

UPDATED SHEET DIMS

Adams County - 18" x 24" sheets with 2" margin on left, and 1/2" margins on all other sides.

Distance: 1.09

# UPLAND PARK II SUBDIVISION FILING NO. 3 AMENDMENT NO. 1

A resubdivision of Lots 1 & 4, Block 1, Upland Park II Subdivision Filing No.3,

UPDATED TITLE

A PORTION OF THE SOUTHWEST QUARTER HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

## LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28, 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:

Lots 1 & 4,

UPDATED LEGAL

LOT 4, BLOCK 1, UPLAND PARK II SUBDIVISION, FILING NO. 3, CITY OF AURORA, ADAMS COUNTY, COLORADO, THE PLAT OF WHICH WAS RECORDED NOVEMBER 13, 1986, IN FILE NO. 16 AT MAP NO. 488, RECEPTION NO. B694483, COUNTY OF ADAMS, STATE OF COLORADO.

combine these

LOT 1, BLOCK 1, UPLAND PARK II SUBDIVISION, FILING NO. 3, CITY OF AURORA, ADAMS COUNTY, COLORADO, THE PLAT OF WHICH WAS RECORDED NOVEMBER 13, 1986, IN FILE NO. 16 AT MAP NO. 488, RECEPTION NO. B694483, COUNTY OF ADAMS, STATE OF COLORADO.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **UPLAND PARK II SUBDIVISION FILING NO. 3 AMENDMENT 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.

### OWNER:

GENERAL ELECTRIC CAPITAL AUTO AUCTIONS, INC., A DELAWARE CORPORATION

ADDED COMMA

SIGNATURE

PRINT NAME

PRINT TITLE

### NOTARIAL:

STATE OF COLORADO )

SS

COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

20\_\_ AD BY \_\_\_\_\_ AS \_\_\_\_\_ OF GENERAL ELECTRIC CAPITAL AUTO AUCTIONS, INC., A DELAWARE CORPORATION,

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

### OWNER:

GENERAL ELECTRIC CAPITAL AUTO AUCTIONS II, INC., A DELAWARE CORPORATION

SIGNATURE

PRINT NAME

PRINT TITLE

UPDATED NAME

check the name

### NOTARIAL:

STATE OF COLORADO )

SS

COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

20\_\_ AD BY \_\_\_\_\_ AS \_\_\_\_\_ OF GENERAL ELECTRIC CAPITAL AUTO AUCTIONS II, INC., A DELAWARE CORPORATION,

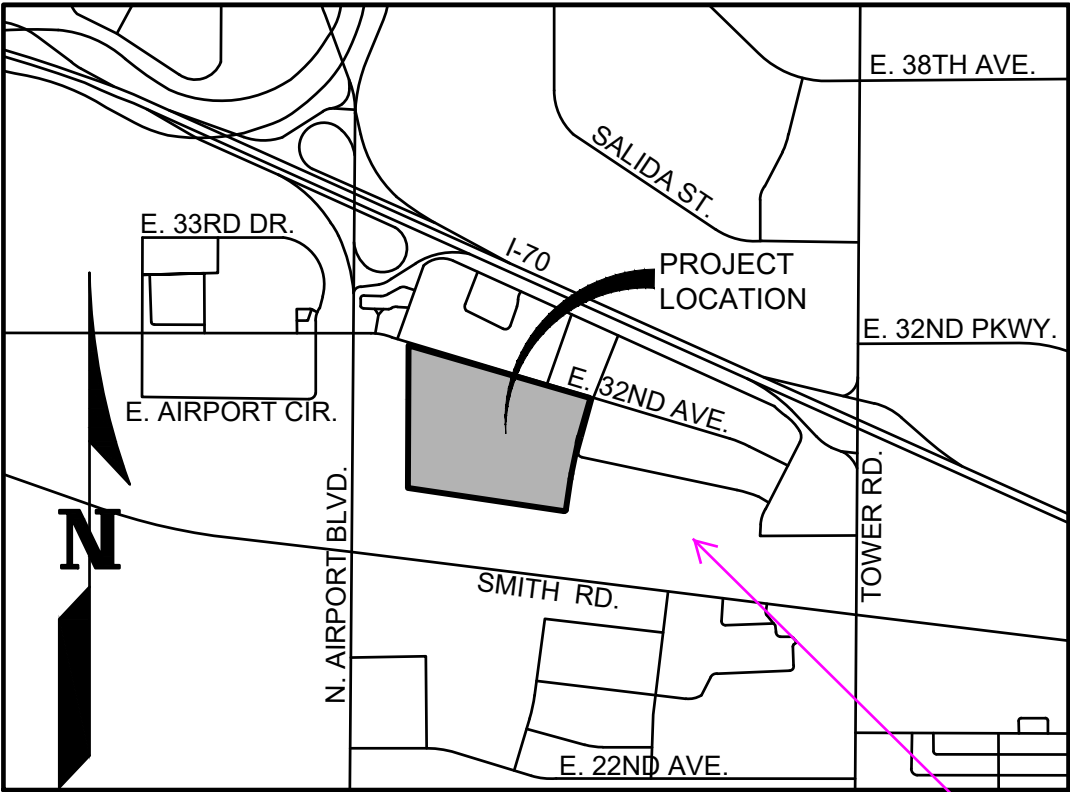
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

