

QUIKTRIP 4217 SUBDIVISION FILING NO. 1

Response: Added POC, as requested.

OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, AND A PORTION OF THE NW1/4 OF SECTION 29, T3S, R66W OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 11

EXISTING BOUNDARY & PARCELS DETAIL

UNPLATTED - Quit Claim Deed, Rec. No. C1273366

Add 'Point of Commencement' Label

Northwest corner of Section 29
Found 3.5" brass cap in monument box stamped "CITY OF AURORA 1987 L.S. 23527", per the Colorado Land Survey Monument Record accepted September 1, 1995, Held & Accepted

LOT 1, BLOCK 1

E. 38TH AVE.

LOT 1, BLOCK 1 MAVERIK SUBDIVISION FILING NO. 1 (REC. NO. 2017000025882)

LOT 1, BLOCK 1 CROSSLAND SUBDIVISION FILING NO. 2 (REC. NO. C0374392)

E. 35TH PL.

LOT 2, BLOCK 1

COMMERCE II SUBDIVISION FILING NO. 1 (REC. NO. C0734913)

LOT 1, BLOCK 1

N89°34'35"E(M) N89°04'00"E(R) 25'

Add secondary tie-out/flytie to another subdivision boundary corner

Response: Added another tie to the section, as requested.

TEXACO SITE NO. 1 (REC. NO. 787552)

Add 'Point of Beginning' label

Response: Added POB, as requested

Response: Adjusted distances to match the total distance when added, as requested.

Advisory Comment: Sum of lengths vs total length discrepancy (check for rounding)

Parcel 2: PARCEL 2, SPECIAL WARRANTY DEED (REC. NO. 2017000081059) 232,416 Square Feet 5.336 Acres±

East 35th Place 30' R.O.W. Vacated by Administrative Street Vacation, Rec. No. 2020000134058 10,927 Square Feet, 0.251 Acres±

Parcel 3: LOT 1, BLOCK 1 CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1 (REC. NO. B600036) 164,479 Square Feet or 3.776 Acres±

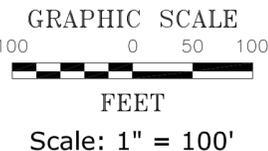
West 1/4 corner of Section 29
Found 3" brass cap in monument box stamped "C.O.A. 1981 LS 12021", per the Colorado Land Survey Monument Record accepted May 31, 2011, Held & Accepted

HANNIBAL COURT (25' PUBLIC R.O.W.)

EAST 38TH AVENUE (PUBLIC R.O.W., WIDTH VARIES)

North line of the Northwest 1/4 of Section 29

HELENA STREET (PUBLIC R.O.W., WIDTH VARIES)



Parcel 1: LOT 1, BLOCK 1 ROLLINS SUBDIVISION FILING NO. 4 (REC. NO. C0520870) 267,088 Square Feet 6.131 Acres±

NW1/4 SECTION 29 T3S, R66W, 6TH P.M.

Add Set monument symbols to this sheet

Response: Set monument symbols were inadvertently frozen, will make sure they are thawed (shown) moving forward.

Add 'set' monument symbols to this sheet

Response: Set monument symbols were inadvertently frozen, will make sure they are thawed (shown) moving forward.

Response: Removed additional period, as requested

Extra period after S.D.E. (Sheets 2-10)

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.) (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 closure sheet for the description. Send in the State Monument Records for the aliquot corners used in the plat. There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.

North 1/4 corner of Section 29
Found 3" brass cap in concrete, flush with grade, stamped "COLO DEPT OF HIGHWAYS PROJ NO. CC 12-10700-06 L.S. NO. 23524" per the Colorado Land Survey Monument Record accepted October 31, 2014, Held & Accepted

SUBDIVISION NOTES

I* INDICATES LOT 1, BLOCK 1, HOSPITALITY ACRE SUBDIVISION FILING NO. 1, RECORDED JUNE 14, 1988 AT RECEPTION NO. B820810, ADAMS COUNTY RECORDS.

II* INDICATES CHAMBERS AND I-70 SUBDIVISION FILING NO. 1, RECORDED SEPTEMBER 25, 2008 AT RECEPTION NO. 2008000076620, ADAMS COUNTY RECORDS.

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

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

MISCELLANEOUS NOTES

- ▨ INDICATES EXISTING EASEMENTS HEREBY VACATED BY THIS PLAT OR BY SEPARATE DOCUMENT, AS NOTED.
- ▨ INDICATES AREA HEREBY DEDICATED TO THE CITY OF AURORA, COLORADO FOR RIGHT-OF-WAY PURPOSES.

- 1) ALL EASEMENTS, AS SHOWN ON THIS PLAT, THAT HAVE A RECEPTION NUMBER OR BOOK & PAGE REFERENCE ARE CURRENTLY EXISTING EASEMENTS. ALL OTHER EASEMENTS, WITH NO RECORDING INFORMATION REFERENCES, ARE BEING CREATED BY THIS PLAT.
- 2) SEE SHEET 10 OF 11 FOR FOUND MONUMENT NOTES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY REFERENCED PARCEL NOTES.
- 3) SEE SHEET 11 OF 11 FOR LINE AND CURVE TABLES.

ABBREVIATION LEGEND

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

PREPARED BY:

ALTURA

LAND CONSULTANTS, LLC

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

JOB NO. 23123

OCTOBER 31, 2024

QUIKTRIP 4217 SUBDIVISION FILING NO. 1

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SHEET 3 OF 11

EXISTING EASEMENTS & EXISTING EASEMENTS TO BE VACATED DETAIL

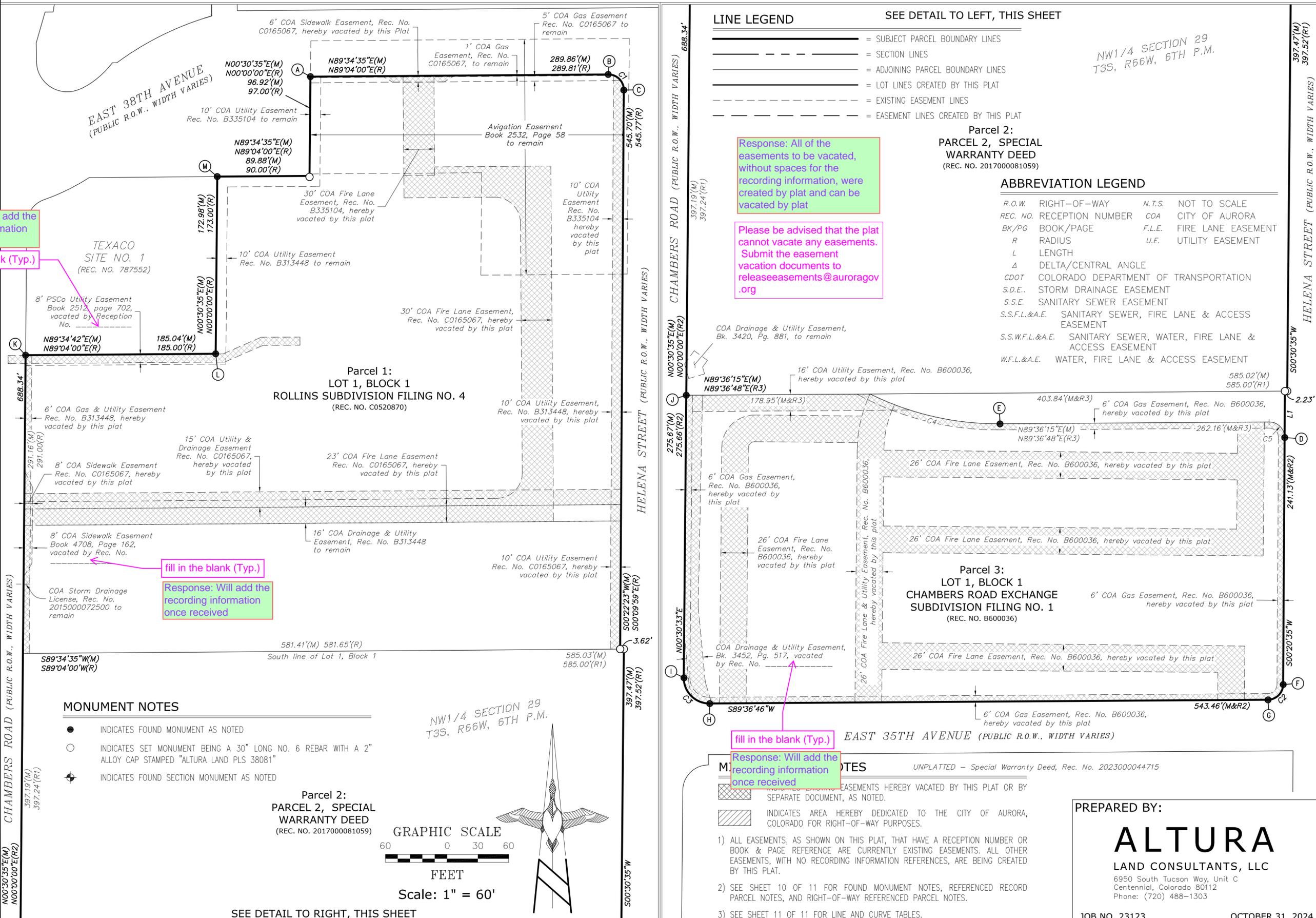
Response: Will add the recording information once received
fill in the blank (Typ.)

