

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 2 OF 12

COVENANTS

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

1) 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;

2) 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;

3) 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.

4) 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 HEREINAFTER 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, CO FEES AND COSTS). FAILURE TO REIMBURSE THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN PORTION OF THE DRAINAGE EASEMENT AREA IN THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE FACILITIES ARE LOCATED.

Response: Revised Covenants 6 & 7 with the recording date of the document for Adams County, along with leaving only the Adams County Rec. No., as requested.

COVENANTS (continued)

5) 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 EASEMENT; TOGETHER WITH THE RIGHT-OF-WAY FOR INGRESS AND EGRESS OF EMERGENCY AND SERVICE VEHICLES 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 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 HEREINAFTER 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 MATERIALMEN'S 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.

6) 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, AND FIXTURES, 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, COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. 2024000018661,

4/10/2024

7) 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 COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. 2024000018661,

COVENANTS (continued)

8) 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 COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. 2024000018661, E4021602,

4/10/2024

9) THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVIDED OR ORDINARILY PERFORMED WITHIN THE UTILITY PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITY INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, 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.

Response: Revised Covenant 8 with the recording date of the document for Adams County, along with leaving only the Adams County Rec. No., as requested.

PREPARED BY:

ALTURA

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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 3 OF 12

EXISTING BOUNDARY & PARCELS DETAIL

This sheet is not required per the COA checklist. The information on Sheets 5 & 6 is all that should be shown or remove the underlying subdivision information and lot lines per requirements.

Response: With every plat Altura created there is always an existing/current boundary establishment and analysis sheet to show the existing property(ies) with all of the found monumentation. Sheet will remain with the plat as is.

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 & Point of Commencement

LOT 1, BLOCK 1
TRACT A

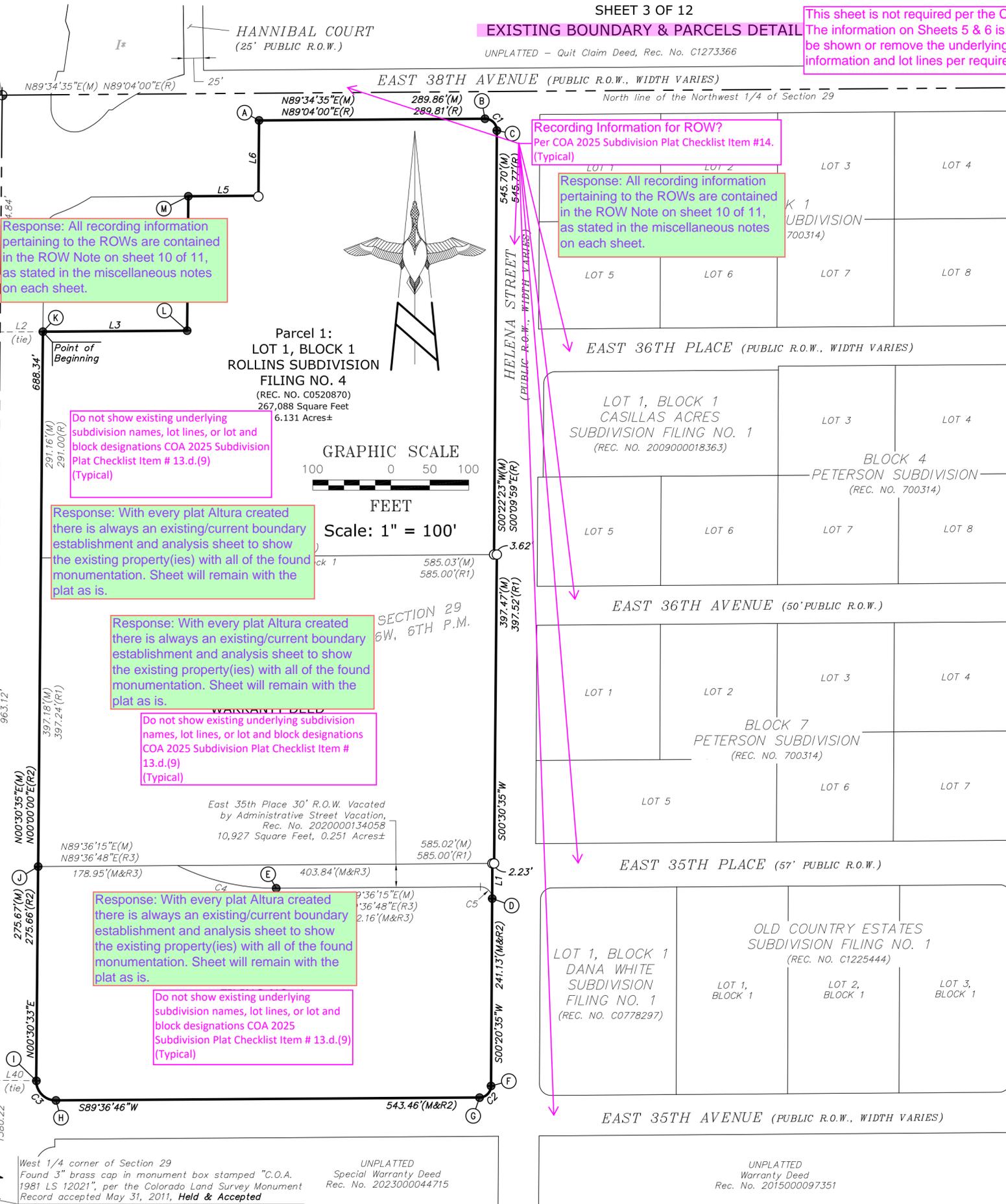
LOT 1, BLOCK 1
MAVERIK SUBDIVISION FILING NO. 1
(REC. NO. 2017000025882)

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

LOT 2, BLOCK 1

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

LOT 1, BLOCK 1



Recording Information for ROW?
Per COA 2025 Subdivision Plat Checklist Item #14.

Response: All recording information pertaining to the ROWs are contained in the ROW Note on sheet 10 of 11, as stated in the miscellaneous notes on each sheet.

Do not show existing underlying subdivision names, lot lines, or lot and block designations COA 2025 Subdivision Plat Checklist Item # 13.d.(9) (Typical)

Response: With every plat Altura created there is always an existing/current boundary establishment and analysis sheet to show the existing property(ies) with all of the found monumentation. Sheet will remain with the plat as is.

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Do not show existing underlying subdivision names, lot lines, or lot and block designations COA 2025 Subdivision Plat Checklist Item # 13.d.(9) (Typical)

Response: With every plat Altura created there is always an existing/current boundary establishment and analysis sheet to show the existing property(ies) with all of the found monumentation. Sheet will remain with the plat as is.

Do not show existing underlying subdivision names, lot lines, or lot and block designations COA 2025 Subdivision Plat Checklist Item # 13.d.(9) (Typical)

Recording Information for ROW?
Per COA 2025 Subdivision Plat Checklist Item #14. (Typical)

Response: All recording information pertaining to the ROWs are contained in the ROW Note on sheet 10 of 11, as stated in the miscellaneous notes on each sheet.

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
- · - · - = ADJACENT PARCELS
- · - · - = LOT LINES
- · - · - = EXISTING EASEMENTS
- · - · - = EASEMENTS TO BE RELEASED

Response: Removed the easements to be released and hatching, as requested.

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.
- 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.
 - SEE SHEET 11 OF 12 FOR FOUND MONUMENT NOTES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY REFERENCED PARCEL NOTES.
 - SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLES.

Easements cannot be vacated by plat.

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:
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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 4 OF 12

EXISTING EASEMENTS & EXISTING EASEMENTS TO BE VACATED DETAIL This sheet is not required per the COA checklist.

