

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

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°40'49" 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 SECTION 2;
THENCE SOUTH 89°28'31" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 263.07 FEET;
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 **DXXXXXXX** 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 TO A POINT OF CURVATURE;
- 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°28'11" 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 CURVATURE;
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°20'59" 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 TO THE SOUTH RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE;

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 255.07 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 87°15'33", A RADIUS OF 29.50 FEET, AN ARC LENGTH OF 44.93 FEET AND A CHORD THAT BEARS NORTH 87°49'44" EAST A DISTANCE OF 40.71 FEET TO A POINT OF CURVATURE;
THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44°52'15", A RADIUS OF 1,002.00 FEET, AN ARC LENGTH OF 784.71 FEET AND A CHORD THAT BEARS NORTH 66°38'05" EAST A DISTANCE OF 764.81 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 TO A POINT OF CURVATURE;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44°07'13", A RADIUS OF 858.00 FEET, AN ARC LENGTH OF 660.70 FEET AND A CHORD THAT BEARS SOUTH 66°55'54" WEST A DISTANCE OF 644.49 FEET TO A POINT OF CURVATURE;
THENCE ALONG A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 93°24'47", A RADIUS OF 29.50 FEET, AN ARC LENGTH OF 48.10 FEET AND A CHORD THAT BEARS SOUTH 01°50'06" EAST A DISTANCE OF 42.94 FEET;
THENCE SOUTH 48°32'29" EAST A DISTANCE OF 544.83 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 844.48 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 4,619,163 SQUARE FEET, OR 106.041 ACRES, MORE OR LESS.

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.

OWNER:

OWNER: NP STAFFORD 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY

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 _____

_____, WITNESS MY _____

HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER:

OWNER: STAFFORD FAMILY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNATURE _____

PRINT NAME _____

PRINT TITLE _____

NOTARIAL:

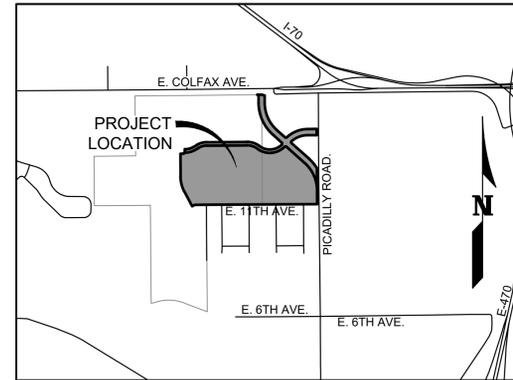
STATE OF COLORADO)
) SS
COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 20__ AD BY _____ AS _____ OF _____

_____, WITNESS MY _____

HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



VICINITY MAP

1" = 2000'

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.

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 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. SAID LINE IS MONUMENTED AT ITS EAST END BY A 3" BRASS CAP IN RANGE BOX STAMPED "LS 16419 1983" AND AT THE WEST END BY A 3" BRASS CAP IN RANGE BOX STAMPED "LS16419 1991".
3. 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 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 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-T02, COMMITMENT DATE AUGUST 26, 2020.
6. 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. COLFAX AVENUE, 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.
10. NON-EXCLUSIVE TRAIL EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, AND USING SUCH TRAILS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

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 **XXXXXXXXXX**, 2020.

THOMAS D. STAAB, P.L.S. NO. 259665
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, 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 ARAPAHOE COUNTY, COLORADO ON THIS ____ DAY OF _____, 20__ AD AT ____ O'CLOCK __M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

