

Send in the Title Commitment that has active hyperlinks for the documents referenced within. Or send in the documents separately

NORTH TOWER ROAD SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 2,
LOT 1, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 3
LOT 3, A PART OF LOT 5, LOT 6, AND TRACT A, BLOCK 1, MOUNTAIN STATES INDUSTRIAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE SW 1/4 OF SECTION 27, AND A PORTION OF THE NW 1/4 OF SECTION 34, T.3S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE OWNERS OF A PARCEL OF LAND SITUATED IN LOTS 1 AND 2, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 2 (REC. NO. 2014000069504), LOT 1, BLOCK 1 ALBERTSONS SUBDIVISION FILING NO. 3 (REC. NO. 2013000001434) AND LOT 3, A PART OF LOT 5, LOT 6, AND TRACT A. BLOCK 1, MOUNTAIN STATES INDUSTRIAL CENTER SUBDIVISION (REC. NO. 2014000069503) BEING LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 27, AND A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27 BEING THE NORTH QUARTER CORNER OF SAID SECTION 34;
THENCE S00°02'00"E ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 34 A DISTANCE OF 201.51 FEET;
THENCE N83°29'34"W A DISTANCE OF 1547.12 FEET;
THENCE S06°30'26"W A DISTANCE OF 20.00 FEET;
THENCE N83°29'34"W A DISTANCE OF 436.71 FEET;
THENCE S00°20'28"E A DISTANCE OF 30.22 FEET;
THENCE N83°29'34"W A DISTANCE OF 417.63 FEET;
THENCE N83°28'52"W A DISTANCE OF 178.56 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;
THENCE N00°20'28"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 877.80 FEET TO A POINT LYING ON A CURVE;
THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS N38°14'02"E A DISTANCE OF 152.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 77°07'36", A RADIUS OF 122.38 FEET, AN ARC LENGTH OF 164.74 FEET TO A POINT OF TANGENT;
THENCE N00°19'46"W ALONG SAID TANGENT A DISTANCE OF 141.22 FEET TO A POINT OF CURVE;
THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS N51°55'35"E A DISTANCE OF 71.17, SAID CURVE HAVING A CENTRAL ANGLE OF 104°30'41", A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 82.08 FEET TO A POINT OF TANGENT;
THENCE S75°49'05"E ALONG SAID TANGENT A DISTANCE OF 624.68 FEET TO A POINT OF CURVE;
THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS S71°05'48"E A DISTANCE OF 53.50 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°26'34", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 53.56 FEET TO A POINT OF TANGENT;
THENCE S66°22'31"E ALONG SAID TANGENT A DISTANCE OF 297.27 FEET TO A POINT OF CURVE;
THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS N64°34'02"E A DISTANCE OF 132.37 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 98°06'55", A RADIUS OF 87.62 FEET, AN ARC LENGTH OF 150.04 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70;
THENCE S66°21'33"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1497.58 FEET TO A POINT LYING ON THE EAST LINE OF THE SW 1/4 OF SAID SECTION 27;
THENCE S00°07'49"E ALONG THE EAST LINE OF SAID SW 1/4 A DISTANCE OF 390.38 FEET TO THE POINT OF BEGINNING
CONTAINING (2,413,591 SQUARE FEET) 55.4084 ACRES, MORE OR LESS.
HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **NORTH TOWER ROAD 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.

OWNER:

2780 NORTH TOWER ROAD, LLC A COLORADO LIMITED LIABILITY COMPANY.

BY: _____
SIGNATURE

PRINT NAME & TITLE

NOTARIAL:

STATE OF _____)
COUNTY OF _____) §

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 20_____ A.D., BY _____.

WITNESS MY HAND AND OFFICIAL SEAL:

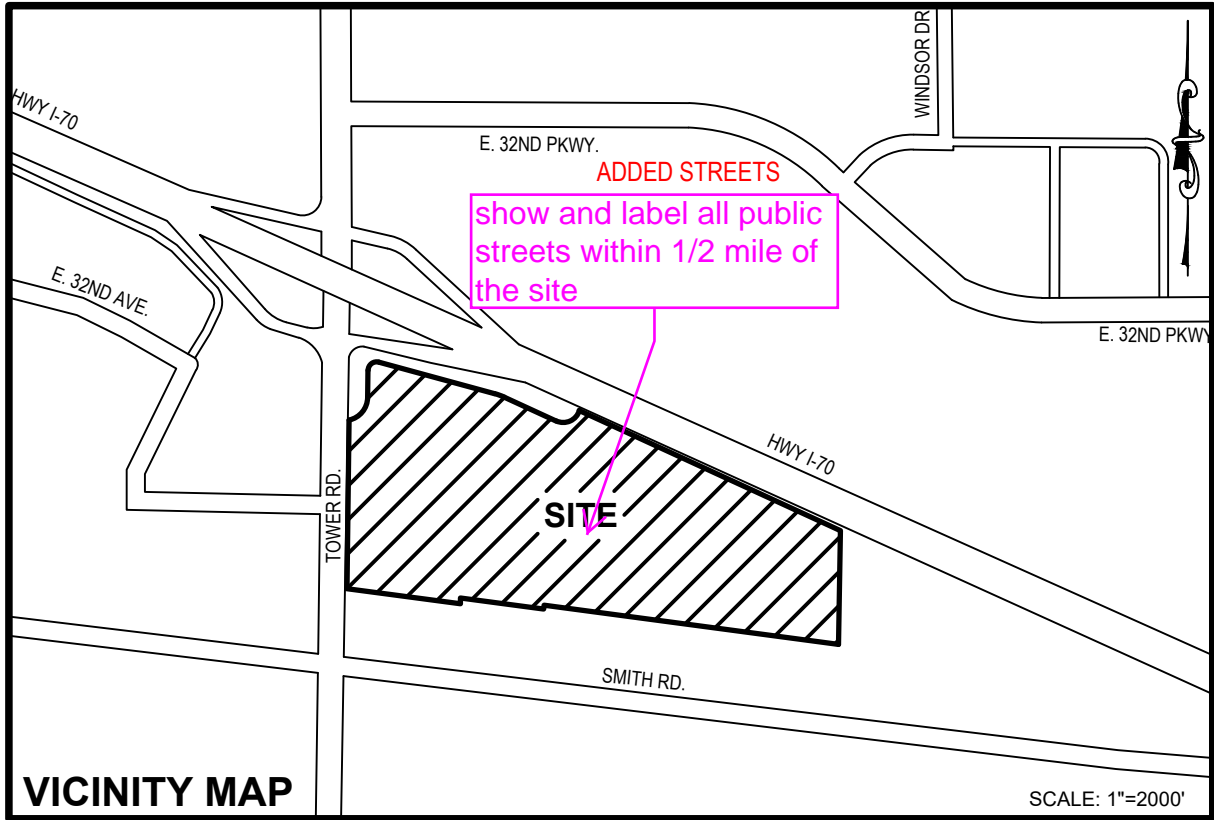
NOTARY PUBLIC

MY COMMISSION EXPIRES

ADDED OWNER 2750

add the other owner shown on the Title Commitment

SHEET 1 OF 11
COVER SHEET



SHEET INDEX:

SHEET 1.....COVER SHEET
SHEET 2.....BOUNDARY AND PROPOSED EASEMENTS
SHEET 3.....OVERALL EASEMENTS
SHEET 4.....OVERALL EASEMENTS
SHEET 5 - 10.....EASEMENTS
SHEET 11.....EASEMENT LINE AND CURVE TABLES

GENERAL NOTES:

- THIS PLAT WAS BASED ON TITLE COMMITMENT NUMBER NCS-988784-SF REVISION NO. 1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MAY 14, 2021 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N89°34'23"E BOUNDED BY A 3" BRASS CAP AT THE SW CORNER OF SECTION 27 AND A 3 1/4" ALUMINUM CAP AT THE SOUTH 1/4 CORNER OF SECTION 27.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 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".
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT AND TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- 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 EXISTING EASEMENT DIMENSIONS ARE PER CENTERLINE.

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.

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

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Survey No.: 20-205-P
Project No.: 1470.1
Date: 02/03/2021
Field Book No.: -
Revised: 05/27/2021

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.

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 I, CHARLES N. BECKSTROM, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY THAT THE PLAT SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE

CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY



CITY OF AURORA APPROVAL:

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 _____, 20_____ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE 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.