fill in the blank (Typ.)
Response: Will add the recording information once received

Response: All of the easements to be vacated, without spaces for the recording information, were created by plat and can be vacated by plat

Please be advised that the plat cannot vacate any easements. Submit the easement vacation documents to releaseasements@auroragov.org

NW1/4 SECTION 29
T3S, R66W, 6TH P.M.



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SEE DETAIL TO LEFT, THIS SHEET

Parcel 2:
PARCEL 2, SPECIAL WARRANTY DEED
(REC. NO. 2017000081059)

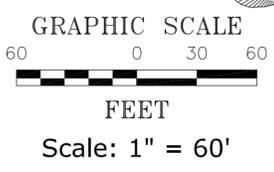
ABBREVIATION LEGEND

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BK/PG	BOOK/PAGE	F.L.E.	FIRE LANE EASEMENT
R	RADIUS	U.E.	UTILITY EASEMENT
L	LENGTH		
Δ	DELTA/CENTRAL ANGLE		
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION		
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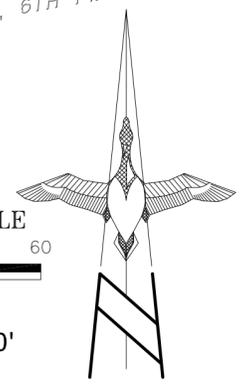
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Parcel 2:
PARCEL 2, SPECIAL WARRANTY DEED
(REC. NO. 2017000081059)



NW1/4 SECTION 29
T3S, R66W, 6TH P.M.



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PREPARED BY:

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OCTOBER 31, 2024

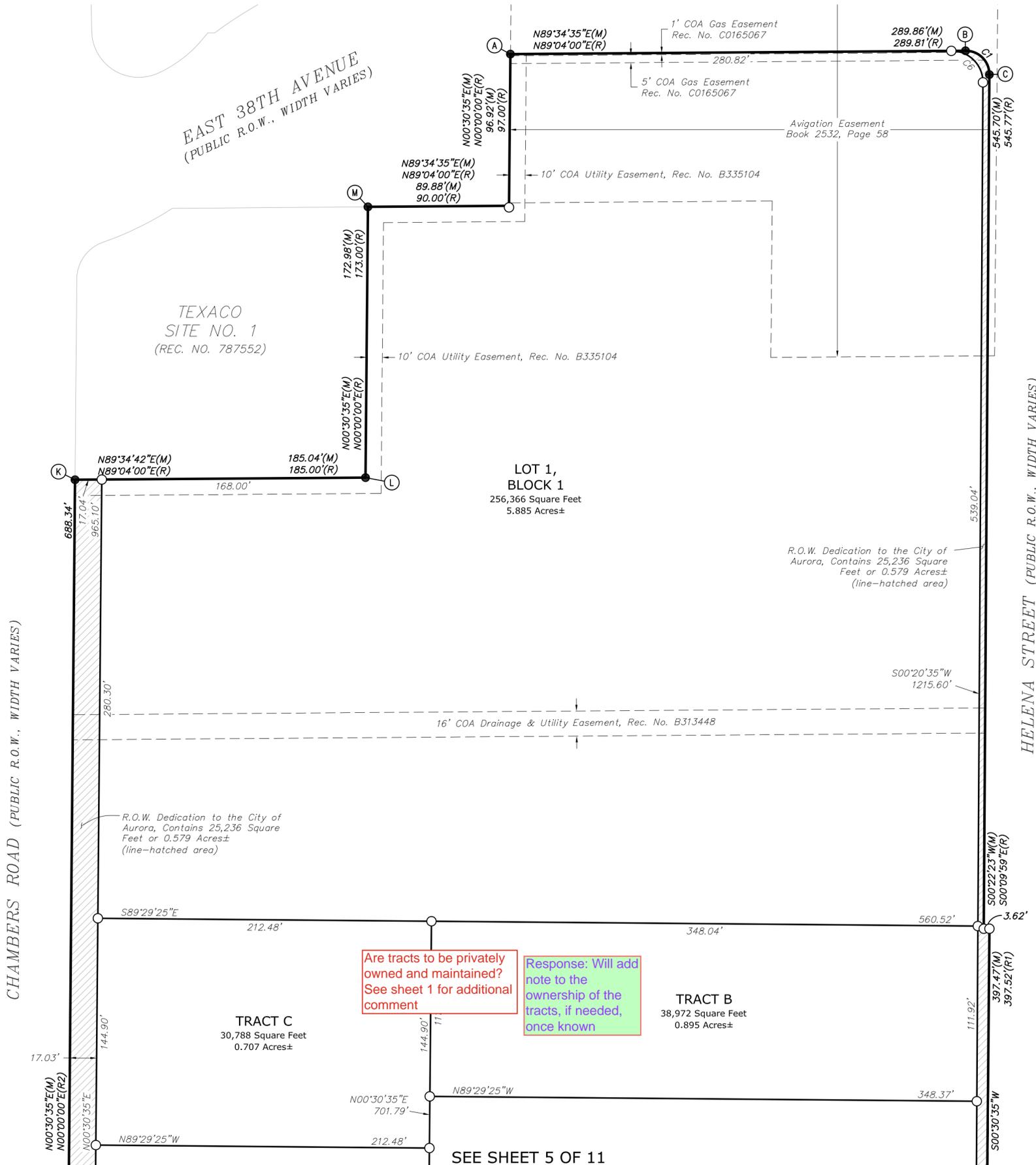
SEE DETAIL TO RIGHT, THIS SHEET

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SHEET 4 OF 11

LOTS & TRACTS CREATED BY THIS PLAT DETAIL (NORTH PORTION)



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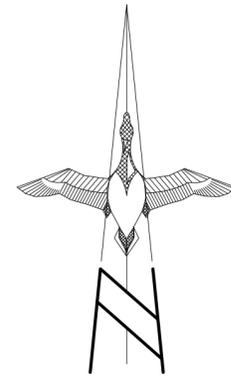
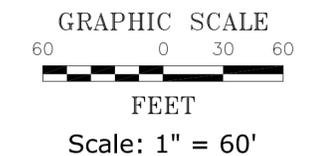
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Are tracts to be privately owned and maintained?
See sheet 1 for additional comment

