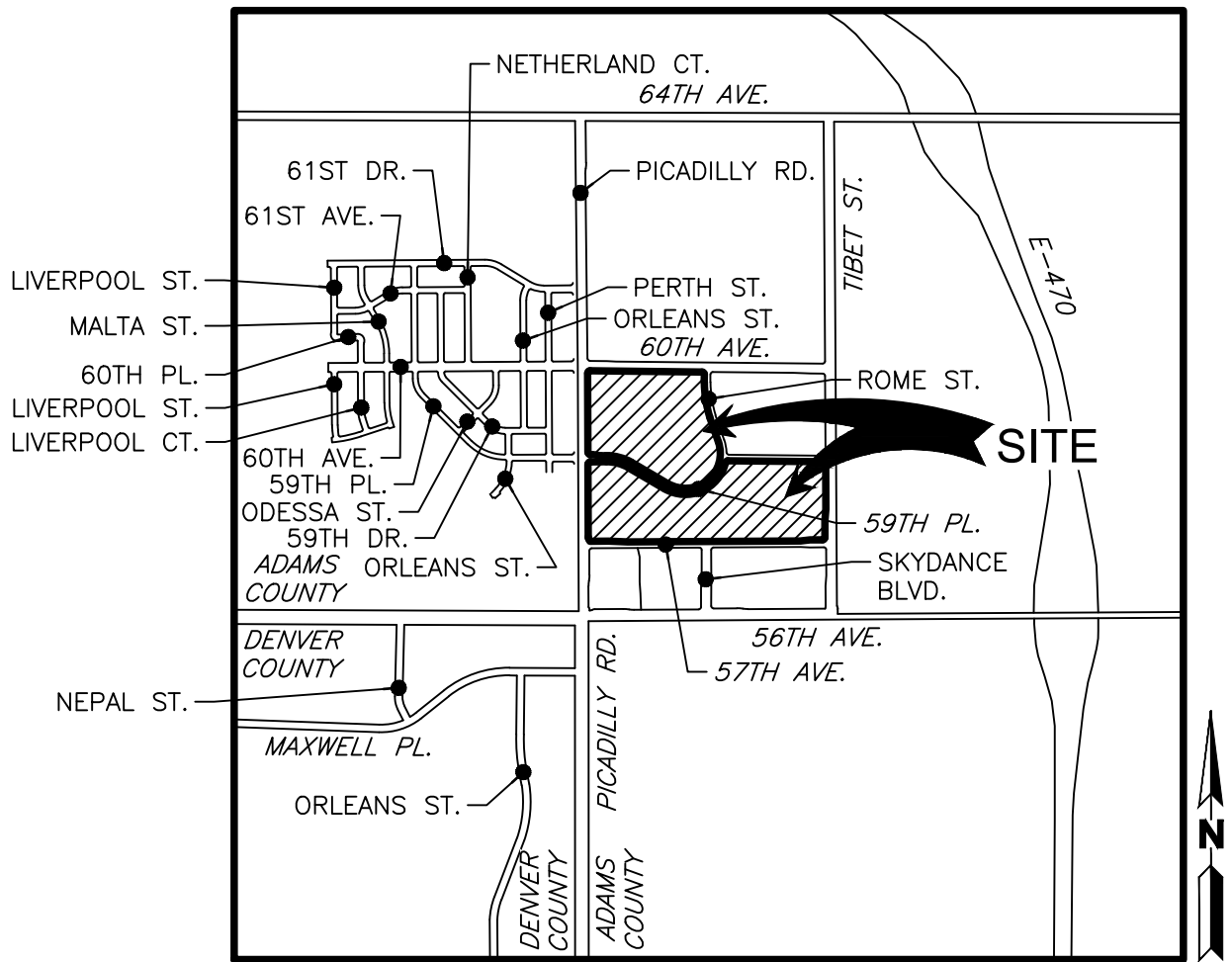


SKYDANCE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

SHEET 01 OF 14



VICINITY MAP

SCALE: 1"=2000'

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 _____

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

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS, EASEMENTS, AND TRACT B AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 2024 AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND TRACT B ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

SHEET INDEX:

01	COVER SHEET
02	LEGAL DESCRIPTION
03	OVERALL PLAT
04	PLAT SHEET
05	PLAT SHEET
06	PLAT SHEET
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11	PLAT SHEET
12	PLAT SHEET
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GENERAL 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".
- BASIS OF BEARINGS:** 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 #6 REBAR WITH 3-1/4" ALUMINUM CAP IN RANGE BOX 0.5' BELOW SURFACE STAMPED "2019 PLS #38272" AT THE SOUTHWEST CORNER AND A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP IN RANGE BOX FLUSH WITH GROUND STAMPED "CVL CONSULTANTS 2021 PLS #34591" AT THE WEST QUARTER CORNER.
- 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.
- TRACT B IS GRANTED TO THE CITY OF AURORA FOR PUBLIC LAND, WATER, AND DRAINAGE PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS.
- TRACTS A, C, D, E, F, G, H, I, J, K, AND L ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENT AT SUBSTANTIALLY RIGHT ANGLES.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO EAST 57TH AVENUE, EAST 58TH PLACE, EAST 59TH PLACE, EAST 59TH AVENUE, EAST 59TH DRIVE, NORTH QUEMOY COURT, NORTH QUATAR STREET, NORTH QUEMOY STREET, NORTH SKYDANCE BOULEVARD, EAST 60TH AVENUE, AND NORTH PICADILLY ROAD 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.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- ALL LINEAL UNITS ARE U.S. SURVEY FEET.
- 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 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. RND70822733 WITH AN EFFECTIVE DATE OF OCTOBER 30, 2023 AT 5:00 P.M.

NOVEMBER 05, 2024
OCTOBER 01, 2024
JUNE 28, 2024
APRIL 12, 2024

SHEET 01 OF 14 NOVEMBER 17, 2023

MARTIN/MARTIN
CONSULTING ENGINEERS

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

DEDICATIONS:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(SEE LEGAL DESCRIPTIONS ON SHEET 02)

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. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AND TRACT B 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 AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

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

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

OWNER: ACM MOFFIT VII RESI LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
TITLE: _____

NOTORIAL:

STATE OF COLORADO)
)ss.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, IT WILL BE EXECUTED BY _____, THE _____ OF ACM MOFFIT VII RESI LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER: ACM MOFFIT VII CRE LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
TITLE: _____

NOTORIAL:

STATE OF COLORADO)
)ss.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, IT WILL BE EXECUTED BY _____, THE _____ OF ACM MOFFIT VII CRE LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family PLANS\PLAT FILING 2\01-02_COVER.dwg

SKYDANCE SUBDIVISION FILING NO. 2
A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 02 OF 14

LEGAL DESCRIPTIONS:

SOUTH PARCEL BOUNDARY

LOT 1, BLOCK 3 OF SKYDANCE SUBDIVISION FILING NO. 1 AS RECORDED AT
RECEPTION NUMBER _____, BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE ALONG THE
WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, N00°13'34"W A
DISTANCE OF 862.35 FEET; THENCE N89°46'26"E A DISTANCE OF 72.00 FEET TO A
POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTH PICADILLY ROAD AS RECORDED
AT RECEPTION NUMBER _____, SAID POINT BEING THE POINT OF
BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5)
CONSECUTIVE COURSES: 1) N00°13'34"W A DISTANCE OF 376.96 FEET; 2) THENCE
N05°15'37"E A DISTANCE OF 125.51 FEET; 3) THENCE N00°13'34"W A DISTANCE OF
257.37 FEET; 4) THENCE 15.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT,
HAVING A RADIUS OF 44.50 FEET, A CENTRAL ANGLE OF 20°25'52" AND A CHORD
WHICH BEARS N09°59'23"E A DISTANCE OF 15.78 FEET TO A POINT OF REVERSE
CURVATURE; 5) THENCE 10.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT,
HAVING A RADIUS OF 34.50 FEET, A CENTRAL ANGLE OF 17°36'30" AND A CHORD
WHICH BEARS N11°36'47"E A DISTANCE OF 10.56 FEET TO A POINT ON THE
SOUTHERLY RIGHT-OF-WAY OF EAST 59TH PLACE AS RECORDED AT RECEPTION
NUMBER _____; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE
FOLLOWING EIGHT (8) CONSECUTIVE COURSES: 1) 8.18 FEET ALONG THE ARC OF A
NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL
ANGLE OF 18°44'42" AND A CHORD WHICH BEARS N80°24'06"E A DISTANCE OF 8.14
FEET TO A POINT OF TANGENCY; 2) THENCE N89°46'26"E A DISTANCE OF 168.16
FEET; 3) THENCE 245.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING
A RADIUS OF 468.00 FEET, A CENTRAL ANGLE OF 30°01'19" AND A CHORD WHICH
BEARS S75°02'46"E A DISTANCE OF 242.43 FEET TO A POINT OF TANGENCY; 4)
THENCE S59°40'21"E A DISTANCE OF 442.40 FEET; 5) THENCE 810.48 FEET ALONG
THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 432.00 FEET, A CENTRAL
ANGLE OF 107°29'37" AND A CHORD WHICH BEARS N66°34'51"E A DISTANCE OF
696.74 FEET TO A POINT OF REVERSE CURVATURE; 6) 33.92 FEET ALONG THE ARC
OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF
77°44'24" AND A CHORD WHICH BEARS N51°42'14"E A DISTANCE OF 31.38 FEET TO
A POINT OF TANGENCY; 7) THENCE S89°25'33"E A DISTANCE OF 1006.81 FEET; 8)
THENCE 38.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS
OF 25.00 FEET, A CENTRAL ANGLE OF 89°05'12" AND A CHORD WHICH BEARS
S44°52'57"E A DISTANCE OF 35.07 FEET TO A POINT ON THE WESTERLY
RIGHT-OF-WAY OF NORTH TIBET STREET AS RECORDED AT RECEPTION NUMBER ____
_____; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING
THREE (3) CONSECUTIVE COURSES: 1) S00°20'21"E A DISTANCE OF 435.48 FEET; 2)
THENCE S03°54'12"W A DISTANCE OF 162.20 FEET; 3) THENCE S00°20'21"E A
DISTANCE OF 175.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST
57TH AVENUE AS RECORDED AT RECEPTION NUMBER _____; THENCE ALONG
SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES:
1) 39.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF
25.00 FEET, A CENTRAL ANGLE OF 89°59'17" AND A CHORD WHICH BEARS
S44°39'17"W A DISTANCE OF 35.35 FEET TO A POINT OF TANGENCY; 2) THENCE
S89°38'55"W A DISTANCE OF 132.75 FEET; 3) THENCE S83°56'18"W A DISTANCE OF
100.50 FEET; 4) THENCE S89°38'55"W A DISTANCE OF 944.90 FEET; 5) THENCE
S89°38'55"W A DISTANCE OF 826.61 FEET; 6) THENCE N87°29'15"W A DISTANCE OF
200.15 FEET; 7) THENCE S89°38'55"W A DISTANCE OF 254.04 FEET TO A POINT ON
SAID EASTERLY RIGHT-OF-WAY OF NORTH PICADILLY ROAD; THENCE ALONG SAID
EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1)
N00°21'05"W A DISTANCE OF 11.50 FEET; 2) THENCE 21.49 FEET ALONG THE ARC
OF A CURVE TO THE LEFT, HAVING A RADIUS OF 40.50 FEET, A CENTRAL ANGLE OF
30°24'03" AND A CHORD WHICH BEARS N15°25'38"W A DISTANCE OF 21.24 FEET TO
A POINT OF REVERSE CURVATURE; 3) THENCE 19.64 FEET ALONG THE ARC OF A
CURVE TO THE RIGHT, HAVING A RADIUS OF 39.50 FEET, A CENTRAL ANGLE OF
28°29'34" AND A CHORD WHICH BEARS N16°22'52"W A DISTANCE OF 19.44 FEET TO
THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 42.353 ACRES OR 1,844,902 SQUARE FEET, MORE OR LESS.