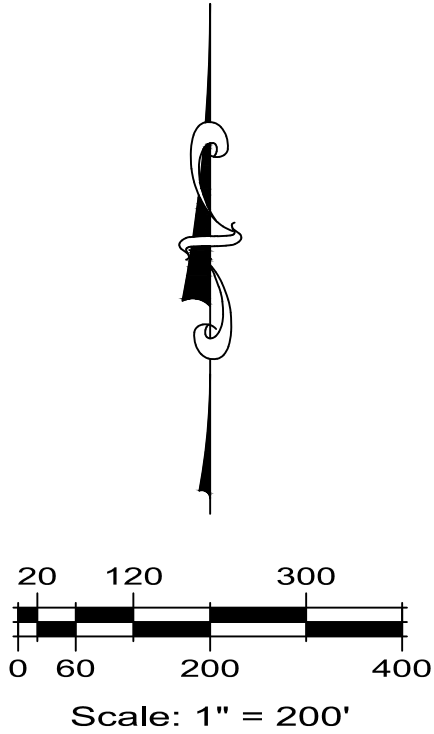
COUNTY CLERK AND RECORDER

DEPUTY

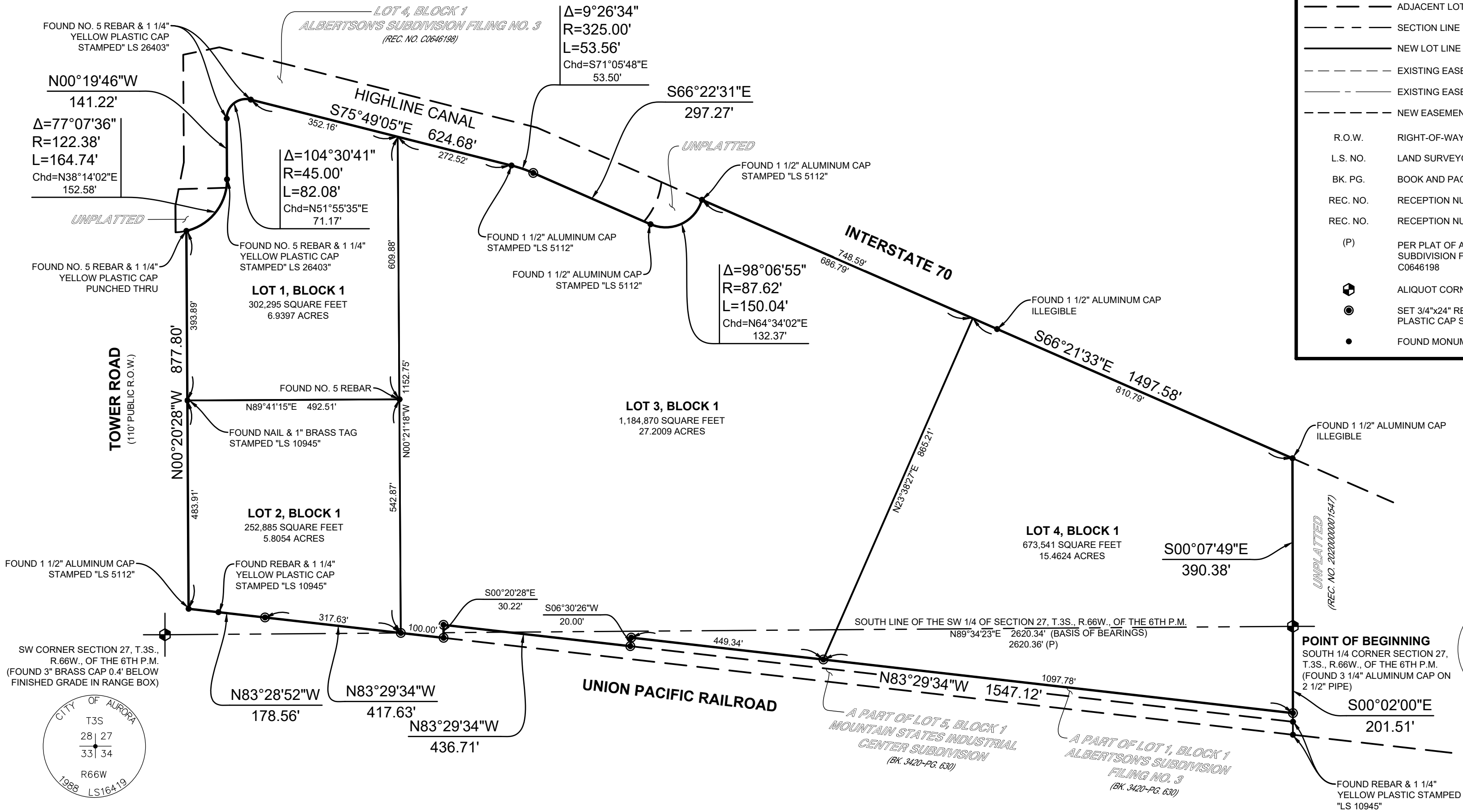
INSTRUMENT NO. _____

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 11
BOUNDARY AND PROPOSED EASEMENTS



LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	NEW LOT LINE
	EXISTING EASEMENT LINE
	EXISTING EASEMENT CENTERLINE
	NEW EASEMENT LINE
	R.O.W. RIGHT-OF-WAY
	L.S. NO. LAND SURVEYOR NUMBER
	BK. PG. BOOK AND PAGE
	REC. NO. RECEPTION NUMBER
	REC. NO. RECEPTION NUMBER
	(P) PER PLAT OF ALBERTSON'S SUBDIVISION FILING NO. 3 (REC. NO. C0646198)
	ALIQUOT CORNER
	SET 3/4"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
	FOUND MONUMENT AS DESCRIBED



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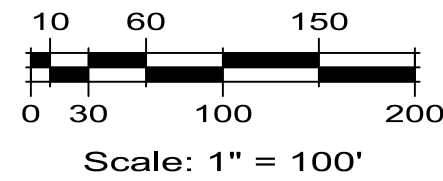
Survey No.:
20-205-P
Project No.:
1470.1
Date:
02/03/2021
Field Book No.:
-
Revised:
05/27/2021



NORTH TOWER ROAD SUBDIVISION FILING NO. 1

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 11
OVERALL EASEMENTS

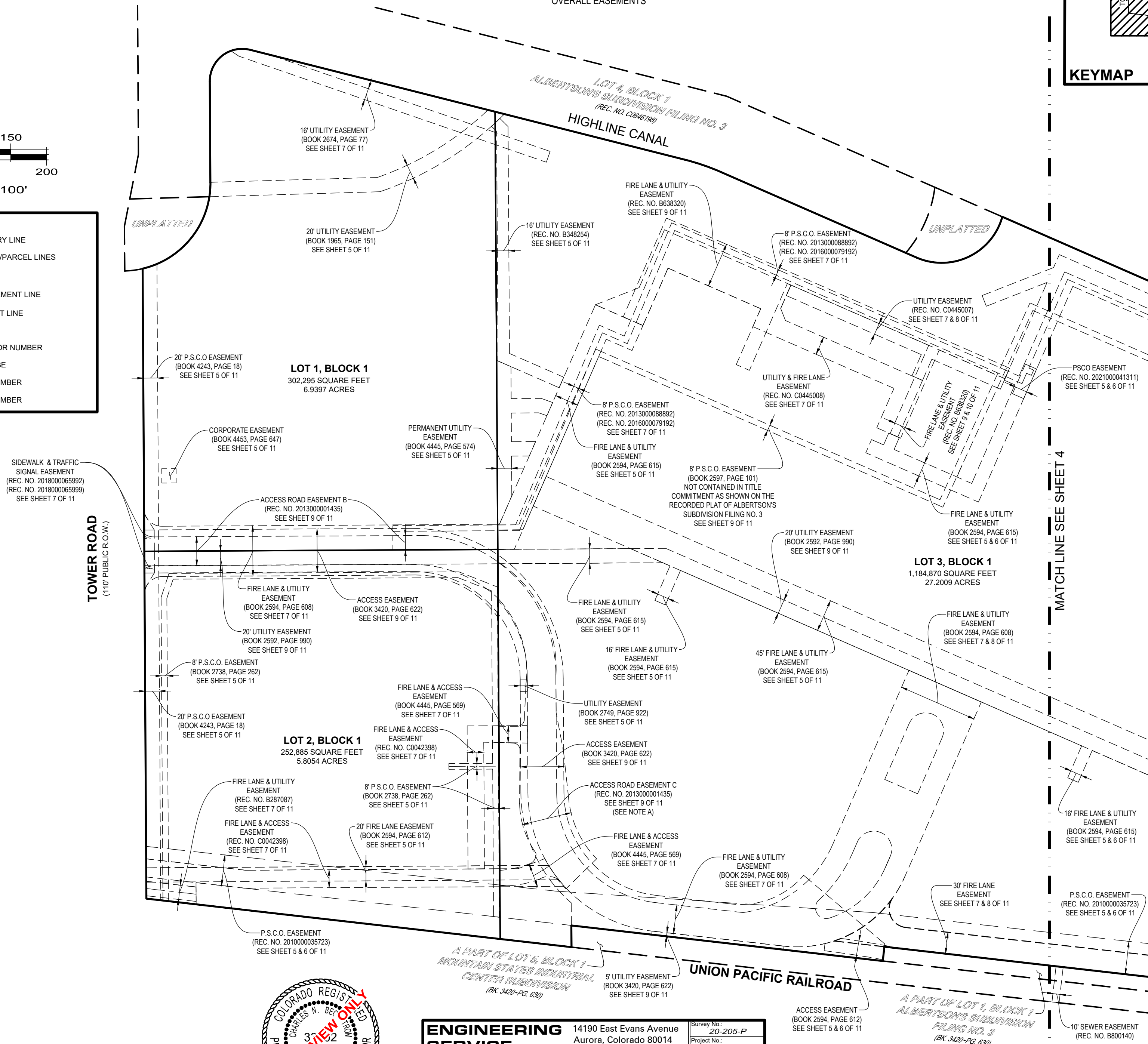


LEGEND

—	PLAT BOUNDARY LINE
- - -	ADJACENT LOT/PARCEL LINES
—	NEW LOT LINE
- - -	EXISTING EASEMENT LINE
- - -	NEW EASEMENT LINE
R.O.W.	RIGHT-OF-WAY
L.S. NO.	LAND SURVEYOR NUMBER
BK. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
REC. NO.	RECEPTION NUMBER

