

# PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 6

A RESUBDIVISION OF A PARCEL OF LAND AND PICKENS TECHNOLOGY CENTER SUBDIVISIONS  
FILING NO. 1, FILING NO. 2, FILING NO. 3, FILING NO. 4, AND FILING NO. 5,  
SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 8

1st Referral 3.26.2025  
Rebecca Westerfield|303-739-7325|  
rwesterf@auroragov.org |Comments in Magenta

Comments revised by T. Henderson 06.02.2025  
Response in Blue

## SHEET INDEX:

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SHEET 8 DEDICATED EASEMENTS DETAILS

## DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9 TO BEAR NORTH 89°36'04" EAST, A DISTANCE OF 2634.62 FEET BETWEEN THE NORTHWEST CORNER OF SECTION 9 AND THE NORTH QUARTER CORNER OF SECTION 9, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 9, THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION, SOUTH 00°26'32" EAST, A DISTANCE OF 150.00 FEET, THENCE DEPARTING SAID SECTION LINE, NORTH 89°36'03" EAST, A DISTANCE OF 55.00 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 1, PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 1, THENCE NORTH 89°36'03" EAST, A DISTANCE OF 1586.57 FEET; THENCE SOUTH 00°26'34" EAST, A DISTANCE OF 2617.77 FEET TO THE EAST CORNER OF LOT 2 BLOCK 1, PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 2, THENCE ALONG THE EAST LINE OF SAID LOT 2, NORTH 24°43'38" WEST, A DISTANCE OF 76.47 FEET; THENCE SOUTH 00°26'32" EAST, A DISTANCE OF 930.18 FEET, TO THE SOUTHEAST CORNER OF SAID LOT; THENCE ALONG THE SOUTH LINE OF SAID LOT, SOUTH 89°36'07" WEST, A DISTANCE OF 1555.18 FEET TO THE SOUTHWEST CORNER OF SAID LOT, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTH AIRPORT BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 00°26'17" WEST, A DISTANCE OF 79.21 FEET TO A POINT OF CURVATURE; THENCE 233.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10563.43 FEET, AN INCLUDED ANGLE OF 01°15'55" AND SUBTENDED BY A CHORD BEARING NORTH 00°11'41" EAST, A DISTANCE OF 233.28 FEET; THENCE SOUTH 89°10'22" EAST, A DISTANCE OF 8.00 FEET TO A POINT OF CURVATURE; THENCE 110.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10555.43 FEET, AN INCLUDED ANGLE OF 00°36'00" AND SUBTENDED BY A CHORD BEARING NORTH 01°07'38" EAST, A DISTANCE OF 110.54 FEET; THENCE NORTH 88°34'22" WEST, A DISTANCE OF 8.00 FEET TO A POINT OF CURVATURE; THENCE 250.77 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10563.43 FEET, AN INCLUDED ANGLE OF 01°21'57" AND SUBTENDED BY A CHORD BEARING NORTH 02°06'27" EAST, A DISTANCE OF 250.76 FEET; THENCE NORTH 02°46'13" EAST, A DISTANCE OF 311.66 FEET TO A POINT OF CURVATURE; THENCE 478.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 4165.85 FEET, AN INCLUDED ANGLE OF 06°34'29" AND SUBTENDED BY A CHORD BEARING NORTH 00°53'27" WEST, A DISTANCE OF 477.77 FEET; THENCE NORTH 04°10'22" WEST, A DISTANCE OF 220.74 FEET TO A POINT OF CURVATURE; THENCE 495.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 7607.27 FEET, AN INCLUDED ANGLE OF 03°43'50" AND SUBTENDED BY A CHORD BEARING NORTH 02°18'27" WEST, A DISTANCE OF 495.23 FEET; THENCE NORTH 00°26'32" WEST, A DISTANCE OF 1300.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 5,452,655 SQ.FT. OR 125.18 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT AND ONE BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 6, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

## 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 147 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 ESROWED WITH THE CITY OF AURORA AND 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.

Should this statement match the Basis of Bearings in Note 2?  
FSI: Revised to match

Bearing and distance need to match the illustration  
FSI: Revised to match

Label Point of Beginning  
FSI: POB added.

