



February 9, 2024

City of Aurora, Planning Department  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: **DAVIS DEVELOPMENT MULTIFAMILY AT LAMAR LANDING – SITE PLAN AND PLAT.**  
APPLICATION NUMBER: **DA-2239-02**

Dear Ms. Fusilier,

Thank you for taking the time to review the Davis Development Multifamily at Lamar Landing – Site Plan and Plat project. Valuable feedback was given by City Staff and adjustments have been made. We have reviewed the comments provided January 25, 2024 and following and have responded in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success

Sincerely,  
Norris Design

A handwritten signature in black ink that reads "Elyse Appelgate".

Elyse Appelgate  
Associate Planner



## *Fourth Submission Review*

### PLANNING DEPARTMENT COMMENTS

#### 1. Completeness and Clarity of the Application

##### 1A. Turn off all AutoCAD.

1B. Advisory note for Staff Tracking: The avigation easement needs to be signed and complete prior to the recordation of the subdivision plat. Please coordinate with your Case Manager to finalize this document during your review. (2nd Request).

***Response: The team understands the need for this document and will submit it prior to plat recordation.***

#### 2. Landscaping Issues

##### 2A. Sheet 25: Adjust/shift the tree away from the hydrant. Approved.

***Response: Noted. Tree has been adjusted.***

#### 3. Addressing

3A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

***Response: Addressing file will be transmitted to Mr. Turner, directly.***

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 9. Land Development Services

##### Subdivision Plat

##### 9A. Sheet 1:

- Delete this rectangle and leave enough room for the recorder's block.  
***Response: Removed the rectangle, as requested. Text has been moved from the area for the recording information, as requested.***
- Does this area reduce the overall area? If so, add area and show net area of the Plat.  
***Response: Yes, the ROW dedication reduces the overall area. Added the gross area and net area, as requested.***
- Update and see the Advisory Comment on the top of the page. See additional minor redline comments.  
***Response: Added the recording information of the ROW conveyance, as requested. Will update the title information once received. Revised Note 3 with "and/or Tract" as requested.***

##### 9B. Sheet 3: change to the "Water" type easements.

***Response: Revised/updated the labels of the utility easement to "Water Utility Easement" as requested.***



9C. Sheet 4: Change to the "Water" type easements, add and label these separate easements. See additional minor redline comments.

***Response: Changed the utility easement labels to "Water Utility Easement" as requested. This is one continuous water utility easement. The laterals are not separate easements, no change made.***

#### 10. Site Plan

10D. Sheet 1: Match the Plat area.

***Response: Site Data table revised to match the plat area.***

10E. Sheet 4: Water type easements, sidewalk easement.

***Response: Easements have been relabeled, per comments.***

10F. Sheet 6: Add a distance from building to easement.

***Response: Distance has been added.***

10G. Sheet 9: Change this to the Water type easement. Advisory - make sure the names if the easement match plat and vice versa.

***Response: Revised to water easement.***

10H. Sheets10-18: Advisory - make sure the names if the easement match plat and vice versa

***Response: Confirmed to match.***

*End of Comments*

# DAVIS GUN CLUB SUBDIVISION FILING NO. 1

A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 4

## LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT THE EAST 30 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4, CONVEYED FOR ROAD PURPOSES IN BOOK 257 AT PAGE 553, AND EXCEPT THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, AND EXCEPT THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12 TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., AND EXCEPT ANY PORTION CONTAINED IN RULE AND ORDER IN CASE NO. 96-CV-1152 AS RECORDED OCTOBER 30, 1998 AT RECEPTION NO. A8173498, COUNTY OF ARAPAHOE, STATE OF COLORADO.

### BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

THAT PART OF EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, FROM WHICH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12 BEARS SOUTH 00°19'19" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID EAST LINE; THENCE ALONG SAID EAST LINE, SOUTH 00°19'19" EAST, A DISTANCE OF 662.36 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 89°40'41" WEST, A DISTANCE OF 30.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF NORTH GUN CLUB ROAD, PER THE INSTRUMENT RECORDED IN BOOK 257, PAGE 553 IN THE OFFICE OF THE CLERK AND RECORDER FOR SAID COUNTY AND THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°19'19" EAST, A DISTANCE OF 662.15 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE ALONG SAID SOUTH LINE, SOUTH 89°19'15" WEST, A DISTANCE OF 866.71 FEET TO THE EASTERLY RIGHT-OF-WAY OF E-470 TOLL WAY, PER THE INSTRUMENTS RECORDED AT RECEPTION NO. A6075089 AND RECEPTION NO. A8173498 IN SAID OFFICE OF THE CLERK AND RECORDER; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOW TWO (2) COURSES:

