

SKYDANCE SUBDIVISION FILING NO. 1
A PARCEL OF LAND LOCATED IN THE SECTION 12, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 1 OF 9

DEDICATIONS:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF PARCELS OF LAND LOCATED IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE SHEET 2 FOR DESCRIPTION

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AND BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SKYDANCE SUBDIVISION FILING NO. 1 AND BY THESE PRESENTS THE CITY OF AURORA DOES HEREBY DESIGNATE FOR THE PERPETUAL USE OF THE PUBLIC THE STREETS AND CORRIDORS SHOWN HEREON AND NOT PREVIOUSLY DESIGNATED FOR PUBLIC USE.

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."
- THIS SURVEY DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN ENGINEERING. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY ORDER NO. ABC70776813 WITH AN EFFECTIVE DATE OF JUNE 08, 2022 AT 5:00 P.M.
- 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 PURSUANT TO STATE STATUTE 18-4-580, C.R.S.
- BEARINGS ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO ASSUMED TO BEAR N00°13'34"W AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #3827? AT THE SOUTHWEST CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS #34591 AT THE WEST QUARTER CORNER.
- 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.
- ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.
- 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.

OWNER:

ACM HIGH POINT VI LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

NOTARY:

STATE OF _____)
)ss.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023,

IT WILL BE EXECUTED BY _____, OF
ACM HIGH POINT VI LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

SAV LAND HOLDINGS WEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

NOTARY:

STATE OF _____)
)ss.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023,

IT WILL BE EXECUTED BY _____, OF
SAV LAND HOLDINGS WEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

ACM MOFFITT VII RESI LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

NOTARY:

STATE OF _____)
)ss.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023,

IT WILL BE EXECUTED BY _____, OF
ACM MOFFITT VII RESI LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

ACM MOFFITT VII CRE LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

NOTARY:

STATE OF _____)
)ss.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023,

IT WILL BE EXECUTED BY _____, OF
ACM MOFFITT VII CRE LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

DIBC 56TH AND E-470, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

NOTARY:

STATE OF _____)
)ss.
COUNTY OF _____)

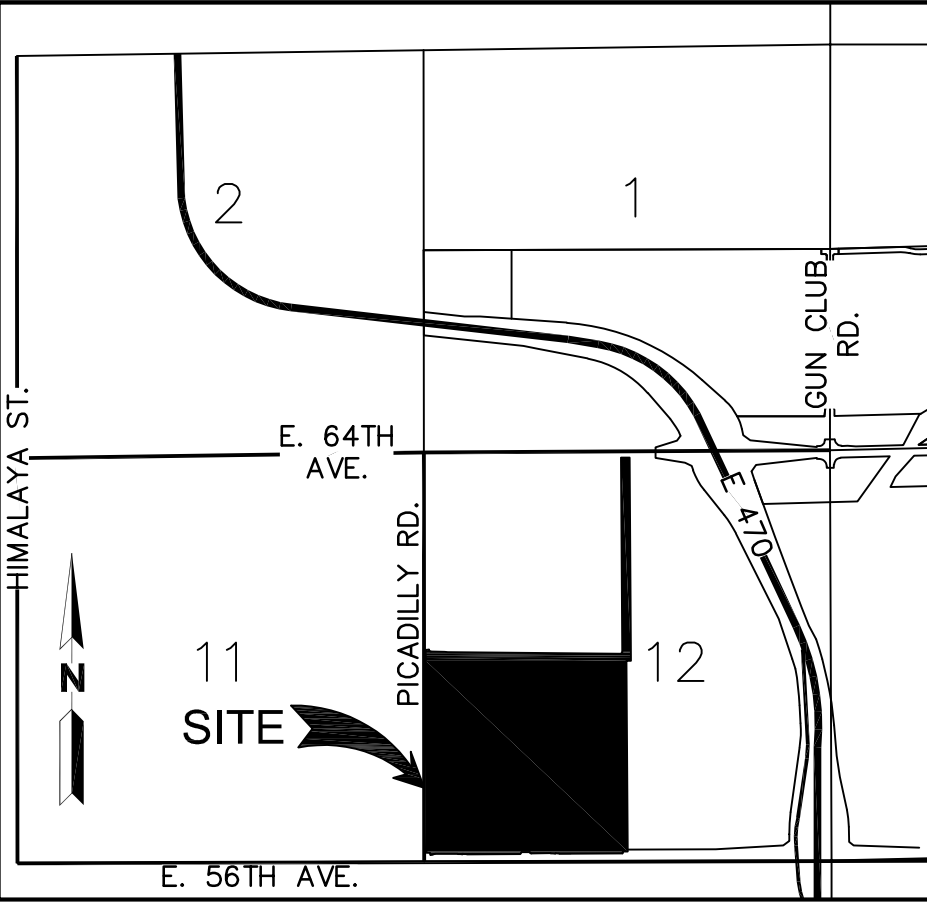
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023,

IT WILL BE EXECUTED BY _____, OF
DIBC 56TH AND E-470, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

1" = 2500'

SHEET INDEX:

- 01 COVER SHEET
- 02 COVER SHEET (CONT)
- 03 OVERALL LAYOUT
- 04 PLAT SHEET
- 05 PLAT SHEET
- 06 PLAT SHEET
- 07 PLAT SHEET
- 08 PLAT SHEET
- 09 PLAT SHEET

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT 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 GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

RICHARD A. NOBBE
PROFESSIONAL L.S. NO. 23899

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND DESIGNATION OF STREETS AND CORRIDORS AS SHOWN HEREON BY THE CITY OF AURORA, COLORADO, THIS ____ DAY OF _____, 20____ A.D., AND HEREBY NOTIFIES THE PUBLIC AT LARGE OF THESE CORRIDORS AND STREET DESIGNATIONS BY RECORDING THIS SUBDIVISION PLAT AT THE OFFICE OF THE CLERK AND RECORDER FOR _____ COUNTY, STATE OF COLORADO.

CITY ENGINEER: _____
DATE: _____

PLANNING DIRECTOR: _____
DATE: _____

MARCH 03, 2023

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

ALL SEALS FOR THE PLAT ARE
APPLIED TO THE COVER PAGE

SKYDANCE SUBDIVISION FILING NO. 1
A PARCEL OF LAND LOCATED IN THE SECTION 12, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 2 OF 9

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 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.

