

STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 5

SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SECTION 2 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2 TO BEAR NORTH 89°26'11" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 85°26'39" EAST A DISTANCE OF 818.12 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE RECORDED AT RECEPTION NO. 155192, RECEPTION NO. 548625 AND RECEPTION NO. 549651 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**;

THENCE NORTH 89°26'11" EAST ALONG SAID RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE A DISTANCE OF 164.99 FEET TO THE NORTHWEST CORNER OF STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. E0119592 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE SOUTH 00°33'49" EAST ALONG THE WESTERLY LINE OF SAID STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 1, AND THE SOUTHERLY EXTENSION THEREOF A DISTANCE OF 1,407.00 FEET;

THENCE SOUTH 89°26'11" WEST A DISTANCE OF 982.26 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 2;

THENCE NORTH 00°28'31" WEST ALONG SAID WEST LINE A DISTANCE OF 154.04 FEET TO THE NORTH SIXTEENTH CORNER BETWEEN SECTIONS 2 AND 3 TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE NORTH 00°28'10" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 2 A DISTANCE OF 529.96 FEET;

THENCE NORTH 89°26'11" EAST A DISTANCE OF 816.16 FEET;

THENCE NORTH 00°33'49" WEST A DISTANCE OF 723.00 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 790,781 SQUARE FEET, OR 18.153 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 5**, 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.

OWNER:

OWNER: NP STAFFORD I, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: NPD MANAGEMENT, LLC
A MISSOURI LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: _____
NAME: NATHANIEL HAGEDORN
TITLE: MANAGER

NOTARIAL:

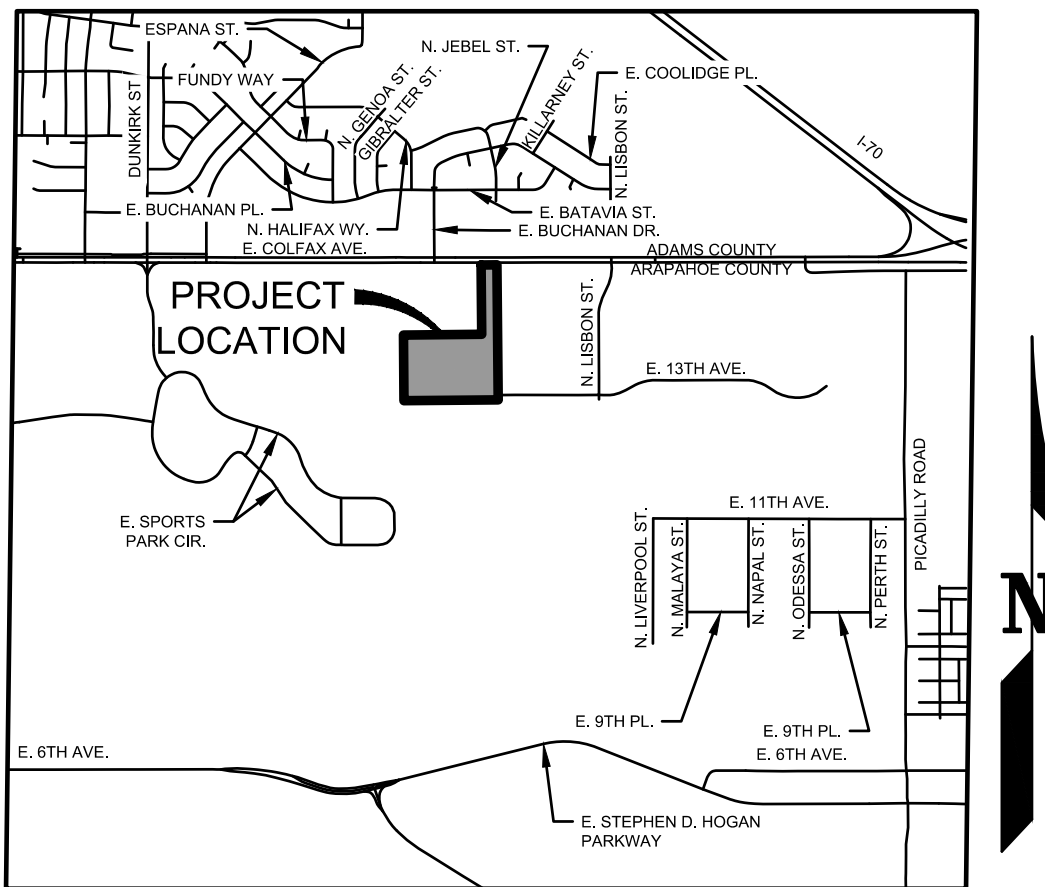
STATE OF MISSOURI)
COUNTY OF CLAY) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 20____ AD BY NATHANIEL HAGEDORN AS MANAGER OF
NPD MANAGEMENT, LLC, MANAGER OF SAID ENTITY.