Response: Will add note to the ownership of the tracts, if needed, once known

SEE SHEET 5 OF 11

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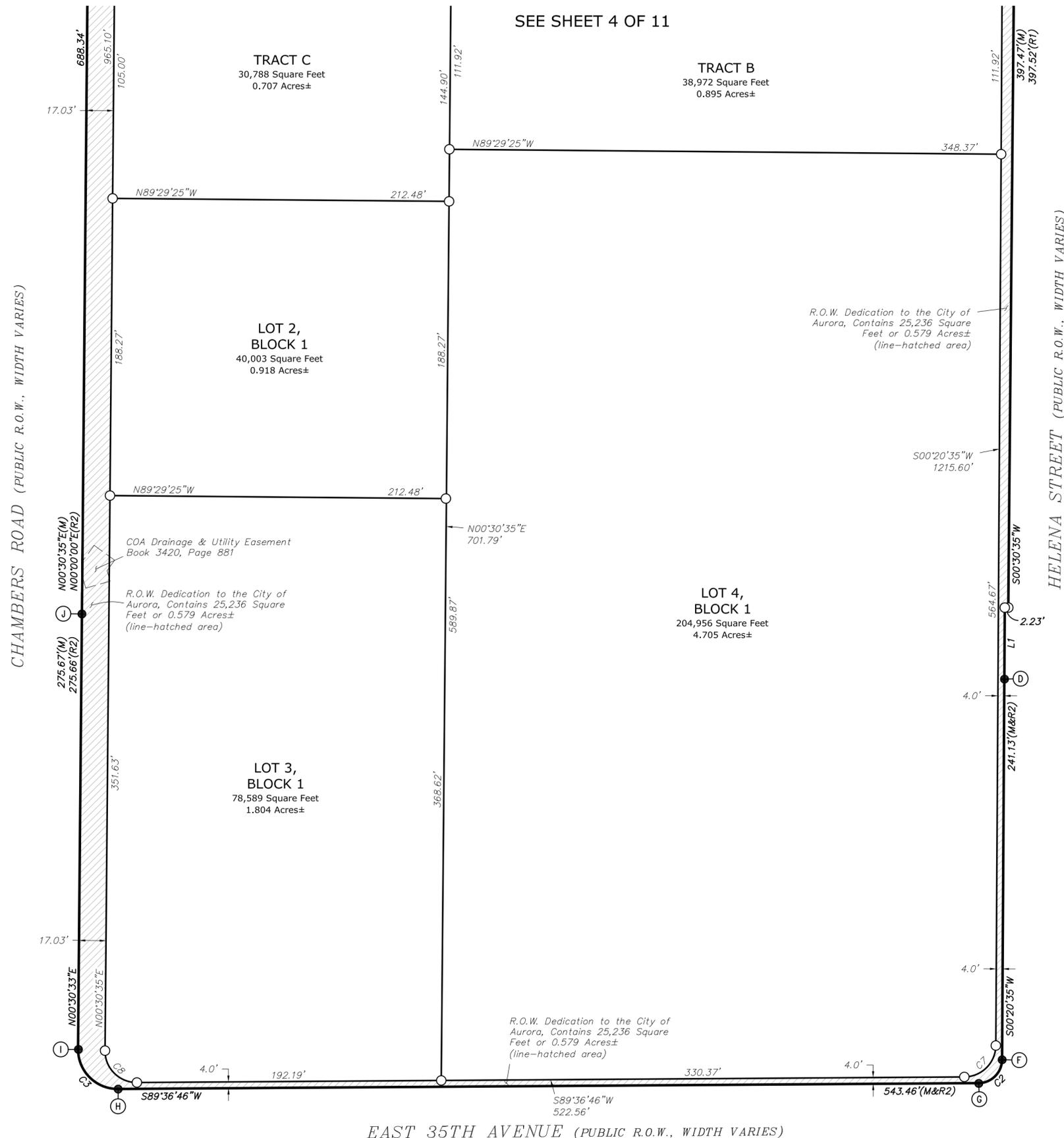
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SHEET 5 OF 11

LOTS & TRACTS CREATED BY THIS PLAT DETAIL (SOUTH PORTION)



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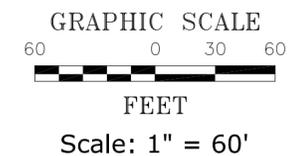
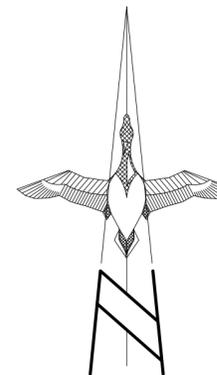
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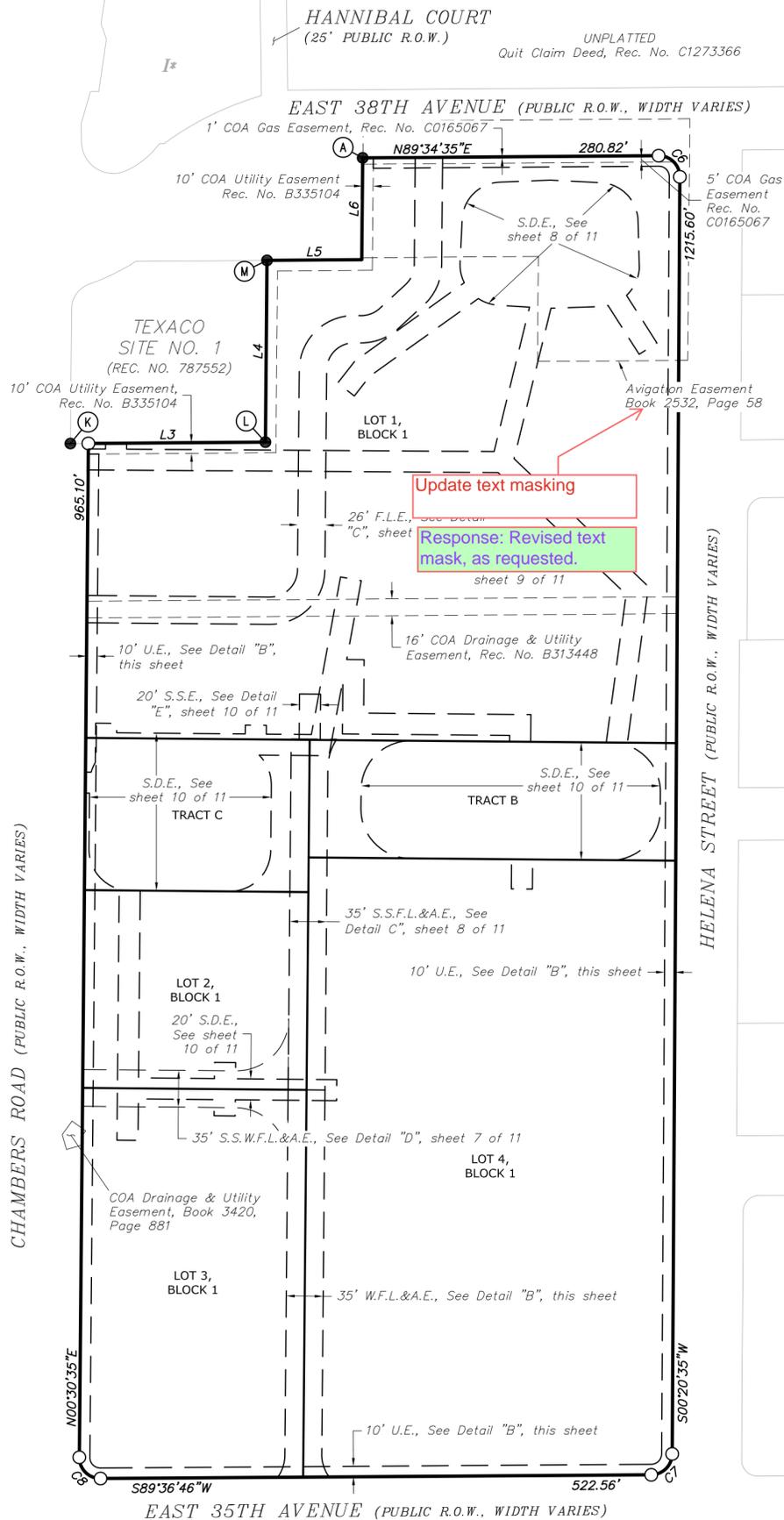
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SHEET 6 OF 11