Vacate all easements by separate document prior to plat approval and remove any reference to those easements on this plat. Show remaining easements with recording information and remove "to remain" (Typical)

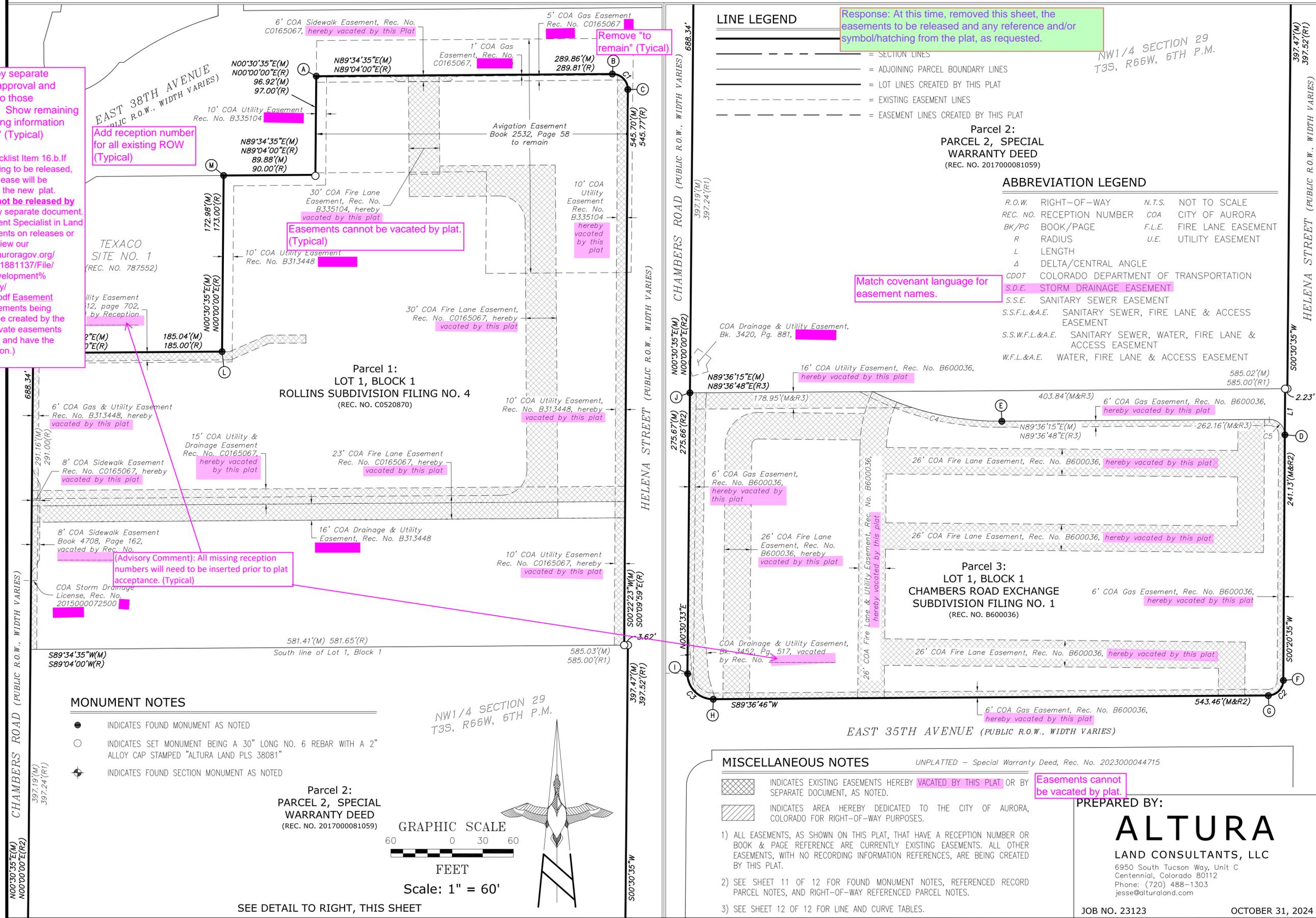
COA Subdivision Plat Checklist Item 16.b. If existing easements are going to be released, do not show them. The release will be recorded prior to recording the new plat. Existing easements cannot be released by plat. That must be done by separate document. Contact a Land Development Specialist in Land Development for requirements on releases or go to our web site and review our HYPERLINK https://www.aurora.gov/UserFiles/Servers/Server_1881137/File/Business%20Services/Development%20Center/Real%20Property/EasementReleasePacket.pdf Easement Release Packet. Only easements being dedicated to the City can be created by the plat. (Do not show any private easements unless they currently exist and have the County recording information.)

Add reception number for all existing ROW (Typical)

Easements cannot be vacated by plat. (Typical)

Response: At this time, removed this sheet, the easements to be released and any reference and/or symbol/hatching from the plat, as requested.

Match covenant language for easement names.



LINE LEGEND

- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- = EXISTING EASEMENT LINES
- = EASEMENT LINES CREATED BY THIS PLAT

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

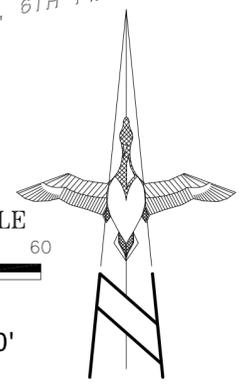
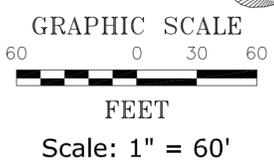
ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY	M.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		

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

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



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 11 OF 12 FOR FOUND MONUMENT NOTES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY REFERENCED PARCEL NOTES.
 - 3) SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLES.

Easements cannot be vacated by plat.

PREPARED BY:

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JOB NO. 23123

OCTOBER 31, 2024

SEE DETAIL TO RIGHT, THIS SHEET

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 5 OF 12

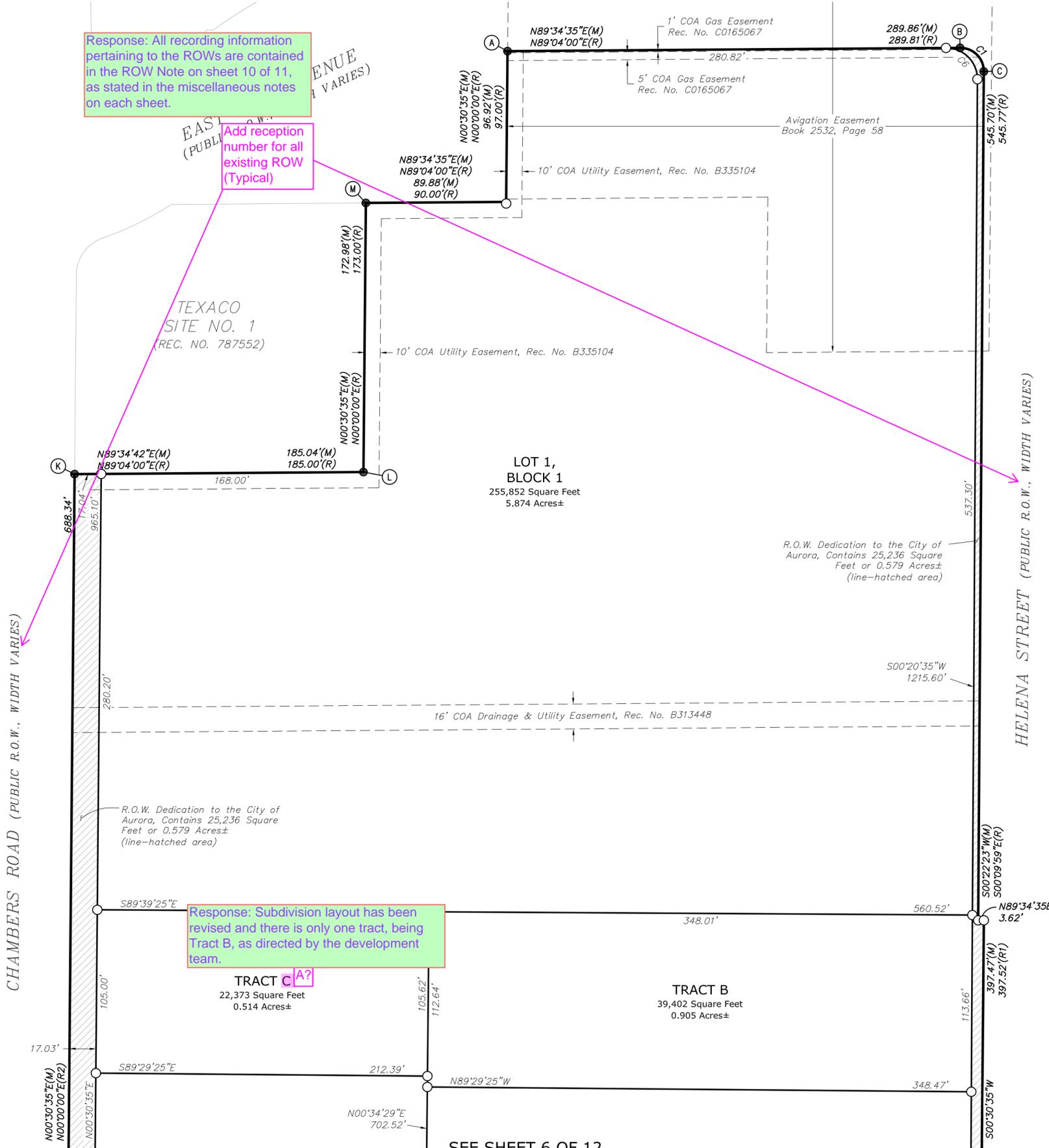
LOTS & TRACTS CREATED BY THIS PLAT DETAIL (NORTH PORTION)

