

8 SUBDIVISION FILING NO. 1

1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

OWNER

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION

BY: **Response: Added Streets that currently exist to the map, as requested.** SECRETARY

NOTARIAL

STATE OF KANSAS)

DAY OF _____, 2024, 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: _____

STRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____

DATE OF _____, 2024, 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 _____, 2024 AD, ON THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF _____ AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE AURORA SPECIFICATIONS.

DATE

DATE

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS _____ DAY OF _____, 2024 AD AT _____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER

DEPUTY

PREPARED BY:

ALTURA

LAND CONSULTANTS, LLC

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

JOB NO. 21297

JANUARY 11, 2024

Response: All curves are described with and contain the following: Radius, Delta Angle and Arc Length, in non-tangent, then the chord and chord distance are added.

The comment above has arrows pointing to the Radius, Delta Angle and Arc Length, with the chord information added. Please clarify as to what is needed or missing.

Place the three required curve elements in the associated course.
5.c. Show all curved boundaries by using a **delta**, **radius**, and **arc length**. If the curve is non-tangent, add the radial bearing or chord bearing and chord distance.

Response: Verified distance and revised accordingly, as requested.

line table shows 84.30'?

Response: Road does not exist per Adams County GIS and Google Earth

14. Label all abutting city limits lines, counties, townships, and ranges.

Response: Added Counties to map, as requested.

Adams County
Arapahoe County

The vicinity map must show the outline of the property being subdivided and its relationship to existing street rights-of-way (with street name labels) within a 1/2 mile. Include a north arrow and distance ratio. If not to scale, add a label stating "NTS".
Checklist Item #3.
(Change the scale if necessary)

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	EXISTING BOUNDARY, PARCELS & EASEMENTS DETAIL
SHEET 3	LOTS & EASEMENTS CREATED BY THIS PLAT DETAIL
SHEET 4	SPECIFIC EASEMENTS CREATED BY THIS PLAT DETAIL
SHEET 5	DETAILS, LINE & CURVE TABLES, AND ADDITIONAL NOTES

NOTES (continued)

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. 100-N0035658-030-TH, AMENDMENT NO. 6, WITH AN EFFECTIVE DATE OF JANUARY 25, 2022, 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."

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

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

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

Send in the State Monument Records for the aliquot corners used in the plat.

See the red line comments on the plat and site plan.

9) ALL OWNERS OF LOTS ADJACENT TO EAST COLFAX 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 11TH DAY OF JANUARY, 2024.

11) THE DATE OF FIELD WORK FOR THIS PLAT WAS PERFORMED ON DECEMBER 10, 2021.

12) THE TOTAL ACREAGE OF THIS FINAL PLAT IS 575,716 SQUARE FEET OR 13.217 ACRES, MORE OR LESS.

13) 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.

A portion of? (some of Keil Subdivision has previously been dedicated as ROW)

Response: All of Keil Subdivision is being replatted, except the CDOT dedications. Revising to "A Portion of Keil Subdivision" would suggest/ imply that there are remaining portions that were not included in the replat. No change made.

COA does not want to see the historic description and only requires that record B&D's be shown in the graphics.

5.b. Be a metes and bounds description of the exterior boundaries (no plus or minus distances will be accepted). Distances must be given to the nearest hundredth of a foot.

Response: Revised the legal description by removing the historic legal description, as requested.

PARCEL A:

A PARCEL IN THE SE1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SECTION 35, A DISTANCE OF 28'30" E ALONG SAID SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 222.13 FEET TO THE POINT OF BEGINNING; THENCE S 75 DEGREES 20'00" W ALONG SAID WEST R.O.W. LINE OF SAID SECTION 35, A DISTANCE OF 217.10 FEET TO THE POINT OF BEGINNING; THENCE S 74 DEGREES 28'00" W ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 288.10 FEET TO THE POINT OF BEGINNING; THENCE S 75 DEGREES 56'00" W AND CONTINUING ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 323.90 FEET; THENCE N 37 DEGREES 36'38" E, A DISTANCE OF 874.36 FEET TO A POINT LYING ON THE SOUTHWESTERLY R.O.W. LINE OF INTERSTATE 70; THENCE S 52 DEGREES 19'57" E AND ALONG SAID SOUTHWESTERLY R.O.W. LINE, A DISTANCE OF 603.53 FEET TO A POINT LYING ON THE WEST R.O.W. LINE OF SAID COUNTY ROAD; THENCE S 0 DEGREES 28'30" W AND ALONG THE WEST R.O.W. LINE OF SAID COUNTY ROAD, A DISTANCE OF 235.47 FEET TO THE POINT OF BEGINNING; ALSO KNOWN AS KEIL SUBDIVISION.

