

PORTEOS SUBDIVISION FILING NO. 9

A RESUBDIVISION OF LOTS 1, 2 AND 3, PORTEOS SUBDIVISION FILING NO. 6
 IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 1 OF 11

LAND DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOT 1, LOT 2 AND LOT 3, BLOCK 1, PORTEOS FILING NO. 6 AS RECORDED UNDER RECEPTION NO. 2022000085169 IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE SITUATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 9, THENCE S00°27'03"E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 108.01 FEET TO THE POINT OF BEGINNING;

THENCE S00°27'03"E, ALONG SAID EAST LINE OF SAID LOTS 2 AND 3, 2145.48 FEET;

THENCE ALONG THE SOUTH LINE OF SAID LOT 2, S89°57'03"W, 2646.94 FEET;

THENCE ALONG THE WEST LINES OF SAID LOTS 1 AND 2, N00°19'51"W, 2121.50' FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND A LONG CHORD BEARING N44°53'15"E, 35.49 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT 39.46 FEET, THROUGH A CENTRAL ANGLE OF 90°26'2";

THENCE S89°53'29"E, 60.04 FEET;

THENCE N00°06'23"E, 6.00 FEET;

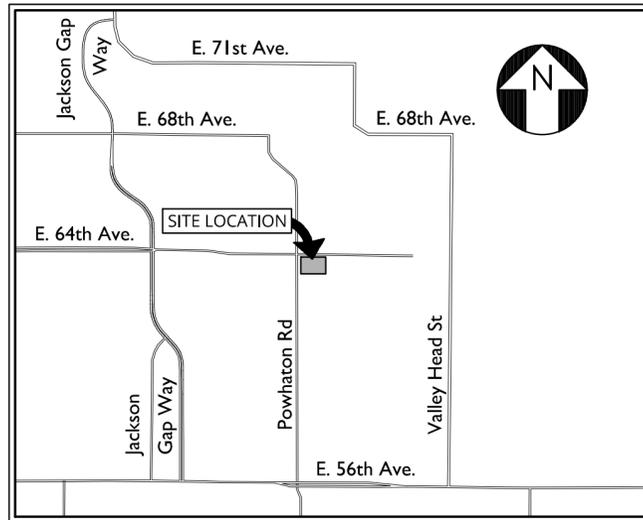
THENCE S89°53'32"E, 2557.21 TO THE POINT OF BEGINNING;

CONTAINING 5,682,912 SQUARE FEET OR 130.461 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO BLOCK 1, LOTS 1 AND 2 AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF PORTEOS SUBDIVISION FILING NO. 9, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

NOTES

- 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".
- BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, T.03S. R.65W. AS BEARING S 89°53'32" E. BETWEEN THE NORTHWEST CORNER OF SECTION 9 BEING A FOUND 3.25" ALUMINUM CAP STAMPED: "PSCO, 1993, PLS 19607," 0.8' BELOW SURFACE, IN RANGE BOX, AND THE NORTH QUARTER CORNER OF SECTION 9 BEING A FOUND 3.25" ALUMINUM CAP 0.6' BELOW SURFACE IN A PLOWED FIELD, STAMPED: "CITY OF AURORA, 2008, PLS 23527."
- PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(1992) COORDINATES PER COA'S MAP BOOK 94Y.
- 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.
- ALL OWNERS OF LOTS ADJACENT TO EAST 64TH AVENUE. AND POWHATON 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.
- UNITS: ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HERE ON ARE IN DEGREE-MINUTES-SECONDS.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLLIERS ENGINEERING & DESIGN TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, COLLIERS ENGINEERING & DESIGN RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 0502920A-010-TO2-ES, ISSUED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES AND HAVING AN EFFECTIVE DATE OF NOVEMBER 5, 2024.
- 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.
- CONFLICTING BOUNDARY EVIDENCE WAS FOUND DURING THIS SURVEY NEAR NORTHEAST CORNER SECTION 9 AS NOTED, FOUND CONFLICTING MONUMENT 9.15' SOUTH, 3.25" ALUMINUM CAP STAMPED: "REAMS & PATTERSON LS 13239."
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS



VICINITY MAP
 1" = 2000'

COVENANTS:

THE UNDERSIGNED OWNERS, 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 _____

SURVEYORS STATEMENT:

I, DOUGLAS H. ORT III, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF

COLORADO DO 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 MARCH 01, 2024. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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.

DOUGLAS H. ORT III, PLS 37066
 FOR AND ON BEHALF OF COLLIERS ENGINEERING AND DESIGN, D.B.A. MASER CONSULTING.

OWNER (LOT 1): AOZI - AURORA BUILDING I, LLC AN INDIANA LIMITED LIABILITY COMPANY. BY: AMBROSE PROPERTY GROUP, LLC AN INDIANA LIMITED LIABILITY COMPANY. ITS MANAGER.

SIGNATURE _____
 GRANT GOLDMAN _____ AUTHORIZED REPRESENTATIVE
 PRINT NAME _____ PRINT TITLE _____

NOTARIAL: STATE OF INDIANA)
)
 COUNTY OF _____)
 THE FORGONG INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS _____
 DAY OF _____, 20__ BY _____ AS _____ OF
 AOZI - AURORA BUILDING I, LLC AN INDIANA LIMITED LIABILITY COMPANY
 WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

OWNER (LOT 2): AOZI - AURORA BUILDING II, LLC AN INDIANA LIMITED LIABILITY COMPANY. BY: AMBROSE PROPERTY GROUP, LLC AN INDIANA LIMITED LIABILITY COMPANY. ITS MANAGER.

SIGNATURE _____
 GRANT GOLDMAN _____ AUTHORIZED REPRESENTATIVE
 PRINT NAME _____ PRINT TITLE _____

NOTARIAL: STATE OF INDIANA)
)
 COUNTY OF _____)
 THE FORGONG INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS _____
 DAY OF _____, 20__ BY _____ AS _____ OF
 AOZI - AURORA BUILDING II, LLC AN INDIANA LIMITED LIABILITY COMPANY
 WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

