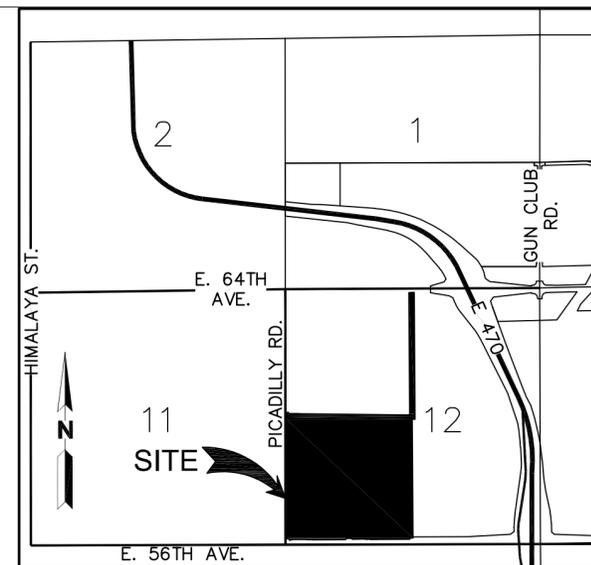


# SKYDANCE SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN 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



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 CONVEYANCE OF STREETS, EASEMENTS, AND TRACTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND TRACTS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBMITTER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER: \_\_\_\_\_  
DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_  
DATE: \_\_\_\_\_

SEPTEMBER 27, 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

**DEDICATIONS:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF PARCELS OF LAND SITUATED IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 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 LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SKYDANCE 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, EASEMENTS AND TRACTS 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. 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.
3. 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.
4. 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 #38272 AT THE SOUTHWEST CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS #34591 AT THE WEST QUARTER CORNER.
5. 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.
6. ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.
7. 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.
8. TAX NOTE: PROPERTY OWNER(S) NOTED ON THIS PLAT SHALL BE RESPONSIBLE FOR ANY AND ALL PERSONAL PROPERTY TAXES AND GENERAL REAL ESTATE TAXES IMPOSED BY ADAMS COUNTY AND THAT PROPERTY OWNER IS LEGALLY OBLIGATED TO PAY AS OF THE DATE OF THIS PLAT FOR THOSE AREAS OF THE PLAT DEDICATED TO THE CITY OF AURORA AS PUBLIC RIGHTS-OF-WAY.

WE ARE CREATING TRACTS

Only add the public Tracts here

CURRENT TITLE WILL BE PROVIDED ONCE PLAT IS APPROVED

See the Advisory Comments on the second page of this plat

UPDATED

Match page 3 detail of the corner

REMOVED

REMOVED

Only add the public Tracts here

REMOVED

Add the Tract Note ownership and maintenance ADDED

add the fence Note: See Checklist item (12h) ADDED

Not a Plat Note - delete it from the plat

**OWNER:**

ACM HIGH POINT VI LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

TITLE: \_\_\_\_\_

NOTARY:

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

COUNTY OF \_\_\_\_\_ )ss.

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 \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )ss.

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 \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )ss.

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 \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )ss.

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 \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )ss.

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: \_\_\_\_\_

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

# SKYDANCE SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN 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

## LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH 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 12, THENCE ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, S00°20'39"E A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 64TH AVENUE, SAID POINT BEING THE POINT OF BEGINNING; 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 80.13 FEET; THENCE 39.40 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°17'51" AND A CHORD WHICH BEARS S44°48'16"W A DISTANCE OF 35.45 FEET; THENCE 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 2566.29 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 247.00 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 108.37 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 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, N00°39'21"W A DISTANCE OF 77.58 FEET; THENCE 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 A LINE 54.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY OF SAID SOUTHWEST QUARTER, S89°25'33"E A DISTANCE OF 181.23 FEET; THENCE S87°02'21"E A DISTANCE OF 96.05 FEET; THENCE ALONG 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 2176.13 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 WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 12, N00°20'39"W A DISTANCE OF 2487.85 FEET TO A POINT OF CURVATURE; THENCE 39.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°45'41" AND A CHORD WHICH BEARS N45°13'30"W A DISTANCE OF 35.28 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 79.90 FEET TO A POINT ON SAID EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 12; THENCE ALONG SAID 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 161.700 ACRES OR 7,043,641 SQUARE FEET OR WITH A NET AREA OF 103.507 ACRES OR 4,508,785 SQUARE FEET MORE OR LESS.

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

SEPTEMBER 27, 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

SHEET 2 OF 9

# SKYDANCE SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN 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.



