

PICADILLY CROSSING SUBDIVISION FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

COVENANTS:

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA ("CITY");

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 126-505 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.

THE AREA(S) LABELED "DRAINAGE EASEMENT" ("DRAINAGE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE DRAINAGE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HEREAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMENS LIEN AGAINST THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.

COVENANTS CONTINUED:

THE AREA(S) LABELED "FIRE LANE EASEMENT" ("FIRE LANE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: FACILITIES, AND ALL FIXTURES, DEVICES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A FIRE LANE OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENTS, WHICH SAID LANES TO BE DEDICATED AND DESIGNATED AS FIRE LANE EASEMENTS AND EMERGENCY AND SERVICE VEHICLE ROADS; FIRE LANE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY EACH OWNER OF THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA AT NO COST TO THE REVISED4/30/2024 66 REVISED4/30/2024 CITY IN ACCORDANCE WITH CURRENT CITY STANDARDS FOR FIRE LANE EASEMENTS AND SHALL BE POSTED BY SUCH OWNER WITH SIGNS STATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE CITY CODE OF AURORA, COLORADO (COLLECTIVELY AND INDIVIDUALLY HEREAFTER REFERRED TO AS "FIRE LANE FACILITIES"). OWNER ALSO GRANTS THE CITY THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID FIRE LANE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY FIRE LANE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. OWNER HAS RESPONSIBILITY AND LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, CONSTRUCTION OF FIRE LANE FACILITIES AND CONTINUOUS MAINTENANCE OF THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES, AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE FIRE LANE EASEMENT AREA: ALL AT NO COST TO THE CITY. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE FIRE LANE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE EASEMENT OR FIRE LANE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMENS LIEN AGAINST THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE FIRE LANE EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO WATER LINES, WATER MAINS, METERS, FIRE HYDRANTS CONDUITS, VAULTS, METERS, VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND APPURTENANCES THERETO, AND ALL FACILITIES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE AREAS LABELED AS "WATER EASEMENT" FOR AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS, ARAPAHOE, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

COVENANTS CONTINUED:

THE AREA(S) LABELED AS "SANITARY SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO SANITARY SEWER COLLECTION MAINS AND TRANSMISSION MAINS, LINES AND ALL FACILITIES, FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

THE AREA(S) LABELED AS "STORM SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO STORM COLLECTION MAINS AND TRANSMISSION MAINS, LINES, DRAINS, AND IRRIGATION LINES AND ALL FACILITIES, FIXTURES, DEVICES, APPURTENANCES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY, AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH OVER AND ACROSS THE "UTILITY EASEMENT" FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS. USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.