Response: All recording information pertaining to the ROWs are contained in the ROW Note on sheet 10 of 11, as stated in the miscellaneous notes on each sheet.

Add reception number for all existing ROW (Typical)

Response: Hatching and note have been removed, as requested.

EAST SIDE ROW VARIES



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

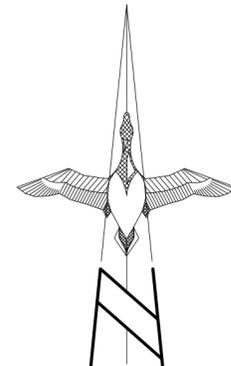
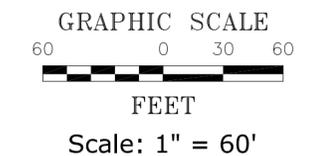
MISCELLANEOUS NOTES

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- INDICATES AREA HEREBY DEDICATED TO THE CITY OF AURORA, COLORADO FOR RIGHT-OF-WAY PURPOSES.

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- 2) SEE SHEET 11 OF 12 FOR FOUND MONUMENT NOTES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY REFERENCED PARCEL NOTES.
- 3) SEE SHEET 12 OF 12 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		



Response: Subdivision layout has been revised and there is only one tract, being Tract B, as directed by the development team.

TRACT C [A?]
22,373 Square Feet
0.514 Acres±

TRACT B
39,402 Square Feet
0.905 Acres±

SEE SHEET 6 OF 12

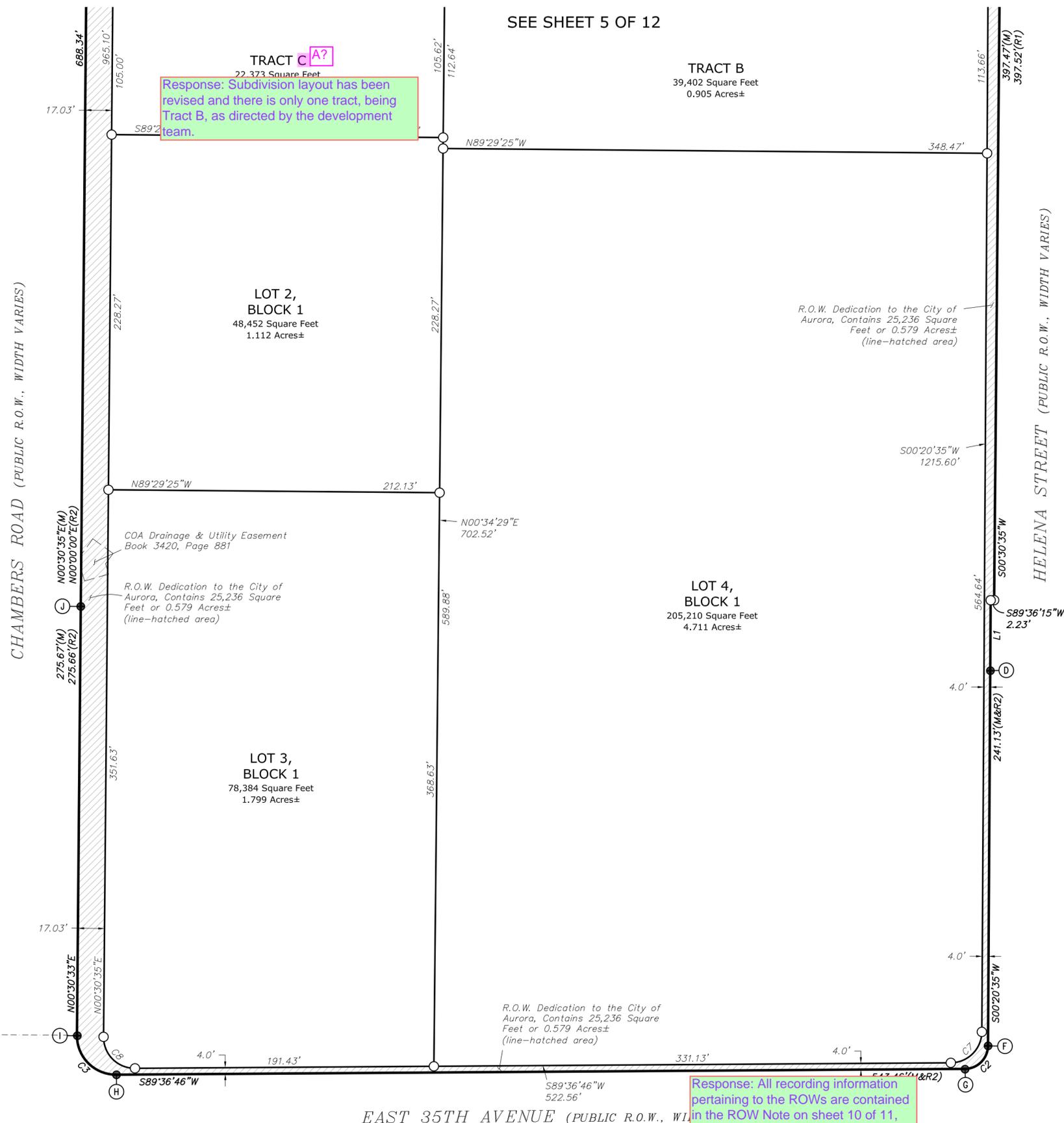
PREPARED BY:
ALTURA
LAND CONSULTANTS, LLC
6950 South Tucson Way, Unit C
Centennial, Colorado 80112
Phone: (720) 488-1303
jesse@alturaland.com

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 6 OF 12

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



Response: Subdivision layout has been revised and there is only one tract, being Tract B, as directed by the development team.

Response: Hatching and note have been removed, as requested.

Response: All recording information pertaining to the ROWs are contained in the ROW Note on sheet 10 of 11, as stated in the miscellaneous notes on each sheet.

