

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

●	FOUND MONUMENT AS NOTED	ROW	RIGHT OF WAY
○	SET 24" LONG #5 REBAR WITH ORANGE PLASTIC CAP PLS 34581	REC. NO.	RECEPTION NUMBER
◆	SECTION CORNER	_____	BOUNDARY LINE
SF	SQUARE FEET	_____	RIGHT OF WAY
AC	ACRES	_____	LOT LINE
		-----	EXISTING EASEMENT
		-----	PROPOSED EASEMENT

1. 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 PER STATE STATUTE 13-80-105(3)(A) C.R.S.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
3. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND MEASURED IN U.S. SURVEY FEET.
4. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE ADAMS COUNTY RECORDER'S OFFICE OF COLORADO.
5. THIS RESUBDIVISION PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OF THESE TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, GALLOWAY & COMPANY, INC. RELIED UPON TITLE COMMITMENT ORDER NO. 00504476-201-7N7-ES, WITH A COMMITMENT DATE OF MARCH 18, 2025, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE CO..
6. 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".
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. 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.
9. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO E 56TH AVENUE AND PICADILLY ROAD 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.
10. TRACTS A AND B ARE TO BE PRIVATELY OWNED AND MAINTAINED.

BASED UPON COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE 0502 US SURVEY FEET, SCALED TO GROUND USING A COMBINED SCALE FACTOR OF 1.0002474573, AND APPLIED AT A BASE COORDINATE OF N 1,715,938.009, E 3,215,186.591.

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	88°29'58"	38.62	25.01	S45°22'36"W	34.90
C2	71°47'20"	31.34	25.01	N54°27'50"W	29.33
C3	90°00'00"	39.27	25.00	S44°58'10"W	35.36
C6	90°00'00"	14.92	9.50	S44°38'53"W	13.44
C7	82°16'47"	13.64	9.50	N41°29'30"W	12.50
C8	97°43'13"	16.20	9.50	S48°30'30"W	14.31
C9	90°00'00"	82.47	52.50	S44°38'53"W	74.25
C10	90°00'00"	14.92	9.50	S45°21'07"E	13.44
C14	90°00'00"	39.27	25.00	S45°01'50"E	35.36

CITY OF AURORA,
COUNTY OF ADAMS,
STATE OF COLORADO.



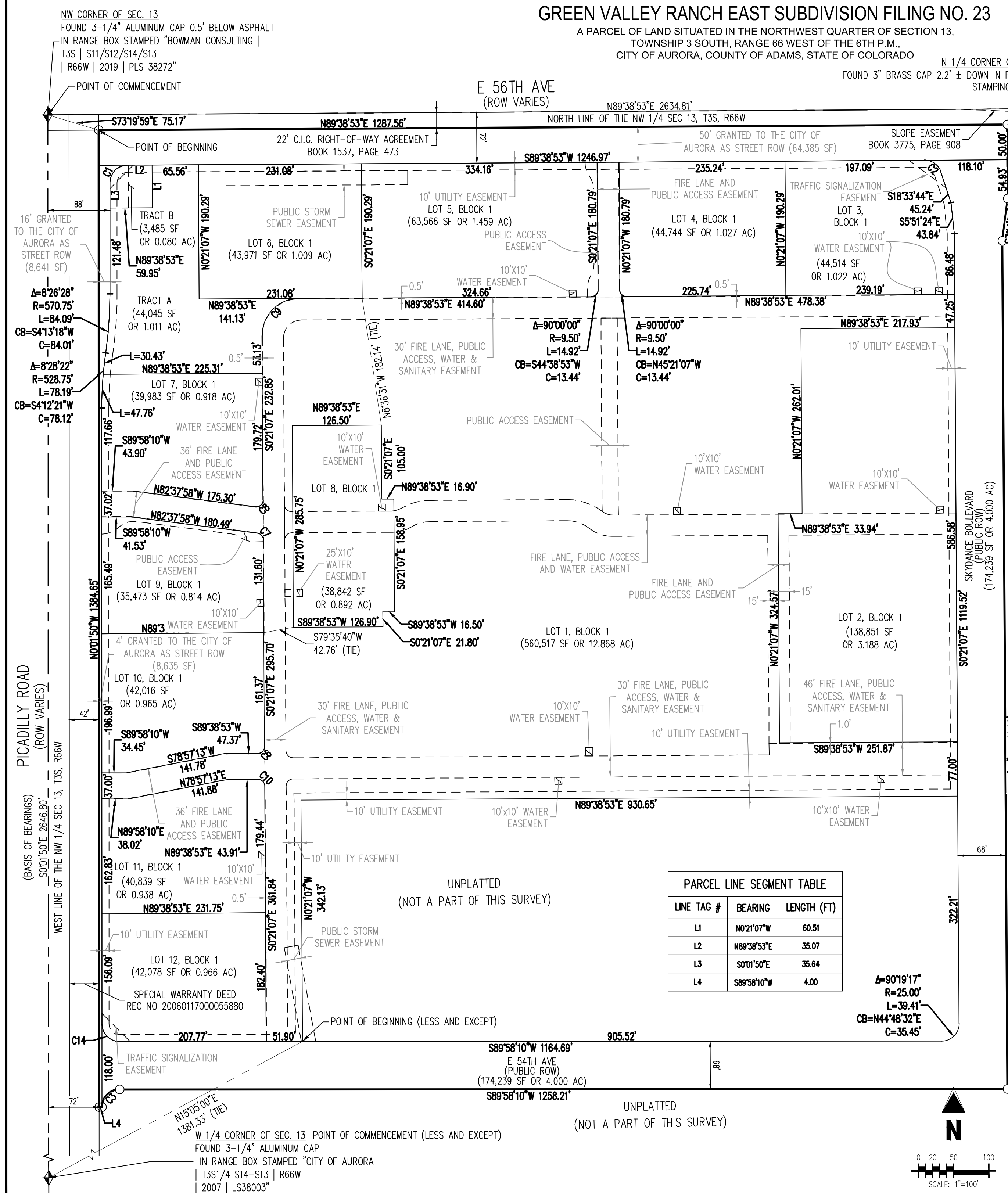
Planning. Architecture. Engineering.