KEYMAP

SCALE: 1"=1000'



NOTE:

A) PER DEED THIS EASEMENT DOES NOT
MATHEMATICALLY CLOSE



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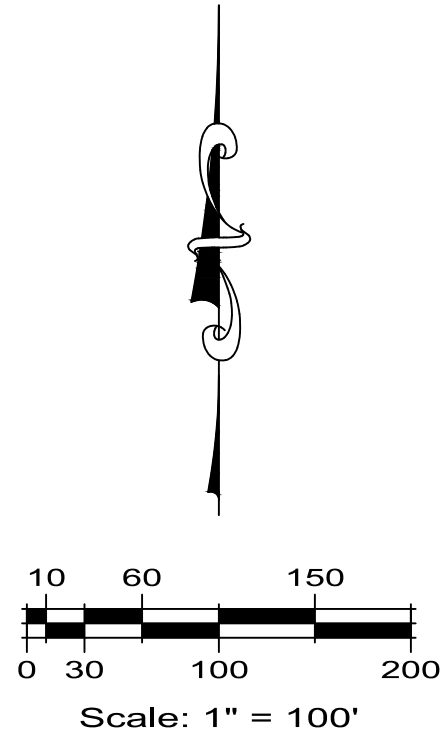
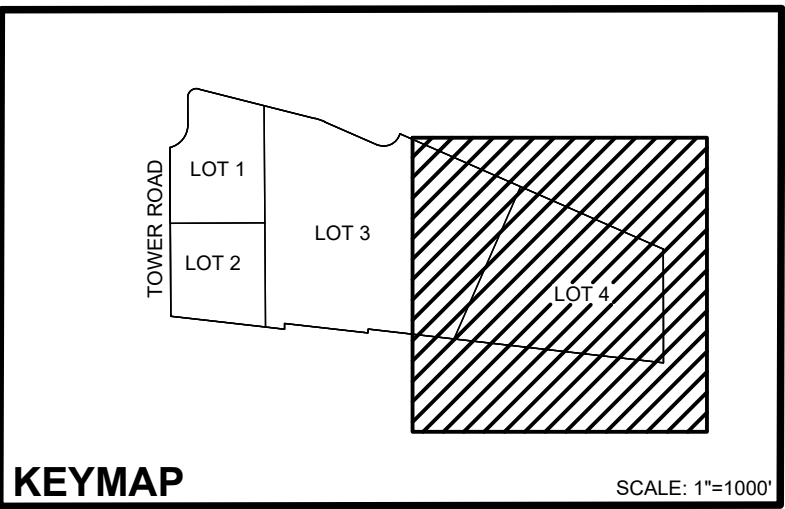
ACCESS EASEMENT
(BOOK 2594, PAGE 612)
SEE SHEET 5 & 6 OF 11

A PART OF LOT 1, BLOCK 1
ALBERTSON'S SUBDIVISION
FILING NO. 3
(BK. 3420-PG. 630)

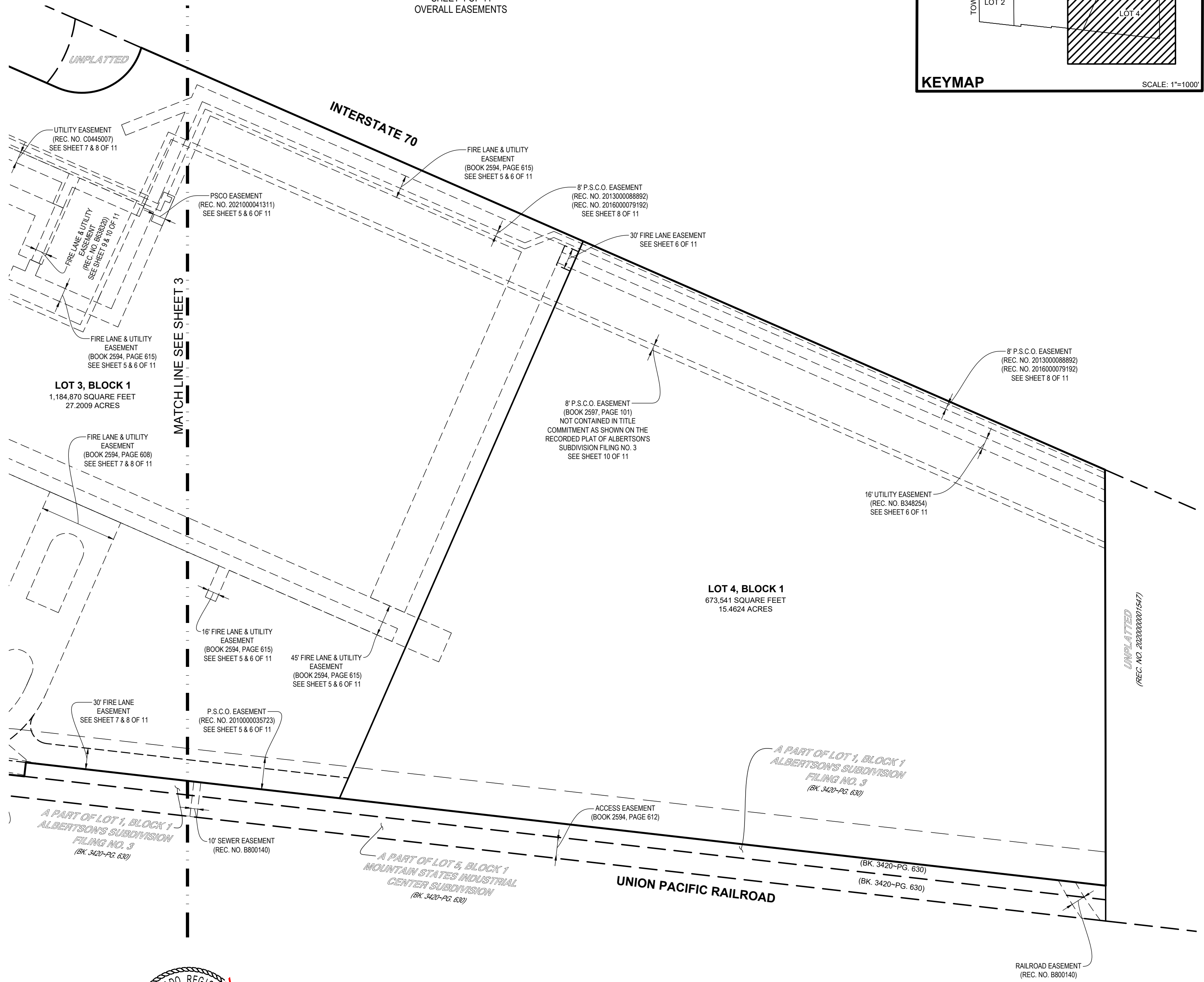
10' SEWER EASEMENT
(REC. NO. B800140)

NORTH TOWER ROAD SUBDIVISION FILING NO. 1

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 11
OVERALL EASEMENTS



LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	NEW LOT LINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
R.O.W.	RIGHT-OF-WAY
L.S. NO.	LAND SURVEYOR NUMBER
BK. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
REC. NO.	RECEPTION NUMBER