Add reception number for all existing ROW (Typical)

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

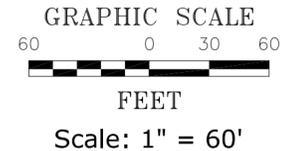
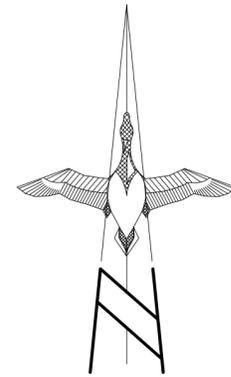
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ABBREVIATION LEGEND

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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		
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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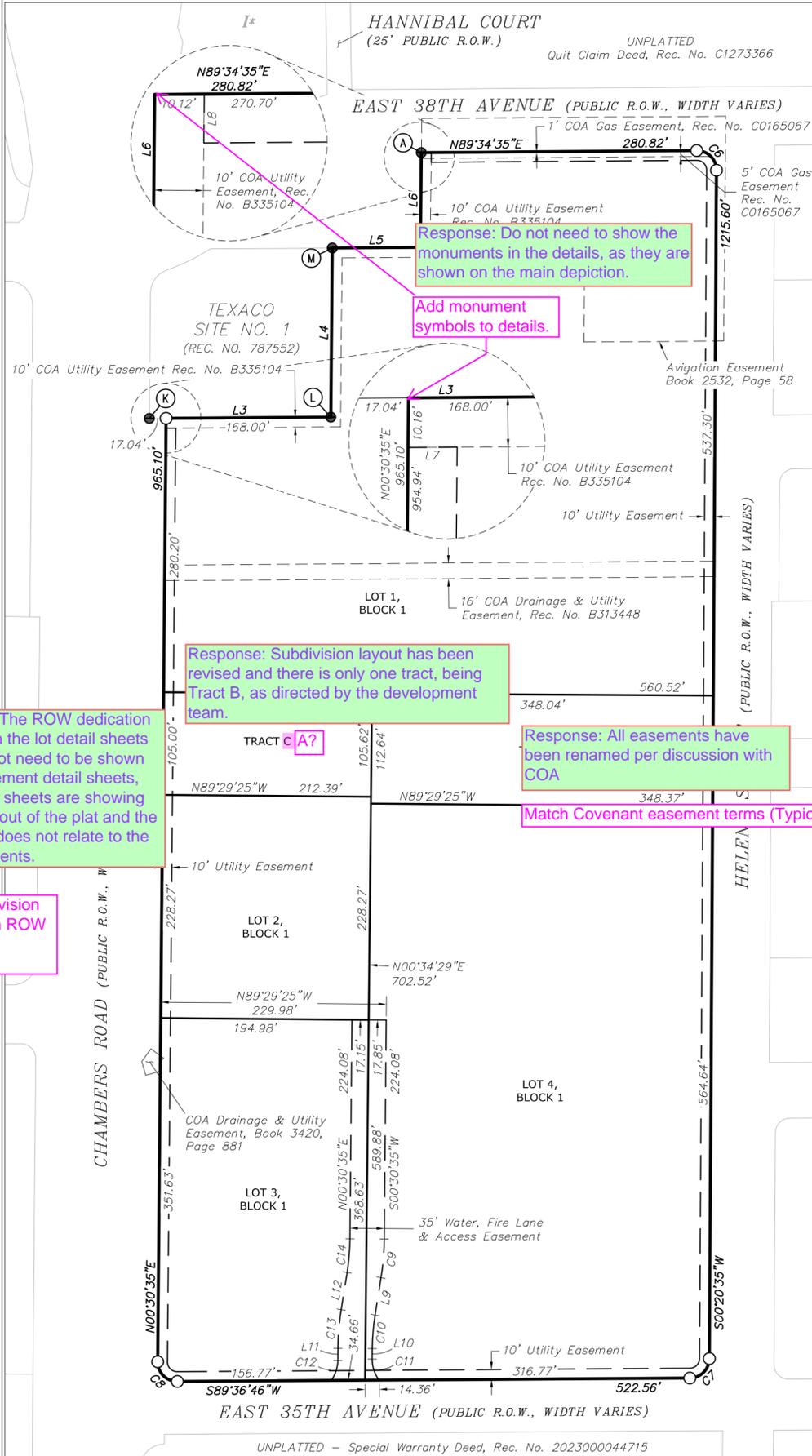
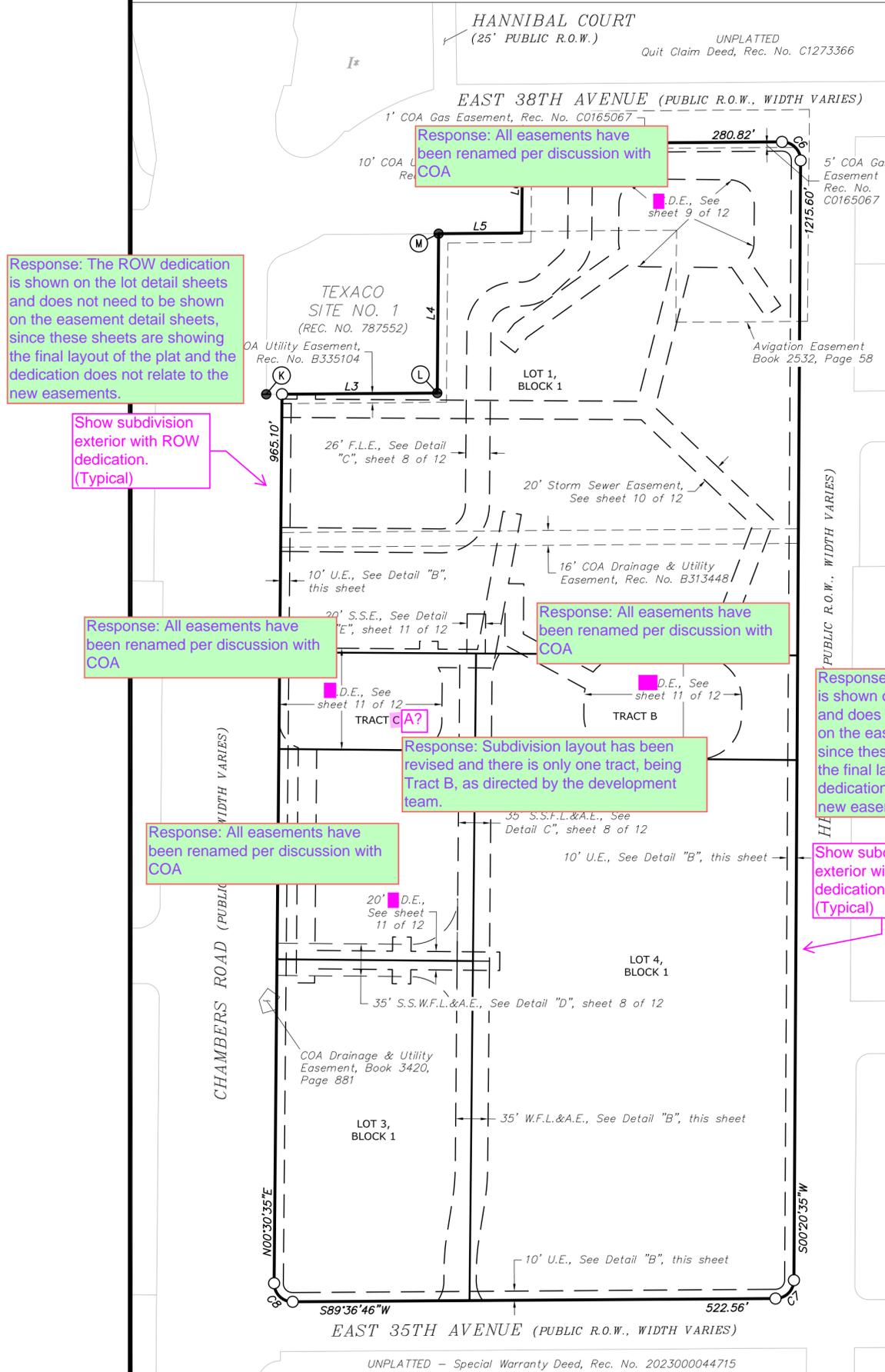
SHEET 7 OF 12

Detail "A"

Scale: 1" = 100'

Detail "B"

Scale: 1" = 100'



Response: The ROW dedication is shown on the lot detail sheets and does not need to be shown on the easement detail sheets, since these sheets are showing the final layout of the plat and the dedication does not relate to the new easements.

Show subdivision exterior with ROW dedication. (Typical)

Response: All easements have been renamed per discussion with COA

Response: All easements have been renamed per discussion with COA

Response: Subdivision layout has been revised and there is only one tract, being Tract B, as directed by the development team.