EXCEPT THAT PORTION OF PARCEL A CONVEYED TO E-470 PUBLIC HIGHWAY AUTHORITY, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO, IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 24, 1997 IN BOOK 5111 PAGE 151, ADAMS COUNTY RECORDS.

FURTHER EXCEPTING THEREFROM THOSE PORTIONS AS SHOWN IN RULE AND ORDER RECORDED JANUARY 28, 2022 AT RECEPTION NO. 20220000008813, ADAMS, COUNTY RECORDS.

PARCEL B:

A PARCEL OF LAND IN THE SE1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SECTION 35, T. 3 S., R. 66 W., OF THE 6TH P.M.; THENCE S 89 DEGREES 56'00" W ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1038.95 FEET; THENCE N 00 DEGREES 28'30" E, A DISTANCE OF 127.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO LYING ON THE NORTH R.O.W. LINE OF U.S. HIGHWAY NO. 40; THENCE N 37 DEGREES 36'38" E, A DISTANCE OF 874.36 FEET TO A POINT ON THE SOUTHWESTERLY R.O.W. LINE OF INTERSTATE 70; THENCE N 52 DEGREES 19'57" W ALONG SAID SOUTHWESTERLY R.O.W. LINE, A DISTANCE OF 958.38 FEET; THENCE S 00 DEGREES 28'44" W, A DISTANCE OF 1278.61 FEET TO A POINT ON THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY NO. 40; THENCE N 89 DEGREES 56'00" E ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 235.70 FEET TO THE POINT OF BEGINNING.

EXCEPT A 70 FOOT STREET R.O.W. TO THE CITY OF AURORA, COLORADO, RECORDED IN BOOK 1990 AT PAGE 479.

FURTHER EXCEPTING THEREFROM THOSE PORTIONS AS SHOWN IN RULE AND ORDER RECORDED JANUARY 28, 2022 AT RECEPTION NO. 20220000008813, ADAMS, COUNTY RECORDS.

ALL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF KEIL SUBDIVISION IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO PER THE PLAT RECORDED MAY 3, 1966 AT RECEPTION NO. 785294 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF ADAMS, STATE OF COLORADO AND PARCEL B AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED MARCH 15, 2022 AT RECEPTION NO. 2022000022958 IN SAID OFFICE OF THE CLERK AND RECORDER, ALL LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, FROM WHICH THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 35 BEARS SOUTH 89°56'00" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID SOUTH LINE; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 35, NORTH 00°28'30" EAST, A DISTANCE OF 463.47 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°31'30" WEST, A DISTANCE OF 194.42 FEET TO THE WESTERLY LINE OF E-470 PUBLIC HIGHWAY AUTHORITY PARCEL TK-92A, AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED SEPTEMBER 24, 1997 IN BOOK 5111, PAGE 151 IN THE OFFICE OF SAID CLERK AND RECORDER AND THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 06°12'38" WEST, A DISTANCE OF 120.00 FEET; 2) SOUTH 21°55'24" WEST, A DISTANCE OF 120.00 FEET;

3) SOUTH 40°35'18" WEST, A DISTANCE OF 107.38 FEET TO THE INTERSECTION OF SAID WESTERLY LINE AND THE NORTHERLY LINE OF CDOT PARCEL 12-C, AS DESCRIBED IN THE DEED RECORDED APRIL 6, 1954 IN BOOK 493, PAGE 488 IN SAID OFFICE OF THE CLERK AND RECORDER, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1760.00 FEET, WHOSE CHORD BEARS SOUTH 84°42'39" WEST, A DISTANCE OF 44.42 FEET; THENCE ALONG SAID NORTHERLY LINE, BEING THE NORTHERLY RIGHT-OF-WAY OF EAST COLFAX AVENUE, A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, THE FOLLOWING TWO (2) COURSES: 1) WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°26'45", AN ARC LENGTH OF 44.42 FEET; 2) SOUTH 88°28'00" WEST, A DISTANCE OF 288.16 FEET TO THE NORTHERLY LINE OF CDOT PARCEL NO. 57, AS DESCRIBED IN THE DEED RECORDED FEBRUARY 16, 1955 IN BOOK 536, PAGE 194 IN SAID OFFICE OF THE CLERK AND RECORDER; THENCE ALONG SAID NORTHERLY LINE, BEING THE NORTHERLY RIGHT-OF-WAY OF SAID EAST COLFAX AVENUE, THE FOLLOWING TWO (2) COURSES: 1) SOUTH 74°06'02" WEST, A DISTANCE OF 84.29 FEET; 2) SOUTH 89°56'00" WEST, A DISTANCE OF 455.22 FEET TO THE INTERSECTION OF SAID NORTHERLY LINE AND THE EASTERLY LINE OF CDOT PARCEL NO. RW-2, AS DESCRIBED IN THE RULE AND ORDER RECORDED JANUARY 28, 2022 AT RECEPTION NO. 2022000008813 IN SAID OFFICE OF THE CLERK AND RECORDER; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID CDOT PARCEL NO. RW-2 AND THE SOUTHERLY LINE OF CDOT PARCEL NO. RW-3, AS DESCRIBED IN SAID RULE & ORDER, THE FOLLOWING THREE (3) COURSES: 1) NORTH 00°28'46" EAST, A DISTANCE OF 516.00 FEET; 2) NORTH 34°03'03" EAST, A DISTANCE OF 335.00 FEET; 3) SOUTH 64°35'28" EAST, A DISTANCE OF 713.84 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE OF CDOT PARCEL NO. RW-3 AND THE WESTERLY LINE OF SAID E-470 PUBLIC HIGHWAY AUTHORITY PARCEL TK-92A; THENCE ALONG SAID WESTERLY LINE, SOUTH 43°52'01" EAST, A DISTANCE OF 205.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 575,716 SQUARE FEET OR 13.217 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOT(S) AND BLOCK(S) AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF QUIKTRIP 4238 SUBDIVISION FILING NO. 1 AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS

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

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA. A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY OF AURORA. ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY 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. THE SAME MAY BE AMENDED FROM TIME TO TIME, ABOVEGROUND OR UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR EASEMENTS OWNED BY THE CITY OF AURORA ARE HEREBY ACCEPTED BY THE CITY OF AURORA. THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S 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. THE UNDERSIGNED AND ASSIGNS, HEREBY AGREE TO HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, INJURY, OR PROPERTY DAMAGE THAT MAY RESULT FROM THE CITY OF AURORA'S USE OF PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR EASEMENTS THAT MAY RESULT FROM THE CITY OF AURORA'S USE OF PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR EASEMENTS AND ASSIGNS, FURTHER AGREE TO 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.

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 SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, WHICH BEARS SOUTH 89°56'00" WEST BETWEEN THE FOUND MONUMENTS SHOWN AND DESCRIBED HEREON, BEING THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SAID SECTION 35, PER THE PLAT OF KEIL SUBDIVISION RECORDED MAY 3, 1966 AT RECEPTION NO. 785294 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF ADAMS, STATE OF COLORADO.

QUIKTRIP 4238 SUBDIVISION FILING NO. 1

A REPLAT OF KEIL SUBDIVISION AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 5

Continue working to acquire this monument.
Per COA 2023 Subdivision Plat Checklist Item #13.d.(1) Monuments must be set on the subdivision external boundary at each angle or curve change. Show linear and angular dimensions between the monuments on the graphic. Show (Section or 1/4 Section) Corner Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."

EXISTING BOUNDARY, PARCELS & EASEMENTS DETAIL

Existing boundary is not required to be shown.
This sheet is unnecessary.

Response: Although not required, would like to keep as it pertains to the boundary establishment

PICADILY ROAD (60' PUBLIC R.O.W.)
(ADAMS COUNTY ROAD BOOK A1, PAGE 92)

East 1/4 corner of Section 35
Calculated position establish the Bargain and Sale Deed recorded September 28, 2021 at Reception No. 202100014782

Response: Will continue working on recovering the monument and add the information to the plat, as requested.

LINE LEGEND

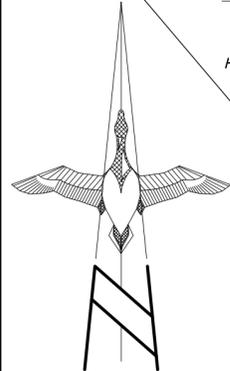
- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- = EXISTING EASEMENT LINES
- = EASEMENT LINES CREATED BY THIS PLAT

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

MISCELLANEOUS NOTES

- INDICATES LIMITED AND/OR RESTRICTED ACCESS TO THE PUBLIC RIGHT-OF-WAY PER THE REFERENCED DOCUMENT WITHIN THE CONTROL LINE LABEL.
- 1) SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY REFERENCED PARCEL NOTES.



GRAPHIC SCALE



FEET

Scale: 1" = 120'

BLOCK 4
AURORA EAST PLANNED
COMMUNITY FIRST FILING
(REC. NO. A005369)

ABBREVIATION LEGEND

- R.O.W. RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- REC. NO. RECEPTION NUMBER
- BK/PAGE BOOK/PAGE
- R RADIUS
- L LENGTH
- Δ DELTA/CENTRAL ANGLE
- N.T.S. NOT TO SCALE
- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- COA CITY OF AURORA

CDOT Parcel No. RW-1
Project No. CC-0704-245
Rec. No. 2021000114782

CDOT Parcel No. RW-2
Project No. CG-0704-245
Rec. No. 2022000008813

SE 1/4
SECTION 35
T3S, R66W,
6TH P.M.