NORTHWEST PARCEL BOUNDARY

LOT 1, BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1 AS RECORDED AT
RECEPTION NUMBER _____, BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 12, THENCE ALONG
THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, S00°13'34"E
A DISTANCE OF 76.36 FEET; THENCE N89°46'26"E A DISTANCE OF 72.00 FEET TO A
POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 60TH AVENUE AS RECORDED AT
RECEPTION NUMBER _____, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2)
CONSECUTIVE COURSES: 1) 39.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT,
HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°48'00" AND A CHORD
WHICH BEARS N45°10'26"E A DISTANCE OF 35.60 FEET TO A POINT OF TANGENCY;
2) THENCE S89°25'33"E A DISTANCE OF 1180.49 FEET TO A POINT ON THE
WESTERLY RIGHT-OF-WAY OF NORTH ROME STREET AS RECORDED AT RECEPTION
NUMBER _____; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND
THE NORTHERLY RIGHT-OF-WAY OF EAST 59TH PLACE AS RECORDED AT RECEPTION
NUMBER _____, THE FOLLOWING NINE (9) CONSECUTIVE COURSES: 1)
39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF
25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS
S44°25'33"E A DISTANCE OF 35.36 FEET; 2) THENCE S00°34'27"W A DISTANCE OF
83.51 FEET; 3) THENCE 374.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT,
HAVING A RADIUS OF 1232.00 FEET, A CENTRAL ANGLE OF 17°25'02" AND A CHORD
WHICH BEARS S08°48'50"E A DISTANCE OF 373.07 FEET; 4) THENCE S19°24'46"E A
DISTANCE OF 274.89 FEET; 5) THENCE 897.57 FEET ALONG THE ARC OF A CURVE
TO THE RIGHT, HAVING A RADIUS OF 368.00 FEET, A CENTRAL ANGLE OF 139°44'51"
AND A CHORD WHICH BEARS S50°27'14"W A DISTANCE OF 691.06 FEET; 6) THENCE
N59°40'21"W A DISTANCE OF 442.60 FEET; 7) THENCE 277.37 FEET ALONG THE ARC
OF A CURVE TO THE LEFT, HAVING A RADIUS OF 532.00 FEET, A CENTRAL ANGLE OF
29°52'22" AND A CHORD WHICH BEARS N74°56'57"W A DISTANCE OF 274.24 FEET;
8) THENCE N88°35'21"W A DISTANCE OF 105.28 FEET; 9) THENCE S89°46'26"W A
DISTANCE OF 64.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTH
PICADILLY ROAD AS RECORDED AT RECEPTION NUMBER _____;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) CONSECUTIVE
COURSES: 1) THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT,
HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD
WHICH BEARS N45°13'34"W A DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY;
2) THENCE N00°13'34"W A DISTANCE OF 841.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 31.728 ACRES OR 1,382,055 SQUARE FEET, MORE OR LESS.

SAID PARCELS CONTAIN A TOTAL OF 74.081 ACRES OR 3,226,957 SQUARE FEET,
MORE OR LESS.

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

TRACT USE TABLE

TRACT/ BLOCK	AREA (AC.)	AREA (S.F.)	OWNERSHIP/MAINTENANCE	USE*
TRACT A	3.062	133,394	HOME OWNERS ASSOCIATION	OS/D
TRACT B	6.519	283,958	CITY OF AURORA	D/P
TRACT C	1.883	82,004	HOME OWNERS ASSOCIATION	OS/D
TRACT D	0.897	39,056	HOME OWNERS ASSOCIATION	OS/D
TRACT E	0.104	4,524	HOME OWNERS ASSOCIATION	OS/D
TRACT F	0.287	12,487	HOME OWNERS ASSOCIATION	A/W/S/F
TRACT G	0.569	24,801	HOME OWNERS ASSOCIATION	A/W/S/F
TRACT H	0.077	3,335	HOME OWNERS ASSOCIATION	A/W/S/F
TRACT I	0.077	3,335	HOME OWNERS ASSOCIATION	A/W/S/F
TRACT J	0.077	3,335	HOME OWNERS ASSOCIATION	A/W/S/F
TRACT K	0.077	3,373	HOME OWNERS ASSOCIATION	A/W/S/F
TRACT L	0.078	3,380	HOME OWNERS ASSOCIATION	A/W/S/F
BLOCK 12	2.394	104,297	FUTURE DEVELOPMENT	FUTURE DEVELOPMENT
BLOCK 13	2.993	130,364	FUTURE DEVELOPMENT	FUTURE DEVELOPMENT
BLOCK 14	23.102	1,006,332	FUTURE DEVELOPMENT	FUTURE DEVELOPMENT

* OS=OPEN SPACE; A=ACCESS; D=DRAINAGE; W=WATER; S=SANITARY; F=FIRE LANE;
P=PUBLIC LAND

NOVEMBER 05, 2024
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MARTIN/MARTIN
CONSULTING ENGINEERS

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

DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family PLANS\PLAT FILING 2\01-02_COVER.dwg

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

C1/4, SEC. 12, T3S, R66W, 6TH P.M.,
FOUND #6 REBAR W/ 2" ALUM. CAP
1.0' BELOW SURFACE, STAMPED
"WESTERN STATES SURVEYING INC
T3S R66W, C 1/4 S12
R.O.W. 1994 PLS #24960"

E. 60TH AVE.
(R.O.W. WIDTH VARIES)
(REC. #)

(LOT 1, BLOCK 4 OF
SKYDANCE SUBDIVISION FILING NO. 1)
- W1/4, SEC. 12, T3S, R66W, 6TH P.M.,
FOUND #6 REBAR W/ 3-1/4" ALUM. CAP
0.2' BELOW SURFACE, STAMPED
"CVL CONSULTANTS T3S R66W, 1/4 S11/S12
2021 PLS #34591
└─104' R.O.W.

S89°25'33"E 1180.49' S00°34'27"W 50.00'

$\Delta = 90^{\circ}00'00''$
 $R = 25.00'$
 $L = 39.27'$
 $CH = S44^{\circ}25'33''E$
 $35.36'$

$\Delta = 17^{\circ}25'02''$
 $R = 1232.00'$
 $L = 374.51'$
 $CH = 508^{\circ}48'50''E$
 $373.07'$

~S19°24'46"E 274.89'

E. 59TH PL.
(64' R.O.W.)
(REC. #

$\Delta = 77^{\circ}44'24''$
 $R = 25.00'$
 $L = 33.92'$
 $CH = N51^{\circ}42'14''E$
 $31.38'$

$$\begin{aligned} \Delta &= 89^{\circ}05'12'' \\ R &= 25.00' \\ L &= 38.87' \\ CH &= S44^{\circ}52'57''E \\ &35.07' \end{aligned}$$

S00°20'21"E 435.48'
57' R.O.
(REC. #20210001309)
55' R.O.
(REC. # _____)

$$\begin{aligned}\Delta &= 89^{\circ}59'17'' \\ R &= 25.00' \\ L &= 39.26' \\ CH &= S44^{\circ}39'17''W \\ &\quad 35.35'\end{aligned}$$

S03°54'12"W
 162.20'
 S00°20'21"E
 175.82'
 S89°39'39"W 67.00'

POINT OF COMMENCEMENT
(LOT 1, BLOCK 3 OF SKYDANCE
SUBDIVISION FILING NO. 1)
SW COR., SEC. 12, T3S, R66W,
6TH P.M., FOUND #6 REBAR W/
3" BRASS CAP IN RANGE BOX
2.0' BELOW ASPHALT STAMPED
"D.W.D. T3S R66W, S11/S12/
S13/S14 1986 PLS #16398"

LOT 1, BLOCK 1
SKYDANCE SUBDIVISION
FILING NO. 1
(REC. # _____)

' R.O.W.
K. 3515, E. 56TH AVE.
936) (140' R.O.W.)

LOT 1, BLOCK 2
SKYDANCE SUBDIVISION
FILING NO. 1
(REC. # _____)

S1/4 COR., SEC. 12, T3S, R66W, 6TH P.M.
FOUND 3" BRASS CAP IN RANGE BOX
2.1' BELOW RIM OF BOX, STAMPED
"CITY OF AURORA T3S R66W, 1/4
80' R.O.W. S12/S13 1989, PLS #16848"

80' R.O.W.
(BK. 3515, PG. 936)

—SOUTHERLY LINE SW 1/4, SEC. 12, T3S, R66W, 6TH P.M.

60' R.O.W.
(BK. 1, PAGE 96)

60' R.O.W.
(BK. 1, PAGE 96)

PROPOSED

LOT LINE

SHEET BREAK LINE

SHEET NUMBERS

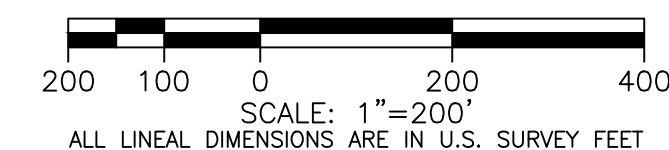
FOUND #4 REBAR W/
1" YELLOW PLASTIC CAP
PLS #23899

SET 18" #4 REBAR W/
1" YELLOW PLASTIC CAP
PLS #23899

SECTION CORNER

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°48'00"	25.00'	39.62'	N45°10'26"E	35.60'
C2	139°44'51"	368.00'	897.57'	S50°27'14"W	691.06'
C3	29°52'22"	532.00'	277.37'	N74°56'57"W	274.24'
C4	90°00'00"	25.00'	39.27'	N45°13'34"W	35.36'
C5	18°44'42"	25.00'	8.18'	N80°24'06"E	8.14'
C6	30°01'19"	468.00'	245.22'	S75°02'46"E	242.43'
C7	107°29'37"	432.00'	810.48'	N66°34'51"E	696.74'
C8	30°24'03"	40.50'	21.49'	N15°25'38"W	21.24'
C9	28°29'34"	39.50'	19.64'	N16°22'52"W	19.44'
C10	20°25'52"	44.50'	15.87'	N09°59'23"E	15.78'
C11	17°36'30"	34.50'	10.60'	N11°36'47"E	10.56'

NUMBER	DIRECTION	LENGTH
L1	N59°40'21"W	442.60
L2	N88°35'21"W	105.28
L3	S89°46'26"W	64.71
L4	N89°46'26"E	168.16
L5	S59°40'21"E	442.40
L6	N00°13'34"W	376.96
L7	N05°15'37"E	125.51
L8	N00°13'34"W	257.37



NOVEMBER 05, 2024
OCTOBER 01, 2024
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SHEET 03 OF 14 NOVEMBER 17, 2023

