

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 8

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 AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING – FIRE LANE."
- THIS SURVEY DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN ENGINEERING. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY ORDER NO. ABC70776813 WITH AN EFFECTIVE DATE OF JUNE 08, 2022 AT 5:00 P.M.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–580, C.R.S.
- BEARINGS ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO ASSUMED TO BEAR N00°13'34"W AND BEING MONUMENTED BY A FOUND 3–1/4" ALUMINUM CAP IN RANGE BOX PLS #38272 AT THE SOUTHWEST CORNER AND A FOUND 3–1/4" ALUMINUM CAP PLS #34591 AT THE WEST QUARTER CORNER.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- TRACTS A AND B ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO NORTH PICADILLY ROAD, NORTH TIBET ROAD, SKYDANCE BOULEVARD, EAST 56TH AVENUE, EAST 57TH AVENUE, EAST 59TH PLACE AND EAST 60TH 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.

OWNER:

ACM HIGH POINT VI LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

NOTARY:

STATE OF _____)
)ss.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

SAV LAND HOLDINGS WEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

NOTARY:

STATE OF _____)
)ss.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

ACM MOFFITT VII RESI LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

NOTARY:

STATE OF _____)
)ss.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

ACM MOFFITT VII CRE LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

NOTARY:

STATE OF _____)
)ss.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

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

BY: _____

TITLE: _____

NOTARY:

STATE OF _____)
)ss.
COUNTY OF _____)

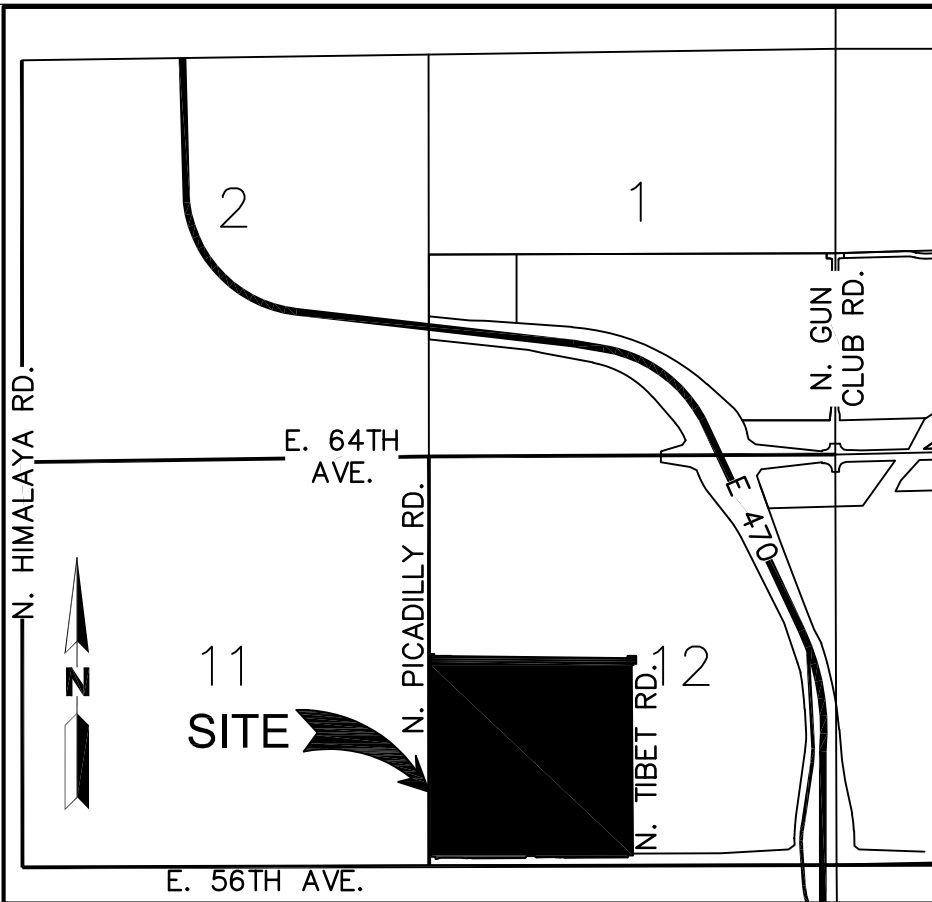
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