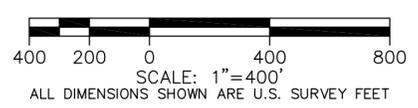
NW COR. SEC. 12,  
T3S, R66W, 6TH P.M.  
FOUND #6 REBAR W/  
3-1/4" ALUM. CAP  
IN RANGE BOX  
0.2' BELOW SURFACE  
STAMPED "CVL CONSULTANTS  
2021 PLS #34591"

## LEGEND

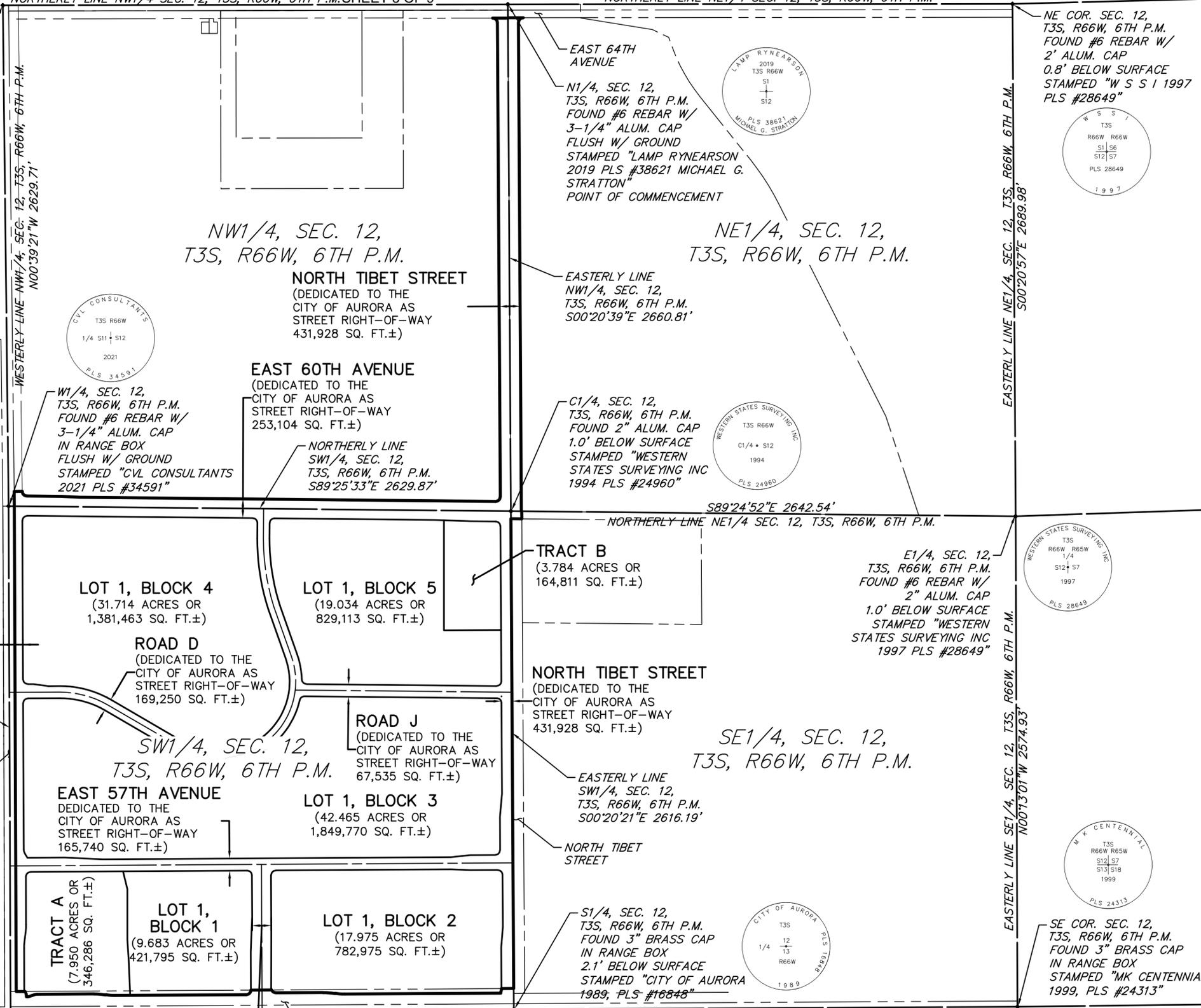
- PROPERTY LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPERTY CORNER NOT MONUMENTED
- FOUND PROPERTY CORNER AS DESCRIBED
- SECTION CORNER AS DESCRIBED
- SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- 30" #6 REBAR W/ 2-1/2" ALUM. CAP IN RANGE BOX TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(A) & (B) COLORADO REVISED STATUTES 2020