COLLIERS ENGINEERING & DESIGN
 www.colliersengineering.com

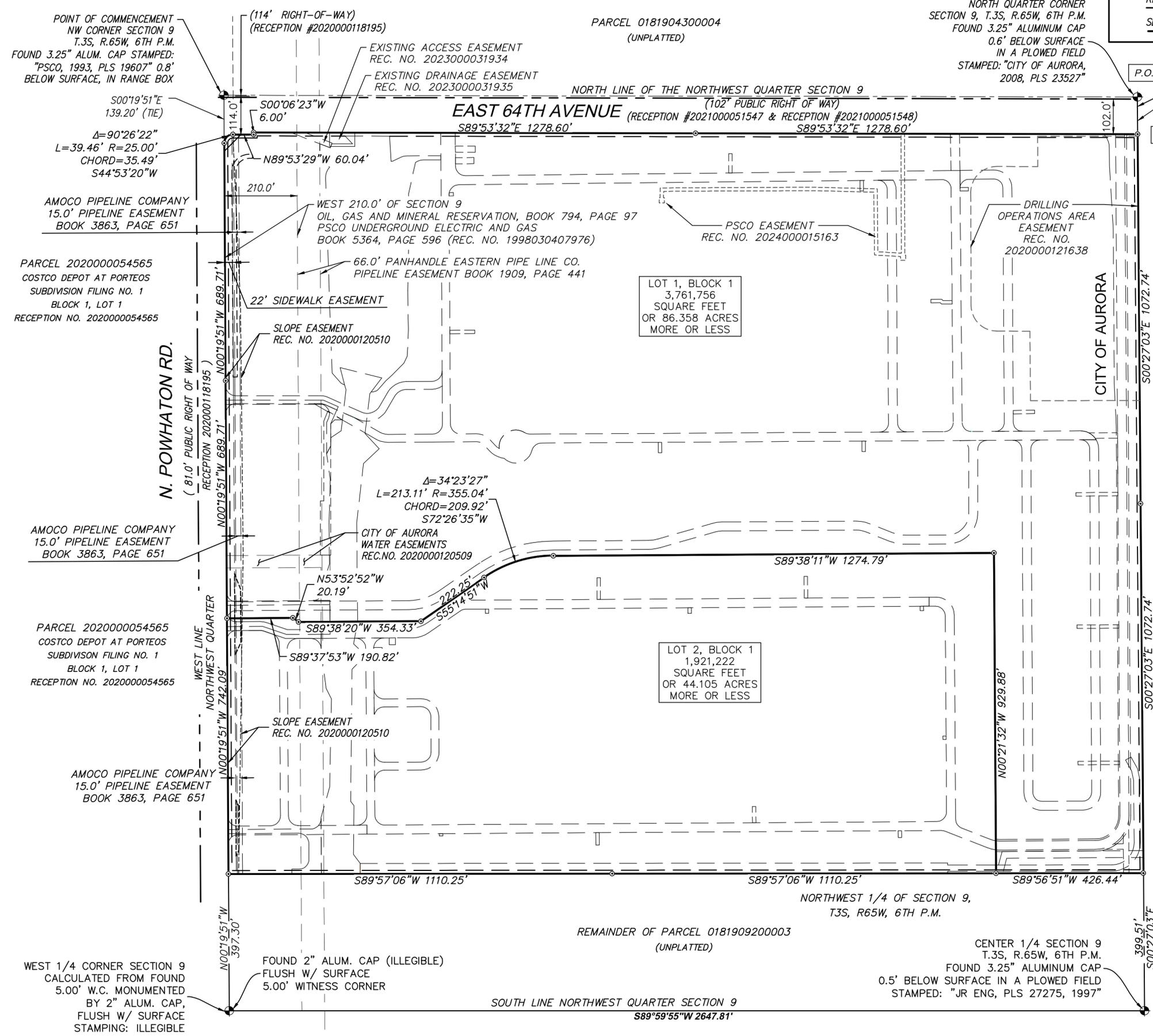
Copyright © 2024, Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for which the services were contracted or to whom it is certified. This drawing may not be copied, revised, distributed, or used for any other purpose without the express written consent of Colliers Engineering & Design.

COLLIERS ENGINEERING & DESIGN CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERS AND LAND SURVEYORS PA, A PROFESSIONAL CORPORATION
 7110 West Jefferson Ave., Suite 100
 Lakewood, CO 80235
 Phone: 303.731.6216 - Fax: 303.632.2445

PORTEOS SUBDIVISION FILING NO. 9

A RESUBDIVISION OF LOTS 1, 2 AND 3, PORTEOS SUBDIVISION FILING NO. 6
 IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 11

LEGEND	
EASEMENT LINES	SECTION CORNER AS DESCRIBED
EASEMENT P.I.	1.25" YELLOW PLASTIC CAP PLS 38412 ON 24" #5 REBAR (TYP)
TICK MARKS	BOUNDARY LINES
RIGHT-OF-WAY	
SECTION LINE	

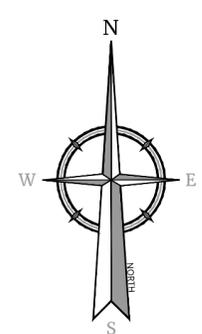


SHEET 3	SHEET 4	SHEET 5
SHEET 6	SHEET 7	SHEET 8
SHEET 9	SHEET 10	SHEET 11

SHEET INDEX

NORTHEAST 1/4 OF SECTION 9,
T3S, R65W, 6TH P.M.

PARCEL 0181900000177
(UNPLATTED)

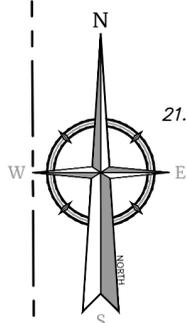


SEE COVER PAGE FOR SURVEYOR'S
CERTIFICATION, SEAL, SIGNATURE AND
GENERAL NOTES.

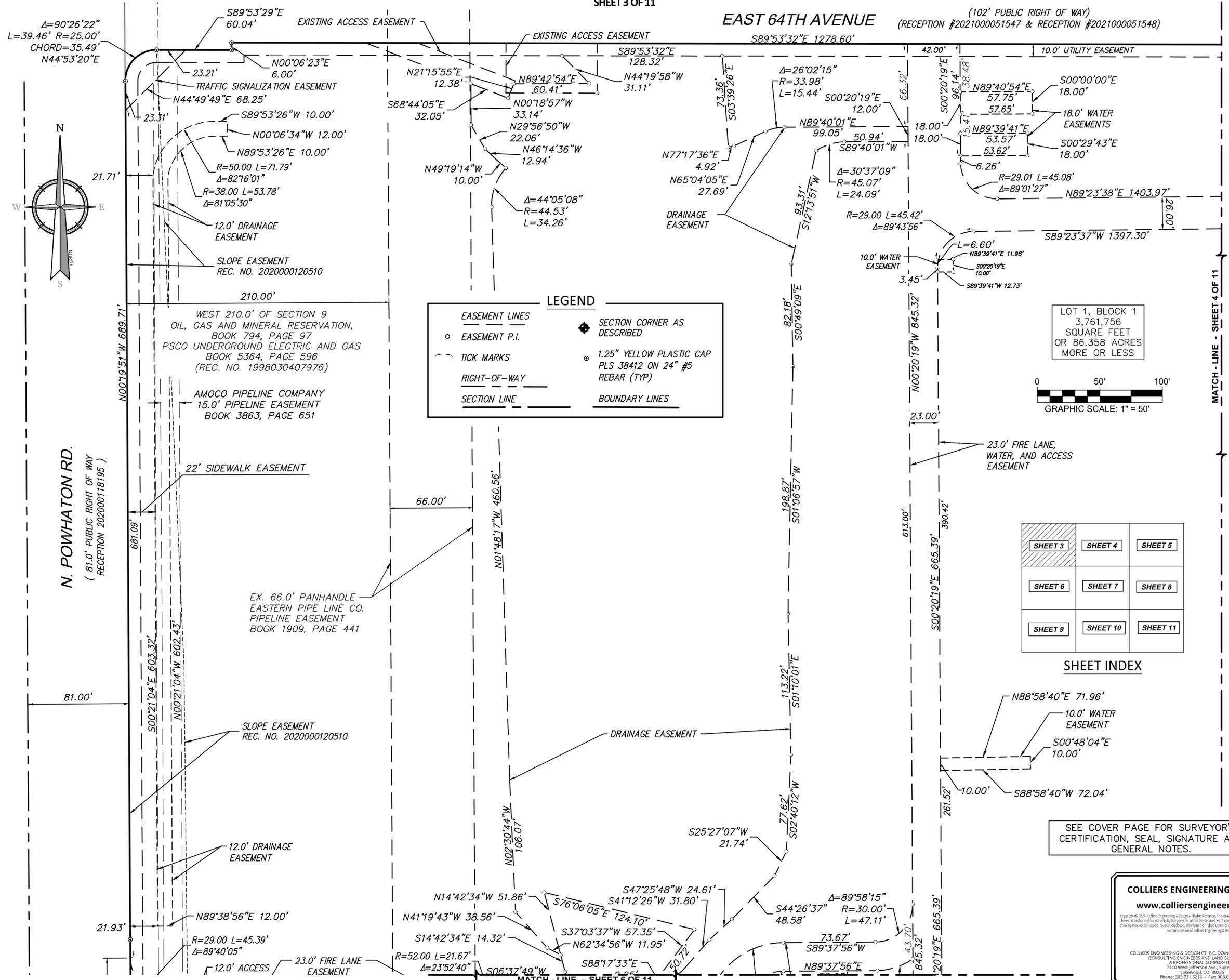
COLLIERS ENGINEERING & DESIGN
www.colliersengineering.com
 Copyright © 2024, Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for which the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.
 COLLIERS ENGINEERING & DESIGN CT., P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERS AND LAND SURVEYORS PA, A PROFESSIONAL CORPORATION
 7110 West Jefferson Ave., Suite 100
 Lakewood, CO 80235
 Phone: 303.731.6216 • Fax: 303.632.2445

