Send in the updated Title Commitment

Send in the description closure sheet.

A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND IN SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 2 AND CONSIDERING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 TO BEAR SOUTH 89°40'54" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 89°40'54" WEST ALONG SAID SOUTH LINE A DISTANCE OF 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PICADILLY ROAD AND THE POINT OF BEGINNING;

THENCE SOUTH 89°40'54" WEST CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 2,613.91 FEET TO THE CENTER OF SAID

THENCE SOUTH 89°28'31" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTON 2 A DISTANCE OF

THENCE SOUTH 62°02'56" WEST A DISTANCE OF 80.00 FEET;

THENCE NORTH 27°57'04" WEST A DISTANCE OF 388.33 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27°23'16". A RADIUS OF 790.00 FEET, AN ARC LENGTH OF 377.62 FEET AND A CHORD THAT BEARS NORTH 14°15'27" WEST A DISTANCE OF 374.04 FEET:

THENCE NORTH 00°33'49" WEST A DISTANCE OF 532.51 FEET TO A POINT ON THE BOUNDARY OF STAFFORD LOGISTICS CENTER SUBDIVISION RECORDED AT RECEPTION NUMBER DXXXXXXXXX OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES

1) NORTH 89°26'11" EAST A DISTANCE OF 80.00 FEET;

2) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET AND A CHORD THAT BEARS NORTH 44°26'11" EAST A DISTANCE OF 35.36 FEET; 3) NORTH 00°33'49" WEST A DISTANCE OF 80.00 FEET;

THENCE NORTH 89°26'11" EAST A DISTANCE OF 8.34 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°09'13", A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 208.62 FEET AND A CHORD THAT BEARS NORTH 74°51'35" EAST A DISTANCE OF 206.37 FEET; THENCE NORTH 60°16'59" EAST A DISTANCE OF 86.57 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°09'13", A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 249.32 FEET AND A CHORD THAT BEARS NORTH 74°51'35" EAST A DISTANCE OF 246.64 FEET;

THENCE NORTH 89°26'11" EAST A DISTANCE OF 944.63 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 37°14'32", A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 318.50 FEET AND A CHORD THAT BEARS SOUTH 71°56'33" EAST A DISTANCE OF 312.92 FEET TO A POINT OF CURVATURE; THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 79°36'36", A RADIUS OF 410.00 FEET, AN ARC

LENGTH OF 569.68 FEET AND A CHORD THAT BEARS NORTH 86°52'25" EAST A DISTANCE OF 524.94 FEET TO A POINT OF THENCE ALONG A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 95°36'36", A RADIUS OF 35.00 FEET, AN ARC

LENGTH OF 58.40 FEET AND A CHORD THAT BEARS NORTH 00°44'11" WEST A DISTANCE OF 51.86 FEET; THENCE NORTH 48°32'29" WEST A DISTANCE OF 277.23 FEET TO A POINT OF CURVATURE

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 48°05'01", A RADIUS OF 1,002.00 FEET, AN ARC LENGTH OF 840.90 FEET AND A CHORD THAT BEARS NORTH 24°29'59" WEST A DISTANCE OF 816.44 FEET;

THENCE NORTH 00°27'28" WEST A DISTANCE OF 167.61 FEET TO A POINT OF CURVATURE THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°06'10". A RADIUS OF 29.50 FEET. AN ARC LENGTH OF

46.39 FEET AND A CHORD THAT BEARS NORTH 45°30'33" WEST A DISTANCE OF 41.76 FEET ▼ THE SOUTH RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE; loes not match the

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°26'22" EAST A DISTANCE OF 117.35 FEET; 2) SOUTH 70°33'38" EAST A DISTANCE OF 59.77 FEET;

THENCE SOUTH 00°27'28" EAST A DISTANCE OF 176.97 FEET TO A POINT OF CURVATURE:

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48°05'01", A RADIUS OF 858.00 FEET, AN ARC LENGTH OF 720.05 FEET AND A CHORD THAT BEARS SOUTH 24°29'59" EAST A DISTANCE OF 699.10 FEET; THENCE SOUTH 48°32'29" EAST A DISTANCE OF 256.04 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 84°40'46", A RADIUS OF 29.50 FEET, AN ARC LENGTH OF 43.60 FEET AND A CHORD THAT BEARS NORTH 89°07'08" EAST A DISTANCE OF 39.74 FEET TO A POINT OF CURVATURE; THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42°45'32", A RADIUS OF 722.00 FEET, AN ARC

LENGTH OF 538.81 FEET AND A CHORD THAT BEARS NORTH 68°09'30" EAST A DISTANCE OF 526.40 FEET; THENCE NORTH 89°32'16" EAST A DISTANCE OF 214.57 FEET TO SAID EAST RIGHT-OF-WAY LINE OF PICADILLY ROAD; THENCE SOUTH 00°27'45" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 144.00 FEET;

THENCE SOUTH 89°32'16" WEST A DISTANCE OF 214.57 FEET TO A POINT OF CURVATURE: THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°46'49", A RADIUS OF 578.00 FEET, AN ARC CENGTH OF 411.39 FEET AND A CHORD THAT BEARS SOUTH 69°08'51" WEST A DISTANCE OF 402.76 FEET TO A POINT OF CURVATURE; THENCE ALONG A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 97°17'57", A RADIUS OF 29.50 FEET, AN ARC