Basis of Bearing  
UPDATED



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"



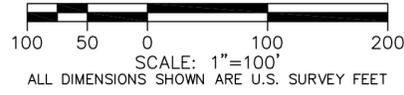
SEPTEMBER 27, 2023

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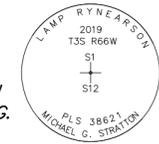
ALL SEALS FOR THE PLAT ARE APPLIED TO THE COVER PAGE

**SKYDANCE SUBDIVISION FILING NO. 1**  
 A PARCEL OF LAND LOCATED IN 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

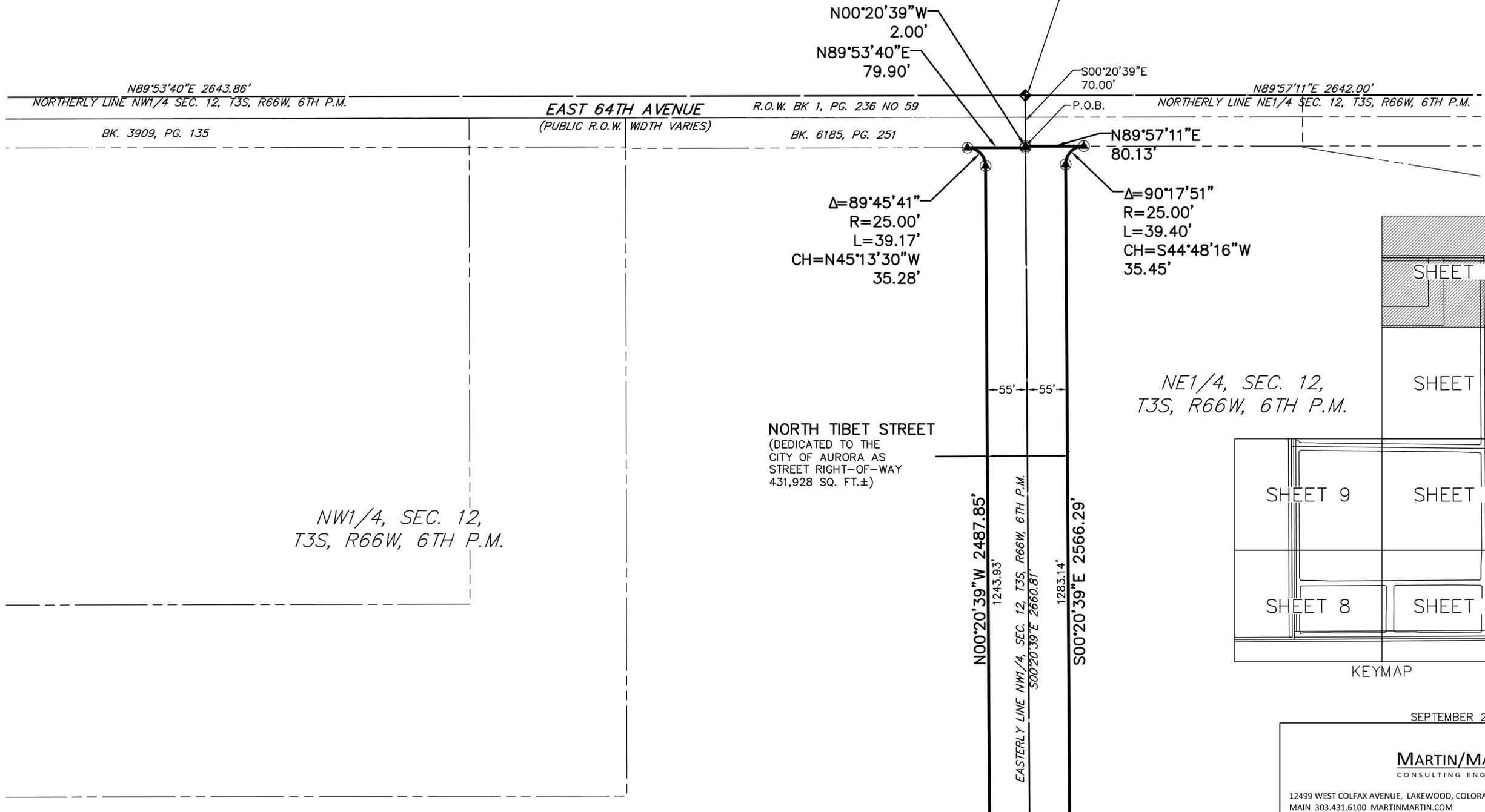


**LEGEND**

- |  |               |  |                                                                                                                                                                                                                  |
|--|---------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | PROPERTY LINE |  | SET 18" #4 REBAR W/<br>1" YELLOW PLASTIC CAP<br>PLS #23899                                                                                                                                                       |
|  | SECTION LINE  |  | 30" #6 REBAR W/ 2-1/2"<br>ALUM. CAP IN RANGE BOX<br>TO BE SET AFTER CONSTRUCTION<br>IS COMPLETED PER SEC. 147-47<br>AURORA CITY CODE AND PER<br>SEC. 38-51-105 (9)(A) & (B)<br>COLORADO REVISED STATUTES<br>2020 |
|  | CENTERLINE    |  | PROPERTY CORNER<br>NOT MONUMENTED                                                                                                                                                                                |