WITNESS MY HAND AND OFFICIAL SEAL

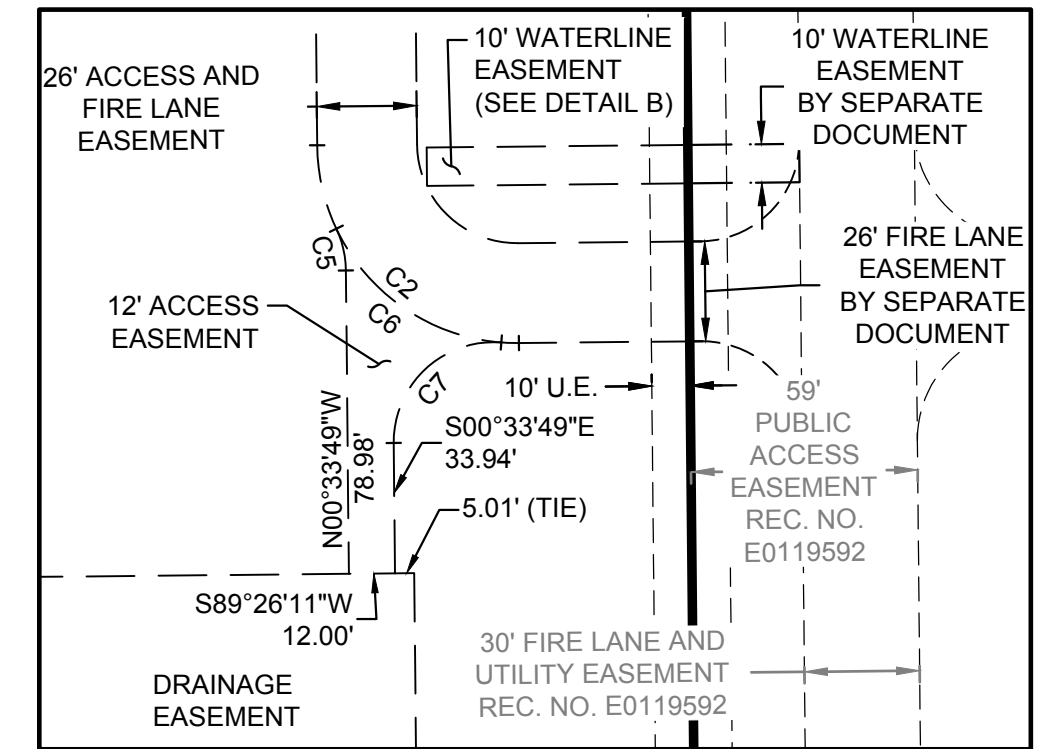
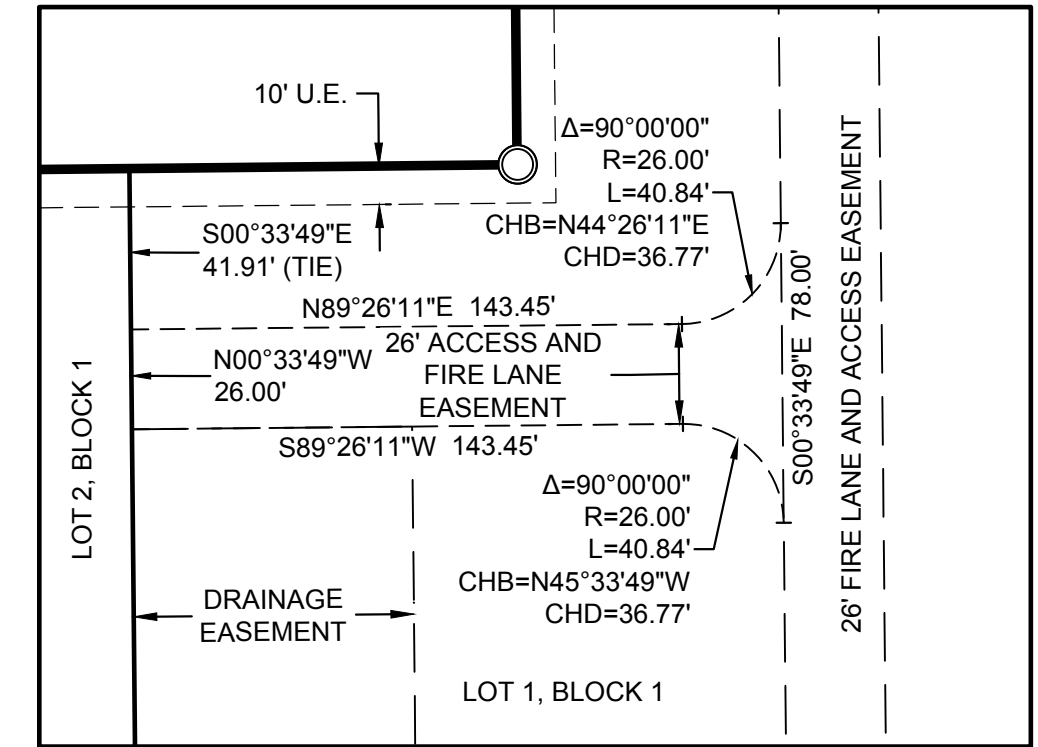