Response: All easements have been renamed per discussion with COA

Response: The ROW dedication is shown on the lot detail sheets and does not need to be shown on the easement detail sheets, since these sheets are showing the final layout of the plat and the dedication does not relate to the new easements.

Show subdivision exterior with ROW dedication. (Typical)

Response: Do not need to show the monuments in the details, as they are shown on the main depiction.

Add monument symbols to details.

Response: All easements have been renamed per discussion with COA

Match Covenant easement terms (Typical)

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

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- · - · - · = EXISTING EASEMENTS
- · - · - · = EASEMENTS

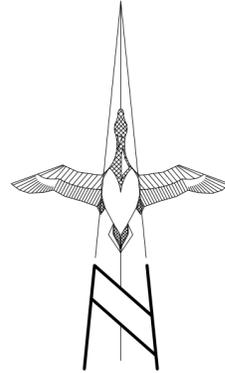
MISCELLANEOUS NOTES

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ABBREVIATION LEGEND

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R	RADIUS	U.E.	UTILITY EASEMENT
L	LENGTH		
Δ	DELTA/CENTRAL ANGLE		
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION		
D.E.	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		



FEET
Scale: 1" = 100'

PREPARED BY:

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Phone: (720) 488-1303
jesse@alturaland.com

JOB NO. 23123

OCTOBER 31, 2024

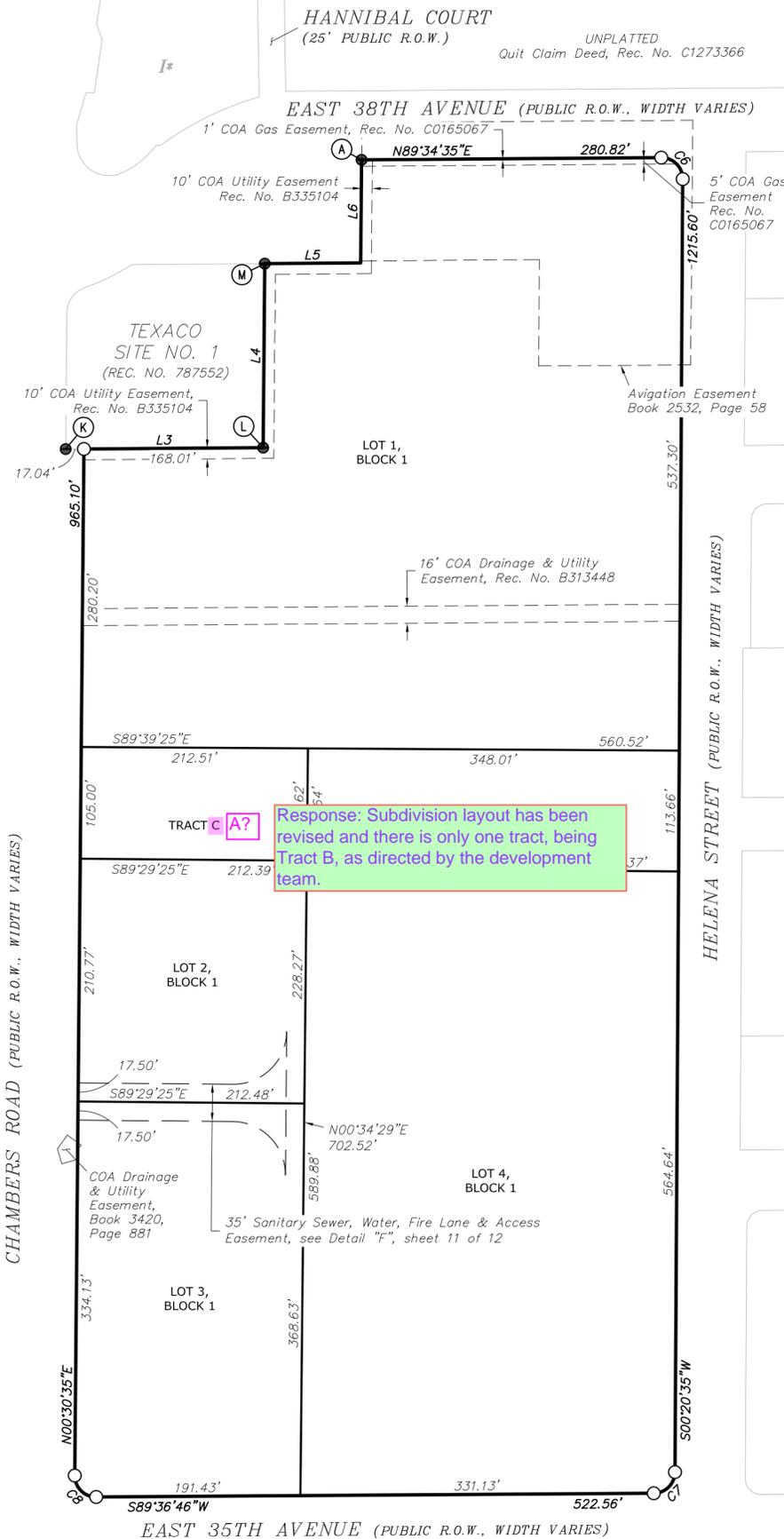
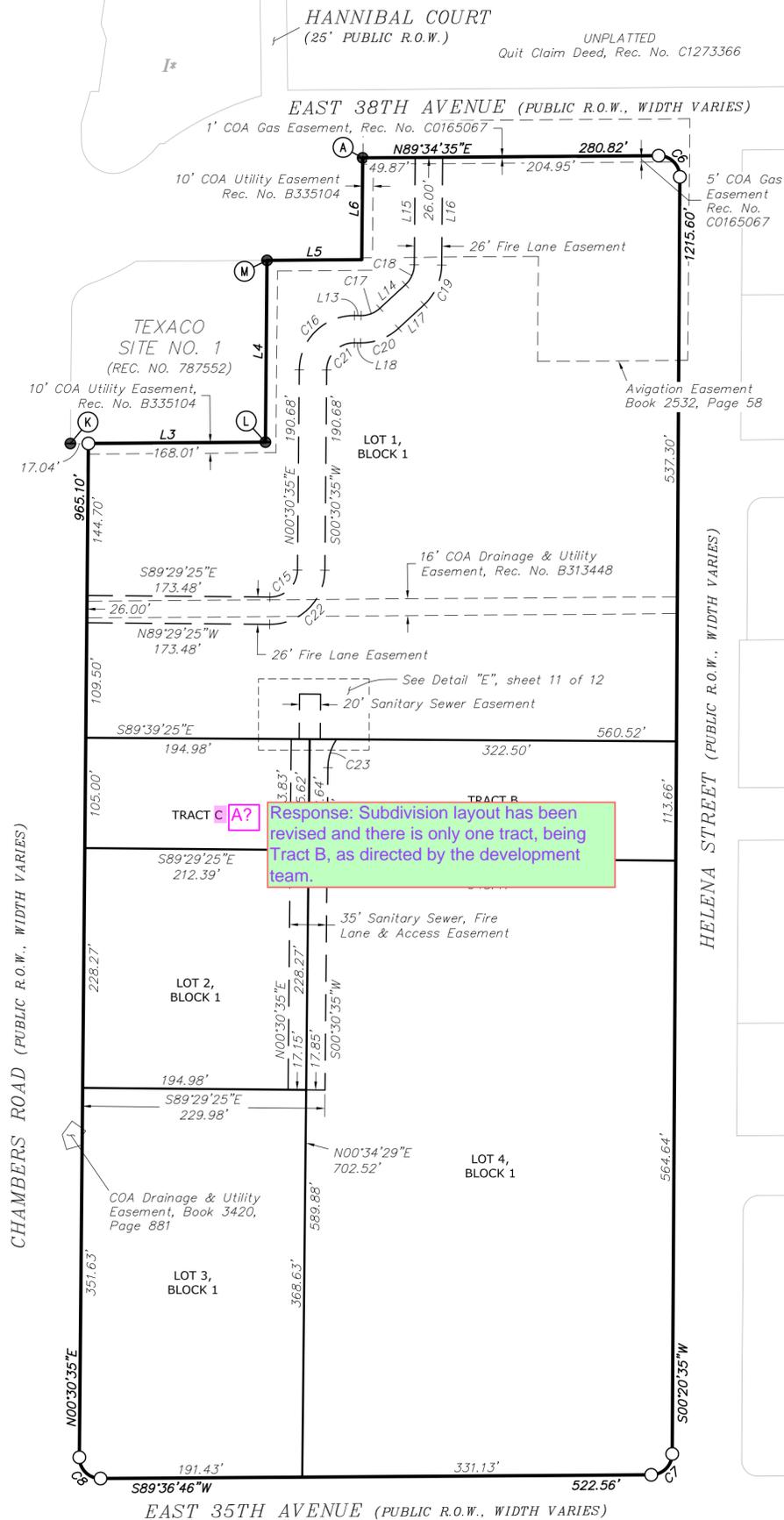
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SHEET 8 OF 12

