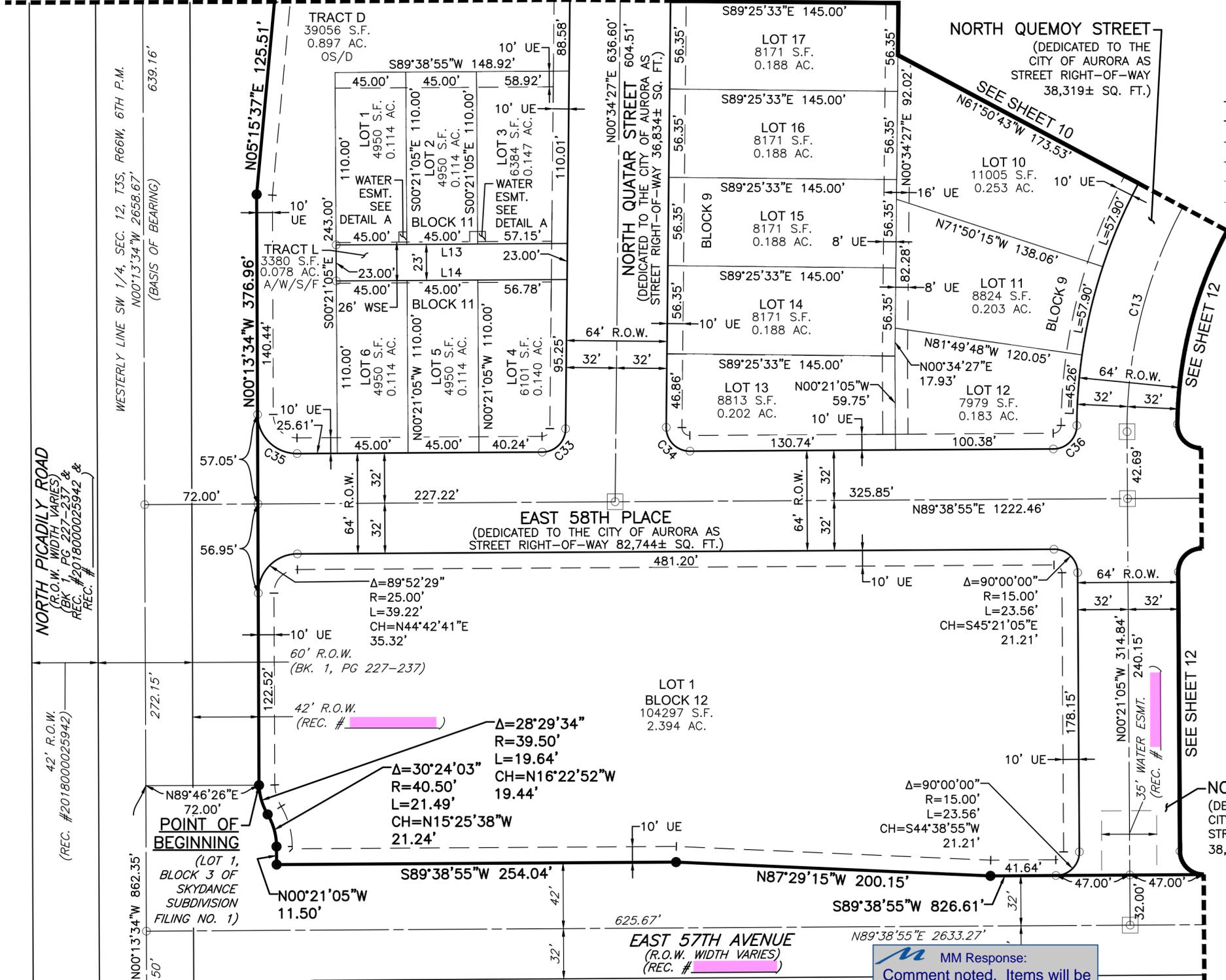


DETAIL A  
SCALE: 1"=10'

MM Response:  
Detail has been revised.

"Water and Sanitary"

SEE SHEET 10



**POINT OF COMMENCEMENT**  
(LOT 1, BLOCK 3 OF SKYDANCE SUBDIVISION FILING NO. 1)  
SW COR., SEC. 12, T3S, R66W, 6TH P.M., FOUND #6 REBAR W/ 3" BRASS CAP IN RANUE BOX 2.0' BELOW ASPHALT STAMPED "D.W.D. T3S R66W, S11/S12/S13/S14 1986 PLS #16398"

MM Response:  
Comment noted. Items will be updated and/or provided prior to final submittal for recording.