## PURPOSE STATEMENT:

THE PURPOSE OF THIS AMENDMENT NO. 1 IS TO TURN TWO LOTS INTO ONE LOT, AND DEDICATE A 23 FOOT FIRE LANE EASEMENT AND A 10 FOOT UTILITY EASEMENT.



### VICINITY MAP

SCALE: 1" = 2000'

## 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 DESIGNED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO-PARKING - FIRE LANE".

2. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WHICH WAS ASSUMED TO BEAR NORTH 89°38'14" EAST, AND IS MONUMENTED AS SHOWN HEREON.

3. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE THE OWNER OF THE LOT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

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

5. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, AND TITLE OF RECORD, WARE MALCOMB, RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: NCS-998346-ATL, EFFECTIVE DATE: JANUARY 30, 2020 AT 5:00 P.M.

6. THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.

7. 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 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 NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

8. **NOTICE:** 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.

ADDED COMMA

comma

## 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 UNDRSIGNED 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, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

## 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 (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 FEBRUARY 6, 2020.

add all the public street names within 1/2 mile of the site

ADDED NAMES

JUSTIN C. SCHEITLER, P.L.S. NO. 38430  
FOR & ON BEHALF OF WARE MALCOMB,  
990 S. BROADWAY SUITE 230,  
DENVER, COLORADO 80209

**NOTICE:** 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 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 STREETS AND EASEMENTS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

## 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 \_\_\_\_\_, 20\_\_ AD AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

INSTRUMENT NO.: \_\_\_\_\_

990 south broadway st.  
suite 230  
denver, co 80209  
p. 303.561.3333  
waremalcomb.com

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

JOB NO. DCS19-4096

DATE: 02/06/2020

SCALE: NA

Sheet 1 of 3

1	03/05/2020	UPDATED EASEMENT
NO.	DATE	REMARKS
DRAWN BY:	AJ	PA/PM: JCS



UPDATED SHEET DIMS

Adams County - 18" x 24" sheets with 2" margin on left, and 1/2" margins on all other sides.

A resubdivision of Lots 1 & 4, Block 1, Upland Park II Subdivision Filing No.3,

# UPLAND PARK II SUBDIVISION FILING NO. 3 AMENDMENT NO. 1

A PORTION OF THE SOUTHWEST QUARTER HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

## LEGEND:

- SECTION LINE
- EASEMENT LINE
- SITE BOUNDARY
- EXISTING RIGHT-OF-WAY
- SET 18" NO. 5 REBAR WITH 1.25" GREEN PLASTIC CAP "PLS 38430"
- FOUND MONUMENT AS DESCRIBED
- SECTION CORNER AS DESCRIBED

add the record curve data from the previous plat

ADDED DATA

these subsequent distances should add up to the overall distance

UPDATED DISTANCES

add the record distance from the previous plat

ADDED DATA

add the record curve data from the previous plat

STARTED PROCESS

add the record distance from the previous plat

ADDED RECORD DIST.

ADDED TO TABLE

Please add this radius to the Curve Table.