LEGAL DESCRIPTION:

THENCE ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, SAID LINE BEING 70.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, N89°57’11”E A DISTANCE OF 55.00 FEET; ALONG A LINE 55.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 12, S00°20’39”E A DISTANCE OF 2591.42 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 12; THENCE ALONG SAID SOUTHERLY LINE OF THE NORTHEAST QUARTER, S89°24’52”E A DISTANCE OF 2.00 FEET; THENCE ALONG A LINE 57.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, S00°20’21”E A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF NORTH TIBET STREET AS DEDICATED BY HIGH POINT SUBSTATION SUBDIVISION FILING NO. 1 RECORDED NOVEMBER 05, 2021 AT RECEPTION NO. 2021000130934 IN THE CLERK AND RECORDER’S OFFICE OF ADAMS COUNTY; THENCE ALONG THE NORTHERLY RIGHT–OF–WAY LINE OF SAID NORTH TIBET STREET, N89°24’52”W A DISTANCE OF 57.01 FEET TO THE NORTHWEST CORNER OF SAID NORTH TIBET STREET AND A POINT ON THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE ALONG SAID EASTERLY LINE, S00°20’21”E A DISTANCE OF 2466.19 FEET; THENCE ALONG A LINE 110.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 12, S89°38’55”W A DISTANCE OF 64.00 FEET; THENCE ALONG A LINE 64.00 FEET WESTERLY OF AND PARALLEL WITH SAID EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 12, S00°20’21”E A DISTANCE OF 2.74 FEET TO A POINT OF CURVATURE; THENCE 11.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 22°03’56”, AND A CHORD WHICH BEARS S10°41’36”W A DISTANCE OF 11.29 FEET TO A POINT OF REVERSE CURVATURE; THENCE 10.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.50 FEET, A CENTRAL ANGLE OF 19°42’11”, AND A CHORD WHICH BEARS S12°29’11”W A DISTANCE OF 10.44 FEET; THENCE ALONG A LINE 86.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 12, S89°38’55”W A DISTANCE OF 816.11 FEET TO A POINT OF CURVATURE; THENCE 51.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 322.50 FEET, A CENTRAL ANGLE OF 09°06’02”, AND A CHORD WHICH BEARS N85°48’04”W A DISTANCE OF 51.17 FEET TO A POINT OF REVERSE CURVATURE; THENCE 62.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 392.50 FEET, A CENTRAL ANGLE OF 09°06’02”, AND A CHORD WHICH BEARS N85°48’04”W A DISTANCE OF 62.28 FEET; THENCE ALONG A LINE 95.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 12, S89°38’55”W A DISTANCE OF 247.24 FEET TO A POINT OF CURVATURE; THENCE 28.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 66°25’19”, AND A CHORD WHICH BEARS N57°08’25”W A DISTANCE OF 27.39 FEET; THENCE ALONG A LINE 110.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 12, S89°38’55”W A DISTANCE OF 108.13 FEET; THENCE 38.27 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°42’27”, AND A CHORD WHICH BEARS S45°47’42”W A DISTANCE OF 34.64 FEET; THENCE ALONG A LINE 86.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 12, S89°38’55”W A DISTANCE OF 683.48 FEET TO A POINT OF CURVATURE; THENCE 51.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 322.50 FEET, A CENTRAL ANGLE OF 09°06’02”, AND A CHORD WHICH BEARS N85°48’04”W A DISTANCE OF 51.17 FEET TO A POINT OF REVERSE CURVATURE; THENCE 62.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 392.50 FEET, A CENTRAL ANGLE OF 09°06’02”, AND A CHORD WHICH BEARS N85°48’04”W A DISTANCE OF 62.28 FEET; THENCE ALONG A LINE 95.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 12, S89°38’55”W A DISTANCE OF 299.75 FEET TO A POINT OF CURVATURE; THENCE 25.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 29°16’55”, AND A CHORD WHICH BEARS S75°00’27”W A DISTANCE OF 25.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE 25.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 49.50 FEET, A CENTRAL ANGLE OF 29°16’55”, AND A CHORD WHICH BEARS S75°00’27”W A DISTANCE OF 25.02 FEET; THENCE S89°38’54”W A DISTANCE OF 5.00 FEET; THENCE N00°13’34”W A DISTANCE OF 4.19 FEET; THENCE 25.16 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 40.50 FEET, A CENTRAL ANGLE OF 35°35’41”, AND A CHORD WHICH BEARS N18°01’24”W A DISTANCE OF 24.76 FEET; THENCE ALONG A LINE 110.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 12, S89°38’55”W A DISTANCE OF 45.90 FEET; THENCE ALONG A LINE 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 12, N00°13’34”W A DISTANCE OF 2548.18 FEET; THENCE N00°39’21”W A DISTANCE OF 77.58 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 12; THENCE ALONG A LINE 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, N89°20’39”E A DISTANCE OF 42.00 FEET; THENCE 38.73 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°46’13”, AND A CHORD WHICH BEARS S45°02’27”E A DISTANCE OF 34.97 FEET; THENCE ALONG LINE 54.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 12, S89°25’33”E A DISTANCE OF 181.23 FEET; THENCE S83°42’55”E A DISTANCE OF 40.20 FEET; THENCE ALONG A LINE 50.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 12, S89°25’33”E A DISTANCE OF 2232.10 FEET TO A POINT OF CURVATURE; THENCE 39.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°55’06”, AND A CHORD WHICH BEARS N45°06’54”E A DISTANCE OF 35.64 FEET; THENCE ALONG A LINE 55.00 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 12, N00°20’39”W A DISTANCE OF 2512.75 FEET TO A POINT ON THE SOUTHERLY RIGHT–OF–WAY LINE OF SAID EAST 64TH AVENUE RECORDED AT BOOK 6185 PAGE 251 IN THE CLERK AND RECORDER’S OFFICE OF ADAMS COUNTY; THENCE ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, AND A LINE 72.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTHWEST QUARTER OF SECTION 12, N89°53’40”E A DISTANCE OF 55.00 FEET TO A POINT ON SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 12; THENCE ALONG SID EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 12, N00°20’39”W A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

TOTAL GROSS AREA OF THE SUBDIVISION IS 161.691 ACRES OR 7,043,265 SQUARE FEET OR WITH A NET AREA OF 114.472 ACRES OR 4,986,425 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

MARCH 03, 2023

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

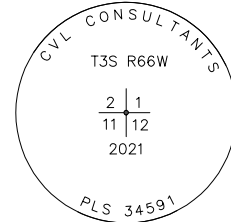
ALL SEALS FOR THE PLAT ARE
APPLIED TO THE COVER PAGE

SKYDANCE SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN THE SECTION 12, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

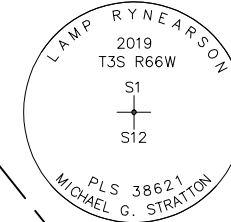
N89°53'40"E 2643.86'
NORTHERLY LINE NW1/4 SEC. 12, T3S, R66W, 6TH P.M. SHEET 3 OF 9

N89°57'11"E 2642.00'
NORTHERLY LINE NE1/4 SEC. 12, T3S, R66W, 6TH P.M.