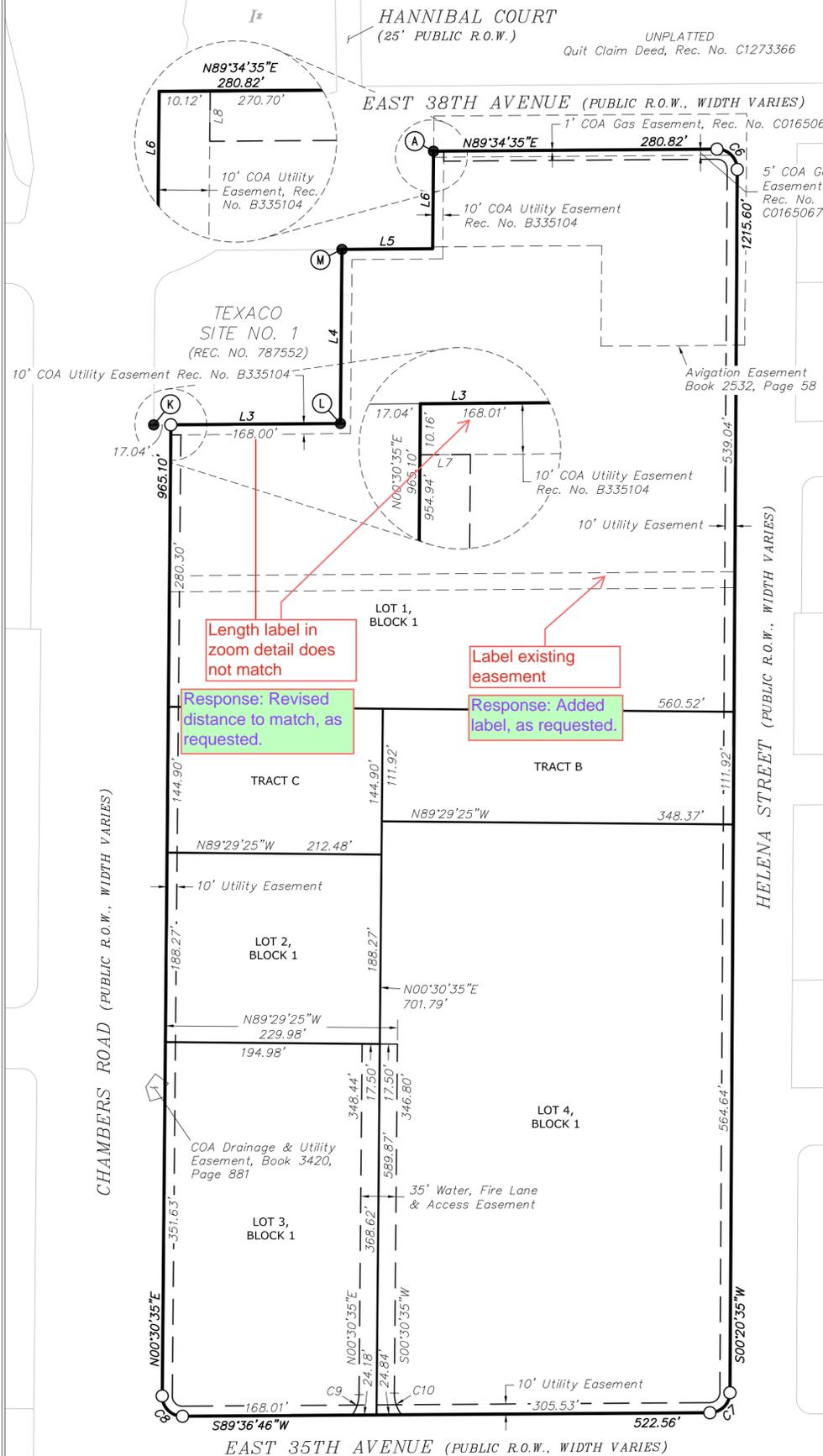
Detail "A"

Scale: 1" = 100'



Detail "B"

Scale: 1" = 100'



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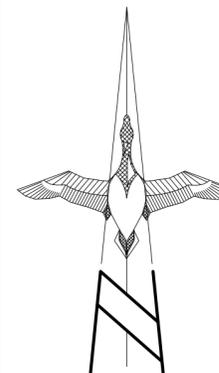
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ABBREVIATION LEGEND

- | | | | |
|-----------------|--|--------|--------------------|
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| REC. NO. | RECEPTION NUMBER | COA | CITY OF AURORA |
| BK/PG | BOOK/PAGE | F.L.E. | FIRE LANE EASEMENT |
| R | RADIUS | U.E. | UTILITY EASEMENT |
| L | LENGTH | | |
| Δ | DELTA/CENTRAL ANGLE | | |
| CDOT | COLORADO DEPARTMENT OF TRANSPORTATION | | |
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| W.F.L.&A.E. | WATER, FIRE LANE & ACCESS EASEMENT | | |



GRAPHIC SCALE
100 0 50 100

FEET

Scale: 1" = 100'

PREPARED BY:

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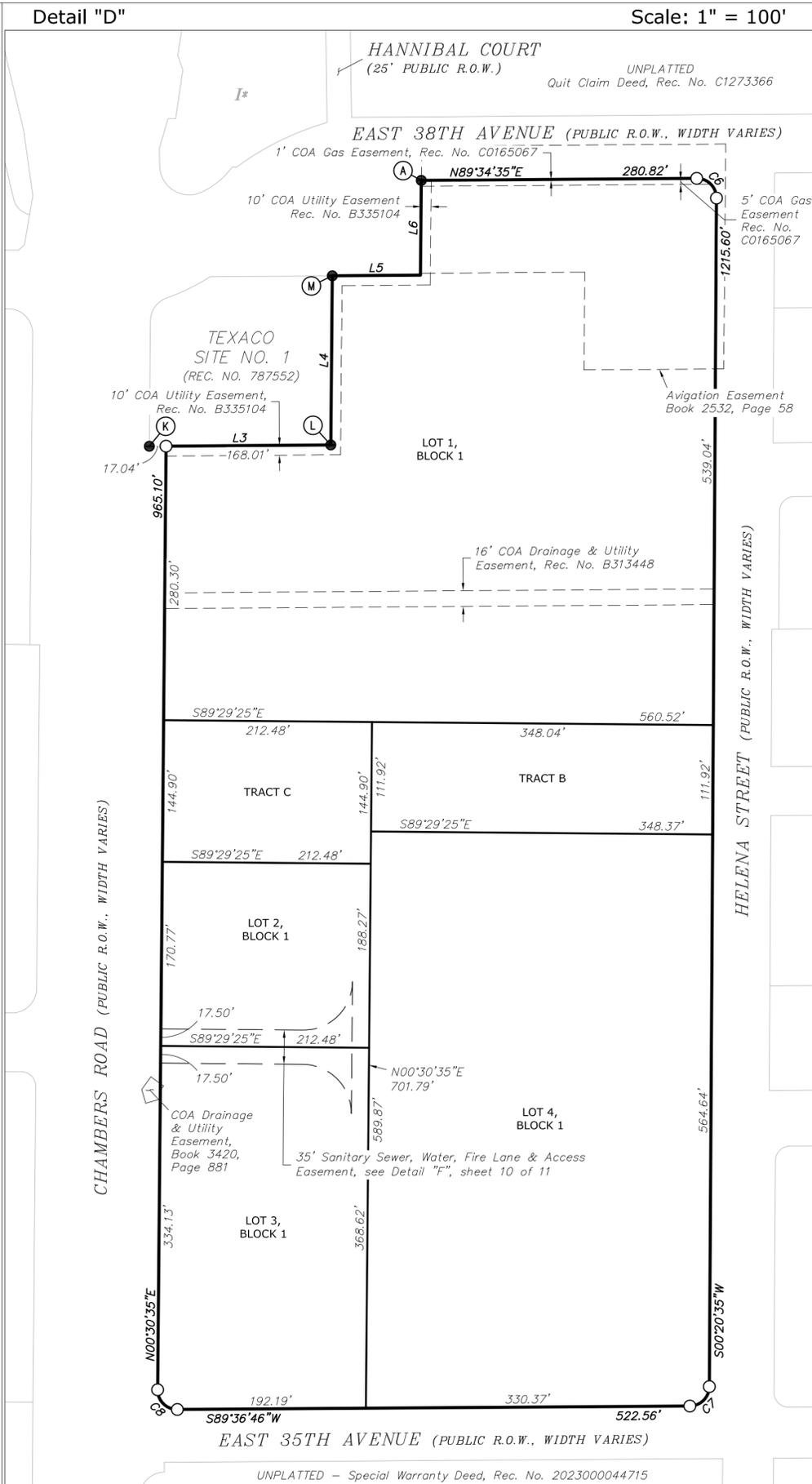
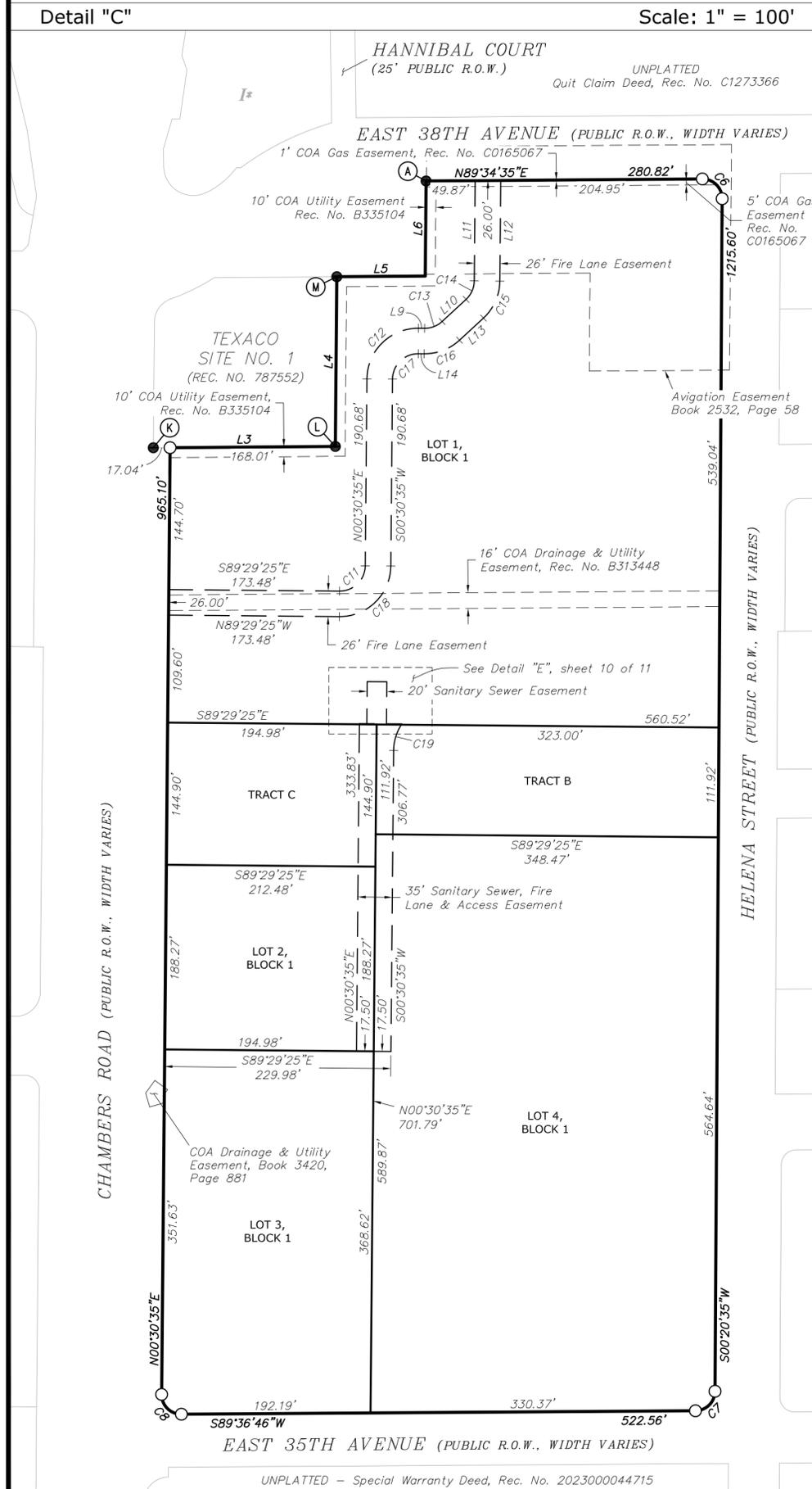
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SHEET 7 OF 11



