

Provide updated title commitment dated within 30 days of subdivision plat acceptance date.
Provide most recent AES Board Monument Records for all aliquot section monuments shown on this plat.

STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 5

Noted

SITUATED IN
(See COA 2022 Subdivision Plat Checklist Item #2)

A PORTION OF 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

Arapahoe County now requires this
rectangle to be 3' x 7" (Typical)

Updated

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 AND THE POINT OF BEGINNING;

THENCE NORTH 89°26'11" EAST ALONG SAID RIGHT-OF-WAY LINE OF EAST COLFAX A DISTANCE OF 184.99 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 18.154 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT 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

Ownership needs to match the Title Commitment ownership?

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

Updated to match Title Commitment

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 _____ AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

Yes, Dunkirk St. Label

Dunkirk St?

=1,480'
Expand to be 1/2 mile (See COA 2022 Subdivision Plat Checklist Item #3)

Expanded and labeled

Updated

Replace with "x" with "x"

Replace "x" with "x"

and in accordance with applicable standards of practice to

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT 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 02/03/2023.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS CORRECT AND ACCURATE, IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF; IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

This certification is not

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.

THOMAS D. STAAB, P.L.S. NO. 25965
FOR & ON BEHALF OF WARE MALCOMB
900 SOUTH BROADWAY SUITE 320, DENVER, COLORADO 80209

NOTICE: 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.

THE FORM OF THE SURVEYOR'S CERTIFICATION SHOWN HEREON IS EXACTLY IN KEEPING WITH THE COLORADO CODE OF REGULATIONS, DEFINITION OF LAND SURVEYOR'S CERTIFICATION, DEFINED IN SECTION 1.6 B 2 CERTIFICATION. ITEM B THEREIN "IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF" AND ITEM C THEREIN "IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE". THESE ARE SEPARATE BULLET POINTS IN THE DEFINED CERTIFICATION. EACH ONE HAS IT'S OWN SEPARATE AND UNIQUE MEANING. THE REDLINE COMMENT SUGGESTS THAT WE USE THE WORDING FROM ITEM NO. 11 IN THE SUBDIVISION PLAT CHECKLIST. THE WORDING IN ITEM NO. 11 COMBINES THE TWO BULLET POINTS WHICH CHANGES THE DEFINITION, INTENT AND MEANING OF THE CERTIFICATION AS DEFINED. COMMENT NOT ADDRESSED. WE HAVE DISCUSSED THIS MATTER WITH MAURICE BROOKS WITH AURORA REAL PROPERTY AND HE HAS APPROVED THE LANGUAGE WE CHOOSE TO USE.

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 _____

COVENANTS:

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 ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-605 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

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.

NOTES:

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".

2. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M. ASSUMED TO BEAR NORTH 89°26'11" EAST AND IS MONUMENTED AS SHOWN HEREON.

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 ARE PROHIBITED.

4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.

5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB RELIED UPON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 100-N26169-010-T02, COMMITMENT DATE FEBRUARY 21, 2021.

6. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.

7. ALL OWNERS OF LOTS ADJACENT TO E. COLFAX AVENUE 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.

Replace "x" with "x"

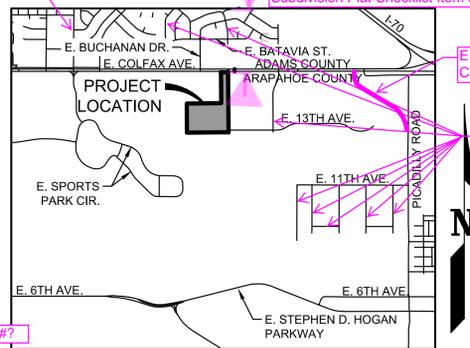
Updated

8. 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.

Updated

Provided Commitment shows 2020?
Commitment needs to be dated within 30 days of the subdivision plat acceptance date.

VICINITY MAP
SCALE: 1"=2000'



1) 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;

2) 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;

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OWNER:

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

Ownership needs to match the Title Commitment ownership?

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

Updated to match Title Commitment

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 _____ AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