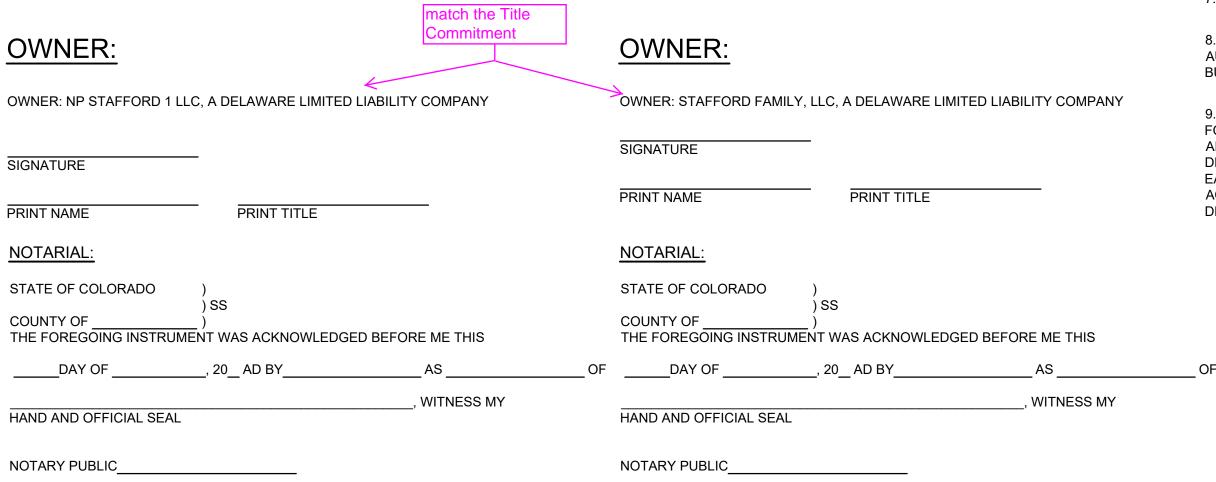
THENCE SOUTH 48°32'29" EAST A DISTANCE OF 542.94 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°58'53", A RADIUS OF 1,002.00 FEET, AN ARC LENGTH OF 296.97 FEET AND A CHORD THAT BEARS SOUTH 40°03'03" EAST A DISTANCE OF 295.89 FEET TO SAID EAST RIGHT-OF-WAY LINE

THENCE SOUTH 00°27'45" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 844.56 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 4,614,581 SQUARE FEET, OR 105.936 ACRES, MORE OR LESS.

LENGTH OF 50.10 FEET AND A CHORD THAT BEARS SOUTH 00°06'29" WEST A DISTANCE OF 44.29 FEET:

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT, A BLOCK AND A TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF STAFFORD LOGISTICS CENTER 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 AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.



MY COMMISSION EXPIRES

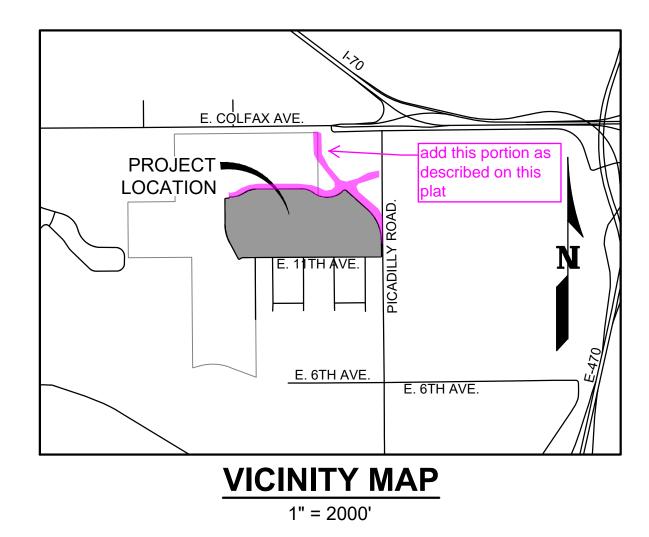
curve table

ustration (sheet #2)

e easement area within each lot is to be continuous

intained by the owner of the lot or tract excepting the

consistent with the use granted in the easement are



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

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

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, heir 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, derdrains, 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 **NOTES:** ersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said private landscape irrigation systems, derdrains, 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.

crossings or encroachments, including but not limited, to private landscape irrigation systems, underdrains, or private utilities into easements owned by the City

are these the only

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO-PARKING - FIRE LANE".
- 2. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 2. ASSUMED TO BEAR SOUTH 89°40'49" WEST AND IS MONUMENTED AS SHOWN HEREON.
- City of Aurora from such responsibility. Any structures 3. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY 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.
 - 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 SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB RELIED UPON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 100-N0029086-010-TO2, COMMITMENT DATE AUGUST 26, 2020.
 - THE LINEAL 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. TRACT A AND B ARE TO BE PRIVATELY OWNED AND MAINTAINED.

8. ALL OWNERS OF LOTS ADJACENT TO E. 13TH AVENUE AND 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.

9. 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.

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 XXXXXXXX XX, 2020.

THOMAS D. STAAB, P.L.S. NO. 25965 FOR & ON BEHALF OF WARE MALCOMB 900 SOUTH BROADWAY SUITE 320, 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 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 STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, , 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 ARAPAHOE COUNTY, COLORADO ON THIS DAY OF O'CLOCK M.