Label all publicly dedicated streets within ½ mile of the exterior of the site (Typical)  
FSI: Revised

## 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: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°26'32"W ALONG THE WEST LINE OF THE NORTHWEST CORNER OF SECTION 9, BETWEEN AND A FOUND 3 1/4" ALUMINUM CAP, STAMPED "T4S R66W S8/S9 LS 22100" IN RANGE BOX AT THE WEST QUARTER CORNER OF SAID SECTION AND A FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA T4S S5 S4 S8 S9 R66W 1991 LS 16410" AT THE NORTHWEST CORNER OF SAID SECTION, AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- FIRST AMERICAN TITLE COMPANY COMMITMENT NUMBER 5509-4237982, DATED FEBRUARY 13, 2025 (TIME NOT PROVIDED), WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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.
- 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 OVERFLIGHTS 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 FROM DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- ALL OWNERS OF LOTS ADJACENT TO EAST 6TH 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 SIZE OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
- THE EASEMENT AREA WITHIN EACH LOT 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 TO THE EASEMENT ARE PROHIBITED.
- ALL EXISTING LOT LINES FROM PREVIOUS SUBDIVISIONS ARE HEREBY ELIMINATED BY THIS PLAT.
- ALL EXISTING EASEMENTS FROM PREVIOUS SUBDIVISIONS AND SEPARATE RECORDATION AS SHOWN ARE TO REMAIN ON THE PROPERTY.

Basis of Bearing statement to fully describe monuments per COA 2024 Subdivision Plat Checklist Item #12.b.  
FSI: OK as is, with mon recs provided

## CLERK AND RECORDER CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS \_\_\_\_ DAY OF 20\_\_ A.D. AT \_\_\_\_ O'CLOCK \_\_M.

COUNTY CLERK AND RECORDER DEPUTY

BOOK NO.: \_\_\_\_\_

PAGE NO.: \_\_\_\_\_

RECEPTION NO.: \_\_\_\_\_

can be removed  
FSI: Removed

## 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 JANUARY 31, 2025. 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. (SEE AES BOARD RULE1. 6.B.2.)

Surveyor's Certification must match COA 2024 Subdivision Plat Checklist Item #11, and include email, physical address and phone number of the professional land surveyor. Surveyor must stamp all pages of the plat.  
FSI: Certification revised.

COLORADO P.L.S. #38409  
VICE PRESIDENT, FLATIRONS, INC.

Add the following note:  
Documenting New and Existing Monuments. If a monument is set, as a result of a land survey, that represents the same corner or control corner of an existing monument, the professional land surveyor setting the new monument, shall, on the resulting land survey plat, make note of the reason the professional land surveyor did not accept the existing monument. (see AES Rule 1.6E.E.4.a).  
FSI: Added

Since the parcels are within an airport influence district, please add the following note:  
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 easements 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 form the negligent operation of aircraft overflights over the described premises at any altitude above ground level.  
FSI: Added

FSI JOB NO. 24-81,335

FSI: Added

FINAL PLAT			
PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 6			
SHEET 1 OF 8			
Flatirons, Inc. Land Surveying Services			
125 IRIS AVE, STE 395 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830		655 FOURTH AVE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355	INT: DATE: REVISIONS: CHECKED BY: JKR
www.FlatironsInc.com		COPYRIGHT 2025 FLATIRONS, INC.	

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ONLY FINAL VERSION  
WILL HAVE STAMP  
AND SIGNATURE

(Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.  
FSI: New Checklist reviewed and plat revised  
(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.)  
FSI: Title will be updated closer to finalization of the plat

(Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.  
FSI: N/A - Separate document

(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.)  
FSI: N/A - Separate document

(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.  
FSI: Margins match requirements