Detail "C" Scale: 1" = 100'

Detail "D" Scale: 1" = 100'



CHAMBERS ROAD (PUBLIC R.O.W., WIDTH VARIES)

CHAMBERS ROAD (PUBLIC R.O.W., WIDTH VARIES)

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

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

EAST 35TH AVENUE (PUBLIC R.O.W., WIDTH VARIES)

EAST 35TH AVENUE (PUBLIC R.O.W., WIDTH VARIES)

UNPLATTED - Special Warranty Deed, Rec. No. 2023000044715

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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"
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- · - · - · - · = EASEMENT LINES

Response: Hatching and note have been removed, as requested.

MISCELLANEOUS NOTES

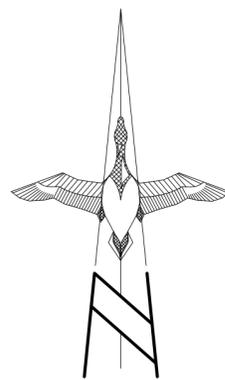
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Response: Subdivision layout has been revised and there is only one tract, being Tract B, as directed by the development team.

Response: Subdivision layout has been revised and there is only one tract, being Tract B, as directed by the development team.



Scale: 1" = 100'

PREPARED BY:

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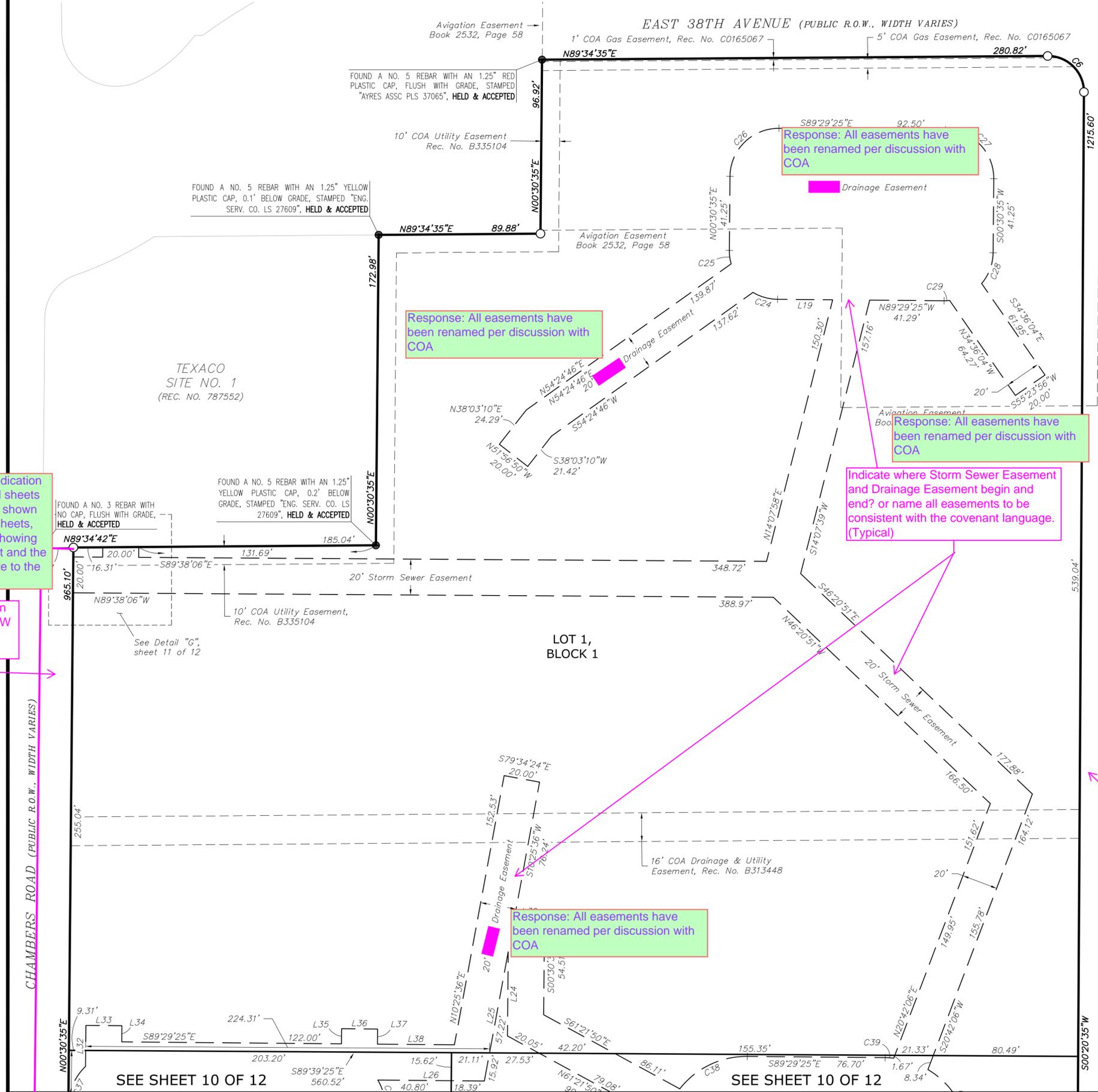
JOB NO. 23123

OCTOBER 31, 2024

QUIKTRIP 4217 SUBDIVISION FILING NO. 1

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SHEET 9 OF 12



MONUMENT NOTES

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Response: Hatching and note have been removed, as requested.

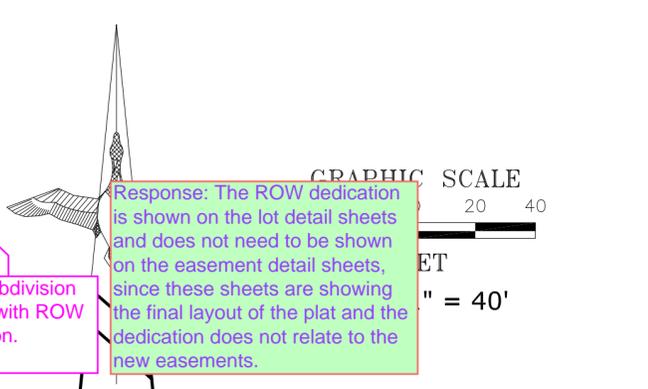
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ABBREVIATION LEGEND

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Response: All easements have been renamed per discussion with COA

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Indicate where Storm Sewer Easement and Drainage Easement begin and end? or name all easements to be consistent with the covenant language. (Typical)

Response: All easements have been renamed per discussion with COA

Response: The ROW dedication is shown on the lot detail sheets and does not need to be shown on the easement detail sheets, since these sheets are showing the final layout of the plat and the dedication does not relate to the new easements.