add the description of the monuments at the ends of the basis of bearing line

COUNTY CLERK AND RECORDER	DEPUTY
BOOK NO.:	
PAGE NO.:	
RECEPTION NO.:	<u></u>

JOB NO. DCS20-4039 DATE: 09/04/2020 SCALE: NA

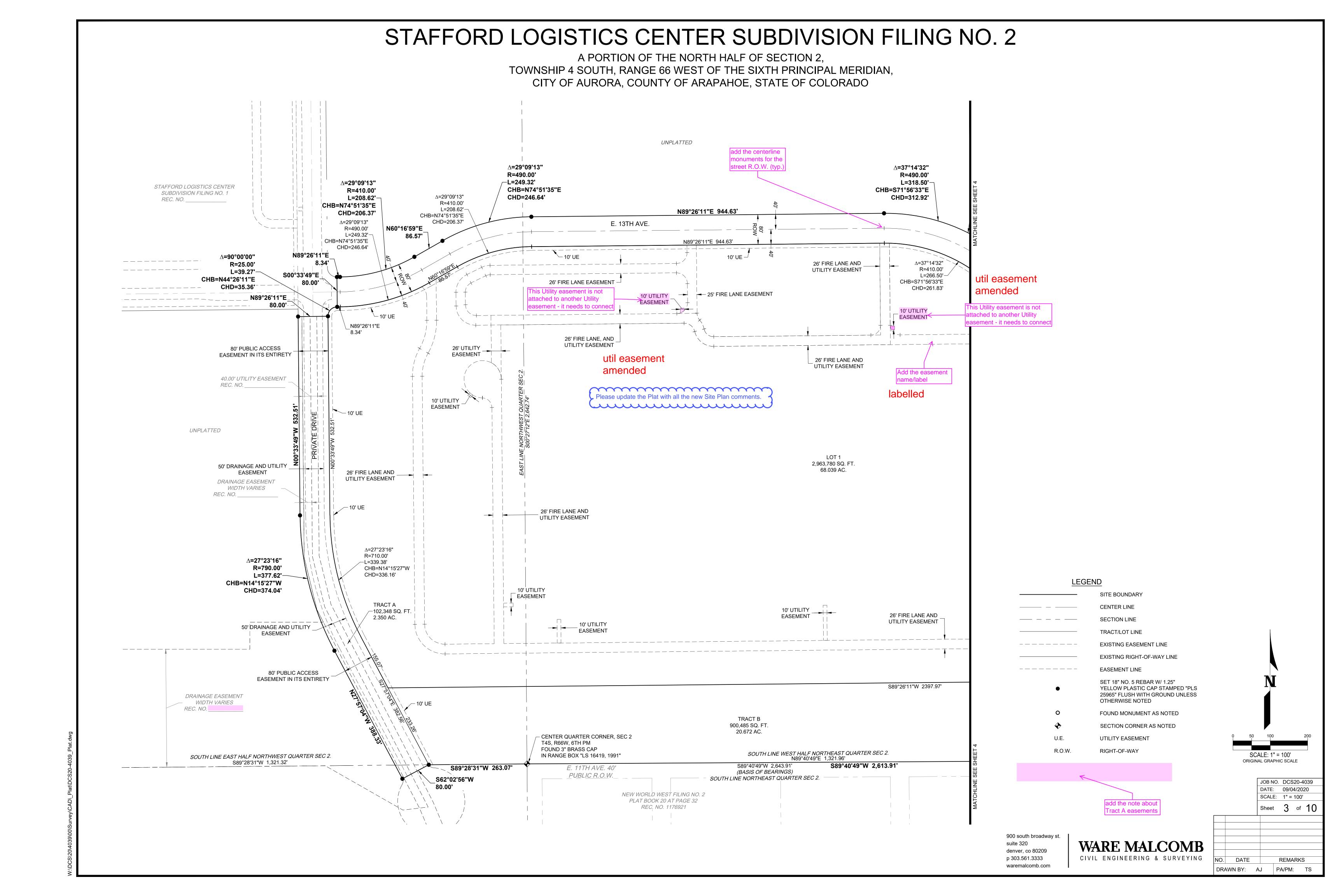
900 south broadway st. suite 320 denver, co 80209 CIVIL ENGINEERING p 303.561.3333

waremalcomb.com

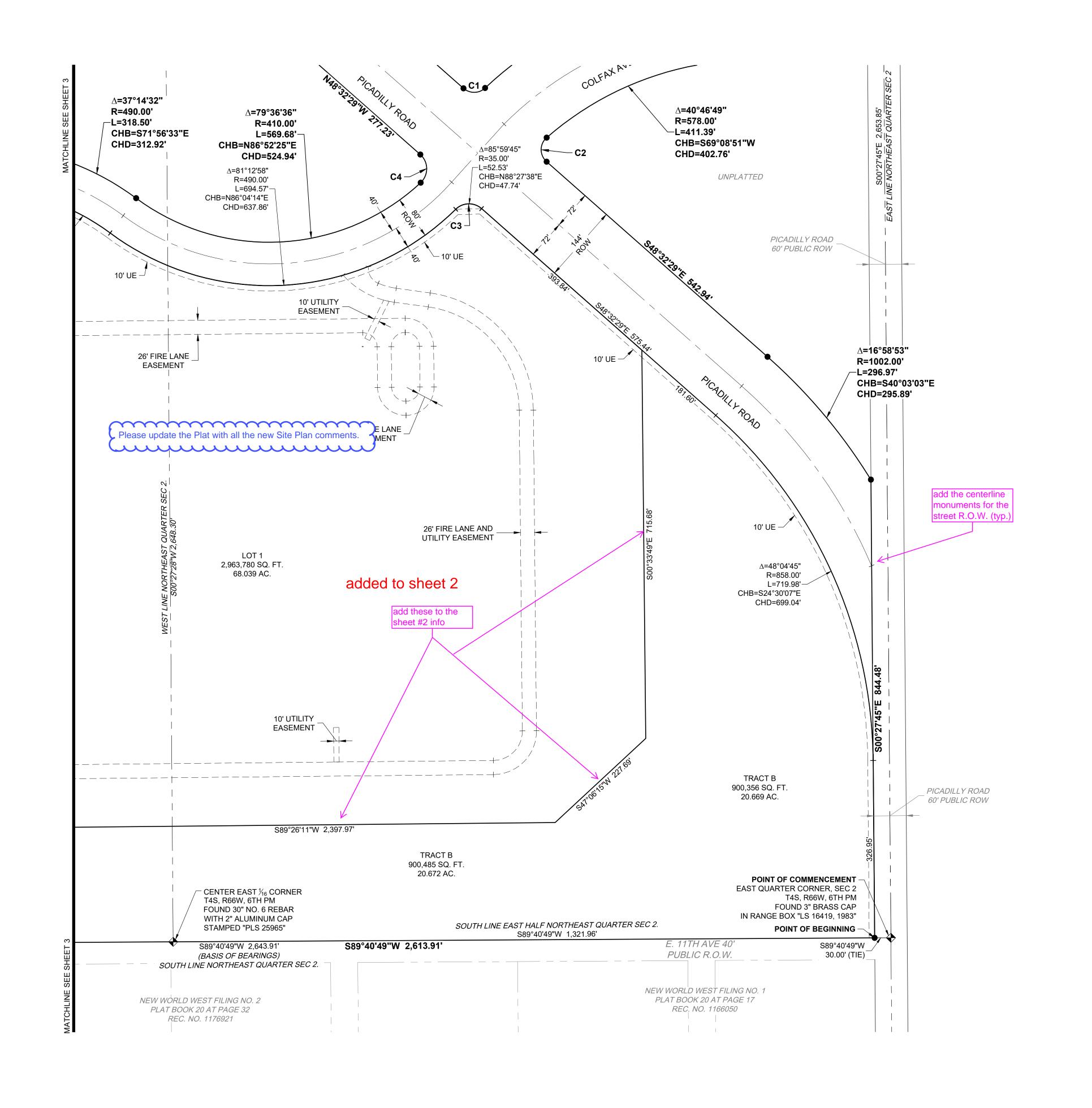
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& SURVEYING	110	DATE				2140	
& JONVETING	NO.	DATE		RE	MAF	RKS	j
	DRA	AWN BY:	٩J	PA/I	PM:		TS