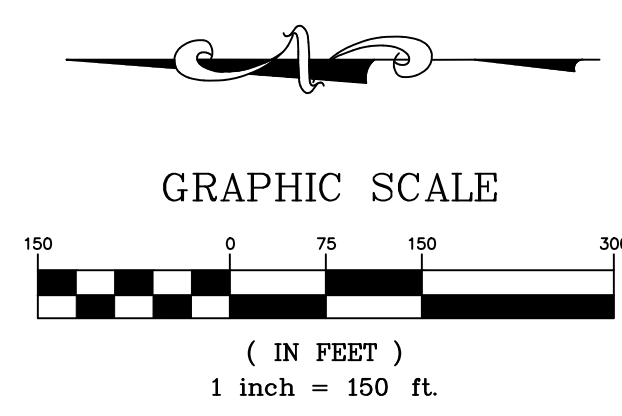
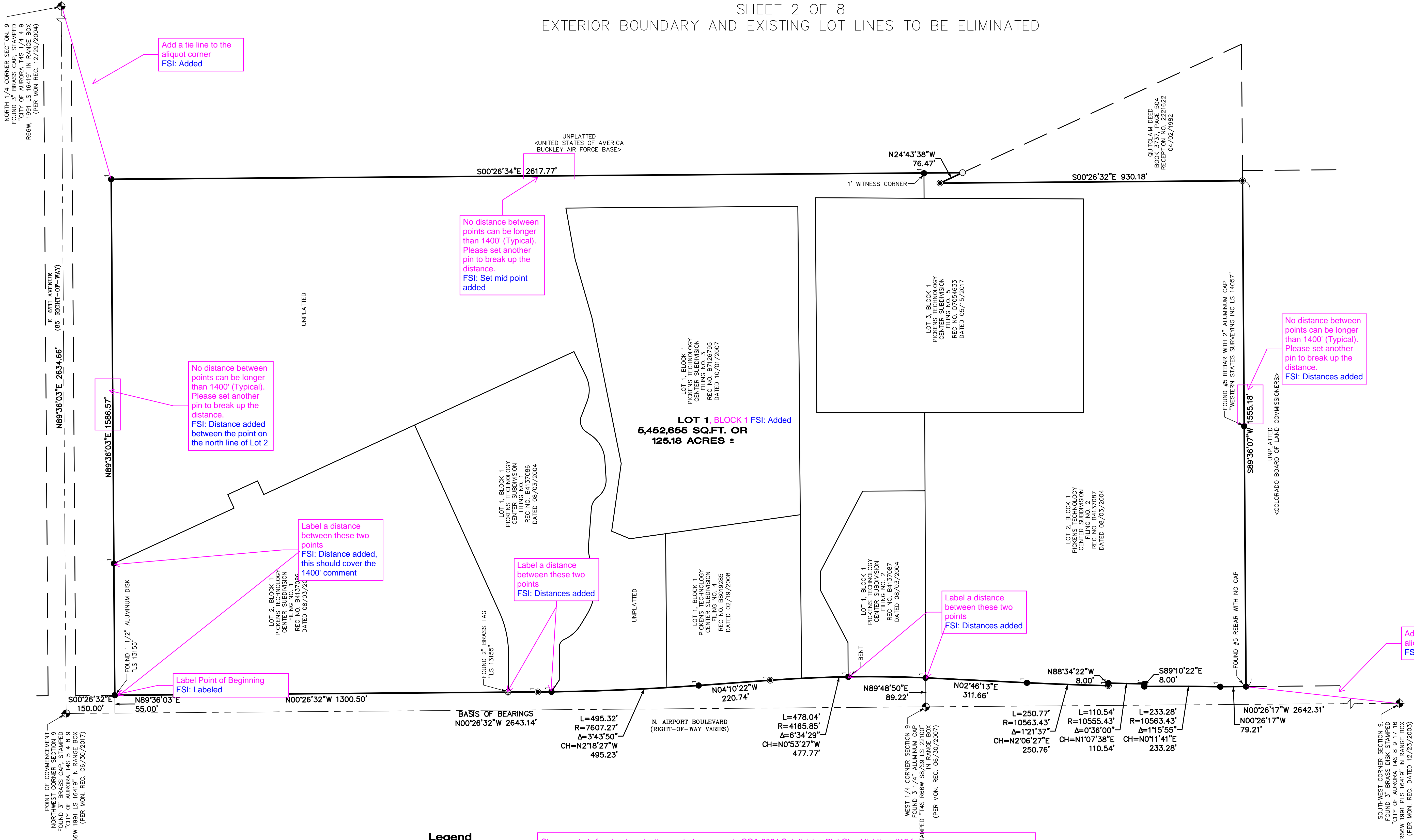
Send in the State Monument Records for the aliquot corners used in the plat  
FSI: Mon Recs provided



# PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 6

A RESUBDIVISION OF A PARCEL OF LAND AND PICKENS TECHNOLOGY CENTER SUBDIVISIONS  
FILING NO. 1, FILING NO. 2, FILING NO. 3, FILING NO. 4, AND FILING NO. 5,  
SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 8  
EXTERIOR BOUNDARY AND EXISTING LOT LINES TO BE ELIMINATED



- Legend**
- FOUND ALIQUOT MONUMENT AS DESCRIBED
  - FOUND MONUMENT AS DESCRIBED
  - FOUND #5 REBAR WITH 2 1/2" ALUMINUM CAP "MERRICK & CO PLS 13155"
  - ⊕ FOUND BRASS TAG AS DESCRIBED
  - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS INC 38409"
  - SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS INC 38409"
  - CALCULATED POSITION (NOT FOUND OR SET)