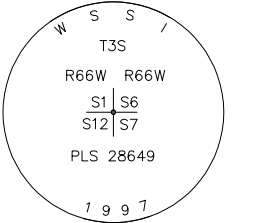
NOTE: DOES NOT MATCH MONUMENT
RECORD ON FILE WITH DORA. WILL
ESTABLISH TIES AND FILE NEW
MONUMENT RECORD WITH DORA

NW COR. SEC. 12,
T3S, R66W, 6TH P.M.
FOUND #6 REBAR W/
3-1/4" ALUM. CAP
IN RANGE BOX
0.2' BELOW SURFACE
STAMPED "CVL CONSULTANTS
2021 PLS #34591"



EAST 64TH
AVENUE
N1/4, SEC. 12,
T3S, R66W, 6TH P.M.
FOUND #6 REBAR W/
3-1/4" ALUM. CAP
FLUSH W/ GROUND
STAMPED "LAMP RYNEARSON
2019 PLS #38621 MICHAEL G.
STRATTON"
POINT OF COMMENCEMENT

NE COR. SEC. 12,
T3S, R66W, 6TH P.M.
FOUND #6 REBAR W/
2" ALUM. CAP
0.8' BELOW SURFACE
STAMPED "W S S I 1997
PLS #28649"



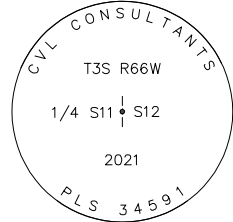
LEGEND

- PROPERTY LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPERTY CORNER
NOT MONUMENTED
- FOUND PROPERTY CORNER
AS DESCRIBED
- SECTION CORNER
AS DESCRIBED
- SET 18" #4 REBAR W/
1" YELLOW PLASTIC CAP
PLS #23899



400 200 0 400 800
SCALE: 1"=400'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

WESTERLY LINE NW1/4, SEC. 12, T3S, R66W, 6TH P.M.
N00°39'21"W 2629.71'

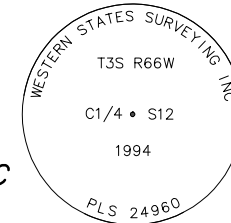


W1/4, SEC. 12,
T3S, R66W, 6TH P.M.
FOUND #6 REBAR W/
3-1/4" ALUM. CAP
IN RANGE BOX
FLUSH W/ GROUND
STAMPED "CVL CONSULTANTS
2021 PLS #34591"

EAST 60TH AVENUE
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
252,992 SQ. FT.±)

NORTHERLY LINE
SW1/4, SEC. 12,
T3S, R66W, 6TH P.M.
S89°25'33"E 2629.87'

C1/4, SEC. 12,
T3S, R66W, 6TH P.M.
FOUND 2" ALUM. CAP
1.0' BELOW SURFACE
STAMPED "WESTERN
STATES SURVEYING INC
1994 PLS #24960"

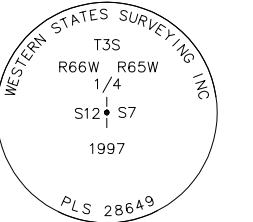


S89°24'52"E 2642.54'

NORTHERLY LINE NE1/4 SEC. 12, T3S, R66W, 6TH P.M.

TRACT B
(3.655 ACRES OR
159,215 SQ. FT.±)

E1/4, SEC. 12,
T3S, R66W, 6TH P.M.
FOUND #6 REBAR W/
2" ALUM. CAP
1.0' BELOW SURFACE
STAMPED "WESTERN
STATES SURVEYING INC
1997 PLS #28649"



PICADILLY ROAD
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
114,786 SQ. FT.±)

WESTERLY LINE
SW1/4, SEC. 12,
T3S, R66W, 6TH P.M.
N00°13'34"W 2658.67'

PICADILLY
ROAD

LOT 1, BLOCK 4
(31.717 ACRES OR
1,381,611 SQ. FT.±)

LOT 1, BLOCK 5
(19.159 ACRES OR
834,572 SQ. FT.±)

ROAD D
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
169,241 SQ. FT.±)

ROAD J
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
67,535 SQ. FT.±)

NORTH TIBET STREET
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
432,242 SQ. FT.±)

SE1/4, SEC. 12,
T3S, R66W, 6TH P.M.

EASTERLY LINE
SW1/4, SEC. 12,
T3S, R66W, 6TH P.M.
S00°20'21"E 2616.19'

NORTH TIBET
STREET

SW1/4, SEC. 12,
T3S, R66W, 6TH P.M.

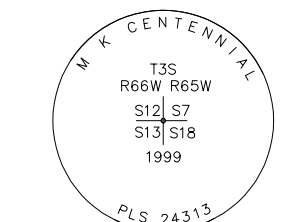
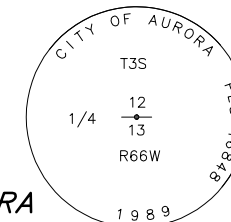
LOT 1, BLOCK 3
(42.508 ACRES OR
1,851,648 SQ. FT.±)

TRACT A
(7.950 ACRES OR
346,286 SQ. FT.±)

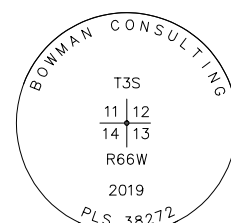
LOT 1,
BLOCK 1
(9.683 ACRES OR
421,795 SQ. FT.±)

LOT 1, BLOCK 2
(17.974 ACRES OR
782,943 SQ. FT.±)

S1/4, SEC. 12,
T3S, R66W, 6TH P.M.
FOUND 3" BRASS CAP
IN RANGE BOX
2.1' BELOW SURFACE
STAMPED "CITY OF AURORA
1989, PLS #16848"



SE COR. SEC. 12,
T3S, R66W, 6TH P.M.
FOUND 3" BRASS CAP
IN RANGE BOX
STAMPED "MK CENTENNIAL
1999, PLS #24313"



NOTE: DOES NOT MATCH MONUMENT
RECORD ON FILE WITH DORA. WILL
ESTABLISH TIES AND FILE NEW
MONUMENT RECORD WITH DORA

SW COR., SEC. 12,
T3S, R66W, 6TH P.M.
FOUND #6 REBAR W/
3-1/4" ALUM. CAP
IN RANGE BOX
0.5' BELOW SURFACE
STAMPED
"2019 PLS #38272"

SKYDANCE BOULEVARD
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
64,865 SQ. FT.±)