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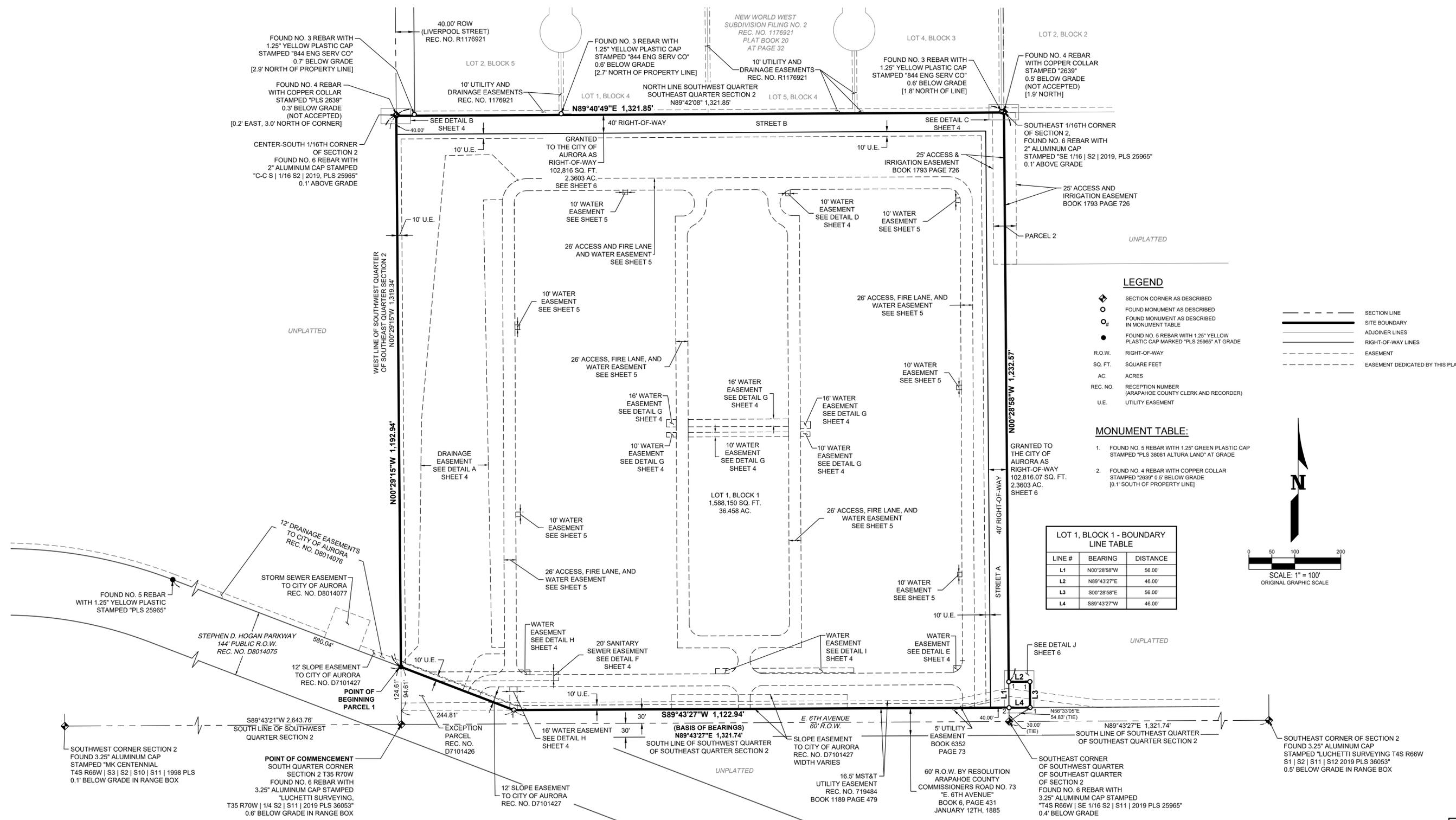
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JOB NO. DCS22-4048	
DATE: 04/12/2024	
SCALE: N/A	
Sheet 2 of 6	
3	01/28/2025 CITY COMMENTS
2	12/06/2024 EASEMENT UPDATES
1	09/13/2024 CITY COMMENTS
NO.	DATE REMARKS
DRAWN BY:	TMA PA/PM: JCS

PICADILLY CROSSING SUBDIVISION FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



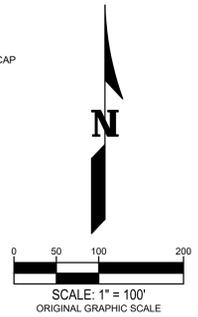
LEGEND

- ◆ SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE
- FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP MARKED "PLS 25965" AT GRADE
- SECTION LINE
- SITE BOUNDARY
- ADJOINER LINES
- RIGHT-OF-WAY LINES
- EASEMENT
- EASEMENT DEDICATED BY THIS PLAT
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- AC. ACRES
- REC. NO. RECEPTION NUMBER (ARAPAHOE COUNTY CLERK AND RECORDER)
- U.E. UTILITY EASEMENT

MONUMENT TABLE:

1. FOUND NO. 5 REBAR WITH 1.25" GREEN PLASTIC CAP STAMPED "PLS 38081 ALURA LAND" AT GRADE
2. FOUND NO. 4 REBAR WITH COPPER COLLAR STAMPED "2639" 0.5' BELOW GRADE [0.1' SOUTH OF PROPERTY LINE]

LINE #	BEARING	DISTANCE
L1	N00°28'58"W	56.00'
L2	N89°43'27"E	46.00'
L3	S00°28'58"E	56.00'
L4	S89°43'27"W	46.00'