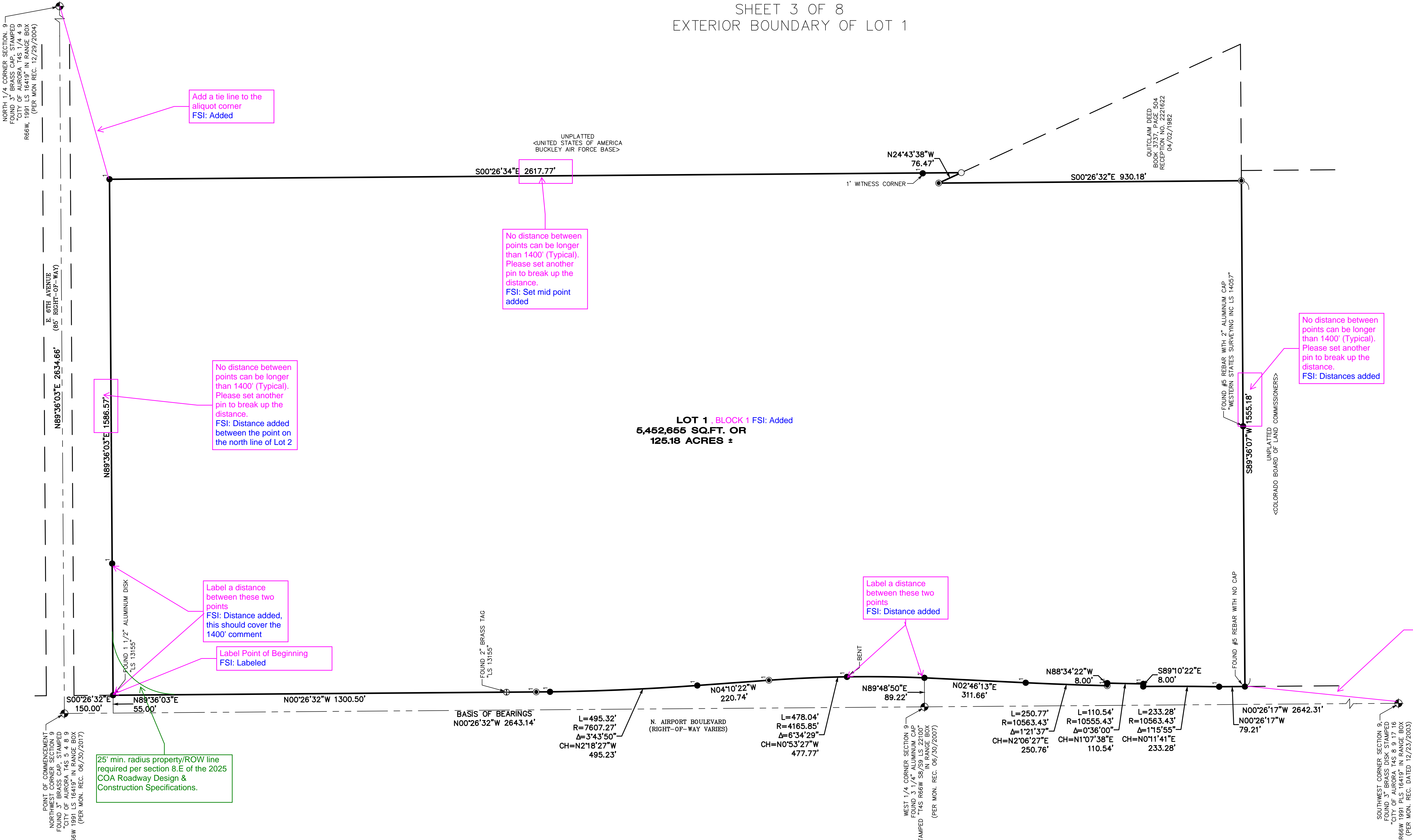
Show symbols for street center line control monuments COA 2024 Subdivision Plat Checklist Item #13.f.  
"Granted to the City of Aurora as Street Right-of-Way \_\_\_\_\_ sq. feet"  
FSI: N/A per discussion with Rebecca 06/02/25  
Label Subdivision Name with Recording Information COA 2024 Subdivision Plat Checklist Item #14.  
FSI: Labeled on plat. OK as is  
Label City Limits lines, county, township, and ranges COA 2024 Subdivision Plat Checklist Item #14.  
FSI: N/A per discussion with Rebecca 06/02/25  
On all sides of the new plat show adjoining or departing lot lines; size and type of abutting or departing easements (City owned or private); lot numbers, block numbers, and subdivision plat names with filing numbers. If the abutting property is unplatted, label it "Unplatted".  
FSI: Labeled on plat. OK as is  
Dimension to easement line crossing COA 2024 Subdivision Plat Checklist Item #16.b.  
FSI: Labeled on plat. OK as is  
Add tic marks on easements per COA 2024 Subdivision Plat Checklist Item #16.b.  
FSI: Line and curve endpoints noted with symbol and easement detail sheets

