

STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 6

SITUATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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 QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2 AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER TO BEAR NORTH 89°26'22" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 86°33'48" EAST 1,047.18 FEET TO THE NORTHEAST CORNER OF STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 3 RECORDED AT RECEPTION NO. E2086145 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E. COLFAX AVENUE AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;

- 1) NORTH 89°26'22" EAST A DISTANCE OF 292.77 FEET;
- 2) SOUTH 70°33'38" EAST A DISTANCE OF 204.70 FEET;
- 3) NORTH 89°26'22" EAST A DISTANCE OF 189.70 FEET;

THENCE SOUTH 00°29'34" EAST A DISTANCE OF 245.14 FEET;

THENCE SOUTH 13°38'08" EAST A DISTANCE OF 77.66 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°16'52", A RADIUS OF 571.00 FEET, AN ARC LENGTH OF 331.68 FEET AND A CHORD THAT BEARS SOUTH 31°49'02" EAST A DISTANCE OF 327.03 FEET;

THENCE SOUTH 48°27'28" EAST A DISTANCE OF 72.56 FEET;

THENCE SOUTH 48°31'38" EAST A DISTANCE OF 85.73 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°23'40", A RADIUS OF 344.00 FEET, AN ARC LENGTH OF 86.42 FEET AND A CHORD THAT BEARS SOUTH 41°19'48" EAST A DISTANCE OF 86.20 FEET;

THENCE SOUTH 34°07'58" EAST A DISTANCE OF 13.06 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°10'43", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 8.42 FEET AND A CHORD THAT BEARS SOUTH 50°13'19" EAST A DISTANCE OF 8.31 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF E. 13TH AVENUE RECORDED AT RECEPTION NO. E1083160 OF SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 91°59'51", A RADIUS OF 1,002.00 FEET, AN ARC LENGTH OF 242.98 FEET AND A CHORD THAT BEARS SOUTH 50°54'26" WEST A DISTANCE OF 242.39 FEET TO A POINT OF CURVATURE;
- 2) ALONG A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87°29'55", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.18 FEET AND A CHORD THAT BEARS SOUTH 87°42'33" WEST A DISTANCE OF 34.58 FEET;

THENCE SOUTH 35°44'57" WEST A DISTANCE OF 156.78 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF E. 13TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES;

- 1) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 91°59'51", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 40.14 FEET AND A CHORD THAT BEARS SOUTH 02°32'34" EAST A DISTANCE OF 35.97 FEET TO A POINT OF COMPOUND CURVATURE;
- 2) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53°26'50", A RADIUS OF 378.00 FEET, AN ARC LENGTH OF 352.61 FEET AND A CHORD THAT BEARS SOUTH 70°10'47" WEST A DISTANCE OF 339.96 FEET TO A POINT OF COMPOUND CURVATURE;
- 3) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°46'31", A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 213.07 FEET AND A CHORD THAT BEARS NORTH 68°12'33" WEST A DISTANCE OF 210.68 FEET TO A POINT OF CURVATURE;
- 4) ALONG A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27°57'52", A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 239.15 FEET AND A CHORD THAT BEARS NORTH 67°18'13" WEST A DISTANCE OF 236.79 FEET TO THE SOUTHEAST CORNER OF SAID STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 3;

THENCE NORTH 00°33'49" WEST ALONG THE EAST LINE OF SAID STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 3 A DISTANCE OF 1,110.80 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 943,302 SQUARE FEET, OR 21.655 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PART OF PICADILLY ROAD DEDICATED BY STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. E1083160 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2 AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER TO BEAR NORTH 89°26'22" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 87°20'16" EAST A DISTANCE OF 1,298.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF E. COLFAX AVENUE AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

- 1) NORTH 89°26'22" EAST A DISTANCE OF 41.03 FEET;
- 2) SOUTH 70°33'38" EAST A DISTANCE OF 109.72 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID PICADILLY ROAD;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES;

- 1) SOUTH 00°27'28" EAST A DISTANCE OF 202.14 FEET TO A POINT OF CURVATURE;
- 2) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48°05'01", A RADIUS OF 858.00 FEET, AN ARC LENGTH OF 720.05 FEET AND A CHORD THAT BEARS SOUTH 24°29'59" EAST A DISTANCE OF 699.10 FEET;
- 3) SOUTH 48°32'29" EAST A DISTANCE OF 196.25 FEET

THENCE SOUTH 35°44'57" WEST A DISTANCE OF 156.78 FEET TO WESTERLY RIGHT-OF-WAY LINE OF SAID PICADILLY ROAD;