JOB NO. DCS22-4048
DATE: 04/12/2024
SCALE: 1" = 100"
Sheet 3 of 6

NO.	DATE	REMARKS
3	01/28/2025	CITY COMMENTS
2	12/06/2024	EASEMENT UPDATES
1	09/13/2024	CITY COMMENTS

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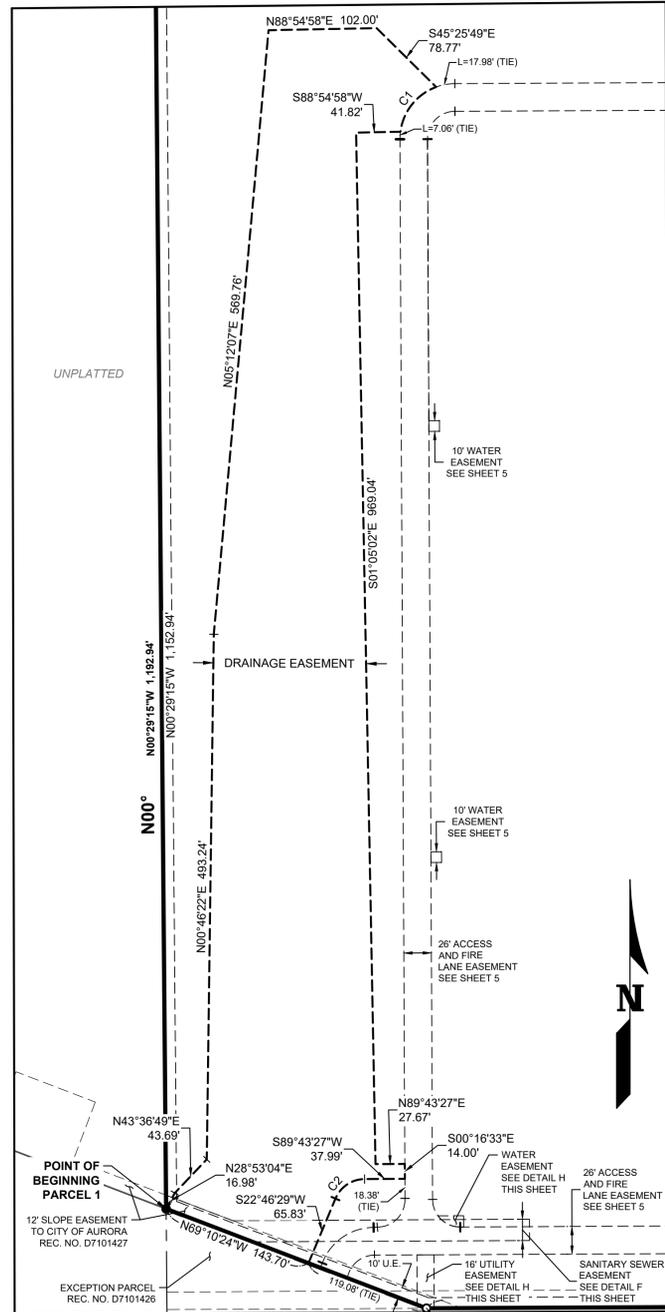
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PICADILLY CROSSING SUBDIVISION FILING NO. 1

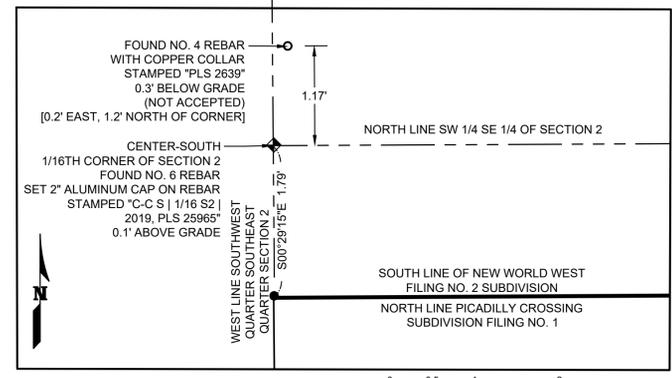
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



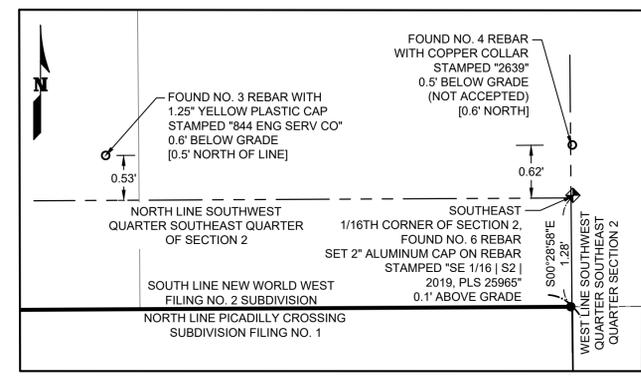
DETAIL A
1" = 80'