Contact Andy Niquette to start the process

UPDATED TITLE

ADDED COMMA

comma

Distance: 1.07

W:\DCS\1914096\000\Survey\CAD\Plat\DCS19-4096-PLAT.dwg

0 75 150 300  
SCALE: 1" = 150'  
ORIGINAL GRAPHIC SCALE

JOB NO. DCS19-4096  
DATE: 02/06/2020  
SCALE: 1" = 150'  
Sheet 2 of 3

NO.	DATE	REMARKS
1	03/05/2020	UPDATED EASEMENT
DRAWN BY: AJ		PA/PM: JCS

990 south broadway st.  
suite 230  
denver, co 80209  
p. 303.561.3333  
waremalcomb.com

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

FOUND WEST QUARTER CORNER SECTION 28  
2" ALUMINUM CAP  
PLS 10945 IN RANGE BOX  
0.6' BELOW GRADE

FOUND CENTER SECTION 28  
3" BRASS CAP  
LS 16848 IN RANGE BOX  
FLUSH WITH GRADE

FOUND NO. 5 REBAR WITH  
1.25" YELLOW PLASTIC CAP  
LS 16401 IN RANGE BOX  
0.8' BELOW GRADE

LOT 3  
UPLAND PARK II  
SUBDIVISION FILING NO. 3  
FILE 16, MAP 488

23' FIRE LANE EASEMENT  
TO BE GRANTED BY  
SEPARATE DOCUMENT

STARTED PROCESS

REC. NO. B712696

VACATED 60' ROW  
REC. NO. B712696

SET POINT  
ON LINE

LOT 2  
UPLAND PARK II  
SUBDIVISION FILING NO. 3  
FILE 16, MAP 488

add the record distance from the previous plat

ADDED RECORD DIST.

FOUND NO. 5 REBAR WITH  
1.25" ORANGE PLASTIC CAP  
LS 10945 IN RANGE BOX  
0.3' BELOW GRADE

VACATED E. 28TH AVENUE  
REC. NO. 20020936480  
REC. NO. 20021039226  
RESERVED 60' DRAINAGE & UTILITY EASEMENT  
AND 23' FIRE LANE EASEMENT

FOUND SOUTHWEST CORNER  
SECTION 28  
3" BRASS CAP  
LS 23527 1991 IN RANGE BOX  
0.6' BELOW GRADE

SOUTH LINE SOUTHWEST QUARTER SECTION 28  
S89°39'52"W 2,672.97'  
S89°39'52"W 2672.97'

FOUND SECTION CORNER  
3.25" ALUMINUM CAP  
PLS 25953 2005  
0.1' BELOW GRADE

FOUND WEST QUARTER CORNER SECTION 28

2" ALUMINUM CAP

PLS 10945 IN RANGE BOX

0.6' BELOW GRADE

LOT 1, BLOCK 1  
UPLAND PARK II  
SUBDIVISION FILING NO. 2  
FILE 16, MAP 224

LOT 1, BLOCK 1  
UPLAND PARK II  
SUBDIVISION FILING NO. 13  
FILE 17, MAP 727

FOUND NO. 5 REBAR WITH  
1.25" YELLOW PLASTIC CAP  
LS 16401  
0.3' BELOW GRADE  
NORTHEAST CORNER  
VACATED LOT 4

LOT 1, BLOCK 1  
UPLAND PARK II  
SUBDIVISION FILING NO. 17, MAP 122

LOT 1, BLOCK 1  
UPLAND PARK II  
SUBDIVISION FILING NO. 15  
REC. NO. 2005000506640

FOUND NO. 5 REBAR WITH  
1.25" YELLOW PLASTIC CAP  
LS 16401  
0.3' BELOW GRADE

$\Delta=88^{\circ}10'04"$   
 $R=15.00'$   
 $L=23.08'$   
 $CHB=S29^{\circ}45'38"E$   
 $CHD=20.87'$

FOUND NO. 5 REBAR WITH  
1.25" YELLOW PLASTIC CAP  
LS 16401  
0.5' BELOW GRADE

S16°09'12"W 404.74'

FOUND NO. 5 REBAR WITH  
1.25" YELLOW PLASTIC CAP  
LS 16401  
1.2' BELOW GRADE

$\Delta=4^{\circ}36'22"$   
 $R=780.00'$   
 $L=62.71'$   
 $CHB=S13^{\circ}51'01"W$   
 $CHD=62.69'$