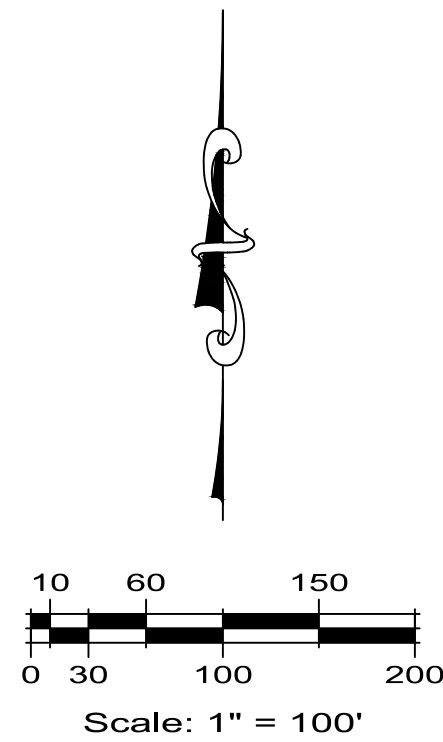


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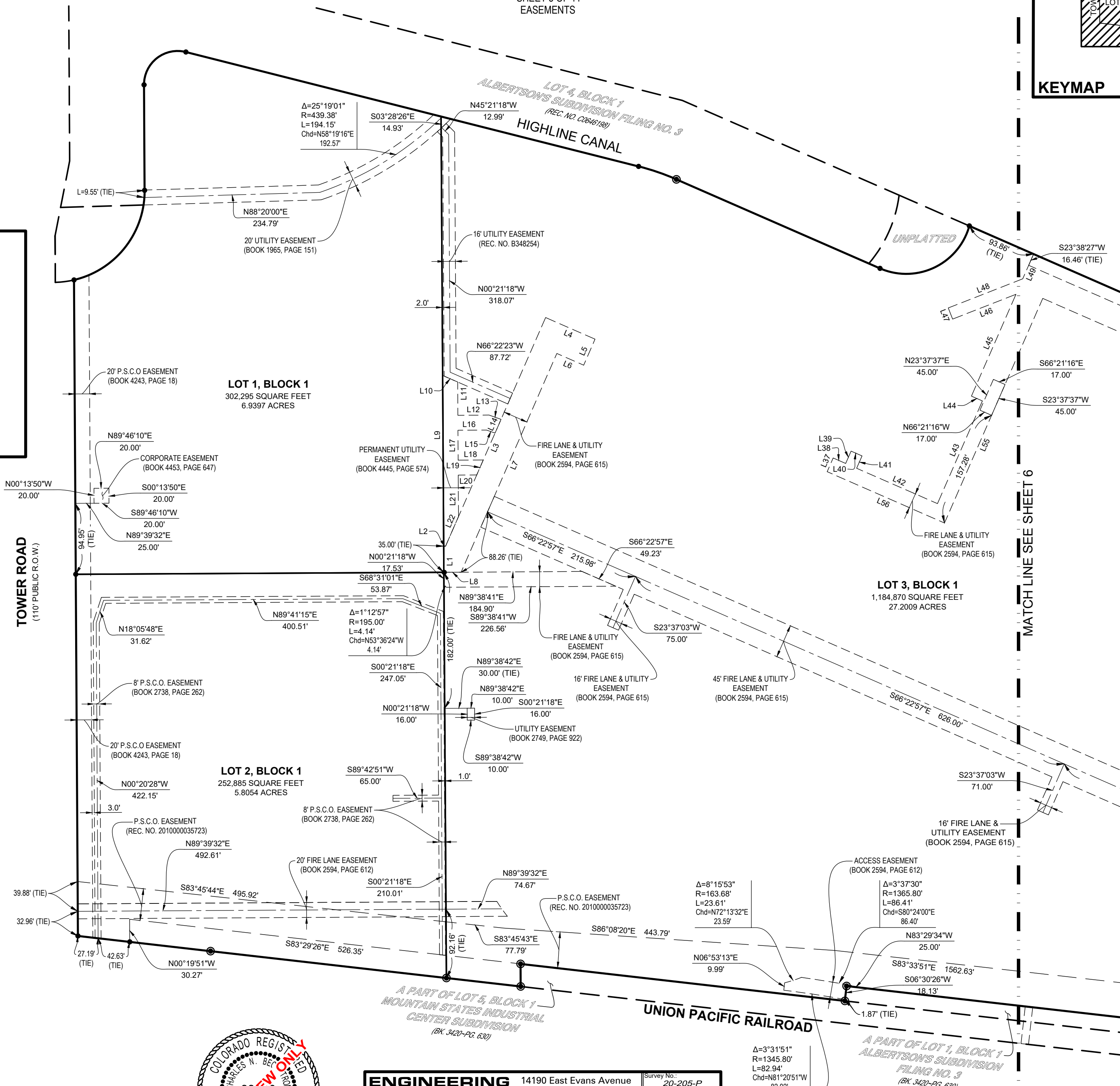
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SHEET 5 OF 11
EASEMENTS



LEGEND

—	PLAT BOUNDARY LINE
- - -	ADJACENT LOT/PARCEL LINES
—	NEW LOT LINE
- - -	EXISTING EASEMENT LINE
—	EXISTING EASEMENT CENTERLINE
- - -	NEW EASEMENT LINE
R.O.W.	RIGHT-OF-WAY
L.S. NO.	LAND SURVEYOR NUMBER
BK. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
REC. NO.	RECEPTION NUMBER



NOTE:
LINE AND CURVE TABLES ARE ON SHEET 11 OF 11



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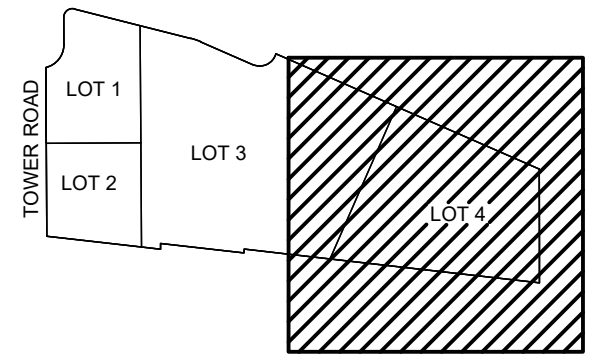
KEYMAP

SCALE: 1"=1000'

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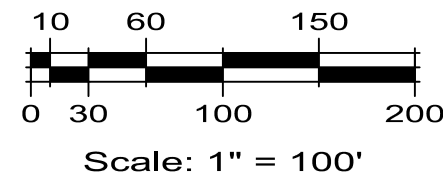
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SHEET 6 OF 11
EASEMENTS



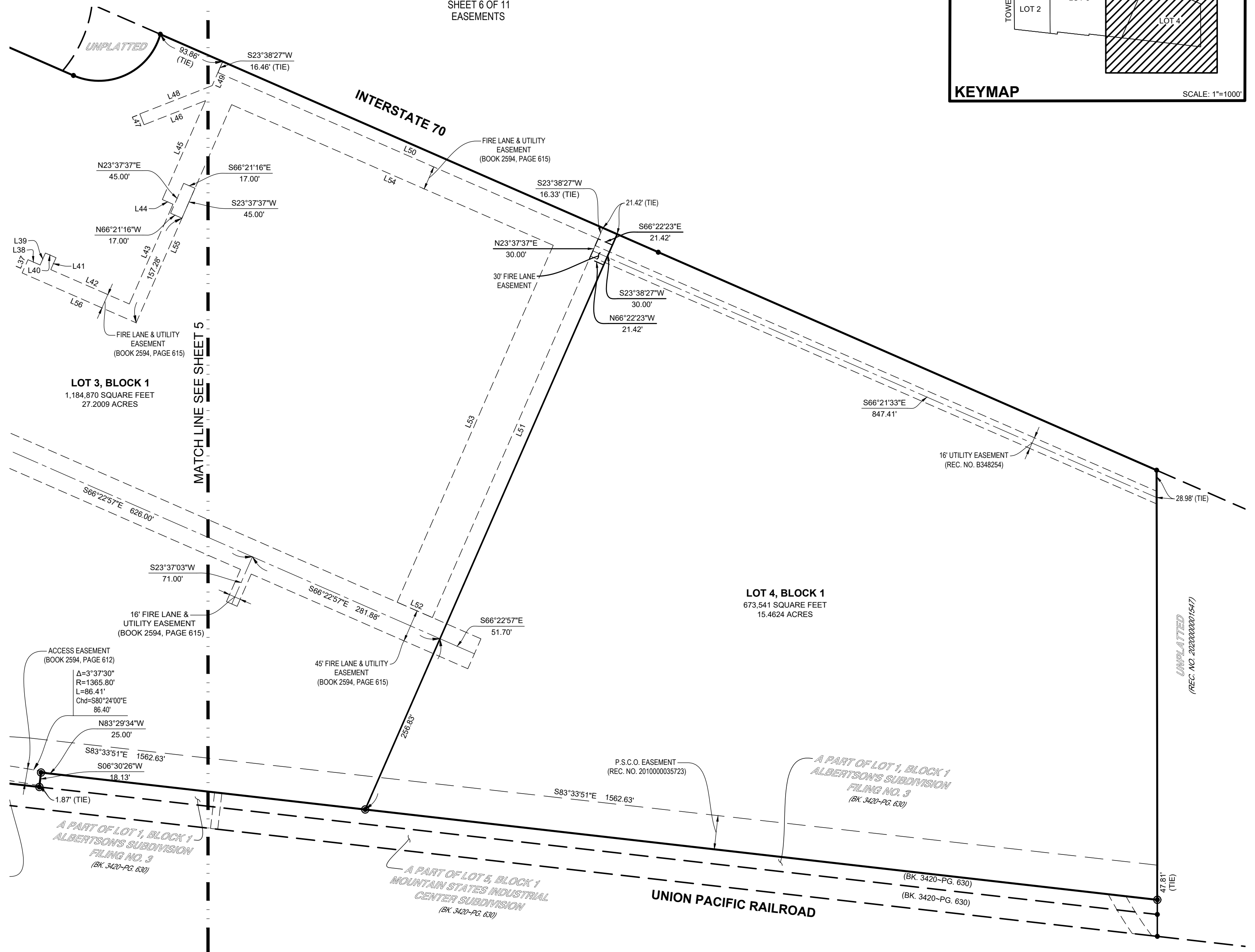
KEYMAP

SCALE: 1"=1000'



LEGEND

—	PLAT BOUNDARY LINE
- - -	ADJACENT LOT/PARCEL LINES
—	NEW LOT LINE
- - -	EXISTING EASEMENT LINE
- - -	EXISTING EASEMENT CENTERLINE
- - -	NEW EASEMENT LINE
R.O.W.	RIGHT-OF-WAY
L.S. NO.	LAND SURVEYOR NUMBER
BK. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
REC. NO.	RECEPTION NUMBER



UNPLATTED
(REC. NO. 202000016417)