|  | RIGHT-OF-WAY  |  | FOUND PROPERTY CORNER<br>AS DESCRIBED                                                                                                                                                                            |
|  | EASEMENT      |  | SECTION CORNER<br>AS DESCRIBED                                                                                                                                                                                   |



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

SEPTEMBER 27, 2023

**MARTIN/MARTIN**  
CONSULTING ENGINEERS

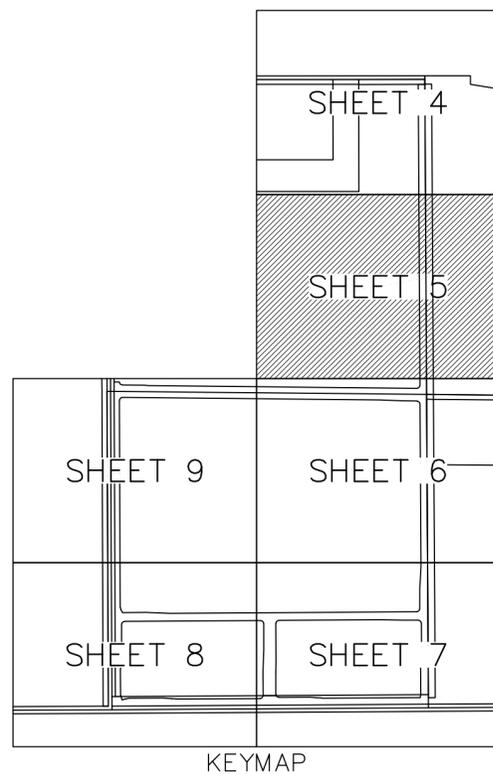
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 MAIN 303.431.6100 MARTINMARTIN.COM  
 SURVEY@MARTINMARTIN.COM

**SKYDANCE SUBDIVISION FILING NO. 1**  
 A PARCEL OF LAND LOCATED IN 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

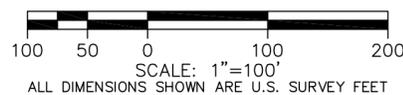
*NW1/4, SEC. 12,  
 T3S, R66W, 6TH P.M.*

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

**NORTH TIBET STREET**  
 (DEDICATED TO THE  
 CITY OF AURORA AS  
 STREET RIGHT-OF-WAY  
 431,928 SQ. FT.±)



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
- ⊠ 30" #6 REBAR W/ 2-1/2" ALUM. CAP IN RANGE BOX TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(A) & (B) COLORADO REVISED STATUTES 2020

**MATCHLINE SEE SHEET 6**

**MATCHLINE SEE SHEET 4**

SET POINT ONLINE

1243.93'

N00°20'39"W 2487.85'

1243.93'

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

S00°20'39"E 2566.29'

1283.14'

1283.14'

55' 55'