DETAIL A - DRAINAGE EASEMENT CURVE TABLE

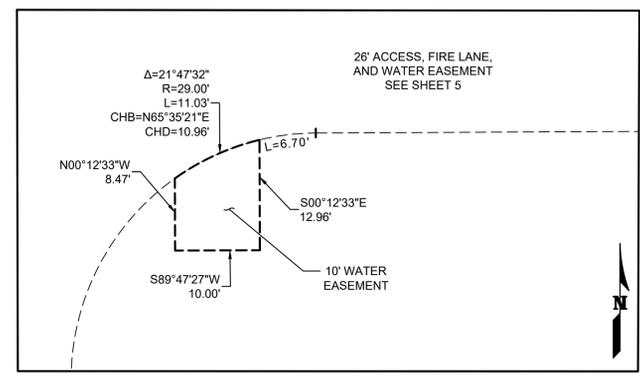
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	62°24'52"	52.00'	56.65'	S38°42'25"W	53.89'
C2	66°56'58"	30.00'	35.05'	S56°14'58"W	33.09'



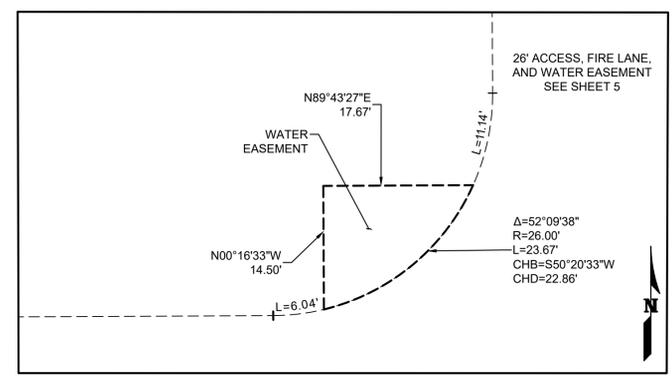
DETAIL B
1" = 1'



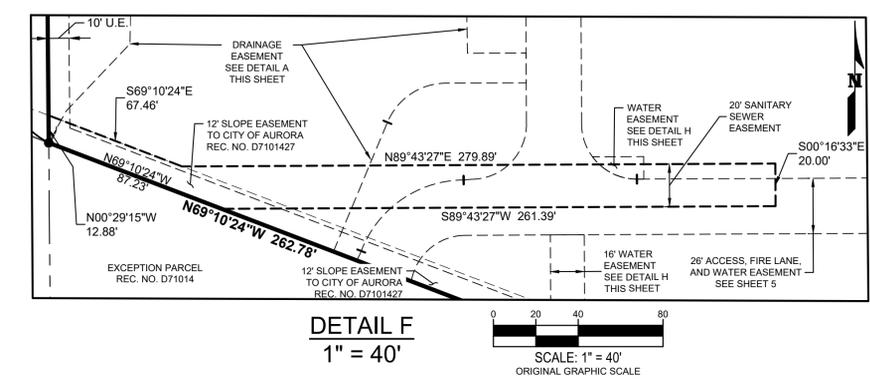
DETAIL C
1" = 1'



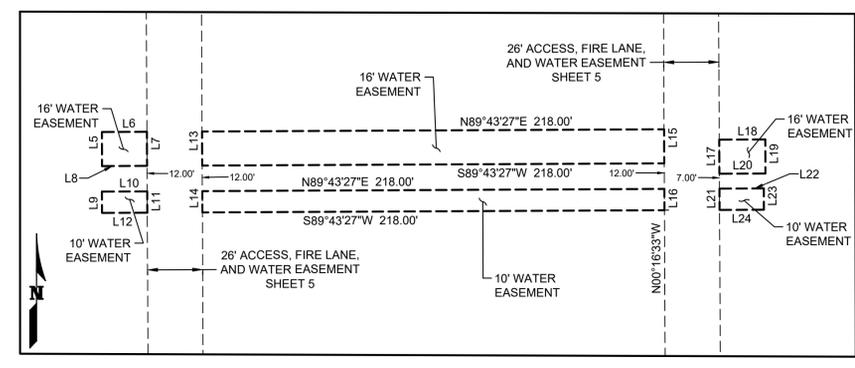
DETAIL D
1" = 10'