PORTEOS SUBDIVISION FILING NO. 9
 A RESUBDIVISION OF LOTS 1, 2 AND 3, PORTEOS SUBDIVISION FILING NO. 6
 IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 3 OF 11

$\Delta=90^{\circ}26'22''$
 $L=39.46'$ $R=25.00'$
 CHORD=35.49'
 $N44^{\circ}53'20''E$



EAST 64TH AVENUE
 (102' PUBLIC RIGHT OF WAY)
 (RECEPTION #2021000051547 & RECEPTION #2021000051548)



WEST 210.0' OF SECTION 9
 OIL, GAS AND MINERAL RESERVATION,
 BOOK 794, PAGE 97
 PSCO UNDERGROUND ELECTRIC AND GAS
 BOOK 5364, PAGE 596
 (REC. NO. 1998030407976)

AMOCO PIPELINE COMPANY
 15.0' PIPELINE EASEMENT
 BOOK 3863, PAGE 651

LEGEND

EASEMENT LINES	SECTION CORNER AS DESCRIBED
EASEMENT P.I.	1.25" YELLOW PLASTIC CAP PLS 38412 ON 24" #5 REBAR (TYP)
TICK MARKS	BOUNDARY LINES
RIGHT-OF-WAY	
SECTION LINE	

LOT 1, BLOCK 1
 3,761,756
 SQUARE FEET
 OR 86.358 ACRES
 MORE OR LESS

0 50' 100'
 GRAPHIC SCALE: 1" = 50'

SHEET INDEX

SHEET 3	SHEET 4	SHEET 5
SHEET 6	SHEET 7	SHEET 8
SHEET 9	SHEET 10	SHEET 11

SEE COVER PAGE FOR SURVEYOR'S
 CERTIFICATION, SEAL, SIGNATURE AND
 GENERAL NOTES.

COLLIERS ENGINEERING & DESIGN
 www.colliersengineering.com

Copyright © 2024, Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for which the services were contracted or to whom it is certified. No drawing may not be copied, reused, disclosed, distributed or other used for any other purpose without the express written consent of Colliers Engineering & Design.

COLLIERS ENGINEERING & DESIGN, P.C., DOING BUSINESS AS MASER CONSULTING ENGINEERS AND LAND SURVEYORS, P.A.
 A PROFESSIONAL CORPORATION
 7110 West Jefferson Ave., Suite 100
 Lakewood, CO 80235
 Phone: 303.731.6216 • Fax: 303.632.2445

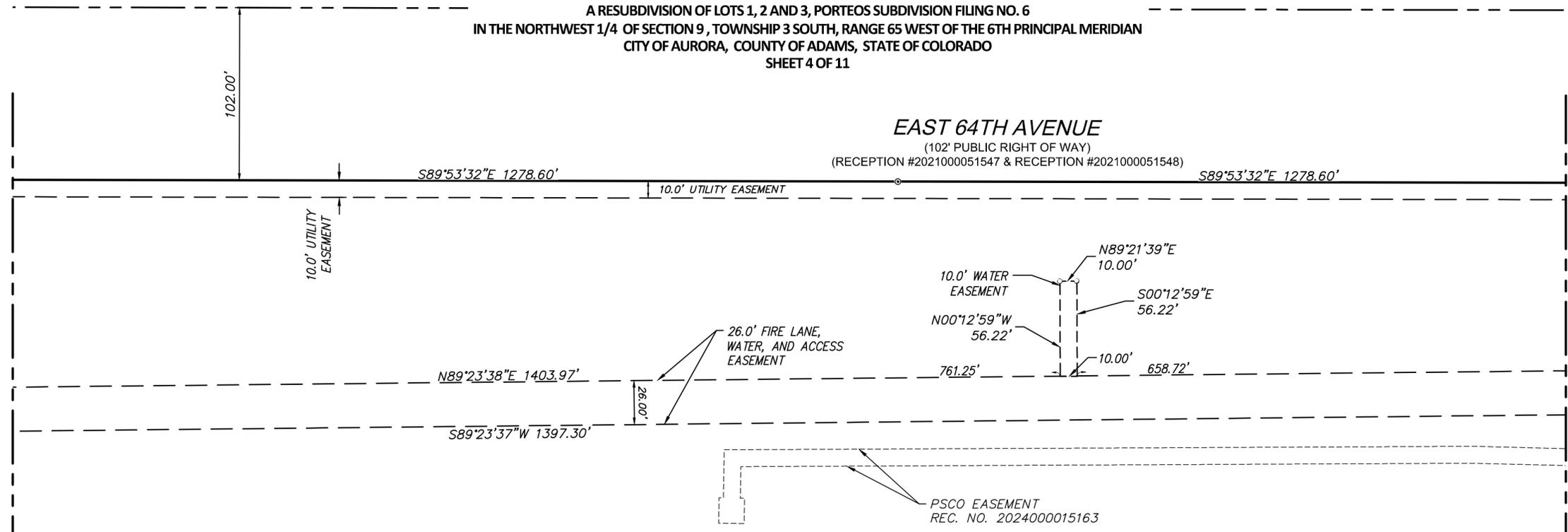
MATCH-LINE - SHEET 4 OF 11

MATCH-LINE - SHEET 6 OF 11

PORTEOS SUBDIVISION FILING NO. 9

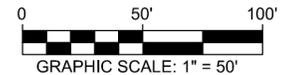
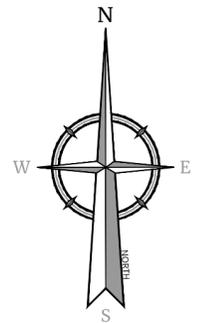
A RESUBDIVISION OF LOTS 1, 2 AND 3, PORTEOS SUBDIVISION FILING NO. 6
 IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 4 OF 11

EAST 64TH AVENUE
 (102' PUBLIC RIGHT OF WAY)
 (RECEPTION #2021000051547 & RECEPTION #2021000051548)



LEGEND	
EASEMENT LINES	SECTION CORNER AS DESCRIBED
EASEMENT P.I.	1.25" YELLOW PLASTIC CAP PLS 38412 ON 24" #5 REBAR (TYP)
TICK MARKS	BOUNDARY LINES
RIGHT-OF-WAY	
SECTION LINE	

LOT 1, BLOCK 1
 3,761,756
 SQUARE FEET
 OR 86.358 ACRES
 MORE OR LESS



SEE COVER PAGE FOR SURVEYOR'S CERTIFICATION, SEAL, SIGNATURE AND GENERAL NOTES.