SET POINT ONLINE

ALL SEALS FOR THE PLAT ARE APPLIED TO THE COVER PAGE

SEPTEMBER 27, 2023

**MARTIN/MARTIN**  
 CONSULTING ENGINEERS

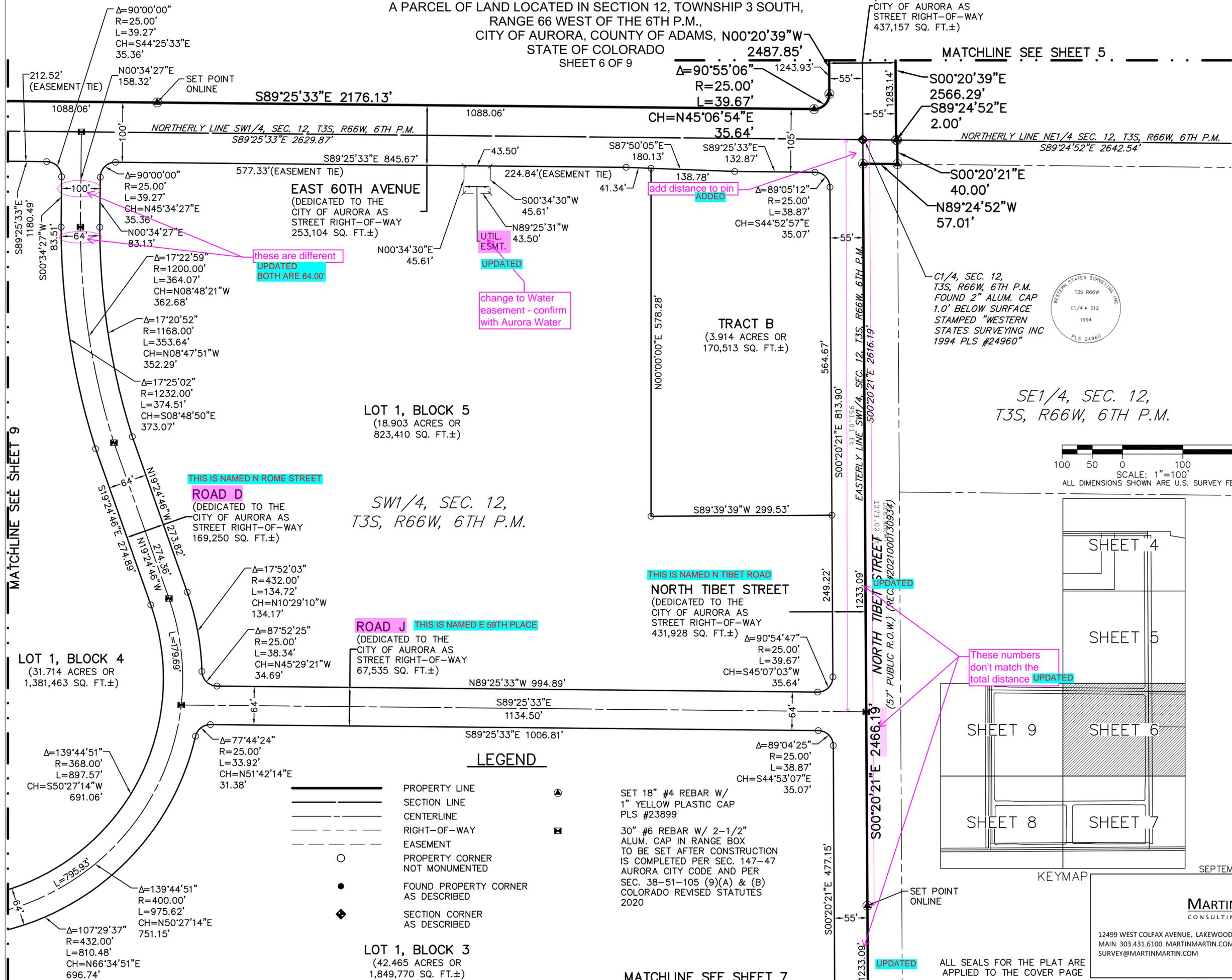
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
 MAIN 303.431.6100 MARTINMARTIN.COM  
 SURVEY@MARTINMARTIN.COM

# SKYDANCE SUBDIVISION FILING NO. 1

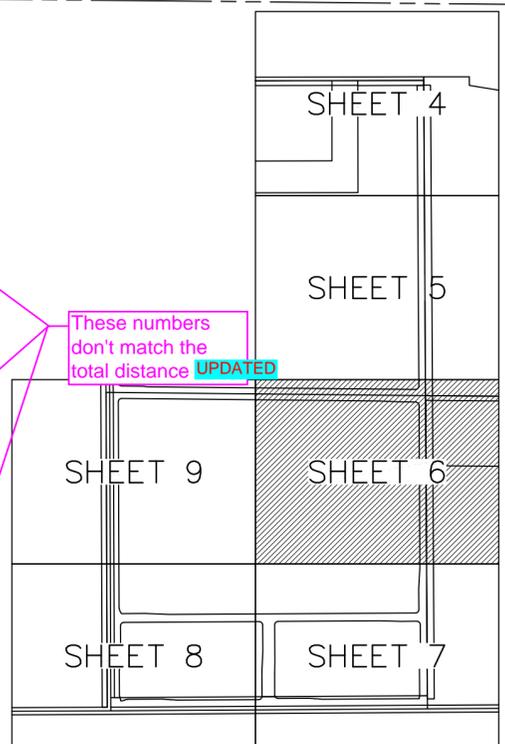
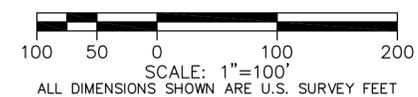
A PARCEL OF LAND LOCATED IN SECTION 12, TOWNSHIP 3 SOUTH,  
RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, N00°20'39"W  
STATE OF COLORADO  
SHEET 6 OF 9

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

MATCHLINE SEE SHEET 5 . . . . .