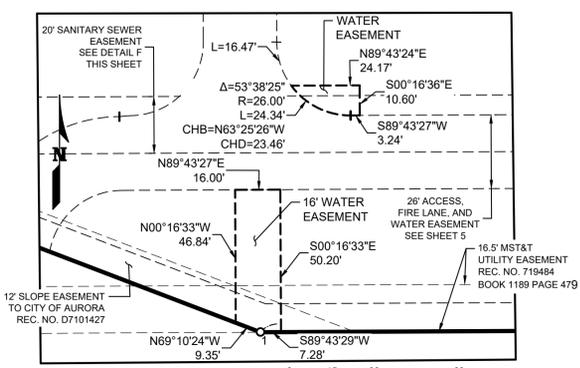
DETAIL E
1" = 10'



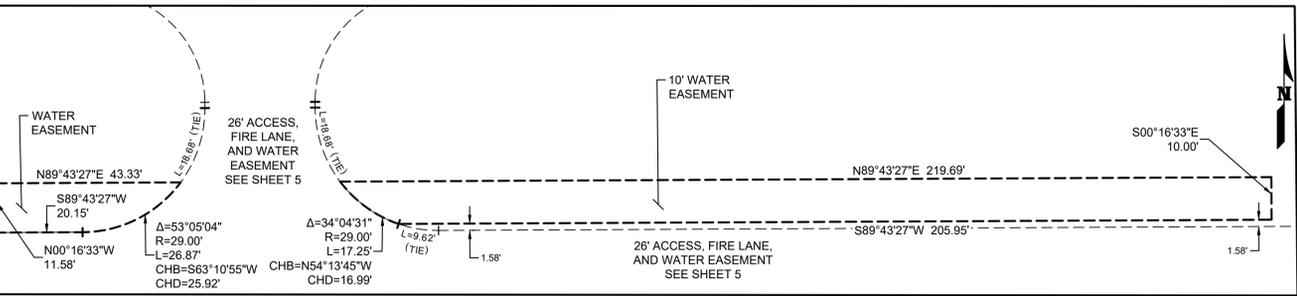
DETAIL F
1" = 40'



DETAIL G
1" = 40'



DETAIL H
1" = 30'



DETAIL I
1" = 20'

- LEGEND**
- SECTION LINE
 - SITE BOUNDARY
 - ADJOINER LINES
 - RIGHT-OF-WAY LINES
 - EASEMENT
 - EASEMENT DETAILED ON THIS SHEET
 - ◆ SECTION CORNER AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - # FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE
 - # FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP MARKED "PLS 25965" AT GRADE
 - R.O.W. RIGHT-OF-WAY
 - SQ. FT. SQUARE FEET
 - AC. ACRES
 - REC. NO. RECEPTION NUMBER (ARAPAHOE COUNTY CLERK AND RECORDER)
 - U.E. UTILITY EASEMENT

MONUMENT TABLE:

- FOUND NO. 5 REBAR WITH 1.25" GREEN PLASTIC CAP STAMPED "PLS 38081 ALTURA LAND" AT GRADE
- FOUND NO. 4 REBAR WITH COPPER COLLAR STAMPED "2639" 0.5' BELOW GRADE [0.1' SOUTH OF PROPERTY LINE]

JOB NO. DCS22-4048
DATE: 04/12/2024
SCALE: N/A
Sheet 4 of 6

NO.	DATE	REMARKS
3	01/28/2025	CITY COMMENTS
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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

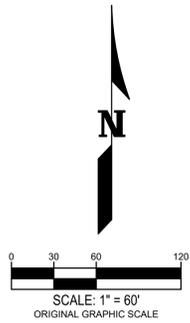
LEGEND

- SECTION LINE
- SITE BOUNDARY
- ADJOINER LINES
- RIGHT-OF-WAY LINES
- EASEMENT
- EASEMENT DETAILED ON THIS SHEET

- ◆ SECTION CORNER AS DESCRIBED
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STORM SEWER EASEMENT TO CITY OF AURORA REC. NO. D8014077