FINAL PLAT			
PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 6			
SHEET 2 OF 8			
DRAWN BY: T. HENDERSON	Flatirons, Inc. Land Surveying Services		
DATE: MARCH 6, 2025	3825 IRIS AVE, STE. 395 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830	655 FOURTH AVE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355	INT: DATE: REVISIONS: CHECKED BY: JK
FSI JOB NO. 24-81,335	www.FlatironsInc.com		
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 3 OF 8  
EXTERIOR BOUNDARY OF LOT 1



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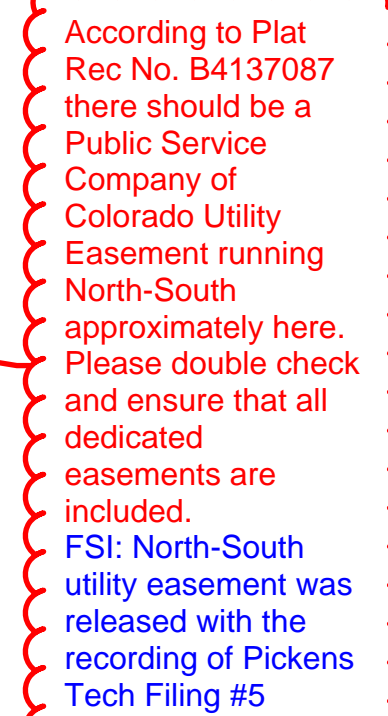
FINAL PLAT					
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SHEET 3 OF 8					
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FSI JOB NO.  24-81,335				INT:    DATE:  REVISIONS:  CHECKED BY:	
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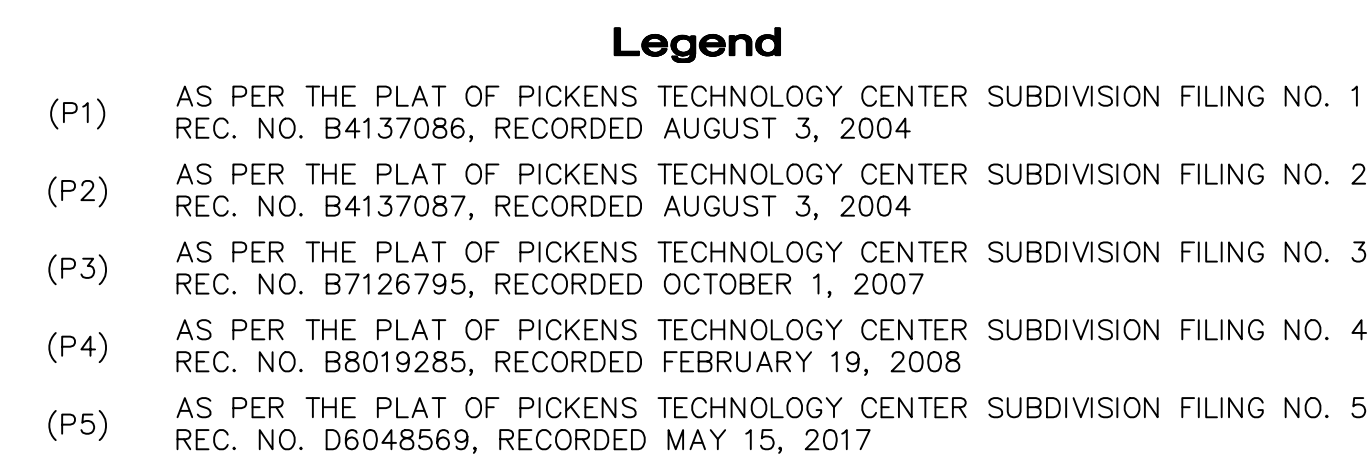
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Granby Ditch is considered a Major Stream. A drainage easement is required including one foot of freeboard above the 100-year WSEL. If assistance is needed, please contact [aurorawaterdrainage@auroragov.org](mailto:aurorawaterdrainage@auroragov.org)