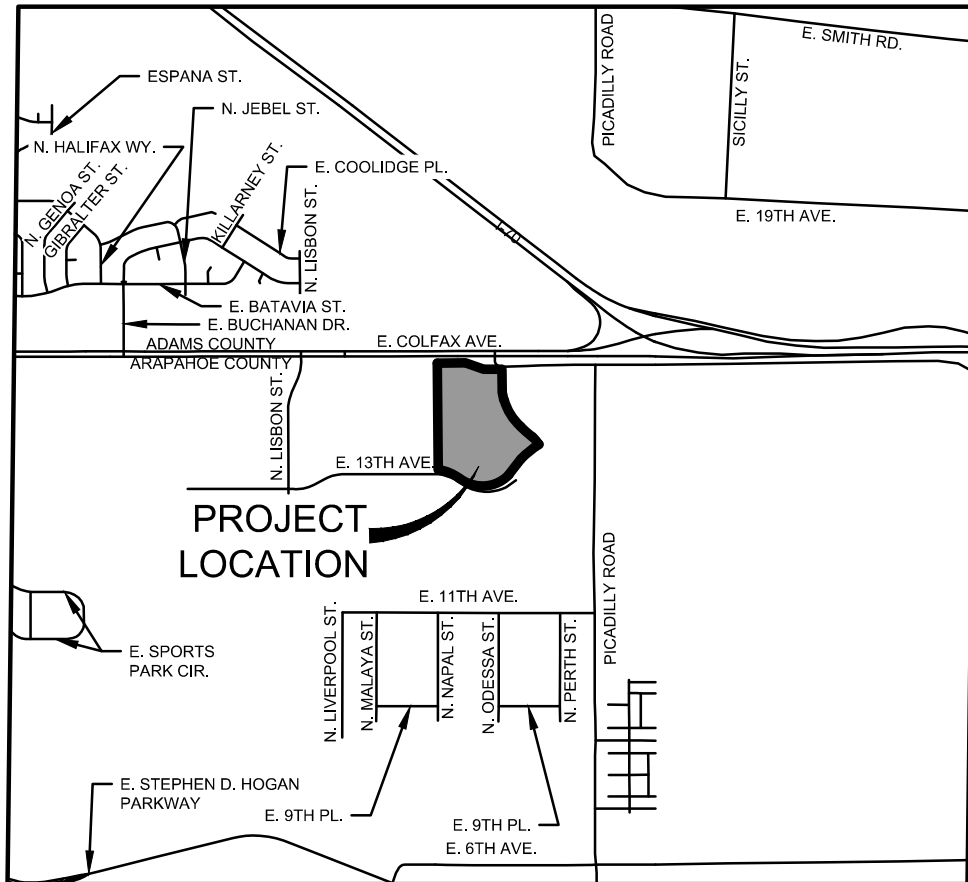
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES

- 1) NORTH 48°32'29" WEST A DISTANCE OF 170.73 FEET;
- 2) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°48'07", A RADIUS OF 850.00 FEET, AN ARC LENGTH OF 219.59 FEET AND A CHORD THAT BEARS NORTH 41°23'27" WEST A DISTANCE OF 218.98 FEET; TO A POINT OF CURVATURE;
- 3) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°55'16", A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 8.90 FEET AND A CHORD THAT BEARS NORTH 35°57'01" WEST A DISTANCE OF 8.89 FEET TO A POINT OF CURVATURE;
- 4) ALONG A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 37°27'11", A RADIUS OF 1,002.00 FEET, AN ARC LENGTH OF 654.99 FEET AND A CHORD THAT BEARS NORTH 19°11'04" WEST A DISTANCE OF 643.39 FEET;
- 5) NORTH 00°27'28" WEST A DISTANCE OF 235.93 FEET TO A POINT OF CURVATURE;
- 6) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°38'56", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 3.48 FEET AND A CHORD THAT BEARS NORTH 03°46'56" WEST A DISTANCE OF 3.48 FEET TO THE **POINT OF BEGINNING**;

SAID EXCEPTION PARCEL CONTAINS AN AREA OF 177,879 SQUARE FEET, OR 4.083 ACRES, MORE OR LESS.

SAID PARCEL CONTAINS A NET AREA OF 765,423 SQUARE FEET, OR 17.571 ACRES, MORE OR LESS, AFTER SUBTRACTION OF THE EXCEPTION PARCEL.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 6**, 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.



VICINITY MAP

SCALE: 1"=2000'

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, 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.