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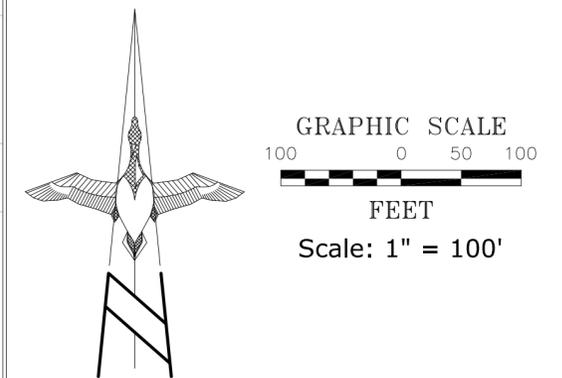
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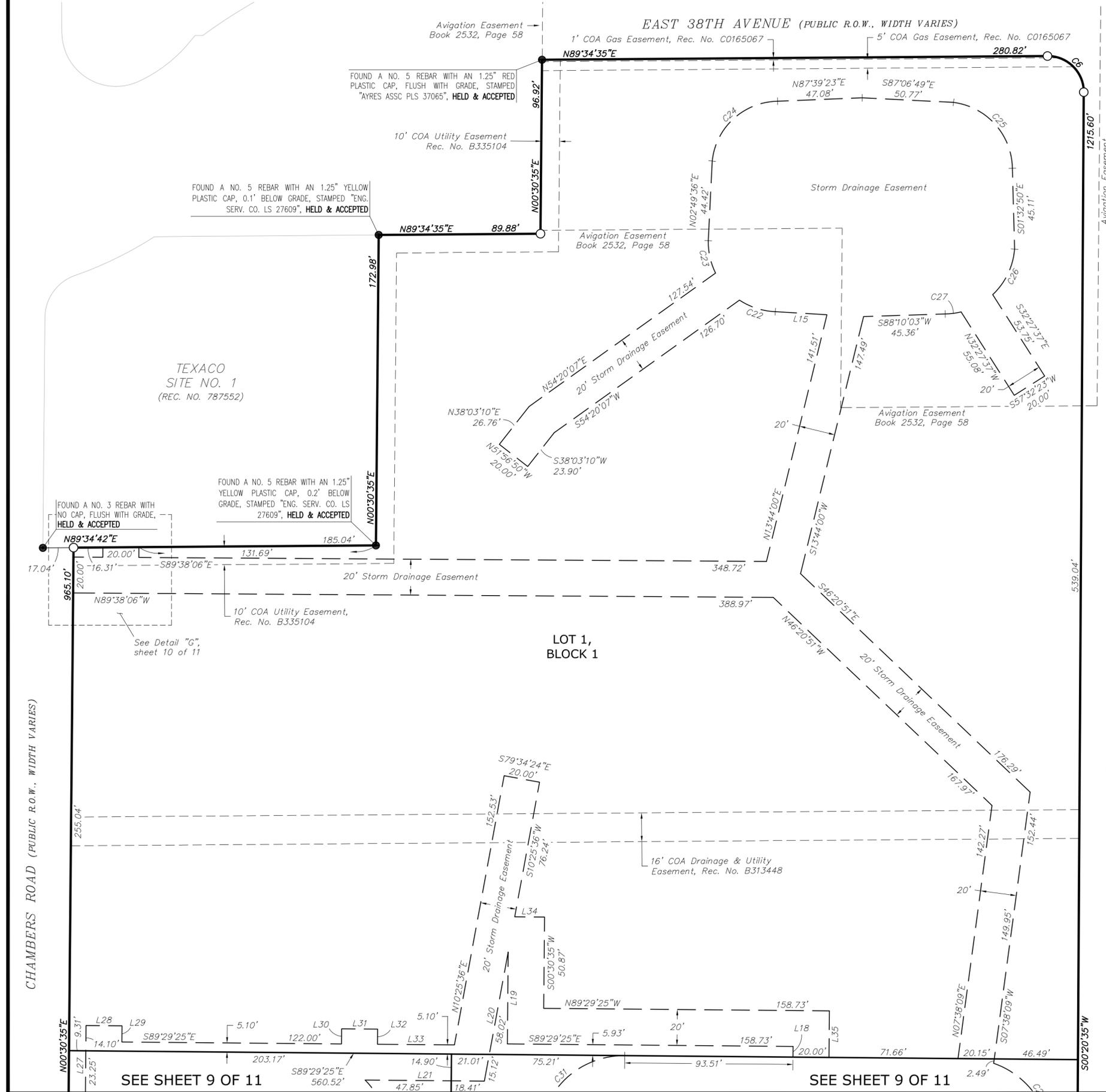
JOB NO. 23123

OCTOBER 31, 2024

QUIKTRIP 4217 SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, AND A PORTION OF THE NW1/4 OF SECTION 29, T3S, R66W OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 11



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

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

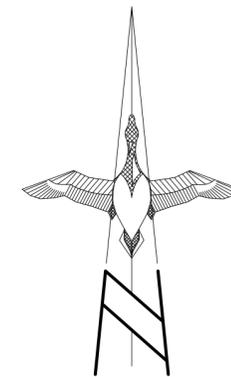
MISCELLANEOUS NOTES

- INDICATES EXISTING EASEMENTS HEREBY VACATED BY THIS PLAT OR BY SEPARATE DOCUMENT, AS NOTED.
- INDICATES AREA HEREBY DEDICATED TO THE CITY OF AURORA, COLORADO FOR RIGHT-OF-WAY PURPOSES.

