

QUIKTRIP 4217 SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, AND A PORTION OF THE NW1/4 OF SECTION 29, T3S, R66W OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 12

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO, AND

LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO, AND

A PARCEL OF LAND LOCATED IN THE NW QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 29; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 471.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 56 MINUTES 00 SECONDS AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF CHAMBERS ROAD; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 600.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 56 MINUTES 00 SECONDS AND PARALLEL WITH THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 522.52 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 89 DEGREES 05 MINUTES 38 SECONDS A DISTANCE OF 600.00 FEET TO THE POINT LYING ON THE EAST RIGHT OF WAY LINE OF CHAMBERS ROAD; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 54 MINUTES 22 SECONDS AND ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 522.24 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, ANY PORTION CONTAINED THEREIN AS CONVEYED TO THE CITY OF AURORA IN DEED RECORDED FEBRUARY 18, 1981 IN BOOK 2532 AT PAGE 45, AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF AURORA IN DEED RECORDED FEBRUARY 18, 1981 IN BOOK 2532 AT PAGE 47, AND

EXCEPT THAT PORTION CONVEYED TO ROLLINS LEASING CORP. IN DEED RECORDED MAY 1, 1989 IN BOOK 3559 AT PAGE 440, AND

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN ROLLINS SUBDIVISION FILING NO. 4 RECORDED MARCH 29, 1999 AT RECEPTION NO. C0520870,

COUNTY OF ADAMS, STATE OF COLORADO.

THE ABOVE PARCELS BEING COMBINED AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29, SOUTH 00°30'35" WEST, A DISTANCE OF 304.84 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 89°34'42" EAST, A DISTANCE OF 54.97 FEET TO THE WEST CORNER OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, PER THE PLAT RECORDED MARCH 29, 1999 AT RECEPTION NO. C0520870 IN THE OFFICE OF THE CLERK AND RECORDER FOR SAID COUNTY AND THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 1, BLOCK 1 THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTH 89°34'42" EAST, A DISTANCE OF 185.04 FEET;
- 2) NORTH 00°30'35" EAST, A DISTANCE OF 172.98 FEET;
- 3) NORTH 89°34'35" EAST, A DISTANCE OF 89.88 FEET;
- 4) NORTH 00°30'35" EAST, A DISTANCE OF 96.92 FEET;
- 5) NORTH 89°34'35" EAST, A DISTANCE OF 289.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, WHOSE CHORD BEARS SOUTH 44°56'26" EAST, A DISTANCE OF 21.50 FEET;
- 6) SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 91°34'28", AN ARC LENGTH OF 23.97 FEET;
- 7) SOUTH 00°22'23" WEST, A DISTANCE OF 545.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, BEING ON THE NORTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED SEPTEMBER 18, 2017 AT RECEPTION NO. 2017000081059 IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG THE NORTH, EAST AND SOUTH LINES OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 89°34'35" EAST, A DISTANCE OF 3.62 FEET;
- 2) SOUTH 00°30'35" WEST, A DISTANCE OF 397.47 FEET;
- 3) SOUTH 89°36'15" WEST, A DISTANCE OF 2.23 FEET TO THE NORTHEAST CORNER OF EAST 35TH PLACE, A 30.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, AS VACATED BY THE ADMINISTRATIVE STREET VACATION RECORDED DECEMBER 18, 2020 AT RECEPTION NO. 2020000134058 IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG THE WEST LINE OF SAID VACATED EAST 35TH PLACE, SOUTH 00°20'51" WEST, A DISTANCE OF 45.20 FEET TO THE EAST LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, PER THE PLAT RECORDED SEPTEMBER 17, 1985 AT RECEPTION NO. B600036 IN SAID OFFICE OF THE CLERK AND RECORDER; THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID LOT 1, BLOCK 1 THE FOLLOWING FIVE (5) COURSES:

DEDICATION (continued)

- 1) SOUTH 00°20'35" WEST, A DISTANCE OF 241.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET;
- 2) SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 89°16'11", AN ARC LENGTH OF 23.37 FEET;
- 3) SOUTH 89°36'46" WEST, A DISTANCE OF 543.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET;
- 4) NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°53'47", AN ARC LENGTH OF 39.66 FEET;
- 5) THENCE NORTH 00°30'33" EAST, A DISTANCE OF 275.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, BEING THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2017000081059;

THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND AND THE WEST LINE OF LOT 1, BLOCK 1, SAID ROLLINS SUBDIVISION FILING NO. 4, NORTH 00°30'35" EAST, A DISTANCE OF 688.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 674,910 SQUARE FEET OR 15.494 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOT(S), BLOCK(S) AND TRACT(S) AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **QUIKTRIP 4217 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.

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 WEST LINE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, WHICH BEARS NORTH 00°30'35" EAST BETWEEN THE FOUND MONUMENTS SHOWN AND DESCRIBED HEREON.

3) 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.

4) THIS SURVEY DOES CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. 00501201-201-TH7-NB, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2024, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

5) PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY, ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."

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

7) 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.

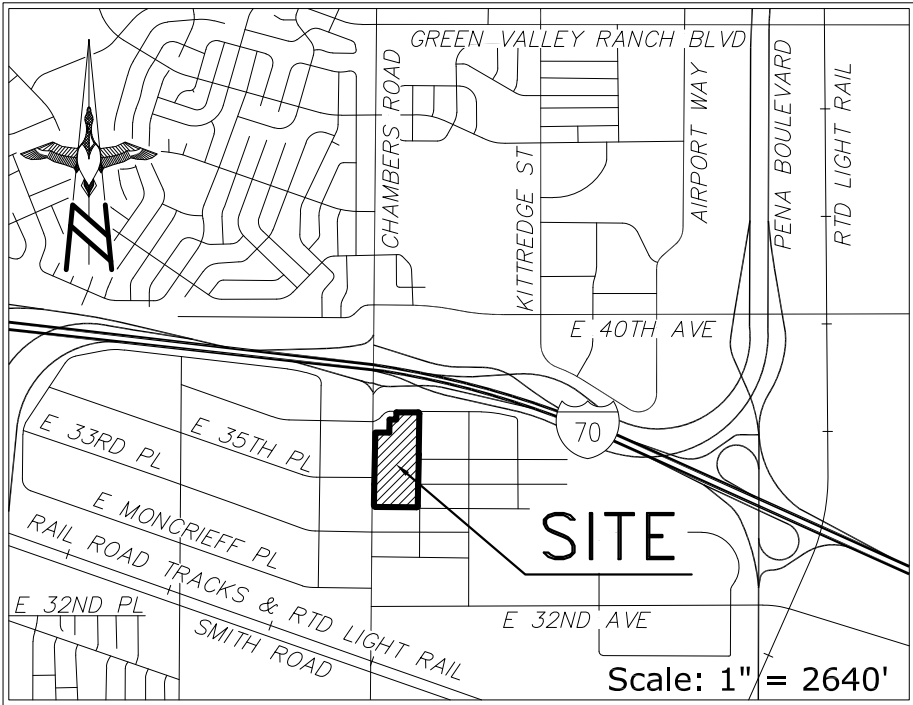
8) PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

9) ALL OWNERS OF LOTS OR TRACTS ADJACENT TO CHAMBERS ROAD, EAST 38TH AVENUE, HELENA STREET AND EAST 35TH AVENUE 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.

10) THIS PLAT WAS PREPARED ON THE 31ST DAY OF OCTOBER, 2024.

11) THE DATE OF FIELD WORK FOR THIS PLAT WAS PERFORMED ON OCTOBER 24, 24, 30 & 31, 2023; NOVEMBER 1 & 2, 2023; AND MAY 9, 2024.

VICINITY MAP



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NOTES (continued)

12) 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.

13) PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN THE UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATIONS, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCo) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCo AN EASEMENT ON ITS STANDARD FORM.

OWNER

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION

BY: _____
JASON ACORD AS DIRECTOR OF REAL ESTATE/ASSISTANT SECRETARY

NOTARIAL

STATE OF KANSAS)
) SS
COUNTY OF JOHNSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, A.D. BY JASON ACORD, AS DIRECTOR OF REAL ESTATE/ASSISTANT SECRETARY OF QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION.

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 DECEMBER 10, 2021.

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 _____, 2025 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, LLC

6950 South Tucson Way, Unit C
Centennial, Colorado 80112
Phone: (720) 488-1303
jesse@alturaland.com

JOB NO. 23123

OCTOBER 31, 2024

QUIKTRIP 4217 SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, AND A PORTION OF THE NW1/4 OF SECTION 29, T3S, R66W OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 12

COVENANTS

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA OR ("CITY");

1) 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;

2) 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;

3) 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.

4) THE AREA(S) LABELED "DRAINAGE EASEMENT" ("DRAINAGE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE DRAINAGE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.

COVENANTS (continued)

5) THE AREA(S) LABELED "FIRE LANE EASEMENT" ("FIRE LANE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: FACILITIES, AND ALL FIXTURES, DEVICES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A FIRE LANE OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENT; TOGETHER WITH THE RIGHT-OF-WAY FOR INGRESS AND EGRESS OF EMERGENCY AND SERVICE VEHICLES OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENTS, WHICH SAID LANES TO BE DEDICATED AND DESIGNATED AS FIRE LANE EASEMENTS AND EMERGENCY AND SERVICE VEHICLE ROADS; FIRE LANE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY EACH OWNER OF THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA AT NO COST TO THE CITY IN ACCORDANCE WITH CURRENT CITY STANDARDS FOR FIRE LANE EASEMENTS AND SHALL BE POSTED BY SUCH OWNER WITH SIGNS STATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE CITY CODE OF AURORA, COLORADO (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "FIRE LANE FACILITIES"). OWNER ALSO GRANTS THE CITY THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID FIRE LANE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY FIRE LANE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. OWNER HAS RESPONSIBILITY AND LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, CONSTRUCTION OF FIRE LANE FACILITIES AND CONTINUOUS MAINTENANCE OF THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES, AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE FIRE LANE EASEMENT AREA; ALL AT NO COST TO THE CITY. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE FIRE LANE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE EASEMENT OR FIRE LANE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE FIRE LANE EASEMENT AREA IS LOCATED.