Show subdivision exterior with ROW dedication. (Typical)

Show subdivision exterior with ROW dedication. (Typical)

Show subdivision exterior with ROW dedication. (Typical)

SEE SHEET 10 OF 12

SEE SHEET 10 OF 12

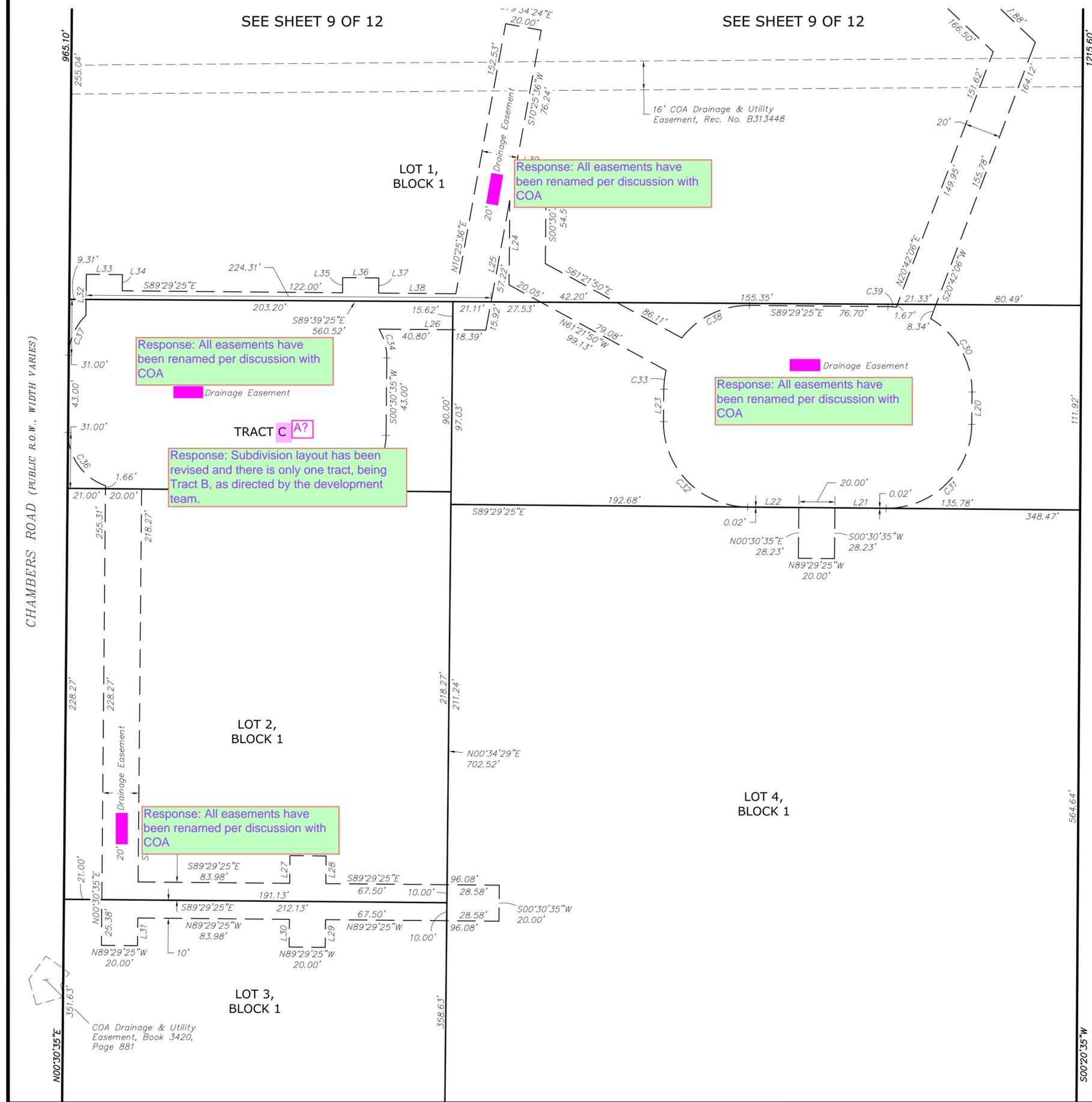
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JOB NO. 23123 OCTOBER 31, 2024

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SHEET 10 OF 12



Response: All easements have been renamed per discussion with COA

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Response: Hatching and note have been removed, as requested.

MISCELLANEOUS NOTES

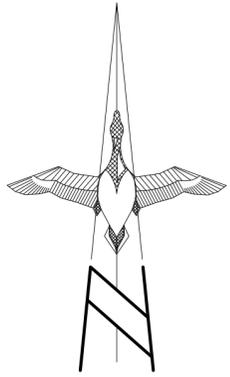
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D.E.	DRAINAGE EASEMENT		
CS	CURB SIDE SEWER EASEMENT		
F.L.E. & A.E.	FIRE LANE & ACCESS EASEMENT		
W.F.L. & A.E.	WATER, FIRE LANE & ACCESS EASEMENT		

Response: All easements have been renamed per discussion with COA



Scale: 1" = 40'

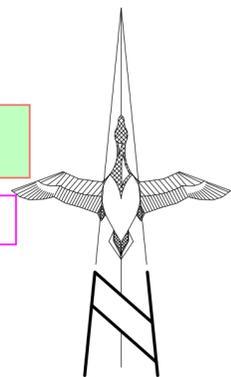
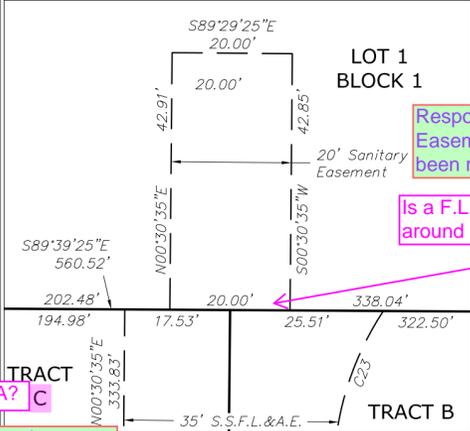
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SHEET 11 OF 12

Detail "E" Scale: 1" = 20'



RECORD REFERENCE NOTES

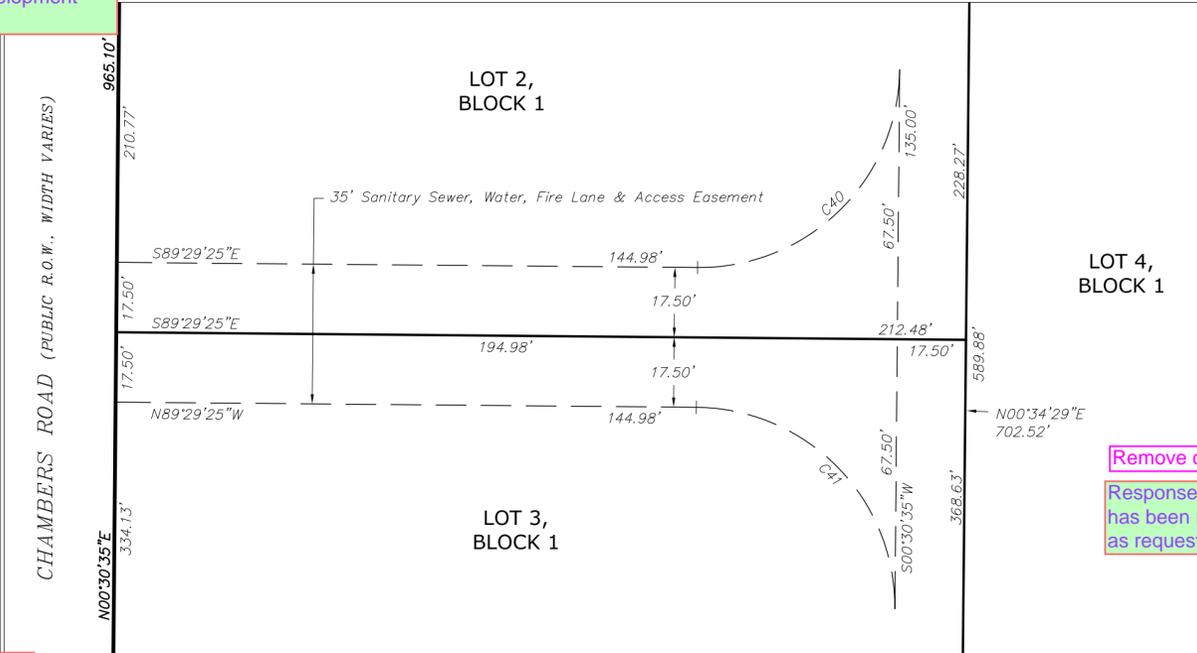
- (R) INDICATES RECORD INFORMATION PER THE PLAT OF ROLLINS SUBDIVISION FILING NO. 4, RECORDED MARCH 29, 1999 AT RECEPTION NO. C0520870, ADAMS COUNTY RECORDS.
- (R1) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED BY AND BETWEEN THE CHAMBERS 3640, LLC AND WHEELING SERVICE CENTER L.L.C., RECORDED 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.