FOUND NO. 5 REBAR WITH  
1.25" YELLOW PLASTIC CAP  
PLS 10945  
0.6' BELOW GRADE

30TH AVE.  
60' ROW  
REC. NO. B290183

FOUND NO. 5 REBAR WITH  
1.25" ORANGE PLASTIC CAP  
LS 10945 IN RANGE BOX  
0.3' BELOW GRADE

10.0' UTILITY EASEMENT  
FILE 14, MAP 691

FOUND NO. 5 REBAR WITH  
1.25" ORANGE PLASTIC CAP  
LS 10945 IN RANGE BOX  
0.3' BELOW GRADE

$\Delta=3^{\circ}06'32"$   
 $R=1030.00'$   
 $L=55.89'$   
 $CHB=S09^{\circ}59'34"W$   
 $CHD=55.88'$

FOUND NO. 5 REBAR WITH  
1.25" ORANGE PLASTIC CAP  
LS 10945 IN RANGE BOX  
0.4' BELOW GRADE

N89°38'14"E  
2659.66'  
(BASIS OF BEARINGS)  
NORTH LINE SOUTHWEST QUARTER SECTION 28  
N89°38'14"E 2,659.66'

E. 32ND AVE  
60' ROW  
REC. NO. B290183

L19

L2

C7

C8

C9

C10

C11

C12

C13

C14

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C17

C18

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UPDATED SHEET DIMS

Adams County - 18" x 24" sheets with 2" margin on left, and 1/2" margins on all other sides.

UPDATED TITLE

A resubdivision of Lots 1 & 4, Block 1, Upland Park II Subdivision Filing No.3,

add T, R, P.M.

ADDED T, R, P.M.

send in the State Monument record

ADDED TO TABLE

Please add this radius to the Curve Table

Contact Andy Niquette to start the process

23' FIRE LANE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

add bar scale and ratio for detail

ADDED SCALE/RATIO

UPDATED DECIMALS

10.00'

10.0000'

UTILITY EASEMENT

DETAIL "A"  
SCALE: 1" = 50'

REMOVED EXTRA

are both needed?

ADDED LABELING

label the Section corner

send in the State Monument record

ADDED COMMA

comma

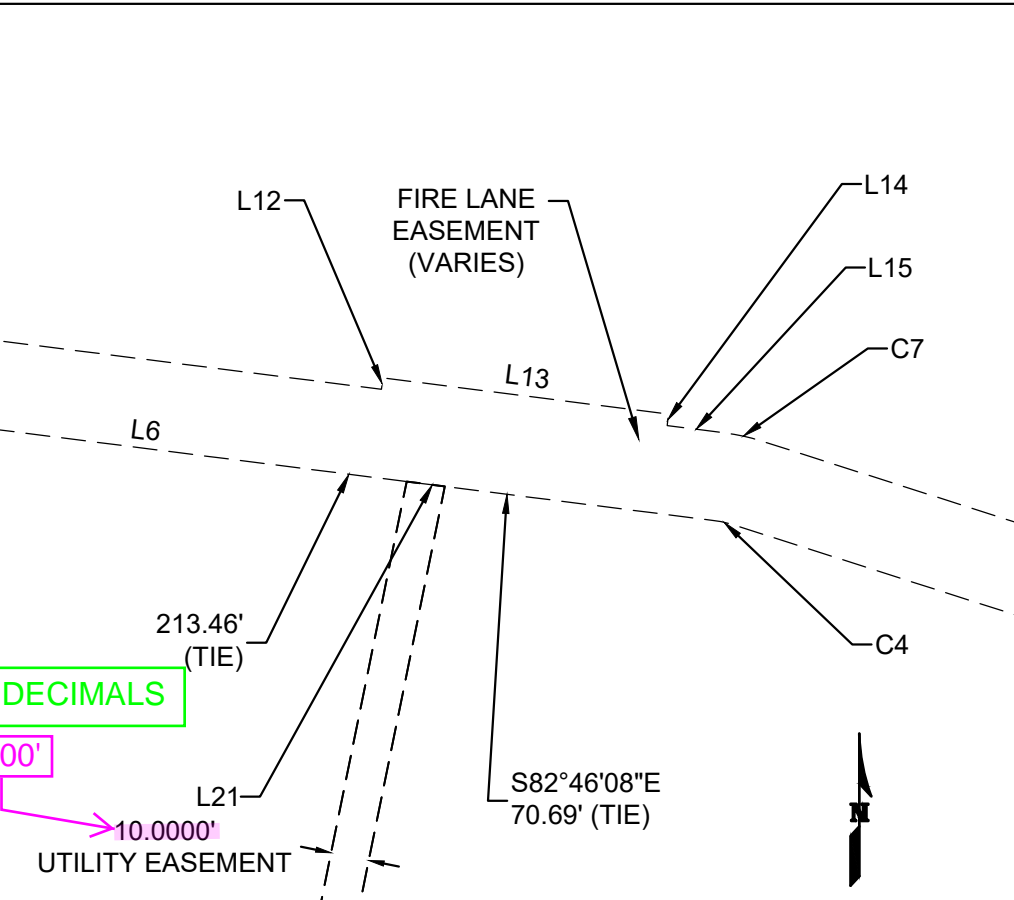
ADDED T, R, P.M.