- 1) NORTH 03°37'06" EAST, A DISTANCE OF 564.75 FEET;
- 2) NORTH 1°21'09" EAST, A DISTANCE OF 100.87 FEET;

THENCE DEPARTING SAID EASTERLY LINE, NORTH 89°17'52" EAST, A DISTANCE OF 807.49 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID NORTH GUN CLUB ROAD AND THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AURORA, STATE OF COLORADO FOR PUBLIC RIGHT-OF-WAY PURPOSES IN THE DEED RECORDED AT RECEPTION NO. \_\_\_\_\_, IN SAID OFFICE OF THE CLERK AND RECORDER.

CONTAINING A TOTAL OF 546,715 SQUARE FEET OR 12.551 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO ONE LOT AND ONE BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **DAVIS GUN CLUB SUBDIVISION FILING NO. 1**, 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.

## COVENANTS

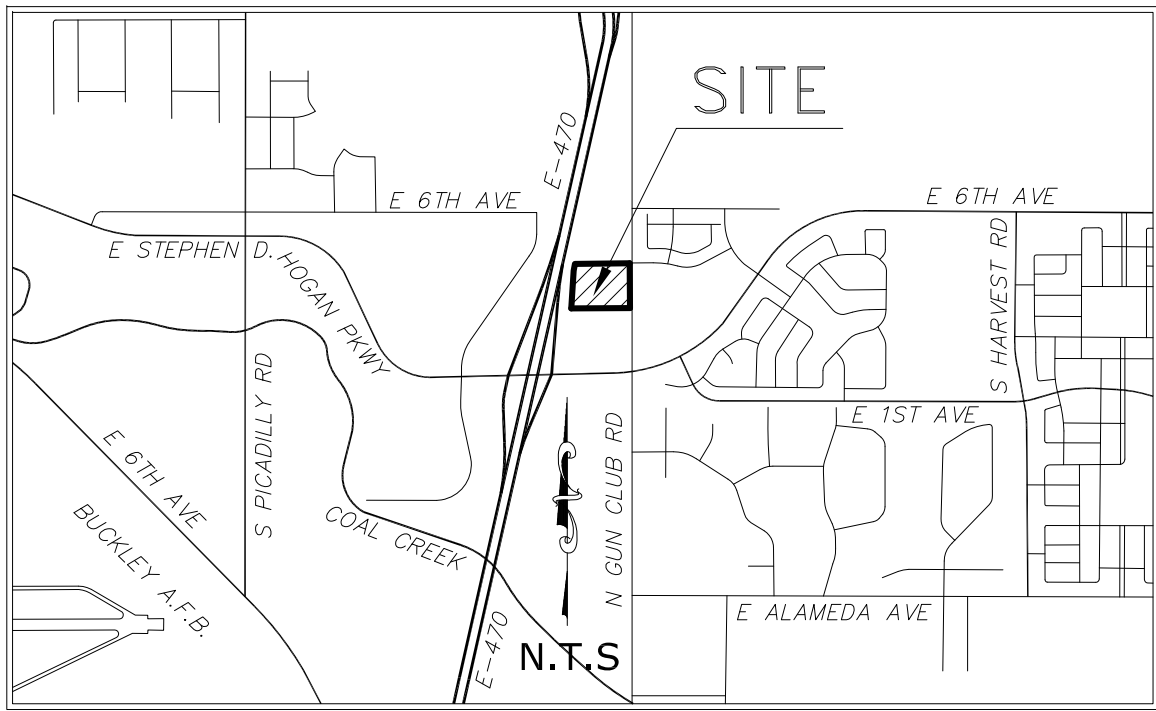
THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA:

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, AND 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 (N.T.S.)