JOB NO. DCS23-4005
DATE: 02/03/2023
SCALE: NA
Sheet 1 of 2

NO.	DATE	REMARKS
2	03/24/2023	EASEMENT UPDATE
1	02/15/2023	EASEMENT UPDATE

900 south broadway st.
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

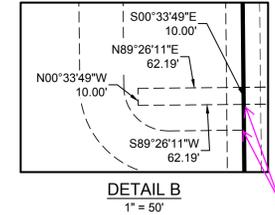
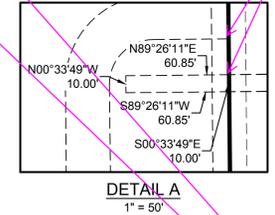
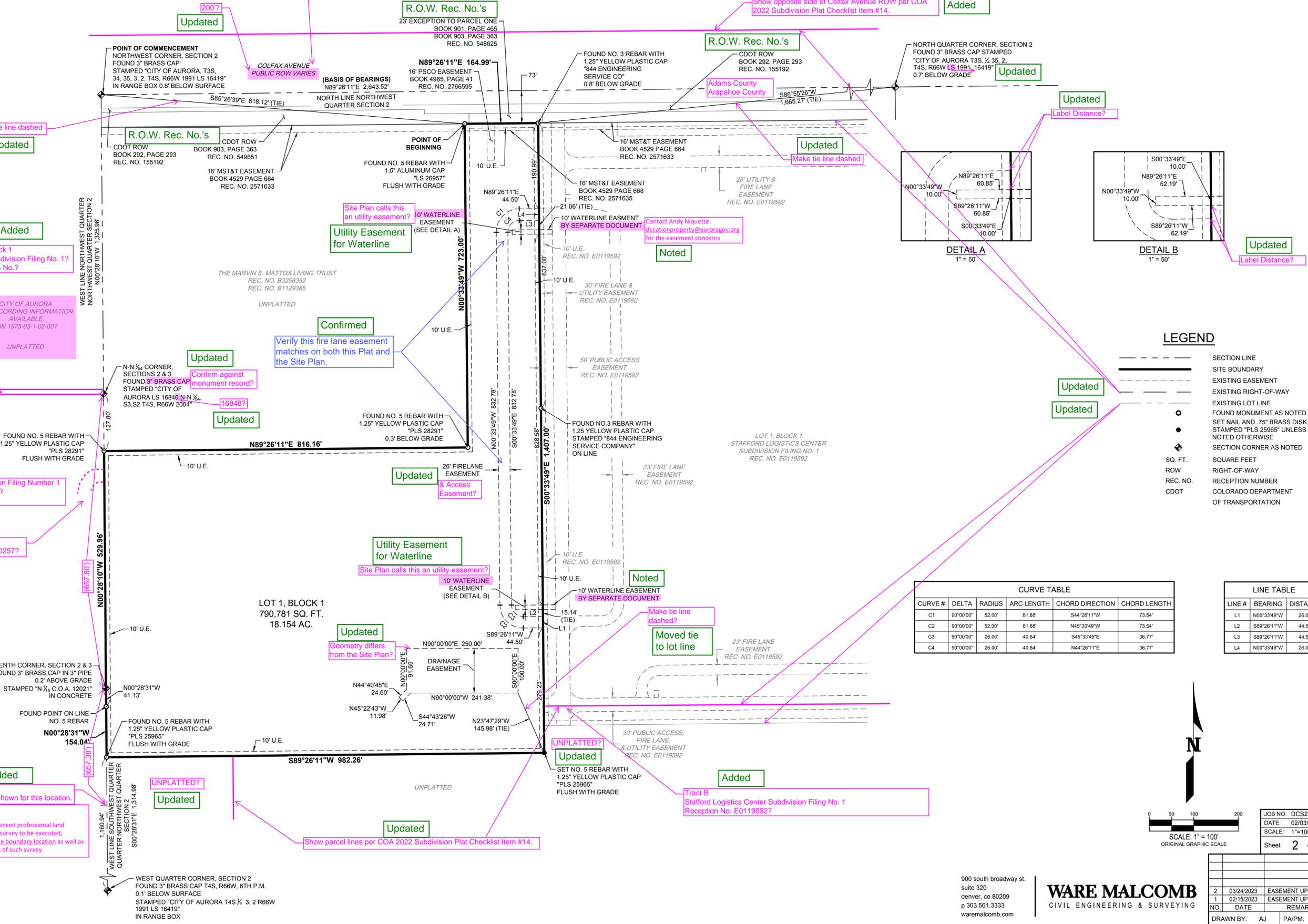
DRAWN BY: AJ PA/PM: TS

STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 5

A PORTION OF 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

Label Reception Number for ROW per COA 2022 Subdivision Plat Checklist Item #14
Bk 292, Pg 293
Bk 901, Pg 465
Bk 903, Pg 363
Arapahoe County Rd 76 Board of County Commissioners April 11, 1885
& Recording Information that Increased the Nly ROW?

Show opposite side of Colfax Avenue ROW per COA 2022 Subdivision Plat Checklist Item #14. Added

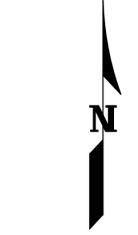


LEGEND

- SECTION LINE
- SITE BOUNDARY
- - - EXISTING EASEMENT
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING LOT LINE
- FOUND MONUMENT AS NOTED
- SET NAIL AND .75" BRASS DISK STAMPED "PLS 25965" UNLESS NOTED OTHERWISE
- ◆ SECTION CORNER AS NOTED
- SQ. FT. SQUARE FEET
- ROW RIGHT-OF-WAY
- REC. NO. RECEPTION NUMBER
- CDOT COLORADO DEPARTMENT OF TRANSPORTATION

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'

LINE #	BEARING	DISTANCE
L1	N00°33'49"W	26.00'
L2	S89°26'11"W	44.50'
L3	S89°26'11"W	44.50'
L4	N00°33'49"W	26.00'



JOB NO. DCS23-4005
DATE: 02/03/2023
SCALE: 1"=100'
Sheet 2 of 2

900 south broadway st.
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS
2	03/24/2023	EASEMENT UPDATE
1	02/15/2023	EASEMENT UPDATE

DRAWN BY: AJ PA/PM: TS

W:\DCS\2024\02\03\Survey\CADD_Plat\DCS20-4022_PLAT.dwg

AES Board Rule 1.6.E. Standards for Land Surveys
3. Procedural Techniques
a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parcel evidence and coordinate the facts of such survey.