1" = 2500'

SHEET INDEX:

- 01 COVER SHEET
- 02 COVER SHEET (CONT)
- 03 OVERALL LAYOUT
- 04 PLAT SHEET
- 05 PLAT SHEET
- 06 PLAT SHEET
- 07 PLAT SHEET
- 08 PLAT EASEMENT DETAIL 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 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 ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER: _____
DATE: _____

PLANNING DIRECTOR: _____
DATE: _____

JULY 30, 2024

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

ALL SEALS FOR THE PLAT ARE
APPLIED TO THE COVER PAGE

SKYDANCE SUBDIVISION FILING NO. 1
A PARCEL OF LAND LOCATED IN 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 8

COVENANTS:

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126–505 OF THE CITY CODE AS THE SAME MAY AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA’S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS–OF–WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA’S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

LEGAL DESCRIPTION

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 SOUTHWEST CORNER OF SAID SECTION 12, THENCE ALONG THE WESTERLY LINE OF SAID SECTION 12, N00°13’34”W A DISTANCE OF 110.00 FEET; THENCE N89°38’55”E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 12, N00°13’34”W A DISTANCE OF 2548.18 FEET; THENCE 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 S89°25’33”E A DISTANCE OF 55.01 FEET TO A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 12; THENCE S89°24’52”E A DISTANCE OF 55.01 FEET; THENCE ALONG A LINE 55.00 FEET EASTERLY OF AND PARALLEL WITH SAID EASTERLY LINE OF SECTION 12, S00°20’39”E A DISTANCE OF 75.41 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE ALONG SAID SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 12, 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 OF THE SOUTHEAST QUARTER OF SECTION 12, 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 247.74 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 107.13 FEET; THENCE 38.27 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°42’27”, AND A CHORD WHICH BEARS S45°47’42”W A DISTANCE OF 34.64 FEET; THENCE ALONG A LINE 86.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 12, S89°38’55”W A DISTANCE OF 683.98 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 TO THE POINT OF BEGINNING.

TOTAL GROSS AREA OF THE SUBDIVISION IS 155.345 ACRES OR 6,766,813 SQUARE FEET WITH A NET AREA OF 109.703 ACRES OR 4,778,673 SQUARE FEET MORE OR LESS.

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

JULY 30, 2024

MARTIN/MARTIN
CONSULTING ENGINEERS

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

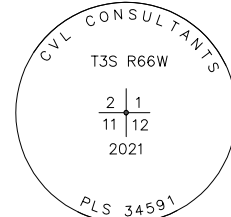
ALL SEALS FOR THE PLAT ARE
APPLIED TO THE COVER PAGE

SKYDANCE SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN 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 8

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



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

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

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

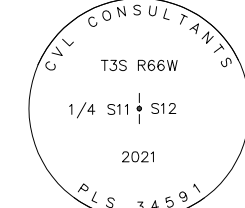


NORTH PICADILLY ROAD
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
120,954 SQ. FT.±)

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

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

NORTH PICADILLY
ROAD



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

EAST 60TH AVENUE
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
253,104 SQ. FT.±)

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

NORTH ROME STREET
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
57,637 SQ. FT.±)

LOT 1, BLOCK 4
(31.728 ACRES OR
1,382,055 SQ. FT.±)

EAST 59TH PLACE
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
176,880 SQ. FT.±)

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

EAST 57TH AVENUE
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
165,868 SQ. FT.±)

TRACT A
(8.008 ACRES OR
348,827 SQ. FT.±)

LOT 1,
BLOCK 1
(9.632 ACRES OR
419,579 SQ. FT.±)

LOT 1, BLOCK 2
(17.980 ACRES OR
783,207 SQ. FT.±)

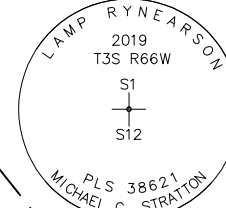
SKYDANCE BOULEVARD
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
64,238 SQ. FT.±)