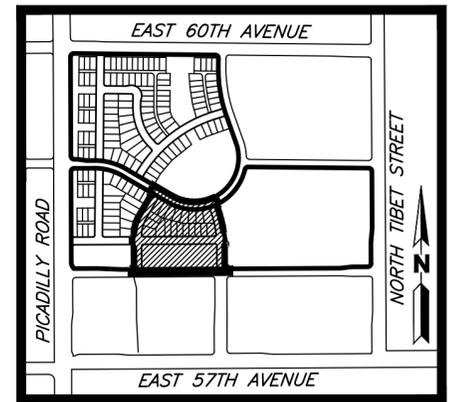
OCTOBER 01, 2024  
JUNE 28, 2024  
APRIL 12, 2024  
SHEET 11 OF 14 NOVEMBER 17, 2023

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
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DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family PLANS\PLAT\FILING 2\_04-14\_PLAT\_SHEETS.dwg

# SKYDANCE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO  
SHEET 12 OF 14



**KEYMAP**  
SCALE: 1"=1000'

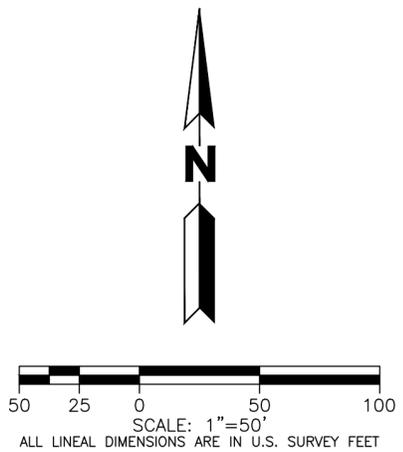
EXISTING	PROPERTY LINE	PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	CENTERLINE	
	LOT LINE	
	EASEMENT	

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

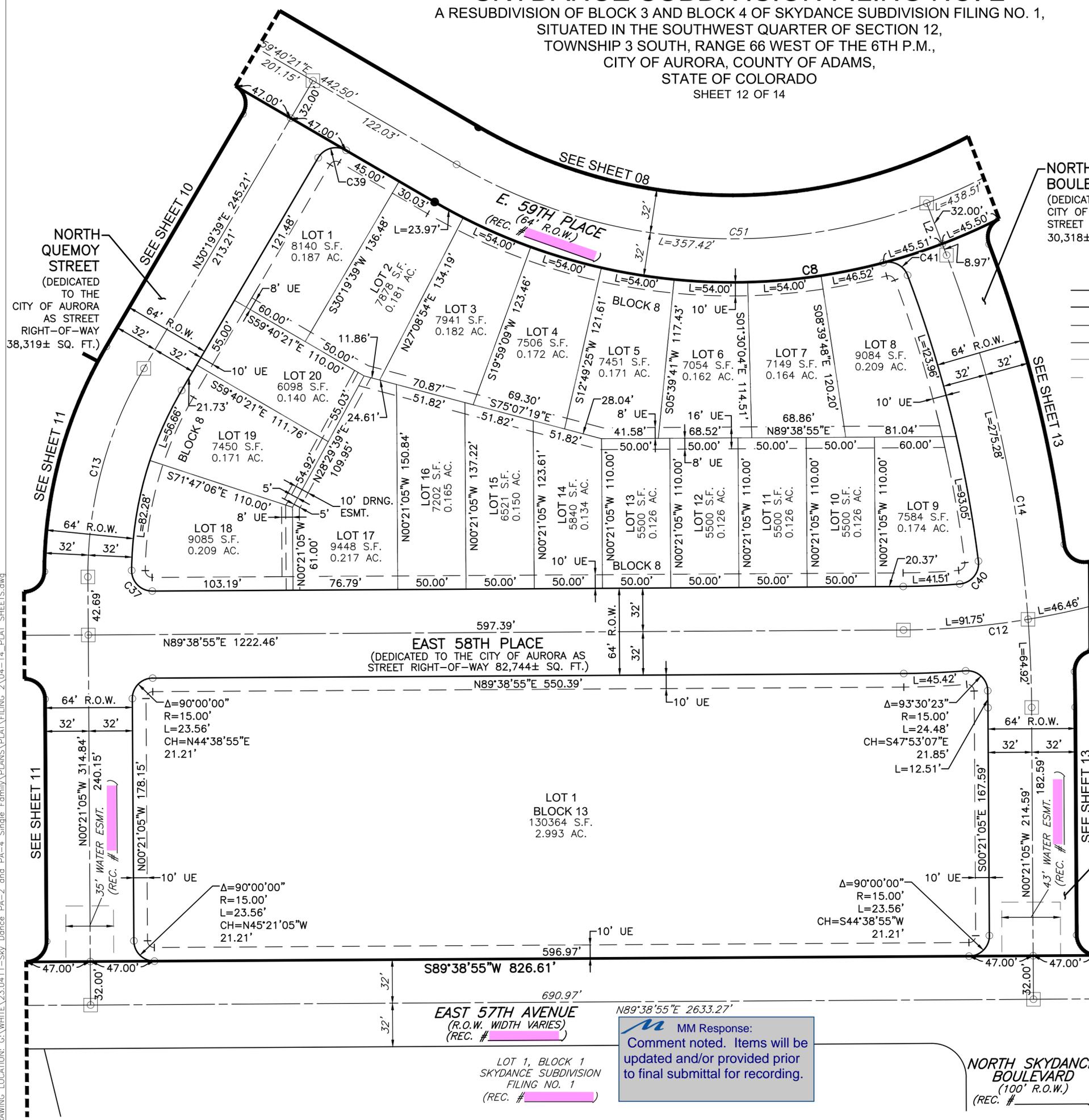
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DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family PLANS\PLAT\FILING 2\04-14-PLAT SHEETS.dwg



