

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

1. 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".

2. 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.

3. 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.

4. 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.

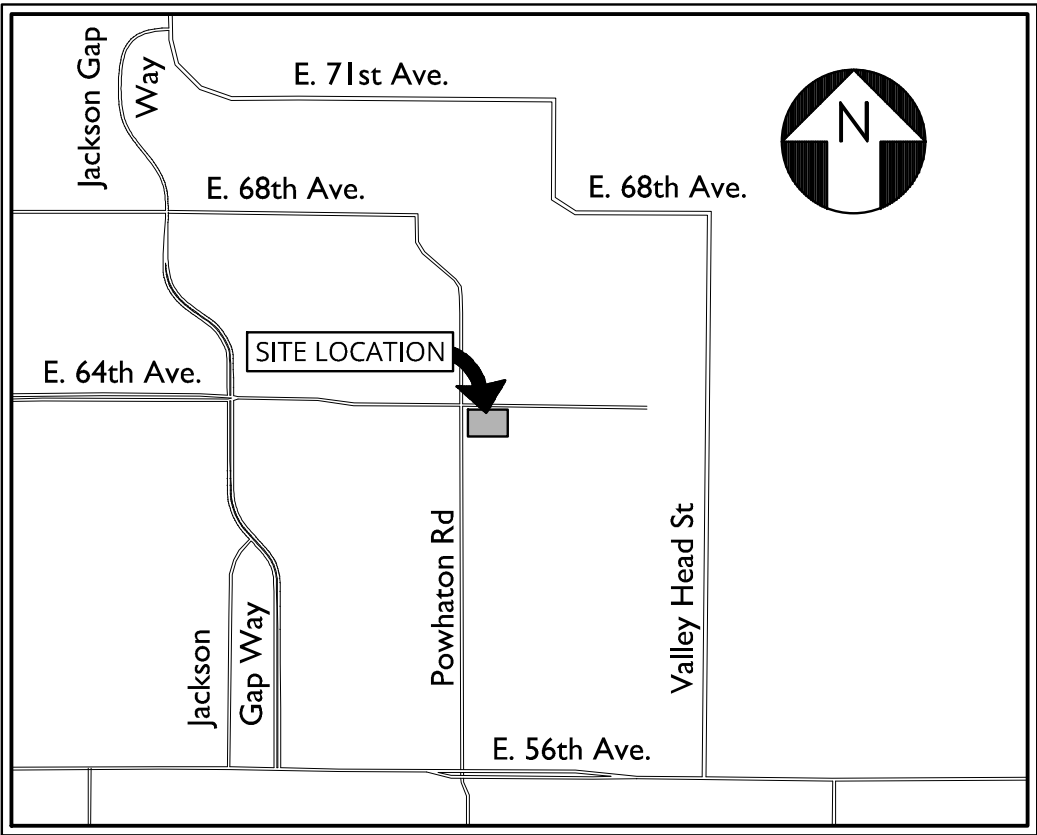
5. UNITS: ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HERE ON ARE IN DEGREE-MINUTES-SECONDS.

6. 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.

7. 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.

8. 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."

9. 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'

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

SIGNATURE

GRANT GOLDMAN PRINT NAME AUTHORIZED REPRESENTATIVE 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 PRINT NAME AUTHORIZED REPRESENTATIVE 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 \_\_\_\_\_

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 PRVATE 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.

COLLIERS ENGINEERING & DESIGN

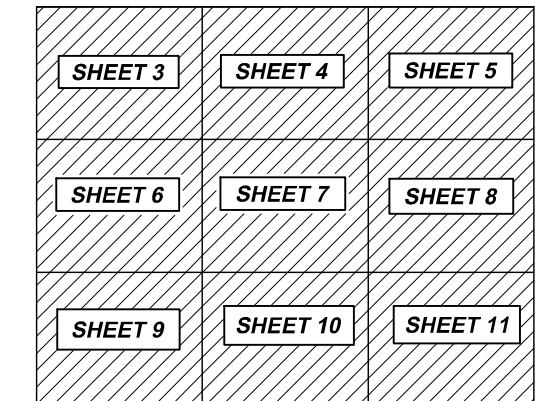
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 7110 West Jefferson Ave., Suite 100  
 Lakewood, CO 80235  
 Phone: 303.731.6216 -- Fax: 303.632.2445

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

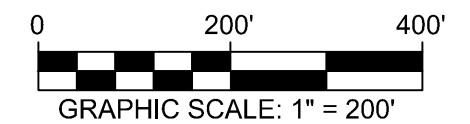
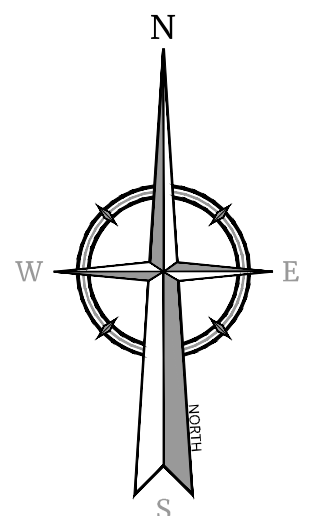
LEGEND	
<u>EASEMENT LINES</u>	
<u>EASEMENT P.I.</u>	SECTION CORNER AS DESCRIBED
<u>TICK MARKS</u>	1.25" YELLOW PLASTIC CAP
<u>RIGHT-OF-WAY</u>	PLS 38412 ON 24" #5 REBAR (TYP)
<u>SECTION LINE</u>	<u>BOUNDARY LINES</u>



## SHEET INDEX

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

PARCEL 0181900000177  
(UNPLATTED)