6) THE AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO WATER LINES, WATER MAINS, METERS, FIRE HYDRANTS CONDUITS, VAULTS, METERS, VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND APPURTENANCES THERETO, AND ALL FACILITIES, AND FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE AREAS LABELED AS "WATER EASEMENT" FOR AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS, ARAPAHOE, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

7) THE AREA(S) LABELED AS "SANITARY SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO SANITARY SEWER COLLECTION MAINS AND TRANSMISSION MAINS, LINES AND ALL FACILITIES, FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

COVENANTS (continued)

8) THE AREA(S) LABELED AS "STORM SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO STORM COLLECTION MAINS AND TRANSMISSION MAINS, LINES, DRAINS, AND IRRIGATION LINES AND ALL FACILITIES, FIXTURES, DEVICES, APPURTENANCES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

9) THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY, AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE "UTILITY EASEMENT" FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM

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JOB NO. 23123

OCTOBER 31, 2024

A REPLAT OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, AND A PORTION OF THE NW1/4 OF SECTION 29, T3S, R66W OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

UNPLATTED - Quit Claim Deed, Rec. No. C1273366

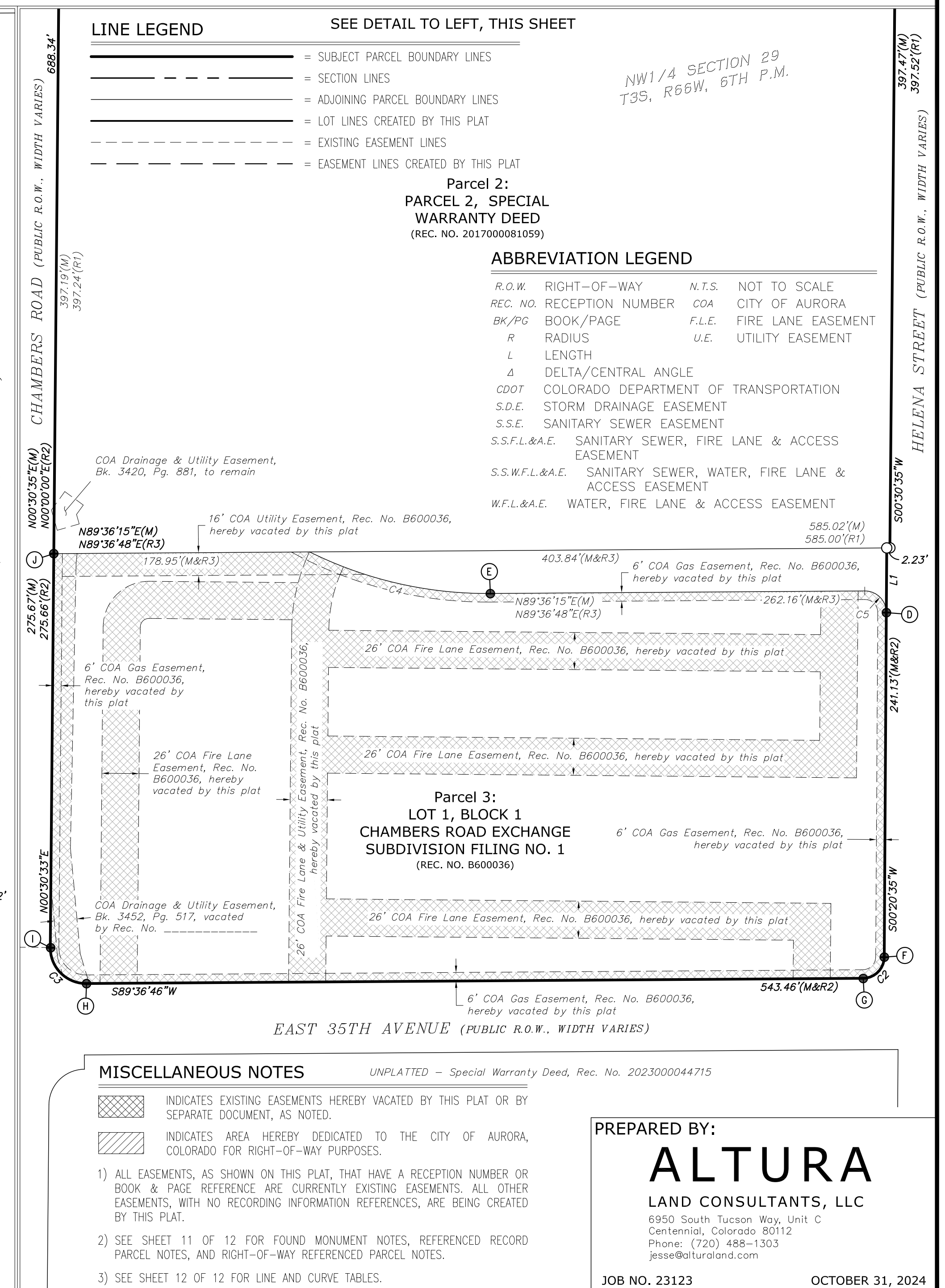
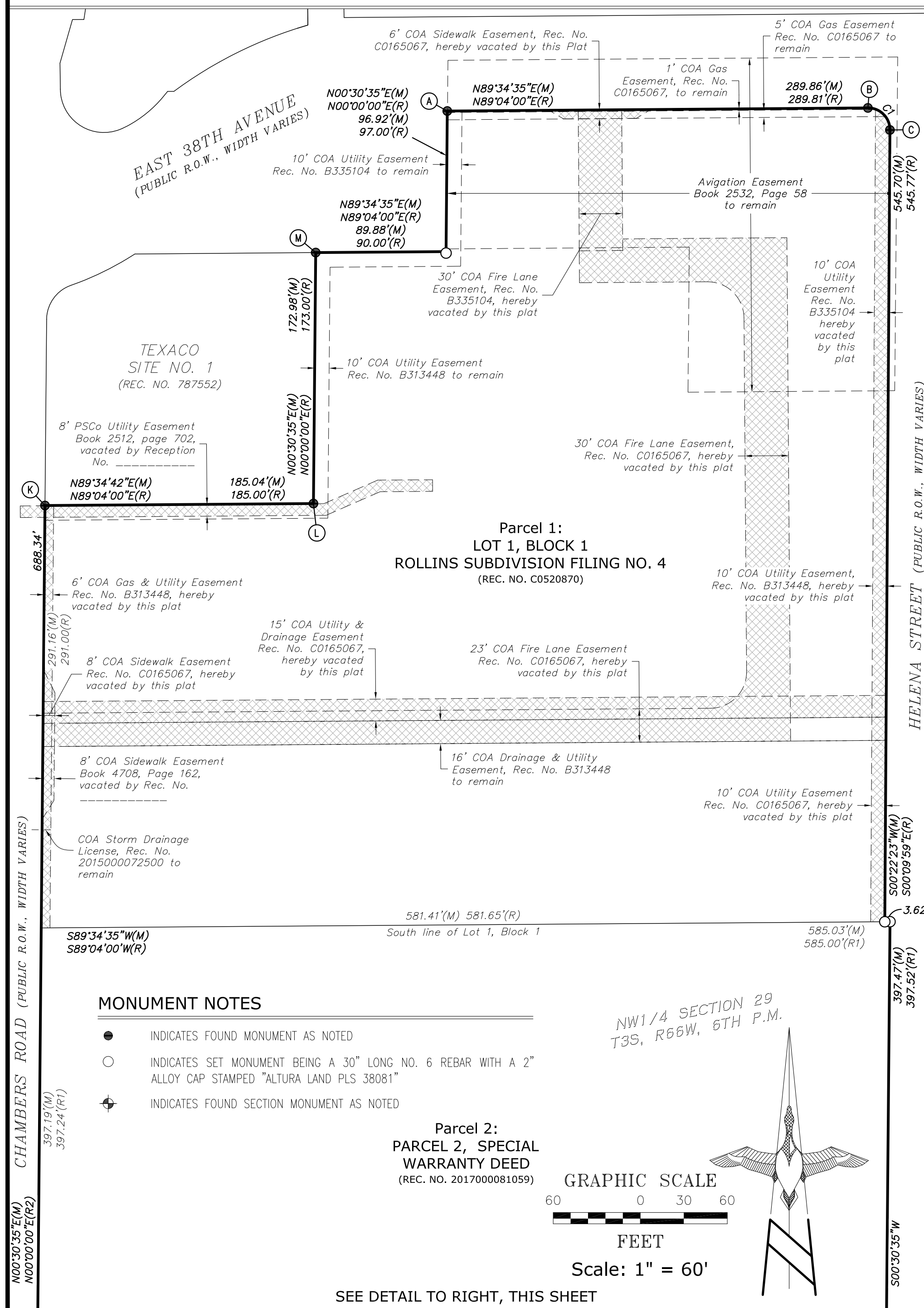


QUIKTRIP 4217 SUBDIVISION FILING NO. 1

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SHEET 4 OF 12

EXISTING EASEMENTS & EXISTING EASEMENTS TO BE VACATED DETAIL

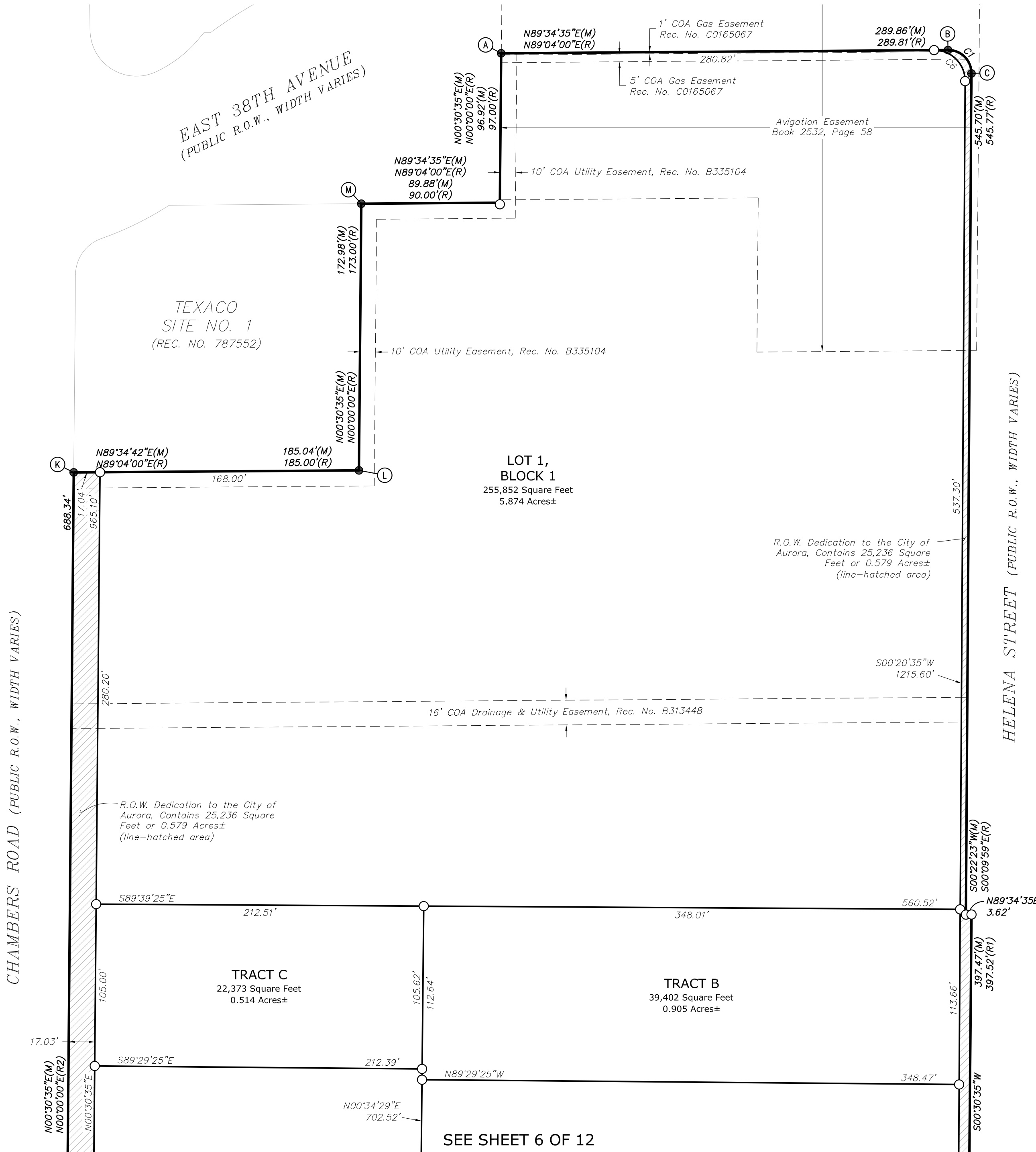


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SHEET 5 OF 12

LOTS & TRACTS CREATED BY THIS PLAT DETAIL (NORTH PORTION)