MY COMMISSION EXPIRES

STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 2 A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO NORTH QUARTER CORNER, SEC 2 CDOT ACCESS LIMITATION -COLFAX AVENUE T4S, R66W, 6TH PM NORTHEAST CORNER, SEC 2 BOOK 901, PAGE 457 PUBLIC ROW VARIES COLFAX AVENUE BOOK 292, PAGE 314 FOUND 3" BRASS CAP T4S, R66W, 6TH PM EAST 1/16 CORNER NO MONUMENT FOUND REC. NO. 548621 PUBLIC ROW VARIES REC. NO. 155241 IN RANGE BOX FOUND 3" BRASS CAP IN RANGE BOX "LS 16419, 1991" N89°26'22"E -S70°33'38" 59.77' C31-S00°27'28"E - CDOT ROW 10' MST&T BOOK 901, PAGE 461 270.29' 176.97' ROW EASEMENT N00°27'28"W REC. NO. 548623 BOOK 4376 PAGE 314 _____ 167.61' BOOK 976, PAGE 239 REC. NO. 2503867 LEGEND BOOK 1582, PAGE 432 REC. NO. 590031 Curve table amended REC. NO. 953657 AND Does not match BOOK 1587, PAGE 243 the curve table CDOT ROW REC. NO. 956901 SITE BOUNDARY BOOK 901, PAGE 459 \sim 16' MST&T EASEMENT REC. NO. 548622 **CENTER LINE** Please update the Plat with all the new Site Plan comments. BOOK 4495 PAGE 219 REC. NO. 2556758 CDOT ACCESS LIMITATION -SECTION LINE BOOK 976. PAGE 241 REC. NO. 590032 TRACT/LOT LINE site plan comments added to plat **EXISTING EASEMENT LINE** ∆=48°05'01" ∆=48°05'01" CL changed to standard R=1002.00' R=858.00' **EXISTING RIGHT-OF-WAY LINE** L=840.90'--L=720.05' **EASEMENT LINE** CHB=N24°29'59"W CHB=S24°29'59"E 930' centerline radius required on CHD=816.44' CHD=699.10' SET 18" NO. 5 REBAR W/ 1.25" UNPLATTED arterial roadways YELLOW PLASTIC CAP STAMPED ∆=42°45'32" "PLS 25965" FLUSH WITH GROUND UNLESS R=722.00' OTHERWISE NOTED Δ=48°05'01" L=538.81' R=930.00' CHB=N68°09'30"E FOUND MONUMENT AS NOTED L=780.47'-CHD=526.40' CHB=S24°29'59"E monuments added STAFFORD LOGISTICS CENTER SECTION CORNER AS NOTED CHD=757.77' Δ=44°32'06" SUBDIVISION FILING NO. 1 N89°32'16"E R=650.66' UTILITY EASEMENT ∆=37°14'32" 214.57' L=505.23'-∆=29°09'13" S00°27'45"E add the centerline R=490.00' CHB=S67°16'13"W R.O.W. RIGHT-OF-WAY R=410.00' ∆=29°09'13" monuments for the L=318.50' CHD=492.61' 214.57' ∆=79°36'36' treet R.O.W. (typ. L=208.62' R=490.00' CHB=N71°56'33"W R=410.00' CHB=N74°51'35"E L=249.32'-S89°32'16"W CHD=312.92' Δ=29°09'13" L=569.68'-CHD=206.37' CHB=N74°51'35"E R=450.00' Δ=37°14'32" CHB=N86°52'25"E CHD=246.64' Δ=29°09'13" -L=228.97' R=450.00' CHD=524.94' R=450.00' CHB=N74°51'35"E N60°16'59"E L=292.50'-L=228.97' CHD=226.51' CHB=S71°56'33"E 86.57' CHB=N74°51'35"E Δ=85°00'32" add the note about CHD=287.38' N60°16'59"E N89°26'11"E 944.63' CHD=226.51' R=450.00' Tract A easements N42°03'50"E L=667.66'-N89°26'11"E E. 13TH AVE. N42°03'50"E CHB=N84°10'27"E 72.00' UNPLATTED CHD=608.08' add the centerline PICADILLY ROAD 60' PUBLIC ROW monuments for the street R.O.W. (typ.) ____N89°26'11"E; 80' PUBLIC ACCESS ∆=16°58'5<mark>3</mark>" R=25.00' **EASEMENT IN ITS ENTIRETY** R=1002.00' -L=39.27' 40.00' UTILITY EASEMENT +L=296.9<mark>⁄</mark>7' CHB=N44°26'11"E REC. NO. CHB=\$40°03'03"E CHD*295.89' numbers added label the Traffic asement here UNPLATTED Δ=25°23'07" LOT 1 R=930.00' 50' DRAINAGE AND 2,963,780 SQ. FT. L=412.04'-UTILITY EASEMENT 68.039 AC. CHB=S35°50'56"E CHD=408.68' B&D added to tract lines DRAINAGE EASEMENT WIDTH VARIES REC. NO. add B&D for the trail easement added to Lot/Tract line plat and plan ∆=27°23'16" R=790.00' L=377.62'a trail easement CHB=N14°15'27"W needs to be CHD=374.04' shown for the —102,348 SQ. FIT. access road/trail 2.350 AC. to allow the city to 50' DRAINAGE AND UTILITY naintain it and to EASEMENT TRACT B allow the public to 900,356 SQ. FT. PICADILLY ROAD 20.669 AC. 80' PUBLIC ACCESS 60' PUBLIC ROW EASEMENT IN ITS ENTIRETY the Legend POINT OF COMMENCEMENT DRAINAGE EASEMENT EAST QUARTER CORNER, SEC 2 CENTER EAST 1/16 CORNER TRACT B — WIDTH VARIES T4S, R66W, 6TH PM T4S, R66W, 6TH PM 900,485 SQ. FT. REC. NO. FOUND 3" BRASS CAP FOUND 30" NO. 6 REBAR - CENTER QUARTER CORNER, SEC 2 900,485 SQ. FT. 20.672 AC. ORIGINAL GRAPHIC SCALE T4S, R66W, 6TH PM WITH 2" ALUMINUM CAP IN RANGE BOX "LS 16419, 1983" numbers added 20.672 AC. STAMPED "PLS 25965" FOUND 3" BRASS CAP SOUTH LINE EAST HALF NORTHEAST QUARTER SEC 2. \$89°40'49"W 1,321.96' SOUTH LINE WEST HALF NORTHEAST QUARTER SEC 2. IN RANGE BOX "LS 16419, 1991" SOUTH LINE EAST HALF NORTHWEST QUARTER SEC 2. \$89°28'31"W 1,321.32' POINT OF BEGINNING JOB NO. DCS20-4039 N89°40'49"E 1,321.96' S89°28'31"W E. 11TH AVE 40' PUBLIC R.O.W. \$89°40'49"W S89°40'49"W 2,643.91' DATE: 09/04/2020 S89°40'49"W 2,613.91' E. 11TH AVE. 40' PUBLIC R.O.W. 30.00' (TIE) (BASIS OF BEARINGS) SCALE: 1" = 150' SOUTH LINE NORTHEAST QUARTER SEC 2. S62°02'56"W Sheet 2 of 10NEW WORLD WEST FILING NO. 2 NEW WORLD WEST FILING NO. 1 NEW WORLD WEST FILING NO. 2 PLAT BOOK 20 AT PAGE 32 PLAT BOOK 20 AT PAGE 17 PLAT BOOK 20 AT PAGE 32 REC. NO. 1166050 REC. NO. 1176921 REC. NO. 1176921 900 south broadway st. WARE MALCOMB suite 320 denver, co 80209 p 303.561.3333 CIVIL ENGINEERING & SURVEYING DATE REMARKS waremalcomb.com DRAWN BY: AJ PA/PM: TS