EAST 56TH
AVENUE

SOUTHERLY LINE
SW1/4, SEC. 12,
T3S, R66W, 6TH P.M.
S89°38'55"W 2634.80'

SOUTHERLY LINE SE1/4 SEC. 12, T3S, R66W, 6TH P.M.
S89°41'27"W 2636.70'










MARCH 03, 2023

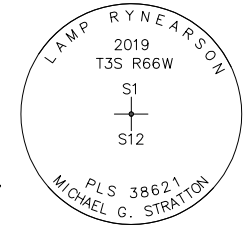
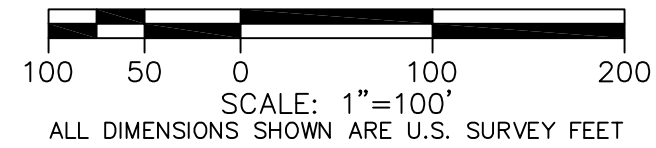
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CONSULTING ENGINEERS

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MAIN 303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

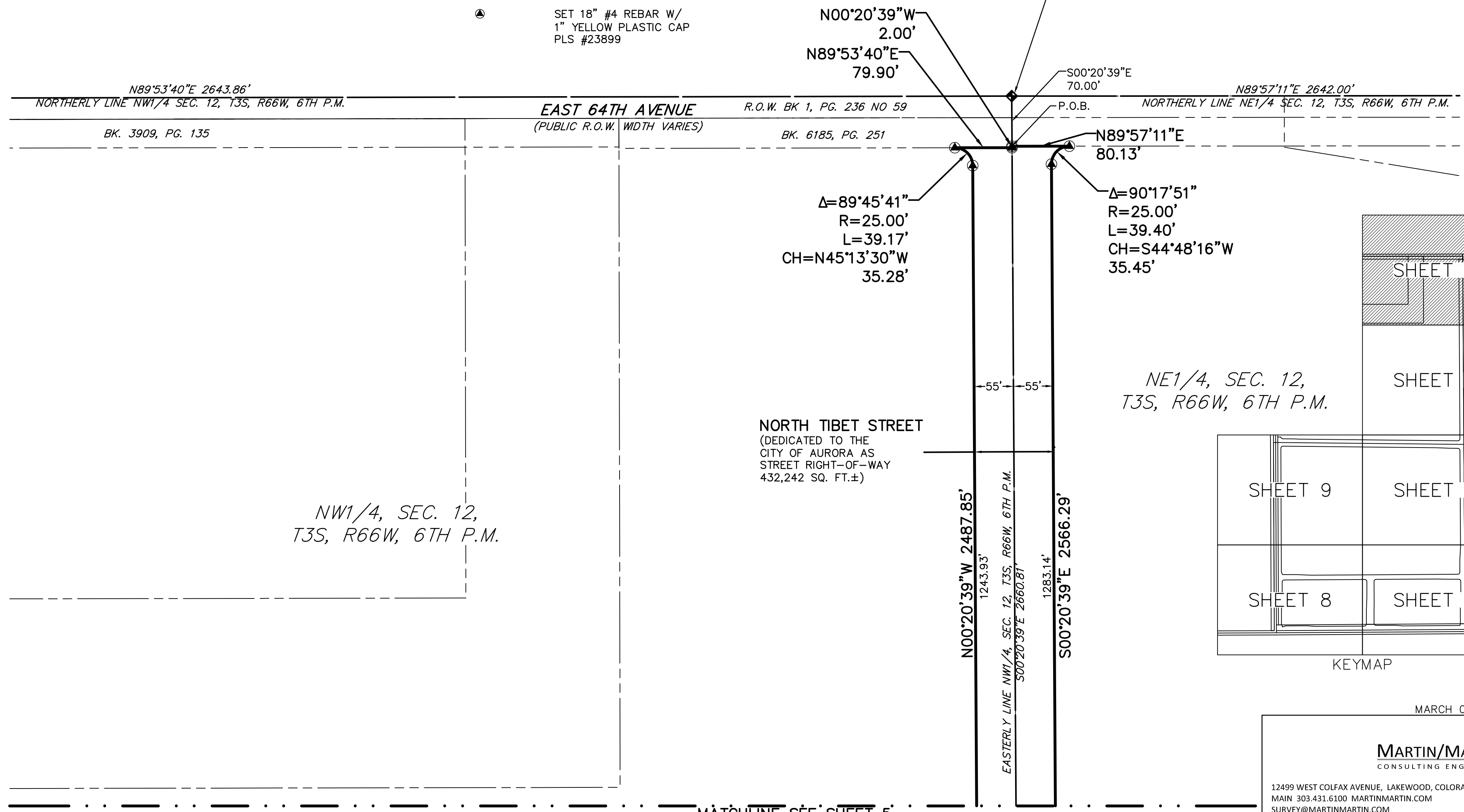
ALL SEALS FOR THE PLAT ARE
APPLIED TO THE COVER PAGE

A PARCEL OF LAND LOCATED IN THE SECTION 12, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 4 OF 9

	PROPERTY LINE
	SECTION LINE
	CENTERLINE
	RIGHT-OF-WAY
	EASEMENT
	PROPERTY CORNER NOT MONUMENTED
	FOUND PROPERTY CORNER AS DESCRIBED
	SECTION CORNER AS DESCRIBED
	SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899



N1/4, SEC. 12,
T3S, R66W, 6TH P.M.
FOUND #6 REBAR W/
3-1/4" ALUM. CAP
FLUSH W/ GROUND
STAMPED "LAMP RYNEARSON
2019 PLS #38621 MICHAEL G.
STRATTON"
POINT OF COMMENCEMENT



MATCHLINE SEE SHEET 5

ALL SEALS FOR THE PLAT ARE
APPLIED TO THE COVER PAGE

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SKYDANCE SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN THE SECTION 12, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 5 OF 9

NW1/4, SEC. 12,
T3S, R66W, 6TH P.M.

NE1/4, SEC. 12,
T3S, R66W, 6TH P.M.