MONUMENT NOTES

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

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- - - = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- - - = EXISTING EASEMENT LINES
- - - = EASEMENT LINES CREATED BY THIS PLAT

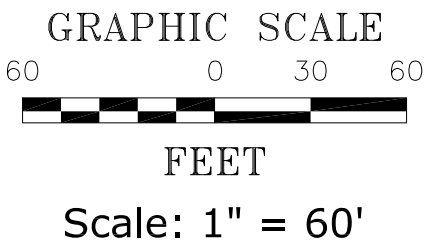
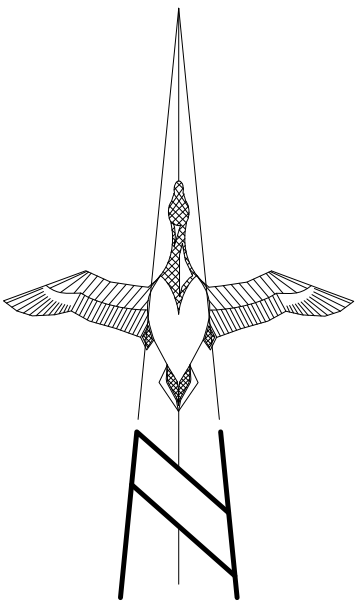
MISCELLANEOUS NOTES

- INDICATES EXISTING EASEMENTS HEREBY VACATED BY THIS PLAT OR BY SEPARATE DOCUMENT, AS NOTED.
- INDICATES AREA HEREBY DEDICATED TO THE CITY OF AURORA, COLORADO FOR RIGHT-OF-WAY PURPOSES.

- ALL EASEMENTS, AS SHOWN ON THIS PLAT, THAT HAVE A RECEPTION NUMBER OR BOOK & PAGE REFERENCE ARE CURRENTLY EXISTING EASEMENTS. ALL OTHER EASEMENTS, WITH NO RECORDING INFORMATION REFERENCES, ARE BEING CREATED BY THIS PLAT.
- SEE SHEET 11 OF 12 FOR FOUND MONUMENT NOTES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY REFERENCED PARCEL NOTES.
- SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLES.

ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY	N.T.S.	NOT TO SCALE
REC. NO.	RECEPTION NUMBER	COA	CITY OF AURORA
BK/PG	BOOK/PAGE	F.L.E.	FIRE LANE EASEMENT
R	RADIUS	U.E.	UTILITY EASEMENT
L	LENGTH		
Δ	DELTA/CENTRAL ANGLE		
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION		
S.D.E.	STORM DRAINAGE EASEMENT		
S.S.E.	SANITARY SEWER EASEMENT		
S.S.F.L.&A.E.	SANITARY SEWER, FIRE LANE & ACCESS EASEMENT		
S.S.W.F.L.&A.E.	SANITARY SEWER, WATER, FIRE LANE & ACCESS EASEMENT		
W.F.L.&A.E.	WATER, FIRE LANE & ACCESS EASEMENT		



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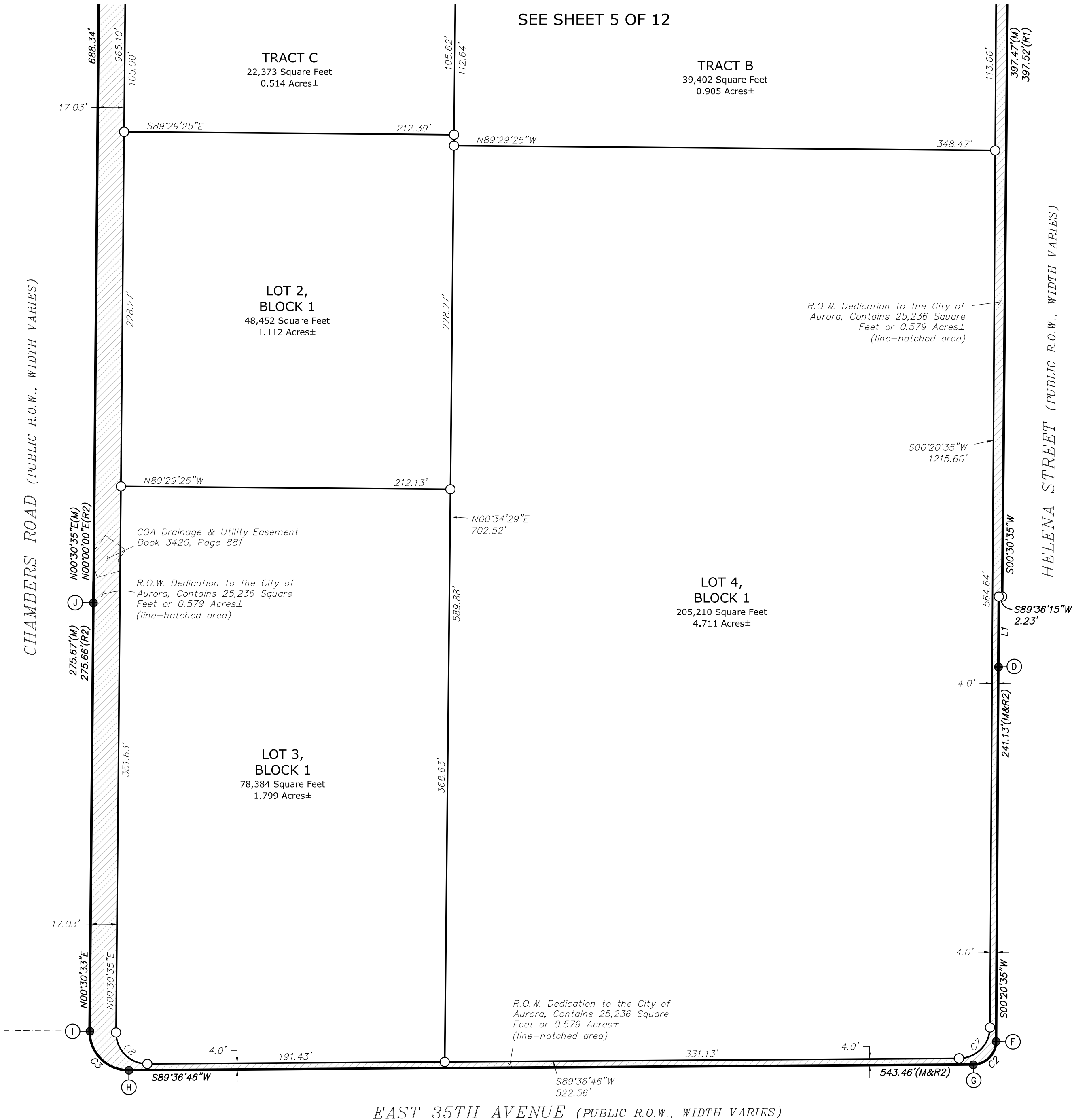
OCTOBER 31, 2024

QUIKTRIP 4217 SUBDIVISION FILING NO. 1

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SHEET 6 OF 12

LOTS & TRACTS CREATED BY THIS PLAT DETAIL (SOUTH PORTION)



MONUMENT NOTES

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

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- - - = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- - - = EXISTING EASEMENT LINES
- - - = EASEMENT LINES CREATED BY THIS PLAT

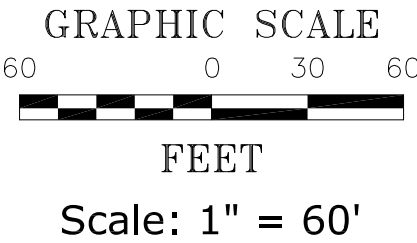
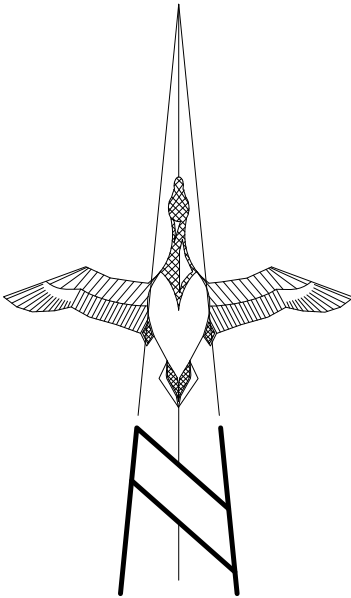
MISCELLANEOUS NOTES

- INDICATES EXISTING EASEMENTS HEREBY VACATED BY THIS PLAT OR BY SEPARATE DOCUMENT, AS NOTED.
- INDICATES AREA HEREBY DEDICATED TO THE CITY OF AURORA, COLORADO FOR RIGHT-OF-WAY PURPOSES.

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- SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLES.