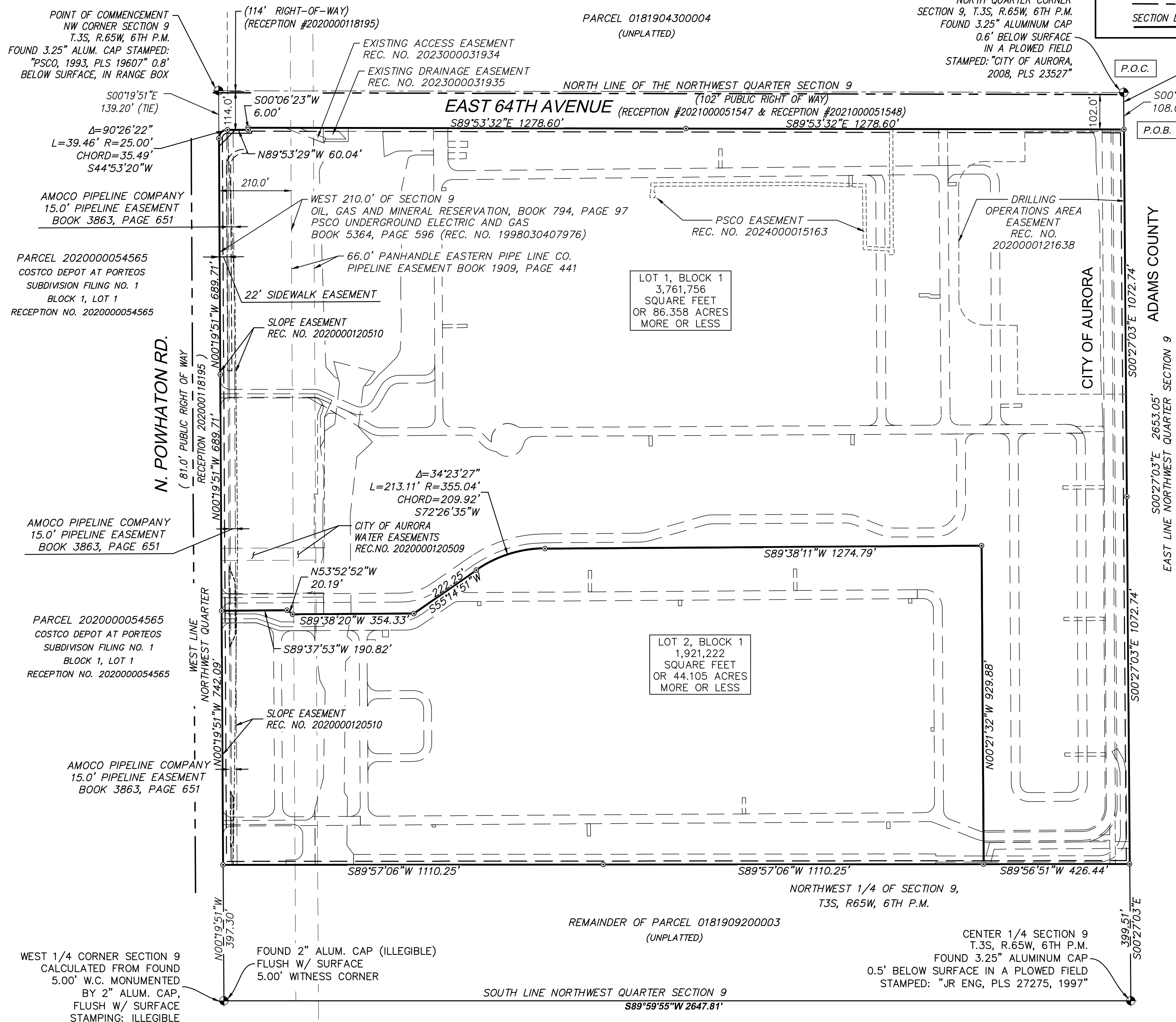
SEE COVER PAGE FOR SURVEYOR'S  
CERTIFICATION, SEAL, SIGNATURE AND  
GENERAL NOTES.