NORTH TIBET STREET
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
432,242 SQ. FT.±)

MATCHLINE SEE SHEET 4

SET POINT
ONLINE

SET POINT
ONLINE

N00°20'39"W 2487.85'

S00°20'39"E 2566.29'

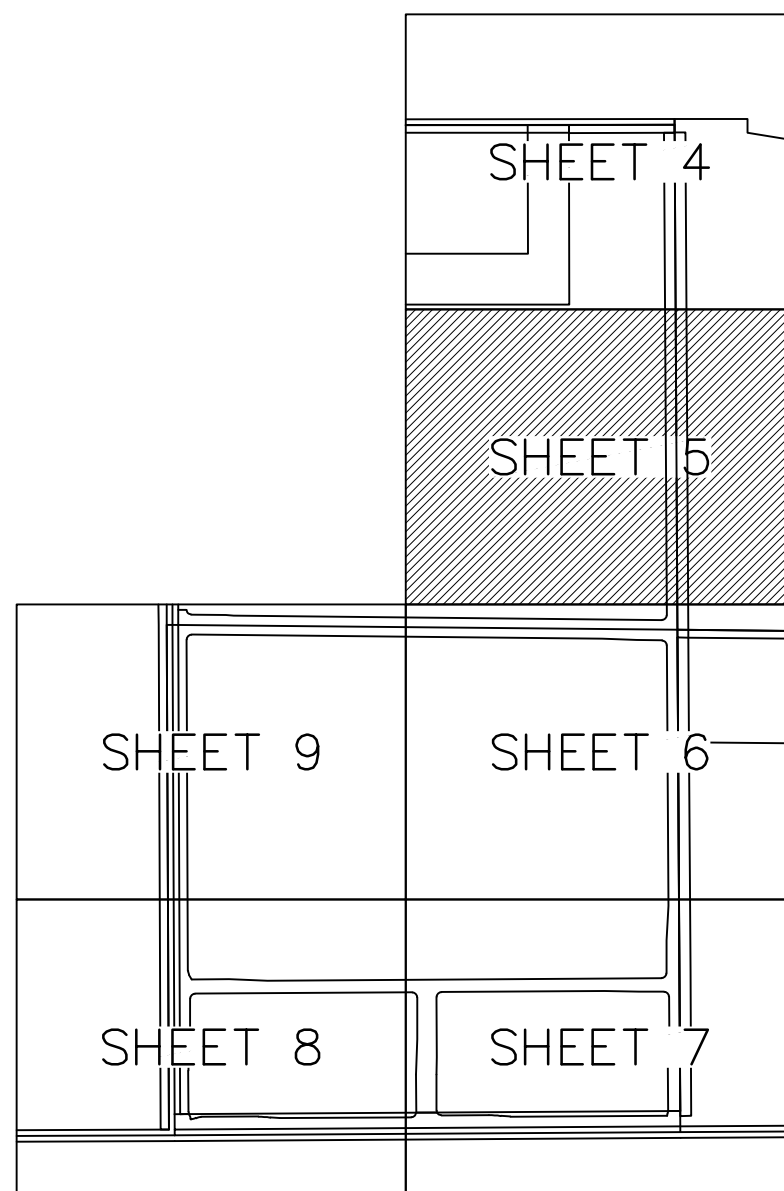
1243.93'

EASTERLY LINE NW1/4, SEC. 12, T3S, R66W, 6TH P.M.
S00°20'39"E 2660.81'

1283.14'

LEGEND

- PROPERTY LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPERTY CORNER
NOT MONUMENTED
- FOUND PROPERTY CORNER
AS DESCRIBED
- ◆ SECTION CORNER
AS DESCRIBED
- ⊙ SET 18" #4 REBAR W/
1" YELLOW PLASTIC CAP
PLS #23899



100 50 0 100 200
SCALE: 1"=100'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

MATCHLINE SEE SHEET 6

ALL SEALS FOR THE PLAT ARE
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SKYDANCE SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN THE SECTION 12, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, N00°20'39"W
STATE OF COLORADO
SHEET 6 OF 9

NORTH TIBET STREET
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
437,157 SQ. FT.±)

MATCHLINE SEE SHEET 5

$\Delta=90^{\circ}55'06''$
R=25.00'
L=39.67'

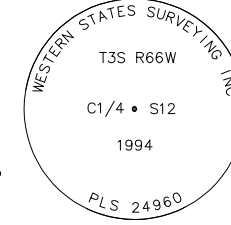
CH=N45°06'54"E
35.64'

S00°20'39"E
2566.29'
S89°24'52"E
2.00'

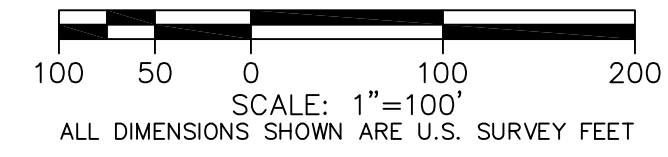
NORTHERLY LINE NE1/4 SEC. 12, T3S, R66W, 6TH P.M.
S89°24'52"E 2642.54'

S00°20'21"E
40.00'
N89°24'52"W
57.01'

C1/4, SEC. 12,
T3S, R66W, 6TH P.M.
FOUND 2" ALUM. CAP
1.0' BELOW SURFACE
STAMPED "WESTERN
STATES SURVEYING INC
1994 PLS #24960"



SE1/4, SEC. 12,
T3S, R66W, 6TH P.M.



LOT 1, BLOCK 5
(19.159 ACRES OR
834,572 SQ. FT.±)

SW1/4, SEC. 12,
T3S, R66W, 6TH P.M.

TRACT B
(3.655 ACRES OR
159,215 SQ. FT.±)

NORTH TIBET STREET
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
432,242 SQ. FT.±)

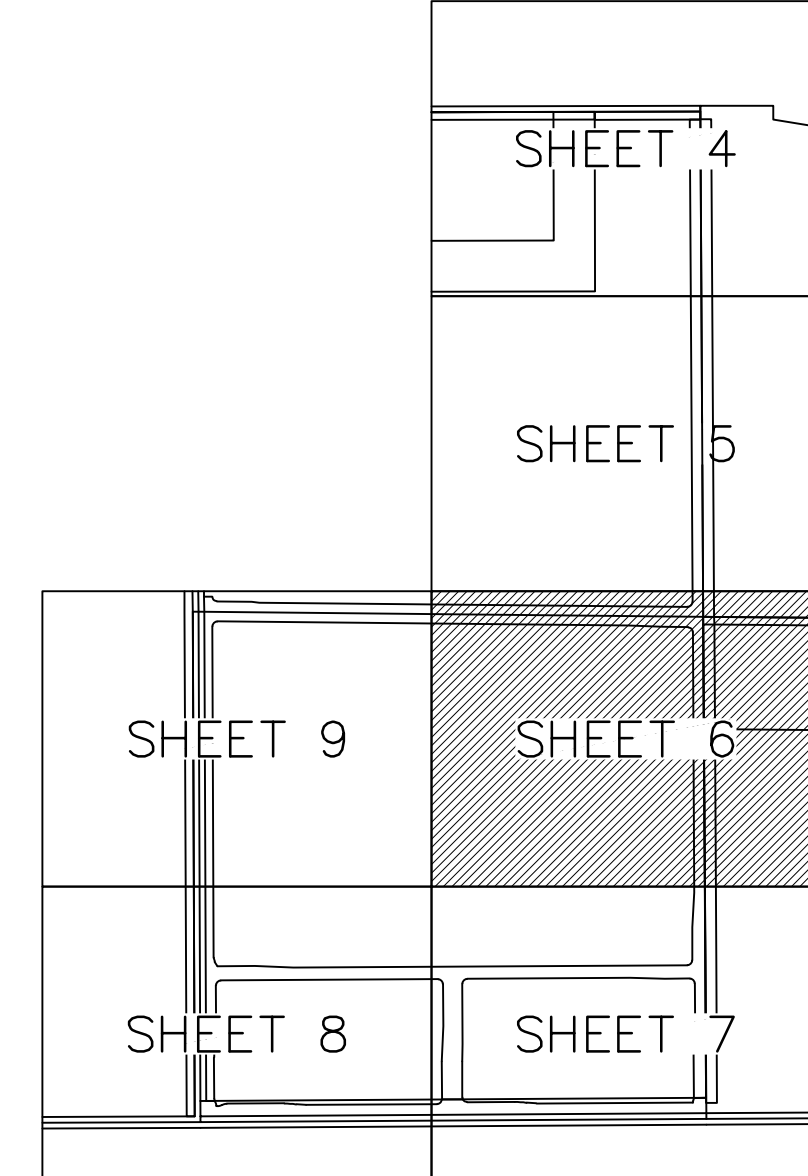
ROAD J
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
67,535 SQ. FT.±)