**MM Response:**  
Comment noted. Items will be updated and/or provided prior to final submittal for recording.

LOT 1, BLOCK 1  
SKYDANCE SUBDIVISION  
FILING NO. 1  
(REC. # [redacted])

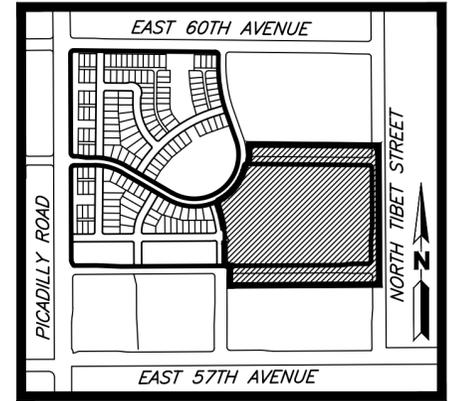
NORTH SKYDANCE  
BOULEVARD  
(100' R.O.W.)  
(REC. # [redacted])

OCTOBER 01, 2024  
JUNE 28, 2024  
APRIL 12, 2024  
SHEET 12 OF 14 NOVEMBER 17, 2023

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
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# SKYDANCE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO  
SHEET 13 OF 14



**KEYMAP**  
SCALE: 1"=1000'

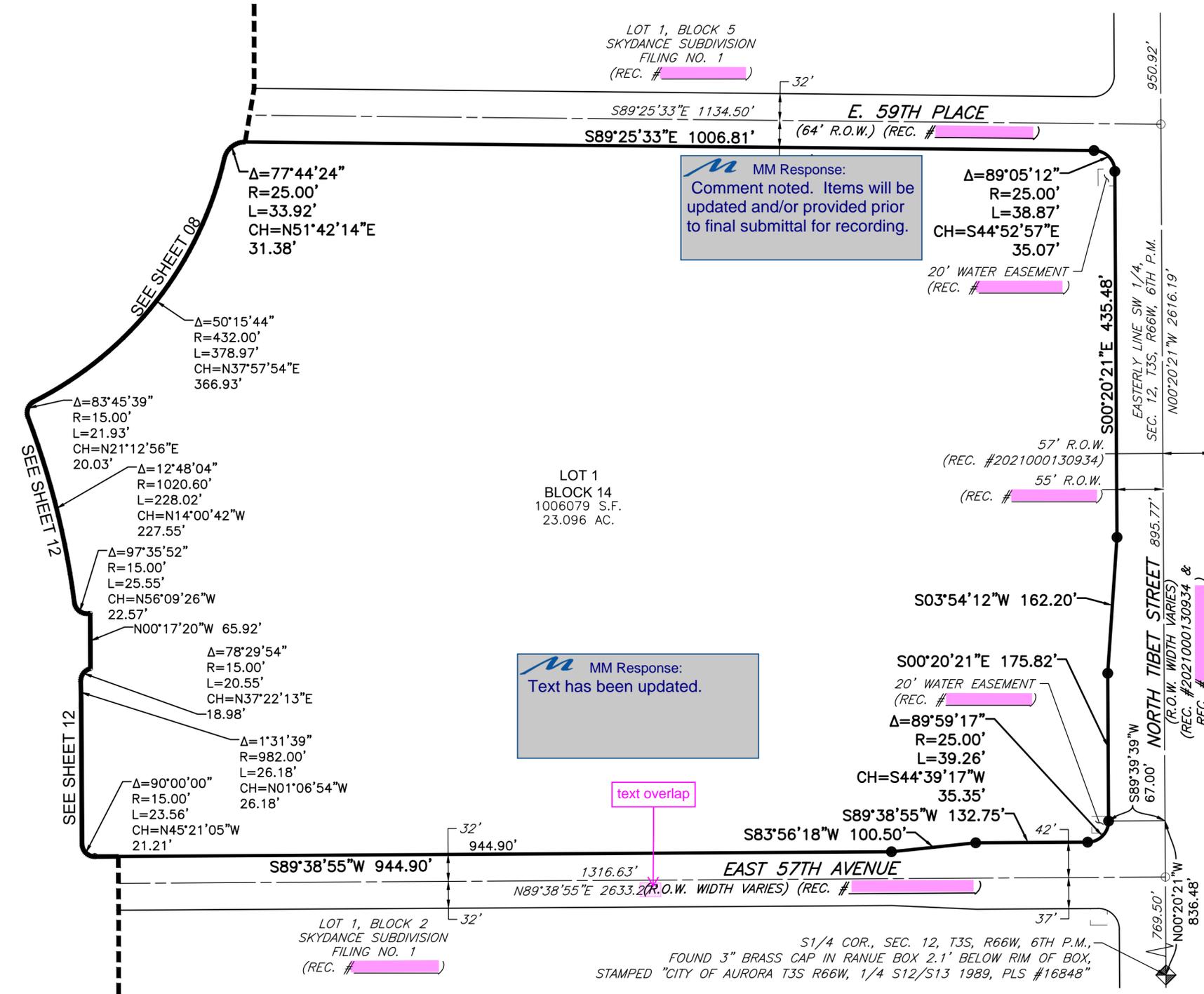
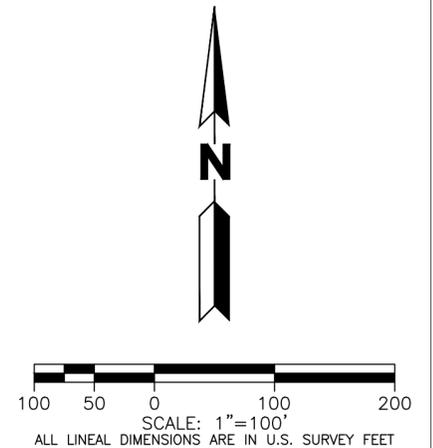
EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	CENTERLINE	
	LOT LINE	
	EASEMENT	

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

- POINT OF CURVATURE/INTERSECTION
- FOUND #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- SECTION CORNER

**EASEMENT LEGEND:**  
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**TRACT USE LEGEND:**  
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DRAWING LOCATION: G:\WHITE\23.0411-Sky\_Dance\_PA-2\_and\_PA-4\_Single\_Family\_PLANS\PLAT\FILING\_2\04-14\_PLAT\_SHEETS.dwg

OCTOBER 01, 2024  
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 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,  
 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
 CITY OF AURORA, COUNTY OF ADAMS,  
 STATE OF COLORADO  
 SHEET 14 OF 14