Response: Subdivision layout has been revised and there is only one tract, being Tract B, as directed by the development team.

"F" Scale: 1" = 30'



ABBREVIATION LEGEND

- R.O.W. RIGHT-OF-WAY
- REC. NO. RECEPTION NUMBER
- BK/Pg BOOK/PAGE
- R RADIUS
- L LENGTH
- Δ DELTA/CENTRAL ANGLE
- N.T.S. NOT TO SCALE
- COA CITY OF AURORA

Response: All easements have been renamed per discussion with COA

- D.E. 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

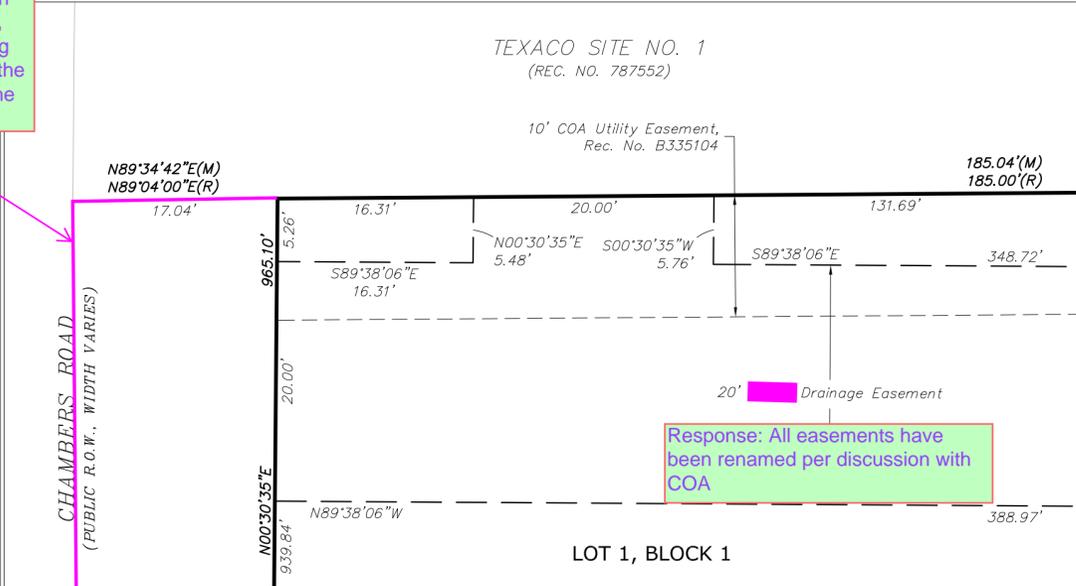
Remove circle? Response: Circle has been removed, as requested.

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

Response: The ROW dedication is shown on the lot detail sheets and does not need to be shown on the easement detail sheets, since these sheets are showing the final layout of the plat and the dedication does not relate to the new easements.

Detail "G" Scale: 1" = 10'



Show subdivision exterior with ROW dedication. (Typical)

Response: All easements have been renamed per discussion with COA

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.

PREPARED BY:

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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 12 OF 12

CURVE TABLE									
CURVE	RADIUS	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	267.50'	08°31'23"		39.79'		S04°46'17"W		39.76'	
C10	232.50'	08°31'23"		34.59'		S04°46'17"W		34.55'	
C11	35.00'	37°46'01"		23.07'		S18°22'25"E		22.66'	
C12	35.00'	35°58'23"		21.97'		N18°29'46"E		21.62'	
C13	267.50'	08°31'23"		39.79'		N04°46'17"E		39.76'	
C14	232.50'	08°31'23"		34.59'		N04°46'17"E		34.55'	
C15	26.00'	90°00'00"		40.84'		N45°30'35"E		36.77'	
C16	52.00'	90°00'00"		81.68'		N45°30'35"E		73.54'	
C17	26.00'	43°20'29"		19.67'		N68°50'21"E		19.20'	
C18	26.00'	46°39'31"		21.17'		N23°50'21"E		20.59'	
C19	52.00'	46°39'31"		42.35'		S23°50'21"W		41.19'	
C20	52.00'	43°20'29"		39.34'		S68°50'21"W		38.40'	
C21	26.00'	90°00'00"		40.84'		S45°30'35"W		36.77'	
C22	52.00'	90°00'00"		81.68'		S45°30'35"W		73.54'	
C23	50.00'	32°56'46"		28.75'		S16°58'58"W		28.36'	
C24	27.00'	30°23'08"		14.32'		N74°17'51"W		14.15'	
C25	27.00'	16°06'57"		7.59'		N07°32'53"W		7.57'	
C26	27.00'	90°00'00"		42.41'		N45°30'35"E		38.18'	
C27	27.00'	90°00'00"		42.41'		S44°29'25"E		38.18'	
C28	27.00'	39°35'24"		18.66'		S20°18'17"W		18.29'	
C29	27.00'	06°37'44"		3.12'		S87°11'43"W		3.12'	
C30	47.00'	59°40'06"		48.95'		S29°19'28"E		46.76'	
C31	47.00'	90°00'00"		73.83'		S45°30'35"W		66.47'	
C32	47.00'	90°00'00"		73.83'		N44°29'25"W		66.47'	
C33	47.00'	12°53'00"		10.57'		N06°57'05"E		10.55'	
C34	31.00'	31°04'23"		16.81'		S15°01'36"E		16.61'	
C35	31.00'	90°00'00"		48.69'		S45°30'35"W		43.84'	
C36	31.00'	71°10'50"		38.51'		N35°04'51"W		36.08'	
C37	31.00'	45°36'19"		24.67'		N23°18'45"E		24.03'	
C38	47.00'	52°30'53"		43.08'		N64°15'08"E		41.59'	
C39	47.00'	05°44'42"		4.71'		S86°37'04"E		4.71'	
C40	50.00'	90°00'00"		78.54'		N45°30'35"E		70.71'	
C41	50.00'	90°00'00"		78.54'		N44°29'25"W		70.71'	

LINE TABLE				
LINE	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	S09°01'58"W		38.58'	
L10	S00°30'35"W		10.63'	
L11	N00°30'35"E		12.28'	
L12	N09°01'58"E		38.58'	
L13	S89°29'25"E		6.11'	
L14	N47°10'06"E		33.16'	
L15	N00°30'35"E		102.17'	
L16	S00°30'35"W		102.59'	
L17	S47°10'06"W		33.16'	
L18	N89°29'25"W		6.11'	
L19	N89°29'25"W		30.63'	
L20	S00°30'35"W		18.00'	
L21	N89°29'25"W		28.35'	
L22	N89°29'25"W		28.35'	
L23	N00°30'35"E		18.00'	
L24	N00°30'35"E		46.84'	
L25	S10°25'36"W		73.14'	
L26	N89°29'25"W		59.19'	
L27	N00°30'35"E		15.39'	
L28	S00°30'35"W		15.39'	
L29	S00°30'35"W		15.39'	
L30	N00°30'35"E		15.39'	
L31	S00°30'35"W		15.39'	
L32	N00°30'35"E		22.85'	
L33	S89°29'25"E		20.00'	
L34	S00°30'35"W		9.00'	
L35	N00°30'35"E		8.42'	
L36	S89°29'25"E		20.00'	
L37	S00°30'35"W		8.42'	
L38	S89°29'25"E		42.76'	
L39	S89°29'25"E		16.56'	
L40	S89°29'25"E		54.97'	

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