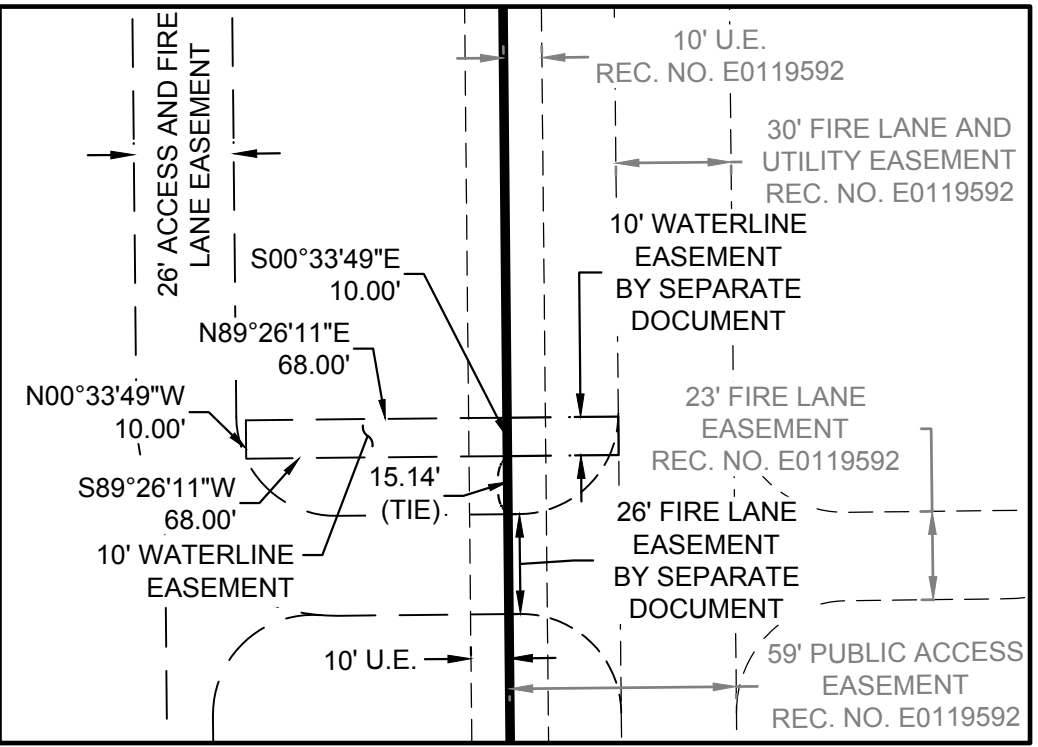
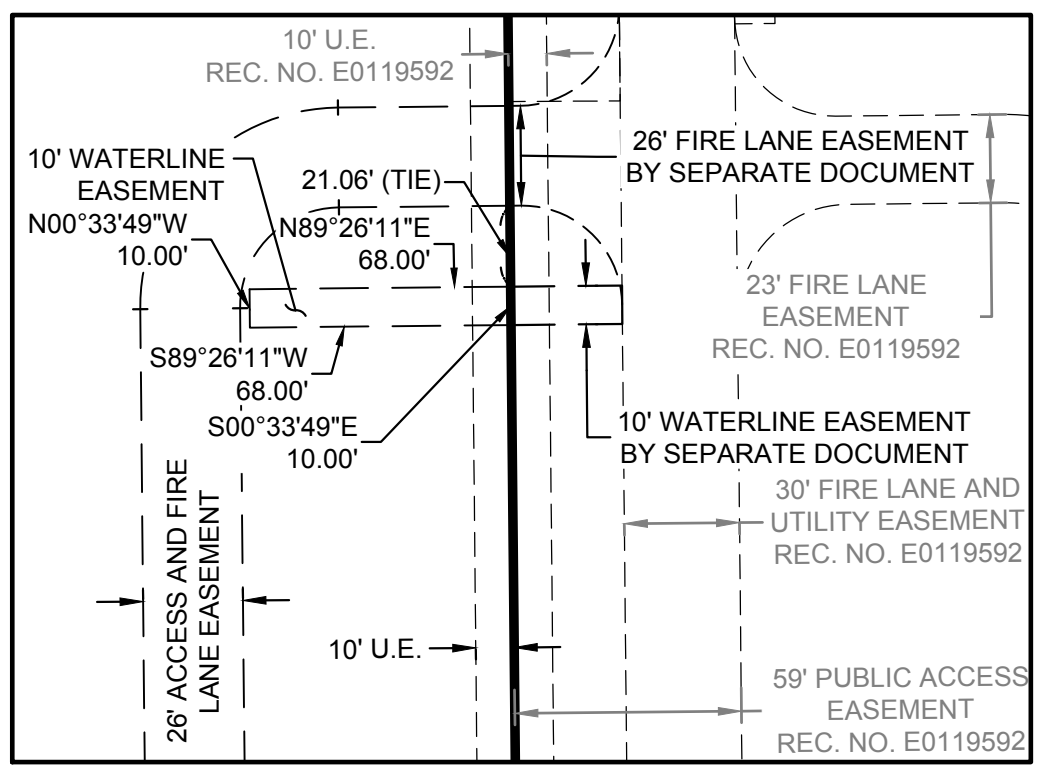
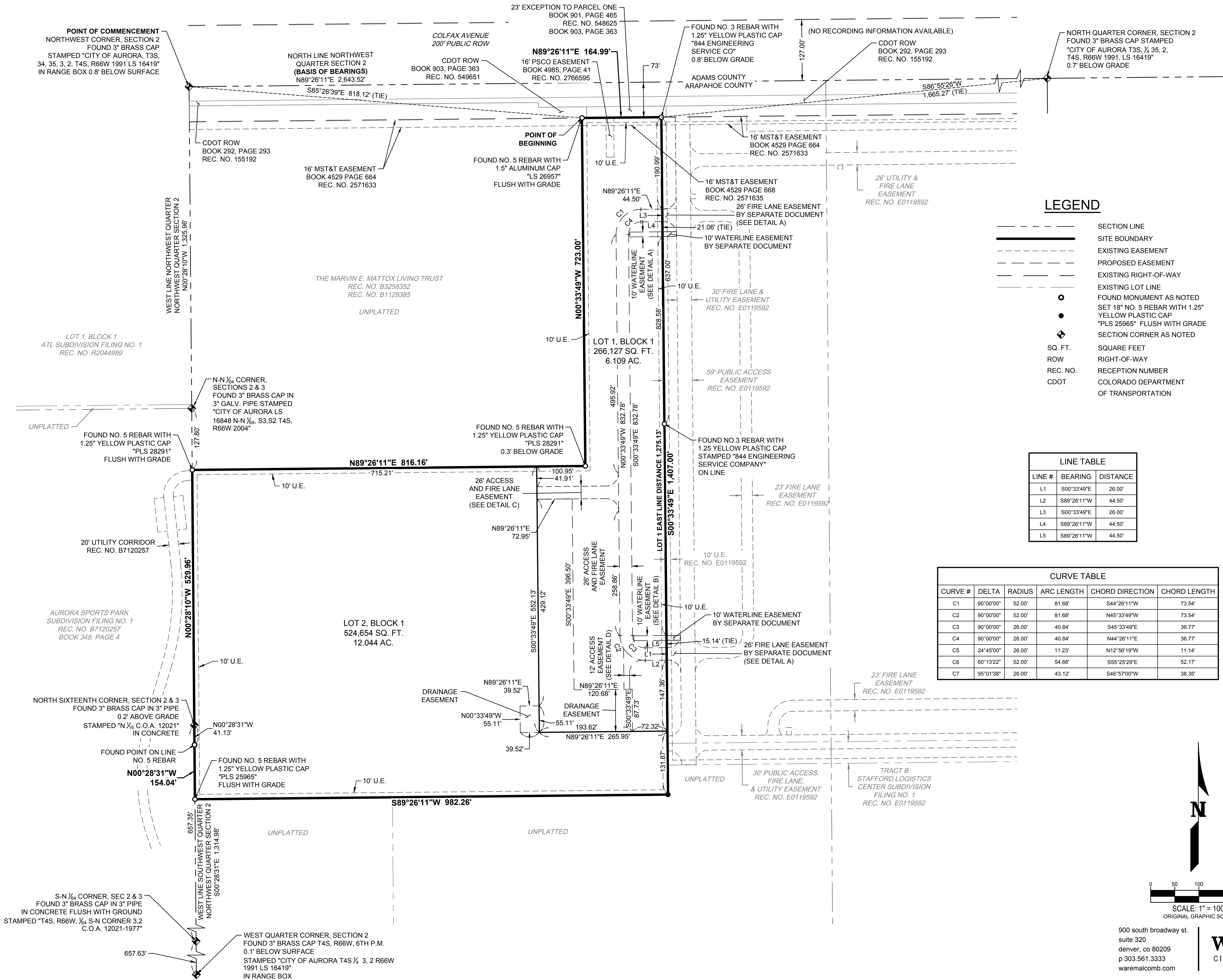
NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
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LEGEND