ABBREVIATION LEGEND

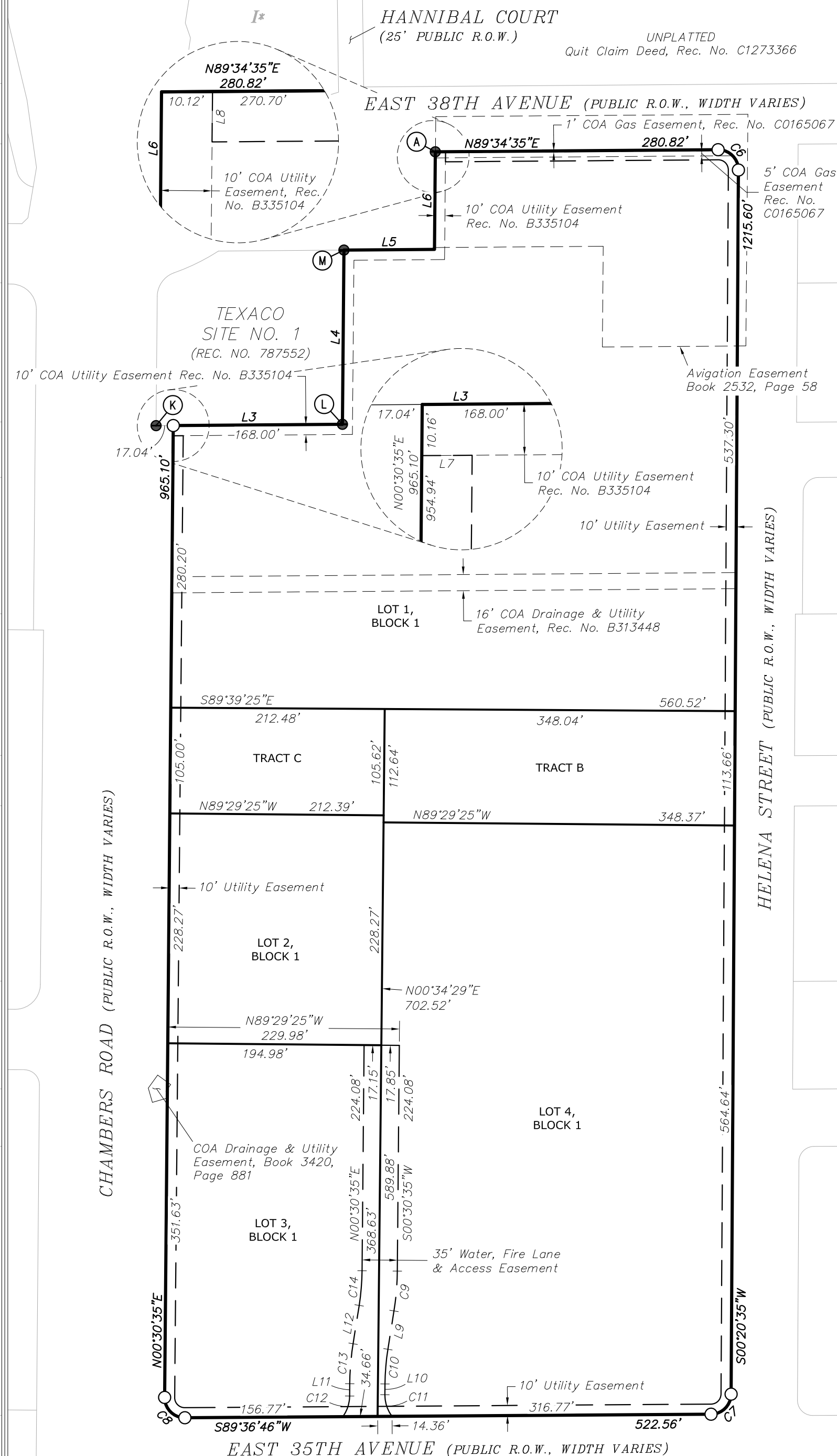
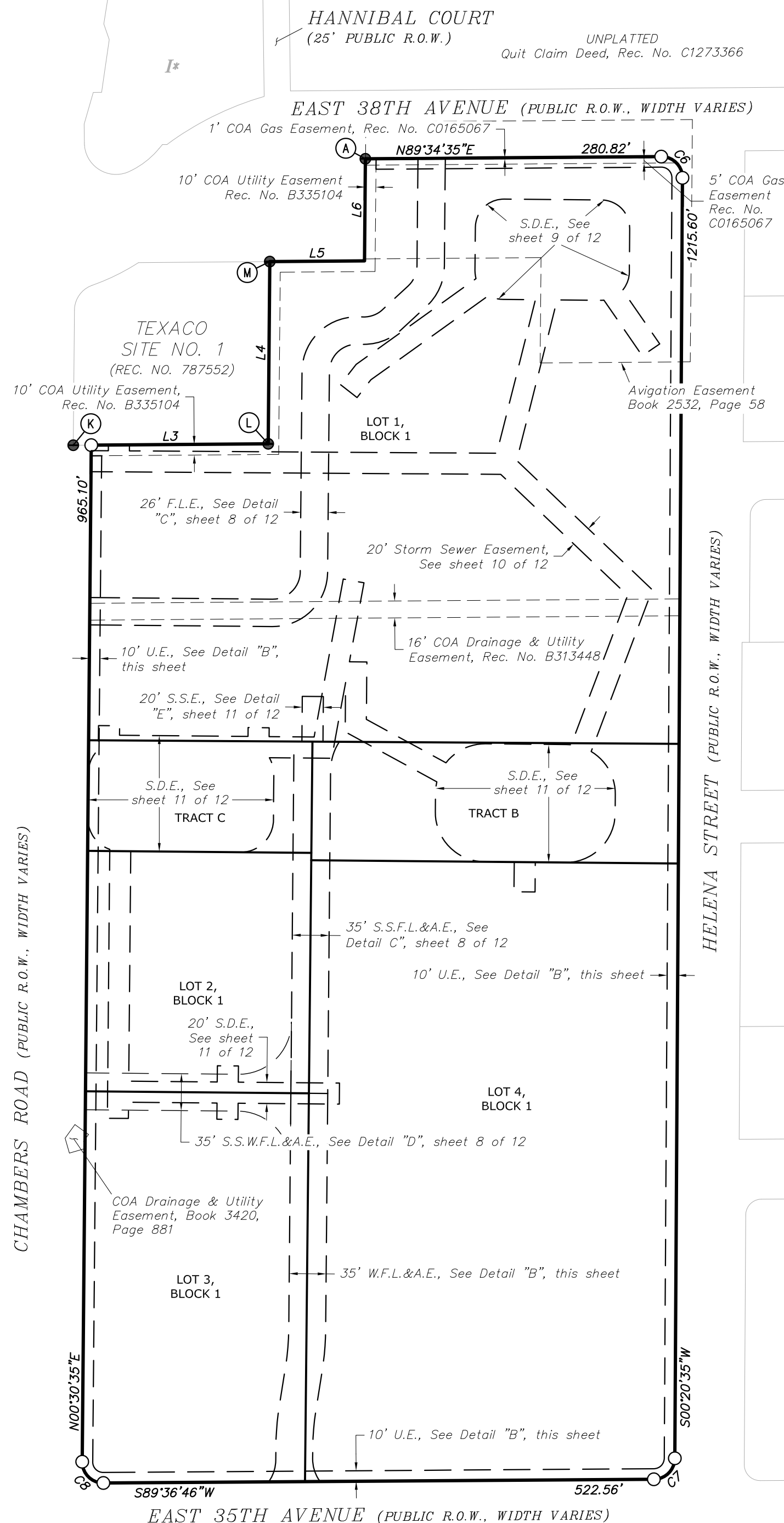
R.O.W.	RIGHT-OF-WAY	N.T.S.	NOT TO SCALE
REC. NO.	RECEPTION NUMBER	COA	CITY OF AURORA
BK/PG	BOOK/PAGE	F.L.E.	FIRE LANE EASEMENT
R	RADIUS	U.E.	UTILITY EASEMENT
L	LENGTH		
Δ	DELTA/CENTRAL ANGLE		
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION		
S.D.E.	STORM DRAINAGE EASEMENT		
S.S.E.	SANITARY SEWER EASEMENT		
S.S.F.L.&A.E.	SANITARY SEWER, FIRE LANE & ACCESS EASEMENT		
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Scale: 1" = 100'





MONUMENT NOTES

- | | |
|---|---------------------------------------------------------------------------------------------------------|
| ● | INDICATES FOUND MONUMENT AS NOTED |
| ○ | INDICATES SET MONUMENT BEING A 30" LONG NO. 6 REBAR WITH A 2" ALLOY CAP STAMPED "ALTURA LAND PLS 38081" |
| ⊕ | INDICATES FOUND SECTION MONUMENT AS NOTED |

LINE LEGEND

- _____ = SUBJECT PARCEL BOUNDARY LINES
 _____ - - - - = SECTION LINES
 _____ = ADJOINING PARCEL BOUNDARY LINES
 _____ = LOT LINES CREATED BY THIS PLAT
 - - - - - = EXISTING EASEMENT LINES
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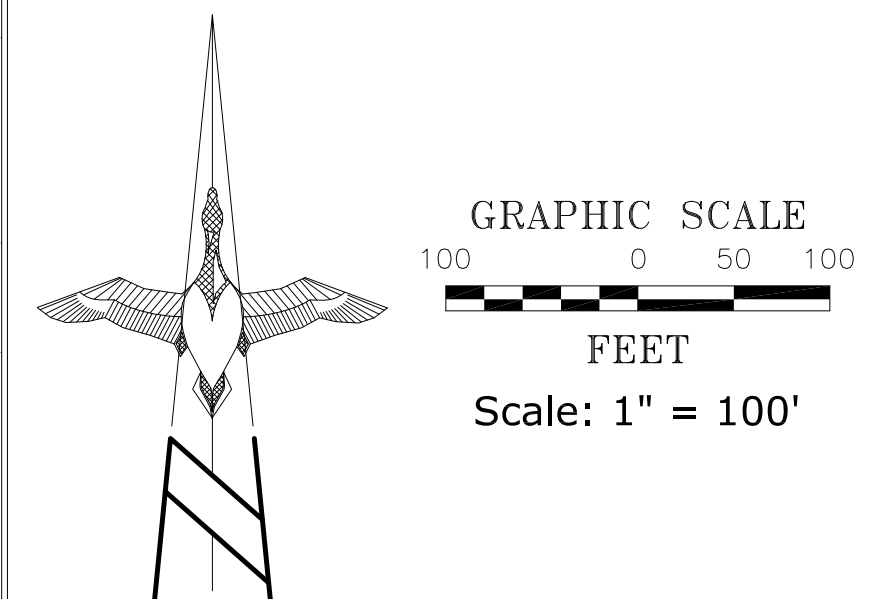
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- 2) SEE SHEET 11 OF 12 FOR FOUND MONUMENT NOTES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY REFERENCED PARCEL NOTES.
- 3) SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLES.