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



SEPTEMBER 27, 2023

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SURVEY@MARTINMARTIN.COM

## 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

30" #6 REBAR W/ 2-1/2"  
ALUM. CAP IN RANGE BOX  
TO BE SET AFTER CONSTRUCTION  
IS COMPLETED PER SEC. 147-47  
AURORA CITY CODE AND PER  
SEC. 38-51-105 (9)(A) & (B)  
COLORADO REVISED STATUTES  
2020

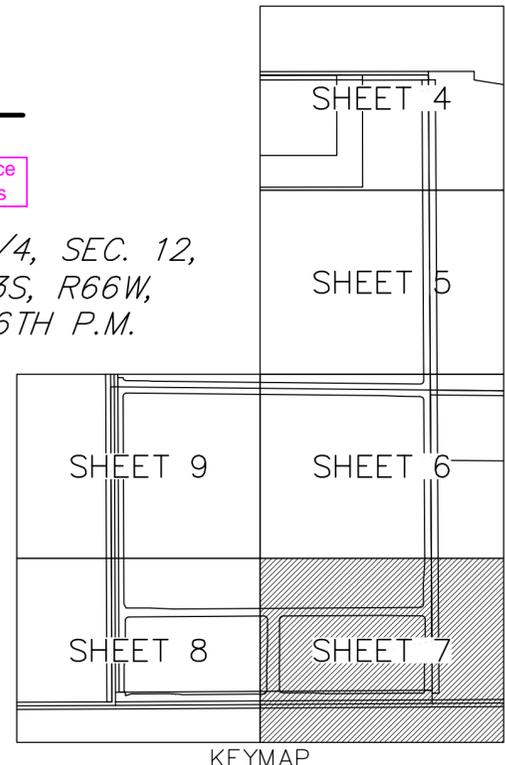
SET POINT  
ONLINE

ALL SEALS FOR THE PLAT ARE  
APPLIED TO THE COVER PAGE

MATCHLINE SEE SHEET 7 . . . . .

# SKYDANCE SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN 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



**LOT 1, BLOCK 3**  
(42.465 ACRES OR  
1,849,770 SQ. FT.±)

**EAST 57TH AVENUE**  
(DEDICATED TO THE  
CITY OF AURORA AS  
STREET RIGHT-OF-WAY  
165,740 SQ. FT.±)

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

**NORTH TIBET STREET**  
(DEDICATED TO THE  
CITY OF AURORA AS  
STREET RIGHT-OF-WAY  
431,928 SQ. FT.±)

**LOT 1, BLOCK 2**  
(17.975 ACRES OR  
782,975 SQ. FT.±)

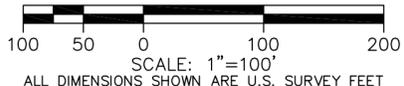
**SKYDANCE BOULEVARD**  
(DEDICATED TO THE  
CITY OF AURORA AS  
STREET RIGHT-OF-WAY  
65,085 SQ. FT.±)