## 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) BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, WHICH BEARS SOUTH 00°19'19" EAST BETWEEN THE FOUND MONUMENTS SHOWN HEREON, BEING A FOUND 2 INCH ALUMINUM CAP STAMPED "CITY OF AURORA 2012 PLS 23527" FOR THE NORTHEAST CORNER AND A FOUND 3 INCH BRASS CAP STAMPED "CITY OF AURORA 1983 LS 1641" FOR THE SOUTHWEST CORNER OF SAID SECTION.
- 3) THE EASEMENT AREA WITHIN EACH LOT 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) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. 19000311201, WITH AN EFFECTIVE DATE OF NOVEMBER 27, 2019, PREPARED BY STEWART TITLE GUARANTY COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- 5) THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT.
- 6) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO DEVELOPMENT STANDARDS AS ADOPTED BY THE AURORA CITY COUNCIL IN ORDINANCES 96-74 AND 96-75.
- 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 FORGOING 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) ALL OWNERS OF LOTS ADJACENT TO SOUTH GUN CLUB ROAD SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE THAT MAY RESTRICT THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- 9) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

## SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	EXISTING BOUNDARY & EASEMENT DETAIL
SHEET 3	FIRE LANE & PUBLIC ACCESS EASEMENT DETAIL
SHEET 4	UTILITY EASEMENT DETAIL

change to "Water" type easement

Response: Revised the easement name, as requested.

Response: Yes, the ROW dedication reduces the overall area. Added the gross area and net area, as requested.

does this area reduce the overall area? If so, add area and show net area of the Plat

Response: Added the recording information of the ROW conveyance, as requested.

(Advisory) fill in this info

update and see the Advisory Comment on the top of the page

Response: Will update the title information once received.

## SIGNATURE

OWNER: NEVIN GUN CLUB, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ AS \_\_\_\_\_

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D. BY \_\_\_\_\_ AS \_\_\_\_\_ OF NEVIN GUN CLUB, L.L.C., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## 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 NOVEMBER 8, 2019.

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.

JESUS A. LUGO, PLS 38081  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

## CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 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 \_\_\_\_\_

PREPARED BY:

**ALTURA**  
LAND CONSULTANTS

6950 S. Tucson Way, Unit C Phone: (720)488-1303  
Centennial, Colorado 80112  
JOB NO. 204336 APRIL 14, 2022



A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Survey Plat for Section 12, Township 4S, Range 6W, showing various lots, tracts, and easements. The plat includes bearings and distances for all boundaries, as well as references to previous surveys and monument records.

**Lot 1, Block 1**  
540,094 Square Feet or 12.399 Acres

**Lot 2, Block 1**

**Lot 3, Block 1**

**Lot 4, Block 1**

**Tracts A, B, and C**

**Easements:**  
 - 10' Utility Easement (Rec. No. E3026138)  
 - 10' U.S. West Utility Easement (Rec. No. 93130836)  
 - 10' Dedicated to the City of Aurora as Street Right-of-Way (Contains 6,621 Square Feet or 0.152 Acres± (cross-hatched area))  
 - 17' Right-of-Way, Rec. No. [REDACTED]  
 - 75' Multi-Use Easement (Rec. No. A8173498)  
 - 27' Fire Lane, Public Access & Utility Easement (Rec. No. E3026138)  
 - 37' Fire Lane, Public Access & Utility Easement (Rec. No. E3026138)  
 - 31' Fire Lane, Public Access & Utility Easement (Rec. No. E3026138)

**Other Features:**  
 - **East 6th Parkway** (Public Right-of-Way, Width Varies, Rec. Nos. A8173498 & B4002718)  
 - **East 2nd Place** (68' Public R.O.W., Rec. No. E1187530)  
 - **North Gun Club Road** (Public Right-of-Way, Width Varies, Book 257, Page 553; Rec. No. B4002718)  
 - **Tract "B" Cross Creek Subdivision** Filing No. 4 (Rec. No. E1187530)  
 - **Block 1 Cross Creek Subdivision** Filing No. 4 (Rec. No. E1187530)




**Survey Data:**  
 - North line of the Northeast 1/4 of Section 12: N89°17'52"E 174.28'  
 - South line of the Northeast 1/4 of Section 12: S89°19'15"W 1325.65'  
 - West line of the Northeast 1/4 of Section 12: N00°19'19"W 1324.32'  
 - East line of the Northeast 1/4 of Section 12: S00°19'19"E 1324.32'

**Response:** Added the recording information, as requested.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°40'41"W	30.00'

(TIE)





## MONUMENT NOTES

-  INDICATES FOUND SECTION MONUMENT AS NOTED  
 INDICATES FOUND MONUMENT AS NOTED  
 INDICATES MONUMENT SET 30" NO. 6 REBAR WITH 2" ALLOY CAP  
 STAMPED "ALTURA LAND PLS 38081"

