AURORA CROSSROADS SUBDIVISION FILING NO. 3

A RESUBDIVISION OF LOT 2, LOT 3, AND LOT 4, BLOCK 1, AURORA CROSSROADS SUBDIVISION FILING NO. 2;
SITUATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DEDICATION STATEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT UNDERSIGNED WARRANT THEY ARE THE OWNER OF LOT 2, LOT 3, AND LOT 4, BLOCK 1, AURORA CROSSROADS SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. E2080572 OF THE ARAPAHOE COUNTY RECORDS, SITUATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 6, THENCE ALONG THE EAST LINE OF SAID WEST HALF S00°02'05" W, A DISTANCE OF 387.04 FEET TO A POINT ON THE CENTERLINE OF EAST 10TH AVENUE AS DEDICATED AT RECEPTION NO. E2080572; THENCE ALONG SAID CENTERLINE S89°24'18" W, A DISTANCE OF 2592.18 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GUN CLUB ROAD AS RECORDED AT RECEPTION NO. B1076982, THENCE ALONG SAID RIGHT-OF-WAY, N00°18'42" W, A DISTANCE OF 65.12 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE PERIMETER OF SAID LOTS 2, 3 AND 4 OF BLOCK 1 THE FOLLOWING TWENTY-FOUR (24) COURSES;
1. N00°18'42" W, A DISTANCE OF 321.43 FEET;
2. N00°19'00" W, A DISTANCE OF 223.93 FEET;
3. ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 518.00 FEET, A CENTRAL ANGLE OF 31°02'05", AN ARC DISTANCE OF 280.58 FEET, AND A CHORD BEARING AND DISTANCE OF N 28°03'53" E, 277.16 FEET;
4. ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 15°08'04", AN ARC DISTANCE OF 26.41 FEET AND A CHORD BEARING AND DISTANCE OF N36°00'53" E, 26.34 FEET;
5. ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 57.50 FEET, A CENTRAL ANGLE OF 61°22'38", AN ARC DISTANCE OF 61.60 FEET AND A CHORD BEARING AND DISTANCE OF N59°08'10" E, 58.69 FEET;
6. N89°49'30" E, A DISTANCE OF 44.02 FEET;
7. ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 101.00 FEET, A CENTRAL ANGLE OF 28°19'02", AN ARC DISTANCE OF 49.92 FEET AND A CHORD BEARING AND DISTANCE OF N75°39'58" E, 49.41 FEET;
8. ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 797.00 FEET, A CENTRAL ANGLE OF 27°59'21", AN ARC DISTANCE OF 389.34 FEET AND A CHORD BEARING AND DISTANCE OF N75°30'08" E , 385.48 FEET;
9. N89°29'48" E , A DISTANCE OF 584.66 FEET;
10. ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 614.50 FEET, A CENTRAL ANGLE OF 07°09'11", AN ARC DISTANCE OF 76.72 FEET AND A CHORD BEARING AND DISTANCE OF S86°55'36" E , 76.67 FEET;
11. ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 370.50 FEET, A CENTRAL ANGLE OF 22°51'44", AN ARC DISTANCE OF 147.84 FEET AND A CHORD BEARING AND DISTANCE OF N85°13'08" E , 146.86 FEET;
12. N73°47'15" E , A DISTANCE OF 26.37 FEET;
13. ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 94.00 FEET, A CENTRAL ANGLE OF 31°54'45", AN ARC DISTANCE OF 52.36 FEET AND A CHORD BEARING AND DISTANCE OF N89°44'38" E , 51.68 FEET;
14. S74°17'59" E, A DISTANCE OF 38.05 FEET;
15. S48°20'54" E, A DISTANCE OF 59.09 FEET;
16. ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 731.00 FEET, A CENTRAL ANGLE OF 03°30'34", AN ARC DISTANCE OF 44.78 FEET AND A CHORD BEARING AND DISTANCE OF S 46°35'37" E , 44.77 FEET;
17. N45°02'02" E, A DISTANCE OF 11.52 FEET;
18. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 236.49 FEET, A CENTRAL ANGLE OF 27°29'55", AN ARC DISTANCE OF 113.50 FEET AND A CHORD BEARING AND DISTANCE OF S56°47'20" E, 112.41 FEET;
19. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 145.50 FEET, A CENTRAL ANGLE OF 15°56'38", AN ARC DISTANCE OF 40.49 FEET AND A CHORD BEARING AND DISTANCE OF S76°50'31" E, 40.36 FEET;
20. S48°22'33" E, A DISTANCE OF 23.16 FEET;
22. S89°57'58" E, A DISTANCE OF 70.28 FEET;
22. S00°01'54" W, A DISTANCE OF 818.25 FEET;
23. S89°24'18" W, A DISTANCE OF 1,859.70 FEET;
24. ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°16'29", AN ARC DISTANCE OF 39.39 FEET AND A CHORD BEARING AND DISTANCE OF N 45°27'12" W , 35.44 FEET TO THE POINT OF BEGINNING