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°48'00"	25.00'	39.62'	N45°10'26"E	35.60'
C2	90°00'00"	25.00'	39.27'	S44°25'33"E	35.36'
C3	29°52'22"	532.00'	277.37'	N74°56'57"W	274.24'
C5	90°00'00"	25.00'	39.27'	N45°13'34"W	35.36'
C6	18°44'42"	25.00'	8.18'	N80°24'06"E	8.14'
C7	30°01'19"	468.00'	245.22'	S75°02'46"E	242.43'
C8	107°29'37"	432.00'	810.48'	N66°34'51"E	696.74'
C9	90°00'00"	47.00'	73.83'	N44°25'33"W	66.47'
C10	46°56'27"	425.00'	348.19'	S22°53'47"E	338.53'
C11	42°13'05"	1100.00'	810.53'	S51°26'12"W	792.32'
C12	13°46'18"	575.00'	138.21'	N82°45'46"E	137.88'
C13	30°40'44"	300.00'	160.63'	S14°59'17"W	158.72'
C14	20°31'04"	950.00'	340.20'	N10°36'37"W	338.38'
C15	87°50'24"	15.00'	23.00'	N28°37'32"E	20.81'
C16	88°02'30"	15.00'	23.05'	N63°26'01"W	20.85'
C17	87°39'06"	15.00'	22.95'	N89°48'26"E	20.77'
C18	87°39'06"	15.00'	22.95'	N02°32'28"W	20.77'
C19	90°05'55"	15.00'	23.59'	N75°16'42"E	21.23'
C20	89°53'33"	15.00'	23.53'	S14°43'34"E	21.19'
C21	90°00'00"	15.00'	23.56'	N44°25'33"W	21.21'
C22	19°40'37"	50.00'	17.17'	S10°24'45"W	17.09'
C23	129°21'14"	87.00'	196.42'	N44°25'33"W	157.28'
C24	19°40'37"	50.00'	17.17'	N80°44'08"E	17.09'
C25	90°00'00"	25.00'	39.27'	N44°25'33"W	35.36'
C26	90°00'00"	25.00'	39.27'	S45°34'27"W	35.36'
C27	90°00'00"	15.00'	23.56'	S44°25'33"E	21.21'

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C28	90°00'00"	15.00'	23.56'	S45°34'27"W	21.21'
C29	90°50'13"	15.00'	23.78'	N45°59'33"E	21.37'
C30	81°07'39"	15.00'	21.24'	S39°59'23"E	19.51'
C31	90°48'00"	15.00'	23.77'	N44°49'34"W	21.36'
C32	100°44'00"	15.00'	26.37'	S50°56'27"W	23.10'
C33	89°04'29"	15.00'	23.32'	N45°06'41"E	21.04'
C34	90°55'31"	15.00'	23.80'	S44°53'19"E	21.38'
C36	89°17'20"	15.00'	23.38'	N45°00'16"E	21.08'
C37	90°58'32"	15.00'	23.82'	S44°51'49"E	21.39'
C38	90°00'00"	15.00'	23.56'	N14°40'21"W	21.21'
C39	90°00'00"	15.00'	23.56'	S75°19'39"W	21.21'
C40	92°22'04"	15.00'	24.18'	N39°05'04"E	21.65'
C41	84°11'21"	15.00'	22.04'	N62°44'18"W	20.11'
C42	86°19'30"	25.00'	37.67'	S46°15'48"E	34.20'
C43	93°52'44"	25.00'	40.96'	N43°38'04"E	36.53'
C44	13°02'04"	1365.00'	310.53'	S09°37'06"E	309.86'
C45	12°47'11"	1342.00'	299.49'	N09°41'53"W	298.87'
C46	39°31'40"	260.00'	179.37'	N19°11'24"W	175.84'
C47	39°31'40"	283.00'	195.24'	S19°11'24"E	191.39'
C48	90°00'00"	25.00'	39.27'	N45°34'27"E	35.36'
C49	90°00'00"	25.00'	39.27'	S44°25'33"E	35.36'
C50	30°02'21"	500.00'	262.14'	N75°02'35"W	259.15'
C51	139°44'51"	400.00'	975.62'	N50°27'14"E	751.15'
C52	17°22'59"	1200.00'	364.07'	S08°48'21"E	362.68'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N30°19'39"E	48.98'
L2	N20°52'09"W	40.97'
L3	N38°57'14"W	75.37'
L4	S38°57'14"E	75.37'
L5	S89°25'33"E	145.00'
L6	N89°25'33"W	145.00'
L7	S89°25'33"E	145.00'
L8	N89°25'33"W	145.00'
L9	S89°25'33"E	145.00'
L10	N89°25'33"W	145.00'
L11	N89°46'26"E	146.82'
L12	S89°46'26"W	146.49'
L13	N89°38'55"E	147.15'
L14	S89°38'55"W	146.78'
L15	S89°25'33"E	260.00'
L16	S46°22'01"E	62.19'

DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family PLANS\PLAT\FILING 2\04-14-PLAT\_SHEETS.dwg

OCTOBER 01, 2024  
 JUNE 28, 2024  
 APRIL 12, 2024  
 SHEET 14 OF 14 NOVEMBER 17, 2023

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