EAST 56TH
AVENUE

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

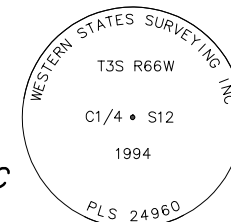
EAST 64TH
AVENUE

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



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

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



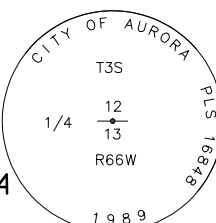
S89°24'52"E 2642.54'
NORTHERLY LINE NE1/4 SEC. 12, T3S, R66W, 6TH P.M.

TRACT B
(4.050 ACRES OR
176,409 SQ. FT.±)

NORTH TIBET ROAD
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
155,390 SQ. FT.±)

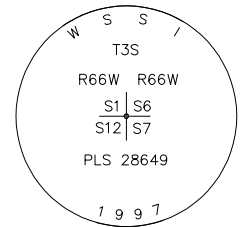
EASTERLY LINE
SW1/4, SEC. 12,
T3S, R66W, 6TH P.M.
S00°20'21"E 2616.19'

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"



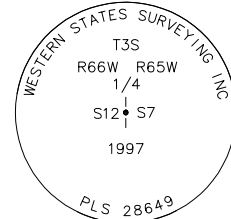
SOUTHERLY LINE SE1/4 SEC. 12, T3S, R66W, 6TH P.M.
S89°41'27"W 2636.70'

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



EASTERLY LINE NE1/4, SEC. 12, T3S, R66W, 6TH P.M.
S00°20'57"E 2689.98'

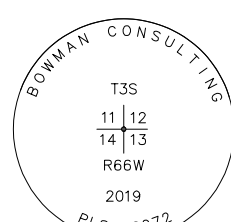
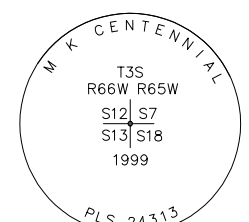
E1/4, SEC. 12,
T3S, R66W, 6TH P.M.
FOUND #6 REBAR W/
2" ALUM. CAP
1.0' BELOW SURFACE
STAMPED "WESTERN
STATES SURVEYING INC
1997 PLS #28649"



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

EASTERLY LINE SE1/4, SEC. 12, T3S, R66W, 6TH P.M.
N00°13'01"W 2574.93'

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



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

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

JULY 30, 2024

MARTIN/MARTIN
CONSULTING ENGINEERS

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MAIN 303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

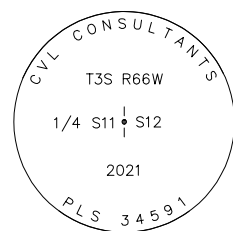
ALL SEALS FOR THE PLAT ARE
APPLIED TO THE COVER PAGE

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

NORTH PICADILLY ROAD
(102' PUBLIC R.O.W.)
WESTERLY LINE SW1/4, SEC. 12, T3S, R66W, 6TH P.M.
N00°13'34"W 2658.67'

N00°13'34"W 841.49'

1274.09'

N00°13'34"W 257.37'

N00°13'34"W 2548.18'

N00°13'34"W 376.96'

1274.09'

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

S89°25'33"E
181.23'

S87°02'21"E
96.05'

S89°25'33"E 2176.13'

1088.06'

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

S89°25'33"E 1180.49'

702.62'(EASEMENT TIE)

EAST 60TH AVENUE
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
253,104 SQ. FT.±)

20.00'

N00°00'23"E
28.60'

20' WATER
ESMT.

212.52'
(EASEMENT TIE)

S00°00'23"W
28.40'

N89°59'37"W
20.00'

201.84'
(EASEMENT TIE)

N00°34'30"E
45.58'

Δ=90°48'00"
R=25.00'
L=39.62'
CH=N45°10'26"E
35.60'

43.50'

S00°34'30"W
45.58'

N89°25'31"W
43.50'

WATER
ESMT.