LOT 1, BLOCK 4
(31.717 ACRES OR
1,381,611 SQ. FT.±)

LOT 1, BLOCK 3
(42.508 ACRES OR
1,851,648 SQ. FT.±)

LEGEND

- PROPERTY LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPERTY CORNER NOT MONUMENTED
- FOUND PROPERTY CORNER AS DESCRIBED
- SECTION CORNER AS DESCRIBED
- SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899



KEYMAP

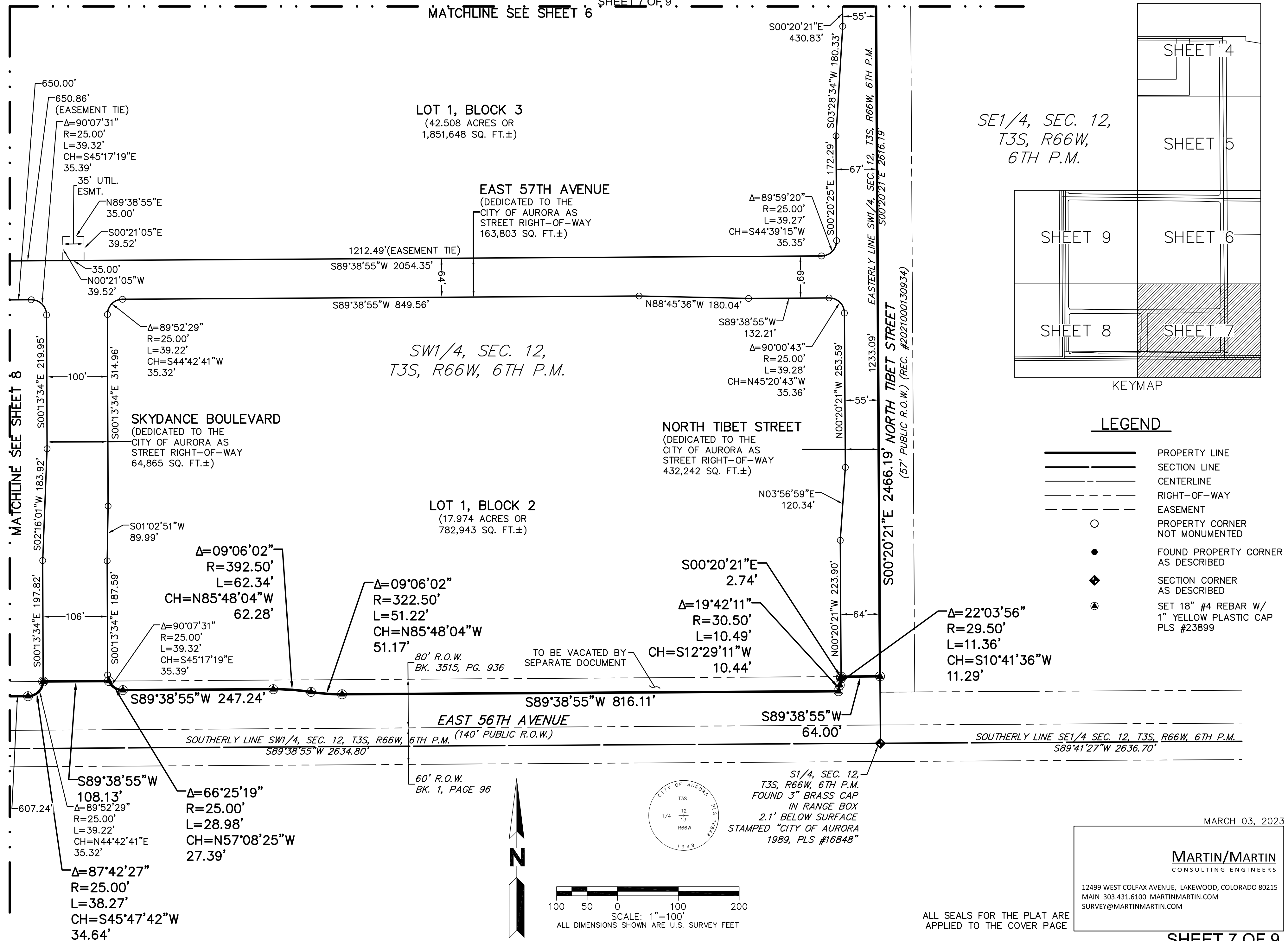
MARCH 03, 2023

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ALL SEALS FOR THE PLAT ARE
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SKYDANCE SUBDIVISION FILING NO. 1
A PARCEL OF LAND LOCATED IN THE SECTION 12, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 7 OF 9.