NOTE:
LINE AND CURVE TABLES ARE ON SHEET 11 OF 11



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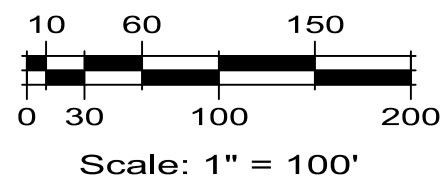
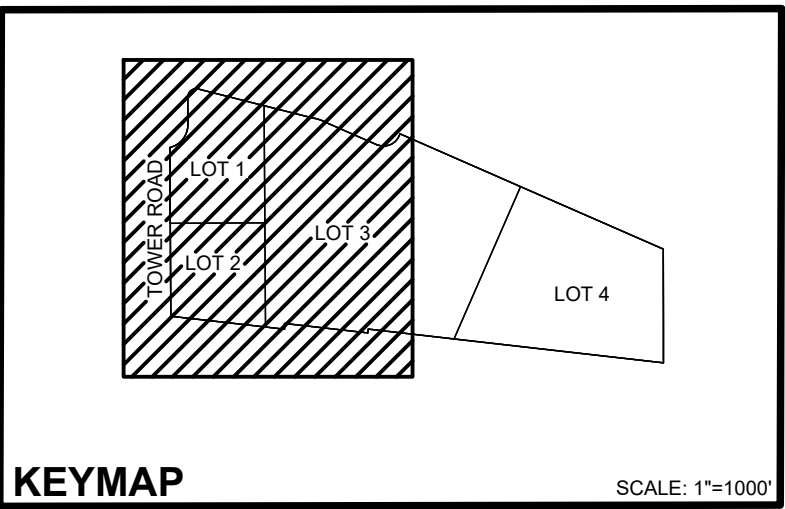
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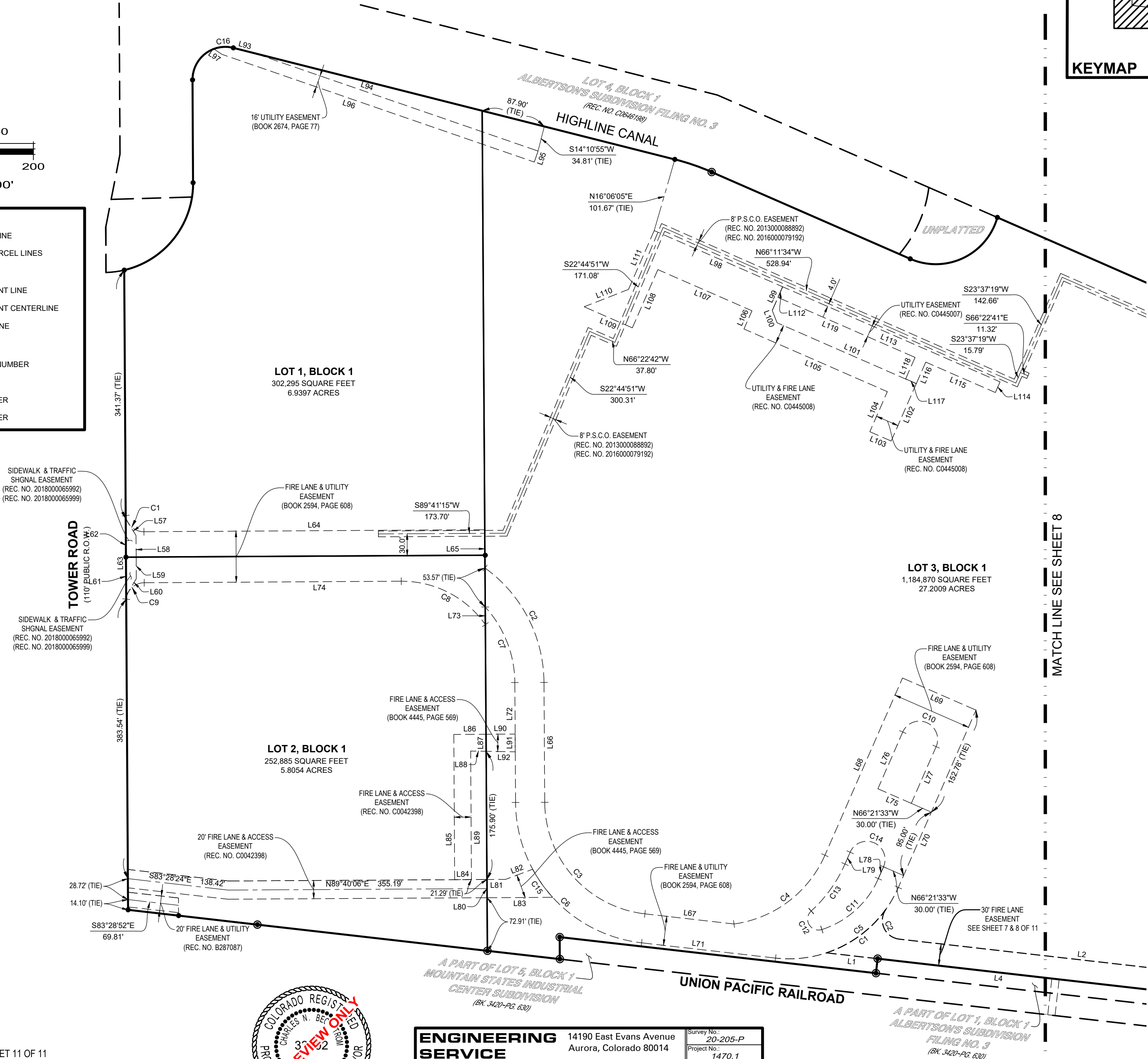
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 11
EASEMENTS

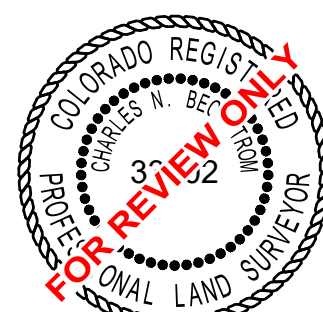


LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	NEW LOT LINE
	EXISTING EASEMENT LINE
	EXISTING EASEMENT CENTERLINE
	NEW EASEMENT LINE
R.O.W.	RIGHT-OF-WAY
L.S. NO.	LAND SURVEYOR NUMBER
BK. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
REC. NO.	RECEPTION NUMBER



MATCH LINE SEE SHEET 8

NOTE:
LINE AND CURVE TABLES ARE ON SHEET 11 OF 11



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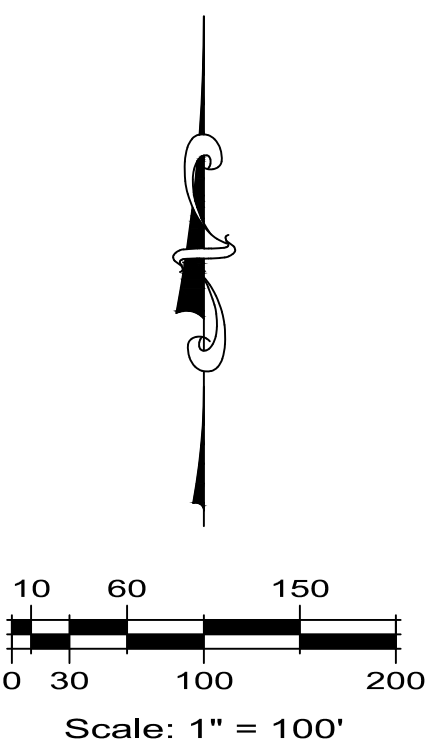
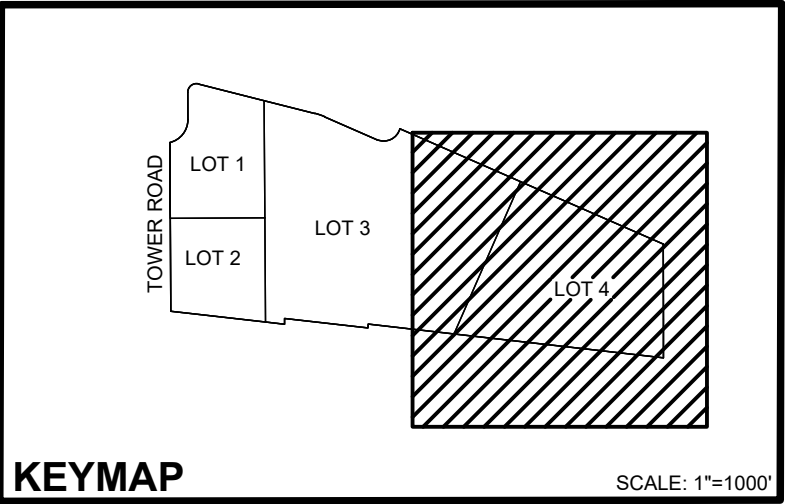
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NORTH TOWER ROAD SUBDIVISION FILING NO. 1