OWNER:

OWNER: NP STAFFORD I, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: NPD MANAGEMENT, LLC
A MISSOURI LIMITED LIABILITY COMPANY,
ITS MANAGER

BY:
NAME: NATHANIEL HAGEDORN
TITLE: MANAGER

NOTARIAL:

STATE OF MISSOURI)
COUNTY OF CLAY) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF _____, 20____ AD BY NATHANIEL HAGEDORN AS MANAGER OF
NPD MANAGEMENT, LLC, MANAGER OF SAID ENTITY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

NOTES:

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO-PARKING - FIRE LANE".
2. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M. ASSUMED TO BEAR NORTH 89°26'22" EAST AND IS MONUMENTED AT ITS WEST END BY A FOUND 3" DIAMETER BRASS CAP STAMPED "CITY OF AURORA T3S, 1/4, 35, 2, T4S, R66W, 1991, LS 16419" 0.7 FEET BELOW GRADE IN A RANGE BOX AND AT ITS EAST END BY A FOUND 3" DIAMETER BRASS CAP STAMPED "CITY OF AURORA T3S, 35,36,2,1 T4S, R66W, 1991, LS 16419" 0.7 FEET BELOW GRADE IN A RANGE BOX.
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 18-4-508, C.R.S.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES TITLE COMMITMENT NO. NCS-1170534-KCTY, COMMITMENT DATE SEPTEMBER 28, 2023.
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.
6. THE EASEMENT AREAS WITHIN EACH LOT OR TRACT ARE 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.
7. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO E. COLFAX AVENUE, PICADILLY ROAD AND E. 13TH 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. 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.
9. TRACTS A AND B ARE TO BE PRIVATELY OWNED AND MAINTAINED.

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 12/05/2023.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS CORRECT AND ACCURATE, IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THOMAS D. STAAB, P.L.S. NO. 25965
FOR & ON BEHALF OF WARE MALCOMB
900 SOUTH BROADWAY SUITE 320, DENVER, COLORADO 80209

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.

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 _____

JOB NO.	DCS23-4056
DATE:	12-05-2023
SCALE:	NA
Sheet	1 of 4

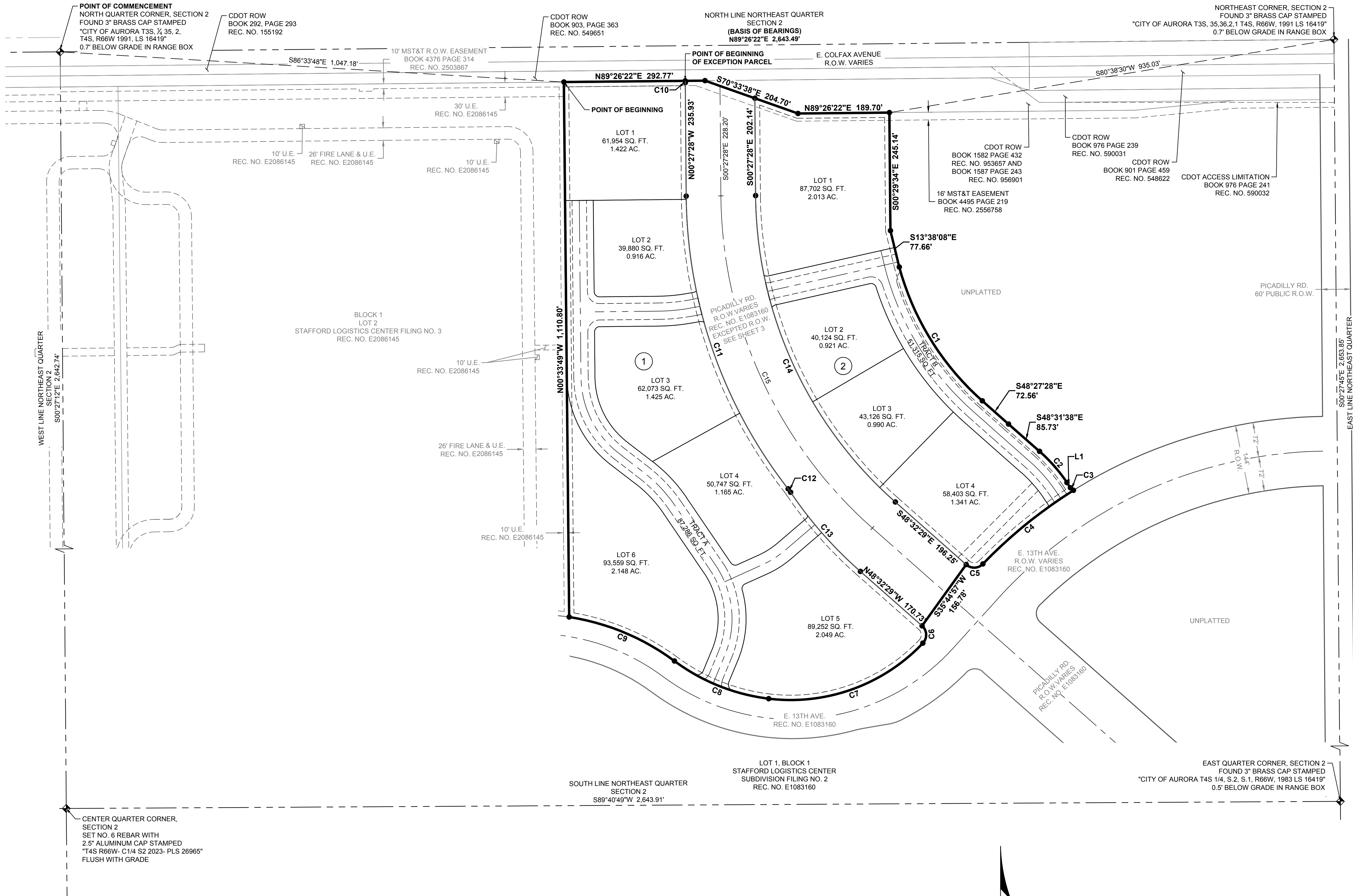
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3	05/23/2024	LOT & ESMT UPDATES
2	03/15/2024	EASEMENT UPDATES
1	02/16/2024	CITY COMMENTS
NO.	DATE	REMARKS
DRAWN BY:	CJD	PA/PM: JCS