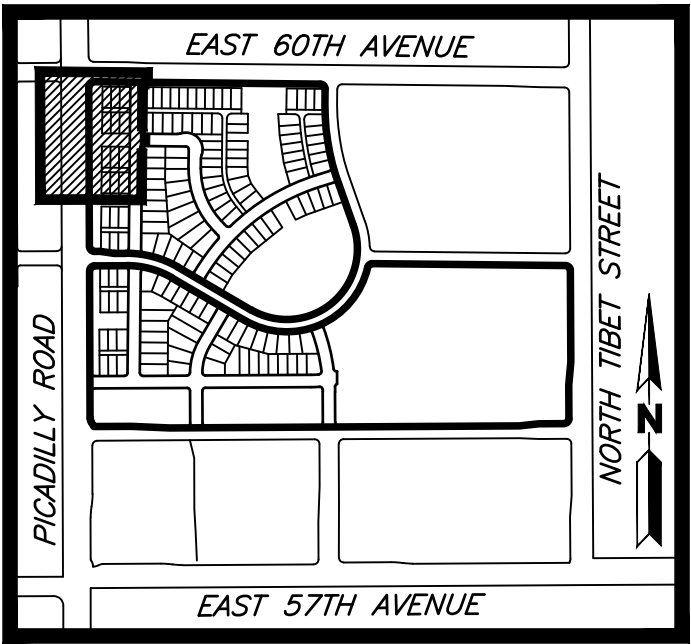
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CONSULTING ENGINEERS

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303.431.6100 MARTINMARTIN.COM

SKYDANCE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

SHEET 04 OF 14



KEYMAP
SCALE: 1"=1000'

LEGEND

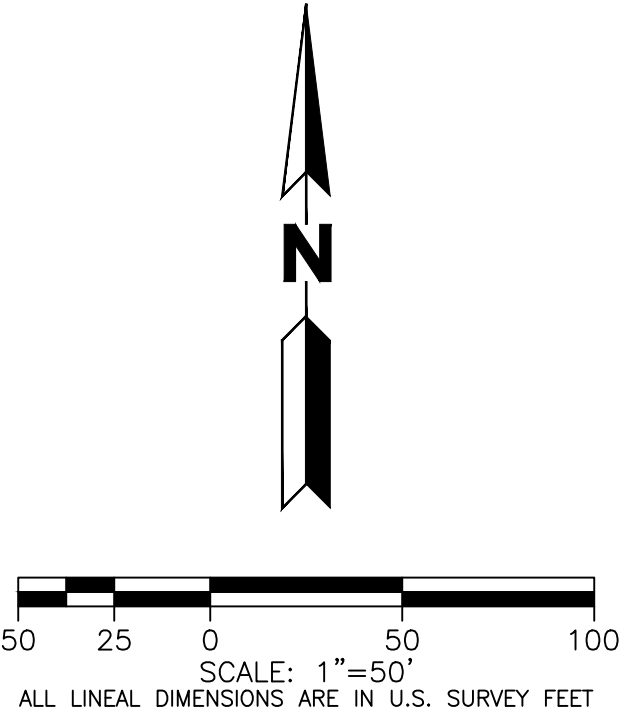
EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---

MONUMENT BOXES WITH 30",
#6 REBAR WITH 2" DURABLE
METAL CAP BEARING THE
REGISTRATION NUMBER OF THE
RESPONSIBLE SURVEYOR, 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.

- POINT OF CURVATURE/INTERSECTION
- FOUND #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ⊙ SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ◆ SECTION CORNER

EASEMENT LEGEND:
UE - UTILITY EASEMENT
WSE - WATER & SANITARY SEWER EASEMENT

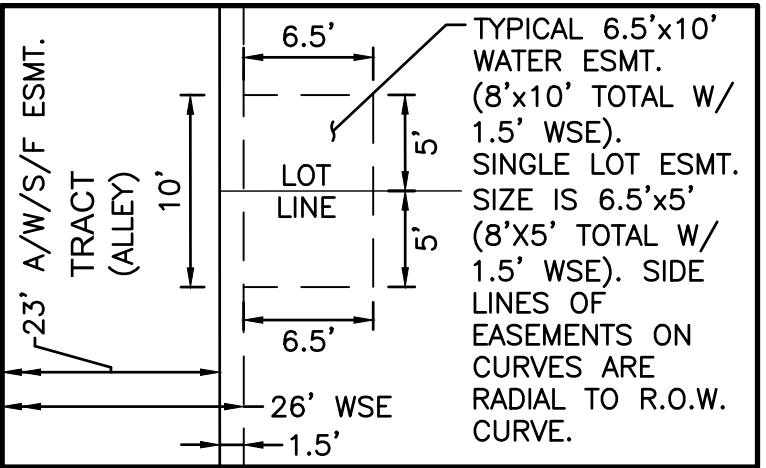
TRACT USE LEGEND:
OS - OPEN SPACE
A - ACCESS
D - DRAINAGE
W - WATER
S - SANITARY
F - FIRE LANE
P - PUBLIC LAND



NOVEMBER 05, 2024
OCTOBER 01, 2024
JUNE 28, 2024
APRIL 12, 2024
SHEET 04 OF 14 NOVEMBER 17, 2023

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DETAIL A
SCALE: 1"=10'

POINT OF COMMENCEMENT
(LOT 1, BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1)
W1/4, SEC. 12, T3S, R66W, 6TH P.M., FOUND #6 REBAR W/ 3-1/4" ALUM. CAP 0.2' BELOW SURFACE, STAMPED "CVL CONSULTANTS T3S R66W, 1/4 S11/S12 2021 PLS #34591

EAST 60TH AVENUE
(96' R.O.W.)
(REC. #2018000064155)

NORTH PICADILLY ROAD
(R.O.W. WIDTH VARIES)
(BK. 1, PG. 227-237 & REC. #2018000025942 & REC. #2018000025942)

42' R.O.W.
(REC. #2018000025942)

60' R.O.W.
(BK. 1, PG. 227-237)

PAINTED PRAIRIE SUBDIVISION FILING NO. 1
(REC. #2018000064155)

WESTERLY LINE SW 1/4, SEC. 12, T3S, R66W, 6TH P.M.
N00°13'34"W 2658.67'
(BASIS OF BEARING) 977.85'

N00°13'34"W 833.49'

SEE SHEET 09

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

NORTHERLY LINE SW 1/4,
SEC. 12, T3S, R66W, 6TH P.M.
S89°25'33"E 2629.87'

EAST 60TH AVENUE
(R.O.W. WIDTH VARIES)
(REC. #2018000064155)

POINT OF BEGINNING
(LOT 1, BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1)

TRACT H
3335 S.F.
0.077 AC.
A/W/S/F

TRACT C
82004 S.F.
1.883 AC.
OS/D

TRACT I
3335 S.F.
0.077 AC.
A/W/S/F

TRACT C
82004 S.F.
1.883 AC.
OS/D

S89°25'33"E 1180.49'

166.71' L=39.27'

N89°25'33"W 145.00'

45.00'

110.00'

LOT 1
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 2
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 3
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 4
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 5
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 6
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 7
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 8
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 9
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 10
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 11
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 12
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 13
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 14
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 15
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 16
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 17
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 18
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 19
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 20
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 21
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 22
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 23
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 24
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 25
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 26
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 27
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 28
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 29
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 30
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 31
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 32
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 33
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 34
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 35
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 36
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 37
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 38
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 39
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 40
4950 S.F.
0.114 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 41
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 42
6050 S.F.
0.139 AC.

WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

LOT 43
4950 S.F.
0.114 AC.

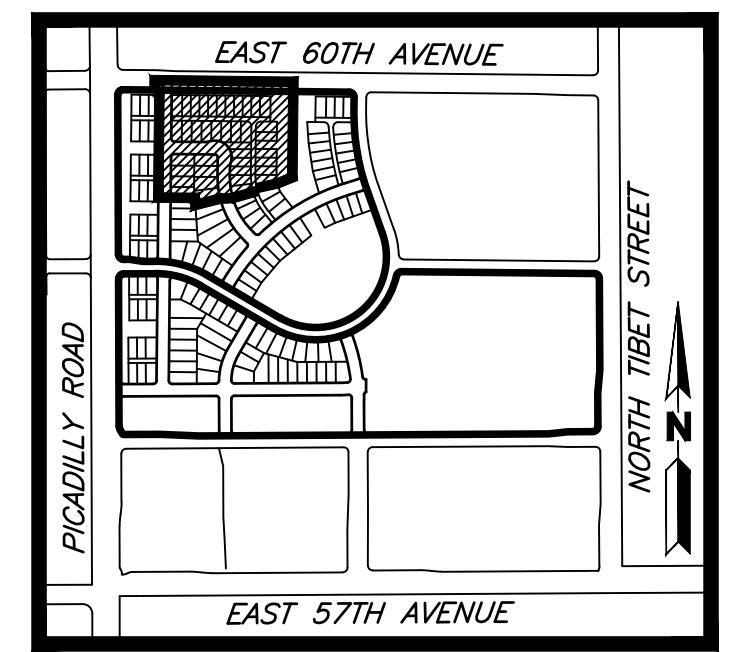
WATER ESMT. SEE DETAIL A

26' WSE

45.00'

110.00'

SKYDANCE SUBDIVISION FILING NO. 2
A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
NW1/4, SEC. 12
T3S, R66W, 6TH P.M.
SHEET 05 OF 14



KEYMAP
SCALE: 1"=1000'

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---

MONUMENT BOXES WITH 30",
#6 REBAR WITH 2" DURABLE
METAL CAP BEARING THE
REGISTRATION NUMBER OF THE
RESPONSIBLE SURVEYOR, 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.

- POINT OF CURVATURE/INTERSECTION
- FOUND #4 REBAR W/ 1" YELLOW
PLASTIC CAP PLS #23899
- SET 18" #4 REBAR W/ 1" YELLOW
PLASTIC CAP PLS #23899
- SECTION CORNER