SHEET 3	SHEET 4	SHEET 5
SHEET 6	SHEET 7	SHEET 8
SHEET 9	SHEET 10	SHEET 11

SHEET INDEX

MATCH - LINE - SHEET 3 OF 11

MATCH - LINE - SHEET 5 OF 11

MATCH - LINE - SHEET 7 OF 11

COLLIERS ENGINEERING & DESIGN
www.colliersengineering.com

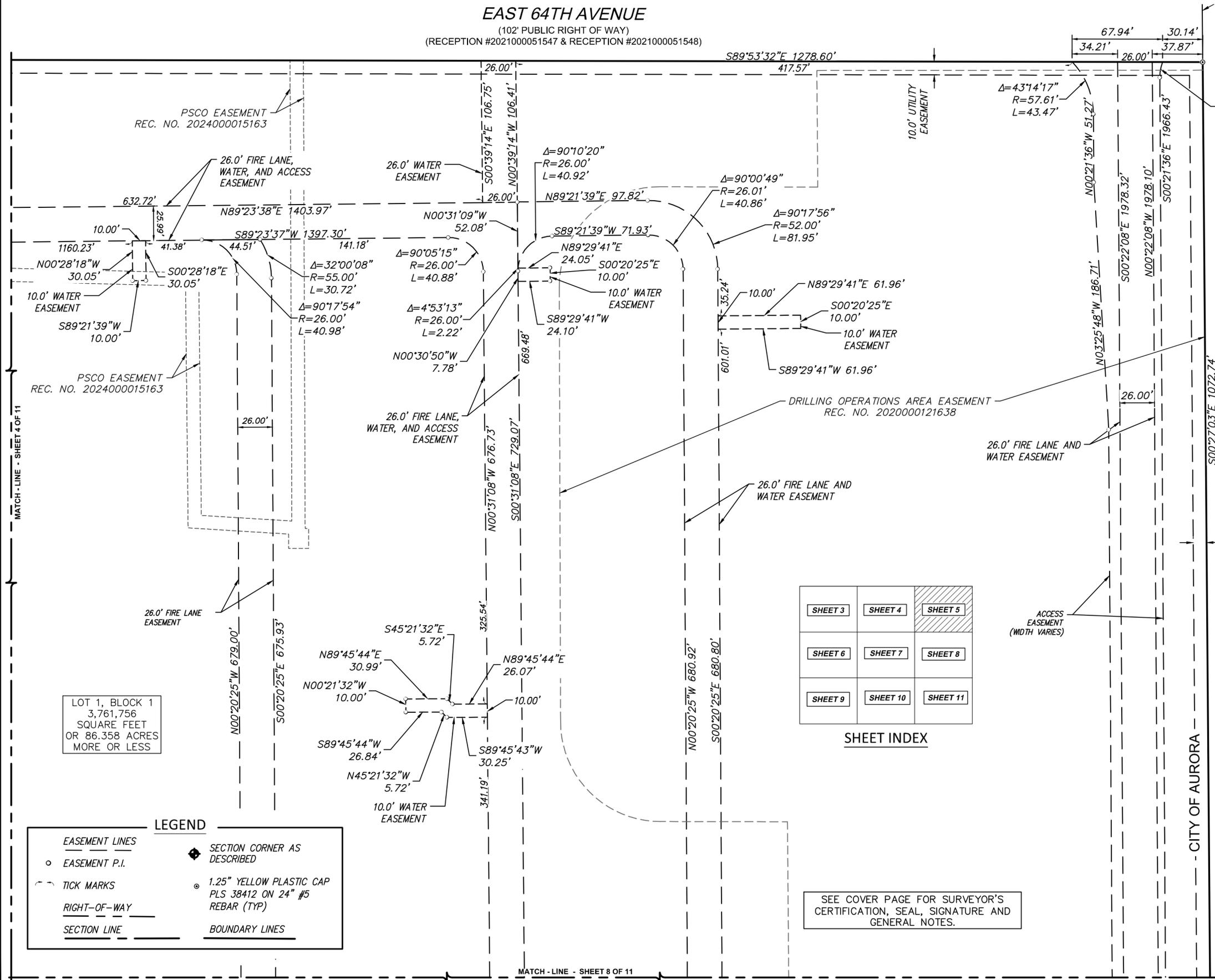
Copyright © 2024, Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for which the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or other used for any other purpose without the express written consent of Colliers Engineering & Design.

COLLIERS ENGINEERING & DESIGN CT., P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERS AND LAND SURVEYORS PA. A PROFESSIONAL CORPORATION
 7110 West Jefferson Ave., Suite 100
 Lakewood, CO 80235
 Phone: 303.731.6216 • Fax: 303.632.2445

PORTEOS SUBDIVISION FILING NO. 9
 A RESUBDIVISION OF LOTS 1, 2 AND 3, PORTEOS SUBDIVISION FILING NO. 6
 IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 5 OF 11

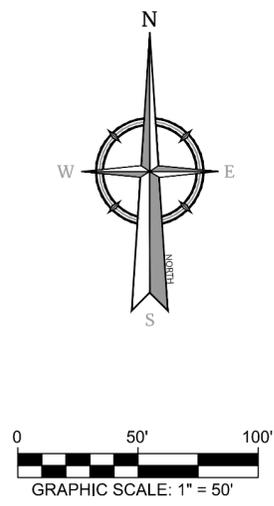
EAST 64TH AVENUE

(102' PUBLIC RIGHT OF WAY)
 (RECEPTION #2021000051547 & RECEPTION #2021000051548)



MATCH - LINE - SHEET 4 OF 11

MATCH - LINE - SHEET 8 OF 11



LOT 1, BLOCK 1
 3,761,756
 SQUARE FEET
 OR 86.358 ACRES
 MORE OR LESS

LEGEND

EASEMENT LINES	SECTION CORNER AS DESCRIBED
EASEMENT P.I.	1.25" YELLOW PLASTIC CAP PLS 38412 ON 24" #5 REBAR (TYP)
TICK MARKS	BOUNDARY LINES
RIGHT-OF-WAY	
SECTION LINE	

SHEET INDEX

SHEET 3	SHEET 4	SHEET 5
SHEET 6	SHEET 7	SHEET 8
SHEET 9	SHEET 10	SHEET 11

SEE COVER PAGE FOR SURVEYOR'S
 CERTIFICATION, SEAL, SIGNATURE AND
 GENERAL NOTES.

PARCEL 0181900000177
 (UNPLATTED)

 NORTHEAST 1/4 OF SECTION 9,
 T3S, R65W, 6TH P.M.

COLLIERS ENGINEERING & DESIGN
 www.colliersengineering.com

Copyright © 2024, Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for which the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or used for any other purpose without the express written consent of Colliers Engineering & Design.

COLLIERS ENGINEERING & DESIGN CT., P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERS AND LAND SURVEYORS PA, A PROFESSIONAL CORPORATION
 7110 West Jefferson Ave., Suite 100
 Lakewood, CO 80235
 Phone: 303.731.6216 • Fax: 303.632.2445