BOOK NO.: _____

PAGE NO.: _____

RECEPTION NO.: _____

JOB NO. DCS20-4039
DATE: 09/04/2020
SCALE: NA
Sheet 1 of 10

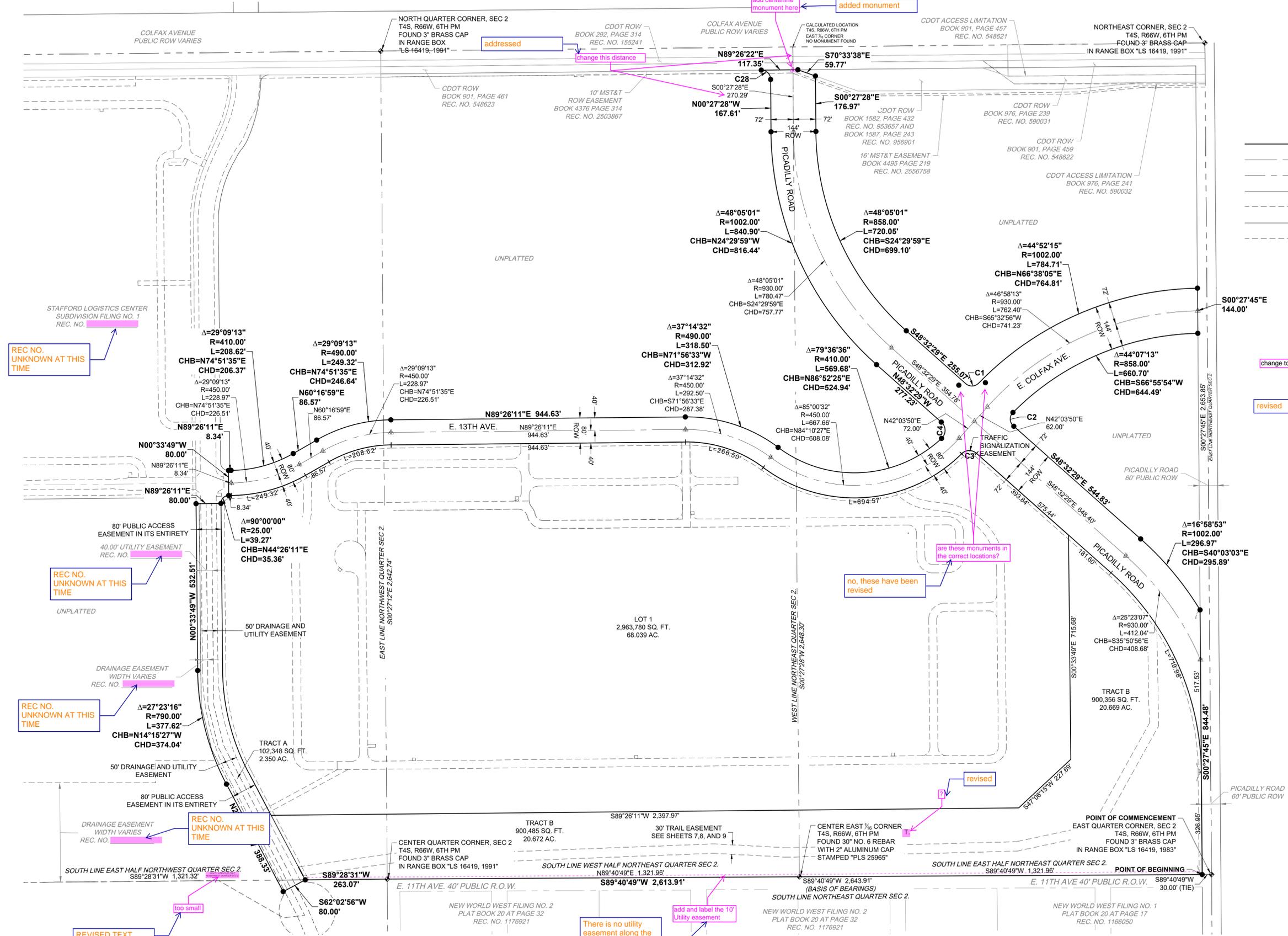
NO.	DATE	REMARKS
DRAWN BY:	AJ	PA/PM: TS

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suite 320
denver, co 80209
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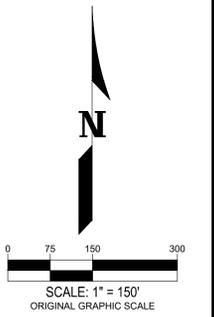
STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 2