EASEMENT LEGEND:
UE - UTILITY EASEMENT
WSE - WATER & SANITARY SEWER EASEMENT

TRACT USE LEGEND:
OS - OPEN SPACE
A - ACCESS
D - DRAINAGE
W - WATER
S - SANITARY
F - FIRE LANE
P - PUBLIC LAND

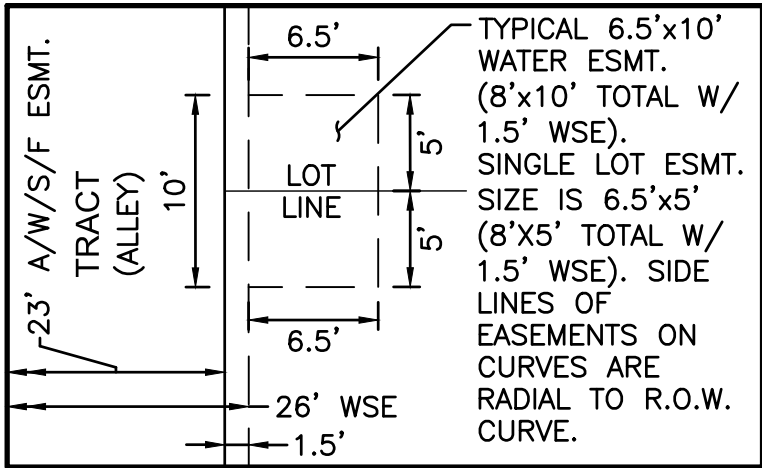
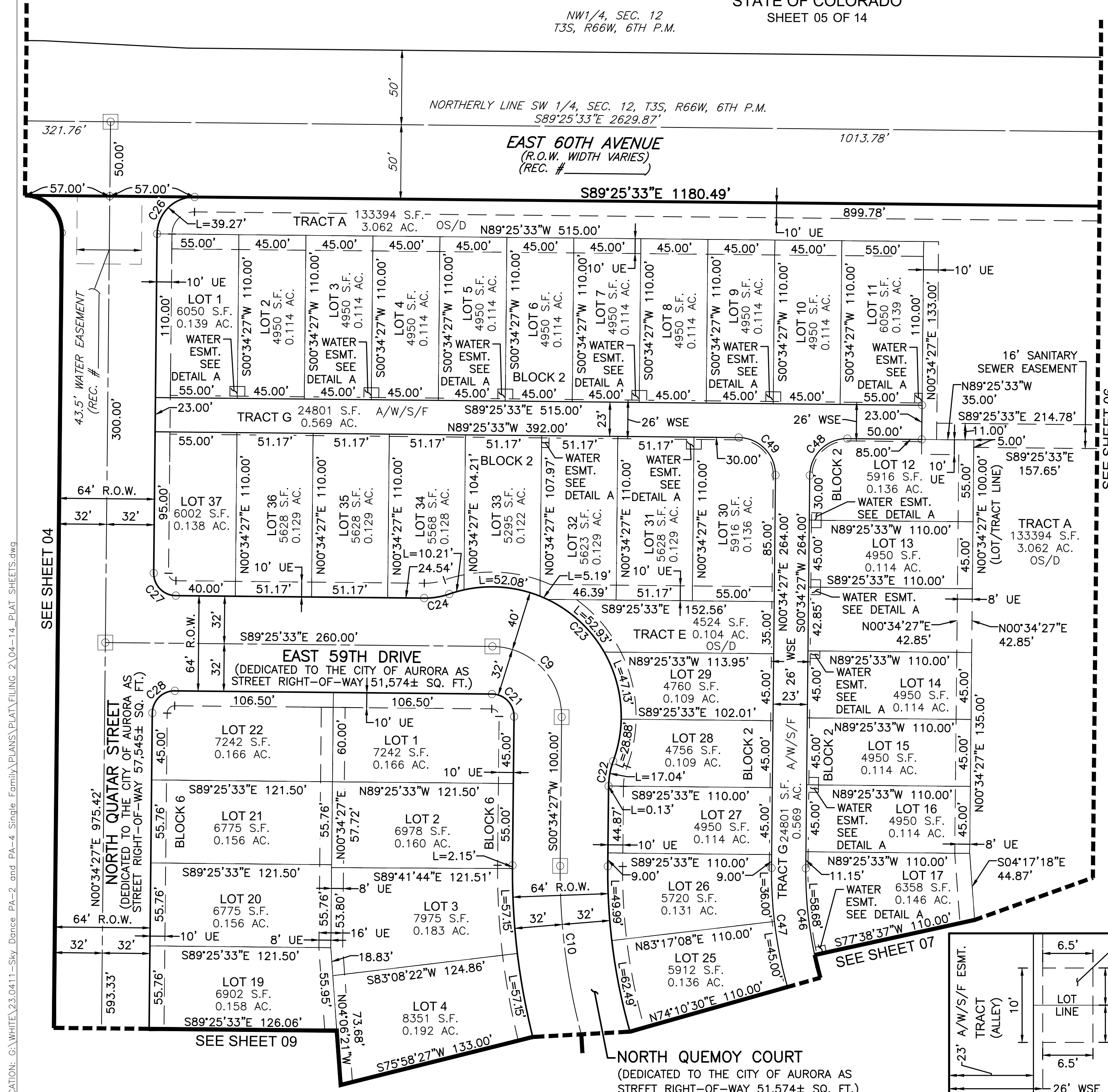


50 25 0 50 100
SCALE: 1"=50'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

NOVEMBER 05, 2024
OCTOBER 01, 2024
JUNE 28, 2024
APRIL 12, 2024
SHEET 05 OF 14 NOVEMBER 17, 2023

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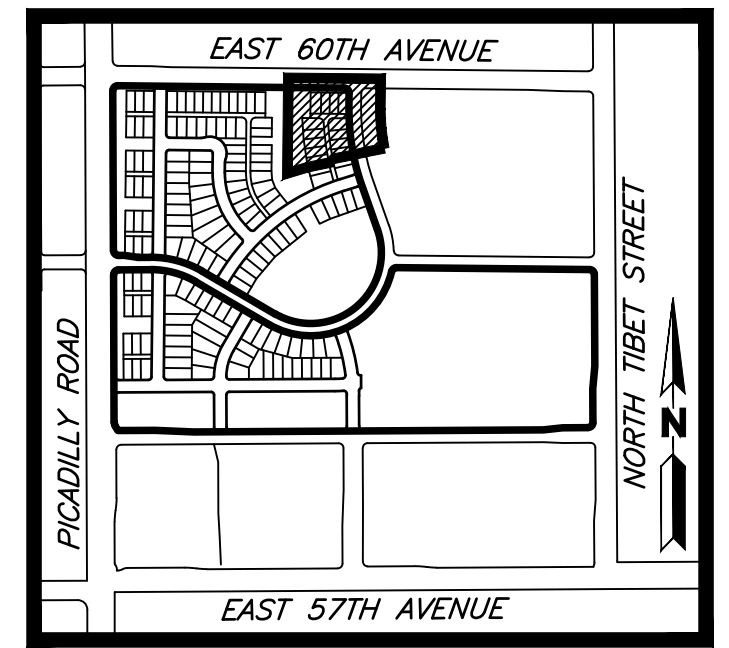


DETAIL A
SCALE: 1"=10'

DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family\PLANS\PLAT\FILING 2\04-14_PLAT SHEETS.dwg

SKYDANCE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 06 OF 14



KEYMAP

SCALE: 1"=1000'

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---

MONUMENT BOXES WITH 30",
#6 REBAR WITH 2" DURABLE
METAL CAP BEARING THE
REGISTRATION NUMBER OF THE
RESPONSIBLE SURVEYOR, 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.

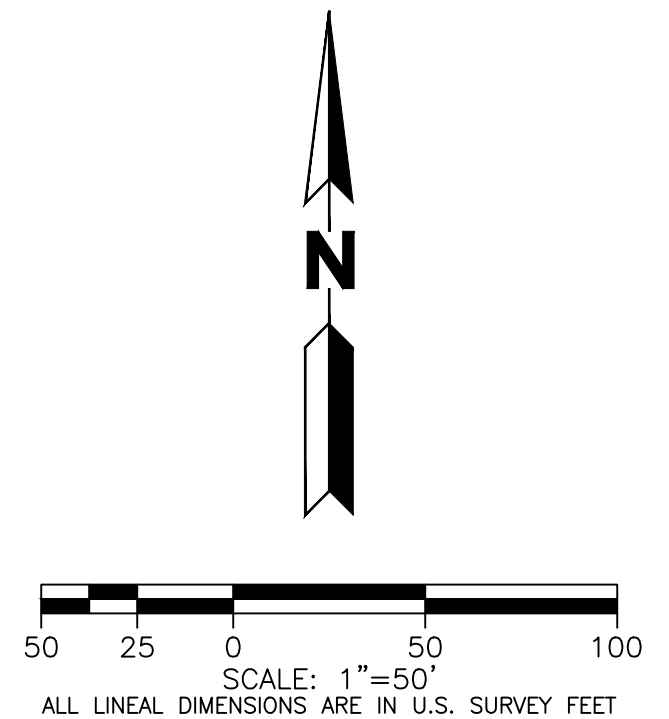
- POINT OF CURVATURE/INTERSECTION
- FOUND #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ⊙ SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ◆ SECTION CORNER

EASEMENT LEGEND:

UE - UTILITY EASEMENT
WSE - WATER & SANITARY SEWER EASEMENT

TRACT USE LEGEND:

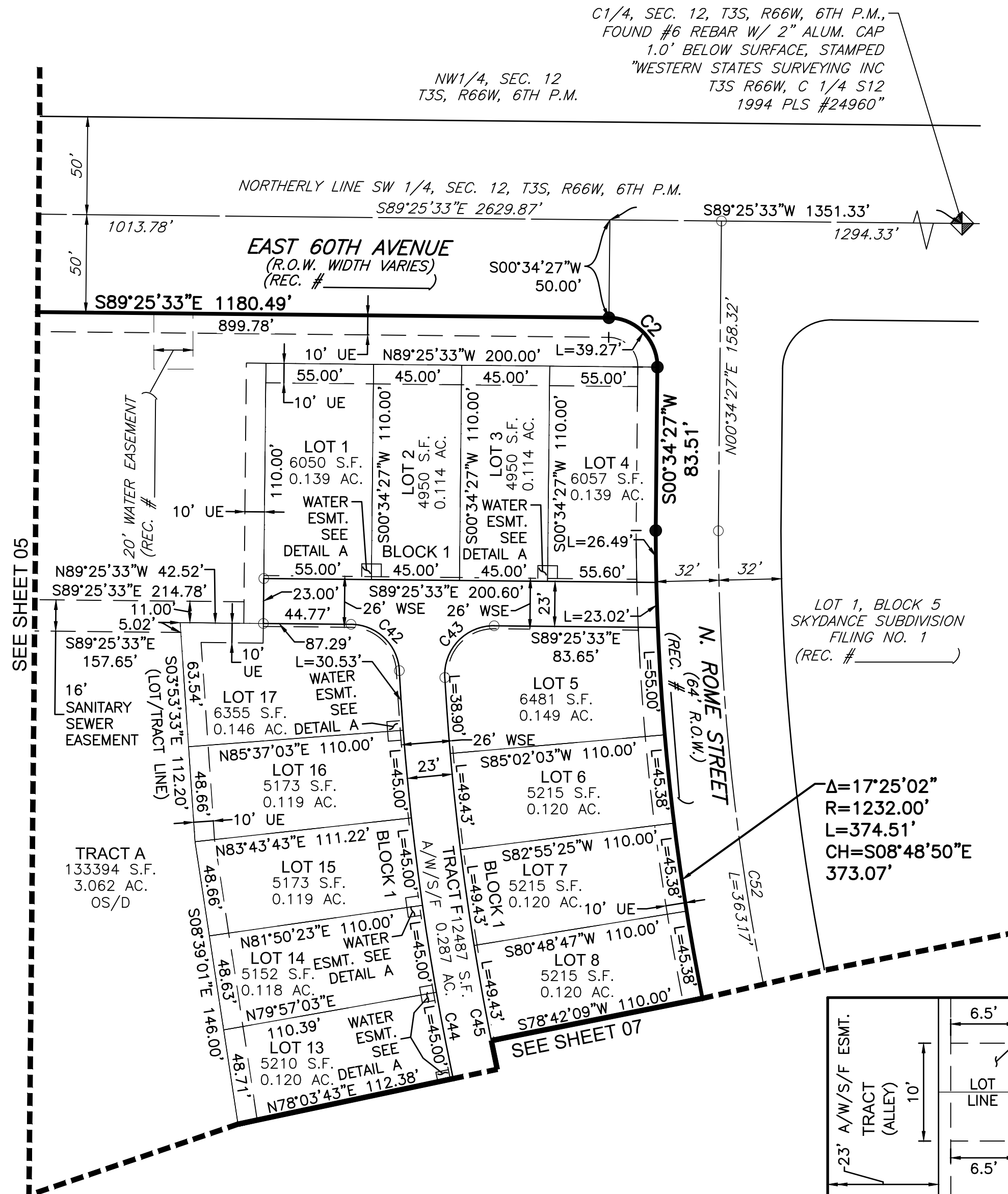
OS - OPEN SPACE
A - ACCESS
D - DRAINAGE
W - WATER
S - SANITARY
F - FIRE LANE
P - PUBLIC LAND