CONTAINING 1,735,996 SQUARE FEET OR 39.8530 ACRES OF LAND.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF AURORA CROSSROADS SUBDIVISION FILING NO. 3 AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS

THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA:

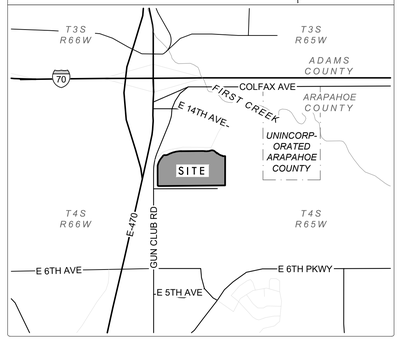
NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED 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.

VICINITY MAP

1" = 2000'



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 CERTIFICATION.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OF DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEARING S00°02'02" W, A DISTANCE OF 2511.57 FEET, AS MONUMENTED AT THE 115' WITNESS CORNER TO THE NORTH QUARTER CORNER OF SECTION 6 BY A FOUND NO. 5 REBAR WITH 3-1/4" ALUMINUM CAP "LAMP RYNEARSON WC 115' T3S R65W S31 S6 1/4 T4S 2018 PLS 38318" FLUSH WITH GROUND AND AS MONUMENTED AT THE CENTER QUARTER CORNER OF SAID SECTION 6 BY A FOUND 1" REBAR WITH 2" ALUMINUM CAP "CR MOORE T4S C1/4 SEC. 6 R65W PLS 10945", AS SHOWN HEREON.

4. 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.

5. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

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. 109-2303992-T, EFFECTIVE DATE NOVEMBER 20, 2024, PREPARED BY FIRST INTEGRITY TITLE COMPANY AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY.

7. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO N. GUN CLUB ROAD AND EAST 10TH AVENUE 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

8. 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".

9. 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.

10. E 10TH AVE IS ESTABLISHED BASED ON FOUND AND SHOWN MONUMENTS ALONG CENTERLINE OF R.O.W. NO CONTROL MONUMENTS WERE FOUND ON THE NORTH SIDE OF GUN CLUB RD. OR WITHIN AURORA CROSSROADS SUB FILING NO. 2, EXCEPT AS SHOWN. UNFORTUNATELY, THIS ENTIRE AREA WAS UNDER CONSTRUCTION AT TIME OF FIELD WORK.

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

OWNER: QTS AURORA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE:_____

TITLE: _____

NOTARY CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____, 20___

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES_____

_____
NOTARY PUBLIC

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 JULY 29, 2022.
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.

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

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	BOUNDARY DETAIL
SHEET 3	EASEMENT DETAIL (SOUTHWEST)
SHEET 4	EASEMENT DETAIL (NORTHWEST)
SHEET 5	EASEMENT DETAIL (NORTHEAST)
SHEET 6	EASEMENT DETAIL (SOUTHEAST)

No.	DATE	REVISION DESCRIPTION
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MC/PTM	DRW	2024-11-26	196067003	1 OF 6

DWG NAME: \\KIMLEY-HORN.COM\IMP_DNV\DEN_CIVIL\196067003_QTS AURORA PHASE 2\CAD\SURVEY\DWG\196067003 PL1 AURORACROSSROADS\NO3.DWG PLOTTED BY MCGRANAGHAN, PATRICK 11/26/2024 7:04 AM LAST SAVED:11/26/2024 7:03 AM