900 south broadway st.
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 6

SITUATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



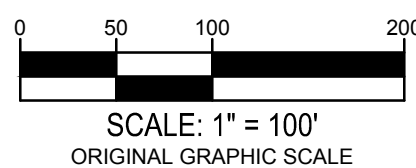
LEGEND

- SECTION CORNER AS DESCRIBED
SET 18" #5 REBAR WITH 1.25" YELLOW PLASTIC CAP MARKED "PLS 25965"
- BLOCK NUMBER
- SECTION LINE
- RANGE LINE
- TRACT CENTER LINE
- SITE BOUNDARY
- LOT LINES
- EASEMENT
- PROPOSED EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- AC. ACRES

NOTE
LINE AND CURVE
TABLES ON SHEET 4

JOB NO. DCS23-4056	
DATE: 12-05-2023	
SCALE: 1"=100'	
Sheet	2 of 4
LOT & ESMT UPDATES	
LOT & ESMT UPDATES	
EASEMENT UPDATES	
CITY COMMENTS	
REMARKS	
CJD	PA/PM: JCS

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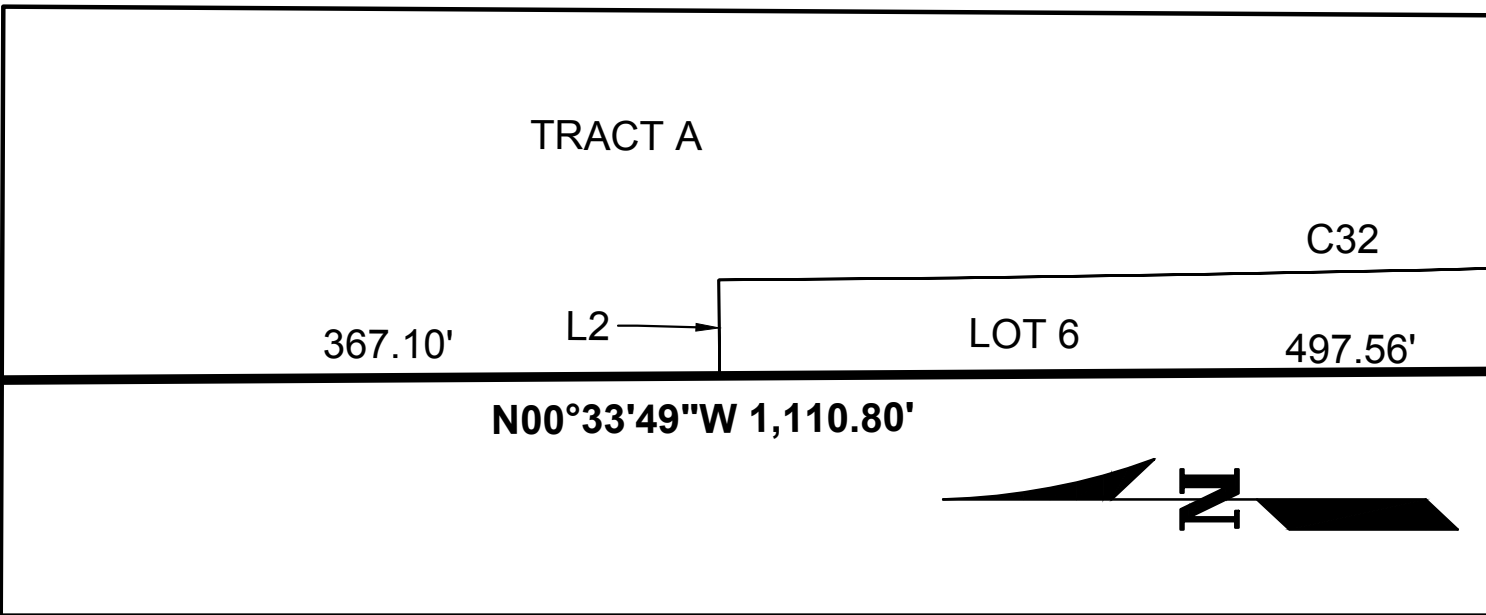