NOVEMBER 05, 2024
OCTOBER 01, 2024
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APRIL 12, 2024
SHEET 06 OF 14 NOVEMBER 17, 2023

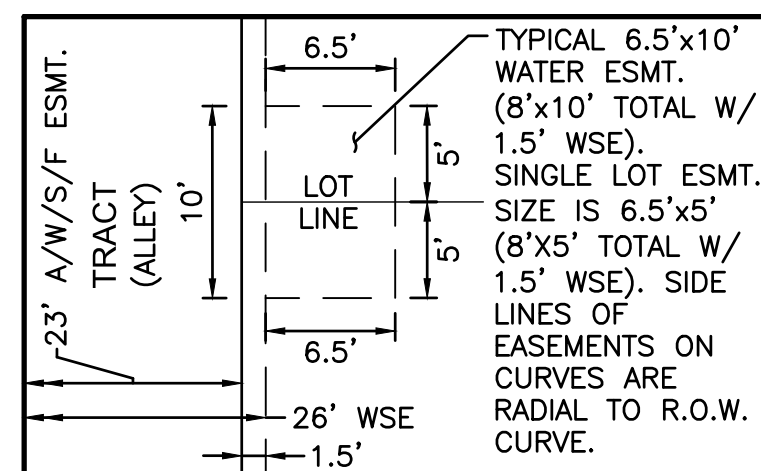
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303.431.6100 MARTINMARTIN.COM



LOT 1, BLOCK 5
SKYDANCE SUBDIVISION
FILING NO. 1
(REC. # _____)

$\Delta=17^{\circ}25'02''$
 $R=1232.00'$
 $L=374.51'$
 $CH=S08^{\circ}48'50''E$
 $373.07'$



DETAIL A

SCALE: 1"=10'

LEGEND

EXISTING

PROPOSED

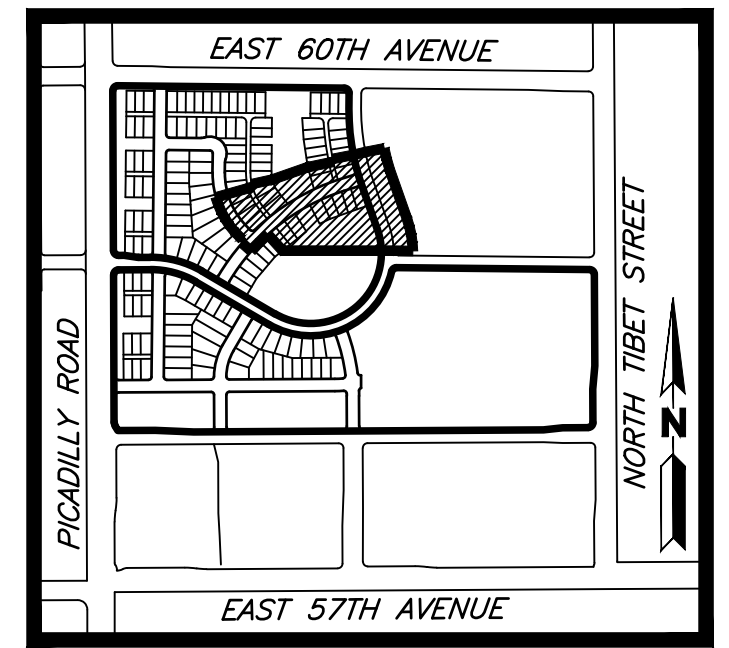
PROPERTY LINE
RIGHT-OF-WAY LINE
SECTION LINE
CENTERLINE
LOT LINE
EASEMENT

MONUMENT BOXES WITH 30",
#6 REBAR WITH 2" DURABLE
METAL CAP BEARING THE
REGISTRATION NUMBER OF THE
RESPONSIBLE SURVEYOR, 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.

- POINT OF CURVATURE/INTERSECTION
● FOUND #4 REBAR W/ 1" YELLOW
PLASTIC CAP PLS #23899
● SET 18" #4 REBAR W/ 1" YELLOW
PLASTIC CAP PLS #23899
◆ SECTION CORNER

SKYDANCE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 07 OF 14



KEYMAP

SCALE: 1"=1000'

EASEMENT LEGEND:

UE - UTILITY EASEMENT
WSE - WATER & SANITARY SEWER EASEMENT

TRACT USE LEGEND:

OS - OPEN SPACE
A - ACCESS
D - DRAINAGE
W - WATER
S - SANITARY
F - FIRE LANE
P - PUBLIC LAND

LOT 1, BLOCK 5
SKYDANCE SUBDIVISION
FILING NO. 1
(REC. #)

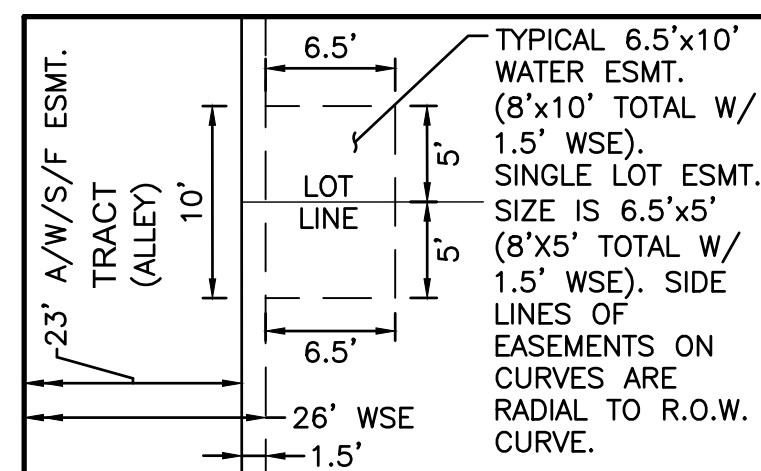


50 25 0 50 100
SCALE: 1"=50'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

NOVEMBER 05, 2024
OCTOBER 01, 2024
JUNE 28, 2024
APRIL 12, 2024
SHEET 07 OF 14 NOVEMBER 17, 2023

MARTIN/MARTIN
CONSULTING ENGINEERS

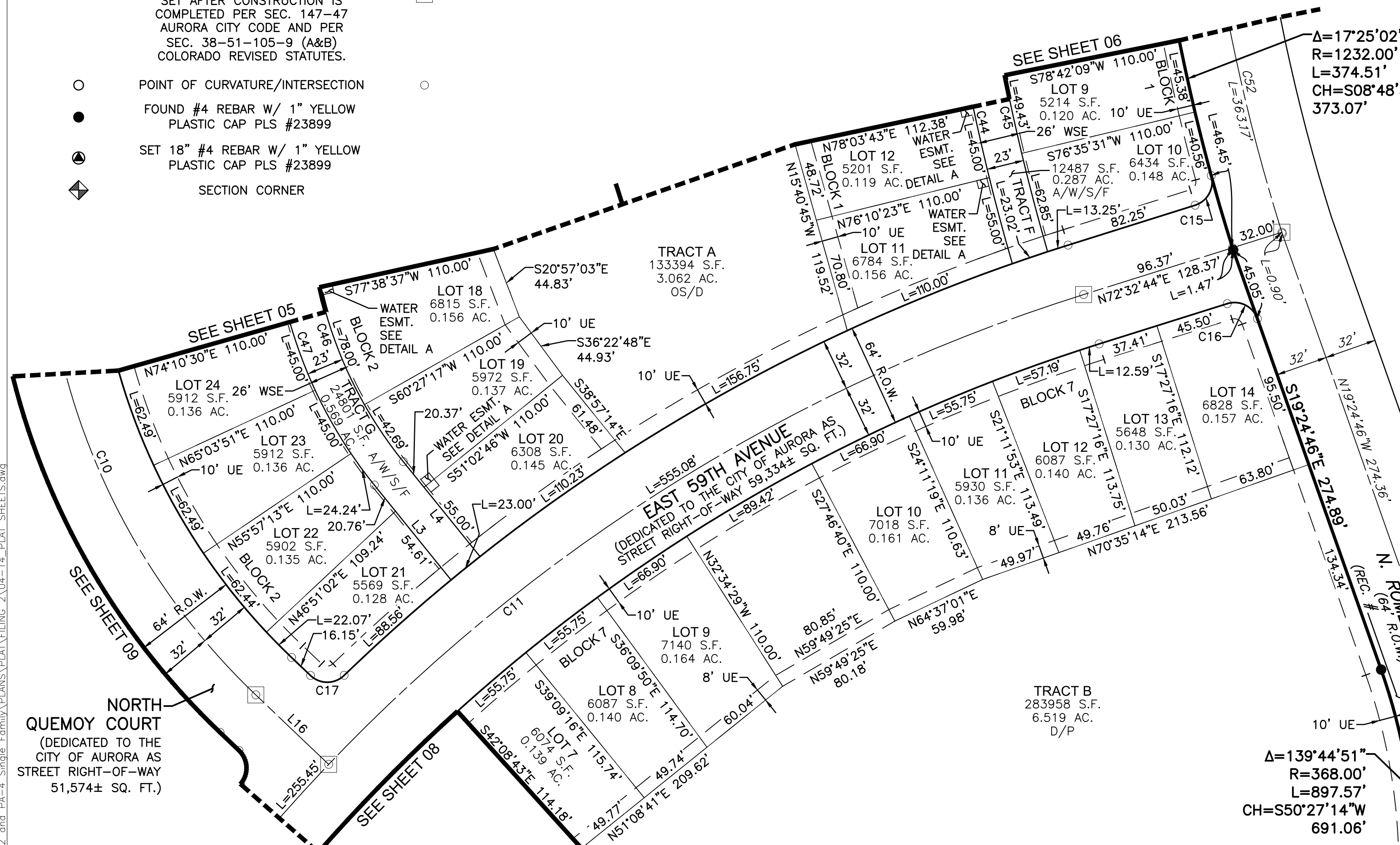
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DETAIL A
SCALE: 1"=10'

$\Delta=139^{\circ}44'51''$
 $R=368.00'$
 $L=897.57'$
 $CH=S50^{\circ}27'14''W$
 $691.06'$

$\Delta=17^{\circ}25'02''$
 $R=1232.00'$
 $L=374.51'$
 $CH=S08^{\circ}48'50''E$
 $373.07'$



DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family PLANS\PLAT FILING 2\04-14 PLAT SHEETS.dwg

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 08 OF 14



SCALE: 1"=1000'

EASEMENT LEGEND:

UE - UTILITY EASEMENT
WSE - WATER & SANITARY SEWER EASEMENT

TRACT USE LEGEND:

OS – OPEN SPACE
A – ACCESS
D – DRAINAGE
W – WATER
S – SANITARY
F – FIRE LANE
P – PUBLIC LAND

EXISTING

LEGEND

PROPOSED

PROPERTY LINE

RIGHT-OF-WAY LINE

SECTION LINE

CENTERLINE

LOT LINE

EASEMENT

CONTENT BOXES

MONUMENT BOXES WITH 30",
#6 REBAR WITH 2" DURABLE
METAL CAP BEARING THE
REGISTRATION NUMBER OF THE
RESPONSIBLE SURVEYOR, 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.