AURORA CROSSROADS SUBDIVISION FILING NO. 3

A RESUBDIVISION OF LOT 2, LOT 3, AND LOT 4, BLOCK 1, AURORA CROSSROADS SUBDIVISION FILING NO. 2;
SITUATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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 RECEPTION NO. E2080572
- (C) CALCULATED DIMENSION
- U.E. UTILITY EASEMENT
- F.L.E. FIRE LANE EASEMENT
- W.E. WATER EASEMENT
- D.E. DRAINAGE EASEMENT
- ESMT EASEMENT
- PROPERTY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
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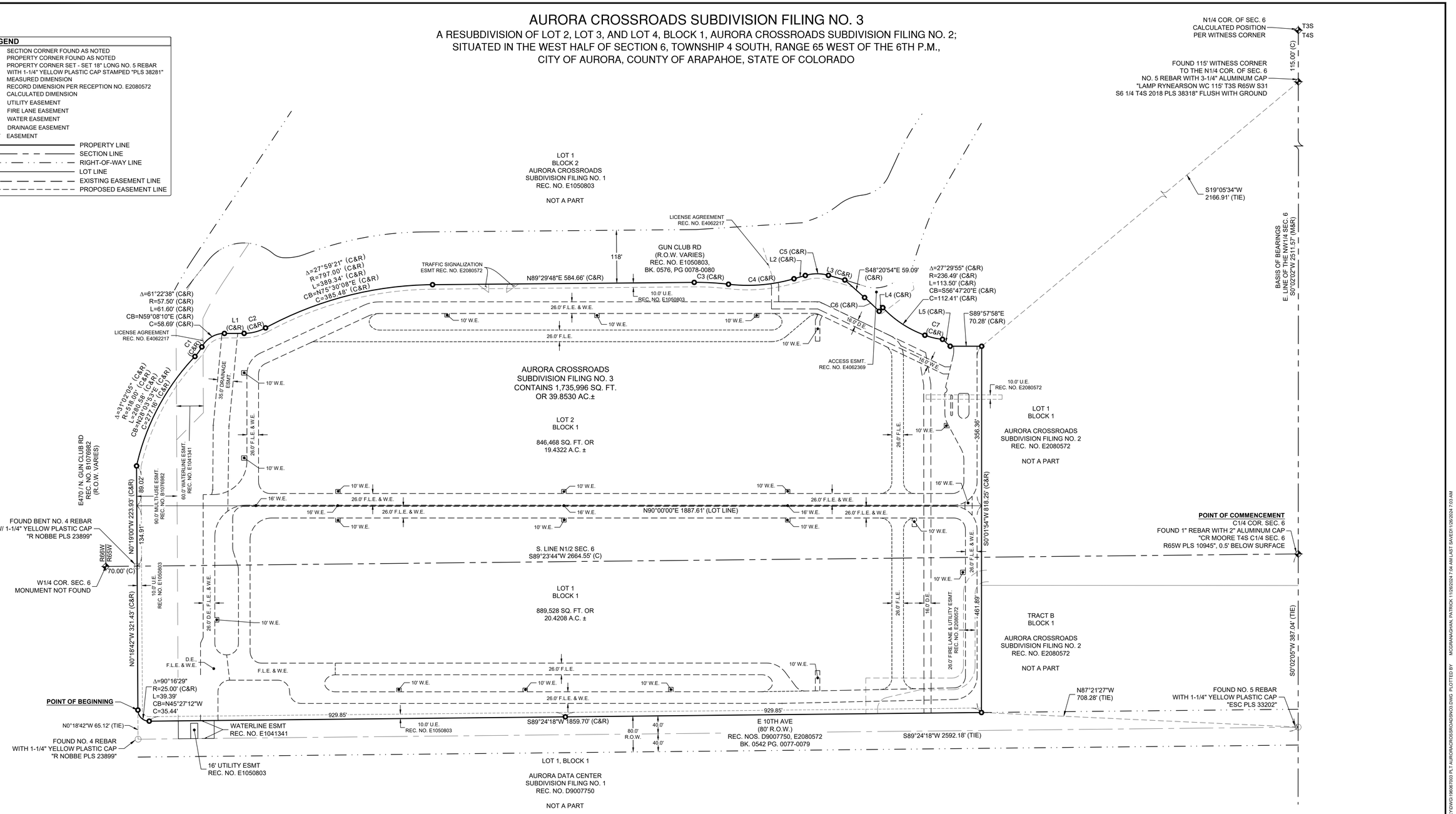
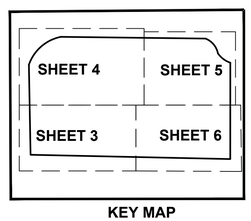
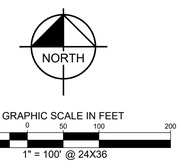
- PROPOSED EASEMENT LINE