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

NORTH PICADILLY ROAD
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
120,954 SQ. FT.±)

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

S89°46'26"W
64.71'

N88°35'21"W
105.28'

N89°46'26"E
235.21'

N89°46'26"E 168.16'

Δ=18°44'42"
R=25.00'
L=8.18'
CH=N80°24'06"E
8.14'

Δ=20°25'52"
R=44.50'
L=15.87'
CH=N09°59'23"E
15.78'

N05°15'37"E
125.51'

N00°13'34"W
376.96'

Δ=29°52'22"
R=532.00'
L=277.37'
CH=N74°56'57"W
274.24'

EAST 59TH PLACE
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
176,880 SQ. FT.±)

Δ=30°01'19"
R=468.00'
L=245.22'
CH=S75°02'46"E
242.43'

Δ=30°02'21"
R=500.00'
L=262.14'
CH=S75°02'35"E
259.15'

N59°40'21"W 442.60'
S59°40'21"E 442.50'

S59°40'21"E 442.40'

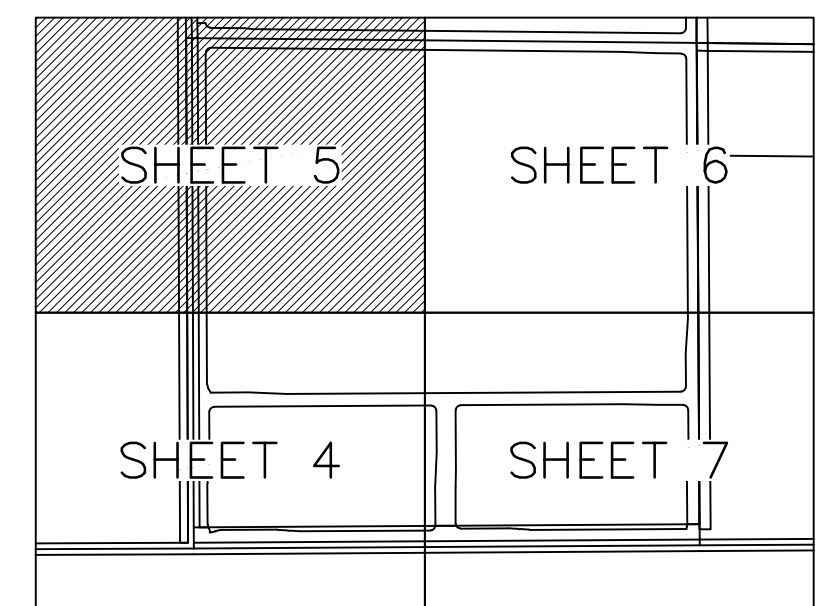
Δ=139°44'51"
R=368.00'
L=897.57'
CH=S50°27'14"W
691.06'

Δ=139°44'51"
R=400.00'
L=975.62'
CH=N50°27'14"E
751.15'