A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



<u>LEGEND</u>

__ _ _ CENTER LINE
__ _ _ SECTION LINE

TRACT/LOT LINE

EXISTING EASEMENT LINE

EXISTING RIGHT-OF-WAY LINE

SITE BOUNDARY

EASEMENT LINE

SET 18" NO. 5 REBAR W/ 1.25"
YELLOW PLASTIC CAP STAMPED "PLS
25965" FLUSH WITH GROUND UNLESS

O THERWISE NOTED

FOUND MONUMENT AS NOTED

SECTION CORNER AS NOTED

J.E. UTILITY EASEMENT

R.O.W. RIGHT-OF-WAY

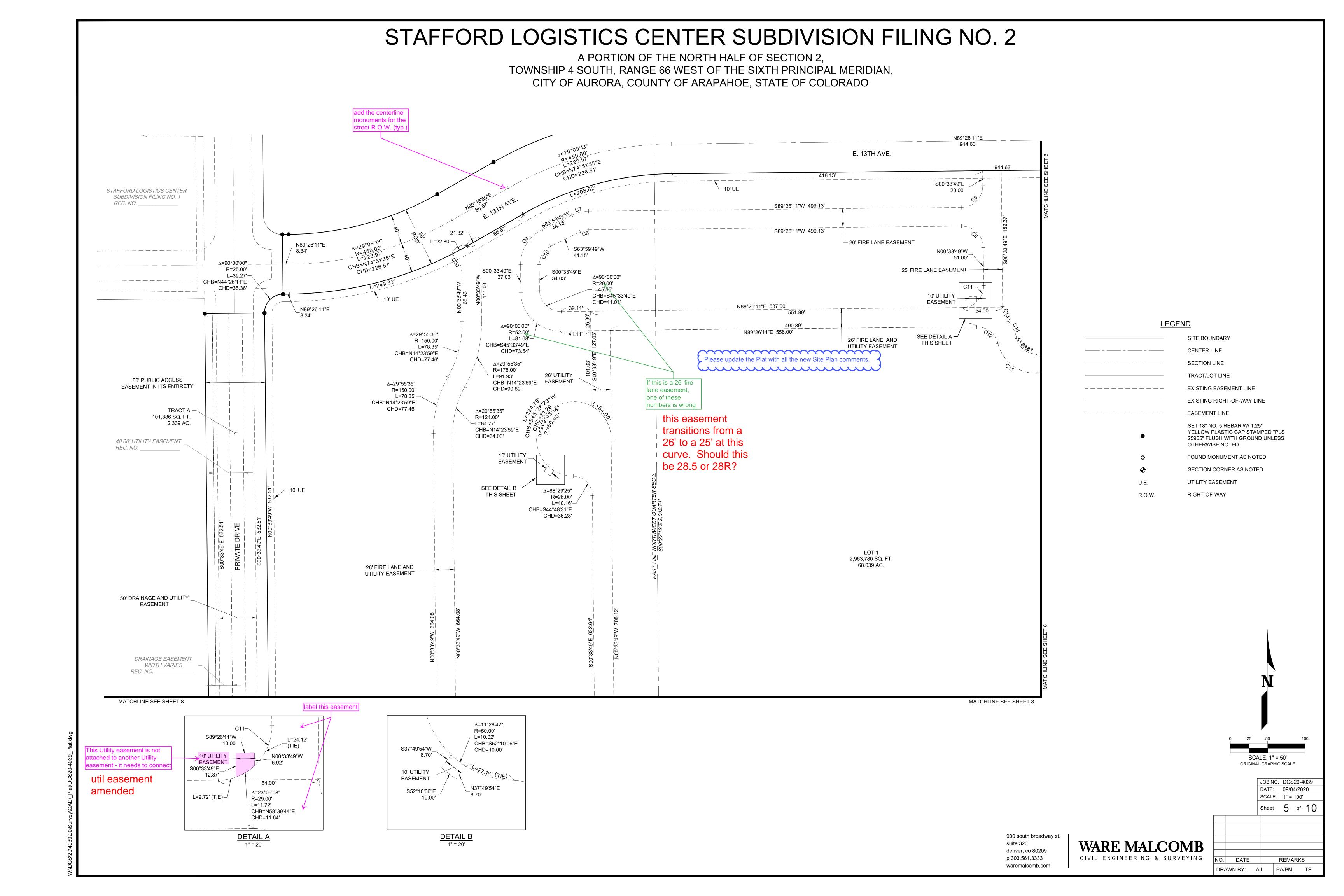
SCALE: 1" = 100'
ORIGINAL GRAPHIC SCALE

JOB NO. DCS20-4039
DATE: 09/04/2020
SCALE: 1" = 100'

900 south broadway st. suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com

