

THE POINT AT NINE MILE STATION SUBDIVISION FILING NO. 3

A RESUBDIVISION OF LOTS 2, 3 AND 4 OF BLOCK 1, THE POINT AT NINE MILE STATION SUBDIVISION FILING NO. 2
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

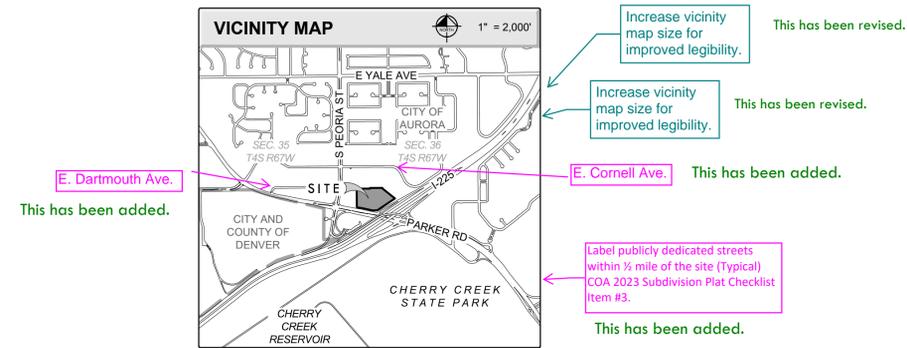
(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Send in the closure sheet for the description. This has been provided.

Send in the State Monument Records for the aliquot corners used in the plat. This has been provided.

See the red line comments on the plat and site plan. This has been provided.



DEDICATION STATEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT UNDERSIGNED WARRANT THEY ARE THE OWNERS OF LOTS 2, 3 AND 4, BLOCK 1 OF THE POINT AT NINE MILE STATION SUBDIVISION FILING NO. 2 RECORDED MAY 18, 2021 UNDER RECEPTION NO. E1080393 AND RE-RECORDED DECEMBER 17, 2021 UNDER RECEPTION NO. E1190137 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF CALIFORNIA, BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CALCULATED POSITION OF THE WEST QUARTER CORNER OF SAID SECTION 36, AS MONUMENTED BY A 55' WITNESS CORNER TO THE WEST, BEING A 2-1/2" ALUMINUM CAP STAMPED "CHARLES H RUSSELL PLS 23519 2004 WC W 55FT" WHENCE THE SOUTHWEST CORNER OF SAID SECTION 36, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PR FLETCHER ASSOC 1998 PLS 29039" BEARS S 00°27'32" E, A DISTANCE OF 2643.02 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE S 86°47'28" E, A DISTANCE OF 358.53 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 1, THE POINT AT NINE MILE STATION SUBDIVISION FILING NO. 2, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG THE PERIMETER OF SAID BLOCK 1 THE FOLLOWING TEN (10) COURSES:

- 1) N 89°32'17" E, A DISTANCE OF 316.21 FEET;
- 2) N 00°27'43" W, A DISTANCE OF 14.00 FEET;
- 3) N 89°32'17" E, A DISTANCE OF 290.99 FEET;
- 4) S 00°27'00" E, A DISTANCE OF 14.54 FEET;
- 5) S 51°39'11" E, A DISTANCE OF 375.93 FEET;
- 6) S 66°09'21" W, A DISTANCE OF 502.25 FEET;
- 7) S 88°38'28" W, A DISTANCE OF 107.65 FEET;
- 8) N 77°45'07" W, A DISTANCE OF 236.17 FEET;
- 9) N 80°26'58" W, A DISTANCE OF 129.41 FEET;
- 10) N 80°18'55" W, A DISTANCE OF 15.54 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID THE POINT AT NINE MILE STATION SUBDIVISION FILING NO. 2;

THENCE DEPARTING SAID BLOCK 1 PERIMETER LINE AND ALONG THE WEST LINE OF SAID LOT 2, N 00°27'43" W, A DISTANCE OF 436.98 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 358,290 SQ. FT. OR 8.2252 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO TWO LOTS, AND THREE TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE POINT AT NINE MILE STATION SUBDIVISION FILING NO. 3 AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA FOR THE PERPETUAL USE OF THE PUBLIC THE EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

"Streets and"? Match the dedicatory language exactly as provided in the COA 2023 Subdivision Plat Checklist.