- 1) ALL EASEMENTS, AS SHOWN ON THIS PLAT, THAT HAVE A RECEPTION NUMBER OR BOOK & PAGE REFERENCE ARE CURRENTLY EXISTING EASEMENTS. ALL OTHER EASEMENTS, WITH NO RECORDING INFORMATION REFERENCES, ARE BEING CREATED BY THIS PLAT.
- 2) SEE SHEET 10 OF 11 FOUND MONUMENT NOTES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY REFERENCED PARCEL NOTES.
- 3) SEE SHEET 11 OF 11 FOR LINE AND CURVE TABLES.

ABBREVIATION LEGEND

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



GRAPHIC SCALE



FEET

Scale: 1" = 40'

PREPARED BY:

ALTURA

LAND CONSULTANTS, LLC

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JOB NO. 23123

OCTOBER 31, 2024

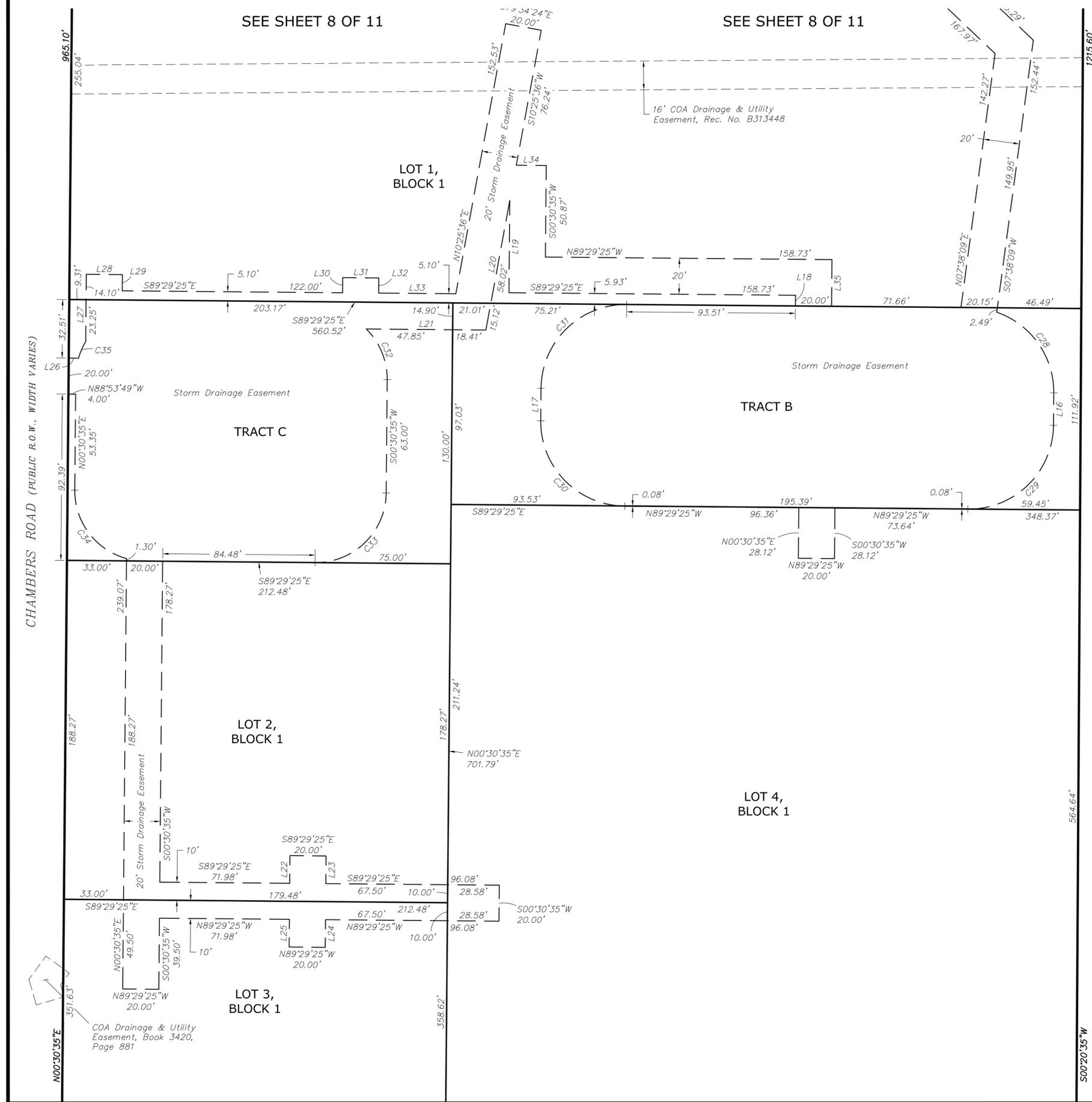
SEE SHEET 9 OF 11

SEE SHEET 9 OF 11

QUIKTRIP 4217 SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, AND A PORTION OF THE NW1/4 OF SECTION 29, T3S, R66W OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 9 OF 11

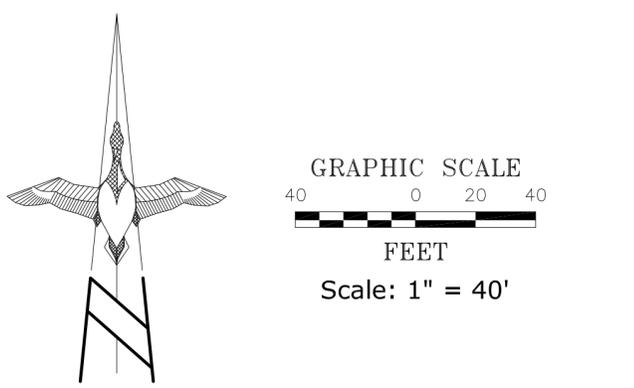


- MONUMENT NOTES**
- INDICATES FOUND MONUMENT AS NOTED
 - INDICATES SET MONUMENT BEING A 30" LONG NO. 6 REBAR WITH A 2" ALLOY CAP STAMPED "ALTURA LAND PLS 38081"
 - ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED
- LINE LEGEND**
- = SUBJECT PARCEL BOUNDARY LINES
 - - - = SECTION LINES
 - = ADJOINING PARCEL BOUNDARY LINES
 - = LOT LINES CREATED BY THIS PLAT
 - - - = EXISTING EASEMENT LINES
 - - - = EASEMENT LINES CREATED BY THIS PLAT

- MISCELLANEOUS NOTES**
- ▨ INDICATES EXISTING EASEMENTS HEREBY VACATED BY THIS PLAT OR BY SEPARATE DOCUMENT, AS NOTED.
 - ▨ INDICATES AREA HEREBY DEDICATED TO THE CITY OF AURORA, COLORADO FOR RIGHT-OF-WAY PURPOSES.
- 1) ALL EASEMENTS, AS SHOWN ON THIS PLAT, THAT HAVE A RECEPTION NUMBER OR BOOK & PAGE REFERENCE ARE CURRENTLY EXISTING EASEMENTS. ALL OTHER EASEMENTS, WITH NO RECORDING INFORMATION REFERENCES, ARE BEING CREATED BY THIS PLAT.
 - 2) SEE SHEET 10 OF 11 FOR FOUND MONUMENT NOTES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY REFERENCED PARCEL NOTES.
 - 3) SEE SHEET 11 OF 11 FOR LINE AND CURVE TABLES.

ABBREVIATION LEGEND

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



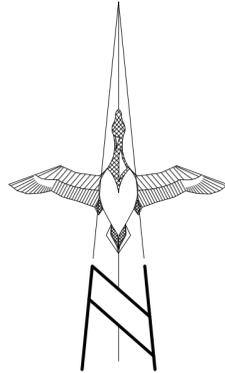
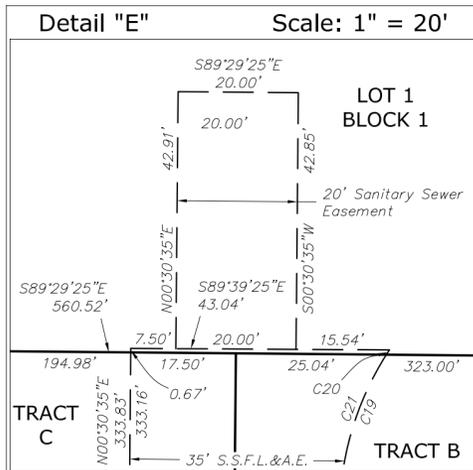
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JOB NO. 23123 OCTOBER 31, 2024

QUIKTRIP 4217 SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, AND A PORTION OF THE NW1/4 OF SECTION 29, T3S, R66W OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 10 OF 11