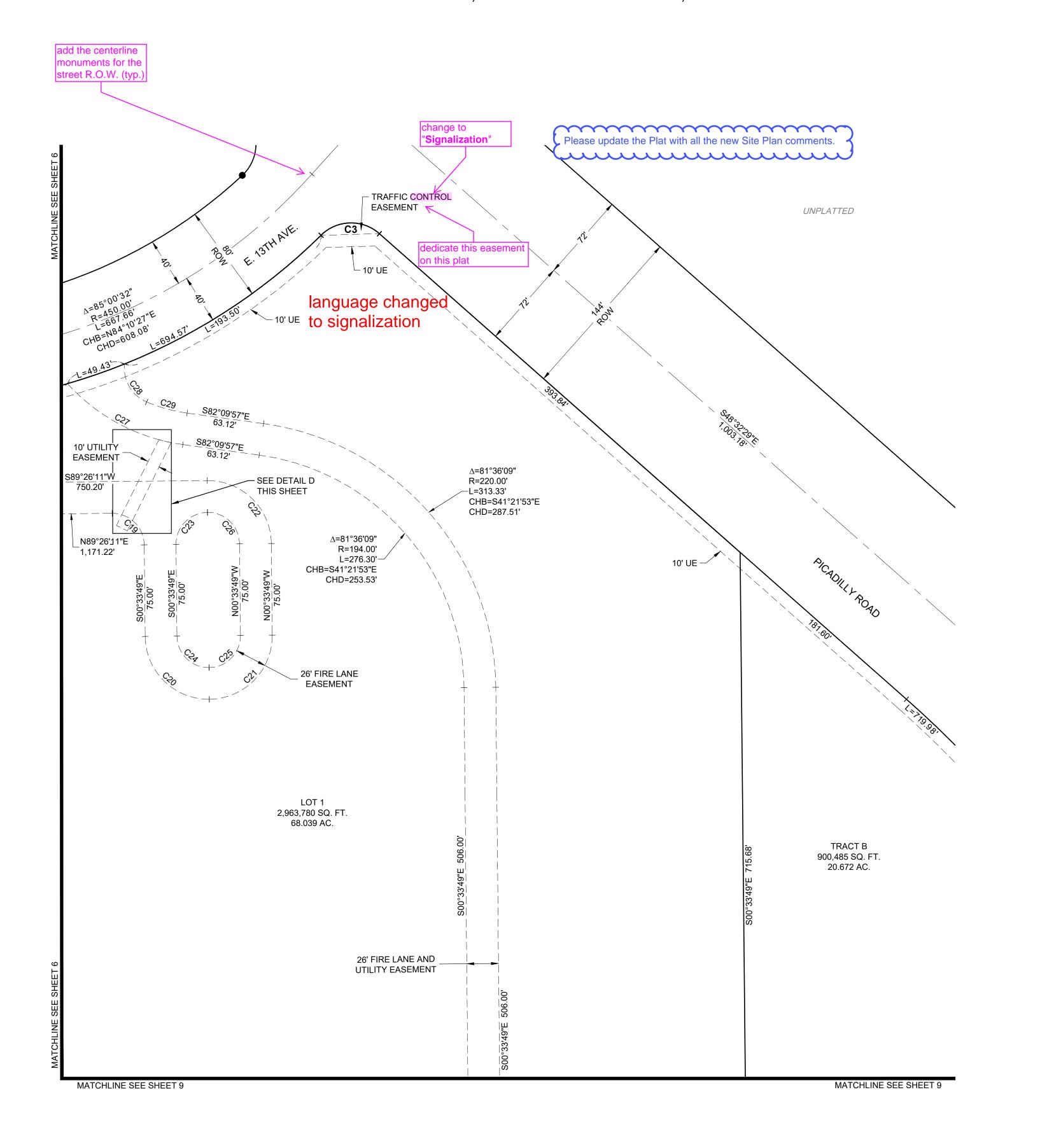
WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

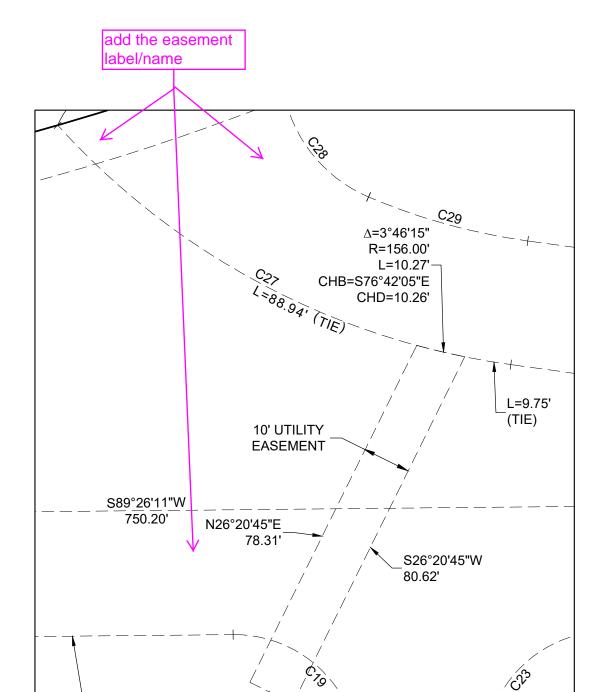
NO. DATE REMARKS
DRAWN BY: AJ PA/PM: TS



STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 2 A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO <u>LEGEND</u> SITE BOUNDARY CENTER LINE SECTION LINE TRACT/LOT LINE monuments for the street R.O.W. (typ.) EXISTING EASEMENT LINE **EXISTING RIGHT-OF-WAY LINE** EASEMENT LINE YELLOW PLASTIC CAP STAMPED "PLS __N<u>89</u>°2<u>6'11"E</u> 944.63' 25965" FLUSH WITH GROUND UNLESS OTHERWISE NOTED 12.50'-E. 13TH AVE. FOUND MONUMENT AS NOTED SECTION CORNER AS NOTED UTILITY EASEMENT 10' UE — RIGHT-OF-WAY 26' FIRE LANE AND UTILITY EASEMENT Please update the Plat with all the new Site Plan comments. Δ=85°00'32" R=450.00' L=667.66' This Utility easement is not attached to another Utility CHB=N84°10'27"E CHD=608.08' 10' UE easement - it needs to connect _ SEE DETAIL C THIS SHEET N89°26'11"E ___11.45' 10' UTILITY This Utility easement is not 10' UTILITY 26' FIRE LANE AND EASEMENT attached to another Utility EASEMENT UTILITY EASEMENT Δ=23°04'29" R=26.00' 26' FIRE LANE L=10.47'-EASEMENT CHB=N16°30'45"W CHD=10.40' LOT 1 2,963,780 SQ. FT. 68.039 AC. LOT 1 2,963,780 SQ. FT. 68.039 AC. SCALE: 1" = 50' MATCHLINE SEE SHEET 8 MATCHLINE SEE SHEET 9 ORIGINAL GRAPHIC SCALE JOB NO. DCS20-4039 DATE: 09/04/2020 SCALE: 1" = 100' Sheet 6 of 10 900 south broadway st. WARE MALCOMB suite 320 denver, co 80209 CIVIL ENGINEERING & SURVEYING p 303.561.3333 waremalcomb.com