POINT OF CURVATURE/INTERSECTION

FOUND #4 REBAR W/ 1" YELLOW
PLASTIC CAP PLS #23899

SET 18" #4 REBAR W/ 1" YELLOW
PLASTIC CAP PLS #23899

SECTION CORNER

EAST 59TH AVENUE

(DEDICATED TO THE
CITY OF AURORA AS STREET
RIGHT-OF-WAY 59,334± SQ. FT.)

SEE SHEET 07

TRACT B
283958 S.F.
6.519 AC.
D/P

$\Delta = 139^{\circ}44'51''$
 $R = 368.00'$
 $L = 897.57'$
 $CH = S50^{\circ}27'14''W$
 $691.06'$

50 25 0 50 100
SCALE: 1"=50'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

NOVEMBER 05, 2024
OCTOBER 01, 2024
JUNE 28, 2024
APRIL 12, 2024
SHEET 08 OF 14 NOVEMBER 17, 2023

MARTIN/MARTIN
CONSULTING ENGINEERS

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

DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family\PLANS\PLAT\FILING 2\04-14_PLAT SHEETS.dwg

LEGEND

EXISTING

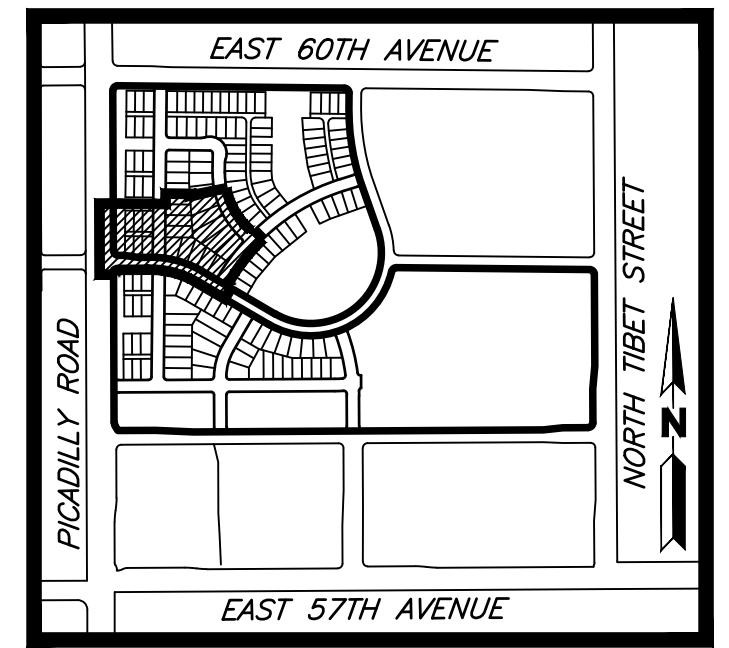
PROPOSED

PROPERTY LINE
RIGHT-OF-WAY LINE
SECTION LINE
CENTERLINE
LOT LINE
EASEMENT

MONUMENT BOXES WITH 30",
#6 REBAR WITH 2" DURABLE
METAL CAP BEARING THE
REGISTRATION NUMBER OF THE
RESPONSIBLE SURVEYOR, 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.

- POINT OF CURVATURE/INTERSECTION
● FOUND #4 REBAR W/ 1" YELLOW
PLASTIC CAP PLS #23899
● SET 18" #4 REBAR W/ 1" YELLOW
PLASTIC CAP PLS #23899
◆ SECTION CORNER

SKYDANCE SUBDIVISION FILING NO. 2
A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 09 OF 14



KEYMAP

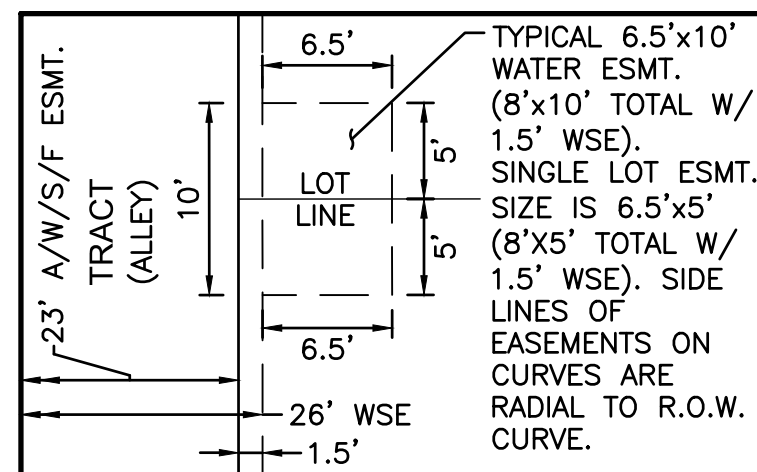
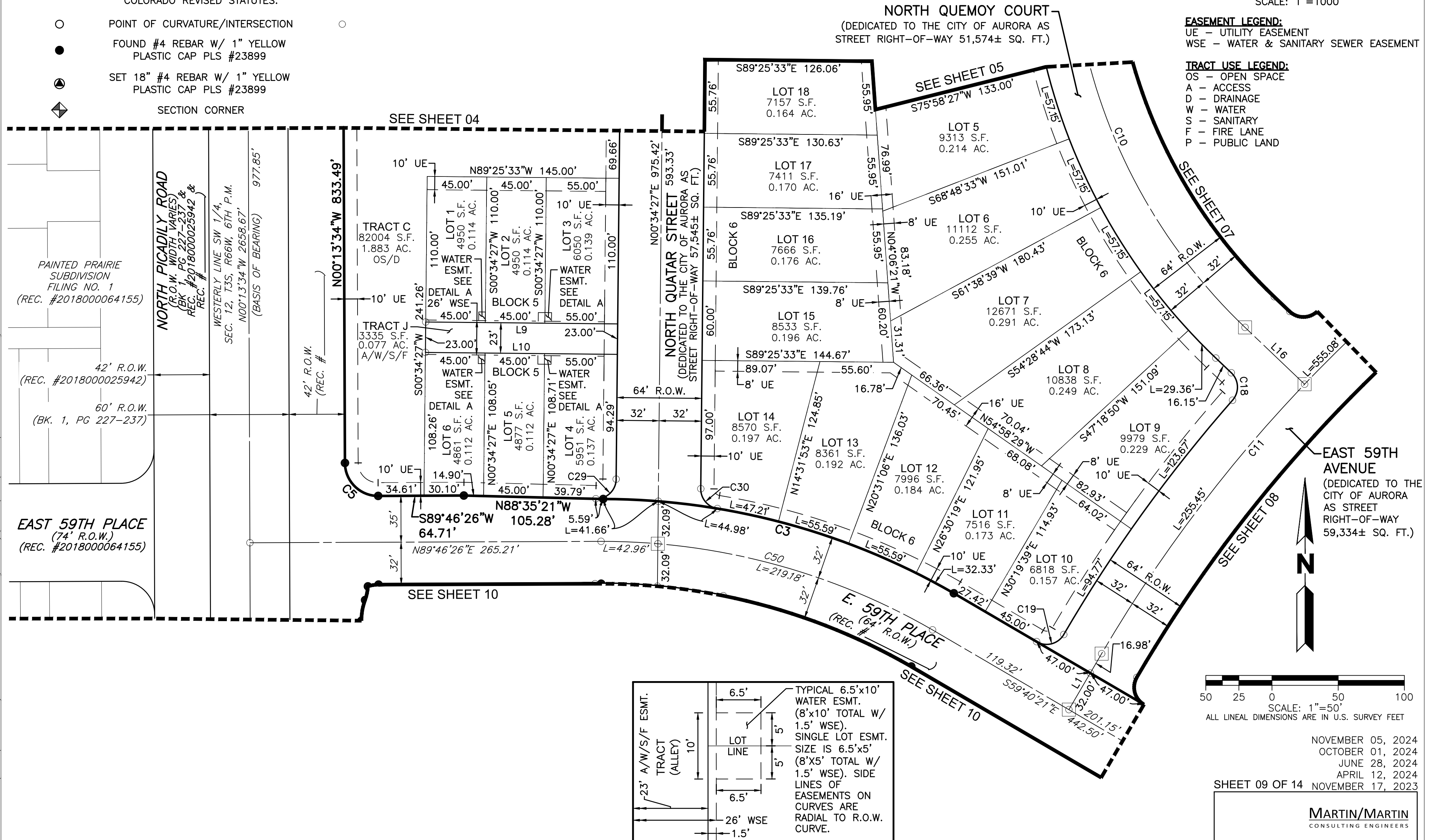
SCALE: 1"=1000'

EASEMENT LEGEND:

UE - UTILITY EASEMENT
WSE - WATER & SANITARY SEWER EASEMENT

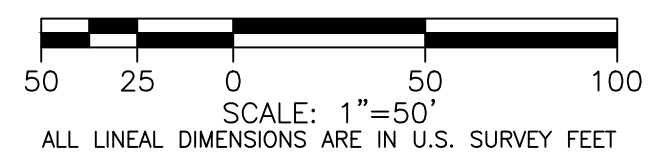
TRACT USE LEGEND:

OS - OPEN SPACE
A - ACCESS
D - DRAINAGE
W - WATER
S - SANITARY
F - FIRE LANE
P - PUBLIC LAND



DETAIL A

SCALE: 1"=10'



NOVEMBER 05, 2024
OCTOBER 01, 2024
JUNE 28, 2024
APRIL 12, 2024
SHEET 09 OF 14 NOVEMBER 17, 2023

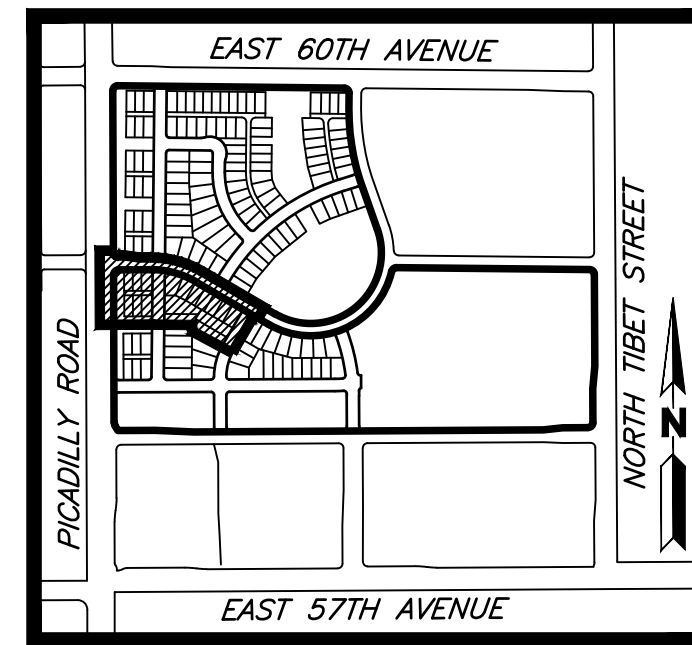
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DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family PLANS\PLAT FILING 2\04-14_PLAT SHEETS.dwg