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 11



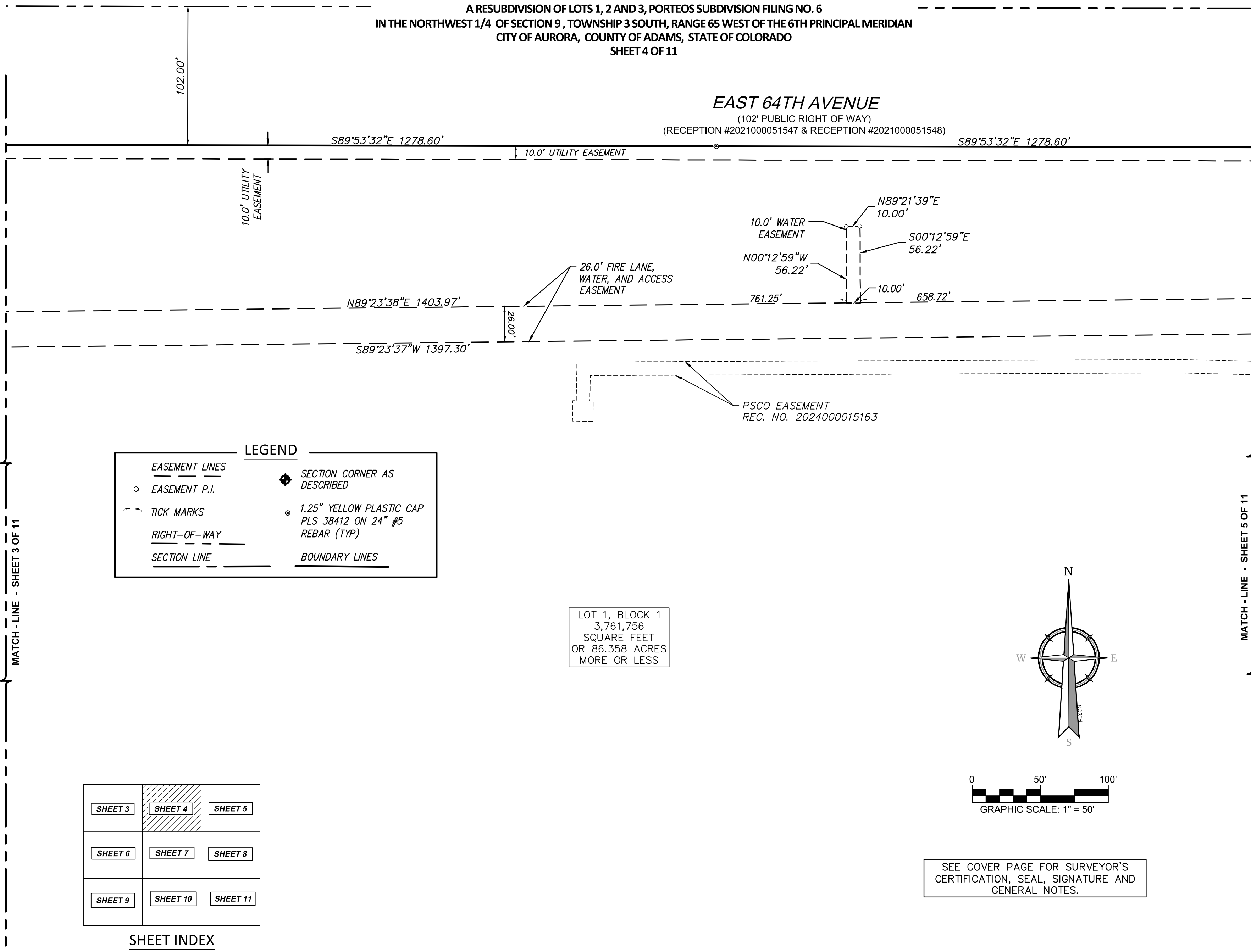


ORTEOS SUBDIVISION FILING NO. 9

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

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

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

SHEET INDEX

SEE COVER PAGE FOR SURVEYOR'S  
CERTIFICATION, SEAL, SIGNATURE AND  
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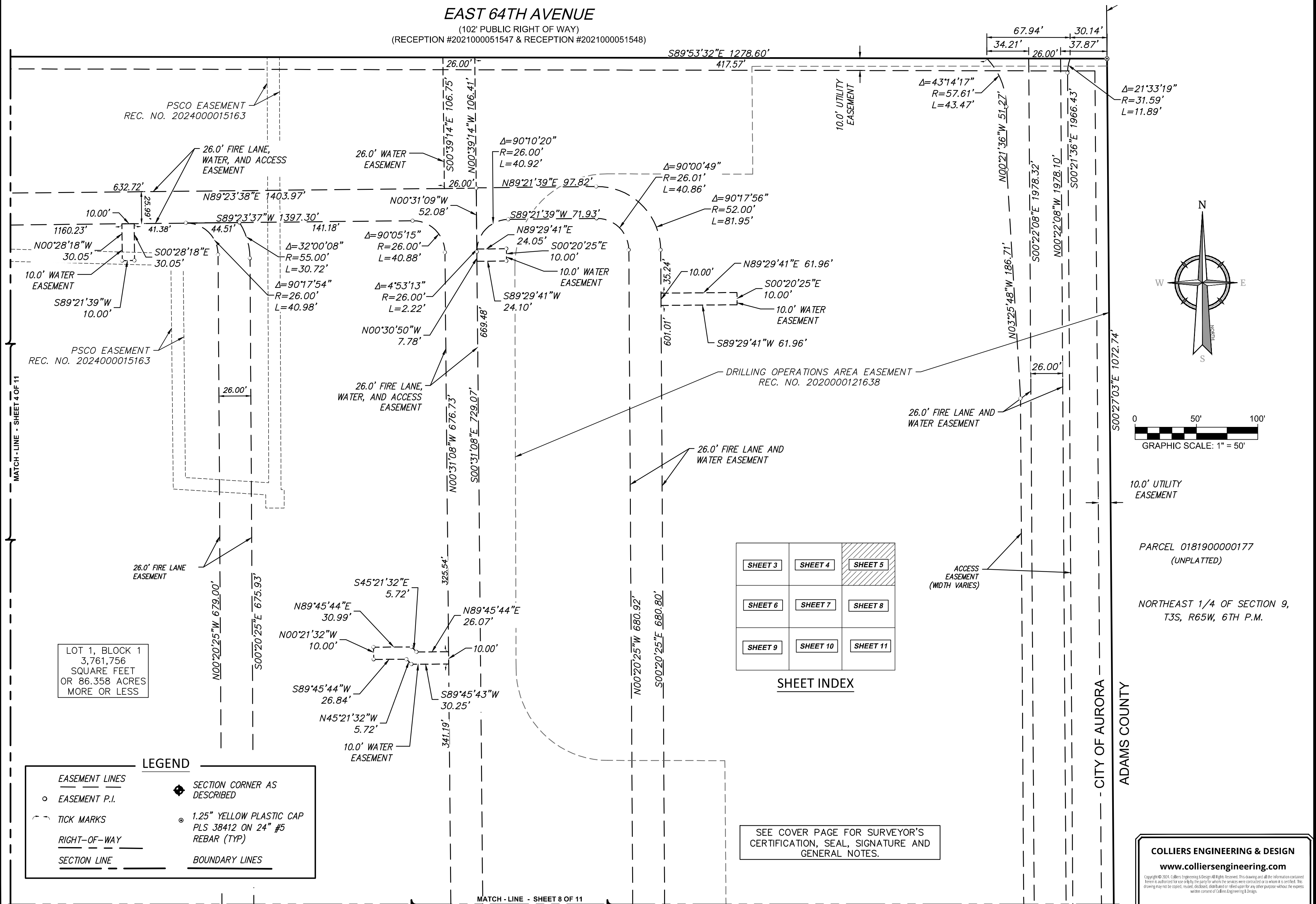
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 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 5 OF 11