ABBREVIATION LEGEND

- | | | | |
|----------------------------|----------------------------------------------------|---------------|--------------------|
| <i>R.O.W.</i> | RIGHT-OF-WAY | <i>N.T.S.</i> | NOT TO SCALE |
| <i>REC. NO.</i> | RECEPTION NUMBER | <i>COA</i> | CITY OF AURORA |
| <i>BK/PG</i> | BOOK/PAGE | <i>F.L.E.</i> | FIRE LANE EASEMENT |
| <i>R</i> | RADIUS | <i>U.E.</i> | UTILITY EASEMENT |
| <i>L</i> | LENGTH | | |
| <i>Δ</i> | DELTA/CENTRAL ANGLE | | |
| <i>CDOT</i> | COLORADO DEPARTMENT OF TRANSPORTATION | | |
| <i>S.D.E.</i> | STORM DRAINAGE EASEMENT | | |
| <i>S.S.E.</i> | SANITARY SEWER EASEMENT | | |
| <i>S.S.F.L.&A.E.</i> | SANITARY SEWER, FIRE LANE & ACCESS EASEMENT | | |
| <i>S.S.W.F.L.&A.E.</i> | SANITARY SEWER, WATER, FIRE LANE & ACCESS EASEMENT | | |
| <i>W.F.L.&A.E.</i> | WATER, FIRE LANE & ACCESS EASEMENT | | |



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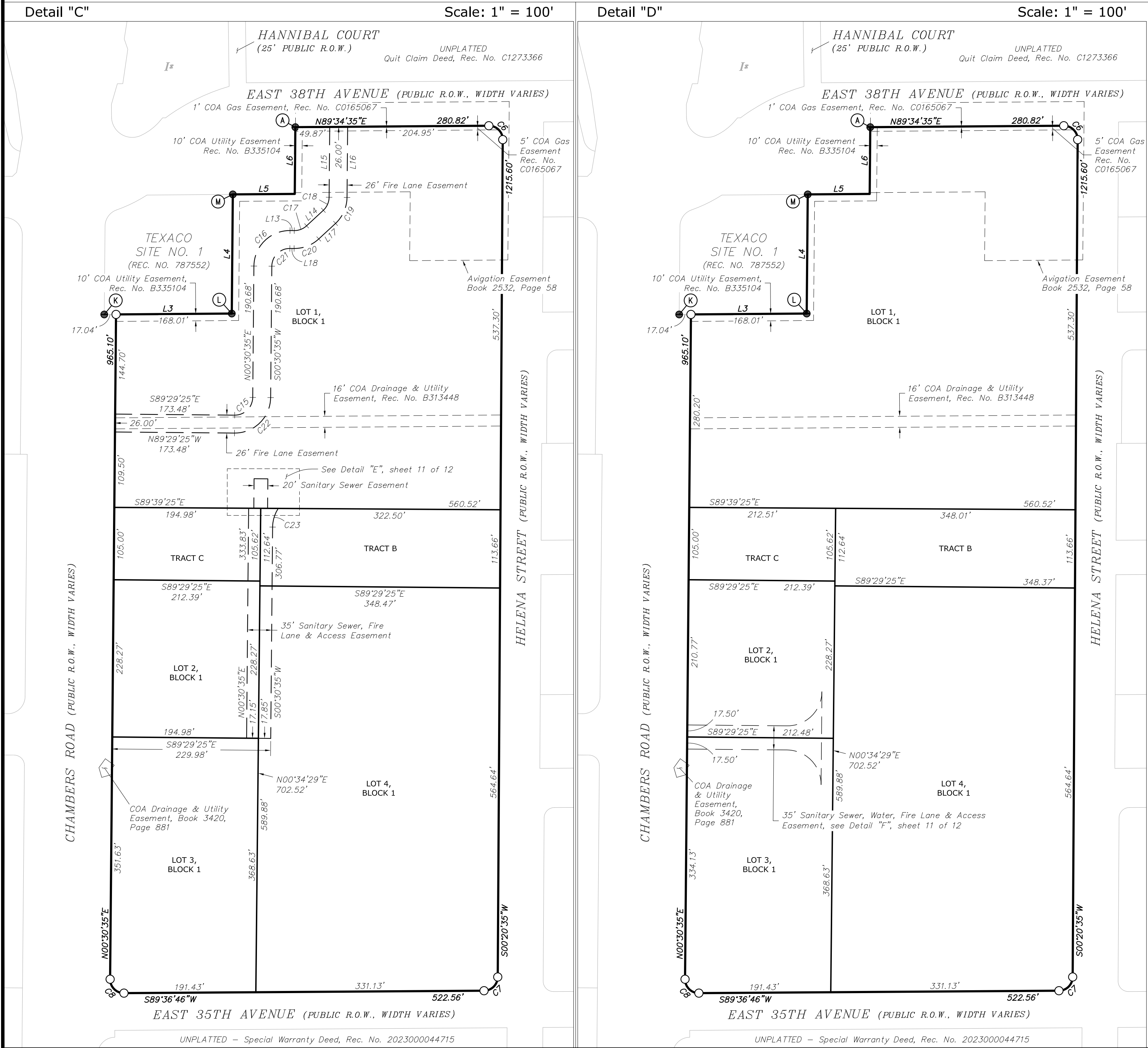
JOB NO. 23123

OCTOBER 31, 2024

QUIKTRIP 4217 SUBDIVISION FILING NO. 1

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SHEET 8 OF 12



MONUMENT NOTES

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- ADJOINING PARCEL BOUNDARY LINES
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- - - EXISTING EASEMENT LINES
- - - EASEMENT LINES CREATED BY THIS PLAT

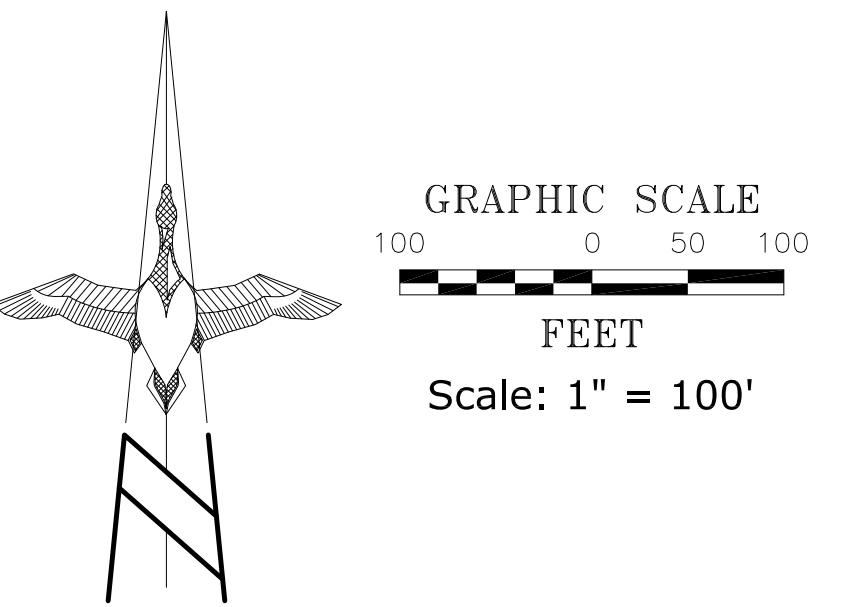
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ABBREVIATION LEGEND

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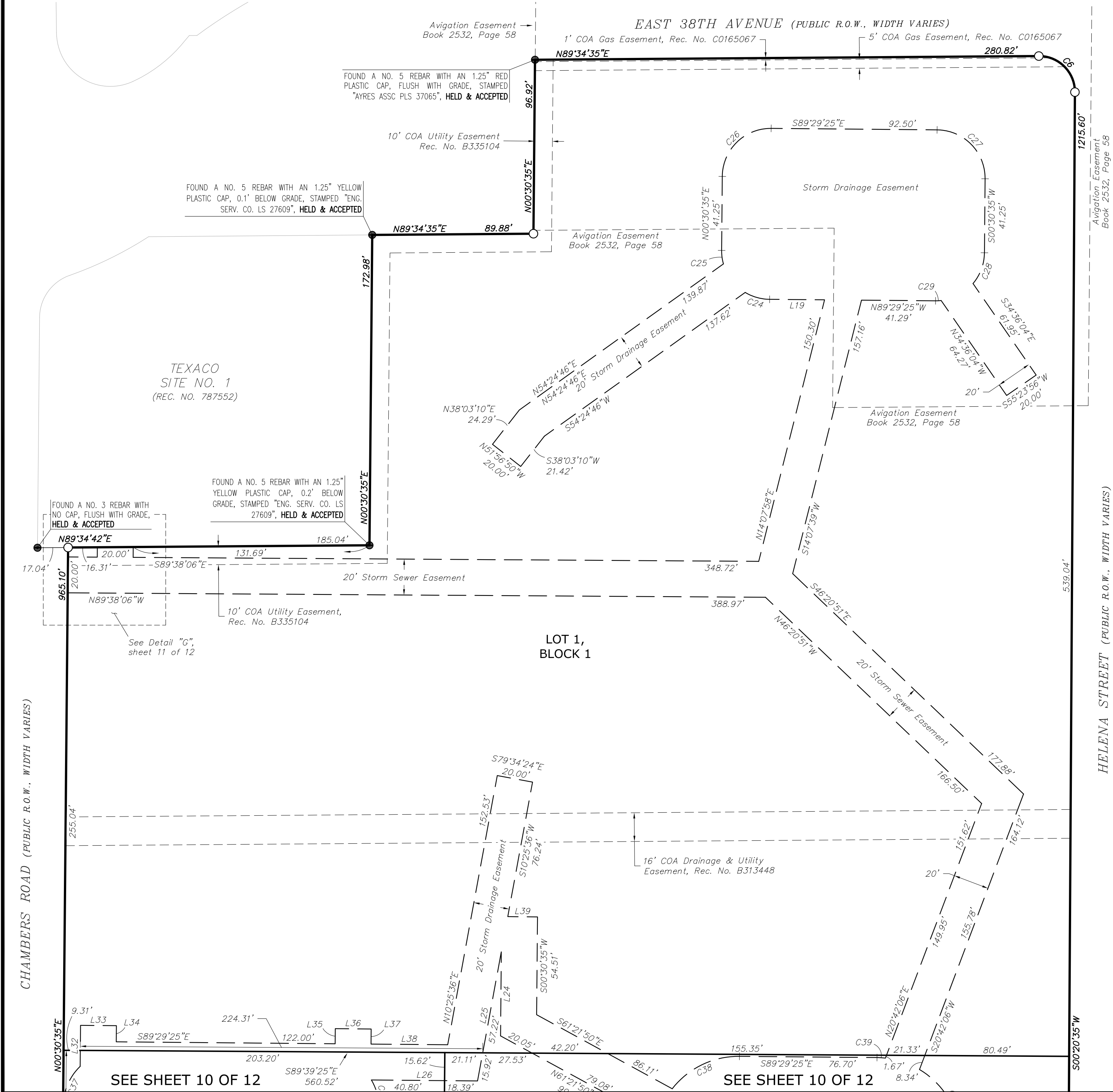
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OCTOBER 31, 2024

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SHEET 9 OF 12



MONUMENT NOTES

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

LINE LEGEND

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- - - = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- - - = EXISTING EASEMENT LINES
- - - = EASEMENT LINES CREATED BY THIS PLAT

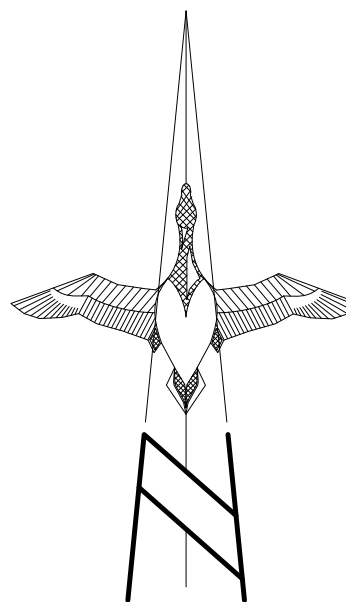
MISCELLANEOUS NOTES

- INDICATES EXISTING EASEMENTS HEREBY VACATED BY THIS PLAT OR BY SEPARATE DOCUMENT, AS NOTED.
- INDICATES AREA HEREBY DEDICATED TO THE CITY OF AURORA, COLORADO FOR RIGHT-OF-WAY PURPOSES.