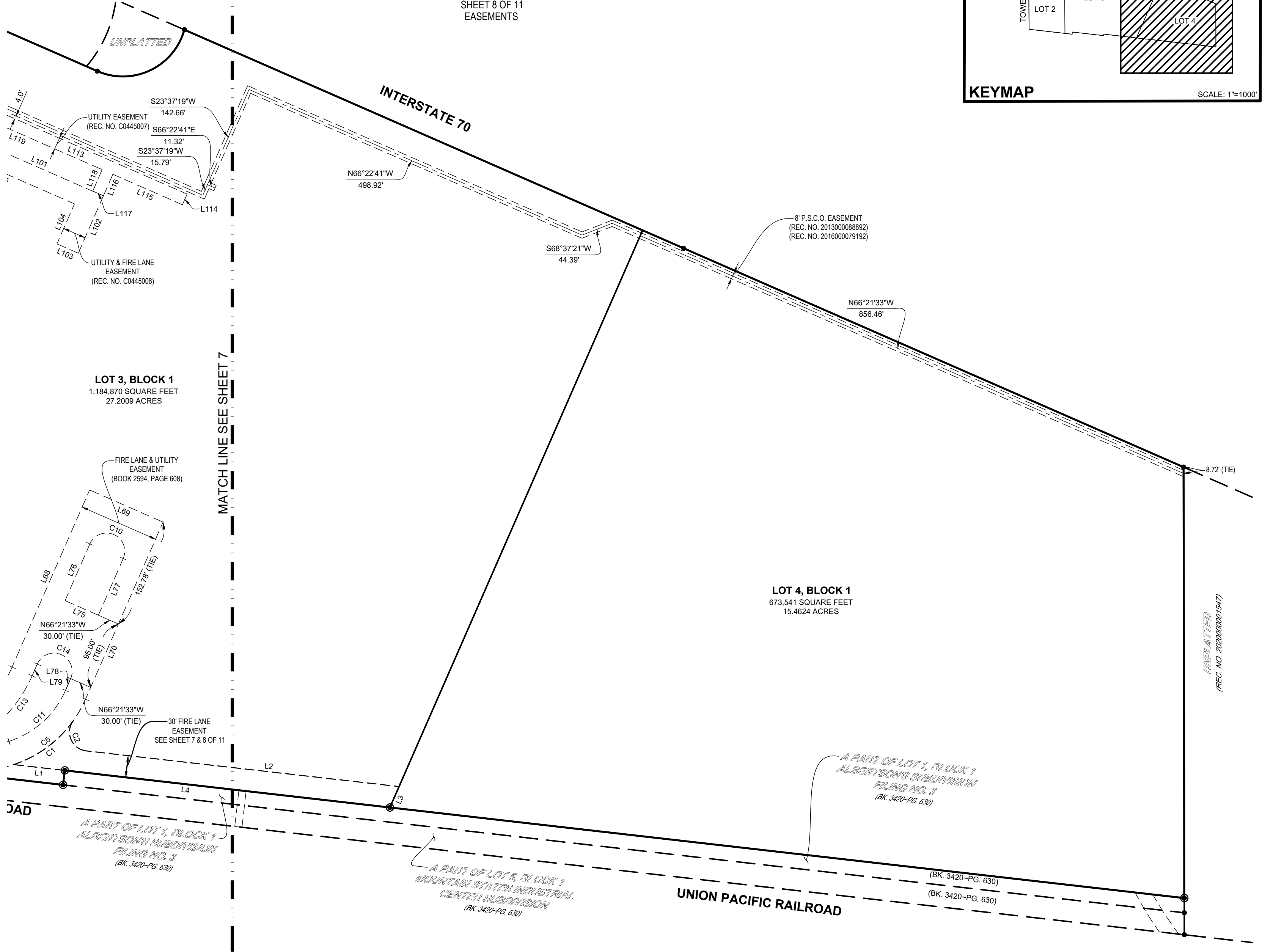
A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 2,
LOT 1, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 3
LOT 3, A PART OF LOT 5, LOT 6, AND TRACT A, BLOCK 1, MOUNTAIN STATES INDUSTRIAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE SW 1/4 OF SECTION 27, AND A PORTION OF THE NW 1/4 OF SECTION 34, T.3S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 11
EASEMENTS



LEGEND

—	PLAT BOUNDARY LINE
- - -	ADJACENT LOT/PARCEL LINES
—	NEW LOT LINE
- - -	EXISTING EASEMENT LINE
- - -	EXISTING EASEMENT CENTERLINE
- - -	NEW EASEMENT LINE
R.O.W.	RIGHT-OF-WAY
L.S. NO.	LAND SURVEYOR NUMBER
BK. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
REC. NO.	RECEPTION NUMBER



NOTE:
LINE AND CURVE TABLES ARE ON SHEET 11 OF 11



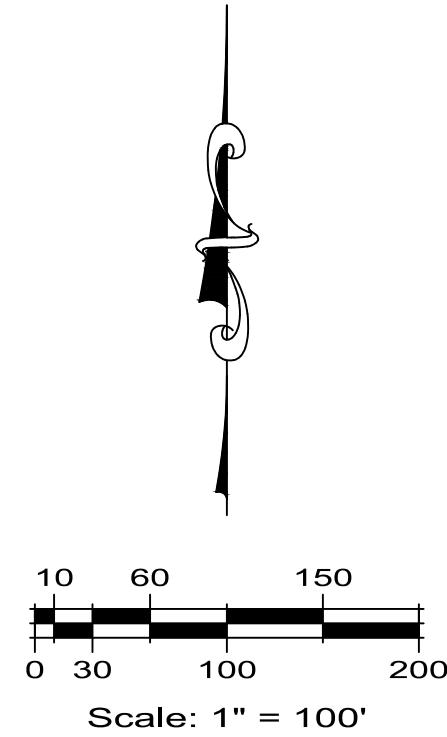
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NORTH TOWER ROAD SUBDIVISION FILING NO. 1

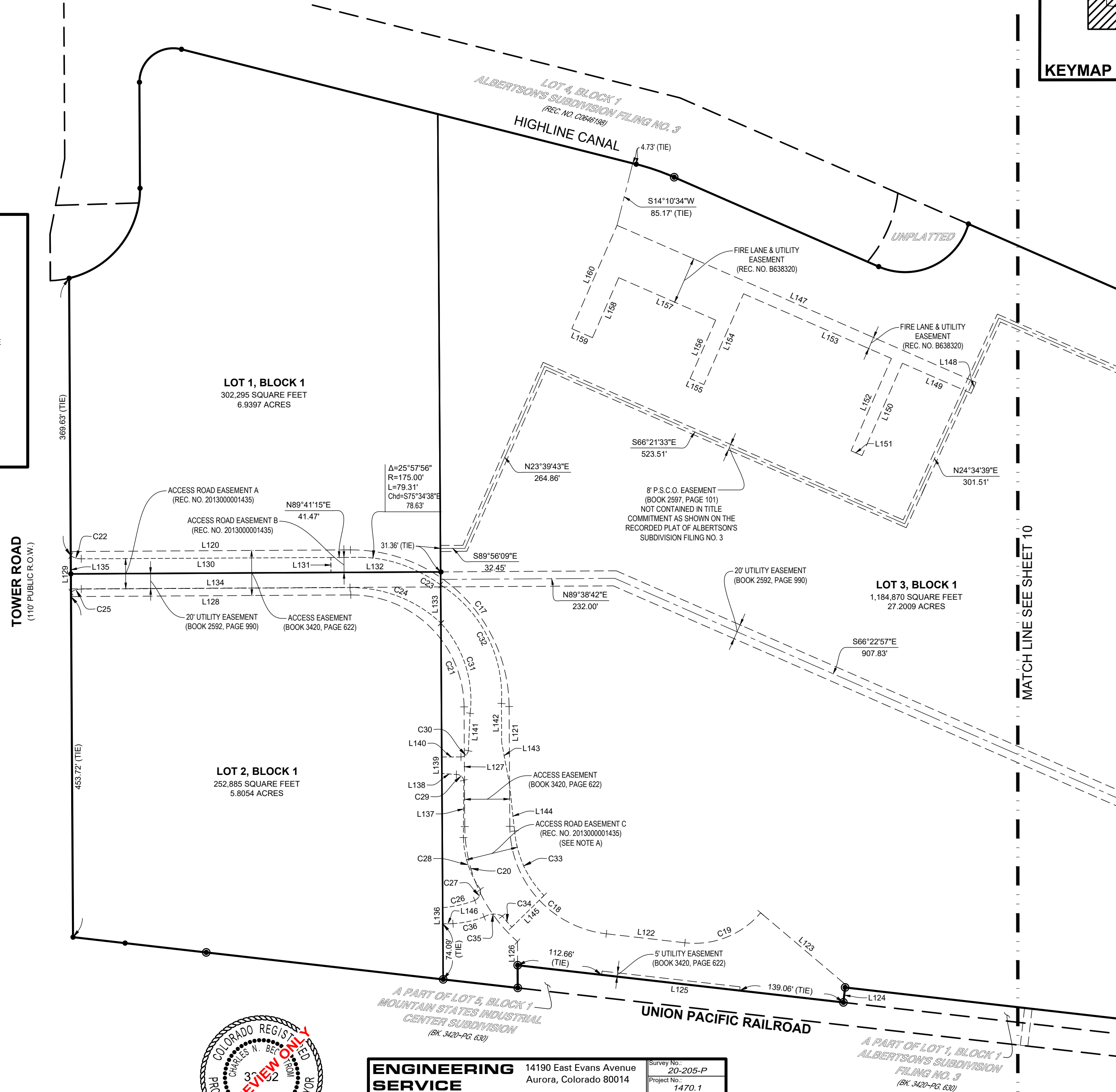
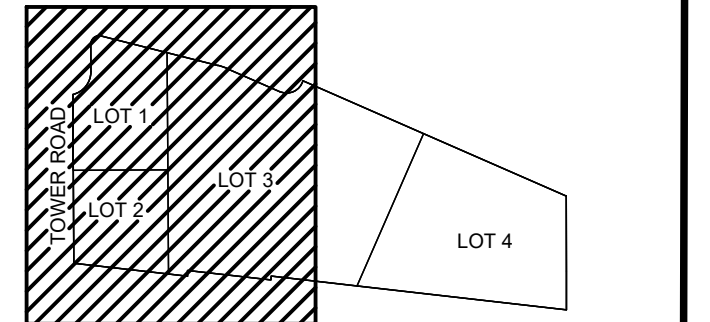
A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 2,
LOT 1, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 3
LOT 3, A PART OF LOT 5, LOT 6, AND TRACT A, BLOCK 1, MOUNTAIN STATES INDUSTRIAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE SW 1/4 OF SECTION 27, AND A PORTION OF THE NW 1/4 OF SECTION 34, T.3S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 11
EASEMENTS