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



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SHEET 6 OF 11

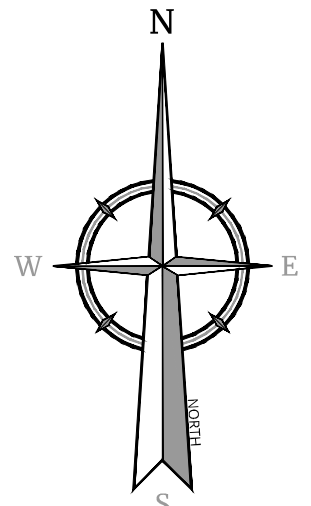
<u>EASEMENT LINES</u>	
o EASEMENT P.I.	◆ SECTION CORNER AS DESCRIBED
⤿ TICK MARKS	⊙ 1.25" YELLOW PLASTIC CAP
<u>RIGHT-OF-WAY</u>	PLS 38412 ON 24" #5 REBAR (TYP)
<u>SECTION LINE</u>	<u>BOUNDARY LINES</u>

<i>SHEET 3</i>	<i>SHEET 4</i>	<i>SHEET 5</i>
<i>SHEET 6</i>	<i>SHEET 7</i>	<i>SHEET 8</i>
<i>SHEET 9</i>	<i>SHEET 10</i>	<i>SHEET 11</i>

**SHEET INDEX**

Diagram showing a traverse with bearings and distances:

- $S42^{\circ}40'59''E$  21.76'
- $\Delta=17^{\circ}46'55''$
- $R=52.00'$
- $L=16.14'$
- $\Delta=32^{\circ}32'40''$
- $R=29.00'$
- $L=16.47'$
- $N89^{\circ}39'39''E$  1195.31'
- $S89^{\circ}39'39''W$  1604.49'
- $\Delta=75^{\circ}38'41''$
- $R=29.00'$
- $L=38.29'$
- $\Delta=120^{\circ}03'15''$
- $R=48.00'$
- $L=100.58'$
- $\Delta=38^{\circ}36'55''$
- $R=75.00'$
- $L=50.55'$
- $N42^{\circ}40'59''W$  21.76'
- $\Delta=107^{\circ}58'$
- $\Delta=128^{\circ}53'50''$
- $R=48.00'$
- $L=107.98'$