A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO





<u>DETAIL D</u> 1" = 20'

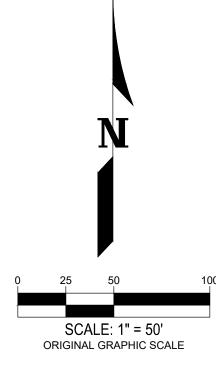
N63°39'15"W

_N89°26'11"E

___1,171.22'

names added

<u>LEGEND</u> SITE BOUNDARY CENTER LINE SECTION LINE ______ TRACT/LOT LINE EXISTING EASEMENT LINE EXISTING RIGHT-OF-WAY LINE EASEMENT LINE ______ SET 18" NO. 5 REBAR W/ 1.25" YELLOW PLASTIC CAP STAMPED "PLS 25965" FLUSH WITH GROUND UNLESS OTHERWISE NOTED FOUND MONUMENT AS NOTED SECTION CORNER AS NOTED UTILITY EASEMENT R.O.W. RIGHT-OF-WAY



JOB NO. DCS20-4039

DATE: 09/04/2020

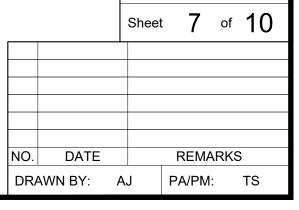
SCALE: 1" = 100'

Sheet 7 of 10

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STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 2 A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO MATCHLINE SEE SHEET 5 MATCHLINE SEE SHEET 6 26' FIRE LANE AND UTILITY EASEMENT 26' FIRE LANE AND UTILITY EASEMENT Δ=27°23'16" R=710.00' ∕-L=339.38' Please update the Plat with all the new Site Plan comments. CHB=N14°15'27"W 2,963,780 SQ. FT. CHD=336.16' 68.039 AC. Δ=27°23'16" R=725.00' -L=346.55' CHB=S14°15'27"E CHD=343.26' 10' UTILITY N00°00'00"E Δ=27°23'16" R=775.00' L=370.45' -102,348 SQ. FT. N89°26'11"E CHB=S14°15'27"E 2.350 AC. S89°26'11"W CHD=366.94' 25.54' Δ=90°00'00" R=54.00' 10' UTILITY -L=84.82' EASEMENT CHB=N45°33'49"W 50' DRAINAGE AND UTILITY 26' FIRE LANE AND UTILITY EASEMENT S00°33'49"E CHD=76.37' added to legend Δ=90°00'00" R=80.00' L=125.66'-CHB=N45°33'49"W CHD=113.14' 80' PUBLIC ACCESS EASEMENT IN ITS ENTIRETY S89°26'11"W 2,397.97' add to the Legend as a note TRACT B 900,485 SQ. FT. 20.672 AC. - CENTER QUARTER CORNER, SEC 2 T4S, R66W, 6TH PM FOUND 3" BRASS CAP IN RANGE BOX "LS 16419, 1991" SOUTH LINE WEST HALF NORTHEAST QUARTER SEC 2. SOUTH LINE EAST HALF N89°40'49"E 1,321.96' NORTHWEST QUARTER SEC 2. S89°28'31"W S89°28'31"W 1,321.32' \$89°40'49"W 2,643.91' (BASIS OF BEARINGS) S89°40'49"W 2,613.91' 263.07' E. 11TH AVE. 40' SOUTH LINE NORTHEAST QUARTER SEC 2. PUBLIC R.O.W. <u>LEGEND</u> SITE BOUNDARY CENTER LINE SECTION LINE TRACT/LOT LINE EXISTING EASEMENT LINE EXISTING RIGHT-OF-WAY LINE EASEMENT LINE SET 18" NO. 5 REBAR W/ 1.25" YELLOW PLASTIC CAP STAMPED "PLS JOB NO. DCS20-4039 25965" FLUSH WITH GROUND UNLESS DATE: 09/04/2020 OTHERWISE NOTED SCALE: 1" = 100' FOUND MONUMENT AS NOTED Sheet 8 of 10 SECTION CORNER AS NOTED SCALE: 1" = 50' ORIGINAL GRAPHIC SCALE UTILITY EASEMENT 900 south broadway st. RIGHT-OF-WAY WARE MALCOMB suite 320 denver, co 80209 add Tract A note p 303.561.3333 CIVIL ENGINEERING & SURVEYING REMARKS waremalcomb.com DRAWN BY: AJ PA/PM: TS

STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 2 A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO MATCHLINE SEE SHEET 6 MATCHLINE SEE SHEET 7 26' FIRE LANE AND _ UTILITY EASEMENT LOT 1 2,963,780 SQ. FT. 68.039 AC. R=54.00' L=84.82'-CHB=S44°26'11"W 10' UTILITY EASEMENT N00°33'49"W 26' FIRE LANE AND Δ=90°00'00" R=80.00' L=125.66' CHB=S44°26'11"W CHD=113.14' S89°26'11"W 2,131.55' S89°26'11"W 2,397.97' TRACT B 900,485 SQ. FT. 20.672 AC. CENTER EAST $\frac{1}{16}$ CORNER $\frac{1}{16}$ CORNER $\frac{1}{16}$ CORNER $\frac{1}{16}$ FOUND 30" NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 25965" <u>LEGEND</u> S89°40'49"W 2,643.91' (BASIS OF BEARINGS) SITE BOUNDARY SOUTH LINE NORTHEAST QUARTER SEC 2. CENTER LINE SECTION LINE _____ TRACT/LOT LINE EXISTING EASEMENT LINE EXISTING RIGHT-OF-WAY LINE EASEMENT LINE _____ SET 18" NO. 5 REBAR W/ 1.25" YELLOW PLASTIC CAP STAMPED "PLS 25965" FLUSH WITH GROUND UNLESS OTHERWISE NOTED FOUND MONUMENT AS NOTED JOB NO. DCS20-4039 DATE: 09/04/2020 SECTION CORNER AS NOTED SCALE: 1" = 100' SCALE: 1" = 50' Sheet 9 of 10 UTILITY EASEMENT U.E. ORIGINAL GRAPHIC SCALE R.O.W. RIGHT-OF-WAY 900 south broadway st. WARE MALCOMB suite 320 denver, co 80209 p 303.561.3333 CIVIL ENGINEERING & SURVEYING REMARKS