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



LEGEND

- 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
- U.E. UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- MONUMENT BOX WITH REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE CONTRACTOR'S SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(A) & (B) COLORADO REVISED STATUTES 2017.
- TRACT A IS AN 80' PUBLIC ACCESS EASEMENT IN ITS ENTIRETY



JOB NO. DCS20-4039
DATE: 09/04/2020
SCALE: 1" = 150'
Sheet 2 of 10

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suite 320
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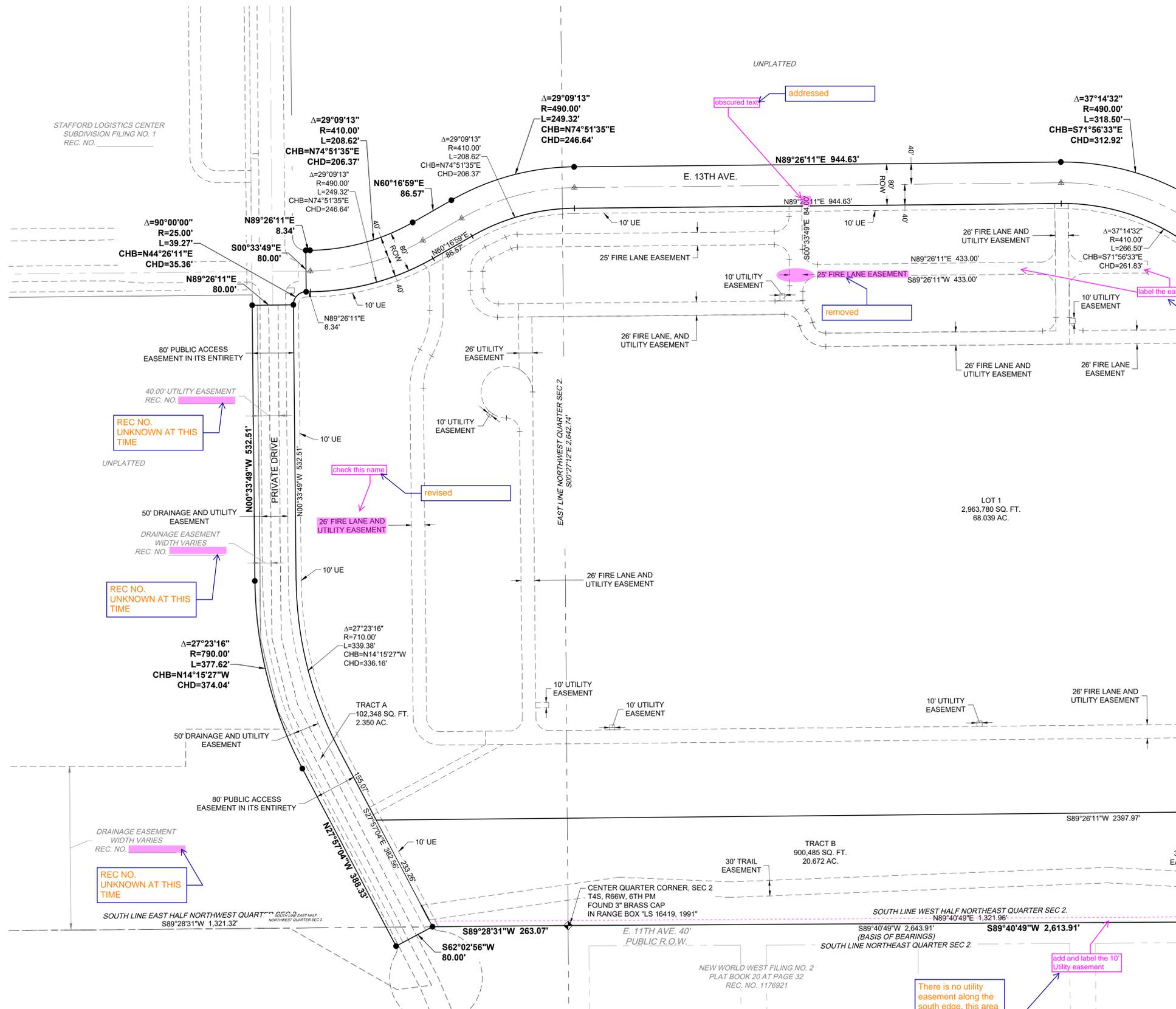
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NO.	DATE	REMARKS
DRAWN BY:	AJ	PA/PM: TS