PARCEL B
(REC. NO. 2022000022958)
265,675 Square Feet
6.099 Acres±

PARCEL A
KEIL SUBDIVISION
(REC. NO. 785294)
310,040 Square Feet
7.118 Acres±

LOT 1, BLOCK 1
BECKNELL SUBDIVISION FILING NO. 1
(REC. NO. 2018000080308)

SW 1/4
SECTION 36
T3S, R66W,
6TH P.M.

U.S. INTERSTATE 70
(PUBLIC RIGHT-OF-WAY, WIDTH VARIES)

CDOT Parcel No. 15
Project No. F 032-1(2)
Book 492, Page 574

Southeast corner of Section 35
Found 3" brass cap stamped "CITY OF AURORA 1991 LS 16419", 0.7" below grade in monument box, per the Colorado Land Survey Monument Record accepted August 31, 2008, Held & Accepted & Point of Commencement

100' CDOT Parcel No. 14, Project No. F 032-1(2)
Book 492, Page 578 (Adams County Records)

PREPARED BY:

ALTURA

LAND CONSULTANTS, LLC
6950 South Tucson Way, Unit C
Centennial, Colorado 80112
Phone: (720) 488-1303

JOB NO. 21297

JANUARY 11, 2024

South 1/4 corner of Section 35
Found 3" brass cap stamped "CITY OF AURORA 1991 LS 16419", 0.7" below grade in monument box, per the Colorado Land Survey Monument Record accepted August 31, 2008, Held & Accepted

CDOT Parcel No. 1
Project No. 170-4(34)294
Book 1582, Page 432
(Arapahoe County Records)

NE 1/4
SECTION 2
T4S, R66W,
6TH P.M.

100' CDOT Parcel No. 13, Project No. F 032-1(2)
Book 901, Page 459 (Arapahoe County Records)

PICADILY ROAD (60' PUBLIC R.O.W.)
(60' PRESCRIPTIVE R.O.W., PER REC. NOS. D9050780; E0028789;)

NW 1/4
SECTION 1
T4S, R66W,
6TH P.M.

QUIKTRIP 4238 SUBDIVISION FILING NO. 1

A REPLAT OF KEIL SUBDIVISION AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 5

LOTS & EASEMENTS CREATED BY THIS PLAT DETAIL

ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
REC. NO.	RECEPTION NUMBER
BK/PG	BOOK/PAGE
R	RADIUS
L	LENGTH
Δ	DELTA/CENTRAL ANGLE
N.T.S.	NOT TO SCALE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
COA	CITY OF AURORA

LINE LEGEND

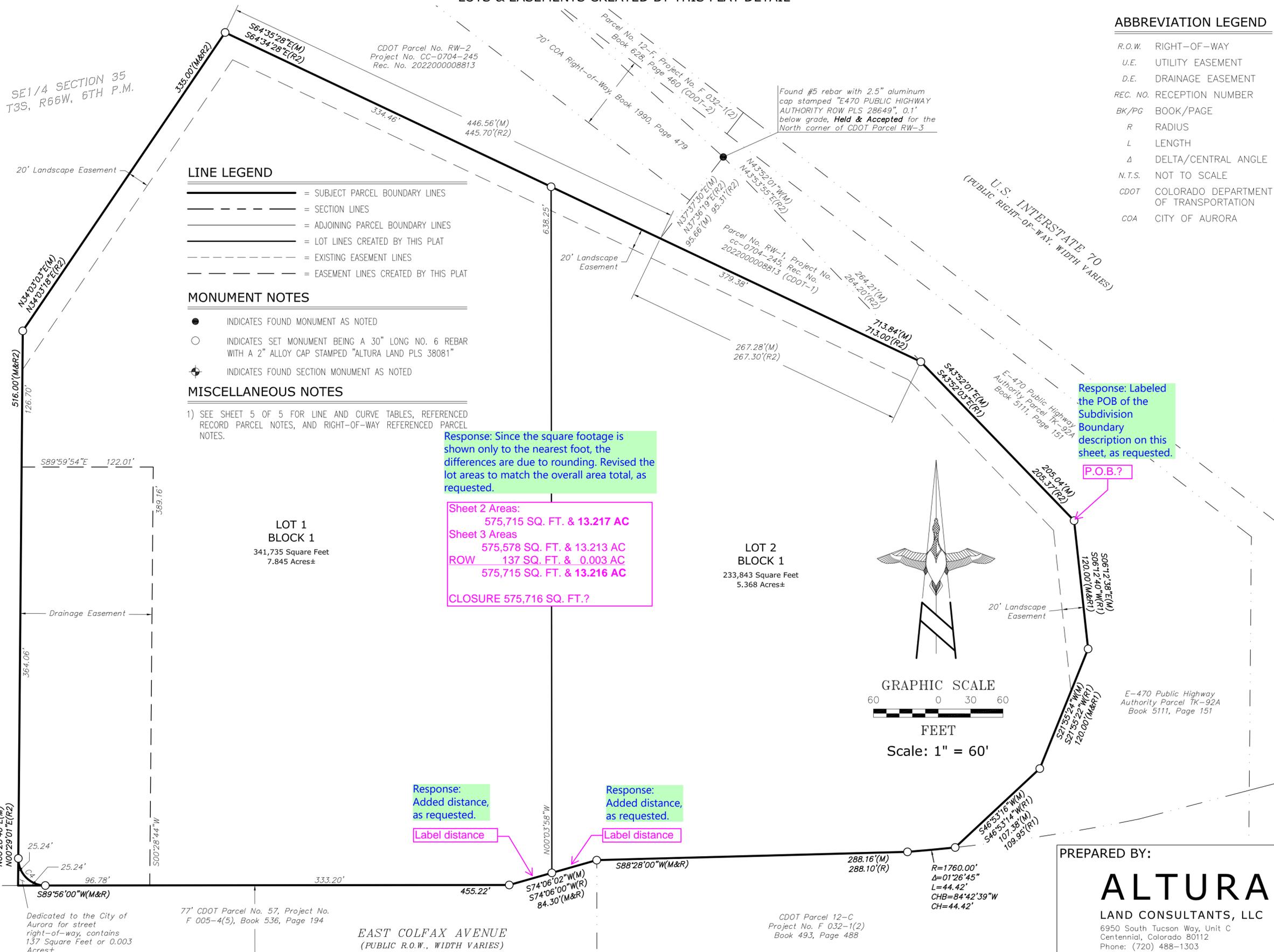
	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= LOT LINES CREATED BY THIS PLAT
	= EXISTING EASEMENT LINES
	= EASEMENT LINES CREATED BY THIS PLAT