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

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 6



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



ALL SEALS FOR THE PLAT ARE
APPLIED TO THE COVER PAGE

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

JULY 30, 2024

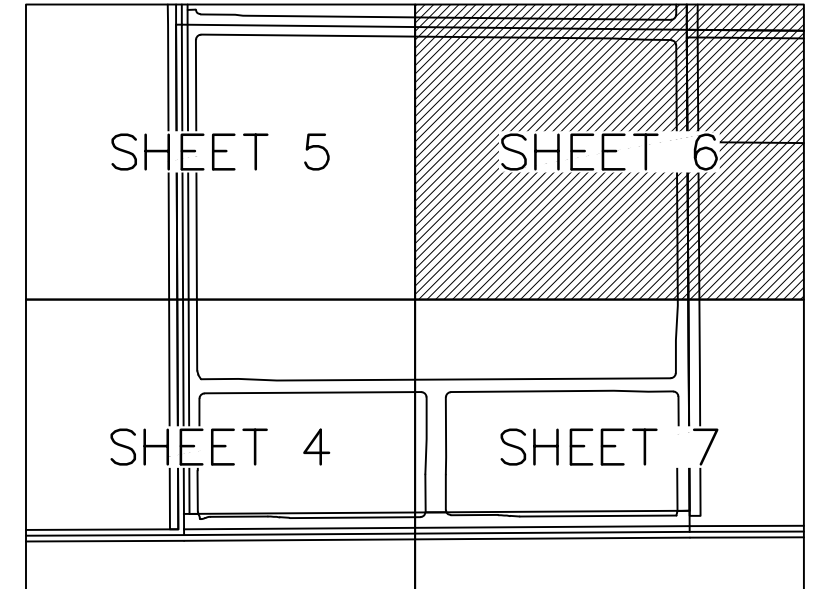
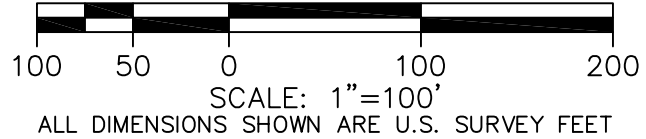
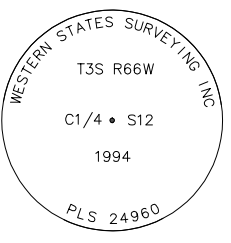
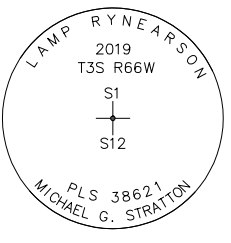
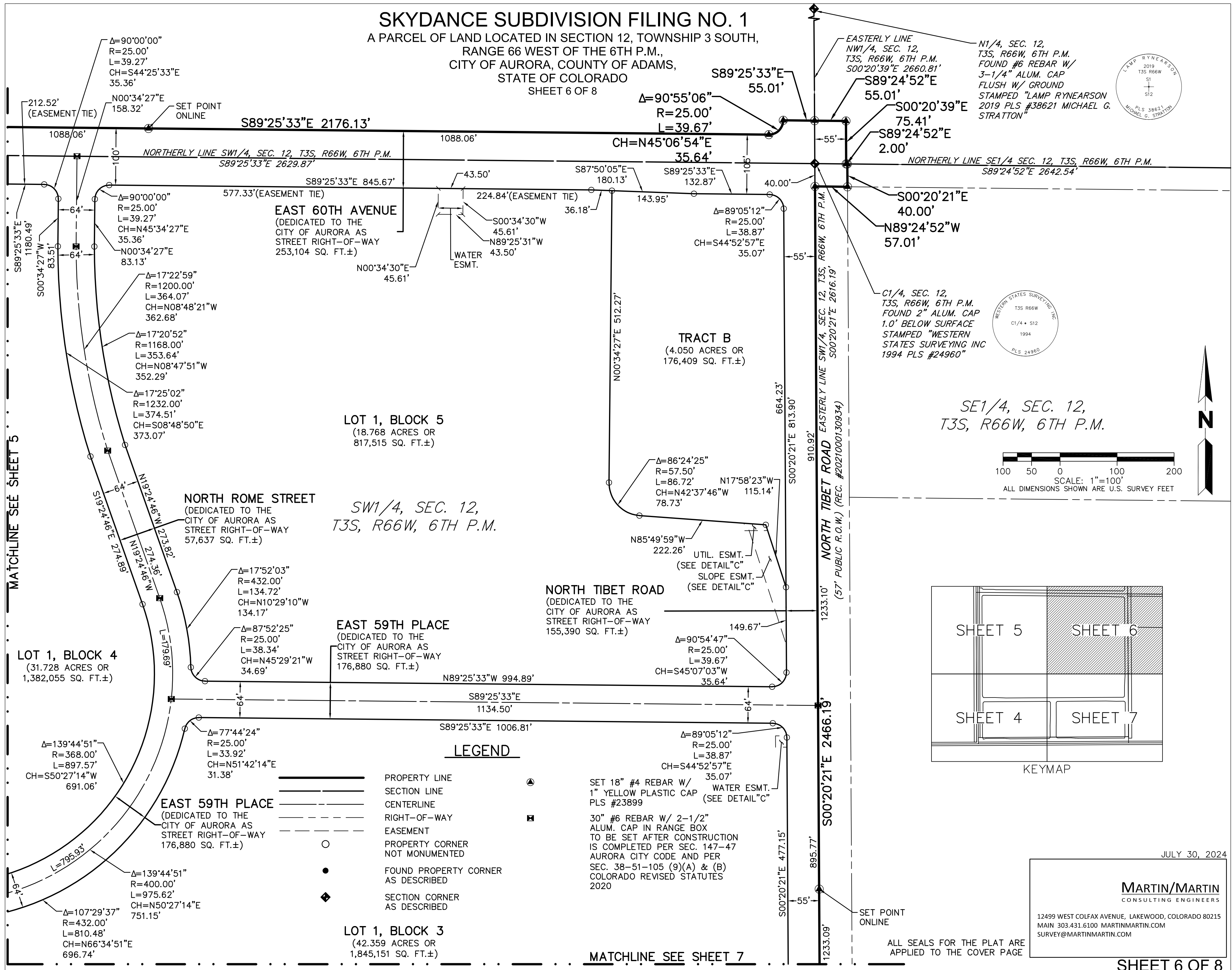
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MAIN 303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