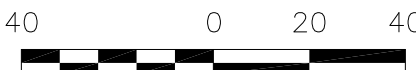
- ALL EASEMENTS, AS SHOWN ON THIS PLAT, THAT HAVE A RECEPTION NUMBER OR BOOK & PAGE REFERENCE ARE CURRENTLY EXISTING EASEMENTS. ALL OTHER EASEMENTS, WITH NO RECORDING INFORMATION REFERENCES, ARE BEING CREATED BY THIS PLAT.
- SEE SHEET 11 OF 12 FOUND MONUMENT NOTES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY REFERENCED PARCEL NOTES.
- SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLES.

ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY	N.T.S.	NOT TO SCALE
REC. NO.	RECEPTION NUMBER	COA	CITY OF AURORA
BK/PG	BOOK/PAGE	F.L.E.	FIRE LANE EASEMENT
R	RADIUS	U.E.	UTILITY EASEMENT
L	LENGTH		
Δ	DELTA/CENTRAL ANGLE		
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION		
S.D.E.	STORM DRAINAGE EASEMENT		
S.S.E.	SANITARY SEWER EASEMENT		
S.S.F.L.&A.E.	SANITARY SEWER, FIRE LANE & ACCESS EASEMENT		
S.S.W.F.L.&A.E.	SANITARY SEWER, WATER, FIRE LANE & ACCESS EASEMENT		
W.F.L.&A.E.	WATER, FIRE LANE & ACCESS EASEMENT		



GRAPHIC SCALE



FEET

Scale: 1" = 40'

PREPARED BY:

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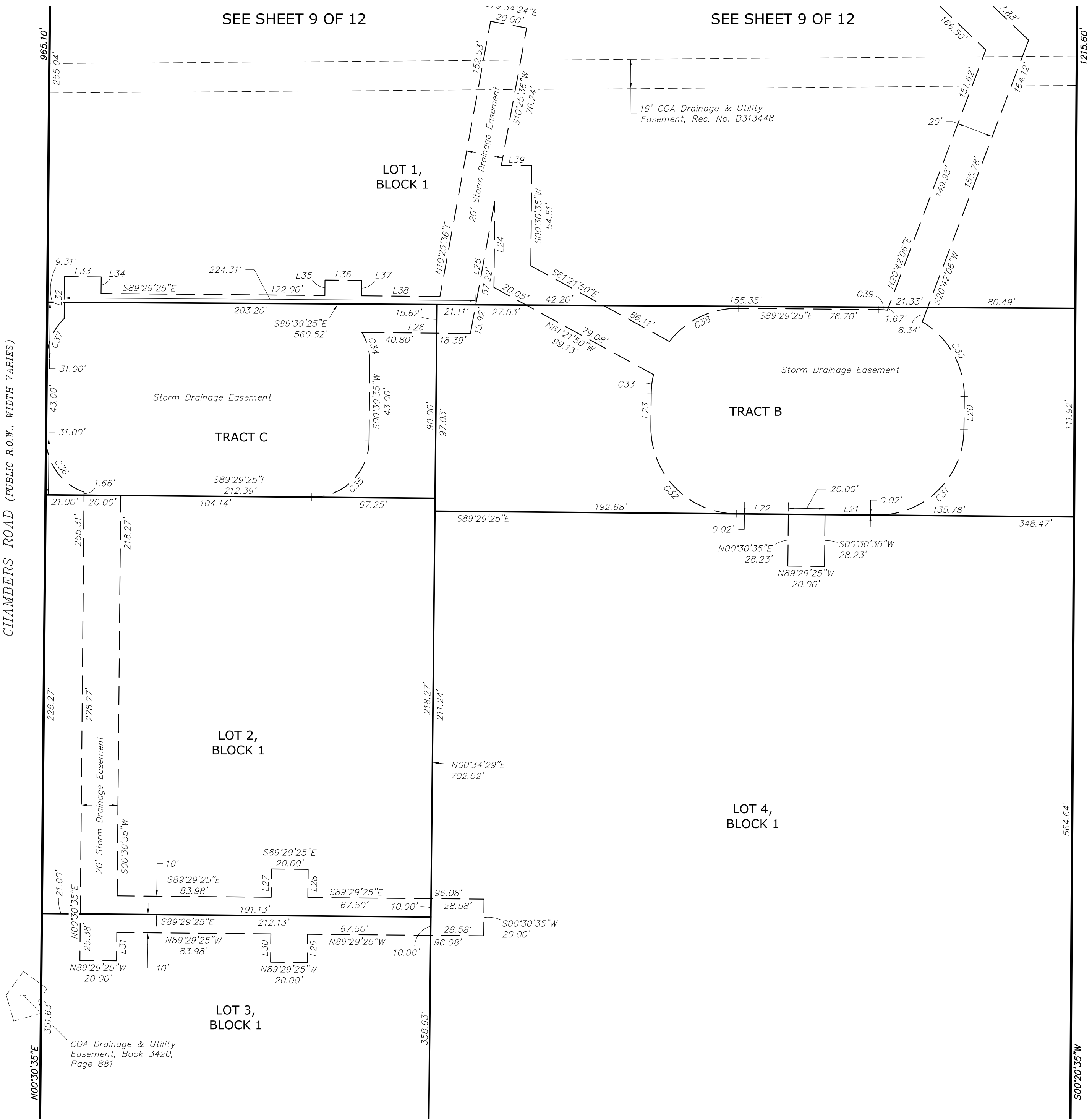
JOB NO. 23123

OCTOBER 31, 2024

QUIKTRIP 4217 SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, AND A PORTION OF THE NW1/4 OF SECTION 29, T3S, R66W OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 10 OF 12



MONUMENT NOTES

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

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- - - = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- - - = EXISTING EASEMENT LINES
- - - = EASEMENT LINES CREATED BY THIS PLAT

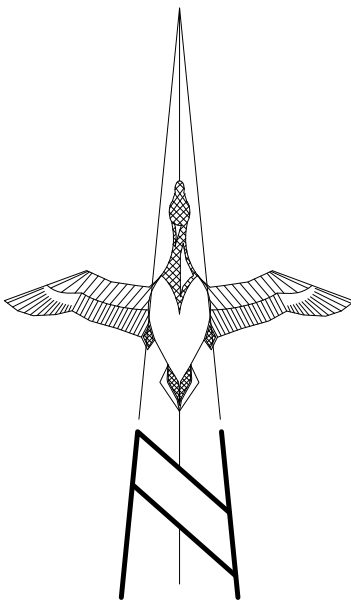
MISCELLANEOUS NOTES

- INDICATES EXISTING EASEMENTS HEREBY VACATED BY THIS PLAT OR BY SEPARATE DOCUMENT, AS NOTED.
- INDICATES AREA HEREBY DEDICATED TO THE CITY OF AURORA, COLORADO FOR RIGHT-OF-WAY PURPOSES.

- ALL EASEMENTS, AS SHOWN ON THIS PLAT, THAT HAVE A RECEPTION NUMBER OR BOOK & PAGE REFERENCE ARE CURRENTLY EXISTING EASEMENTS. ALL OTHER EASEMENTS, WITH NO RECORDING INFORMATION REFERENCES, ARE BEING CREATED BY THIS PLAT.
- SEE SHEET 11 OF 12 FOR FOUND MONUMENT NOTES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY REFERENCED PARCEL NOTES.
- SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLES.

ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY	N.T.S.	NOT TO SCALE
REC. NO.	RECEPTION NUMBER	COA	CITY OF AURORA
BK/PG	BOOK/PAGE	F.L.E.	FIRE LANE EASEMENT
R	RADIUS	U.E.	UTILITY EASEMENT
L	LENGTH		
Δ	DELTA/CENTRAL ANGLE		
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION		
S.D.E.	STORM DRAINAGE EASEMENT		
S.S.E.	SANITARY SEWER EASEMENT		
S.S.F.L.&A.E.	SANITARY SEWER, FIRE LANE & ACCESS EASEMENT		
S.S.W.F.L.&A.E.	SANITARY SEWER, WATER, FIRE LANE & ACCESS EASEMENT		
W.F.L.&A.E.	WATER, FIRE LANE & ACCESS EASEMENT		



GRAPHIC SCALE



FEET

Scale: 1" = 40'

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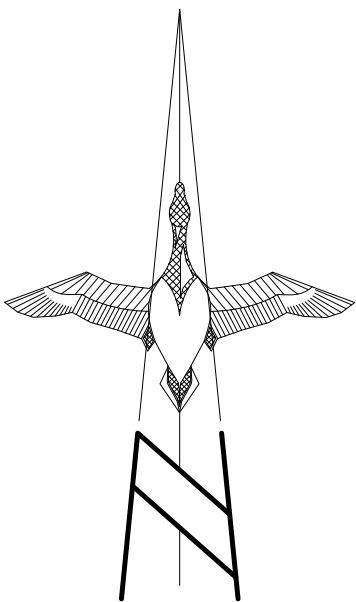
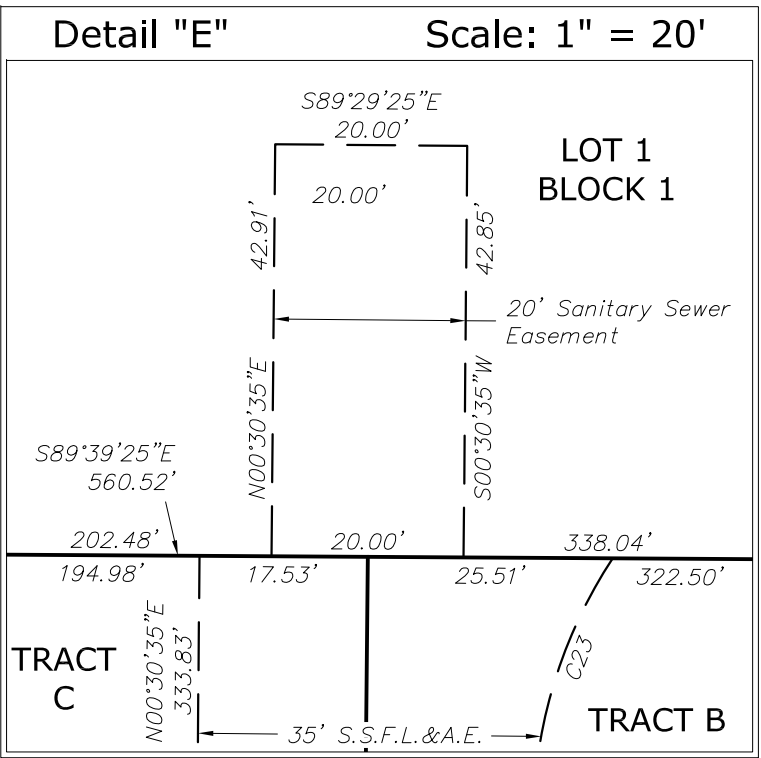
JOB NO. 23123