## SYMBOL & ABBREVIATION LEGEND

REC. NO.	RECEPTION NUMBER	G.E.	GAS EASEMENT
R.O.W.	RIGHT OF WAY	R	RADIUS
P.M.	PRINCIPAL MERIDIAN	$\Delta$	CENTRAL ANGLE
U.E.	UTILITY EASEMENT	L	ARC LENGTH

### LINE LEGEND

	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= EXISTING EASEMENT LINES
	= EASEMENT LINES CREATED BY THIS PLAT
	= RIGHT-OF-WAY DEDICATION LINES

### EXISTING BOUNDARY & EASEMENT DETAIL

PREPARED BY:



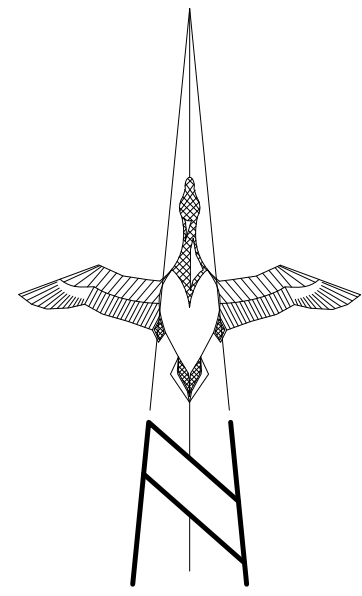
6950 S. Tucson Way, Unit C Phone: (720)488-1303  
Centennial, Colorado 80112

JOB NO. 20436 APRIL 14, 2022



# DAVIS GUN CLUB SUBDIVISION FILING NO. 1

A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 3 OF 4



GRAPHIC SCALE

Scale: 1" = 80'

LINE TABLE			
LINE	BEARING	LENGTH	
L1	S89°40'41"W	30.00'	(TIE)
L2	N00°19'19"W	6.14'	
L3	N89°40'41"E	1.78'	
L4	S00°19'19"E	6.02'	(TIE)
L5	N06°54'14"W	26.17'	(TIE)
L6	N89°40'41"E	26.00'	(TIE)

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
C1	26.00'	90°00'00"	40.84'	N45°19'19"W	36.77'
C2	52.00'	93°56'25"	85.26'	N43°21'07"W	76.02'
C3	26.00'	90°00'00"	40.84'	N44°40'41"E	36.77'
C4	26.00'	79°39'36"	36.15'	N40°09'07"W	33.31'
C5	52.00'	79°39'36"	72.30'	N40°09'07"W	66.61'
C6	52.00'	89°37'11"	81.34'	N44°29'16"E	73.29'
C7	26.00'	90°45'58"	41.19'	N43°54'53"E	37.01'
C8	26.00'	90°45'58"	41.19'	S45°19'09"E	37.01'
C9	26.00'	89°37'11"	40.67'	S44°29'17"W	36.65'
C10	26.00'	90°00'00"	40.84'	S45°19'19"E	36.77'
C11	26.00'	89°59'58"	40.84'	N44°40'40"E	36.77'
C12	52.00'	90°00'00"	81.68'	N44°40'41"E	73.54'
C13	52.00'	90°00'00"	81.68'	S45°19'19"E	73.54'
C14	52.00'	90°00'00"	81.68'	S44°40'41"W	73.54'
C15	26.00'	90°00'00"	40.84'	S44°40'41"W	36.77'
C16	26.00'	93°56'25"	42.63'	N43°21'06"W	38.01'
C17	26.00'	86°03'35"	39.05'	N46°38'53"E	35.48'
C18	52.00'	90°00'00"	81.68'	N44°40'41"E	73.54'
C19	52.00'	79°39'36"	72.30'	N40°09'07"W	66.61'
C20	26.00'	79°39'36"	36.15'	N40°09'07"W	33.31'
C21	26.00'	89°37'11"	40.67'	N44°29'17"E	36.65'
C22	26.00'	90°22'49"	41.01'	S45°30'44"E	36.89'
C23	26.00'	90°00'00"	40.84'	S44°40'41"W	36.77'
C24	26.00'	90°00'00"	40.84'	N44°40'41"E	36.77'
C25	26.00'	90°00'00"	40.84'	S45°19'19"E	36.77'
C26	26.00'	90°00'00"	40.84'	S44°40'41"W	36.77'
C27	26.00'	90°00'00"	40.84'	N45°19'19"W	36.77'
C28	17.00'	83°21'32"	24.73'	N38°07'39"W	22.61'
C29	17.00'	77°16'24"	22.93'	N50°28'45"E	21.23'
C30	17.00'	90°17'52"	26.79'	S45°44'07"E	24.10'
C31	17.00'	90°15'52"	26.78'	S44°32'45"W	24.10'