No streets are being dedicated to Aurora on this plat

NOTES:

- 1. 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.
- 2. 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 PUNISHMENT TO STATE STATUTE 18-4-508, C.R.S.
- 3. THIS PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COUNTY OF ARAPAHOE, COMMUNITY PANEL NUMBER 08005C0187K, MAP EFFECTIVE DATE 12/17/2010 AND COMMUNITY PANEL NUMBER 08005C0186K, MAP EFFECTIVE DATE 12/17/2010. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
- 4. THE SURVEYED PROPERTY CONTAINS A CALCULATED AREA OF 358,290 SQ. FT. OR 8.2252 ACRES, MORE OR LESS.
- 5. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEARING S 00°27'32" E, A DISTANCE OF 2643.02 FEET, ACCORDING TO THE PLAT OF THE POINT AT NINE MILE STATION SUBDIVISION FILING NO. 2, AS CALCULATED AT THE POSITION OF THE WEST QUARTER CORNER BY A WITNESS CORNER MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 23519 WC 55 FT", AND AT THE SOUTHWEST CORNER BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PR FLETCHER ASSOC 1998 PLS 29039".
- 6. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. FOR ALL RECORD INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, ENCUMBRANCES, OR TITLE OF RECORD. KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT FILE NO ABC70713283.1 EFFECTIVE DATE FEBRUARY 8, 2024, PREPARED BY LAND TITLE GUARANTEE COMPANY FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. Provide title work not over 30 days old prior to final submittal.
- 7. 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.
- 8. TRACT A AND TRACT B ARE TO BE PRIVATELY OWNED AND MAINTAINED. What about Tract C? Tract C is for the future bridge landing. City of Aurora to advise on language for maintenance.
- 9. THE ENTIRETY OF TRACT A AND TRACT B WILL ACT AS PUBLIC ACCESS, WATER AND SANITARY EASEMENTS.
- 10. THE EASEMENTS HEREON SHOWN AND LABELED 6" GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- 11. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- 12. 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".
- 13. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

COVENANTS

THE UNDERSIGNED OWNER, 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 126-505 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.

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 _____

OWNER

AURORA URBAN RENEWAL AUTHORITY, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO

BY: _____

NAME: _____

TITLE: _____

NOTARIAL: _____

STATE OF _____)

COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ A.D.,

BY _____ AS _____

(NAME) (TITLE)

OF _____ AN AUTHORIZED SIGNATORY.

(ENTITY)

BY _____ WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS: _____

CITY, STATE AND ZIP CODE: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY 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 _____

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 GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DARREN R. WOLTERSTORFF, P.L.S. 38281
FOR AND ON BEHALF OF:
KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY
SUITE #300, GREENWOOD VILLAGE, COLORADO 80111

This will be provided/updated at the time no more comments remain.