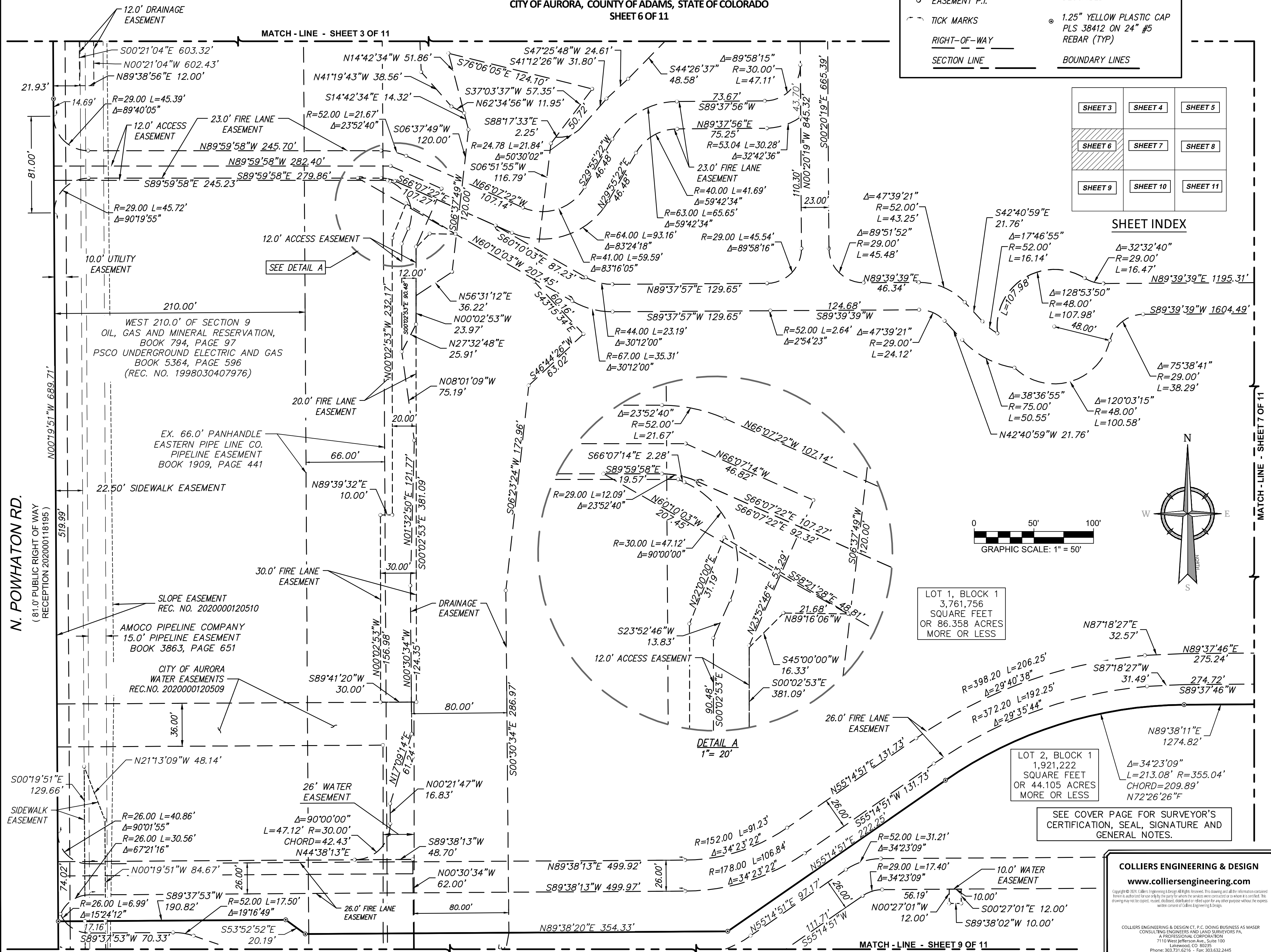


LOT 2, BLOCK 1  
1,921,222  
SQUARE FEET  
OR 44.105 ACRES  
MORE OR LESS

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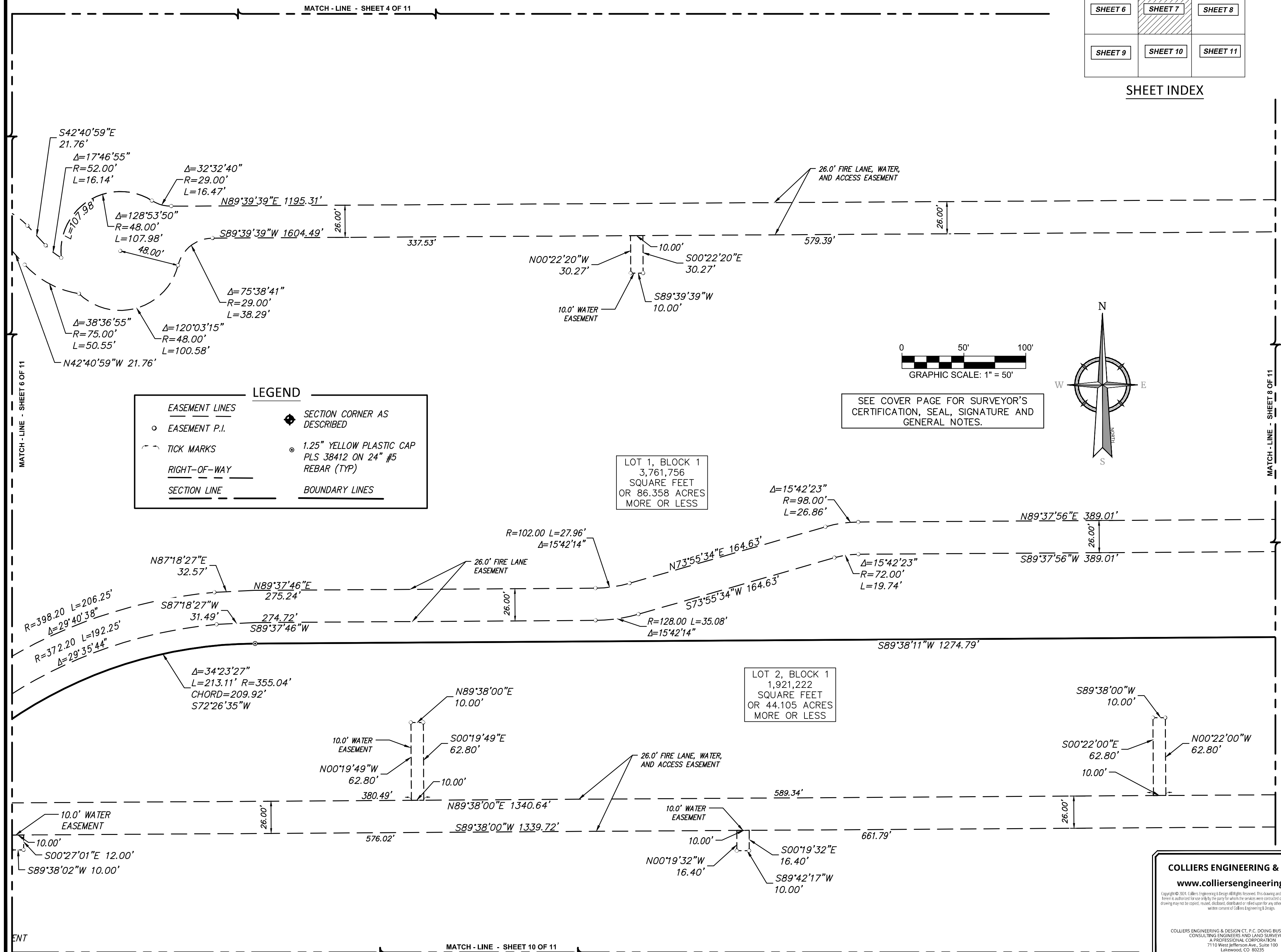
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SHEET 7 OF 11