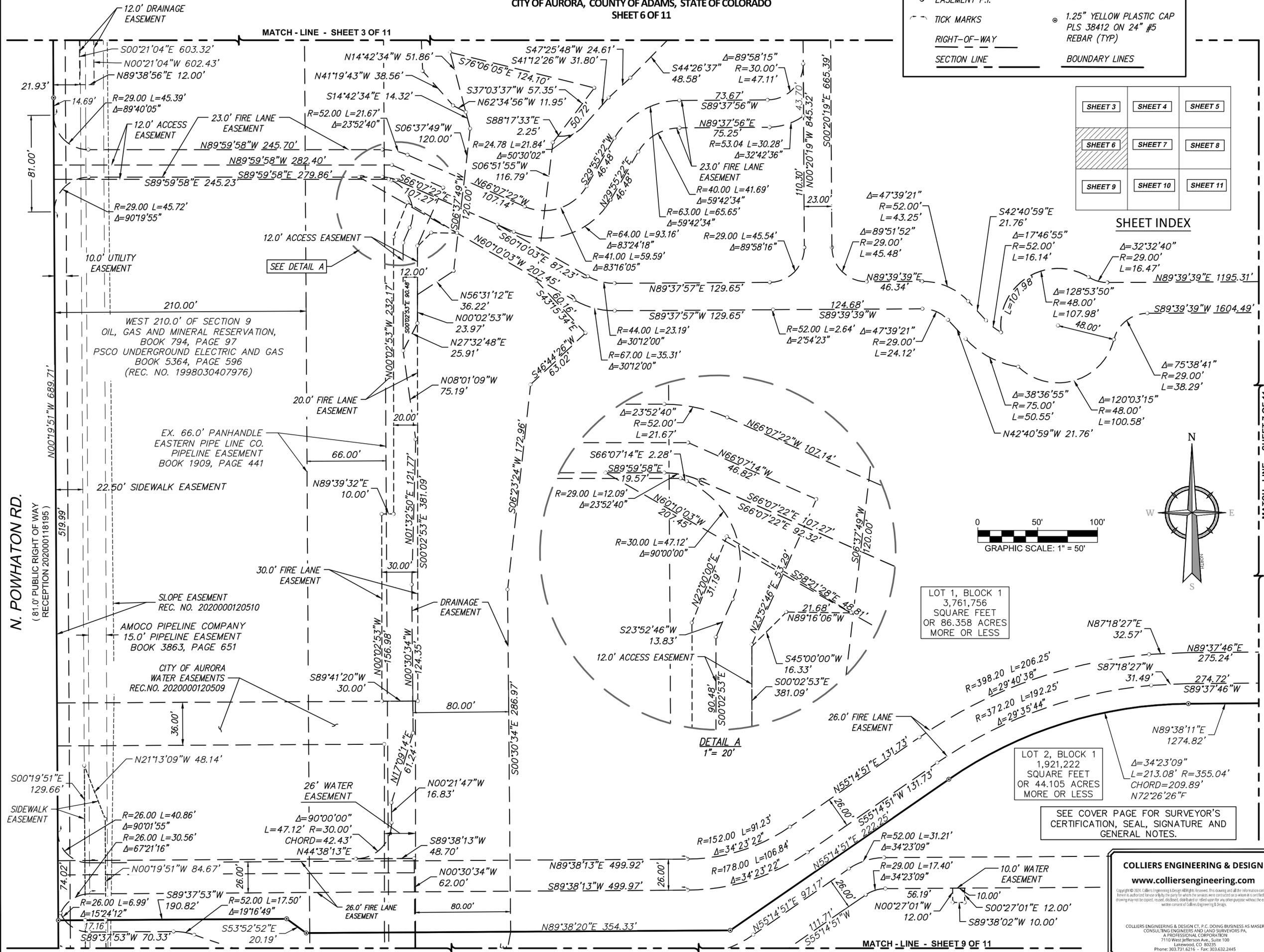
PORTEOS SUBDIVISION FILING NO. 9

A RESUBDIVISION OF LOTS 1, 2 AND 3, PORTEOS SUBDIVISION FILING NO. 6
 IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 6 OF 11

LEGEND	
EASEMENT LINES	SECTION CORNER AS DESCRIBED
○ EASEMENT P.I.	1.25" YELLOW PLASTIC CAP PLS 38412 ON 24" #5 REBAR (TYP)
TICK MARKS	BOUNDARY LINES
RIGHT-OF-WAY	
SECTION LINE	

SHEET 3	SHEET 4	SHEET 5
SHEET 6	SHEET 7	SHEET 8
SHEET 9	SHEET 10	SHEET 11

SHEET INDEX



MATCH - LINE - SHEET 3 OF 11

MATCH - LINE - SHEET 9 OF 11

MATCH - LINE - SHEET 7 OF 11

N. POWHATON RD.
(81.0' PUBLIC RIGHT OF WAY
RECEPTION 202000118195)

WEST 210.0' OF SECTION 9
OIL, GAS AND MINERAL RESERVATION,
BOOK 794, PAGE 97
PSCO UNDERGROUND ELECTRIC AND GAS
BOOK 5364, PAGE 596
(REC. NO. 1998030407976)

EX. 66.0' PANHANDLE
EASTERN PIPE LINE CO.
PIPELINE EASEMENT
BOOK 1909, PAGE 441

SLOPE EASEMENT
REC. NO. 2020000120510

AMOCO PIPELINE COMPANY
15.0' PIPELINE EASEMENT
BOOK 3863, PAGE 651

CITY OF AURORA
WATER EASEMENTS
REC. NO. 2020000120509

LOT 1, BLOCK 1
3,761,756
SQUARE FEET
OR 86.358 ACRES
MORE OR LESS

LOT 2, BLOCK 1
1,921,222
SQUARE FEET
OR 44.105 ACRES
MORE OR LESS

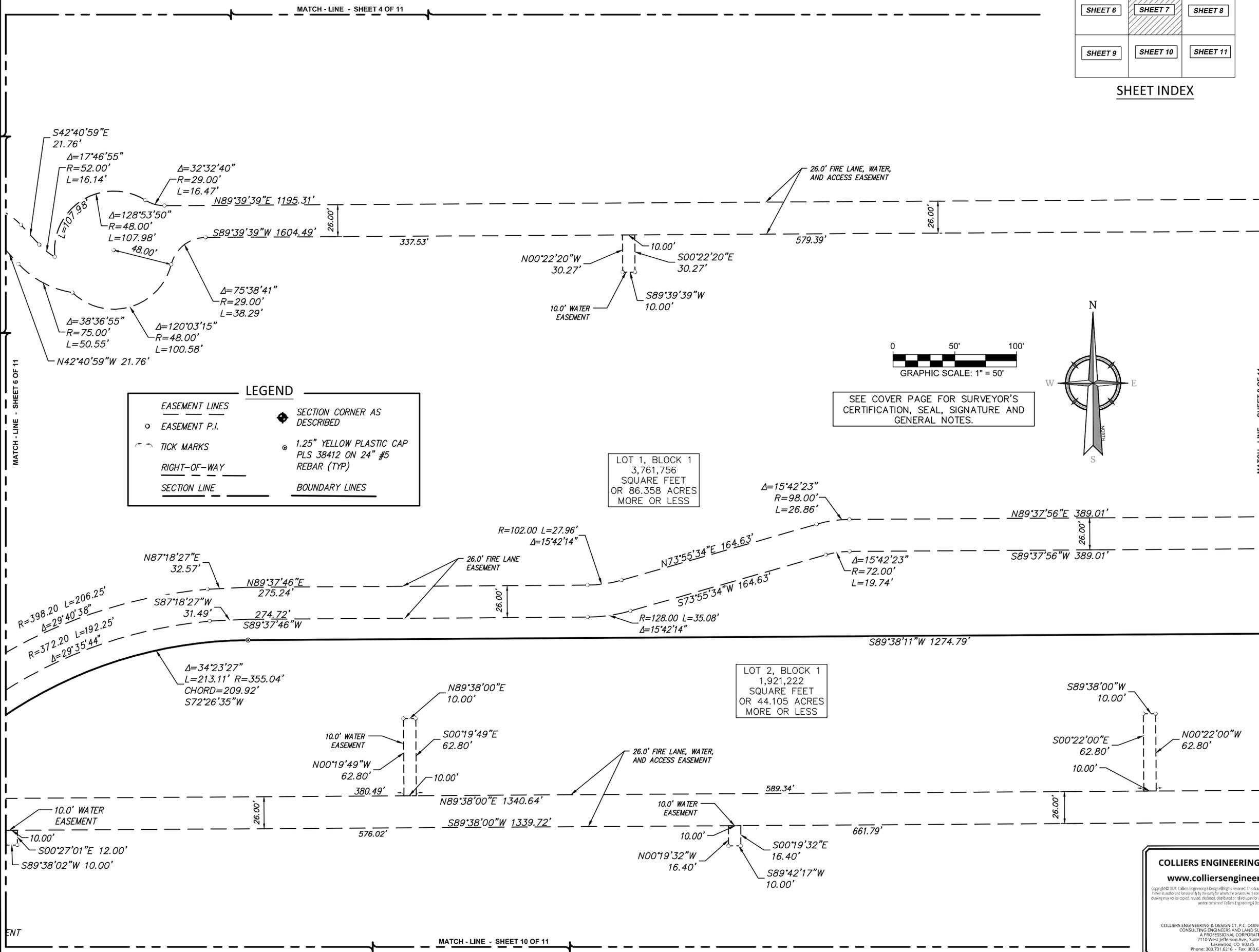
SEE COVER PAGE FOR SURVEYOR'S
CERTIFICATION, SEAL, SIGNATURE AND
GENERAL NOTES.