KEY MAP
N.T.S



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MC/PTM	DRW	2024-11-26	196067003	2 OF 6

DWG NAME: \\KIMLEY-HORN.COM\IMP_DN\VFDN_CO\ALL\196067003_CITS AURORA PHASE 2\CAD\SURVEY\DWG\196067003 PLT AURORACROSSROADS2SHO3.DWG PLOTTED BY MCGRAWGRAHAM, PATRICK 11/26/2024 7:04 AM LAST SAVED11/26/2024 7:03 AM

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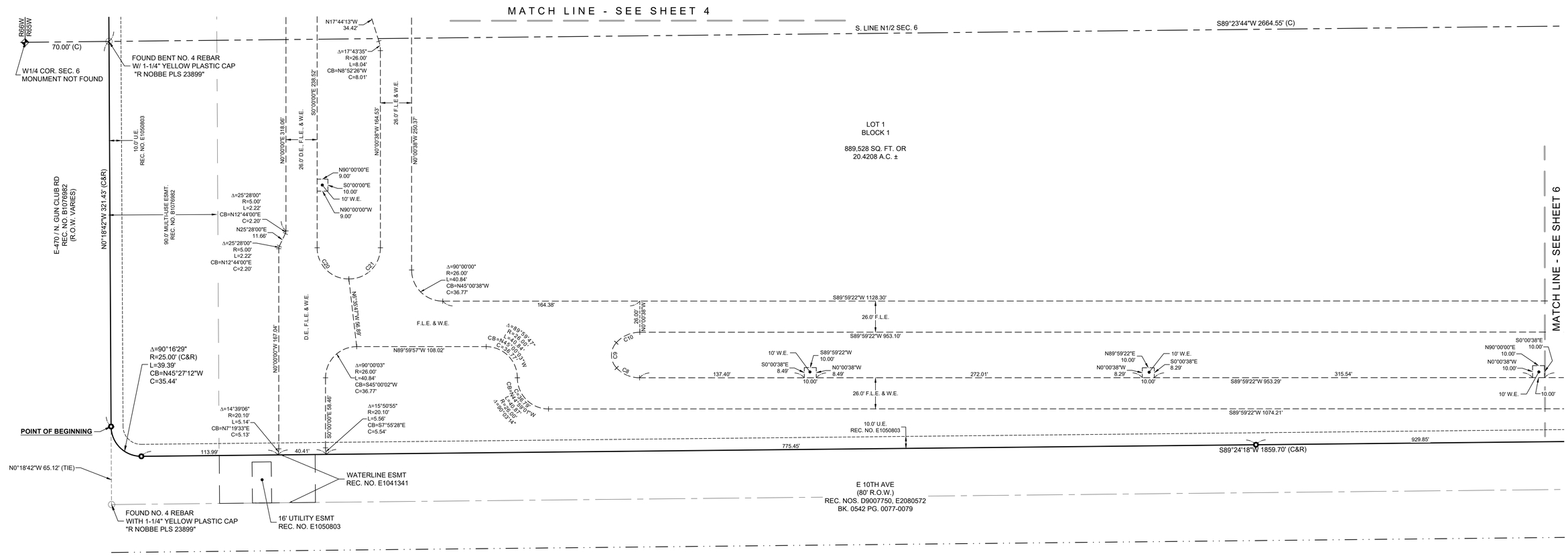
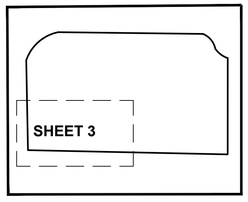


