

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.

Noted

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

Updated

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

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

E. Picadilly Rd ROW (Not  
Constructed)?

Not constructed  
therefore not showing

Label all publicly dedicated roads  
within 1/2 mile of the site (See  
COA 2022 Subdivision Plat  
Checklist Item #3) (Typical)

Updated

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.

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

### 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 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 18.154 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 \_\_\_\_\_

### 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 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.

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.

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.

Replace "x" with "x"

Updated

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

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

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

2	03/24/2023	EASEMENT UPDATE
1	02/15/2023	EASEMENT UPDATE
NO.	DATE	REMARKS
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 N'y ROW?

Rec. No.'s labeled throughout

Updated

COLFAX AVENUE  
PUBLIC ROW VARIES

(BASIS OF BEARINGS)  
N89°26'11"E 2,643.52'

R.O.W. Rec. No.'s  
23' EXCEPTION TO PARCEL ONE  
BOOK 901, PAGE 465  
BOOK 903, PAGE 363  
REC. NO. 548625

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

Added

R.O.W. Rec. No.'s

NORTH QUARTER CORNER, SECTION 2  
FOUND 3" BRASS CAP STAMPED  
"CITY OF AURORA T3S, ¼ 35, 2,  
T4S, R66W 1S 1991, 16419"  
0.7' BELOW GRADE

Updated

Updated

Label Distance?

Make tie line dashed

Updated

R.O.W. Rec. No.'s

POINT OF COMMENCEMENT  
NORTHWEST CORNER, SECTION 2  
FOUND 3" BRASS CAP  
STAMPED "CITY OF AURORA, T3S,  
34, 35, 3, 2, T4S, R66W 1991 LS 16419"  
IN RANGE BOX 0.8' BELOW SURFACE

CDOT ROW  
BOOK 292, PAGE 293  
REC. NO. 155192

CDOT ROW  
BOOK 903, PAGE 363  
REC. NO. 549651

16' MST&T EASEMENT  
BOOK 4529 PAGE 664  
REC. NO. 2571633

POINT OF BEGINNING  
FOUND NO. 5 REBAR WITH  
1.5" ALUMINUM CAP  
"LS 26957"  
FLUSH WITH GRADE

Site Plan calls this  
an utility easement?

Utility Easement  
for Waterline

FOUND NO. 3 REBAR WITH  
1.25" YELLOW PLASTIC CAP  
"844 ENGINEERING  
SERVICE CO"  
0.8' BELOW GRADE

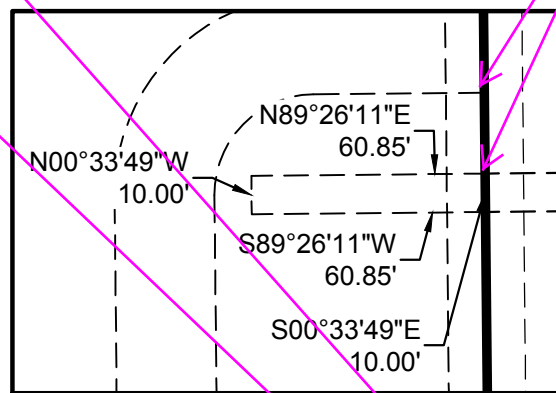
CDOT ROW  
BOOK 292, PAGE 293  
REC. NO. 155192

Updated

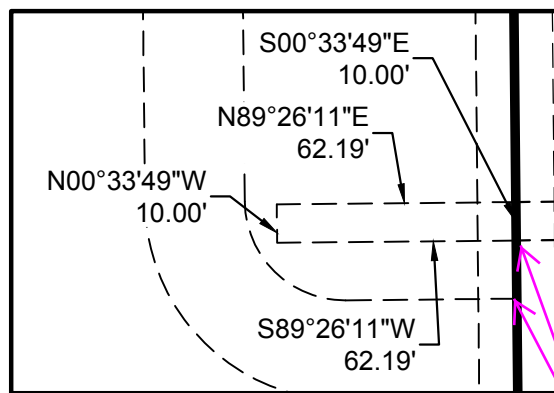
Make tie line dashed

Contact Andy Niquette  
denverproperty@auroragov.org  
for the easement concerns

Noted



DETAIL A  
1" = 50'



DETAIL B  
1" = 50'

Updated

Label Distance?

Added

Lot 1, Block 1  
A T L Subdivision Filing No. 1?  
Reception No.?

CITY OF AURORA  
NO RECORDING INFORMATION  
AVAILABLE  
AIN 1975-03-1-02-001

UNPLATTED

UNPLATTED?

Added

Confirmed

Verify this fire lane easement  
matches on both this Plat and  
the Site Plan.

Updated

Confirm against  
monument record?

Updated

16848?

FOUND NO. 5 REBAR WITH  
1.25" YELLOW PLASTIC CAP  
"PLS 28291"  
FLUSH WITH GRADE

Added

Aurora Sports Park Subdivision Filing Number 1  
Reception number B7120257?  
Book 349, Page 4?

20' Utility Easement?  
Reception Number B7120257?

Added

Updated

& Access  
Easement?

Utility Easement  
for Waterline

Site Plan calls this an utility easement?

10' WATERLINE  
EASEMENT  
(SEE DETAIL B)

Updated

Geometry differs  
from the Site Plan?

NORTH SIXTEENTH CORNER, SECTION 2 & 3  
FOUND 3" BRASS CAP IN 3" PIPE  
0.2' ABOVE GRADE  
STAMPED "N ¼ C.O.A. 12021"  
IN CONCRETE

FOUND POINT ON LINE  
NO. 5 REBAR

N00°28'31"W  
41.13'

N00°28'31"W  
154.04'

Monument added

S-N 1/64TH?  
Monument Record shown for this location.

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.

WEST QUARTER CORNER, SECTION 2  
FOUND 3" BRASS CAP T4S, R66W, 6TH P.M.  
0.1' BELOW SURFACE  
STAMPED "CITY OF AURORA T4S ¼ 3, 2 R66W  
1991 LS 16419"  
IN RANGE BOX

Show parcel lines per COA 2022 Subdivision Plat Checklist Item #14.

Updated

UNPLATTED?

Updated

Added

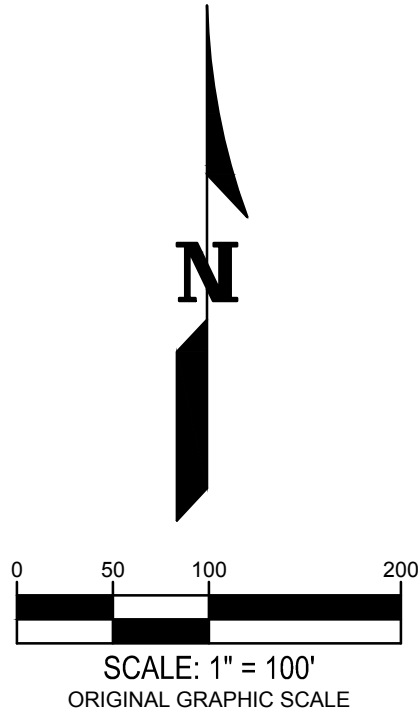
Tract B  
Stafford Logistics Center Subdivision Filing No. 1  
Reception No. E0119592?

## 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 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'

LINE TABLE		
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'



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

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

		JOB NO. DCS23-4005	
		DATE: 02/03/2023	
		SCALE: 1"=100'	
		Sheet 2 of 2	
2	03/24/2023	EASEMENT UPDATE	
1	02/15/2023	EASEMENT UPDATE	
NO.	DATE	REMARKS	
DRAWN BY: AJ		PA/PM: TS	