## MONUMENT NOTES

- INDICATES FOUND SECTION MONUMENT AS NOTED
  - INDICATES FOUND MONUMENT AS NOTED
  - INDICATES MONUMENT SET 30" NO. 6 STAMPED "ALTURA LAND PLS 38081"
- Response: Removed the gas easement from the abbreviation legend, as requested.
- no Gas easements

## SYMBOL & ABBREVIATION LEGEND

REC. NO.	RECEPTION NUMBER	G.E. GAS EASEMENT
R.O.W.	RIGHT OF WAY	R RADIUS
P.M.	PRINCIPAL MERIDIAN	Δ CENTRAL ANGLE
U.E.	UTILITY EASEMENT	L ARC LENGTH

## LINE LEGEND

- Response: Added Water Utility Easement to the abbreviation legend, as requested.
- W.E. Water type easement
- ADJOINING PARCEL BOUNDARY LINES
- EXISTING EASEMENT LINES
- EASEMENT LINES CREATED BY THIS PLAT
- RIGHT-OF-WAY DEDICATION LINES
- INDARY LINES

## FIRE LANE & PUBLIC ACCESS EASEMENT DETAIL

PREPARED BY:

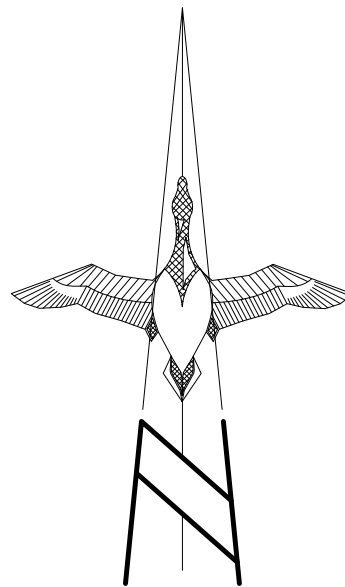
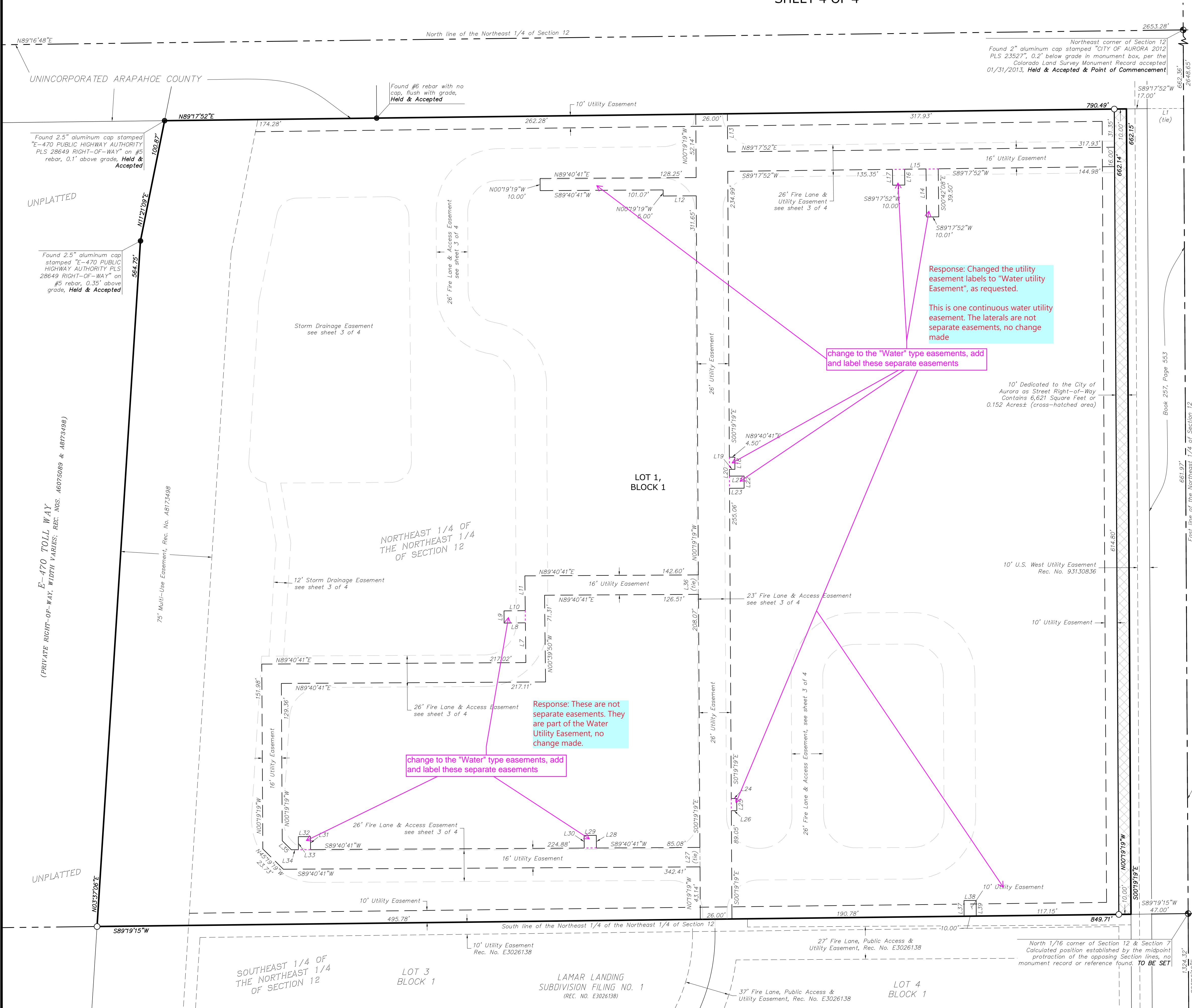