**FSI: Easement Added**



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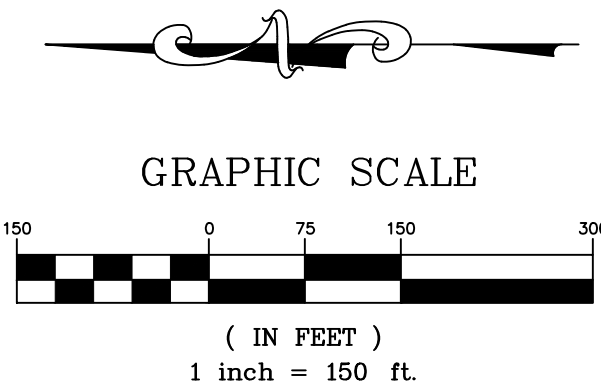
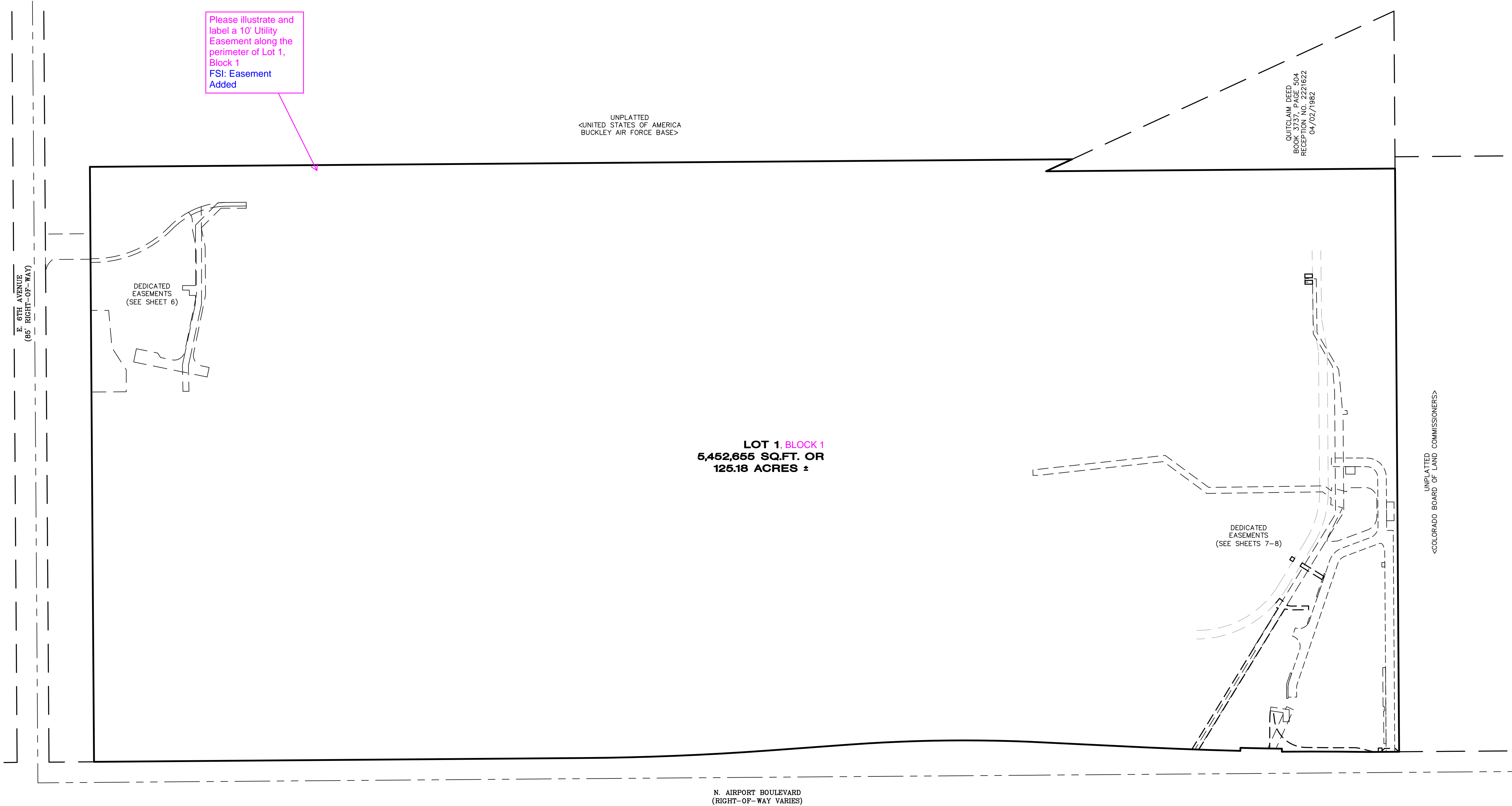