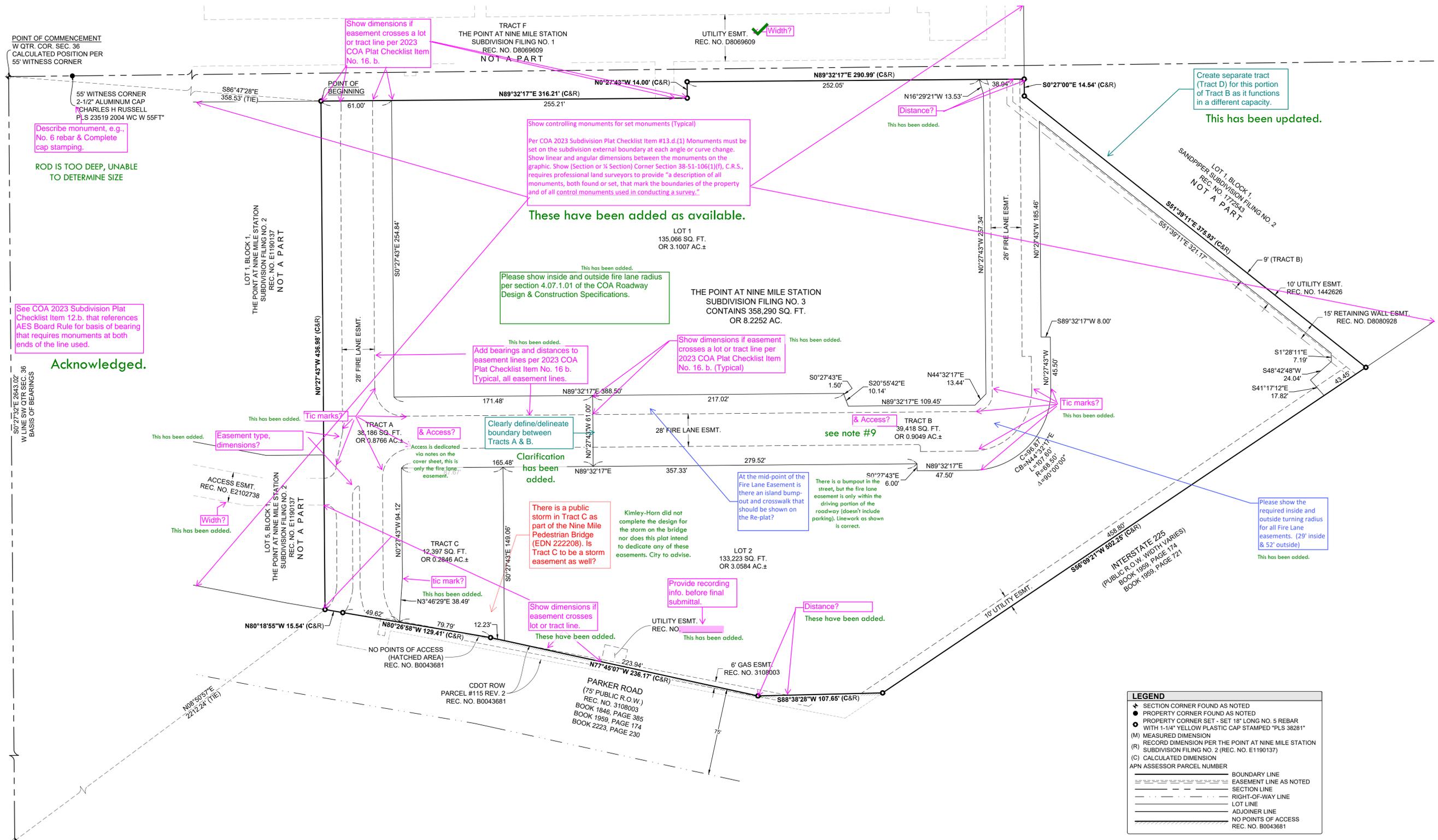
Provide date before final submittal.

1			6200 S. SYRACUSE WAY, # 300 GREENWOOD VILLAGE, CO 80111					
			Tel. No. (303) 228-2300 www.kimley-horn.com					
No.	DATE	REVISION DESCRIPTION	Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
			N/A	PTM	DRW	Feb. 2024	096420004	1 OF 2

DWG NAME: KIMLEY-HORN-COMP_ DAVISEN, DIAL_096420004_ THE POINT - PHASE 2-COADS SURVEY-DWG096420004-POINT-PLT-DWG- PLOTTED BY: MCGRANAGHAN, PATRICK_20240413 3:33 AM LAST SAVED: 20240413 3:32 AM

THE POINT AT NINE MILE STATION SUBDIVISION FILING NO. 3

A RESUBDIVISION OF LOTS 2, 3 AND 4 OF BLOCK 1, THE POINT AT NINE MILE STATION SUBDIVISION FILING NO. 2
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



POINT OF COMMENCEMENT
 W QTR. COR. SEC. 36
 CALCULATED POSITION PER
 55' WITNESS CORNER

55' WITNESS CORNER
 2-1/2" ALUMINUM CAP
 CHARLES H RUSSELL
 PLS 23519 2004 WC W 55FT"

Describe monument, e.g.,
 No. 6 rebar & Complete
 cap stamping.

ROD IS TOO DEEP, UNABLE
 TO DETERMINE SIZE

See COA 2023 Subdivision Plat
 Checklist Item 12.b. that references
 AES Board Rule for basis of bearing
 that requires monuments at both
 ends of the line used.

Acknowledged.

W LINE SW QTR SEC. 36
 BASIS OF BEARINGS

SW COR. SEC. 36
 3-1/4" ALUMINUM CAP
 PR FLETCHER ASSOC
 1998 PLS 29039

Describe monument, e.g.,
 No. 6 rebar & complete
 cap stamping.