5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
www.gallowayus.com

#	DATE
<u>1</u>	02.03.
<u>2</u>	03.13.
<u>3</u>	04.17.
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PROJECT NO:	KSS.156
DRAWN BY:	RCE
CHECKED BY:	KWR
DATE:	DECEMBER 11, 2024

#	DATE	ISSUE / DESCRIPTION	INIT.	SHEET
1	02.03.25	1ST COMMENTS	<u>RCE</u>	2 OF 3
2	03.13.25	2ND COMMENTS	<u>RCE</u>	
3	04.17.25	3RD COMMENTS	<u>RCE</u>	
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A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

POINT OF COMMENCEMENT

FOUND 3" BRASS CAP 2.2' ± DOWN IN RANGE BOX
STAMPING ILLEGIBLE

●	FOUND MONUMENT AS NOTED
○	SET 24" LONG #5 REBAR WITH ORANGE PLASTIC CAP PLS 34581
◆	SECTION CORNER
SF	SQUARE FEET
AC	ACRES

RIGHT OF WAY
RECEPTION NUMBER
BOUNDARY LINE
RIGHT OF WAY
LOT LINE
EXISTING EASEMENT
PROPOSED EASEMENT



PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C15	90°00'00"	15.71	10.00	S45°21'07"E	14.14
C16	90°00'00"	15.71	10.00	N44°38'53"E	14.14
C17	90°00'00"	15.71	10.00	N45°21'07"W	14.14
C18	90°00'00"	15.71	10.00	S44°38'53"W	14.14
C19	34°40'28"	21.48	35.50	S72°39'46"E	21.16
C20	27°18'28"	14.06	29.50	S68°58'45"E	13.93
C21	51°25'54"	26.48	29.50	N71°39'05"E	25.60
C22	43°17'42"	26.83	35.50	N67°35'00"E	26.19
C23	82°16'51"	14.36	10.00	S41°29'32"E	13.16
C24	97°43'08"	17.06	10.00	S48°30'27"W	15.06
C25	90°00'12"	15.71	10.00	N44°38'59"E	14.14
C26	89°59'48"	15.71	10.00	N45°21'01"W	14.14
C27	30°29'06"	13.83	26.00	S74°24'32"W	13.67
C28	28°46'21"	28.11	52.00	N73°15'13"E	25.84
C29	30°28'54"	42.56	80.00	S74°24'26"W	42.06
C30	30°46'51"	27.94	52.00	N74°15'28"E	27.60
C31	39°06'16"	34.13	50.00	S70°47'59"E	33.47
C32	39°06'16"	34.13	50.00	S70°47'59"E	33.47
C33	38°13'01"	53.36	80.00	N71°14'36"W	52.38
C34	90°00'00"	40.84	26.00	N44°38'53"E	36.77
C35	90°00'00"	81.68	52.00	S44°38'53"W	73.54
C36	90°00'00"	15.71	10.00	S44°38'53"W	14.14
C37	31°01'04"	19.22	35.50	N15°30'32"E	18.98
C38	30°34'02"	15.74	29.50	N15°44'03"E	15.55
C39	34°59'49"	18.02	29.50	N17°51'01"W	17.74
C40	34°12'35"	21.20	35.50	N18°14'38"W	20.88
C41	90°00'00"	15.71	10.00	N45°21'07"W	14.14
C42	37°01'43"	16.83	26.04	S71°49'29"E	16.54