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

MISCELLANEOUS NOTES

- 1) SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY REFERENCED PARCEL NOTES.



Response: Since the square footage is shown only to the nearest foot, the differences are due to rounding. Revised the lot areas to match the overall area total, as requested.

Sheet 2 Areas:
575,715 SQ. FT. & 13.217 AC
Sheet 3 Areas:
575,578 SQ. FT. & 13.213 AC
ROW 137 SQ. FT. & 0.003 AC
575,715 SQ. FT. & 13.216 AC
CLOSURE 575,716 SQ. FT.?

Response: Labeled the POB of the Subdivision Boundary description on this sheet, as requested.

P.O.B.?

Response: Added distance, as requested.
Label distance

Response: Added distance, as requested.
Label distance

PREPARED BY:
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6950 South Tucson Way, Unit C
Centennial, Colorado 80112
Phone: (720) 488-1303
JOB NO. 21297 JANUARY 11, 2024

QUIKTRIP 4238 SUBDIVISION FILING NO. 1

A REPLAT OF KEIL SUBDIVISION AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

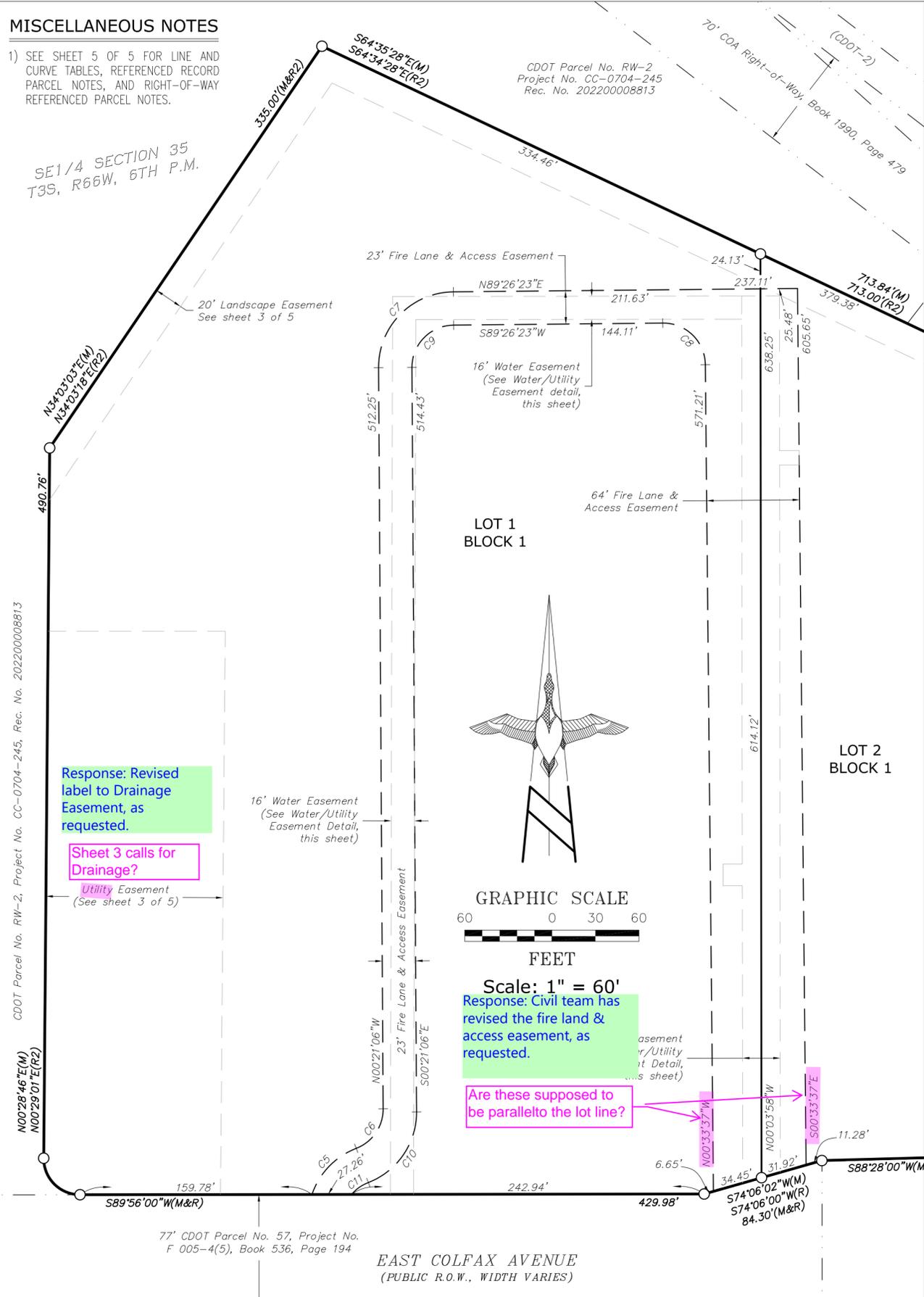
FIRE LANE & ACCESS EASEMENT DETAIL

SHEET 4 OF 5

WATER/UTILITY EASEMENT DETAIL

MISCELLANEOUS NOTES

1) SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES, REFERENCED RECORD PARCEL NOTES, AND RIGHT-OF-WAY REFERENCED PARCEL NOTES.