LOT 1, BLOCK 1

AURORA DATA CENTER
SUBDIVISION FILING NO. 1
REC. NO. D9007750

NOT A PART



KEY MAP
N.T.S

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"
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W.E.	WATER EASEMENT
	PROPERTY LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE

NORTH

GRAPHIC SCALE IN FEET
40 0 20 40 80
1" = 40' @ 24X36

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MC/PTM	DRW	2024-11-26	196067003	3 OF 6

DWG NAME: \\KIMLEY-HORN.COM\UP_DNV\DEN_CIVIL\196067003_CTS AURORA PHASE 2\CADD\SURVEY\DWG\196067003 PL7 AURORACROSSROADSRD3.DWG PLOTTED BY MCGRANAGHAN, PATRICK 11/26/2024 7:04 AM LAST SAVED11/26/2024 7:03 AM

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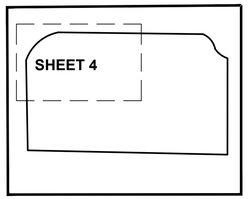

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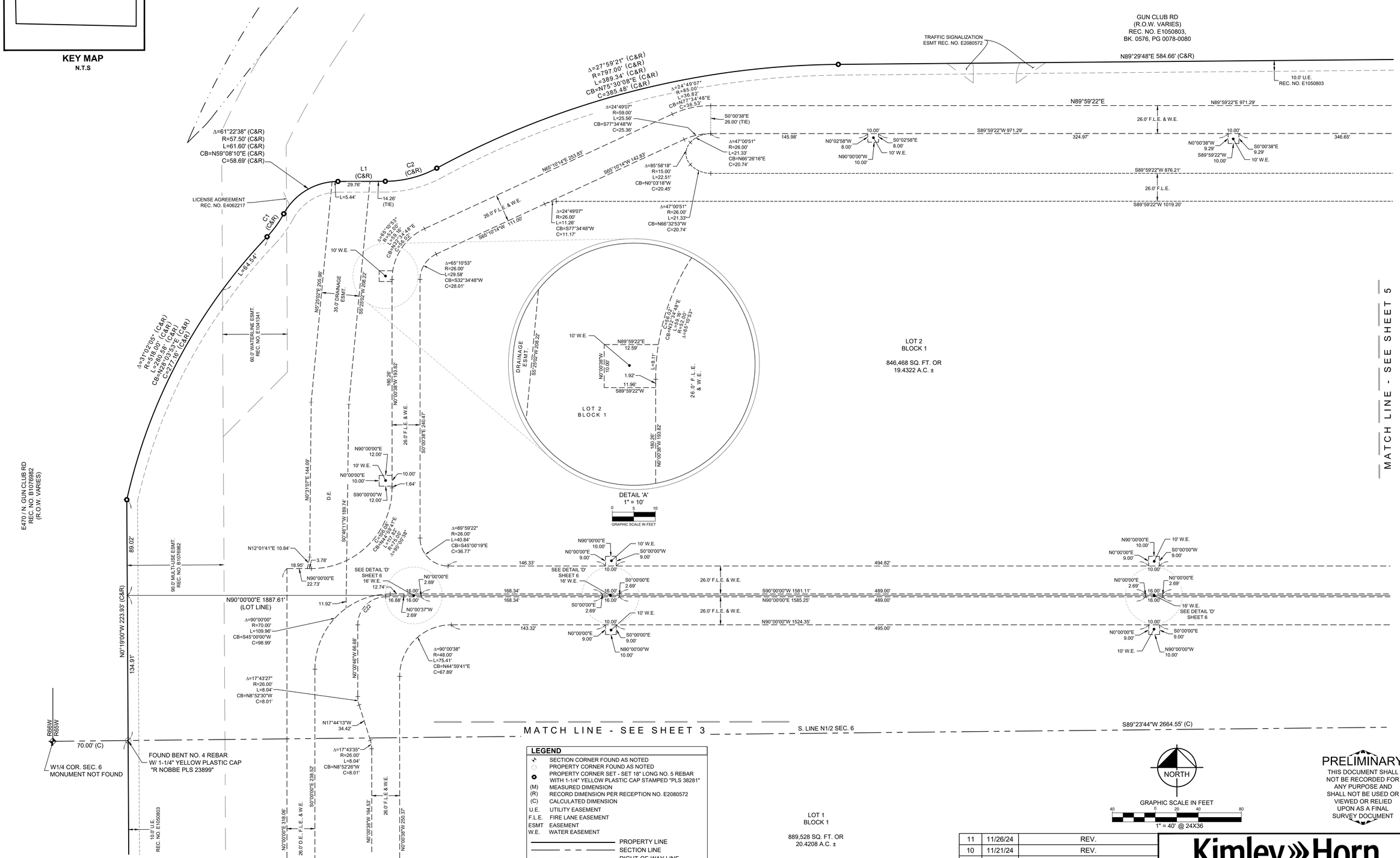