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

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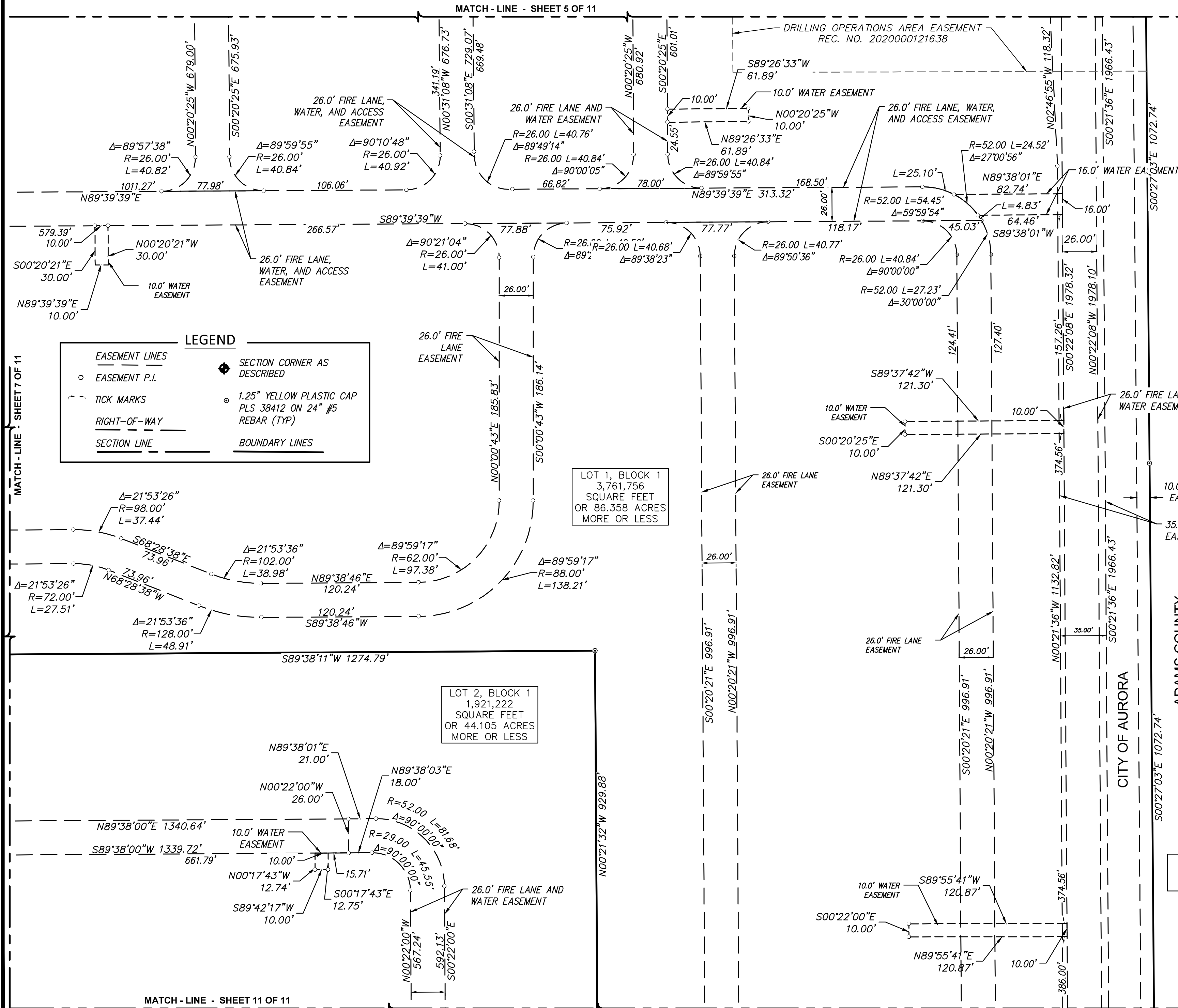
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SHEET 8 OF 11

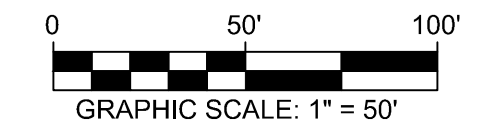
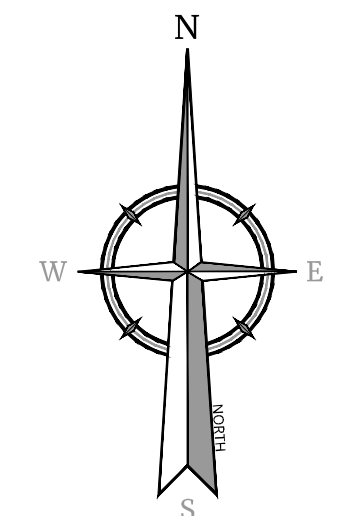


NORTHEAST 1/4 OF SECTION 9,  
T3S, R65W, 6TH P.M.

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.

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SHEET 9 OF 11

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SQUARE FEET  
OR 86.358 ACRES  
MORE OR LESS

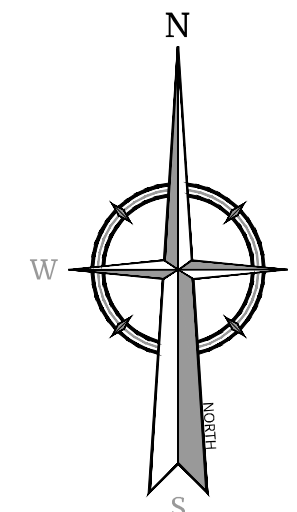
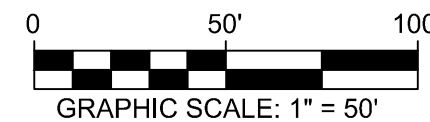
LOT 2, BLOCK 1  
1,921,222  
SQUARE FEET  
OR 44.105 ACRES  
MORE OR LESS