**EAST 56TH AVENUE**

**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"

## LEGEND

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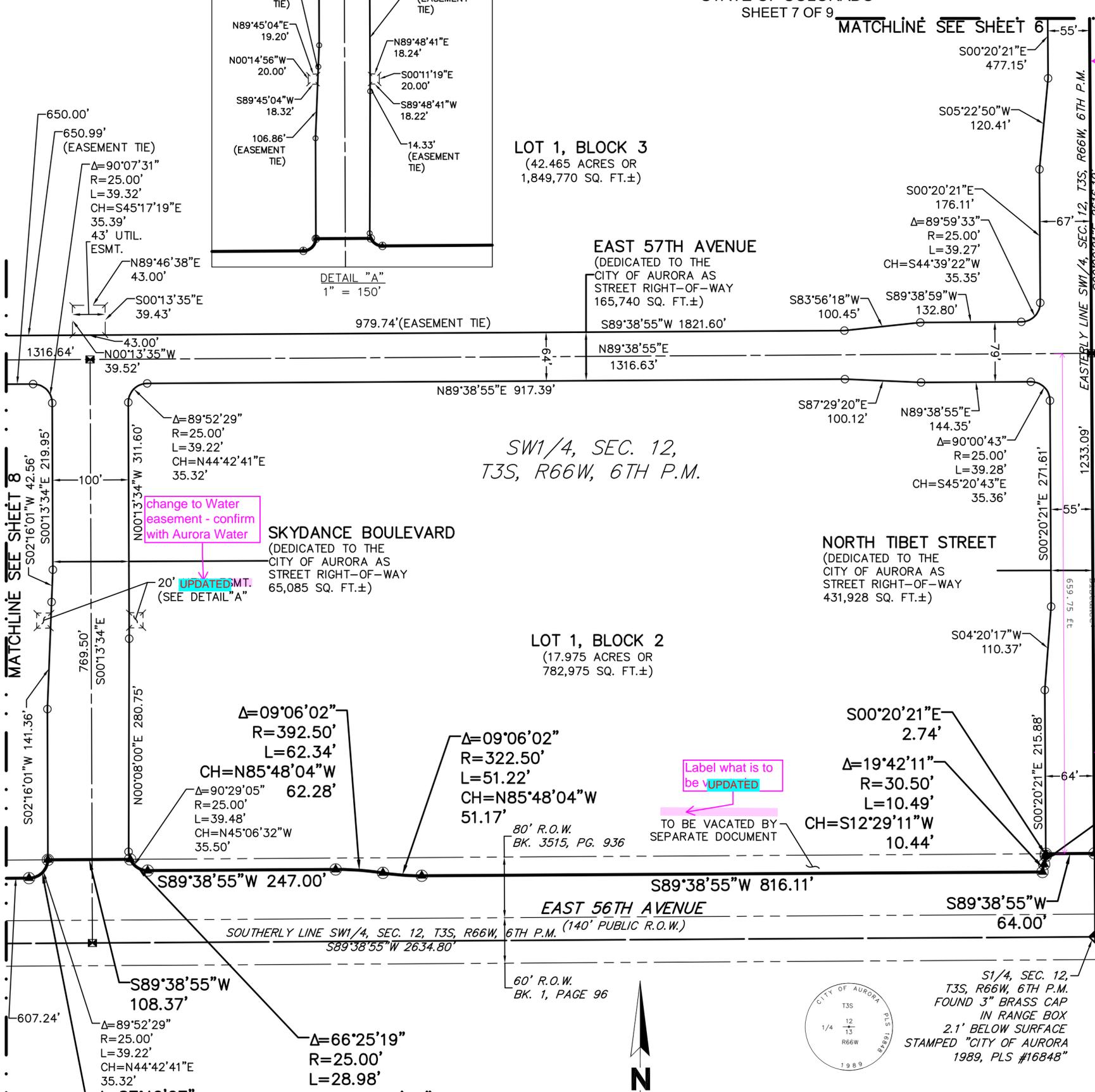


SEPTEMBER 27, 2023

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ALL SEALS FOR THE PLAT ARE  
APPLIED TO THE COVER PAGE





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RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO  
SHEET 9 OF 9