OCTOBER 31, 2024

QUIKTRIP 4217 SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4, LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, AND A PORTION OF THE NW1/4 OF SECTION 29, T3S, R66W OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 11 OF 12

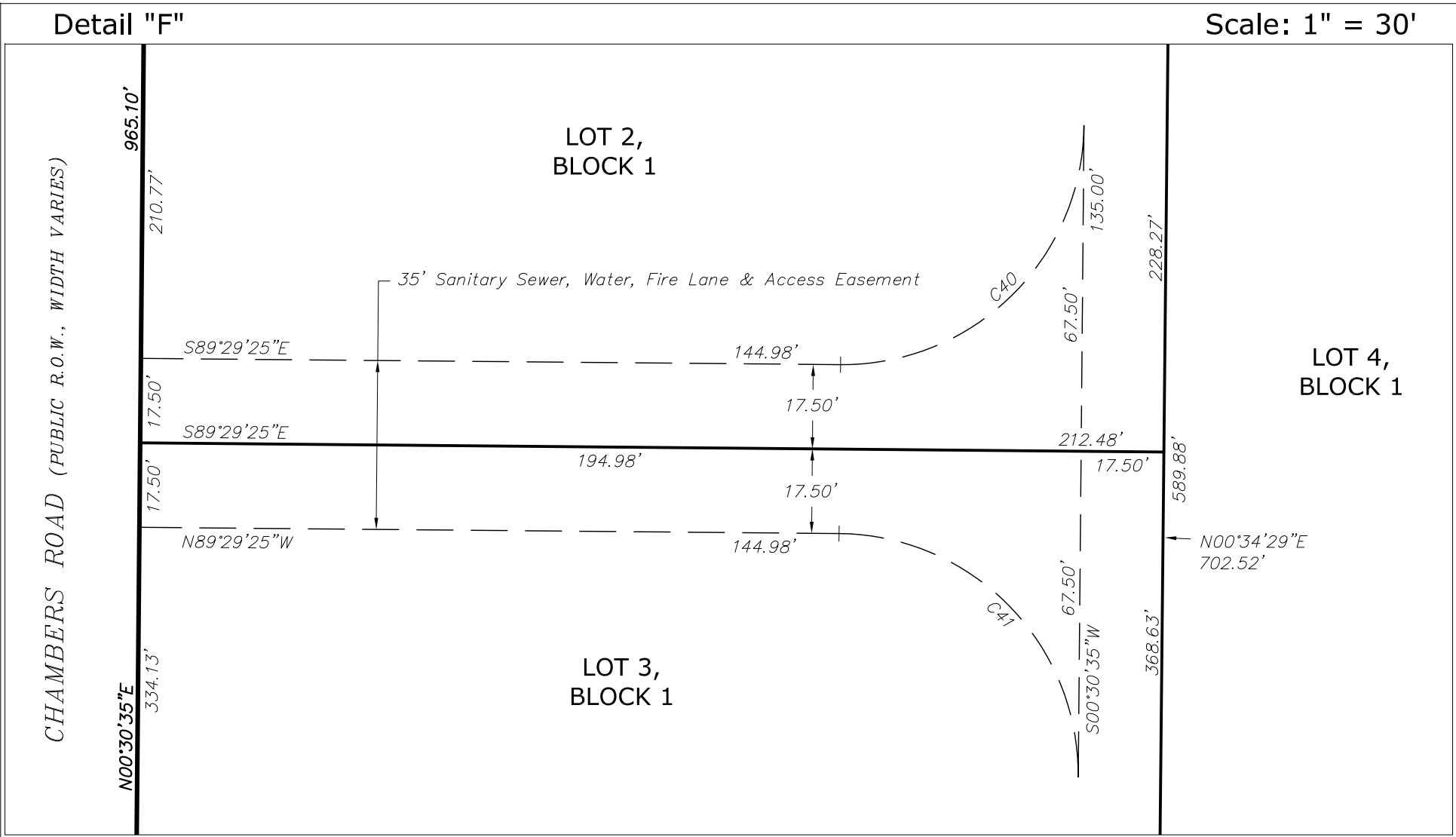


RECORD REFERENCE NOTES

- (R) INDICATES RECORD INFORMATION PER THE PLAT OF ROLLINS SUBDIVISION FILING NO. 4, RECORDED MARCH 29, 1999 AT RECEPTION NO. C0520870, ADAMS COUNTY RECORDS.
- (R1) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED BY AND BETWEEN THE CHAMBERS 3640, LLC AND WHEELING SERVICE CENTER L.L.C., RECORDED SEPTEMBER 18, 2017 AT RECEPTION NO. 2017000081059, ADAMS COUNTY RECORDS.
- (R2) INDICATES RECORD INFORMATION PER THE PLAT OF CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1, RECORDED SEPTEMBER 17, 1985 AT RECEPTION NO. B600036, ADAMS COUNTY RECORDS.
- (R3) INDICATES RECORD INFORMATION PER THE ADMINISTRATIVE STREET VACATION, RECORDED DECEMBER 18, 2020 AT RECEPTION NO. 2020000134058, ADAMS COUNTY RECORDS.
- (R4) INDICATES RECORD INFORMATION PER THE QUIT CLAIM DEED BY AND BETWEEN F.E. HEINTZ, WAYNE D. HEINTZ, RICHARD C. HEINTZ, VERHN HEINTZ AND THE CITY OF AURORA, COLORADO, RECORDED APRIL 28, 1975 IN BOOK 1990, PAGE 479, ADAMS COUNTY RECORDS.

FOUND MONUMENT DESCRIPTIONS

- (A) FOUND A NO. 5 REBAR WITH AN 1.25" RED PLASTIC CAP, FLUSH WITH GRADE, STAMPED "AYRES ASSC PLS 37065", **HELD & ACCEPTED** FOR THE NORTH CORNER OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4.
- (B) FOUND A NO. 5 REBAR WITH AN 1.25" RED PLASTIC CAP, 0.1' BELOW GRADE, STAMPED "AYRES ASSC PLS 37065", **HELD & ACCEPTED** FOR THE EASTERLY POINT OF CURVATURE (P.O.C.) ALONG THE NORTHERLY LINE OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4.
- (C) FOUND A NO. 5 REBAR WITH AN 1.25" RED PLASTIC CAP, FLUSH WITH GRADE, STAMPED "AYRES ASSC PLS 37065", **HELD & ACCEPTED** FOR THE NORTHERLY POINT OF TANGENCY (P.O.T.) ALONG THE EASTERLY LINE OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4.
- (D) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, 0.1' ABOVE GRADE, ILLEGIBLE, **HELD & ACCEPTED** FOR THE NORTHERLY P.O.T. ALONG THE EASTERLY LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (E) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, 0.1' ABOVE GRADE, ILLEGIBLE, **HELD & ACCEPTED** FOR THE P.O.T. ALONG THE NORTHERLY LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (F) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, FLUSH WITH GRADE, ILLEGIBLE, **HELD & ACCEPTED** FOR THE SOUTHERLY P.O.C. ALONG THE EASTERLY LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (G) FOUND A NO. 5 REBAR WITH AN 1.25" GREEN PLASTIC CAP, FLUSH WITH GRADE, ILLEGIBLE, **HELD & ACCEPTED** FOR THE EASTERLY P.O.T. ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (H) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, FLUSH WITH GRADE, STAMPED "ENGR. SER. CO. LS 9652", **HELD & ACCEPTED** FOR THE WESTERLY P.O.C. ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (I) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, FLUSH WITH GRADE, STAMPED "ENGR. SER. CO. LS 9652", **HELD & ACCEPTED** FOR THE SOUTHERLY P.O.T. ALONG THE WESTERLY LINE OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (J) FOUND A NO. 5 REBAR WITH NO CAP, FLUSH WITH GRADE, **HELD & ACCEPTED** FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHAMBERS ROAD EXCHANGE SUBDIVISION FILING NO. 1.
- (K) FOUND A NO. 3 REBAR WITH NO CAP, FLUSH WITH GRADE, **HELD & ACCEPTED** FOR THE WEST CORNER OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4.
- (L) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, 0.2' BELOW GRADE, STAMPED "ENG. SERV. CO. LS 27609", **HELD & ACCEPTED** FOR THE INSIDE ANGLE POINT ALONG THE WESTERLY/NORTHERLY LINE OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4/SOUTHEAST CORNER OF TEXACO SITE NO. 1.
- (M) FOUND A NO. 5 REBAR WITH AN 1.25" YELLOW PLASTIC CAP, 0.1' BELOW GRADE, STAMPED "ENG. SERV. CO. LS 27609", **HELD & ACCEPTED** FOR THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 1, ROLLINS SUBDIVISION FILING NO. 4/NORTHEAST CORNER OF TEXACO SITE NO. 1.