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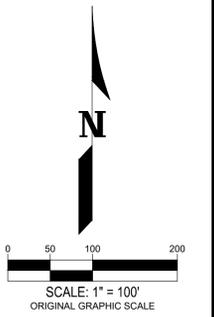
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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- TRACT/LOT LINE
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- EXISTING RIGHT-OF-WAY LINE
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- TRACT A IS AN 80' PUBLIC ACCESS EASEMENT IN ITS ENTIRETY



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SCALE: 1" = 100'
Sheet 3 of 10

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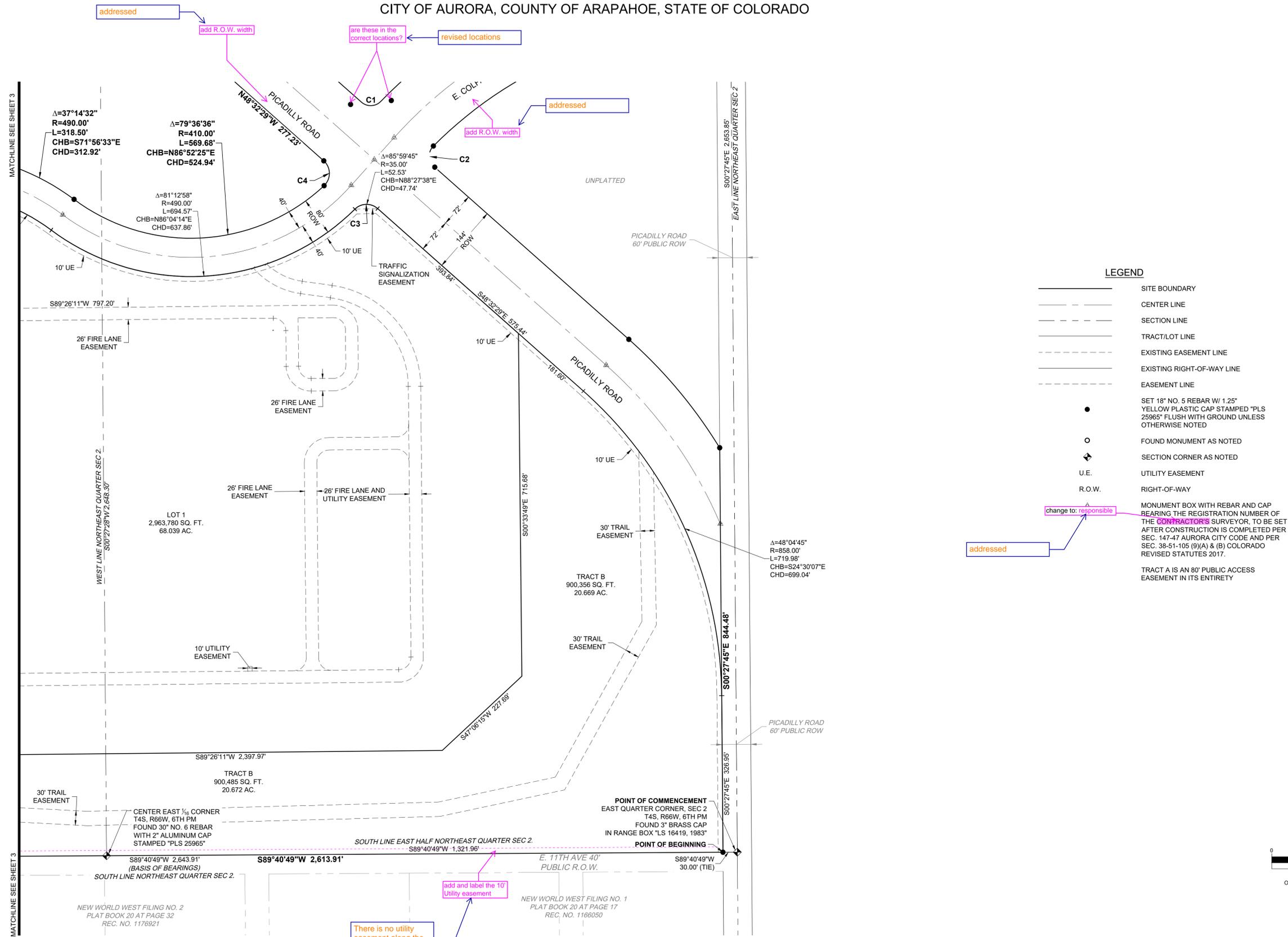
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NO.	DATE	REMARKS
DRAWN BY:	AJ	PA/PM: TS