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CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 10 OF 14



KEYMAP

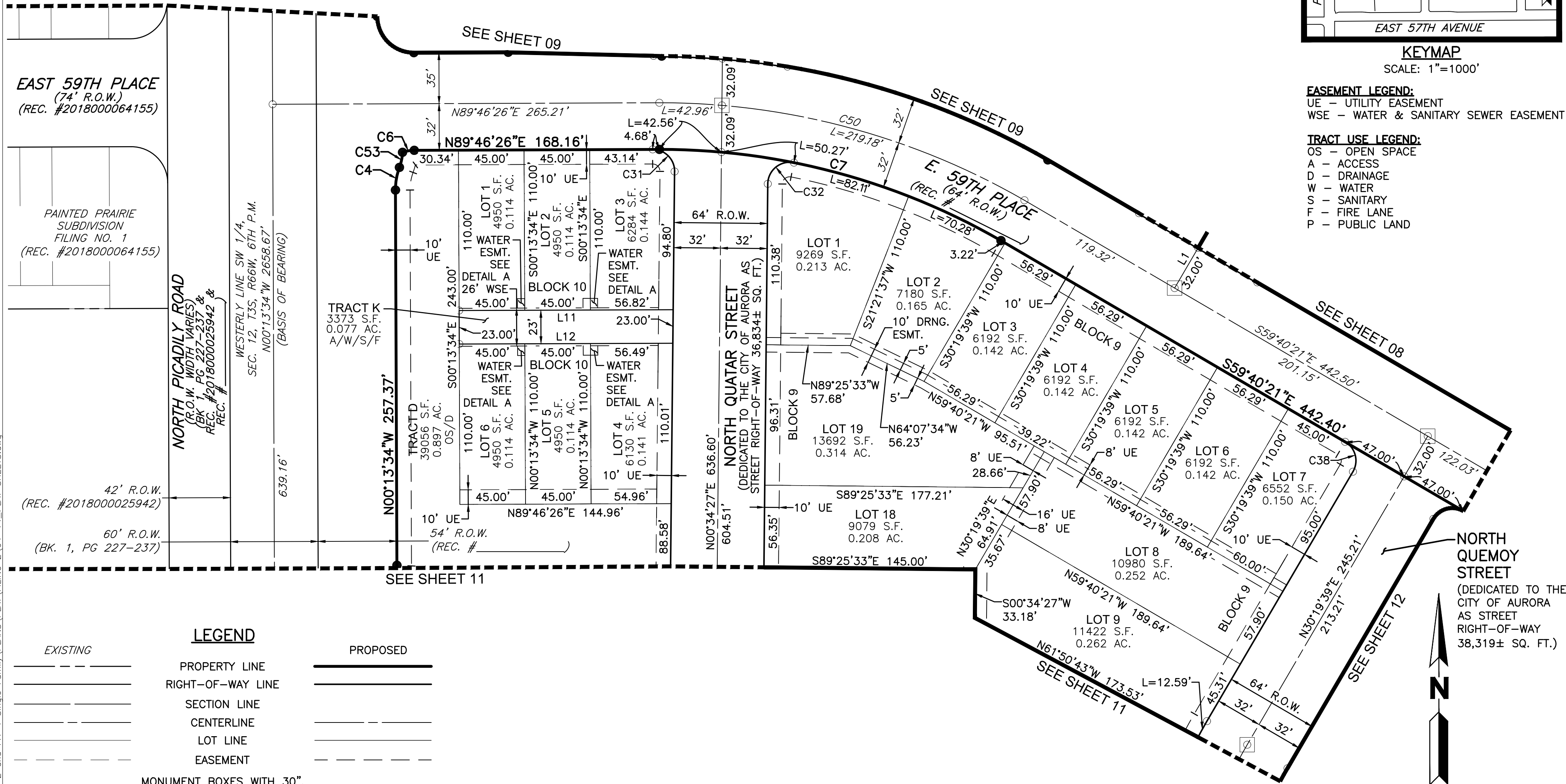
SCALE: 1"=1000'

EASEMENT LEGEND:

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WSE - WATER & SANITARY SEWER EASEMENT

TRACT USE LEGEND:

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A - ACCESS
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LEGEND

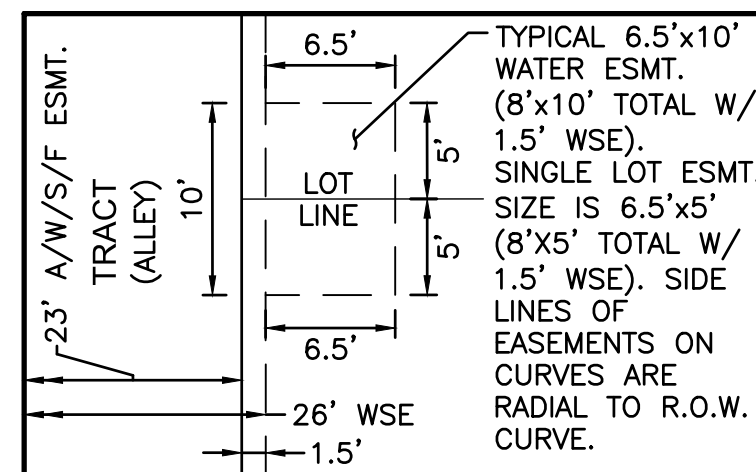
EXISTING

PROPOSED

PROPERTY LINE
RIGHT-OF-WAY LINE
SECTION LINE
CENTERLINE
LOT LINE
EASEMENT

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- POINT OF CURVATURE/INTERSECTION
- FOUND #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ⊙ SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ◆ SECTION CORNER



DETAIL A
SCALE: 1"=10'

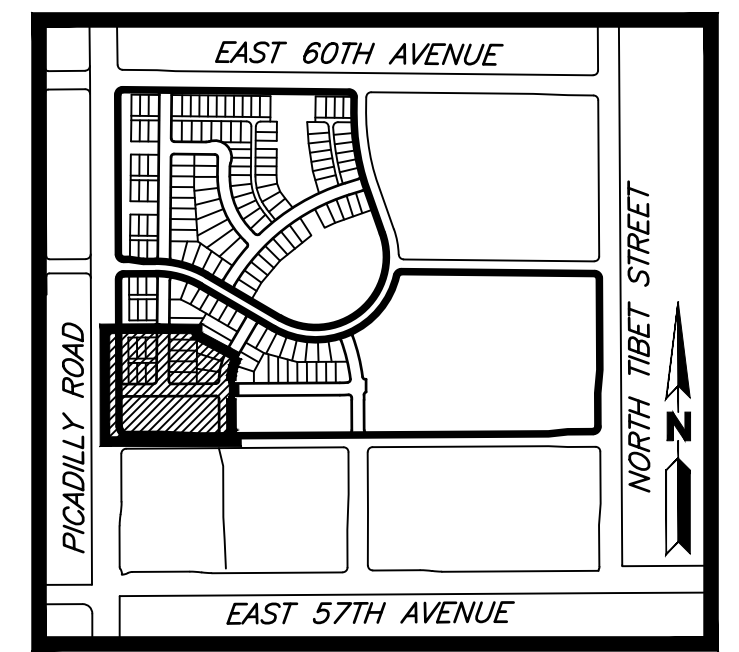
50 25 0 50 100
SCALE: 1"=50'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

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SHEET 10 OF 14 NOVEMBER 17, 2023

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CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 11 OF 14



KEYMAP
SCALE: 1"=1000'

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---

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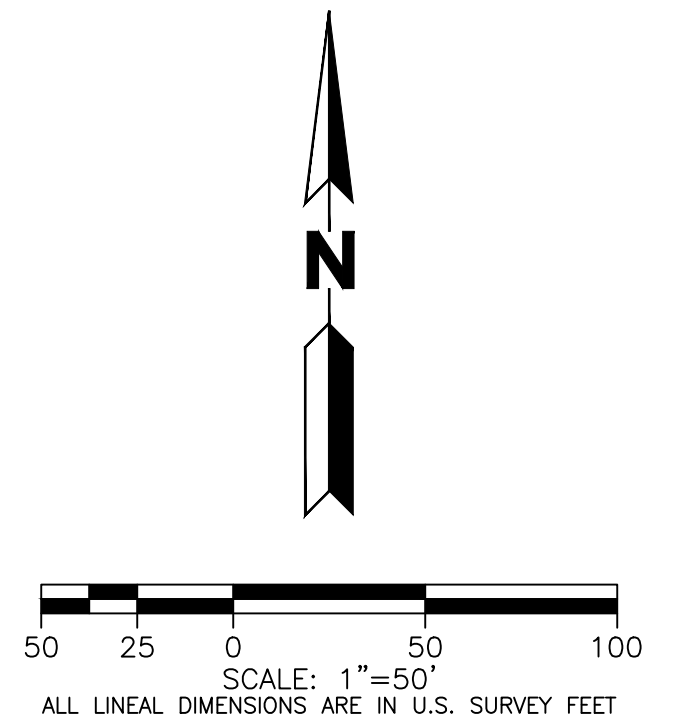
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- ⊙ SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ◆ SECTION CORNER

EASEMENT LEGEND:

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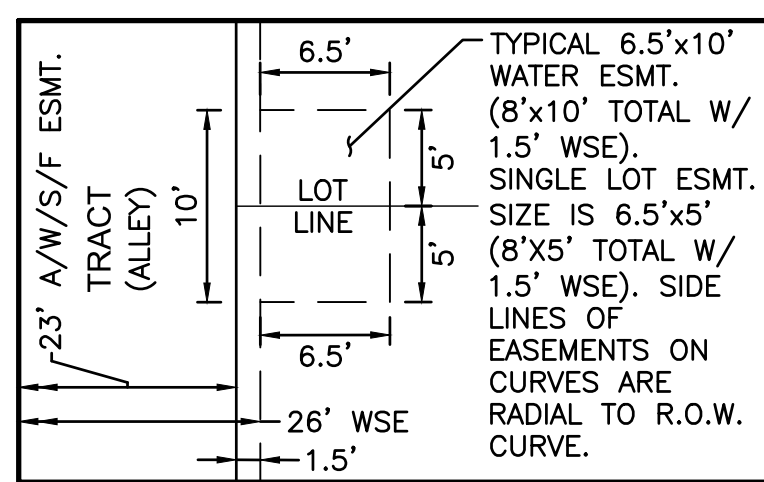
TRACT USE LEGEND:

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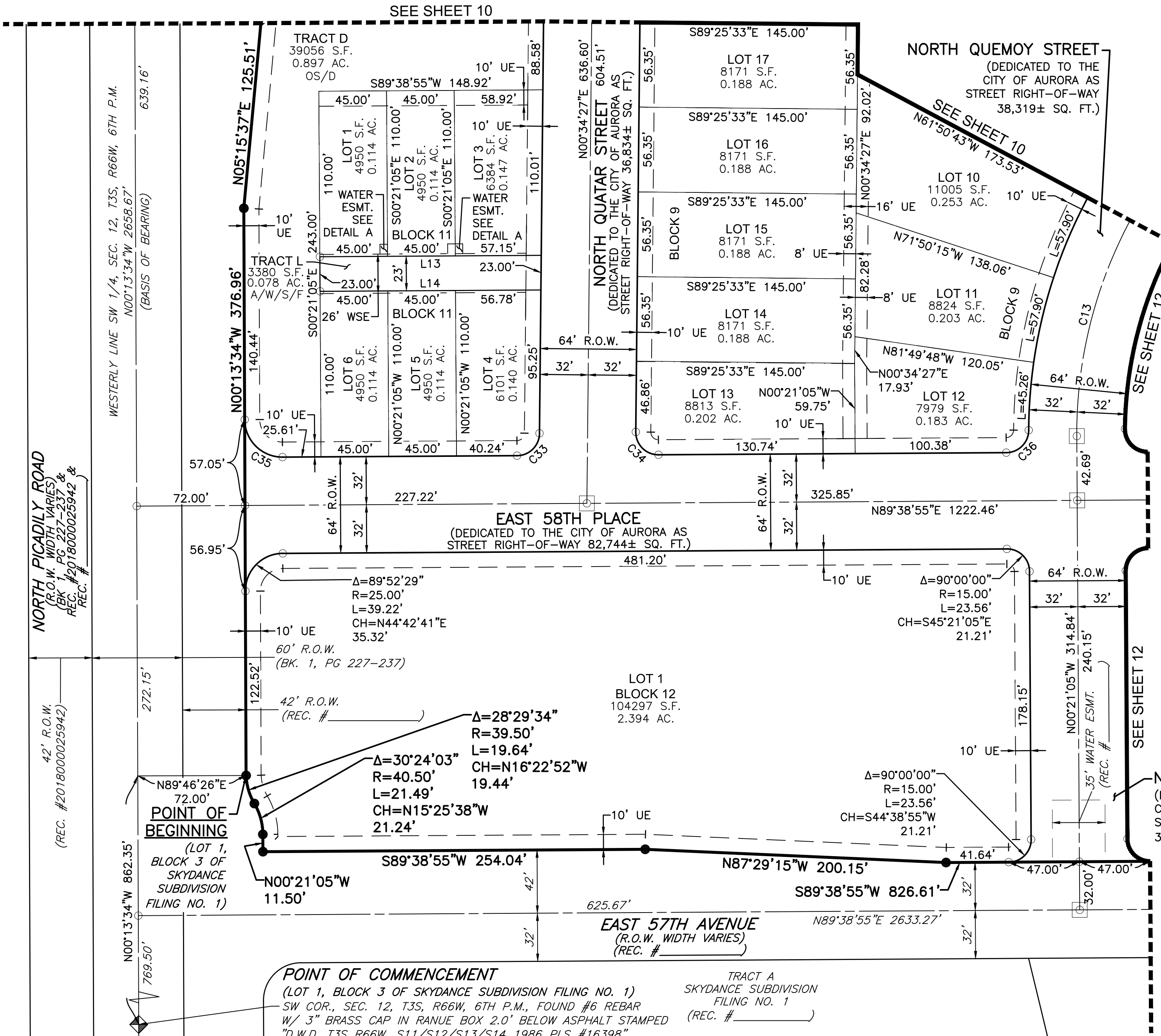


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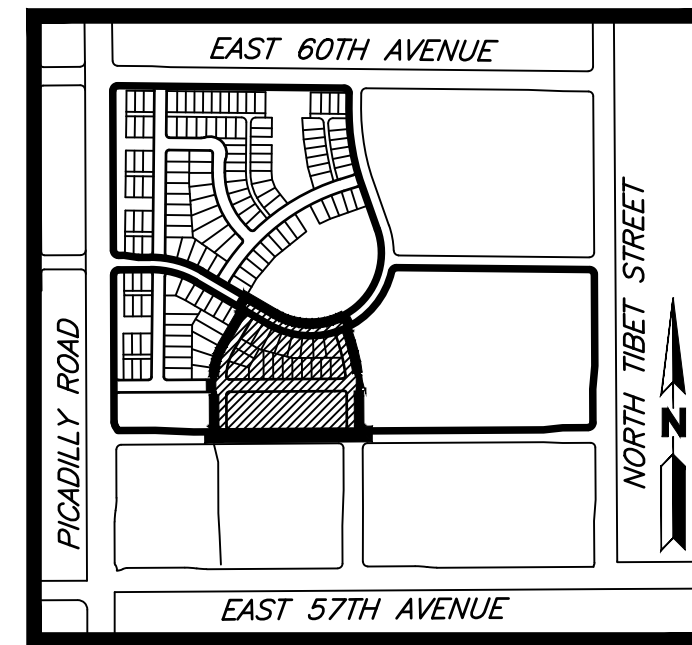


DETAIL A
SCALE: 1"=10'



SKYDANCE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 12 OF 14



KEYMAP
SCALE: 1"=1000'

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---

MONUMENT BOXES WITH 30",
#6 REBAR WITH 2" DURABLE
METAL CAP BEARING THE
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50 25 0 50 100
SCALE: 1"=50'
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NORTH SKYDANCE
BOULEVARD
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
30,318± SQ. FT.)

NORTH SKYDANCE
BOULEVARD
(DEDICATED TO THE
CITY OF AURORA AS
STREET RIGHT-OF-WAY
30,318± SQ. FT.)

EAST 58TH PLACE
(DEDICATED TO THE CITY OF AURORA AS
STREET RIGHT-OF-WAY 82,744± SQ. FT.)

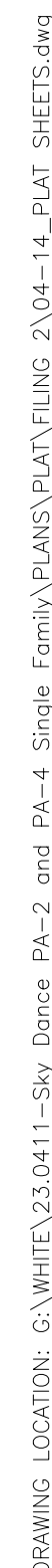
EAST 57TH AVENUE
(R.O.W. WIDTH VARIES)
(REC. #)

LOT 1, BLOCK 1
SKYDANCE SUBDIVISION
FILING NO. 1
(REC. #)

NORTH SKYDANCE
BOULEVARD
(100' R.O.W.)
(REC. #)

DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family PLANS\PLAT\FILING 2\04-14_PLAT SHEETS.dwg

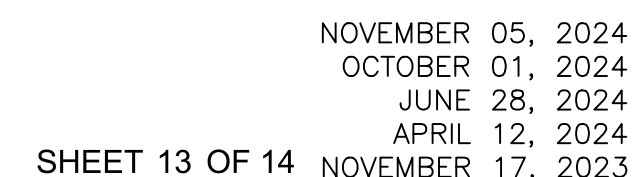
A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,
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CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 13 OF 14



MONUMENT BOXES WITH 30",
#6 REBAR WITH 2" DURABLE
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- EASEMENT LEGEND:**
 UE – UTILITY EASEMENT
 WSE – WATER & SANITARY SEWER EASEMENT

- # ANN



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SKYDANCE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1,
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TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 14 OF 14

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°48'00"	25.00'	39.62'	N45°10'26"E	35.60'
C2	90°00'00"	25.00'	39.27'	S44°25'33"E	35.36'
C3	29°52'22"	532.00'	277.37'	N74°56'57"W	274.24'
C5	90°00'00"	25.00'	39.27'	N45°13'34"W	35.36'
C6	18°44'42"	25.00'	8.18'	N80°24'06"E	8.14'
C7	30°01'19"	468.00'	245.22'	S75°02'46"E	242.43'
C8	107°29'37"	432.00'	810.48'	N66°34'51"E	696.74'
C9	90°00'00"	47.00'	73.83'	N44°25'33"W	66.47'
C10	46°56'27"	425.00'	348.19'	S22°53'47"E	338.53'
C11	42°13'05"	1100.00'	810.53'	S51°26'12"W	792.32'
C12	13°46'18"	575.00'	138.21'	N82°45'46"E	137.88'
C13	30°40'44"	300.00'	160.63'	S14°59'17"W	158.72'
C14	20°31'04"	950.00'	340.20'	N10°36'37"W	338.38'
C15	87°50'24"	15.00'	23.00'	N28°37'32"E	20.81'
C16	88°02'30"	15.00'	23.05'	N63°26'01"W	20.85'
C17	87°39'06"	15.00'	22.95'	N89°48'26"E	20.77'
C18	87°39'06"	15.00'	22.95'	N02°32'28"W	20.77'
C19	90°05'55"	15.00'	23.59'	N75°16'42"E	21.23'
C20	89°53'33"	15.00'	23.53'	S14°43'34"E	21.19'
C21	90°00'00"	15.00'	23.56'	N44°25'33"W	21.21'
C22	19°40'37"	50.00'	17.17'	S10°24'45"W	17.09'
C23	129°21'14"	87.00'	196.42'	N44°25'33"W	157.28'
C24	19°40'37"	50.00'	17.17'	N80°44'08"E	17.09'
C25	90°00'00"	25.00'	39.27'	N44°25'33"W	35.36'
C26	90°00'00"	25.00'	39.27'	S45°34'27"W	35.36'
C27	90°00'00"	15.00'	23.56'	S44°25'33"E	21.21'

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C28	90°00'00"	15.00'	23.56'	S45°34'27"W	21.21'
C29	90°50'13"	15.00'	23.78'	N45°59'33"E	21.37'
C30	81°07'39"	15.00'	21.24'	S39°59'23"E	19.51'
C31	90°48'00"	15.00'	23.77'	N44°49'34"W	21.36'
C32	100°44'00"	15.00'	26.37'	S50°56'27"W	23.10'
C33	89°04'29"	15.00'	23.32'	N45°06'41"E	21.04'
C34	90°55'31"	15.00'	23.80'	S44°53'19"E	21.38'
C36	89°17'20"	15.00'	23.38'	N45°00'16"E	21.08'
C37	90°58'32"	15.00'	23.82'	S44°51'49"E	21.39'
C38	90°00'00"	15.00'	23.56'	N14°40'21"W	21.21'
C39	90°00'00"	15.00'	23.56'	S75°19'39"W	21.21'
C40	92°22'04"	15.00'	24.18'	N39°05'04"E	21.65'
C41	84°11'21"	15.00'	22.04'	N62°44'18"W	20.11'
C42	86°19'30"	25.00'	37.67'	S46°15'48"E	34.20'
C43	93°52'44"	25.00'	40.96'	N43°38'04"E	36.53'
C44	13°02'04"	1365.00'	310.53'	S09°37'06"E	309.86'
C45	12°47'11"	1342.00'	299.49'	N09°41'53"W	298.87'
C46	39°31'40"	260.00'	179.37'	N19°11'24"W	175.84'
C47	39°31'40"	283.00'	195.24'	S19°11'24"E	191.39'
C48	90°00'00"	25.00'	39.27'	N45°34'27"E	35.36'
C49	90°00'00"	25.00'	39.27'	S44°25'33"E	35.36'
C50	30°02'21"	500.00'	262.14'	N75°02'35"W	259.15'
C51	139°44'51"	400.00'	975.62'	N50°27'14"E	751.15'
C52	17°22'59"	1200.00'	364.07'	S08°48'21"E	362.68'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N30°19'39"E	48.98'
L2	N20°52'09"W	40.97'
L3	N38°57'14"W	75.37'
L4	S38°57'14"E	75.37'
L5	S89°25'33"E	145.00'
L6	N89°25'33"W	145.00'
L7	S89°25'33"E	145.00'
L8	N89°25'33"W	145.00'
L9	S89°25'33"E	145.00'
L10	N89°25'33"W	145.00'
L11	N89°46'26"E	146.82'
L12	S89°46'26"W	146.49'
L13	N89°38'55"E	147.15'
L14	S89°38'55"W	146.78'
L15	S89°25'33"E	260.00'
L16	S46°22'01"E	62.19'

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