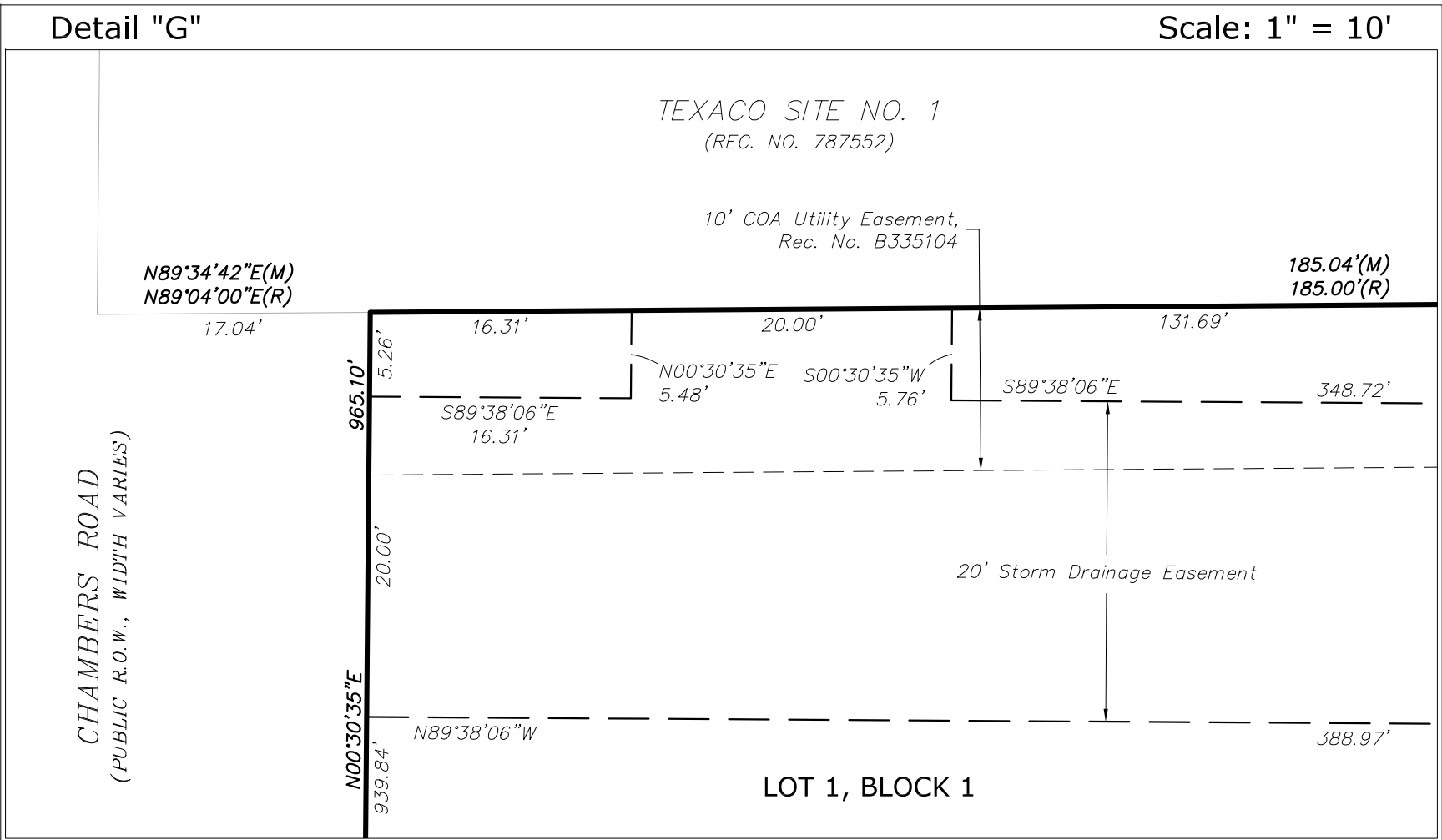


ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY
REC. NO.	RECEPTION NUMBER
BK/Pg	BOOK/PAGE
R	RADIUS
L	LENGTH
Δ	DELTA/CENTRAL ANGLE
N.T.S.	NOT TO SCALE
COA	CITY OF AURORA
F.L.E.	FIRE LANE EASEMENT
U.E.	UTILITY EASEMENT
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
S.D.E.	STORM DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.S.F.L.&A.E.	SANITARY SEWER, FIRE LANE & ACCESS EASEMENT
S.S.W.F.L.&A.E.	SANITARY SEWER, WATER, FIRE LANE & ACCESS EASEMENT
W.F.L.&A.E.	WATER, FIRE LANE & ACCESS EASEMENT

LINE LEGEND

	= SUBJECT PARCEL BOUNDARY LINES		= LOT LINES CREATED BY THIS PLAT
	= SECTION LINES		= EXISTING EASEMENT LINES
	= ADJOINING PARCEL BOUNDARY LINES		= EASEMENT LINES CREATED BY THIS PLAT



RIGHT-OF-WAY NOTES

- EAST 35TH PLACE (WEST OF CHAMBERS ROAD) – A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, PER RECEPTION NO. A007066.
- EAST 38TH AVENUE (WEST OF CHAMBERS ROAD) – A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, PER RECEPTION NO. A007066.
- CHAMBERS ROAD – A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, PER BOOK 467, PAGE 439; BOOK 2532, PAGE 47; BOOK 2481, PAGE 718; BOOK 3278, PAGE 305, BOOK 3308, PAGE 256; RECEPTION NO. B600036; RECEPTION NO. 2008000076620; RECEPTION NO. 2017000025882
- HANNIBAL COURT – A 25.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, PER BOOK 837, PAGE 537.
- EAST 38TH AVENUE (EAST OF CHAMBERS ROAD) – A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, PER BOOK 829, PAGE 178; BOOK 837, PAGE 537; BOOK 3308, PAGE 256
- HELENA STREET – A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, PER BOOK 827, PAGE 179; BOOK 2532, PAGE 45; RECEPTION NO. B600036; RECEPTION NO. C1225444;
- EAST 36TH PLACE (EAST OF CHAMBERS ROAD) – A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, PER RECEPTION NO. 700314 AND RECEPTION NO. 2009000018363.
- EAST 36TH AVENUE (EAST OF CHAMBERS ROAD) – A 50.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, PER RECEPTION NO. 700314.
- EAST 35TH PLACE (EAST OF CHAMBERS ROAD) – A 57.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, PER BOOK 829, PAGE 178; RECEPTION NO. 700314; AND RECEPTION NO. C0778297.
- EAST 35TH AVENUE (EAST OF CHAMBERS ROAD) – A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES PER BOOK 829, PAGE 178; RECEPTION NO. 700314; RECEPTION NO. B600036; AND RECEPTION NO. C0778297.

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SHEET 12 OF 12

CURVE TABLE									
CURVE	RADIUS	DELTA		LENGTH		CHORD BEARING		CHORD	
		MEASURED	RECORD	MEASURED	RECORD	MEASURED	RECORD	MEASURED	RECORD
C1	15.00'	91°34'28"	90°46'01"(R)	23.97'	23.76'(R)	S44°56'26"E	S45°32'59"E(R)	21.50'	21.35'(R)
C2	15.00'	89°16'11"(M&R2)		23.37'(M&R2)		S44°58'41"W		21.08'	
C3	25.00'	90°53'47"(M&R2)		39.66'(M&R2)		N44°56'20"W		35.63'	
C4	280.00'	26°45'56"(M&R3)		130.80'(M&R3)		S77°00'47"E	S77°00'14"E(R3)	129.61'(M&R3)	
C5	15.00'	90°44'20"	90°44'22"(R3)	23.76'(M&R3)		S45°01'35"E	S45°01'01"E(R3)	21.35'(M&R3)	
C6	20.00'	90°45'51"		31.68'		S45°02'20"E		28.47'	
C7	20.00'	89°16'11"		31.16'		S44°58'41"W		28.10'	
C8	20.00'	90°53'49"		31.73'		N44°56'19"W		28.50'	
C9	267.50'	08°31'23"		39.79'		S04°46'17"W		39.76'	
C10	232.50'	08°31'23"		34.59'		S04°46'17"W		34.55'	
C11	35.00'	37°46'01"		23.07'		S18°22'25"E		22.66'	
C12	35.00'	35°58'23"		21.97'		N18°29'46"E		21.62'	
C13	267.50'	08°31'23"		39.79'		N04°46'17"E		39.76'	
C14	232.50'	08°31'23"		34.59'		N04°46'17"E		34.55'	
C15	26.00'	90°00'00"		40.84'		N45°30'35"E		36.77'	
C16	52.00'	90°00'00"		81.68'		N45°30'35"E		73.54'	
C17	26.00'	43°20'29"		19.67'		N68°50'21"E		19.20'	
C18	26.00'	46°39'31"		21.17'		N23°50'21"E		20.59'	
C19	52.00'	46°39'31"		42.35'		S23°50'21"W		41.19'	
C20	52.00'	43°20'29"		39.34'		S68°50'21"W		38.40'	
C21	26.00'	90°00'00"		40.84'		S45°30'35"W		36.77'	
C22	52.00'	90°00'00"		81.68'		S45°30'35"W		73.54'	
C23	50.00'	32°56'46"		28.75'		S16°58'58"W		28.36'	
C24	27.00'	30°23'08"		14.32'		N74°17'51"W		14.15'	
C25	27.00'	16°06'57"		7.59'		N07°32'53"W		7.57'	
C26	27.00'	90°00'00"		42.41'		N45°30'35"E		38.18'	
C27	27.00'	90°00'00"		42.41'		S44°29'25"E		38.18'	
C28	27.00'	39°35'24"		18.66'		S20°18'17"W		18.29'	
C29	27.00'	06°37'44"		3.12'		S87°11'43"W		3.12'	
C30	47.00'	59°40'06"		48.95'		S29°19'28"E		46.76'	
C31	47.00'	90°00'00"		73.83'		S45°30'35"W		66.47'	
C32	47.00'	90°00'00"		73.83'		N44°29'25"W		66.47'	
C33	47.00'	12°53'00"		10.57'		N06°57'05"E		10.55'	
C34	31.00'	31°04'23"		16.81'		S15°01'36"E		16.61'	
C35	31.00'	90°00'00"		48.69'		S45°30'35"W		43.84'	
C36	31.00'	71°10'50"		38.51'		N35°04'51"W		36.08'	
C37	31.00'	45°36'19"		24.67'		N23°18'45"E		24.03'	
C38	47.00'	52°30'53"		43.08'		N64°15'08"E		41.59'	
C39	47.00'	05°44'42"		4.71'		S86°37'04"E		4.71'	
C40	50.00'	90°00'00"		78.54'		N45°30'35"E		70.71'	
C41	50.00'	90°00'00"		78.54'		N44°29'25"W		70.71'	

LINE TABLE				
LINE	BEARING		LENGTH	
	MEASURED	RECORD	MEASURED	RECORD
L1	S00°20'51"W	S00°21'10"W(R3)	45.20'(M&R3)	
L2	N89°34'42"E	N89°04'00"E(R)	54.97'	55.00'(R)
L3	N89°34'42"E	N89°04'00"E(R)	185.04'	185.00'(R)
L4	N00°30'35"E	N00°00'00"E(R)	172.98'	173.00'(R)
L5	N89°34'35"E	N89°04'00"E(R)	89.88'	90.00'(R)
L6	N00°30'35"E	N00°00'00"E(R)	96.92'	97.00'(R)
L7	N89°34'35"E		10.00'	
L8	S00°30'35"W		10.00'	
L9	S09°01'58"W		38.58'	
L10	S00°30'35"W		10.63'	
L11	N00°30'35"E		12.28'	
L12	N09°01'58"E		38.58'	
L13	S89°29'25"E		6.11'	
L14	N47°10'06"E		33.16'	
L15	N00°30'35"E		102.17'	
L16	S00°30'35"W		102.59'	
L17	S47°10'06"W		33.16'	
L18	N89°29'25"W		6.11'	
L19	N89°29'25"W		30.63'	
L20	S00°30'35"W		18.00'	
L21	N89°29'25"W		28.35'	
L22	N89°29'25"W		28.35'	
L23	N00°30'35"E		18.00'	
L24	N00°30'35"E		46.84'	
L25	S10°25'36"W		73.14'	
L26	N89°29'25"W		59.19'	
L27	N00°30'35"E		15.39'	
L28	S00°30'35"W		15.39'	
L29	S00°30'35"W		15.39'	
L30	N00°30'35"E		15.39'	
L31	S00°30'35"W		15.39'	
L32	N00°30'35"E		22.85'	
L33	S89°29'25"E		20.00'	
L34	S00°30'35"W		9.00'	
L35	N00°30'35"E		8.42'	
L36	S89°29'25"E		20.00'	
L37	S00°30'35"W		8.42'	
L38	S89°29'25"E		42.76'	
L39	S89°29'25"E		16.56'	
L40	S89°29'25"E		54.97'	

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