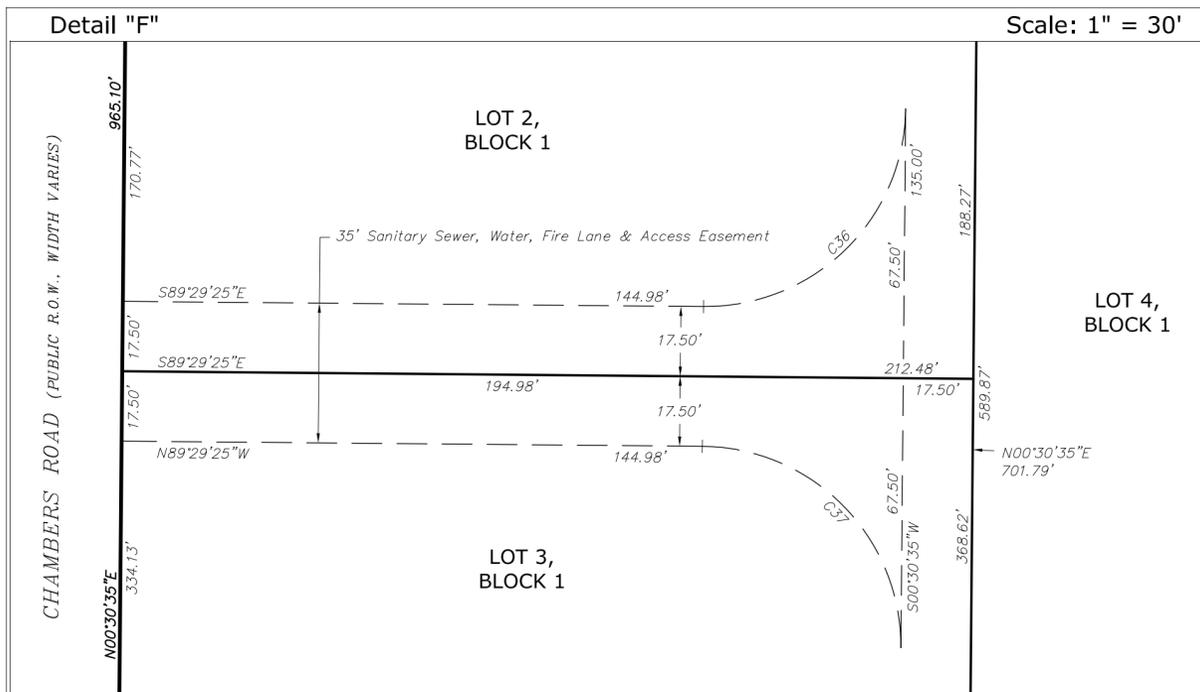


RECORD REFERENCE NOTES

- (R) INDICATES RECORD INFORMATION PER THE PLAT OF ROLLINS SUBDIVISION FILING NO. 4, RECORDED MARCH 29, 1999 AT RECEPTION NO. C0520870, ADAMS COUNTY RECORDS.
- (R1) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED BY AND BETWEEN THE CHAMBERS 3640, LLC AND WHEELING SERVICE CENTER L.L.C., RECORDED SEPTEMBER 18, 2017 AT RECEPTION NO. 2017000081059, ADAMS COUNTY RECORDS.
- (R2) INDICATES RECORD INFORMATION PER THE PLAT OF CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, RECORDED SEPTEMBER 17, 1985 AT RECEPTION NO. B600036, ADAMS COUNTY RECORDS.
- (R3) INDICATES RECORD INFORMATION PER THE ADMINISTRATIVE STREET VACATION, RECORDED DECEMBER 18, 2020 AT RECEPTION NO. 2020000134058, 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.

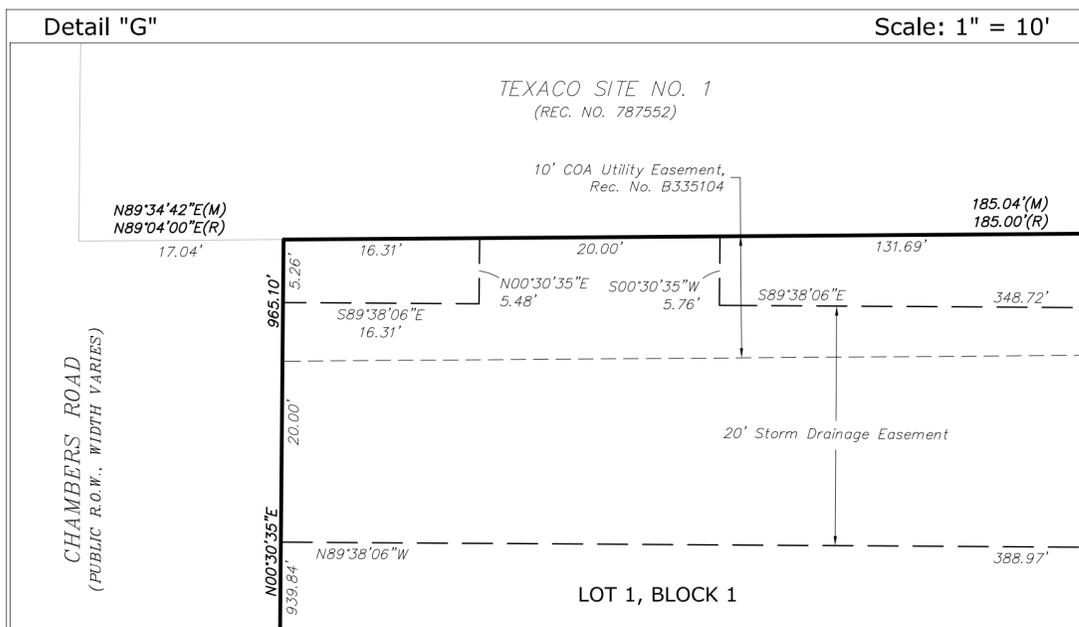
FOUND MONUMENT DESCRIPTIONS

- (A) FOUND A NO. 5 REBAR WITH AN 1.25" RED PLASTIC CAP, FLUSH WITH GRADE, STAMPED "AYRES ASSC PLS 37065", **HELD & ACCEPTED** FOR THE NORTH CORNER OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4.
- (B) FOUND A NO. 5 REBAR WITH AN 1.25" RED PLASTIC CAP, 0.1' BELOW GRADE, STAMPED "AYRES ASSC PLS 37065", **HELD & ACCEPTED** FOR THE EASTERLY POINT OF CURVATURE (P.O.C.) ALONG THE NORTHERLY LINE OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4.
- (C) FOUND A NO. 5 REBAR WITH AN 1.25" RED PLASTIC CAP, FLUSH WITH GRADE, STAMPED "AYRES ASSC PLS 37065", **HELD & ACCEPTED** FOR THE NORTHERLY POINT OF TANGENCY (P.O.T.) ALONG THE EASTERLY LINE OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4.
- (D) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, 0.1' ABOVE GRADE, ILLEGIBLE, **HELD & ACCEPTED** FOR THE NORTHERLY P.O.T. ALONG THE EASTERLY LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (E) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, 0.1' ABOVE GRADE, ILLEGIBLE, **HELD & ACCEPTED** FOR THE P.O.T. ALONG THE NORTHERLY LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (F) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, FLUSH WITH GRADE, ILLEGIBLE, **HELD & ACCEPTED** FOR THE SOUTHERLY P.O.C. ALONG THE EASTERLY LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (G) FOUND A NO. 5 REBAR WITH AN 1.25" GREEN PLASTIC CAP, FLUSH WITH GRADE, ILLEGIBLE, **HELD & ACCEPTED** FOR THE EASTERLY P.O.T. ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (H) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, FLUSH WITH GRADE, STAMPED "ENGR. SER. CO. LS 9652", **HELD & ACCEPTED** FOR THE WESTERLY P.O.C. ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (I) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, FLUSH WITH GRADE, STAMPED "ENGR. SER. CO. LS 9652", **HELD & ACCEPTED** FOR THE SOUTHERLY P.O.T. ALONG THE WESTERLY LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (J) FOUND A NO. 5 REBAR WITH NO CAP, FLUSH WITH GRADE, **HELD & ACCEPTED** FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (K) FOUND A NO. 3 REBAR WITH NO CAP, FLUSH WITH GRADE, **HELD & ACCEPTED** FOR THE WEST CORNER OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4.
- (L) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, 0.2' BELOW GRADE, STAMPED "ENG. SERV. CO. LS 27609", **HELD & ACCEPTED** FOR THE INSIDE ANGLE POINT ALONG THE WESTERLY/NORTHERLY LINE OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4/SOUTHEAST CORNER OF TEXACO SITE NO. 1.
- (M) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, 0.1' BELOW GRADE, STAMPED "ENG. SERV. CO. LS 27609", **HELD & ACCEPTED** FOR THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4/NORTHEAST CORNER OF TEXACO SITE NO. 1.