SHEET 5 OF 8

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 6 OF 8



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
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JULY 30, 2024

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SKYDANCE SUBDIVISION FILING NO. 1

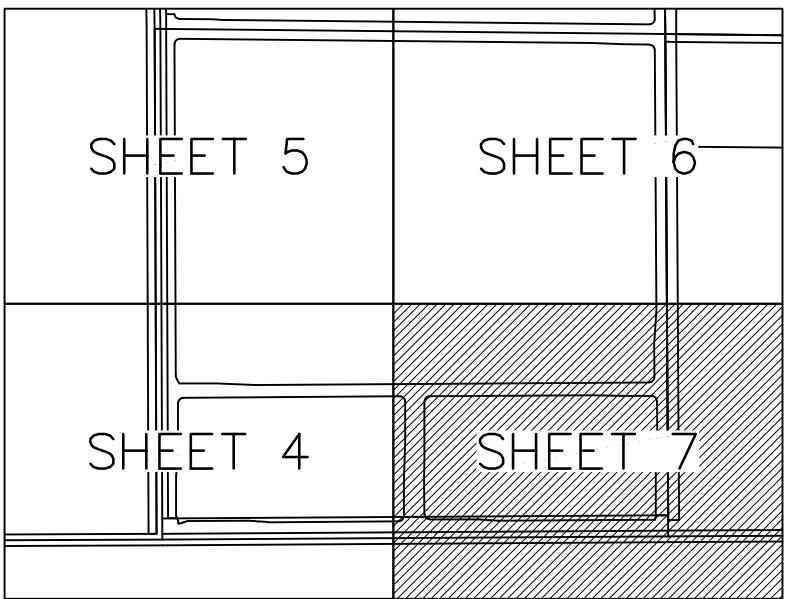
A PARCEL OF LAND LOCATED IN SECTION 12, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