## LEGEND

EASEMENT LINES	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

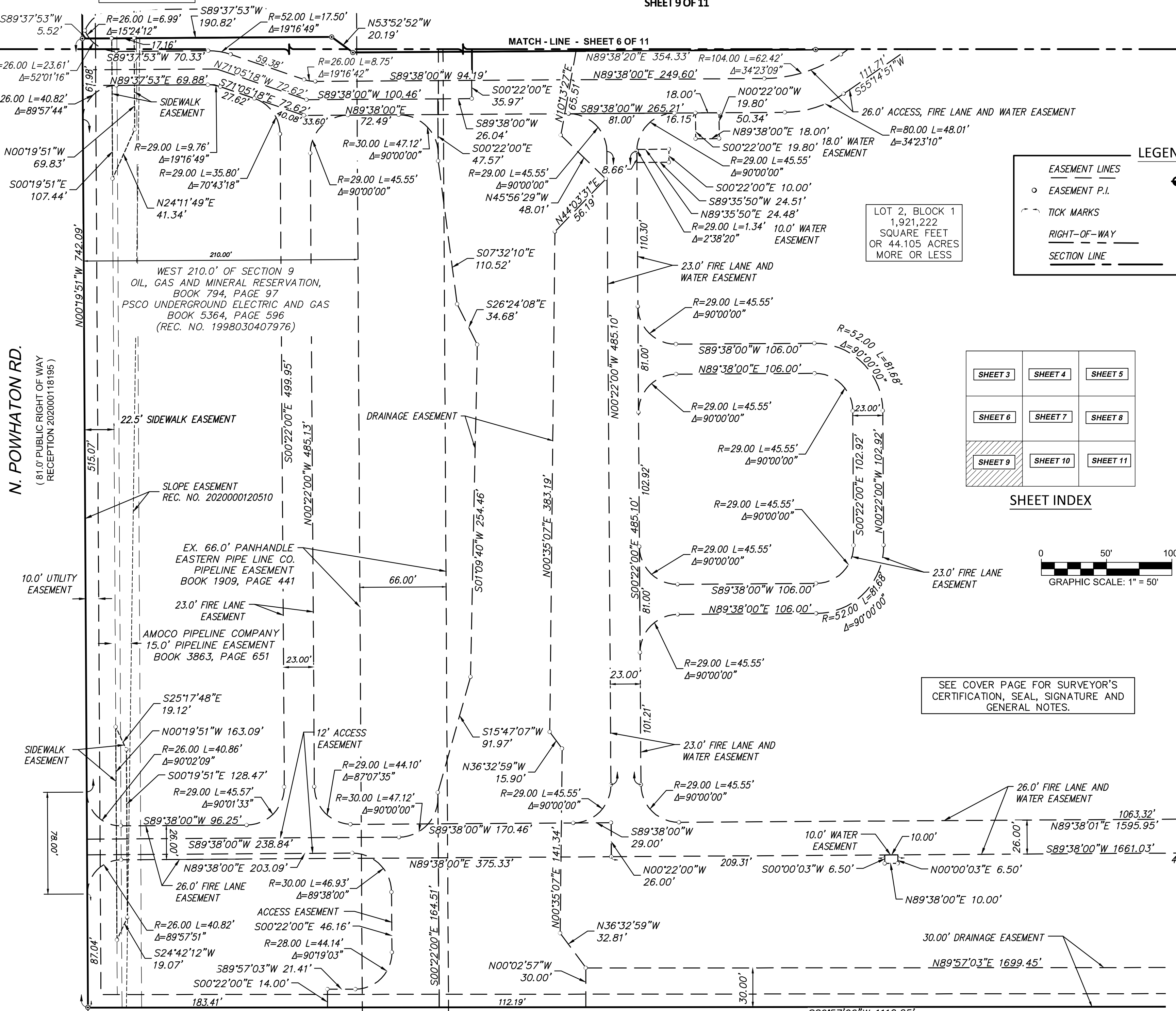
## SHEET INDEX



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

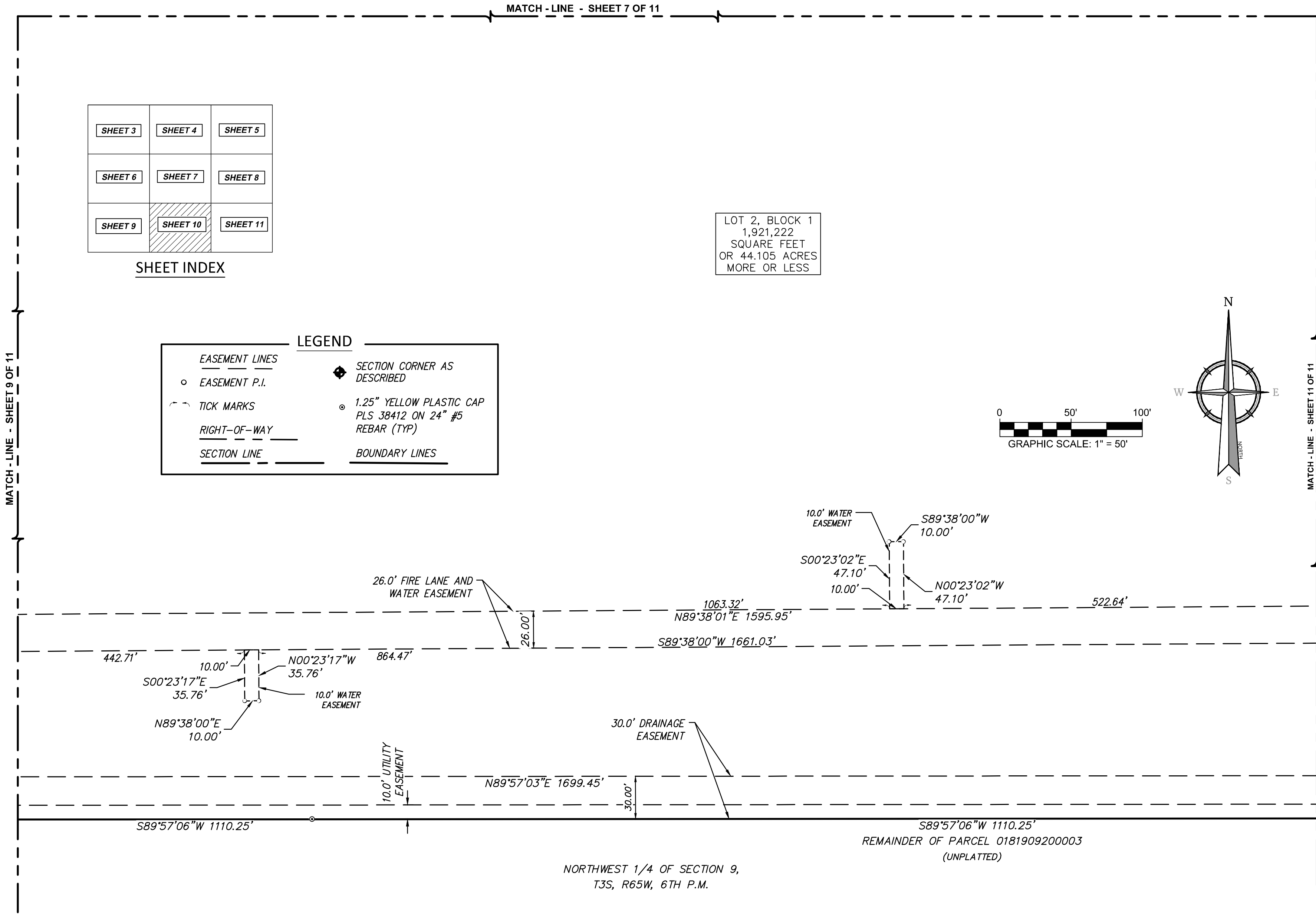
N. POWHATON RD.