12' DRAINAGE EASEMENTS TO CITY OF AURORA REC. NO. D8014076

UNPLATTED

UNPLATTED

S89°43'21"W 2,643.76'
SOUTH LINE OF SOUTHWEST QUARTER SECTION 2

POINT OF COMMENCEMENT
SOUTH QUARTER CORNER
SECTION 2 T35 R70W
FOUND NO. 6 REBAR WITH
3.25" ALUMINUM CAP STAMPED
"LUCHETTI SURVEYING,
T35 R70W | 1/4 S2 | S11 | 2019 PLS 36053"
0.6' BELOW GRADE IN RANGE BOX

(BASIS OF BEARINGS)

S89°43'27"W 1,122.94'

SOUTH LINE OF SOUTHWEST QUARTER OF SOUTHEAST QUARTER SECTION 2

60' R.O.W. BY RESOLUTION
ARAPAHOE COUNTY
COMMISSIONERS ROAD NO. 73
"E. 6TH AVENUE"
BOOK 6, PAGE 431
JANUARY 12TH, 1885

SOUTHWEST CORNER
OF SOUTHWEST QUARTER
OF SECTION 2

JOB NO. DCS22-4048
DATE: 04/12/2024
SCALE: 1" = 60'
Sheet 5 of 6

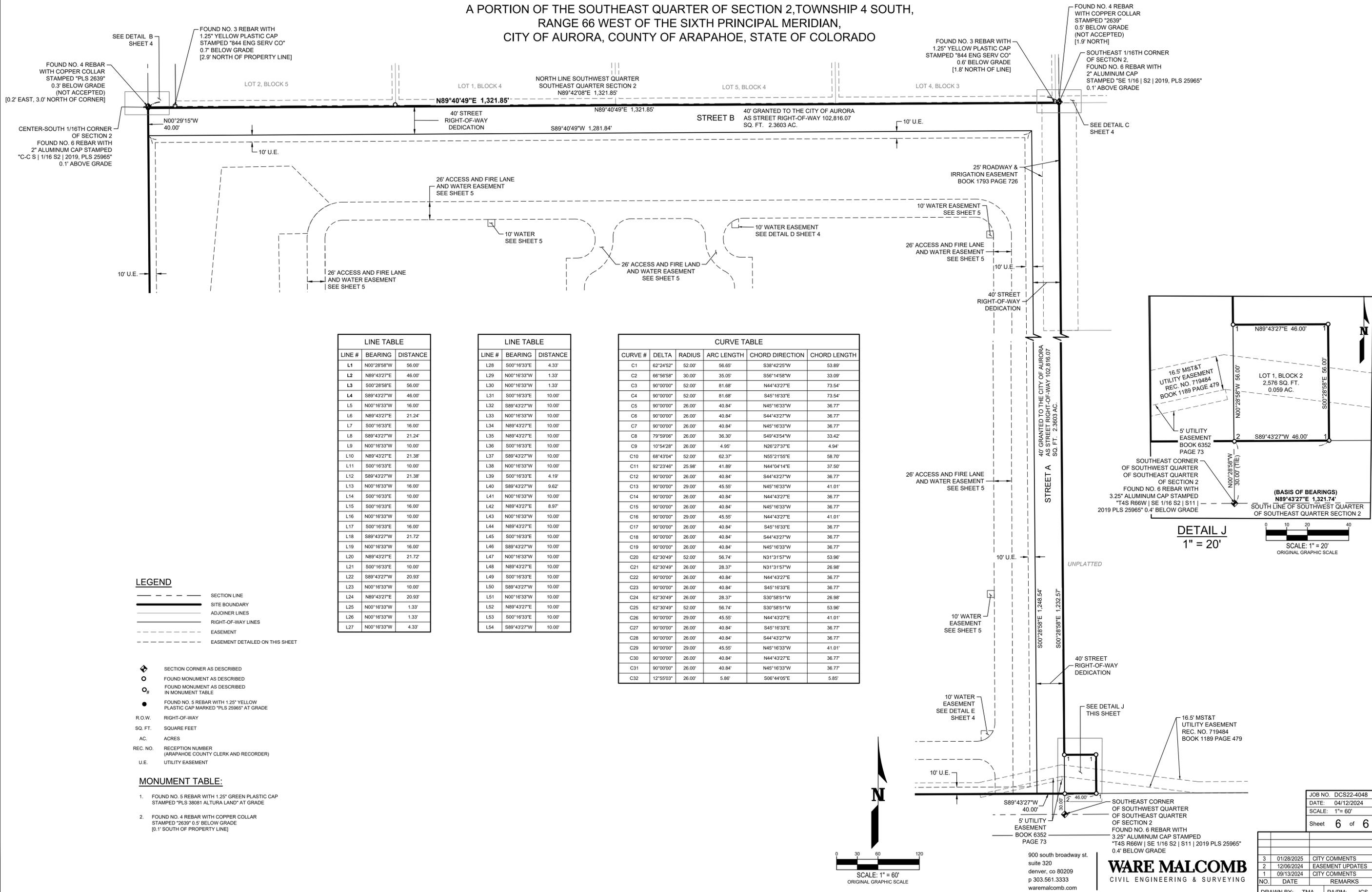
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°28'58"W	56.00'
L2	N89°43'27"E	46.00'
L3	S00°28'58"E	56.00'
L4	S89°43'27"W	46.00'
L5	N00°16'33"W	16.00'
L6	N89°43'27"E	21.24'
L7	S00°16'33"E	16.00'
L8	S89°43'27"W	21.24'
L9	N00°16'33"W	10.00'
L10	N89°43'27"E	21.38'
L11	S00°16'33"E	10.00'
L12	S89°43'27"W	21.38'
L13	N00°16'33"W	16.00'
L14	S00°16'33"E	10.00'
L15	S00°16'33"E	16.00'
L16	N00°16'33"W	10.00'
L17	S00°16'33"E	16.00'
L18	S89°43'27"W	21.72'
L19	N00°16'33"W	16.00'
L20	N89°43'27"E	21.72'
L21	S00°16'33"E	10.00'
L22	S89°43'27"W	20.93'
L23	N00°16'33"W	10.00'
L24	N89°43'27"E	20.93'
L25	N00°16'33"W	1.33'
L26	N00°16'33"W	1.33'
L27	N00°16'33"W	4.33'