SHEET 7 OF 8

MATCHLINE SEE SHEET 6

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

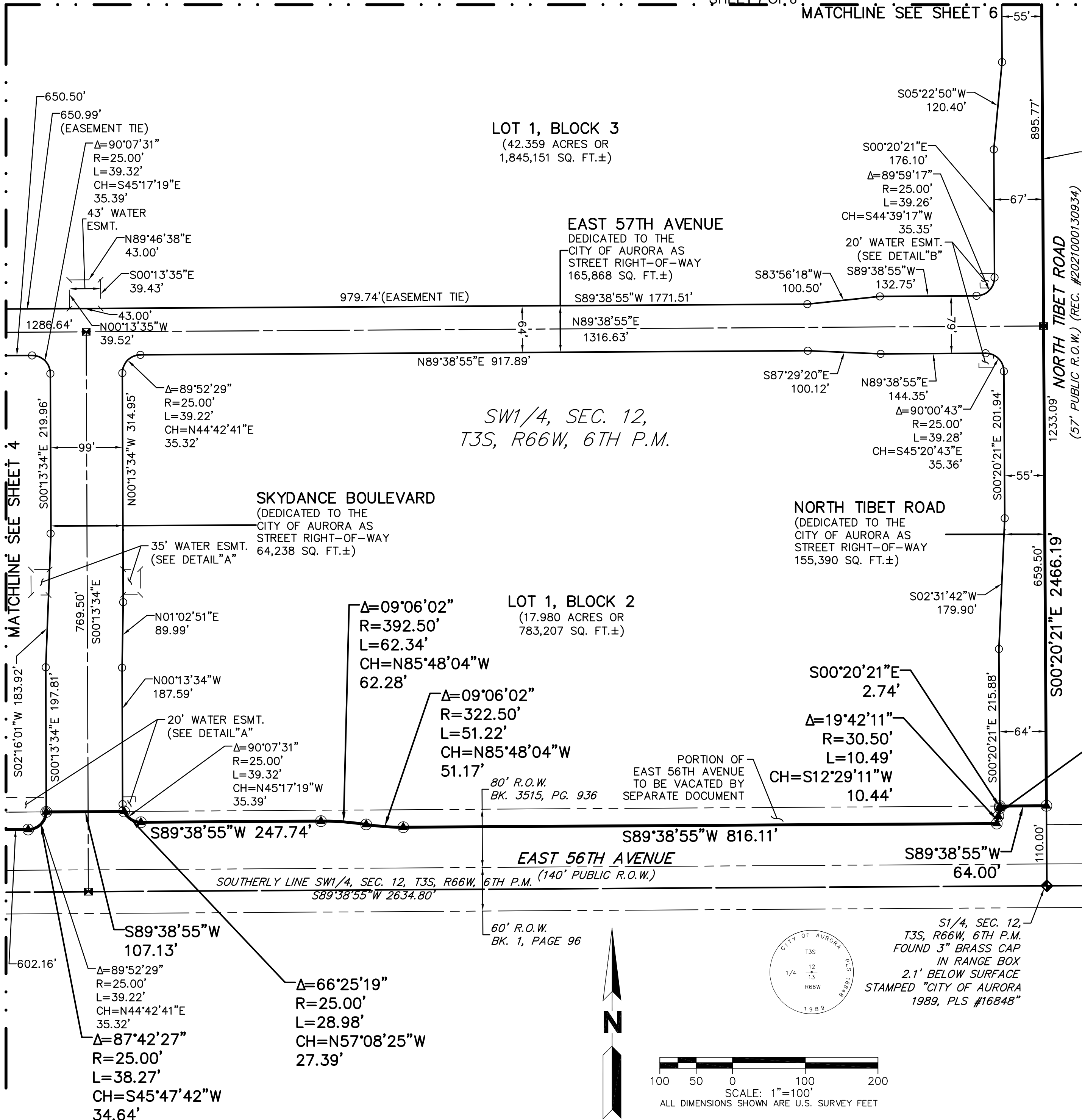
EASTERLY LINE SW1/4,
SEC. 12, T3S,
R66W, 6TH P.M.
S00°20'21"E 2616.19'



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



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"

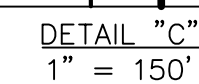
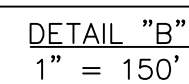
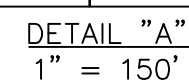
JULY 30, 2024

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RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 8 OF 8
PLATTED EASEMENT DETAIL SHEET



DETAIL "C" EASEMENT LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L14	S17°58'23"E	115.14'
L15	S00°20'21"E	101.15'
L16	N18°00'36"W	224.05'
L17	S85°49'59"E	33.24'
L18	S17°58'23"E	10.67'
L19	S89°39'39"W	40.32'
L20	N03°50'04"W	13.18'
L21	S85°49'59"E	38.01'
L22	S00°20'21"E	17.09'
L23	S89°39'30"W	20.00'
L24	N00°20'30"W	20.00'
L25	N89°39'30"E	19.83'

SHEET 8 OF 8