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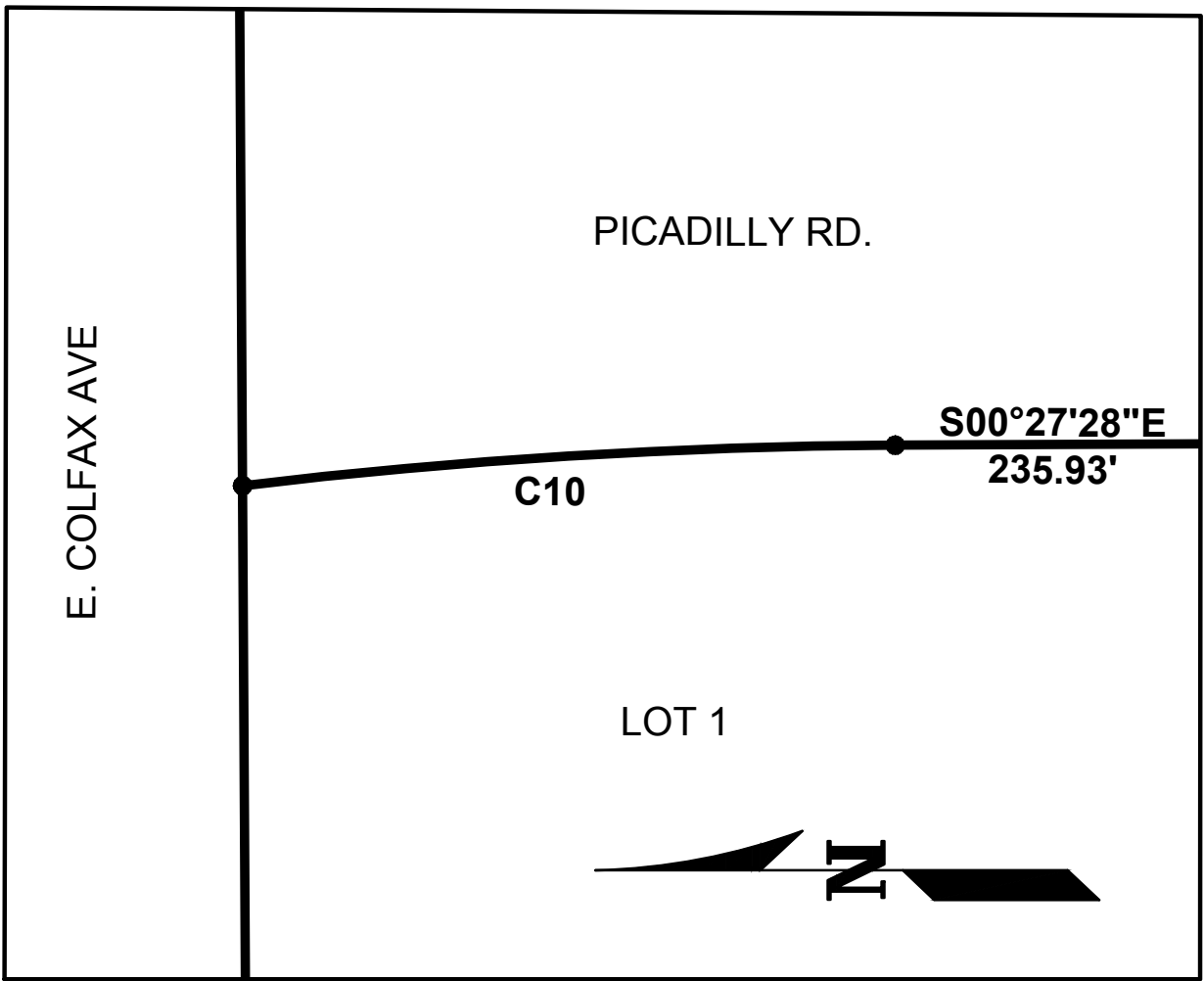
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TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



DETAIL A
1" = 1'