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A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

CURVE TABLE						
DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH		
84°40'46"	29.50'	43.60'	N89°07'08"E	39.74'		
97°17'57"	29.50'	50.10'	S00°06'29"W	44.29'		
85°59'45"	35.00'	52.53'	S88°27'38"W	47.74'		
95°36'36"	35.00'	58.40'	N00°44'11"W	51.86'		
90°00'00"	29.00'	45.55'	N44°26'11"E	41.01'		
90°00'00"	29.00'	45.55'	N45°33'49"W	41.01'		
25°26'22"	52.00'	23.09'	S76°43'00"W	22.90'		
25°26'22"	27.00'	11.99'	S76°43'00"W	11.89'		
64°33'38"	52.00'	58.59'	S31°43'00"W	55.54'		
64°33'38"	27.00'	30.42'	S31°43'00"W	28.84'		
90°00'00"	29.00'	45.55'	N44°26'11"E	41.01'		
77°09'45"	29.00'	39.06'	N51°58'57"W	36.17'		
40°31'31"	29.00'	20.51'	S20°49'34"E	20.09'		
29°26'28"	52.00'	26.72'	N26°22'06"W	26.43'		
77°09'44"	52.00'	70.03'	S51°58'57"E	64.86'		
78°54'56"	26.00'	35.81'	S51°06'21"E	33.05'		
90°00'00"	26.00'	40.84'	N44°26'11"E	36.77'		
90°00'00"	26.00'	40.84'	S45°33'49"E	36.77'		
90°00'00"	26.00'	40.84'	N45°33'49"W	36.77'		
90°00'00"	52.00'	81.68'	S45°33'49"E	73.54'		
	84°40'46" 97°17'57" 85°59'45" 95°36'36" 90°00'00" 25°26'22" 25°26'22" 64°33'38" 64°33'38" 90°00'00" 77°09'45" 40°31'31" 29°26'28" 77°09'44" 78°54'56" 90°00'00" 90°00'00"	84°40'46" 29.50' 97°17'57" 29.50' 85°59'45" 35.00' 95°36'36" 35.00' 90°00'00" 29.00' 90°00'00" 29.00' 25°26'22" 52.00' 64°33'38" 52.00' 90°00'00" 29.00' 77°09'45" 29.00' 40°31'31" 29.00' 77°09'44" 52.00' 78°54'56" 26.00' 90°00'00" 26.00' 90°00'00" 26.00' 90°00'00" 26.00' 90°00'00" 26.00'	DELTA RADIUS ARC LENGTH 84°40'46" 29.50' 43.60' 97°17'57" 29.50' 50.10' 85°59'45" 35.00' 52.53' 95°36'36" 35.00' 58.40' 90°00'00" 29.00' 45.55' 90°00'00" 29.00' 45.55' 25°26'22" 52.00' 23.09' 25°26'22" 27.00' 11.99' 64°33'38" 52.00' 58.59' 64°33'38" 27.00' 30.42' 90°00'00" 29.00' 45.55' 77°09'45" 29.00' 39.06' 40°31'31" 29.00' 26.72' 77°09'44" 52.00' 26.72' 77°09'44" 52.00' 35.81' 90°00'00" 26.00' 40.84' 90°00'00" 26.00' 40.84' 90°00'00" 26.00' 40.84' 90°00'00" 26.00' 40.84'	DELTA RADIUS ARC LENGTH CHORD DIRECTION 84°40'46" 29.50' 43.60' N89°07'08"E 97°17'57" 29.50' 50.10' \$00°06'29"W 85°59'45" 35.00' 52.53' \$88°27'38"W 95°36'36" 35.00' 58.40' \$N00°44'11"W 90°00'00" 29.00' 45.55' \$N44°26'11"E 90°00'00" 29.00' 45.55' \$N45°33'49"W 25°26'22" 52.00' 23.09' \$76°43'00"W 25°26'22" 27.00' 11.99' \$76°43'00"W 64°33'38" 52.00' 58.59' \$31°43'00"W 64°33'38" 27.00' 30.42' \$31°43'00"W 90°00'00" 29.00' 45.55' N44°26'11"E 77°09'45" 29.00' 39.06' N51°58'57"W 40°31'31" 29.00' 20.51' \$20°49'34"E 29°26'28" 52.00' 26.72' N26°22'06"W 77°09'44" 52.00' 70.03' \$51°58'57"E 78°54'56" 26.00' <		

CURVE TABLE						
CURVE#	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	
C21	90°00'00"	52.00'	81.68'	N44°26'11"E	73.54'	
C22	90°00'00"	52.00'	81.68'	N45°33'49"W	73.54'	
C23	90°00'00"	26.00'	40.84'	S44°26'11"W	36.77'	
C24	90°00'00"	26.00'	40.84'	S45°33'49"E	36.77'	
C25	90°00'00"	26.00'	40.84'	N44°26'11"E	36.77'	
C26	90°00'00"	26.00'	40.84'	N45°33'49"W	36.77'	
C27	40°00'59"	156.00'	108.95'	S62°09'28"E	106.75'	
C28	73°32'03"	30.00'	38.50'	S30°11'16"E	35.91'	
C29	15°12'40"	130.00'	34.51'	S74°33'37"E	34.41'	
C30	54°58'46"	30.00'	28.79'	N28°03'12"W	27.70'	
			1		1	

Please add all new Fire Lane Radii to the curve table.

JOB NO. DCS20-4039
DATE: 09/04/2020
SCALE: 1" = 100'
Sheet 10 of 10

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