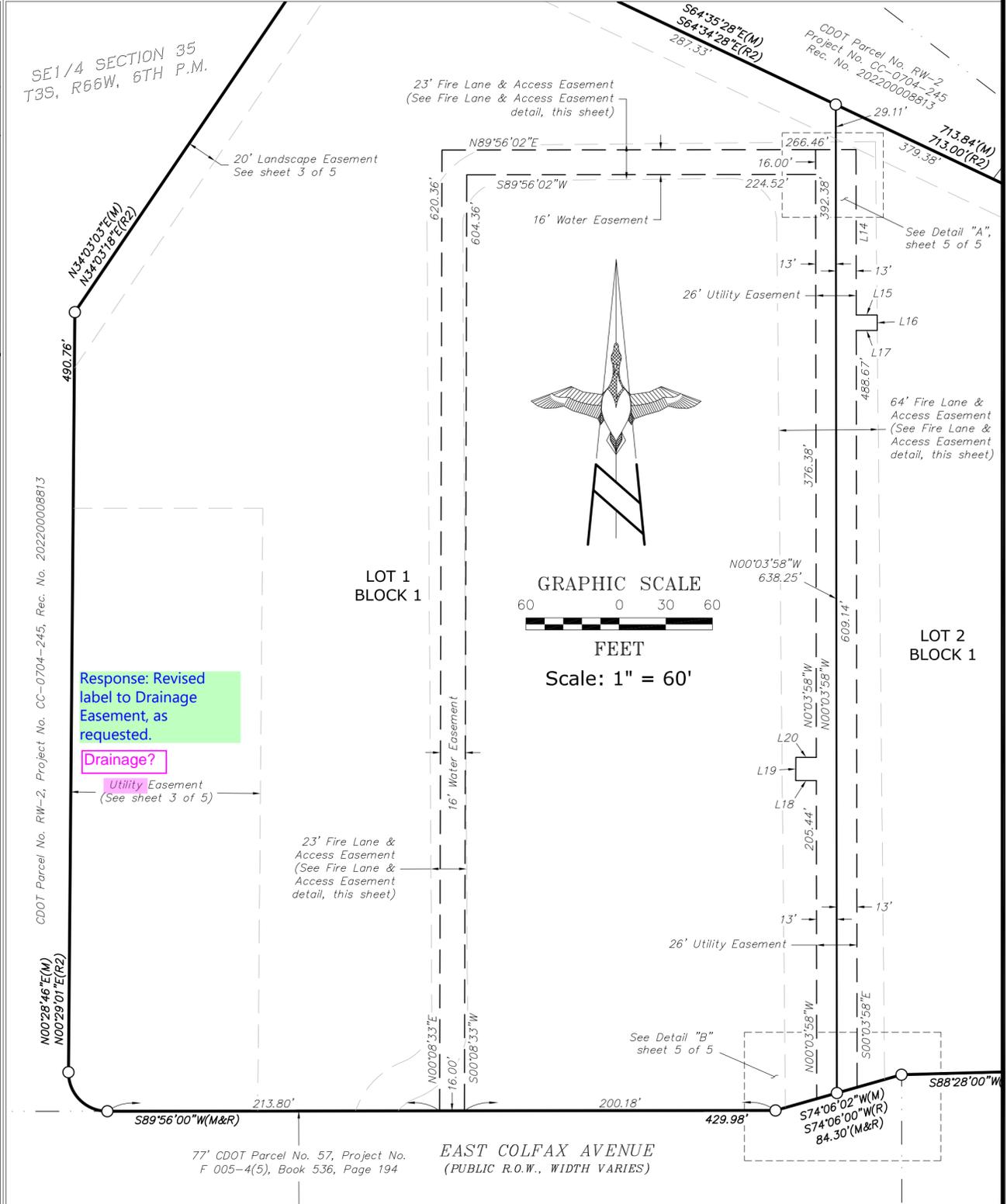


Response: Revised label to Drainage Easement, as requested.

Sheet 3 calls for Drainage? Utility Easement (See sheet 3 of 5)

Response: Civil team has revised the fire land & access easement, as requested.

Are these supposed to be parallel to the lot line?



Response: Revised label to Drainage Easement, as requested.

Drainage? Utility Easement (See sheet 3 of 5)

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

PREPARED BY:

ALTURA

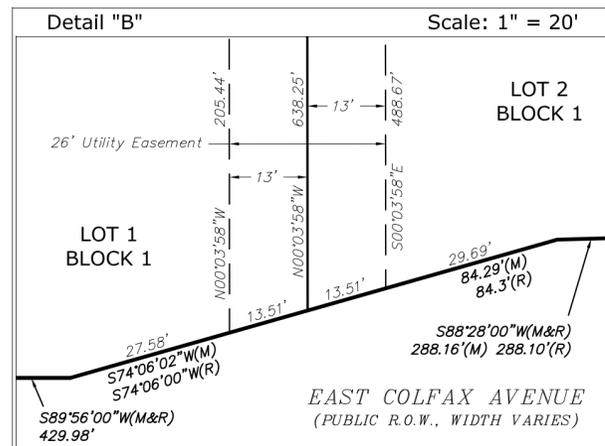
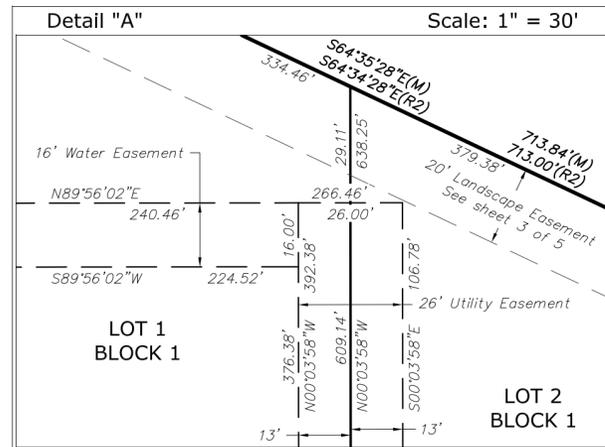
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SHEET 5 OF 5



RECORD REFERENCE NOTES

- (R) INDICATES RECORD INFORMATION PER THE PLAT OF KEIL SUBDIVISION, RECORDED MAY 3, 1966 AT RECEPTION NO. 785294, ADAMS COUNTY RECORDS.
- (R1) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED BY AND BETWEEN THE DENVER GROUP AND THE E-470 PUBLIC HIGHWAY AUTHORITY, RECORDED SEPTEMBER 24, 1997 IN BOOK 5111, PAGE 151, ADAMS COUNTY RECORDS.
- (R2) INDICATES RECORD INFORMATION PER THE RULE AND ORDER, CASE NO. 2021CV31179, RECORDED JANUARY 28, 2022 AT RECEPTION NO. 2022000008813, ADAMS COUNTY RECORDS.
- (R3) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED BY AND BETWEEN 120 HOLDINGS, LLC AND QUIKTRIP CORPORATION, RECORDED MARCH 15, 2022 AT RECEPTION NO. 2022000022958, 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.