COLLIERS ENGINEERING & DESIGN
www.colliersengineering.com
 Copyright © 2024. Colliers Engineering & Design, All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for which the services were contracted or to whom it is certified. This drawing may not be copied, reprinted, distributed, or otherwise used for any other purpose without the express written consent of Colliers Engineering & Design.
 COLLIERS ENGINEERING & DESIGN CT., P.C. DOING BUSINESS AS MASER
 CONSULTING ENGINEERS AND LAND SURVEYORS PA
 A PROFESSIONAL CORPORATION
 7110 West Jefferson Ave., Suite 100
 Lakewood, CO 80235
 Phone: 303.731.6216 • Fax: 303.632.2445

PORTEOS SUBDIVISION FILING NO. 9
 A RESUBDIVISION OF LOTS 1, 2 AND 3, PORTEOS SUBDIVISION FILING NO. 6
 IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 7 OF 11

SHEET 3	SHEET 4	SHEET 5
SHEET 6	SHEET 7	SHEET 8
SHEET 9	SHEET 10	SHEET 11

SHEET INDEX



LEGEND

EASEMENT LINES	SECTION CORNER AS DESCRIBED
EASEMENT P.I.	1.25" YELLOW PLASTIC CAP PLS 38412 ON 24" #5 REBAR (TYP)
TICK MARKS	BOUNDARY LINES
RIGHT-OF-WAY	
SECTION LINE	

LOT 1, BLOCK 1
 3,761,756
 SQUARE FEET
 OR 86.358 ACRES
 MORE OR LESS

LOT 2, BLOCK 1
 1,921,222
 SQUARE FEET
 OR 44.105 ACRES
 MORE OR LESS

SEE COVER PAGE FOR SURVEYOR'S
 CERTIFICATION, SEAL, SIGNATURE AND
 GENERAL NOTES.

COLLIERS ENGINEERING & DESIGN
www.colliersengineering.com

Copyright © 2024, Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for which the services were contracted or to whom it is certified. No drawing may not be copied, revised, disclosed, distributed or stored for any other purpose without the express written consent of Colliers Engineering & Design.

COLLIERS ENGINEERING & DESIGN CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERS AND LAND SURVEYORS PA, A PROFESSIONAL CORPORATION
 7110 West Jefferson Ave., Suite 100
 Lakewood, CO 80235
 Phone: 303.731.6216 • Fax: 303.632.2445

ENT

MATCH - LINE - SHEET 10 OF 11

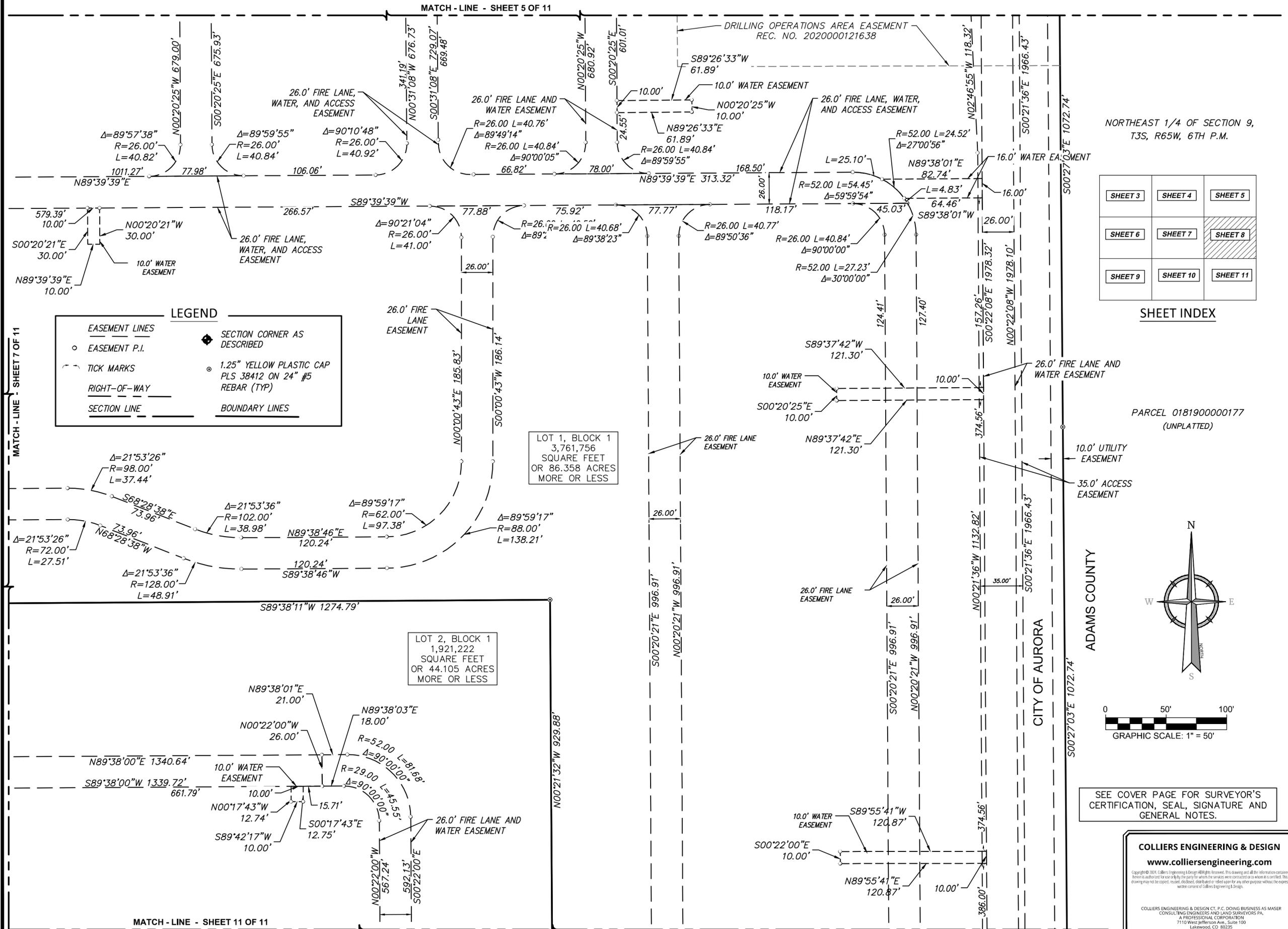
MATCH - LINE - SHEET 6 OF 11

MATCH - LINE - SHEET 8 OF 11

MATCH - LINE - SHEET 4 OF 11

PORTEOS SUBDIVISION FILING NO. 9

A RESUBDIVISION OF LOTS 1, 2 AND 3, PORTEOS SUBDIVISION FILING NO. 6
 IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 8 OF 11



LEGEND

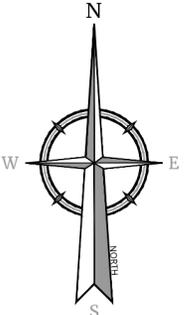
	EASEMENT LINES		SECTION CORNER AS DESCRIBED
	EASEMENT P.I.		1.25" YELLOW PLASTIC CAP PLS 38412 ON 24" #5 REBAR (TYP)
	TICK MARKS		BOUNDARY LINES
	RIGHT-OF-WAY		
	SECTION LINE		

NORTHEAST 1/4 OF SECTION 9,
 T3S, R65W, 6TH P.M.

SHEET 3	SHEET 4	SHEET 5
SHEET 6	SHEET 7	SHEET 8
SHEET 9	SHEET 10	SHEET 11

SHEET INDEX

PARCEL 018190000177
 (UNPLATTED)



SEE COVER PAGE FOR SURVEYOR'S
 CERTIFICATION, SEAL, SIGNATURE AND
 GENERAL NOTES.