add T, R, P.M.

send in the State Monument record

LEGEND:

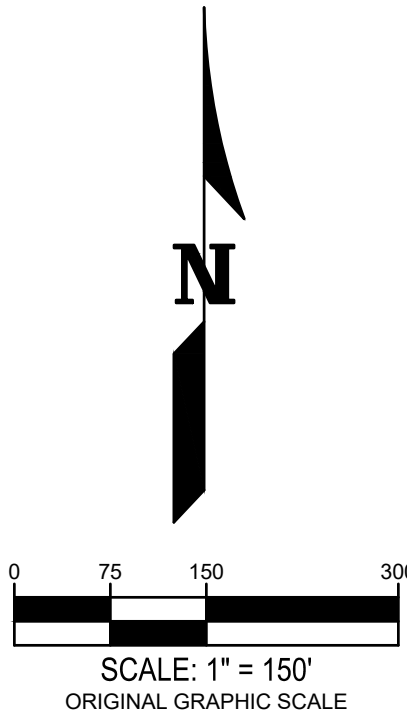
- SECTION LINE
- EASEMENT LINE
- SITE BOUNDARY
- EXISTING RIGHT-OF-WAY
- SET 18" NO. 5 REBAR WITH 1.25" GREEN PLASTIC CAP \*PLS 38430"
- FOUND MONUMENT AS DESCRIBED
- SECTION CORNER AS DESCRIBED



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S73°50'40"E	23.01'
L2	S14°10'21"W	207.17'
L3	S84°46'58"W	117.99'
L4	S00°51'49"W	16.06'
L5	N72°16'22"W	174.73'
L6	N82°46'08"W	294.18'
L7	N78°11'58"W	32.65'
L8	N00°16'10"E	96.53'
L9	S78°11'58"E	16.64'
L10	S07°58'57"W	44.88'
L11	S82°46'08"E	207.31'
L12	N07°13'52"E	3.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L13	S82°46'08"E	75.00'
L14	S07°13'52"W	3.00'
L15	S82°46'08"E	15.27'
L16	S72°16'22"E	174.73'
L17	N00°51'49"E	16.06'
L18	N84°46'58"E	117.99'
L19	N14°10'21"E	207.97'
L20	S11°30'09"W	273.85'
L21	N82°46'08"W	10.03'
L22	N11°30'09"E	274.60'
L23	S78°29'51"E	10.00'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	70°36'37"	52.00'	64.08'	S49°28'39"W	60.10'
C2	83°55'09"	29.00'	42.48'	S42°49'24"W	38.78'
C3	106°51'49"	52.00'	96.99'	S54°17'44"W	83.53'
C4	10°29'46"	29.00'	5.31'	N77°31'15"W	5.31'
C5	4°34'10"	52.00'	4.15'	N80°29'03"W	4.15'
C6	90°45'06"	29.00'	45.93'	S37°23'35"E	41.28'
C7	10°29'46"	52.00'	9.53'	S77°31'15"E	9.51'
C8	106°51'49"	29.00'	54.09'	N54°17'43"E	46.58'
C9	83°55'09"	52.00'	76.16'	N42°49'24"E	69.53'
C10	70°36'37"	29.00'	35.74'	N49°28'39"E	33.52'



JOB NO. DCS19-4096  
DATE: 02/06/2020  
SCALE: 1" = 150'  
Sheet 3 of 3

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DRAWN BY: AJ		PA/PM: JCS

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

990 south broadway st.  
suite 230  
denver, co 80209  
p. 303.561.3333  
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W:\DCS\19\4096\00\Survey\CAD\Plat\DCS19-4096-PLAT.dwg