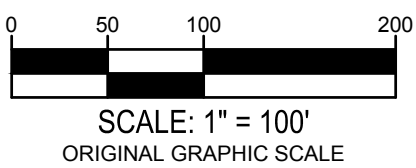
- SECTION LINE
- SITE BOUNDARY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- FOUND MONUMENT AS NOTED
- SET 18\"/>

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S00°33'49"E	26.00'
L2	S89°26'11"W	44.50'
L3	S00°33'49"E	26.00'
L4	S89°26'11"W	44.50'
L5	S89°26'11"W	44.50'

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°00'00"	52.00'	81.68'	S44°26'11"W	73.54'
C2	90°00'00"	52.00'	81.68'	N45°33'49"W	73.54'
C3	90°00'00"	26.00'	40.84'	S45°33'49"E	36.77'
C4	90°00'00"	26.00'	40.84'	N44°26'11"E	36.77'
C5	24°45'00"	26.00'	11.23'	N12°56'19"W	11.14'
C6	60°13'22"	52.00'	54.66'	S55°25'29"E	52.17'
C7	95°01'38"	26.00'	43.12'	S46°57'00"W	38.35'



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WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

		JOB NO. DCS23-4005	
		DATE: 02/03/2023	
		SCALE: 1"=100'	
		Sheet 2 of 2	
7	10/19/2023	UPDATED TITLE	
6	09/28/2023	ESMNT & LOT UPDATE	
5	06/23/2023	EASEMENT UPDATES	
4	05/15/2023	EASEMENT UPDATES	
3	05/10/2023	COUNTY COMMENTS	
2	03/24/2023	EASEMENT UPDATE	
NO.	DATE	REMARKS	
DRAWN BY: AJ		PA/PM: TS	