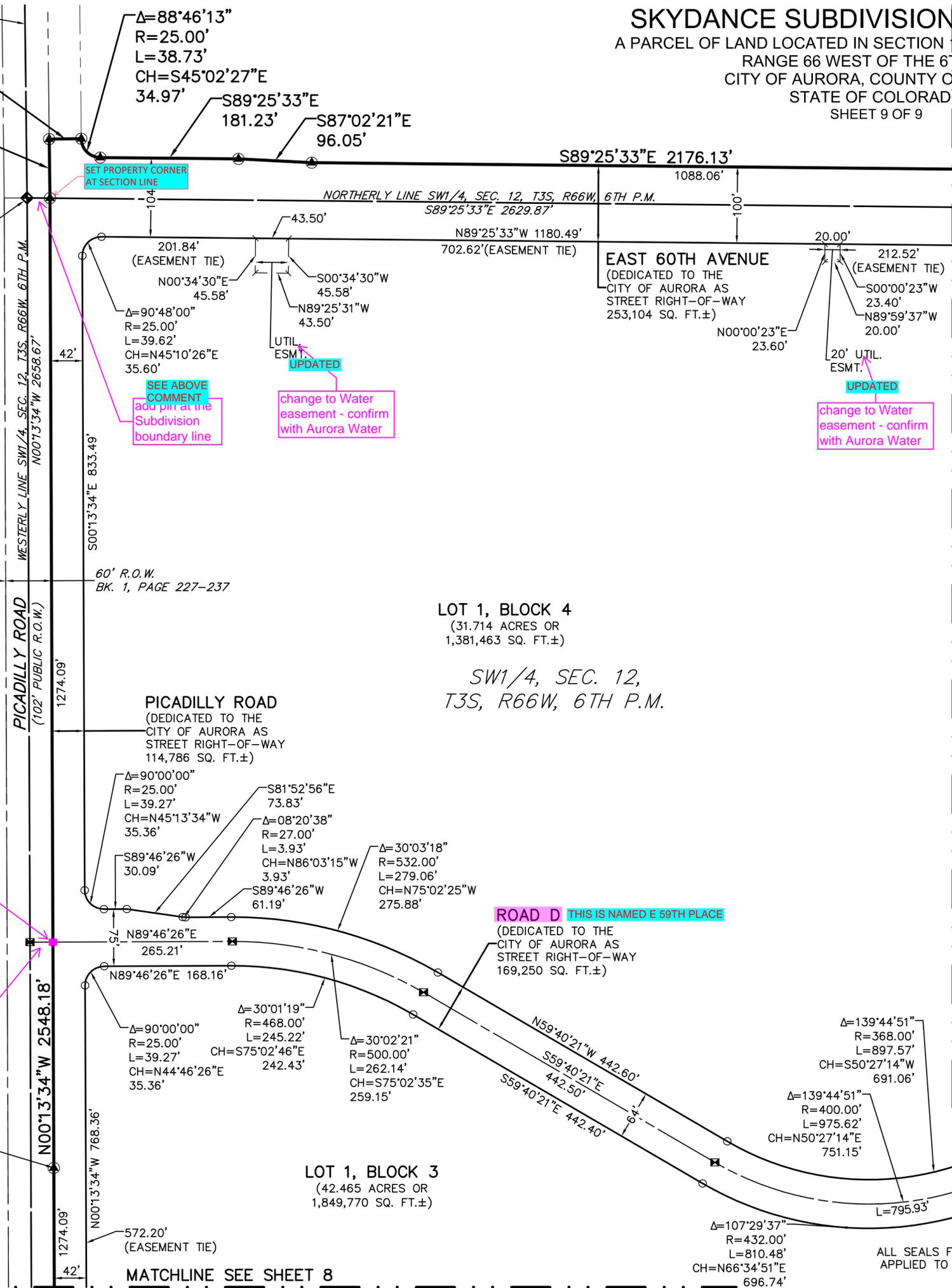
WESTERLY LINE NW1/4, SEC. 12,  
T3S, R66W, 6TH P.M.  
N00°39'21"W 2629.71'

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



SET PROPERTY CORNER  
AT SECTION LINE

SEE ABOVE COMMENT  
add pin at the  
Subdivision  
boundary line

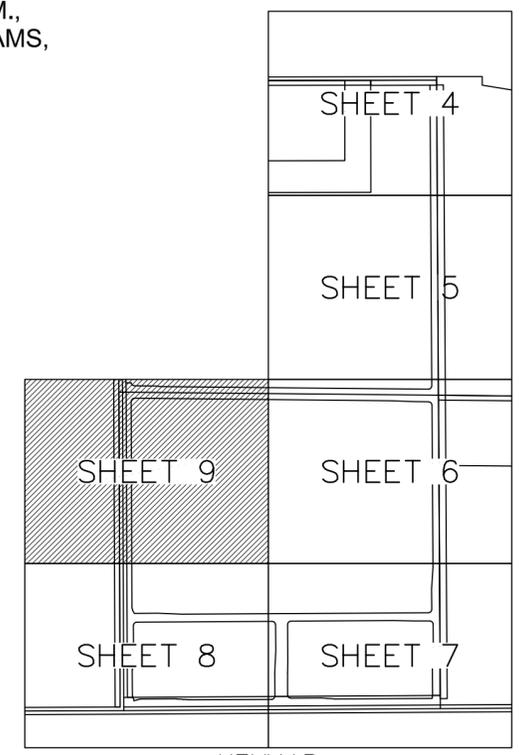
UTIL  
ESMT.  
UPDATED  
change to Water  
easement - confirm  
with Aurora Water

20' UTIL.  
ESMT.  
UPDATED  
change to Water  
easement - confirm  
with Aurora Water

add pin at the  
Subdivision  
boundary line  
ADDED

show distance  
between pins  
ADDED

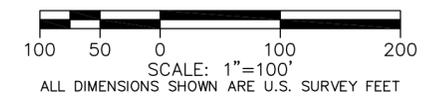
SET POINT  
ONLINE



KEYMAP

### LEGEND

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MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 6