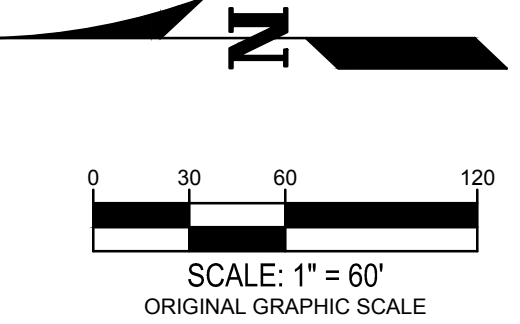
DETAIL B
1" = 1'

LEGEND

- SECTION CORNER AS DESCRIBED
- SET 18" #5 REBAR WITH 1.25" YELLOW PLASTIC CAP MARKED "PLS 29965"
- BLOCK NUMBER
- SECTION LINE
- RANGE LINE
- TRACT CENTER LINE
- SITE BOUNDARY
- LOT LINES
- EASEMENT
- PROPOSED EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- AC. ACRES

NOTE

LINE AND CURVE
TABLES ON SHEET 4



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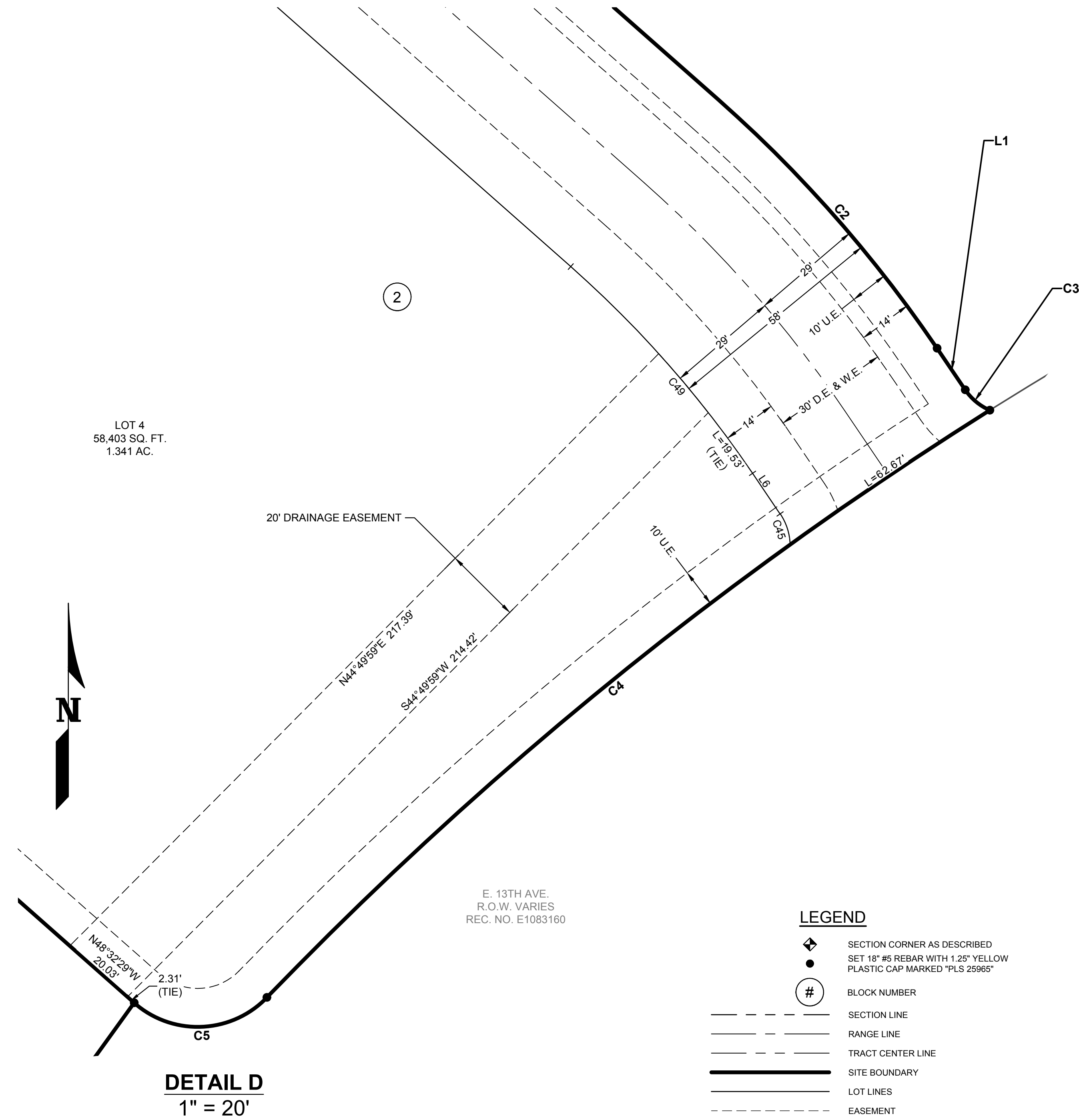
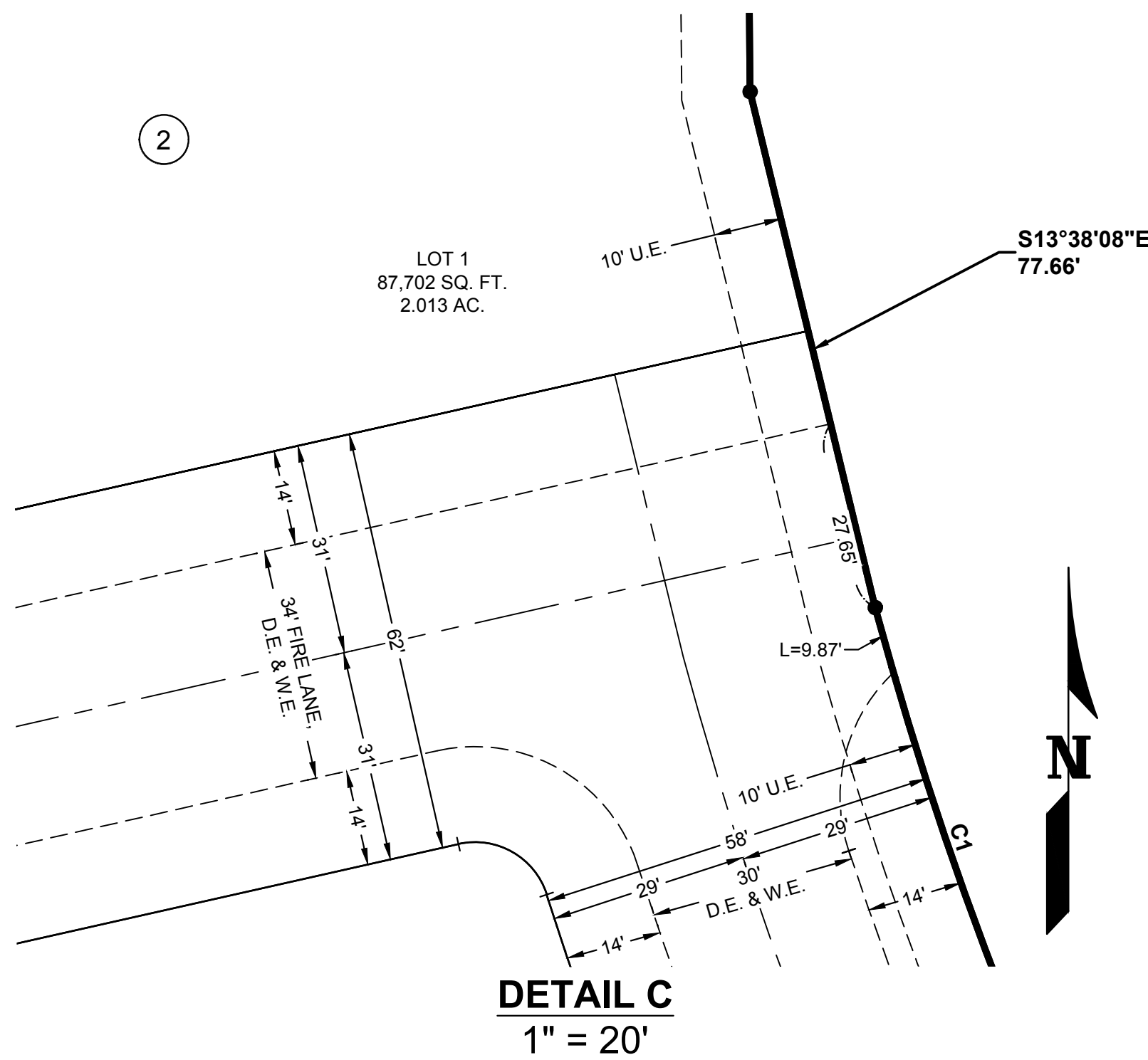
JOB NO.	DCS23-4056
DATE:	12-05-2023
SCALE:	1"=60'
Sheet	3 of 4

NO.	DATE	REMARKS
4	07/24/2024	LOT & ESMT UPDATES
3	05/23/2024	LOT & ESMT UPDATES
2	03/15/2024	EASEMENT UPDATES
1	02/16/2024	CITY COMMENTS
DRAWN BY:	CJD	PA/PM: JCS

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SITUATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