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L5	N89°58'10"E	37.97
L6	S0°01'50"E	36.00
L7	S89°58'10"W	34.50
L8	N0°21'07"W	56.00
L9	S89°38'53"W	47.33
L10	N89°38'53"E	43.96
L11	N0°01'50"W	24.98

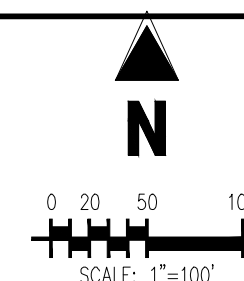
PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L12	N89°58'10"E	41.56
L13	S00°1'50"E	36.00
L14	S89°58'10"W	43.87
L15	N0°21'07"W	56.51
L16	N0°20'30"W	12.53
L17	N89°38'53"E	17.75

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#	DATE	ISSUE / DESCRIPTION	INIT
1	02.03.25	1ST COMMENTS	RCE
2	03.13.25	2ND COMMENTS	RCE
3	04.17.25	3RD COMMENTS	RCE

3 OF 3



Parcel Name: Overall

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,716,512.899'

East: 3,243,291.282'

Segment# 1: Line

Course: S0°21'06.68"E

Length: 1,201.920'

North: 1,715,311.002'

East: 3,243,298.663'

Segment# 2: Line

Course: S89°58'09.99"W

Length: 1,258.209'

North: 1,715,310.331'

East: 3,242,040.454'

Segment# 3: Curve

Length: 39.270'

Radius: 25.000'

Delta: 90°00'00"

Tangent: 25.000'

Chord: 35.355'

Course: S44°58'10.09"W

Course In: S0°01'50.01"E

Course Out: S89°58'10.20"W

RP North: 1,715,285.331'

East: 3,242,040.467'

End North: 1,715,285.317'

East: 3,242,015.467'

Segment# 4: Line

Course: S89°58'10.20"W

Length: 4.000'

North: 1,715,285.315'

East: 3,242,011.467'

Segment# 5: Line

Course: N0°01'49.80"W

Length: 1,384.653'

North: 1,716,669.968'

East: 3,242,010.730'

Segment# 6: Line

Course: N89°38'53.27"E

Length: 1,287.563'

North: 1,716,677.875'

East: 3,243,298.269'

Segment# 7: Line

Course: S0°21'06.96"E

Length: 104.930'

North: 1,716,572.947'

East: 3,243,298.914'

Segment# 8: Line

Course: S7°14'34.04"W	Length: 60.531'
North: 1,716,512.899'	East: 3,243,291.282'

Perimeter: 5,341.075'	Area: 1,750,877.39Sq.Ft.
Error Closure: 0.000	Course: N56°05'24.51"E
Error North : 0.0002	East: 0.0003

Precision 1: 5,341,076,000.000

Parcel Name: Less and Except

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,715,390.442'	East:3,244,520.035'
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Segment# 1: Line

Course: S89°58'09.99"W	Length: 905.520'
North: 1,715,389.959'	East: 3,243,614.515'

Segment# 2: Line

Course: N0°21'06.73"W	Length: 342.128'
North: 1,715,732.081'	East: 3,243,612.414'

Segment# 3: Line

Course: N89°38'53.27"E	Length: 930.646'
North: 1,715,737.796'	East: 3,244,543.042'

Segment# 4: Line

Course: S0°21'06.68"E	Length: 322.207'
North: 1,715,415.595'	East: 3,244,545.021'

Segment# 5: Curve

Length: 39.410'	Radius: 25.000'
Delta: 90°19'17"	Tangent: 25.141'
Chord: 35.454'	Course: S44°48'31.65"W
Course In: S89°38'53.32"W	Course Out: S0°01'50.01"E
RP North: 1,715,415.441'	East: 3,244,520.021'
End North: 1,715,390.441'	East: 3,244,520.035'

Perimeter: 2,539.912'

Error Closure: 0.001

Error North : -0.0005

Area: 320,693.07Sq.Ft.

Course: S3°39'09.89"W

East: 0.0000

Precision 1: 2,539,911.000