LINE TABLE		
LINE #	BEARING	DISTANCE
L28	S00°16'33"E	4.33'
L29	N00°16'33"W	1.33'
L30	N00°16'33"W	1.33'
L31	S00°16'33"E	10.00'
L32	S89°43'27"W	10.00'
L33	N00°16'33"W	10.00'
L34	N89°43'27"E	10.00'
L35	N89°43'27"E	10.00'
L36	S00°16'33"E	10.00'
L37	S89°43'27"W	10.00'
L38	N00°16'33"W	10.00'
L39	S00°16'33"E	4.19'
L40	S89°43'27"W	9.62'
L41	N00°16'33"W	10.00'
L42	N89°43'27"E	8.97'
L43	N00°16'33"W	10.00'
L44	N89°43'27"E	10.00'
L45	S00°16'33"E	10.00'
L46	S89°43'27"W	10.00'
L47	N00°16'33"W	10.00'
L48	N89°43'27"E	10.00'
L49	S00°16'33"E	10.00'
L50	S89°43'27"W	10.00'
L51	N00°16'33"W	10.00'
L52	N89°43'27"E	10.00'
L53	S00°16'33"E	10.00'
L54	S89°43'27"W	10.00'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	62°24'52"	52.00'	56.65'	S38°42'25"W	53.89'
C2	66°56'58"	30.00'	35.05'	S56°14'58"W	33.09'
C3	90°00'00"	52.00'	81.68'	N44°43'27"E	73.54'
C4	90°00'00"	52.00'	81.68'	S45°16'33"E	73.54'
C5	90°00'00"	26.00'	40.84'	N45°16'33"W	36.77'
C6	90°00'00"	26.00'	40.84'	S44°43'27"W	36.77'
C7	90°00'00"	26.00'	40.84'	N45°16'33"W	36.77'
C8	79°59'06"	26.00'	36.30'	S49°43'54"W	33.42'
C9	10°54'28"	26.00'	4.95'	N26°27'37"E	4.94'
C10	68°43'04"	52.00'	62.37'	N55°21'55"E	58.70'
C11	92°23'46"	25.98'	41.89'	N44°04'14"E	37.50'
C12	90°00'00"	26.00'	40.84'	S44°43'27"W	36.77'
C13	90°00'00"	29.00'	45.55'	N45°16'33"W	41.01'
C14	90°00'00"	26.00'	40.84'	N44°43'27"E	36.77'
C15	90°00'00"	26.00'	40.84'	N45°16'33"W	36.77'
C16	90°00'00"	29.00'	45.55'	N44°43'27"E	41.01'
C17	90°00'00"	26.00'	40.84'	S45°16'33"E	36.77'
C18	90°00'00"	26.00'	40.84'	S44°43'27"W	36.77'
C19	90°00'00"	26.00'	40.84'	N45°16'33"W	36.77'
C20	62°30'49"	52.00'	56.74'	N31°31'57"W	53.96'
C21	62°30'49"	26.00'	28.37'	N31°31'57"W	26.98'
C22	90°00'00"	26.00'	40.84'	N44°43'27"E	36.77'
C23	90°00'00"	26.00'	40.84'	S45°16'33"E	36.77'
C24	62°30'49"	26.00'	28.37'	S30°58'51"W	26.98'
C25	62°30'49"	52.00'	56.74'	S30°58'51"W	53.96'
C26	90°00'00"	29.00'	45.55'	N44°43'27"E	41.01'
C27	90°00'00"	26.00'	40.84'	S45°16'33"E	36.77'
C28	90°00'00"	26.00'	40.84'	S44°43'27"W	36.77'
C29	90°00'00"	29.00'	45.55'	N45°16'33"W	41.01'
C30	90°00'00"	26.00'	40.84'	N44°43'27"E	36.77'
C31	90°00'00"	26.00'	40.84'	N45°16'33"W	36.77'
C32	12°55'03"	26.00'	5.86'	S06°44'05"E	5.85'