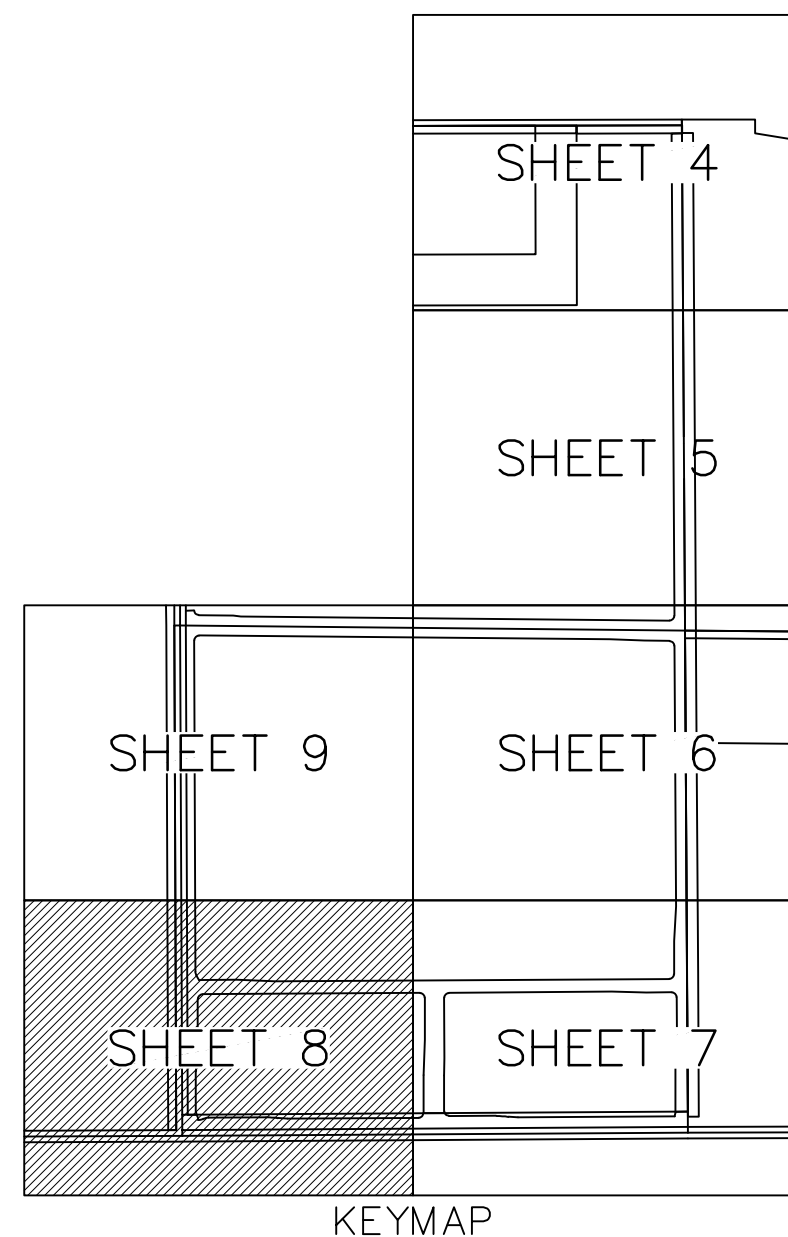
SKYDANCE SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN THE SECTION 12, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,

STATE OF COLORADO

SHEET 8 OF 9

MATCHLINE SEE SHEET 9

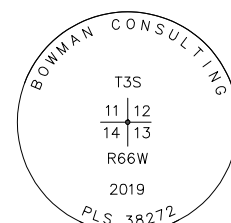


LEGEND

- PROPERTY LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPERTY CORNER NOT MONUMENTED
- FOUND PROPERTY CORNER AS DESCRIBED
- SECTION CORNER AS DESCRIBED
- SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899



SCALE: 1"=100'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET



NOTE: DOES NOT MATCH MONUMENT RECORD ON FILE WITH DORA. WILL ESTABLISH TIES AND FILE NEW MONUMENT RECORD WITH DORA

SW COR., SEC. 12,
T3S, R66W, 6TH P.M.
FOUND #6 REBAR W/
3-1/4" ALUM. CAP
IN RANGE BOX
0.5' BELOW SURFACE
STAMPED
"2019 PLS #38272"

S89°38'55"W 45.90'
Δ=35°35'41"
R=40.50'
L=25.16'
CH=N18°01'24"W 24.76'

N00°13'34"W 4.19'

Δ=29°16'55"
R=49.50'
L=25.30'
CH=S75°00'27"W 25.53'

S89°38'54"W 5.00'

S89°38'55"W 299.75'

EAST 56TH AVENUE
(140' PUBLIC R.O.W.)

TRACT A
(7.950 ACRES OR
346,286 SQ. FT.±)

Δ=09°06'02"
R=392.50'
L=62.34'
CH=N85°48'04"W 62.28'

Δ=10°03'48"
R=378.50'
L=66.48'
CH=N04°48'20"E 66.39'

Δ=10°03'48"
R=336.50'
L=59.10'
CH=N04°48'20"E 59.03'

Δ=036°01'13"
R=19.50'
L=12.26'
CH=N18°14'10"W 12.06'

Δ=36°01'13"
R=40.50'
L=25.46'
CH=N18°14'10"W 25.04'

Δ=89°52'29"
R=25.00'
L=39.22'
CH=N44°42'41"E 35.32'

PICADILLY ROAD
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
114,786 SQ. FT.±)

Δ=89°52'29"
R=25.00'
L=39.22'
CH=N44°42'41"E 35.32'

Δ=30°24'06"
R=39.50'
L=20.96'
CH=N15°25'36"W 20.71'

N00°13'34"W 768.36'

60' R.O.W.
BK. 1, PAGE 227-237

42' R.O.W.
REC. #2018000025942

LOT 1, BLOCK 3
(42.508 ACRES OR
1,851,648 SQ. FT.±)

N89°38'55"E 35.00'
N00°21'05"W 41.03'
121.00' (EASEMENT TIE)
35' UTIL. ESMT.
S00°21'05"E 41.03'

EAST 57TH AVENUE
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
163,803 SQ. FT.±)

650.86' (EASEMENT TIE)

S89°38'55"W 2054.35'

N89°38'55"E 1133.64'

SW1/4, SEC. 12,
T3S, R66W, 6TH P.M.