Add linetype/abbreviations legends to this sheet

Response: Added line & abbreviation legend, as requested.



RIGHT-OF-WAY NOTES

EAST 35TH PLACE (WEST OF CHAMBERS ROAD) – A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, PER RECEPTION NO. A007066.

EAST 38TH AVENUE (WEST OF CHAMBERS ROAD) – A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, PER RECEPTION NO. A007066.

CHAMBERS ROAD – A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, PER BOOK 467, PAGE 439; BOOK 2532, PAGE 47; BOOK 2481, PAGE 718; BOOK 3278, PAGE 305; BOOK 3308, PAGE 256; RECEPTION NO. B600036; RECEPTION NO. 2008000076620; RECEPTION NO. 2017000025882

HANNIBAL COURT – A 25.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, PER BOOK 837, PAGE 537.

EAST 38TH AVENUE (EAST OF CHAMBERS ROAD) – A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, PER BOOK 829, PAGE 178; BOOK 837, PAGE 537; BOOK 3308, PAGE 256

HELENA STREET – A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, PER BOOK 827, PAGE 179; BOOK 2532, PAGE 45; RECEPTION NO. B600036; RECEPTION NO. C1225444;

EAST 36TH PLACE (EAST OF CHAMBERS ROAD) – A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, PER RECEPTION NO. 700314 AND RECEPTION NO. 2009000018363.

EAST 36TH AVENUE (EAST OF CHAMBERS ROAD) – A 50.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, PER RECEPTION NO. 700314.

EAST 35TH PLACE (EAST OF CHAMBERS ROAD) – A 57.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, PER BOOK 829, PAGE 178; RECEPTION NO. 700314; AND RECEPTION NO. C0778297.

EAST 35TH AVENUE (EAST OF CHAMBERS ROAD) – A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES PER BOOK 829, PAGE 178; RECEPTION NO. 700314; RECEPTION NO. B600036; AND RECEPTION NO. C0778297.

Response: Revised job no and date to match all sheets, as requested.

Advisory Comment: Date and Job No. below are different on sheets 10-11 than sheets 1-9

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JOB NO. 21297

JANUARY 11, 2024

QUIKTRIP 4217 SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, AND A PORTION OF THE NW1/4 OF SECTION 29, T3S, R66W OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 11 OF 11

CURVE	RADIUS	CURVE TABLE							
		DELTA		LENGTH		CHORD BEARING		CHORD	
		MEASURED	RECORD	MEASURED	RECORD	MEASURED	RECORD	MEASURED	RECORD
C1	15.00'	91°34'28"	90°46'01"(R)	23.97'	23.76'(R)	S44°56'26"E	S45°32'59"E(R)	21.50'	21.35'(R)
C2	15.00'	89°16'11"(M&R2)		23.37'(M&R2)		S44°58'41"W		21.08'	
C3	25.00'	90°53'47"(M&R2)		39.66'(M&R2)		N44°56'20"W		35.63'	
C4	280.00'	26°45'56"(M&R3)		130.80'(M&R3)		S77°00'47"E	S77°00'14"E(R3)	129.61'(M&R3)	
C5	15.00'	90°44'20"	90°44'22"(R3)	23.76'(M&R3)		S45°01'35"E	S45°01'01"E(R3)	21.35'(M&R3)	
C6	20.00'	90°45'51"		31.68'		S45°02'20"E		28.47'	
C7	20.00'	89°16'11"		31.16'		S44°58'41"W		28.10'	
C8	20.00'	90°53'49"		31.73'		N44°56'19"W		28.50'	
C9	35.00'	35°58'23"		21.97'		N18°29'46"E		21.62'	
C10	35.00'	37°46'01"		23.07'		S18°22'25"E		22.66'	
C11	26.00'	90°00'00"		40.84'		N45°30'35"E		36.77'	
C12	52.00'	90°00'00"		81.68'		N45°30'35"E		73.54'	
C13	26.00'	43°20'29"		19.67'		N68°50'21"E		19.20'	
C14	26.00'	46°39'31"		21.17'		N23°50'21"E		20.59'	
C15	52.00'	46°39'31"		42.35'		S23°50'21"W		41.19'	
C16	52.00'	43°20'29"		39.34'		S68°50'21"W		38.40'	
C17	26.00'	90°00'00"		40.84'		S45°30'35"W		36.77'	
C18	52.00'	90°00'00"		81.68'		S45°30'35"W		73.54'	
C19	50.00'	32°56'46"		28.75'		S16°58'58"W		28.36'	
C20	50.00'	01°04'37"		0.94'		S32°55'02"W		0.94'	
C21	50.00'	31°52'09"		27.81'		S16°26'39"W		27.45'	
C22	38.79'	31°17'12"		21.18'		N72°05'23"W		20.92'	
C23	38.79'	27°34'03"		18.67'		N12°37'51"W		18.49'	
C24	37.07'	83°20'03"		53.91'		N47°26'37"E		49.28'	
C25	37.60'	81°38'13"		53.57'		S41°44'20"E		49.16'	
C26	39.29'	41°55'52"		28.75'		S25°35'53"W		28.11'	
C27	39.29'	13°00'17"		8.92'		S82°37'29"W		8.90'	
C28	47.00'	71°21'44"		58.54'		S35°10'17"E		54.83'	
C29	47.00'	90°00'00"		73.83'		S45°30'35"W		66.47'	
C30	47.00'	90°00'00"		73.83'		N44°29'25"W		66.47'	
C31	47.00'	90°00'00"		73.83'		N45°30'35"E		66.47'	
C32	39.00'	45°53'07"		31.23'		S22°25'59"E		30.41'	
C33	39.00'	90°00'00"		61.26'		S45°30'35"W		55.15'	
C34	39.00'	75°08'34"		51.15'		N37°03'42"W		47.56'	
C35	39.00'	14°53'04"		10.13'		N23°19'25"E		10.10'	
C36	50.00'	90°00'00"		78.54'		N45°30'35"E		70.71'	
C37	50.00'	90°00'00"		78.54'		N44°29'25"W		70.71'	

LINE	LINE TABLE			
	BEARING		LENGTH	
	MEASURED	RECORD	MEASURED	RECORD
L1	S00°20'51"W	S00°21'10"W(R3)	45.20'(M&R3)	
L2	N89°34'42"E	N89°04'00"E(R)	54.97'	55.00'(R)
L3	N89°34'42"E	N89°04'00"E(R)	185.04'	185.00'(R)
L4	N00°30'35"E	N00°00'00"E(R)	172.98'	173.00'(R)
L5	N89°34'35"E	N89°04'00"E(R)	89.88'	90.00'(R)
L6	N00°30'35"E	N00°00'00"E(R)	96.92'	97.00'(R)
L7	N89°34'35"E		10.00'	
L8	S00°30'35"W		10.00'	
L9	S89°29'25"E		6.11'	
L10	N47°10'06"E		33.16'	
L11	N00°30'35"E		102.17'	
L12	S00°30'35"W		102.59'	
L13	S47°10'06"W		33.16'	
L14	N89°29'25"W		6.11'	
L15	N86°37'40"W		28.74'	
L16	S00°30'35"W		18.00'	
L17	N00°30'35"E		18.00'	
L18	N00°30'35"E		5.93'	
L19	N00°30'35"E		51.22'	
L20	S10°25'36"W		73.14'	
L21	N89°29'25"W		66.26'	
L22	N00°30'35"E		15.39'	
L23	S00°30'35"W		15.39'	
L24	S00°30'35"W		15.39'	
L25	N00°30'35"E		15.39'	
L26	S88°53'49"E		5.40'	
L27	N00°30'35"E		37.35'	
L28	S89°29'25"E		20.00'	
L29	S00°30'35"W		9.00'	
L30	N00°30'35"E		8.42'	
L31	S89°29'25"E		20.00'	
L32	S00°30'35"W		8.42'	
L33	S89°29'25"E		42.76'	
L34	S89°29'25"E		16.56'	
L35	S00°30'35"W		25.93'	

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JOB NO. 21297

JANUARY 11, 2024