LEGEND

	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	NEW LOT LINE
	EXISTING EASEMENT LINE (REC. NO. 201300001435)
	EXISTING EASEMENT LINE
	EXISTING EASEMENT CENTERLINE
	NEW EASEMENT LINE
	R.O.W. RIGHT-OF-WAY
	L.S. NO. LAND SURVEYOR NUMBER
	BK. PG. BOOK AND PAGE
	REC. NO. RECEPTION NUMBER
	REC. NO. RECEPTION NUMBER

KEYMAP



NOTE:

A) PER DEED THIS EASEMENT DOES NOT
MATHEMATICALLY CLOSE

B) LINE AND CURVE TABLES ARE ON SHEET 11 OF 11



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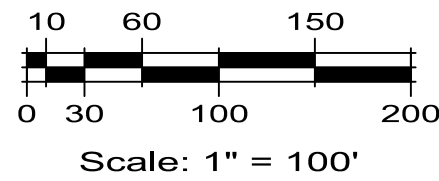
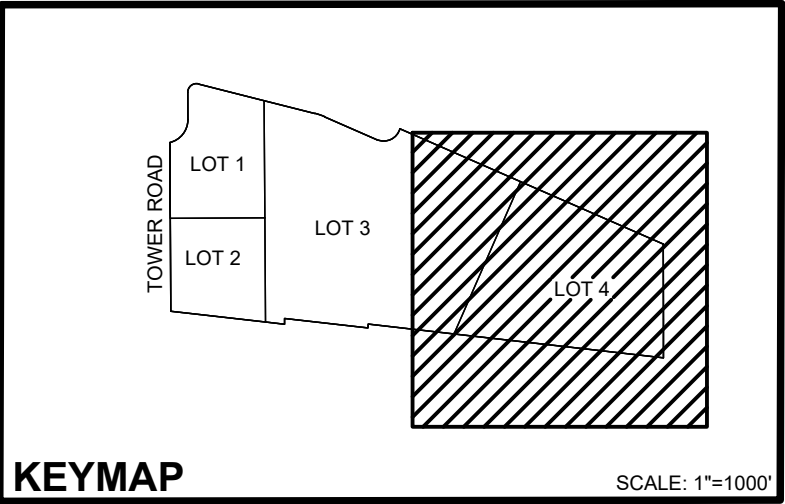
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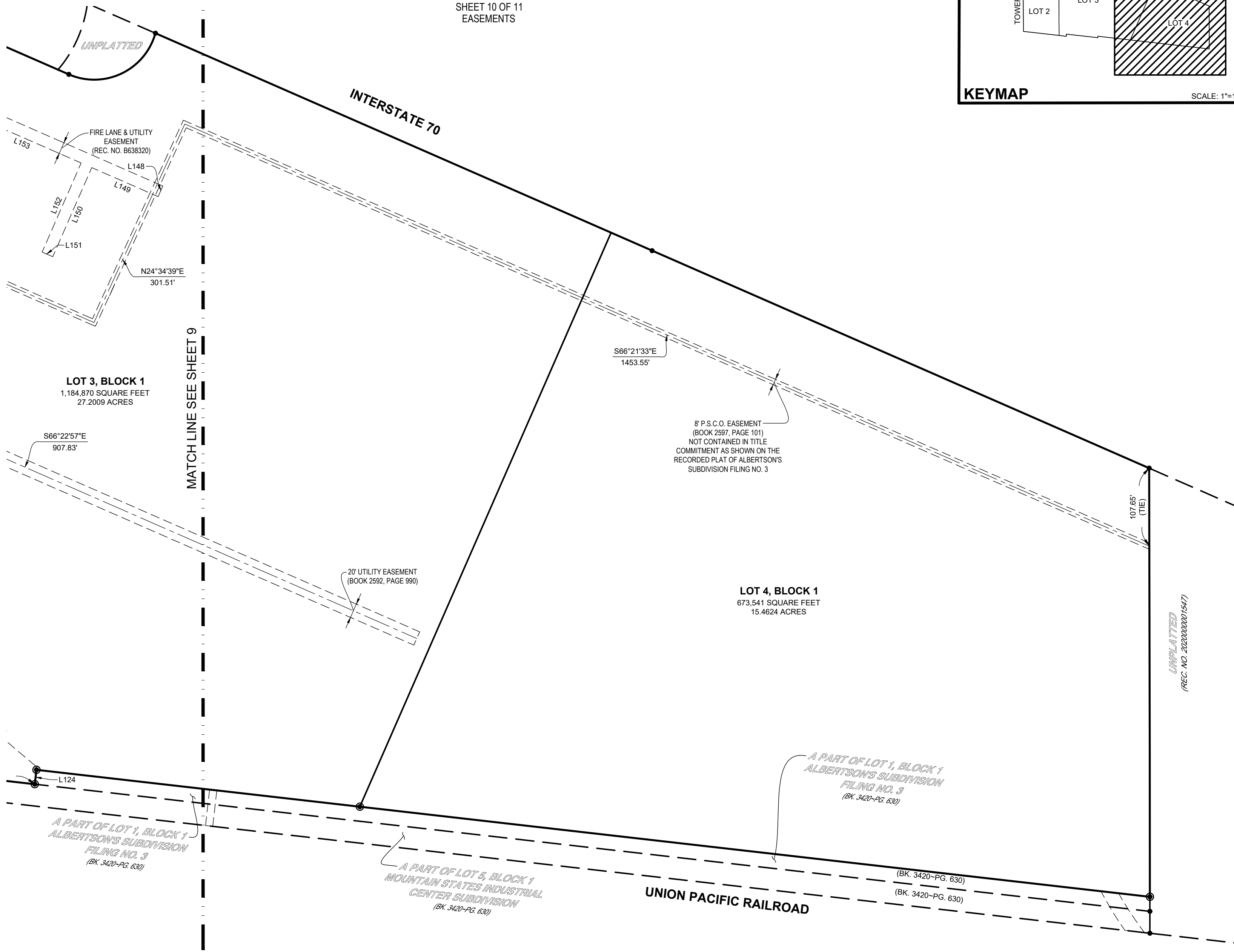
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NORTH TOWER ROAD SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 2,
LOT 1, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 3
LOT 3, A PART OF LOT 5, LOT 6, AND TRACT A, BLOCK 1, MOUNTAIN STATES INDUSTRIAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE SW 1/4 OF SECTION 27, AND A PORTION OF THE NW 1/4 OF SECTION 34, T.3S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 11
EASEMENTS



LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	NEW LOT LINE
	EXISTING EASEMENT LINE
	EXISTING EASEMENT CENTERLINE
	NEW EASEMENT LINE
R.O.W.	RIGHT-OF-WAY
L.S. NO.	LAND SURVEYOR NUMBER
BK. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
REC. NO.	RECEPTION NUMBER



NOTE:
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Survey No.:	20-205-P
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NORTH TOWER ROAD SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 2,
LOT 1, BLOCK 1, ALBERTSONS SUBDIVISION FILING NO. 3
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 11 OF 11
EASEMENT LINE AND CURVE TABLE

LINE TABLE SHEET 5 & 6

LINE DATA TABLE			LINE DATA TABLE			LINE DATA TABLE		
COURSE	BEARING	LENGTH	COURSE	BEARING	LENGTH	COURSE	BEARING	LENGTH
L1	N00°21'18"W	35.00'	L21	S00°21'18"E	55.62'	L55	S23°37'37"W	328.01'
L2	N89°38'42"E	2.49'	L22	S23°37'37"W	43.08'	L56	N66°22'23"W	171.29'
L3	N23°37'37"E	333.88'	L37	N23°37'37"E	20.00'	L147	S66°22'23"E	521.87'
L4	S66°22'23"E	72.21'	L38	S66°22'23"E	18.29'	L148	S23°37'37"W	16.00'
L5	S23°37'37"W	38.00'	L39	N23°37'37"E	18.00'	L149	N66°22'23"W	100.00'
L6	N66°22'23"W	39.21'	L40	S66°22'23"E	16.00'	L150	S23°37'37"W	134.29'
L7	S23°37'37"W	319.50'	L41	S23°37'37"W	18.00'	L151	N66°22'23"W	16.00'
L8	S89°38'41"W	23.04'	L42	S66°22'23"E	118.00'	L152	N23°37'37"E	134.29'
L9	N00°21'18"W	228.41'	L43	N23°37'37"E	150.00'	L153	N66°22'23"W	214.92'
L10	S66°22'23"E	21.89'	L44	N66°22'23"W	16.00'	L154	S23°37'37"W	132.05'
L11	S00°21'18"E	44.51'	L45	N23°37'37"E	148.69'	L155	N66°22'23"W	20.00'
L12	N89°38'42"E	41.79'	L46	S68°37'37"W	90.99'	L156	N23°37'37"E	85.00'
L13	S70°20'28"E	16.99'	L47	N21°22'23"W	16.00'	L157	N66°22'23"W	140.96'
L14	S23°37'37"W	20.05'	L48	N68°37'37"E	106.99'	L158	S23°37'37"W	87.25'
L15	N70°20'28"W	12.08'	L49	N23°37'37"E	19.69'	L159	N66°22'23"W	30.00'
L16	S89°38'42"W	38.25'	L50	S66°22'23"E	571.50'	L160	N23°37'37"E	150.29'
L17	S00°21'18"E	40.02'	L51	S23°37'37"W	569.56'			
L18	N89°38'42"E	33.64'	L52	N66°22'57"W	53.00'			
L19	S23°37'37"W	21.89'	L53	N23°37'37"E	536.57'			
L20	S89°38'42"W	24.74'	L54	N66°22'23"W	483.50'			