(81.0' PUBLIC RIGHT OF WAY  
RECEPTION 202000118195)



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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



SEE COVER PAGE FOR SURVEYOR'S  
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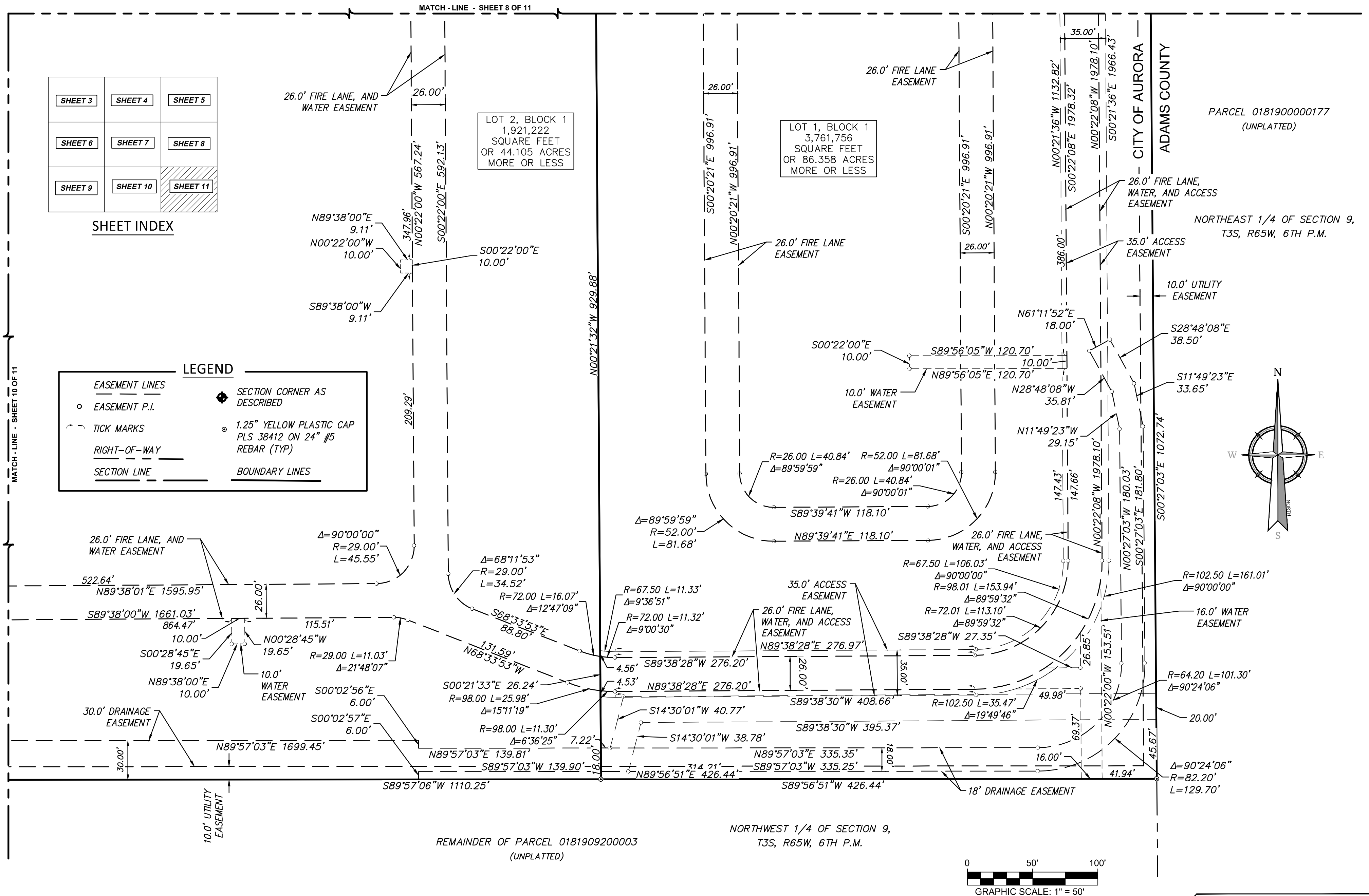
# PORTEOS SUBDIVISION FILING NO. 9

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	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	



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