CURVE TABLE				
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION
C1	33°16'52"	571.00'	331.68'	S31°49'02"E
C2	14°23'40"	344.00'	86.42'	N41°19'48"W
C3	32°10'43"	15.00'	8.42'	S50°13'19"E
C4	13°53'39"	1002.00'	242.98'	S50°54'26"W
C5	87°29'55"	25.00'	38.18'	N87°42'33"E
C6	91°59'51"	25.00'	40.14'	N02°32'34"W
C7	53°26'50"	378.00'	352.61'	N70°10'47"E
C8	29°46'31"	410.00'	213.07'	S68°12'33"E
C9	27°57'52"	490.00'	239.15'	N67°18'13"W
C10	6°38'56"	30.00'	3.48'	N03°46'56"W
C11	37°27'11"	1002.00'	654.99'	N19°11'04"W
C12	3°55'16"	130.00'	8.90'	N35°57'01"W
C13	14°48'07"	850.00'	219.59'	N41°23'27"W
C14	48°05'01"	858.00'	720.05'	N24°29'59"W
C15	48°05'01"	930.00'	780.47'	S24°29'59"E
C16	27°56'56"	15.00'	7.32'	S65°32'12"W
C17	9°56'09"	369.00'	63.99'	S84°28'45"W
C18	89°59'08"	11.00'	17.28'	N45°33'37"W
C19	51°49'32"	173.00'	156.48'	N26°28'35"W
C20	89°55'45"	11.00'	17.27'	N44°24'03"E
C21	9°56'09"	431.00'	74.74'	N84°28'45"E
C22	36°50'28"	15.00'	9.65'	S82°04'06"E
C23	31°34'32"	15.00'	8.27'	S33°37'34"W
C24	16°14'17"	169.00'	47.90'	S57°31'59"W
C25	80°08'12"	11.00'	15.39'	N74°16'46"W

CURVE TABLE				
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION
C26	18°10'40"	327.00'	103.75'	N43°18'01"W
C27	78°28'34"	15.00'	20.54'	N16°41'10"W
C28	37°45'49"	227.00'	149.62'	N03°40'12"E
C29	80°51'49"	11.00'	15.52'	N25°13'13"E
C30	16°14'17"	212.00'	60.08'	N57°31'59"E
C31	51°49'32"	231.00'	208.95'	S26°28'35"E
C32	18°10'40"	269.00'	85.34'	S43°18'01"E
C33	56°45'47"	169.00'	167.43'	S05°49'47"E
C34	76°08'27"	15.00'	19.93'	S60°37'20"W
C35	51°49'32"	202.00'	182.71'	S26°28'35"E
C36	18°10'40"	298.00'	94.54'	S43°18'01"E
C37	56°45'47"	198.00'	196.16'	S05°49'47"E
C38	16°14'17"	190.50'	53.99'	N57°31'59"E
C39	9°56'09"	400.00'	69.37'	S84°28'45"W
C40	36°01'12"	15.00'	9.43'	N84°41'11"W
C41	38°23'38"	15.00'	10.05'	N58°06'24"E
C42	84°58'29"	11.00'	16.31'	S60°12'32"E
C43	15°18'29"	629.00'	168.05'	N38°05'49"W
C44	14°23'40"	286.00'	71.85'	S41°19'48"E
C45	32°34'07"	15.00'	8.53'	S17°50'54"E
C46	14°23'40"	315.00'	79.14'	S41°19'48"E
C47	33°19'08"	600.00'	348.92'	S31°47'54"E
C48	65°02'21"	25.00'	28.38'	N14°04'40"E
C49	4°01'25"	286.00'	20.08'	S40°03'26"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S34°07'58"E	13.06'
L2	S89°26'11"W	0.50'
L3	S79°30'40"W	18.55'
L4	S48°27'28"E	72.60'
L5	S48°31'38"E	85.77'
L6	S34°07'58"E	12.76'
L7	S13°38'08"E	42.52'
L8	S48°27'28"E	72.58'
L9	S48°31'38"E	85.75'
L10	S34°07'58"E	20.45'

- LEGEND**
- SECTION CORNER AS DESCRIBED
 - SET 18" #5 REBAR WITH 1.25" YELLOW PLASTIC CAP MARKED "PLS 25965"
 - BLOCK NUMBER
 - SECTION LINE
 - RANGE LINE
 - TRACT CENTER LINE
 - SITE BOUNDARY
 - LOT LINES
 - EASEMENT
 - PROPOSED EASEMENT
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - W.E. WATER EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - SQ. FT. SQUARE FEET
 - AC. ACRES

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		JOB NO. DCS23-4056
		DATE: 12-05-2023
		SCALE: 1"=20'
		Sheet 4 of 4
4	07/24/2024	LOT & ESMT UPDATES
3	05/23/2024	LOT & ESMT UPDATES
2	03/15/2024	EASEMENT UPDATES
1	02/16/2024	CITY COMMENTS
NO.	DATE	REMARKS
DRAWN BY: CJD		PA/PM: JCS