LINE & CURVE TABLE SHEET 9 & 10

LINE DATA TABLE			LINE DATA TABLE			LINE DATA TABLE					
COURSE	BEARING	LENGTH	COURSE	BEARING	LENGTH	COURSE	BEARING	LENGTH			
L120	N89°39'32"E	372.64'	L140	S89°58'43"E	25.59'	L160	N23°37'37"E	150.29'			
L121	S00°20'28"E	159.49'	L141	N02°43'41"E	49.94'	CURVE DATA TABLE					
L122	S83°29'34"E	105.35'	L142	S00°13'56"E	51.68'						
L123	S49°45'31"E	147.96'	L143	S10°40'11"E	56.59'	COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
L124	S06°30'26"W	23.97'	L144	S06°11'09"E	62.95'	C17	90°00'00"	210.00'	329.87'	S45°20'28"E	296.98'
L125	N83°29'34"W	436.71'	L145	S45°36'34"W	60.04'	C18	83°09'06"	145.00'	210.43'	S41°55'01"E	192.45'
L126	N00°20'28"W	31.50'	L146	S89°02'11"W	13.54'	C19	56°16'03"	115.00'	112.94'	N68°22'25"E	108.45'
L127	N00°20'28"W	159.49'	L147	S66°22'23"E	521.87'	C20	48°32'37"	205.00'	173.69'	N24°36'46"W	168.54'
L128	S89°39'32"W	372.64'	L148	S23°37'37"W	16.00'	C21	90°00'00"	150.00'	235.62'	N45°20'28"W	212.13'
L129	N00°20'28"W	60.00'	L149	N66°22'23"W	100.00'	C22	33°55'37"	25.00'	14.80'	S73°21'33"E	14.59'
L130	N89°41'16"E	332.55'	L150	S23°37'37"W	134.29'	C23	10°56'22"	175.00'	33.41'	S59°02'09"E	33.36'
L131	S00°21'18"E	20.00'	L151	N66°22'23"W	16.00'	C24	43°36'05"	175.00'	133.17'	N68°40'02"W	129.98'
L132	N89°41'15"E	117.50'	L152	N23°37'37"E	134.29'	C25	33°19'53"	25.00'	14.54'	S73°09'15"W	14.34'
L133	S00°21'18"E	50.85'	L153	N66°22'23"W	214.92'	C26	16°15'22"	155.00'	43.98'	N77°16'34"E	43.83'
L134	S89°41'16"W	357.98'	L154	S23°37'37"W	132.05'	C27	71°48'29"	14.00'	17.55'	N27°21'25"E	16.42'
L135	N00°20'28"W	48.56'	L155	N66°22'23"W	20.00'	C28	33°50'26"	125.00'	73.83'	N18°11'38"W	72.76'
L136	N00°21'18"W	21.50'	L156	N23°37'37"E	85.00'	C29	77°35'05"	10.00'	13.54'	N51°35'16"W	12.53'
L137	N00°23'15"E	76.33'	L157	N66°22'23"W	140.96'	C30	79°39'30"	10.00'	13.90'	N49°47'27"E	12.81'
L138	N86°14'41"W	19.43'	L158	S23°37'37"W	87.25'	C31	49°41'55"	150.00'	130.11'	N17°57'04"W	126.07'
L139	N00°21'18"W	22.06'	L159	N66°22'23"W	30.00'	C32	60°54'20"	175.00'	186.03'	S27°08'47"E	177.39'
						C33	39°26'57"	140.00'	96.39'	S24°31'36"E	94.50'
						C34	5°33'05"	200.00'	19.38'	N40°48'39"W	19.37'
						C35	58°07'47"	25.00'	25.36'	S87°38'07"W	24.29'
						C36	17°26'25"	140.00'	42.61'	S77°38'12"W	42.45'

LINE & CURVE TABLE SHEET 7 & 8

LINE DATA TABLE			LINE DATA TABLE			LINE DATA TABLE			LINE DATA TABLE		
COURSE	BEARING	LENGTH	COURSE	BEARING	LENGTH	COURSE	BEARING	LENGTH	COURSE	BEARING	LENGTH
L57	S31°55'52"E	26.73'	L77	S23°38'27"W	85.00'	L97	N56°23'26"W	13.50'	L117	N66°22'23"W	16.00'
L58	S00°27'34"E	29.76'	L78	S23°38'27"W	17.72'	L98	S66°22'23"E	192.32'	L118	N23°37'37"E	32.22'
L59	S00°14'54"E	29.76'	L79	N23°38'19"E	17.65'	L99	S23°37'37"W	35.61'	L119	N66°22'23"W	205.26'
L60	S31°15'46"W	26.72'	L80	N00°21'18"W	25.00'	L100	S21°22'23"E	18.00'			
L61	N00°20'28"W	52.52'	L81	N89°40'06"E	25.51'	L101	S66°22'23"E	208.53'			
L62	N00°20'28"W	52.52'	L82	N69°33'32"E	39.70'	L102	S23°37'37"W	85.95'			
L63	N00°20'28"W	114.65'	L83	S89°40'06"W	89.96'	L103	N66°22'23"W	32.00'			
L64	N89°39'32"E	467.64'	L84	S89°40'06"W	23.00'	L104	N23°37'37"E	59.95'			
L65	S00°21'18"E	52.52'	L85	N00°20'19"W	199.27'	L105	N66°22'23"W	214.62'			
L66	S00°20'28"E	164.49'	L86	N89°40'03"E	44.22'	L106	N23°37'37"E	27.30'			
L67	S83°29'34"E	123.06'	L87	N00°21'18"W	23.37'	L107	N66°22'23"W	140.96'			
L68	N23°38'27"E	265.46'	L88	N88°58'43"W	21.24'	L108	S23°37'37"W	87.25'			
L69	S66°22'57"E	110.00'	L89	S00°20'19"E	176.41'	L109	N66°22'23"W	72.21'			
L70	S23°38'27"W	265.50'	L90	N89°40'03"E	39.94'	L110	N68°37'26"E	65.35'			
L71	N83°29'34"W	184.99'	L91	S00°20'28"E	24.31'	L111	N23°37'37"E	88.08'			
L72	N00°20'28"W	164.49'	L92	N88°58'43"W	39.95'	L112	N23°37'37"E	16.00'			
L73	S00°21'18"E	24.09'	L93	S75°48'41"E	29.67'	L113	S66°22'23"E	325.55'			
L74	S89°39'32"W	352.65'	L94	S70°58'11"E	411.86'	L114	S23°37'37"W	16.00'			
L75	N66°21'33"W	50.00'	L95	S19°01'49"W	16.00'	L115	N66°22'23"W	104.29'			
L76	N23°38'27"E	85.00'	L96	N70°58'11"W	453.16'	L116	S23°37'37"W	32.22'			

CURVE DATA TABLE					
COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	83°51'46"	25.00'	36.59'	S48°25'02"E	33.41'
C2	53°51'34"	195.00'	183.30'	S27°16'15"E	176.63'
C3	83°09'07"	155.00'	224.95'	S41°55'01"E	205.72'
C4	58°30'31"	160.00'	163.39'	N52°53'48"E	156.38'
C5	72°51'59"	163.68'	208.16'	S60°04'27"W	194.41'
C6	83°09'07"	195.00'	283.00'	N41°55'01"W	258.81'
C7	42°05'37"	155.00'	113.87'	N21°23'16"W	111.33'
C8	55°14'34"	140.00'	134.98'	N62°43'06"W	129.82'
C9	83°51'20"	25.00'	36.59'	S47°43'53"W	33.41'
C10	180°00'00"	25.00'	78.54'	S66°21'33"E	50.00'
C11	48°40'52"	126.59'	107.56'	S47°58'53"W	104.35'
C12	155°27'00"	15.00'	40.70'	N29°57'11"W	29.31'
C13	24°07'52"	190.00'	80.02'	N35°42'23"E	79.43'
C14	180°10'18"	25.00'	78.61'	S66°26'42"E	50.00'
C15	13°55'03"	195.00'	47.37'	S35°27'04"E	47.25'
C16	34°36'47"	45.00'	27.19'	N86°52'32"E	26.77'

NEW EASEMENT LINE DATA TABLE			NEW EASEMENT CURVE DATA TABLE					
COURSE	BEARING	LENGTH	COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
L1	N83°29'34"W	70.61'	C1	36°00'09"	163.68'	102.85'	N53°44'19"E	101.17'
L2	S83°29'34"E	432.24'	C2	119°13'48"	26.00'	54.10'	S23°52'40"E	44.86'
L3	S23°38'27"W	31.39'						
L4	N83°29'34"W	449.34'						



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