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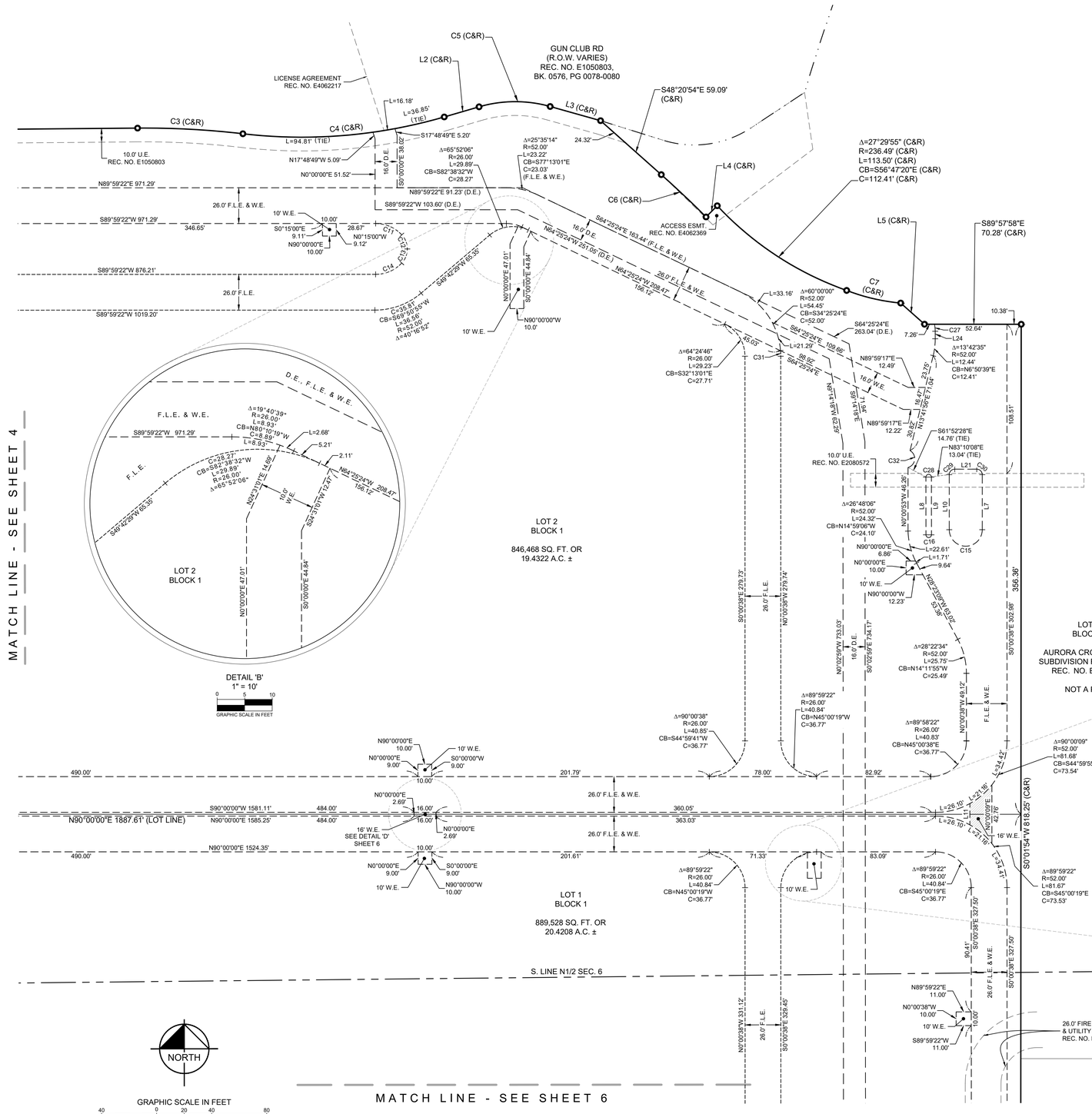
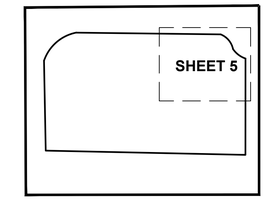
A RESUBDIVISION OF LOT 2, LOT 3, AND LOT 4, BLOCK 1, AURORA CROSSROADS SUBDIVISION FILING NO. 2;
SITUATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO





KEY MAP
N.T.S

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 RECEPTION NO. E2080572
(C)	CALCULATED DIMENSION
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
F.L.E.	FIRE LANE EASEMENT
ESMT	EASEMENT
W.E.	WATER EASEMENT
	PROPERTY LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MC/PTM	DRW	2024-11-26	196067003	5 OF 6

DWG NAME: KIMLEY-HORN.COM\IP_DNV\DEN_CIVIL\196067003_CTS AURORA PHASE 2\CADD\SURVEY\DWG\196067003 PL7_AURORACROSSROADSFIN3.DWG PLOTTED BY MCGRANAGHAN, PATRICK 11/26/2024 7:04 AM LAST SAVED 11/26/2024 7:03 AM

AURORA CROSSROADS SUBDIVISION FILING NO. 3

A RESUBDIVISION OF LOT 2, LOT 3, AND LOT 4, BLOCK 1, AURORA CROSSROADS SUBDIVISION FILING NO. 2;
SITUATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
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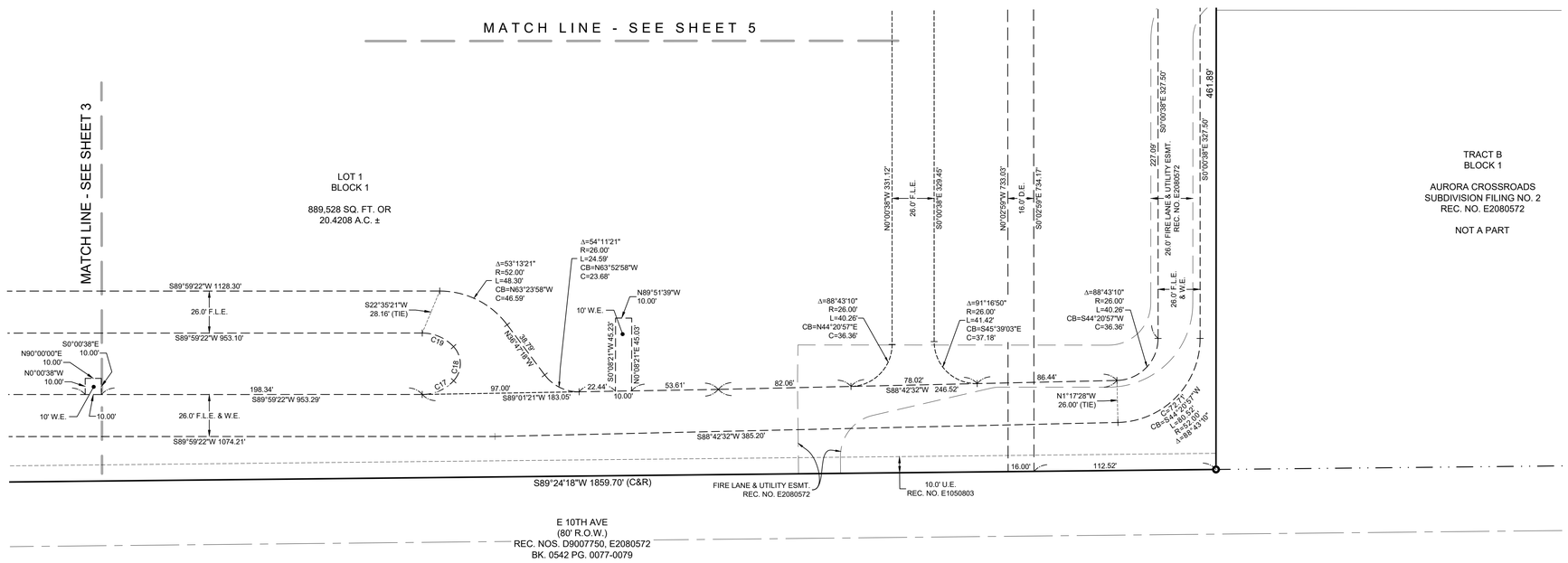
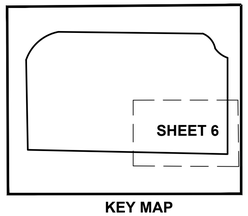


LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°49'30"E	44.02'
L2	N73°47'15"E	26.37'
L3	S74°17'59"E	38.05'
L4	N45°02'02"E	11.52'
L5	S48°22'33"E	23.16'
L7	S00°00'53"E	40.03'
L8	S00°00'53"E	42.00'
L9	N00°00'53"W	42.00'
L10	N00°00'53"W	40.03'
L11	N00°00'09"E	15.51'
L21	N89°59'07"E	16.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	15°08'04"	100.00'	26.41'	N36°00'53"E	26.34'
C2	28°19'02"	101.00'	49.92'	N75°39'58"E	49.41'
C3	7°09'11"	614.50'	76.72'	S86°55'36"E	76.67'
C4	22°51'44"	370.50'	147.84'	N85°13'08"E	146.86'
C5	31°54'45"	94.00'	52.36'	N89°44'38"E	51.68'
C6	3°30'34"	731.00'	44.78'	S46°35'37"E	44.77'
C7	15°56'38"	145.50'	40.49'	S76°50'31"E	40.36'
C8	46°11'46"	26.50'	21.37'	S66°54'46"E	20.79'
C9	85°59'16"	15.50'	23.26'	S00°49'15"E	21.14'
C10	47°48'58"	26.50'	22.12'	S66°04'52"W	21.48'
C11	47°00'51"	26.00'	21.33'	S66°27'33"E	20.74'
C12	42°59'09"	15.00'	11.25'	S21°27'33"E	10.99'
C13	42°59'09"	15.00'	11.25'	S21°31'36"W	10.99'
C14	47°00'51"	26.00'	21.33'	S66°31'36"W	20.74'
C15	180°00'00"	12.00'	37.70'	S89°59'07"W	24.00'
C16	180°00'00"	2.00'	6.28'	N89°59'07"E	4.00'
C17	47°07'25"	26.50'	21.80'	N66°25'39"E	21.19'
C18	85°58'19"	15.50'	23.26'	N00°07'13"W	21.14'
C19	46°54'16"	26.50'	21.69'	N66°33'31"W	21.09'
C20	91°01'33"	26.00'	41.31'	S45°30'47"E	37.10'
C21	90°45'52"	26.00'	41.19'	N45°22'22"E	37.01'
C22	90°08'17"	26.00'	40.90'	N45°03'22"E	36.81'
C28	180°00'00"	2.00'	6.28'	S89°59'07"W	4.00'
C29	90°00'00"	4.00'	6.28'	N44°59'07"E	5.66'
C30	90°00'00"	4.00'	6.28'	S45°00'53"E	5.66'
C31	4°32'27"	50.54'	4.01'	N02°16'11"W	4.00'



KEY MAP
N.T.S

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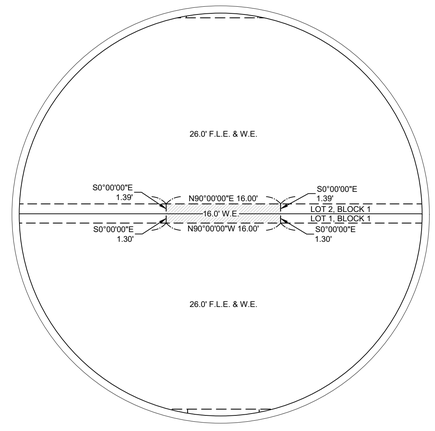

DETAIL 'D'
1" = 10'
0 5 10
GRAPHIC SCALE IN FEET

NORTH

GRAPHIC SCALE IN FEET
40 0 20 40 80
1" = 40' @ 24X36

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