ROD IS TOO DEEP, UNABLE
 TO DETERMINE SIZE

NO POINTS OF ACCESS
 (HATCHED AREA)
 REC. NO. B0043681

CDOT ROW
 PARCEL #115 REV. 2
 REC. NO. B0043681

PARKER ROAD
 (75' PUBLIC R.O.W.)
 REC. NO. 3108003
 BOOK 1846, PAGE 385
 BOOK 1959, PAGE 174
 BOOK 2223, PAGE 230

UTILITY ESMT.
 REC. NO. 3108003

6' GAS ESMT.
 REC. NO. 3108003

UTILITY ESMT.
 REC. NO. D8069609

TRACT F
 THE POINT AT NINE MILE STATION
 SUBDIVISION FILING NO. 1
 REC. NO. D8069609
 NOT A PART

POINT OF BEGINNING

TRACT A
 38,186 SQ. FT.
 OR 0.8766 AC.±

TRACT B
 39,418 SQ. FT.
 OR 0.9049 AC.±

TRACT C
 12,397 SQ. FT.
 OR 0.2846 AC.±

TRACT D
 135,066 SQ. FT.
 OR 3.1007 AC.±

TRACT E
 133,223 SQ. FT.
 OR 3.0584 AC.±

TRACT F
 THE POINT AT NINE MILE STATION
 SUBDIVISION FILING NO. 1
 REC. NO. D8069609
 NOT A PART

TRACT G
 135,066 SQ. FT.
 OR 3.1007 AC.±

TRACT H
 133,223 SQ. FT.
 OR 3.0584 AC.±

TRACT I
 135,066 SQ. FT.
 OR 3.1007 AC.±

TRACT J
 133,223 SQ. FT.
 OR 3.0584 AC.±

TRACT K
 135,066 SQ. FT.
 OR 3.1007 AC.±

TRACT L
 133,223 SQ. FT.
 OR 3.0584 AC.±

TRACT M
 135,066 SQ. FT.
 OR 3.1007 AC.±

TRACT N
 133,223 SQ. FT.
 OR 3.0584 AC.±

TRACT O
 135,066 SQ. FT.
 OR 3.1007 AC.±

LOT 1
 135,066 SQ. FT.
 OR 3.1007 AC.±

LOT 2
 133,223 SQ. FT.
 OR 3.0584 AC.±

LOT 3
 135,066 SQ. FT.
 OR 3.1007 AC.±

LOT 4
 133,223 SQ. FT.
 OR 3.0584 AC.±

LOT 5
 135,066 SQ. FT.
 OR 3.1007 AC.±

LOT 6
 133,223 SQ. FT.
 OR 3.0584 AC.±

LOT 7
 135,066 SQ. FT.
 OR 3.1007 AC.±

LOT 8
 133,223 SQ. FT.
 OR 3.0584 AC.±

LOT 9
 135,066 SQ. FT.
 OR 3.1007 AC.±

LOT 10
 133,223 SQ. FT.
 OR 3.0584 AC.±

LOT 11
 135,066 SQ. FT.
 OR 3.1007 AC.±

LOT 12
 133,223 SQ. FT.
 OR 3.0584 AC.±

LOT 13
 135,066 SQ. FT.
 OR 3.1007 AC.±

LOT 14
 133,223 SQ. FT.
 OR 3.0584 AC.±

LOT 15
 135,066 SQ. FT.
 OR 3.1007 AC.±

LOT 16
 133,223 SQ. FT.
 OR 3.0584 AC.±

LOT 17
 135,066 SQ. FT.
 OR 3.1007 AC.±

UTILITY ESMT.
 REC. NO. D8069609

UTILITY ESMT.
 REC. NO. 1442626

UTILITY ESMT.
 REC. NO. D8080928

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 REC. NO. 1442626

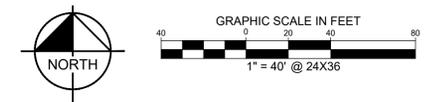
UTILITY ESMT.
 REC. NO. D8080928

LEGEND	
+	SECTION CORNER FOUND AS NOTED
●	PROPERTY CORNER FOUND AS NOTED
○	PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR
○	WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION PER THE POINT AT NINE MILE STATION
(C)	SUBDIVISION FILING NO. 2 (REC. NO. E1190137)
(C)	CALCULATED DIMENSION
APN	ASSESSOR PARCEL NUMBER
---	BOUNDARY LINE
- - - -	EASEMENT LINE AS NOTED
---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	ADJOINER LINE
---	NO POINTS OF ACCESS
---	REC. NO. B0043681

PRELIMINARY
 THIS DOCUMENT SHALL
 NOT BE RECORDED FOR
 ANY PURPOSE AND
 SHALL NOT BE USED OR
 VIEWED OR RELIED
 UPON AS A FINAL
 SURVEY DOCUMENT

Kimley»Horn
 6200 S. SYRACUSE WAY, # 300
 GREENWOOD VILLAGE, CO 80111
 Tel. No. (303) 228-2300
 www.kimley-horn.com

No.	DATE	REVISION DESCRIPTION
1		



Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	PTM	DRW	Feb. 2024	096420004	2 OF 2