COLORADO DEPARTMENT OF TRANSPORTATION PARCELS

- CDOT-1 = PARCEL NO. RW-3, PROJECT NO. CC-0704-245, RECEPTION NO. 2022000008813.
- CDOT-2 = PARCEL NO. 12-F, PROJECT NO. F 032-1(2), BOOK 628, PAGE 460.
- CDOT-3 = PARCEL NO. 12-E, PROJECT NO. F 032-1(2), BOOK 628, PAGE 460.
- CDOT-4 = PARCEL NO. 15A, PROJECT NO. F 032-1(2), BOOK 603, PAGE 145.
- CDOT-5 = PARCEL NO. 51, PROJECT NO. F 005-4(5), BOOK 901, PAGE 461 (ARAPAHOE COUNTY RECORDS)
- CDOT-6 = PARCEL NO. 13A, PROJECT NO. F 032-1(2), BOOK 976, PAGE 239 (ARAPAHOE COUNTY RECORDS)
- CDOT-7 = PARCEL NO. 14A, PROJECT NO. F 032-1(2), BOOK 961, PAGE 515 (ARAPAHOE COUNTY RECORDS)

E-470 PUBLIC HIGHWAY AUTHORITY PARCELS

- E-470-1 = PARCEL NO. TK-90, RECEPTION NO. A8083185 (ARAPAHOE COUNTY RECORDS).

ARAPAHOE COUNTY PARCELS

- ARAP-1 = PARCEL FOR HIGHWAY PURPOSES CONVEYED TO THE COUNTY OF ARAPAHOE, STATE OF COLORADO BY QUIT CLAIM DEED RECORDED DECEMBER 23, 1929 IN BOOK 292, PAGE 314, IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF ARAPAHOE.

LINE TABLE

LINE	BEARING		LENGTH	
	MEASURED	RECORD	MEASURED	RECORD
L1	S75°20'00"W(M&R)		31.08'	31.1'(R)
L2	S75°20'00"W(M&R)		105.42'	105.4'(R)
L3	S74°06'02"W	S74°06'00"W(R)	84.30'(M&R)	
L4	N00°28'30"E(M&R3)		127.00'(M&R3)	
L5	S43°52'01"E	S43°52'03"E(R1)	469.25'	469.57'(R1)
L6	N43°52'01"W	N43°53'55"W(R2)	264.21'	264.20'(R2)
L7	S06°12'38"W	S06°12'40"W(R1)	120.00'(M&R1)	
L8	S21°55'24"W	S21°55'22"W(R1)	120.00'(M&R1)	
L9	S46°53'16"W	S46°53'14"W(R1)	107.38'	109.95'(R1)
L10	N47°49'09"W	N47°49'30"W(R1)	240.30'	243.50'(R1)
L11	S89°56'00"W	S89°57'30"W(R2)	104.50'(M&R2)	
L12	N89°31'30"E(W)		194.42'	
L13	N89°56'00"E		13.55'	
L14	N89°56'00"E		106.78'	
L15	N89°56'00"E		13.50'	
L16	S89°56'00"E		10.00'	
L17	S89°56'02"W		13.50'	
L18	S89°56'02"W		13.29'	
L19	N00°21'19"E		15.00'	
L20	N89°56'02"E		13.18'	

Response: Revised the bearing direction, as requested.

CURVE TABLE

CURVE	RADIUS	DELTA		LENGTH		CHORD BEARING	CHORD	
		MEASURED	RECORD	MEASURED	RECORD		MEASURED	RECORD
C1	1760.00'	07°04'03"		217.10'	217.1'(R)	S81°54'00"W	216.96'	216.9'(R)
C2	1760.00'	05°37'18"	10°35'03"(R1*)	172.68'	174.96'(R1*)	S81°10'37"W	172.61'	174.71'(R1*)
C3	1760.00'	01°26'45"		44.42'		S84°42'39"W	44.42'	
C4	25.00'	90°32'46"		39.51'		S44°47'37"E	35.52'	
C5	52.00'	50°10'42"		45.54'		N43°46'09"E	44.10'	
C6	29.00'	69°12'37"		35.03'		N34°15'12"E	32.94'	
C7	52.00'	89°47'30"		81.49'		N44°32'39"E	73.41'	
C8	29.00'	90°00'00"		45.55'		N45°33'37"W	41.01'	
C9	29.00'	89°47'30"		45.45'		S44°32'39"W	40.94'	
C10	52.00'	69°12'15"		62.81'		S34°15'01"W	59.06'	
C11	29.00'	28°16'29"		14.31'		S54°42'55"W	14.17'	

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