COLLIERS ENGINEERING & DESIGN
www.colliersengineering.com
Copyright © 2024, Colliers Engineering & Design, All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for which the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or other used for any other purpose without the express written consent of Colliers Engineering & Design.
COLLIERS ENGINEERING & DESIGN CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERS AND LAND SURVEYORS PA, A PROFESSIONAL CORPORATION
 7110 West Jefferson Ave., Suite 100
 Lakewood, CO 80235
 Phone: 303.731.6216 • Fax: 303.632.2445

PORTEOS SUBDIVISION FILING NO. 9
 A RESUBDIVISION OF LOTS 1, 2 AND 3, PORTEOS SUBDIVISION FILING NO. 6
 IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 9 OF 11

LOT 1, BLOCK 1
 3,761,756
 SQUARE FEET
 OR 86.358 ACRES
 MORE OR LESS

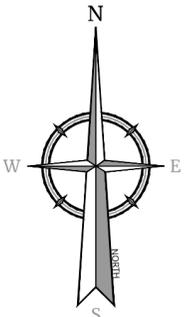
LOT 2, BLOCK 1
 1,921,222
 SQUARE FEET
 OR 44.105 ACRES
 MORE OR LESS

LEGEND

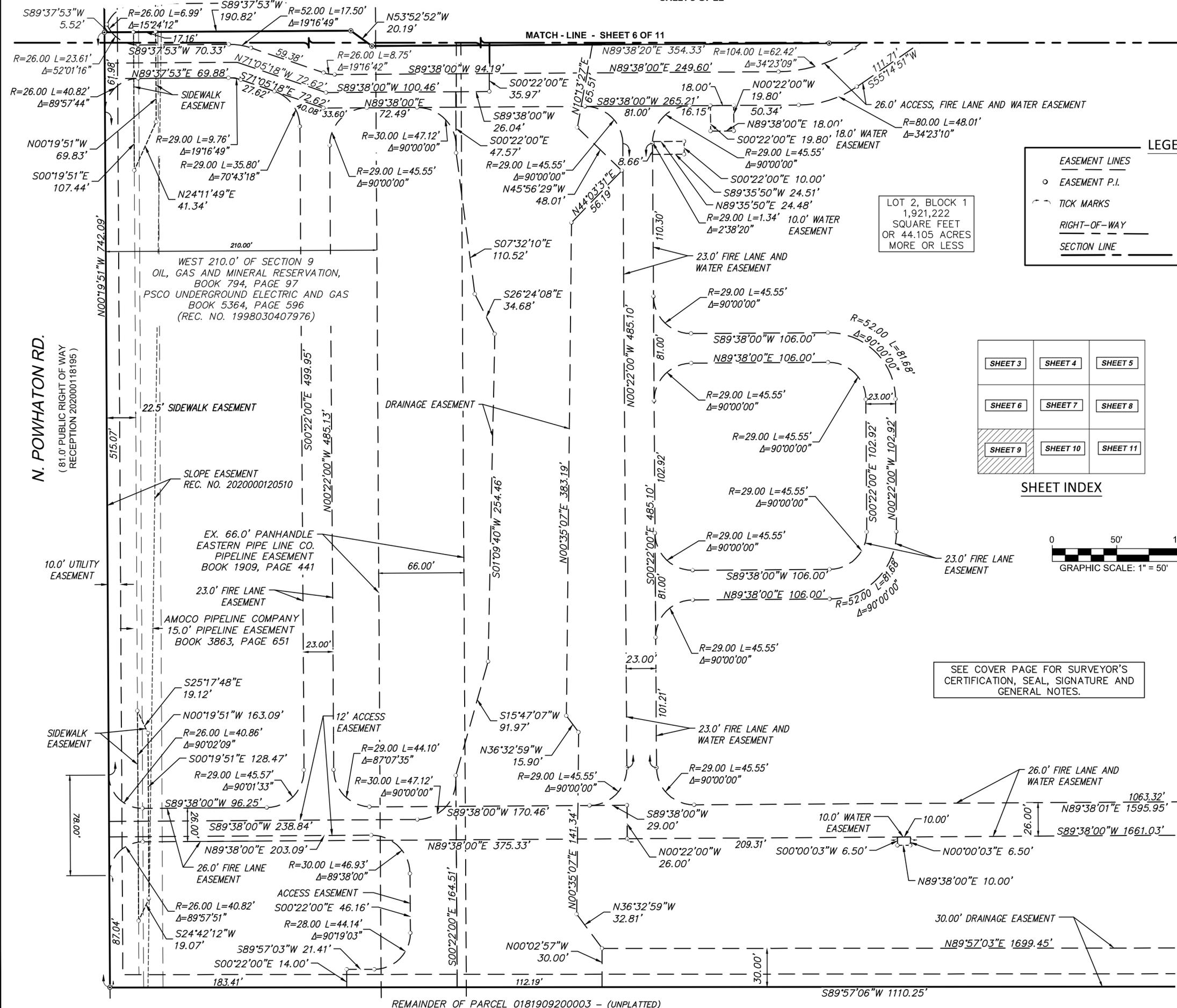
- EASEMENT LINES
- EASEMENT P.I.
- TICK MARKS
- RIGHT-OF-WAY
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- 1.25" YELLOW PLASTIC CAP PLS 38412 ON 24" #5 REBAR (TYP)
- BOUNDARY LINES

SHEET INDEX

SHEET 3	SHEET 4	SHEET 5
SHEET 6	SHEET 7	SHEET 8
SHEET 9	SHEET 10	SHEET 11



SEE COVER PAGE FOR SURVEYOR'S CERTIFICATION, SEAL, SIGNATURE AND GENERAL NOTES.



COLLIERS ENGINEERING & DESIGN
www.colliersengineering.com
Copyright © 2024, Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for which the services were contracted or to whom it is certified. This drawing may not be copied, revised, disclosed, distributed, or used for any other purpose without the express written consent of Colliers Engineering & Design.

COLLIERS ENGINEERING & DESIGN CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERS AND LAND SURVEYORS PA
 A PROFESSIONAL CORPORATION
 7110 West Jefferson Ave., Suite 100
 Lakewood, CO 80235
 Phone: 303.731.6216 - Fax: 303.632.2445

PORTEOS SUBDIVISION FILING NO. 9

A RESUBDIVISION OF LOTS 1, 2 AND 3, PORTEOS SUBDIVISION FILING NO. 6
 IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 10 OF 11

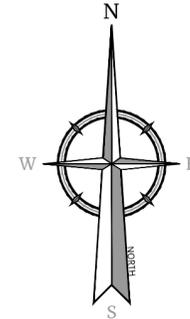
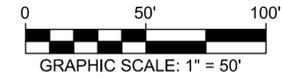
MATCH - LINE - SHEET 7 OF 11

SHEET 3	SHEET 4	SHEET 5
SHEET 6	SHEET 7	SHEET 8
SHEET 9	SHEET 10	SHEET 11

SHEET INDEX

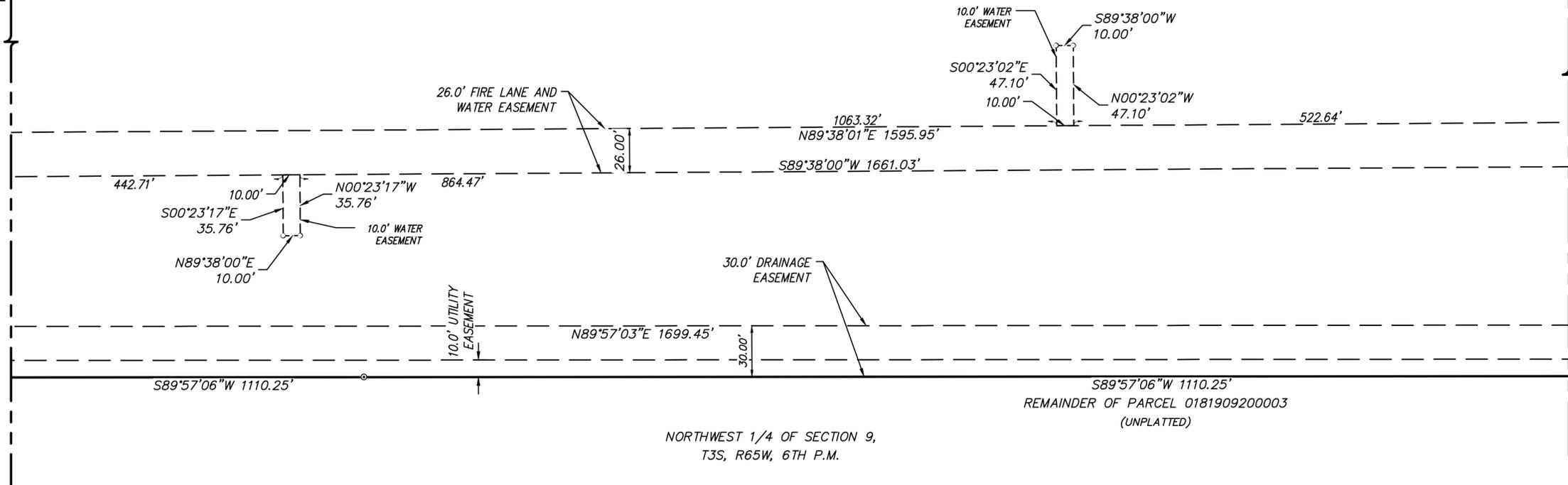
LOT 2, BLOCK 1
 1,921,222
 SQUARE FEET
 OR 44.105 ACRES
 MORE OR LESS