<h1 style="text-align: center;">FINAL PLAT</h1> <h2 style="text-align: center;">PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 6</h2>		<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	
<h3 style="text-align: center;">SHEET 4 OF 8</h3>		<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	
DRAWN BY: <div style="border: 1px solid black; padding: 5px; text-align: center;">T. HENDERSON</div>		<div style="border: 1px solid black; padding: 10px; text-align: center;"> <b>Flatirons, Inc.</b>  <i>Land Surveying Services</i> </div>	
DATE: <div style="border: 1px solid black; padding: 5px; text-align: center;">MARCH 6, 2025</div>		<div style="border: 1px solid black; padding: 10px;"> <div style="display: flex; justify-content: space-between;"> <div>             3825 IRIS AVE, STE 395              BOULDER, CO 80301              PH: (303) 443-7001              FAX: (303) 443-9830           </div> <div style="text-align: center;">  </div> <div>             655 FOURTH AVE              LONGMONT, CO 80501              PH: (303) 776-1733              FAX: (303) 776-4355           </div> </div> </div>	
FSI JOB NO. <div style="border: 1px solid black; padding: 5px; text-align: center;">24-81,335</div>		<div style="border: 1px solid black; padding: 10px;"> <div style="display: flex; justify-content: space-between;"> <div>             INT: DATE:               REVISIONS:               CHECKED BY:           </div> <div style="text-align: right;">             JJK           </div> </div> </div>	
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SHEET 5 OF 8  
EASEMENTS TO BE DEDICATED



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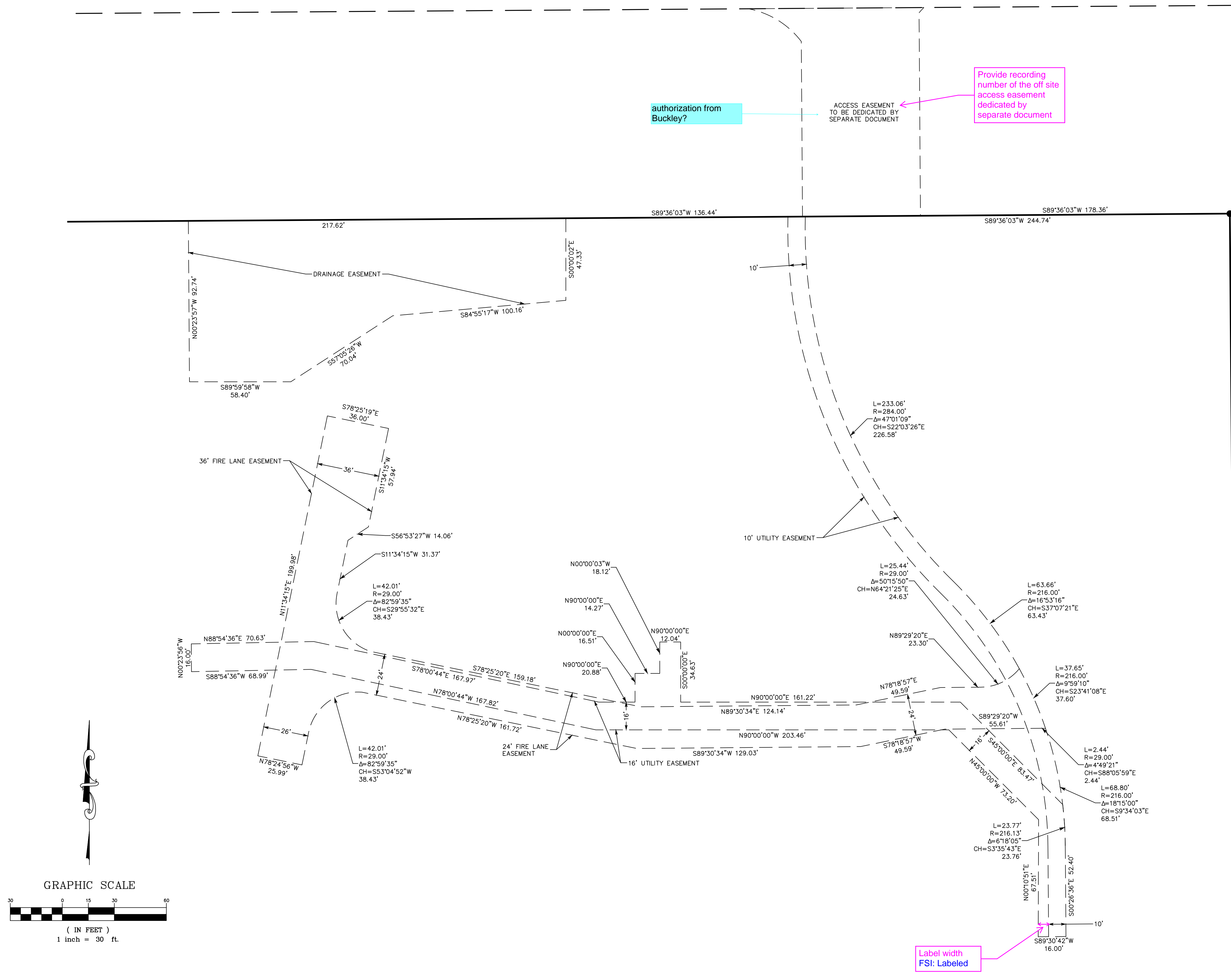
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SHEET 5 OF 8			
DRAWN BY:	T. HENDERSON	Flatirons, Inc. Land Surveying Services	
DATE:	MARCH 6, 2025	3825 IRIS AVE, STE. 395 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830	655 FOURTH AVE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355
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PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 6