LOT 1,
BLOCK 1
(9.683 ACRES OR
421,795 SQ. FT.±)

N03°26'35"W 117.76'

N02°29'41"W 174.24'

80' R.O.W.
BK. 3515, PG. 936

TO BE VACATED BY
SEPARATE DOCUMENT

S89°38'55"W 683.48'

SOUTHERLY LINE SW1/4, SEC. 12, T3S, R66W, 6TH P.M.
S89°38'55"W 2634.80'

60' R.O.W.
BK. 1, PAGE 96

Δ=09°06'02"
R=322.50'
L=51.22'
CH=N85°48'04"W 51.17'

Δ=29°16'55"
R=50.50'
L=25.81'
CH=S75°00'27"W 25.53'

Δ=29°16'55"
R=49.50'
L=25.30'
CH=S75°00'27"W 25.53'

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SHEET 8 OF 9

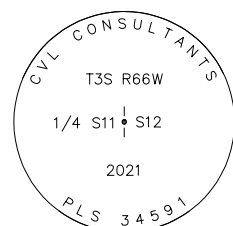
SKYDANCE SUBDIVISION FILING NO. 1
A PARCEL OF LAND LOCATED IN THE SECTION 12, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 9 OF 9

WESTERLY LINE NW1/4, SEC. 12,
T3S, R66W, 6TH P.M.
N00°39'21"W 2629.71'

N89°20'39"E
42.00'

N00°39'21"W
77.58'

W1/4, SEC. 12,
T3S, R66W, 6TH P.M.
FOUND #6 REBAR W/
3-1/4" ALUM. CAP
IN RANGE BOX
FLUSH W/ GROUND
STAMPED "CVL CONSULTANTS
2021 PLS #34591"



42' R.O.W.
REC. #2018000025942

PICADILLY ROAD
(102' PUBLIC R.O.W.)
WESTERLY LINE SW1/4, SEC. 12, T3S, R66W, 6TH P.M.
N00°13'34"W 2548.18'

N00°13'34"W 833.49'

1274.09'

N00°13'34"W 768.36'

42'

Δ=88°46'13"
R=25.00'
L=38.73'
CH=S45°02'27"E
34.97'

S83°42'55"E
40.20'

S89°25'33"E
181.23'

201.82'
(EASEMENT TIE)
N00°34'27"E
45.58'
Δ=90°48'00"
R=25.00'
L=39.62'
CH=N45°10'26"E
35.60'

S00°34'27"W
45.58'
N89°25'33"W
35.00'
35' UTIL.
ESMT.

LOT 1, BLOCK 4
(31.717 ACRES OR
1,381,611 SQ. FT.±)

SW1/4, SEC. 12,
T3S, R66W, 6TH P.M.

PICADILLY ROAD
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
114,786 SQ. FT.±)

Δ=90°00'00"
R=25.00'
L=39.27'
CH=N45°13'34"W
35.36'

S89°46'26"W
30.09'

N81°52'56"W
73.83'

Δ=90°00'00"
R=25.00'
L=39.27'
CH=N44°46'26"E
35.36'

Δ=30°33'13"
R=468.00'
L=249.57'
CH=S74°56'57"E
246.62'

Δ=08°20'38"
R=27.00'
L=3.93'
CH=N86°03'15"W
3.93'

S89°46'26"W
59.71'

Δ=30°33'13"
R=532.00'
L=283.69'
CH=N74°56'57"W
280.34'

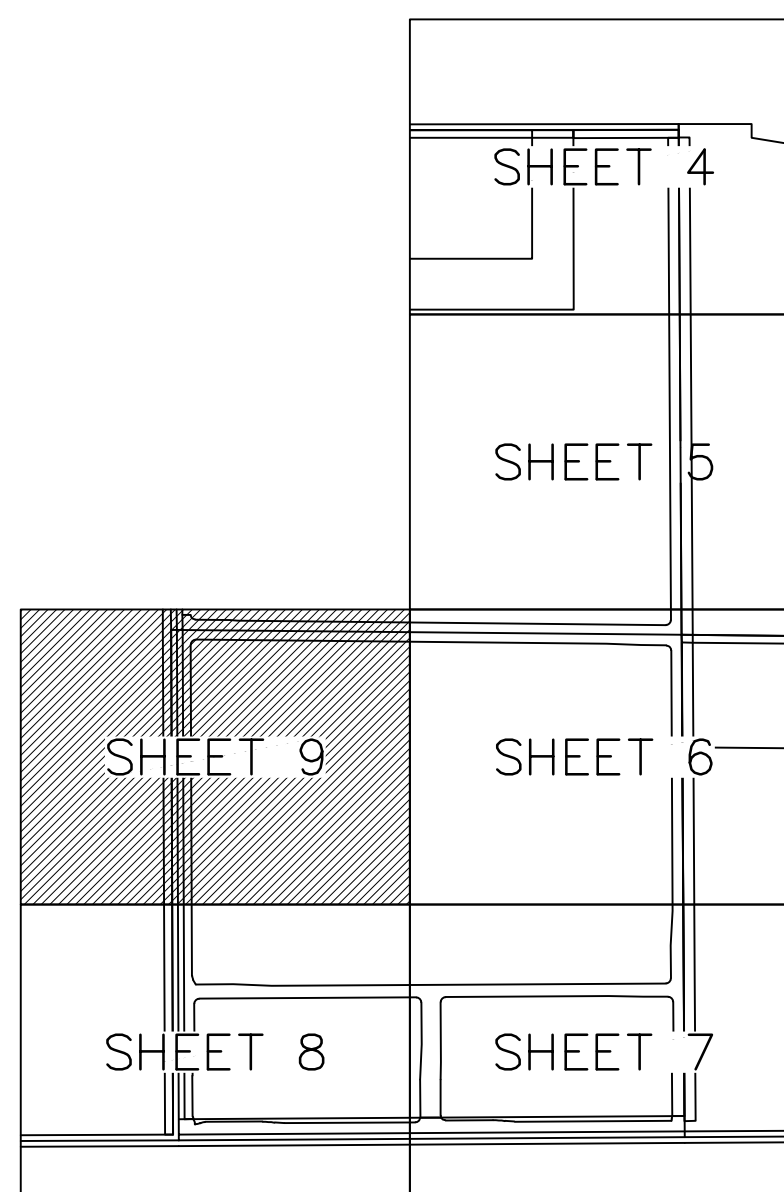
ROAD D
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
169,241 SQ. FT.±)

N59°40'21"W 439.45'

S59°40'21"E 439.45'

Δ=139°44'25"
R=368.00'
L=897.53'
CH=S50°27'27"W
691.04'

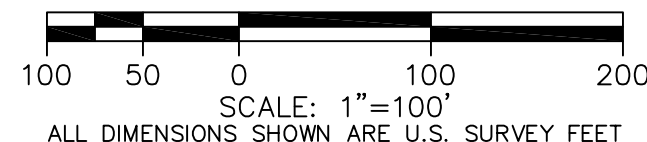
Δ=107°29'37"
R=432.00'
L=810.48'
CH=N66°34'51"E
696.74'



KEYMAP

LEGEND

- PROPERTY LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPERTY CORNER
NOT MONUMENTED
- FOUND PROPERTY CORNER
AS DESCRIBED
- SECTION CORNER
AS DESCRIBED
- SET 18" #4 REBAR W/
1" YELLOW PLASTIC CAP
PLS #23899



MARCH 03, 2023

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MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 6