LEGEND	
EASEMENT LINES	SECTION CORNER AS DESCRIBED
EASEMENT P.I.	1.25" YELLOW PLASTIC CAP PLS 38412 ON 24" #5 REBAR (TYP)
TICK MARKS	BOUNDARY LINES
RIGHT-OF-WAY	
SECTION LINE	



MATCH - LINE - SHEET 9 OF 11

MATCH - LINE - SHEET 11 OF 11



NORTHWEST 1/4 OF SECTION 9,
 T3S, R65W, 6TH P.M.

REMAINDER OF PARCEL 0181909200003
 (UNPLATTED)

SEE COVER PAGE FOR SURVEYOR'S
 CERTIFICATION, SEAL, SIGNATURE AND
 GENERAL NOTES.

COLLIERS ENGINEERING & DESIGN
www.colliersengineering.com
Copyright © 2024, Colliers Engineering & Design, All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for which the services were contracted or to whom it is certified. This drawing may not be copied, revised, disclosed, distributed or used for any other purpose without the express written consent of Colliers Engineering & Design.
COLLIERS ENGINEERING & DESIGN CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERS AND LAND SURVEYORS PA, A PROFESSIONAL CORPORATION
 7110 West Jefferson Ave., Suite 100
 Lakewood, CO 80235
 Phone: 303.731.6216 • Fax: 303.632.2445

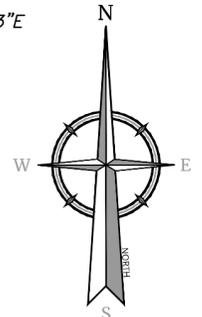
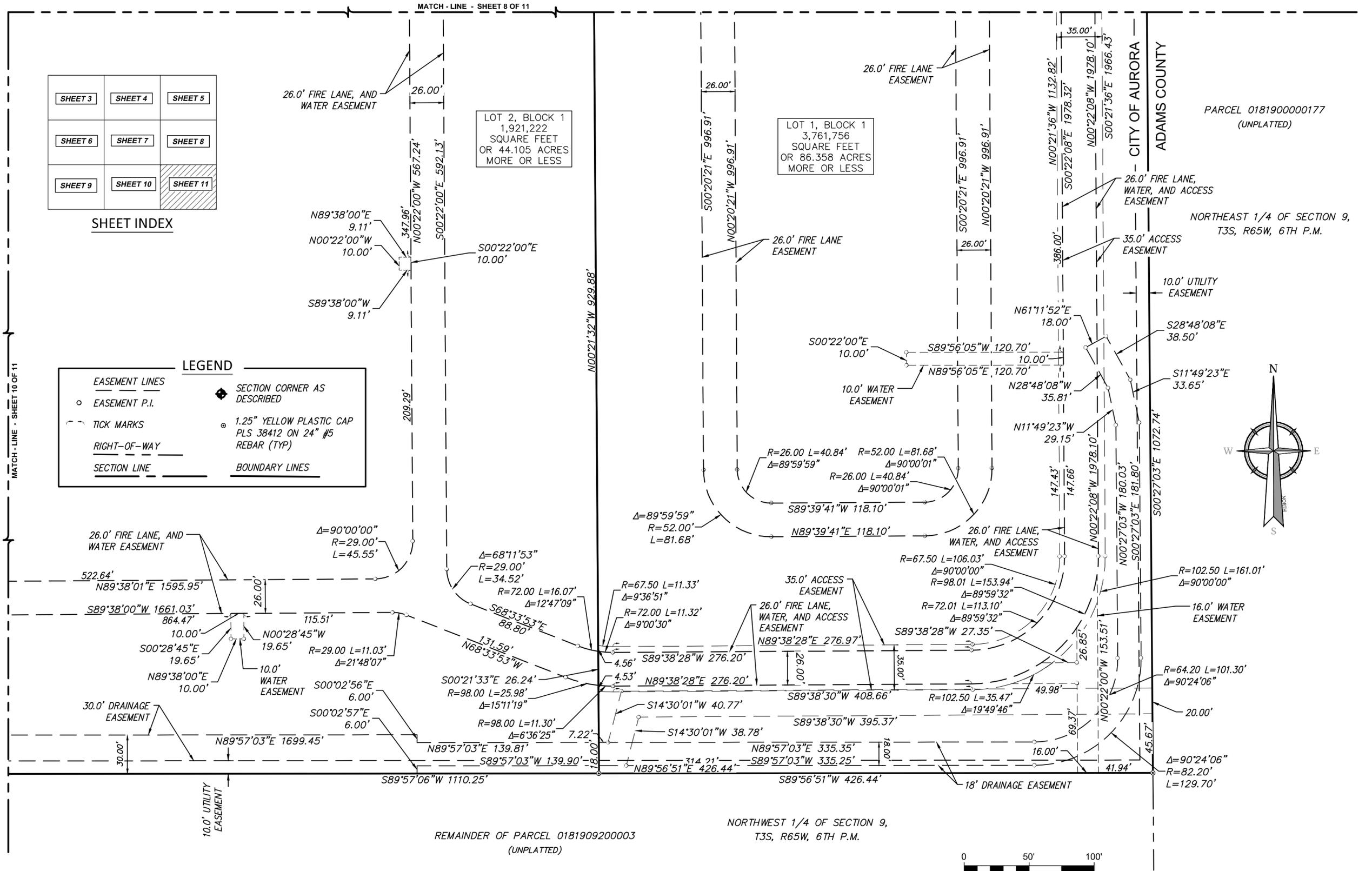
PORTEOS SUBDIVISION FILING NO. 9

A RESUBDIVISION OF LOTS 1, 2 AND 3, PORTEOS SUBDIVISION FILING NO. 6
 IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 11 OF 11

SHEET 3	SHEET 4	SHEET 5
SHEET 6	SHEET 7	SHEET 8
SHEET 9	SHEET 10	SHEET 11

SHEET INDEX

LEGEND	
	EASEMENT LINES
	EASEMENT P.I.
	TICK MARKS
	RIGHT-OF-WAY
	SECTION LINE
	SECTION CORNER AS DESCRIBED
	1.25" YELLOW PLASTIC CAP PLS 38412 ON 24" #5 REBAR (TYP)
	BOUNDARY LINES



SEE COVER PAGE FOR SURVEYOR'S
 CERTIFICATION, SEAL, SIGNATURE AND
 GENERAL NOTES.

COLLIERS ENGINEERING & DESIGN
www.colliersengineering.com
Copyright © 2014, Colliers Engineering & Design, All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for which the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or used for any other purpose without the express written consent of Colliers Engineering & Design.
 COLLIERS ENGINEERING & DESIGN CT, P.C. DOING BUSINESS AS MASER
 CONSULTING ENGINEERS AND LAND SURVEYORS PA
 A PROFESSIONAL CORPORATION
 7110 West Jefferson Ave., Suite 100
 Lakewood, CO 80235
 Phone: 303.731.6216 • Fax: 303.632.2445