A RESUBDIVISION OF A PARCEL OF LAND AND PICKENS TECHNOLOGY CENTER SUBDIVISIONS  
FILING NO. 1, FILING NO. 2, FILING NO. 3, FILING NO. 4, AND FILING NO. 5,  
SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 6 OF 8  
DEDICATED EASEMENTS DETAILS



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SHEET 6 OF 8			
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SHEET 7 OF 8  
DEDICATED EASEMENTS DETAILS

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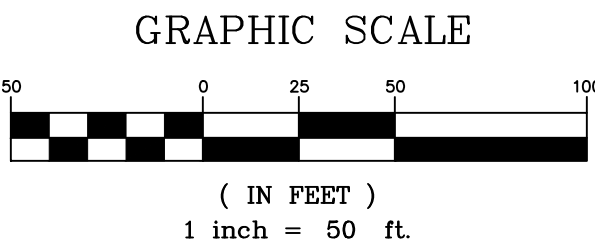
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SHEET 8 OF 8  
DEDICATED EASEMENTS DETAILS

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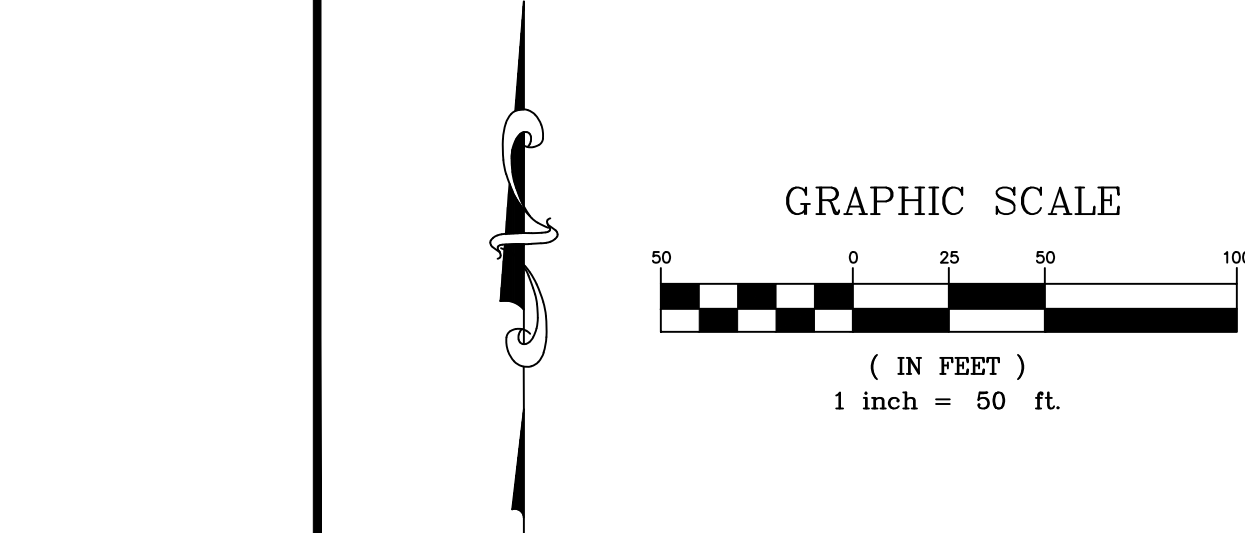
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