LEGEND

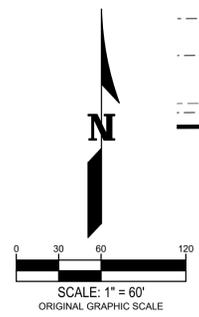
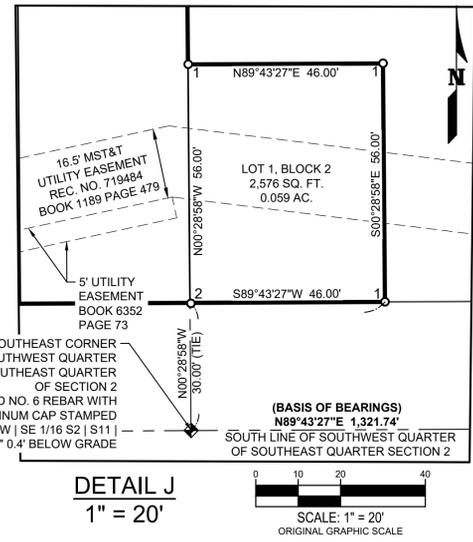
--- SECTION LINE
 --- SITE BOUNDARY
 --- ADJOINER LINES
 --- RIGHT-OF-WAY LINES
 --- EASEMENT
 --- EASEMENT DETAILED ON THIS SHEET

◆ SECTION CORNER AS DESCRIBED
 ○ FOUND MONUMENT AS DESCRIBED
 ○# FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE
 ● FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP MARKED "PLS 25965" AT GRADE

R.O.W. RIGHT-OF-WAY
 SQ. FT. SQUARE FEET
 AC. ACRES
 REC. NO. RECEPTION NUMBER (ARAPAHOE COUNTY CLERK AND RECORDER)
 U.E. UTILITY EASEMENT

MONUMENT TABLE:

- FOUND NO. 5 REBAR WITH 1.25" GREEN PLASTIC CAP STAMPED "PLS 38081 ALTURA LAND" AT GRADE
- FOUND NO. 4 REBAR WITH COPPER COLLAR STAMPED "2639" 0.5' BELOW GRADE [0.1' SOUTH OF PROPERTY LINE]



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 CIVIL ENGINEERING & SURVEYING

JOB NO.	DCS22-4048	
DATE	04/12/2024	
SCALE:	1" = 60'	
Sheet	6 of 6	
NO.	DATE	REMARKS
3	01/28/2025	CITY COMMENTS
2	12/06/2024	EASEMENT UPDATES
1	09/13/2024	CITY COMMENTS
DRAWN BY: TMA PA/PM: JCS		

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