6950 S. Tucson Way, Unit C Phone: (720)488-1303  
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# DAVIS GUN CLUB SUBDIVISION FILING NO. 1

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 4 OF 4



GRAPHIC SCALE  
0 20 40  
Scale: 1" = 40'

LINE TABLE		
LINE	BEARING	LENGTH
L7	N00°39'50"W	32.73'
L8	S89°17'52"W	17.48'
L9	N00°42'08"W	10.00'
L10	N89°17'52"E	17.49'
L11	N00°39'50"W	28.58'
L12	S89°40'41"W	27.18'
L13	S00°19'19"E	31.35'
L14	N00°42'08"W	39.50'
L15	S89°17'52"W	17.59'
L16	S00°42'08"E	13.02'
L17	N00°42'08"W	13.02'
L18	S00°19'19"E	10.00'
L19	S89°40'41"W	4.50'
L20	S00°19'19"E	5.57'
L21	N89°40'41"E	12.00'
L22	S00°19'19"E	10.00'
L23	S89°40'41"W	12.00'
L24	N89°40'41"E	4.50'
L25	S00°19'19"E	10.00'
L26	S89°40'41"W	4.50'
L27	N00°19'19"W	16.00'
L28	N00°19'19"W	10.42'
L29	S89°40'41"W	10.00'
L30	S00°19'19"E	10.42'
L31	N00°19'19"W	10.70'
L32	S89°40'41"W	10.00'
L33	S00°19'19"E	10.70'
L34	S89°40'41"W	5.82'
L35	N45°19'19"W	10.47'
L36	S00°19'19"E	16.00'
L37	N00°19'19"W	12.91'
L38	N89°40'41"E	10.00'
L39	S00°19'19"E	12.85'

## MONUMENT NOTES

- INDICATES FOUND SECTION MONUMENT AS NOTED
  - INDICATES FOUND MONUMENT AS NOTED
  - INDICATES MONUMENT SET 30" NO. 6 STAMPED "ALTURA LAND PLS 38081"
- Response: Removed the gas easement from the abbreviation legend, as requested.

## SYMBOL & ABBREVIATION LEGEND

REC. NO.	RECEPTION NUMBER	G.E. GAS EASEMENT
R.O.W.	RIGHT OF WAY	R RADIUS
P.M.	PRINCIPAL MERIDIAN	Δ CENTRAL ANGLE
U.E.	UTILITY EASEMENT	L ARC LENGTH

## LINE LEGEND

- Response: Added Water Utility Easement to the abbreviation legend, as requested.
- ADJOINING PARCEL BOUNDARY LINES
  - EXISTING EASEMENT LINES
  - EASEMENT LINES CREATED BY THIS PLAT
  - RIGHT-OF-WAY DEDICATION LINES
- W.E. Water type easement

## UTILITY EASEMENT DETAIL

PREPARED BY:



6950 S. Tucson Way, Unit C Phone: (720)488-1303  
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JOB NO. 20436 APRIL 14, 2022