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

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- FOUND MONUMENT AS NOTED
- ◆ SECTION CORNER AS NOTED
- U.E. UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- ▲ MONUMENT BOX WITH REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE **CONTRACTOR'S** SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(A) & (B) COLORADO REVISED STATUTES 2017.
- ▲ TRACT A IS AN 80' PUBLIC ACCESS EASEMENT IN ITS ENTIRETY

addressed

change to: responsible

addressed

add R.O.W. width

are these in the correct locations?

revised locations

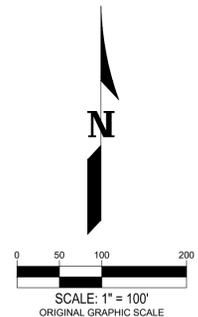
addressed

add R.O.W. width

addressed

add and label the 10' Utility easement

There is no utility easement along the south edge, this area is a drainage channel and will not have any utilities running through it



JOB NO. DCS20-4039
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Sheet 4 of 10

NO.	DATE	REMARKS
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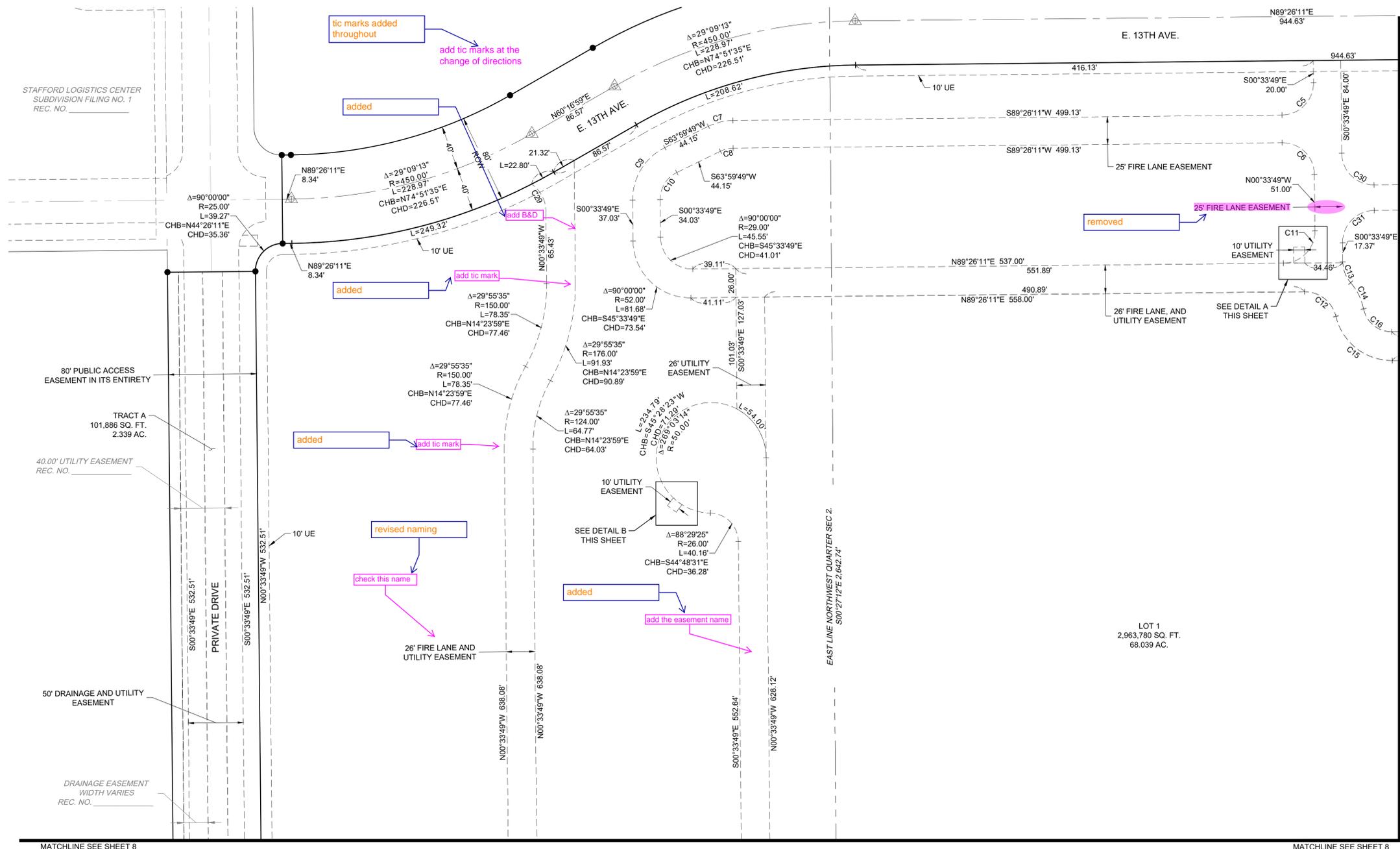
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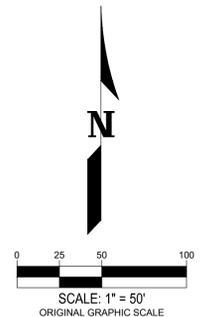
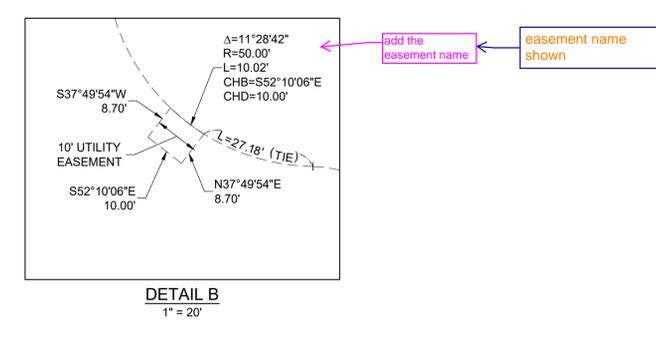
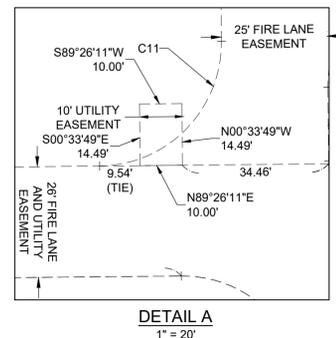
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LEGEND

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- CENTER LINE
- SECTION LINE
- TRACT/LOT LINE
- EXISTING EASEMENT LINE
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- EASEMENT LINE
- SET 18" NO. 5 REBAR W/ 1.25" YELLOW PLASTIC CAP STAMPED "PLS 25965" FLUSH WITH GROUND UNLESS OTHERWISE NOTED
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TRACT A IS AN 80' PUBLIC ACCESS EASEMENT IN ITS ENTIRETY



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DATE: 09/04/2020
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Sheet 5 of 10

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NO.	DATE	REMARKS
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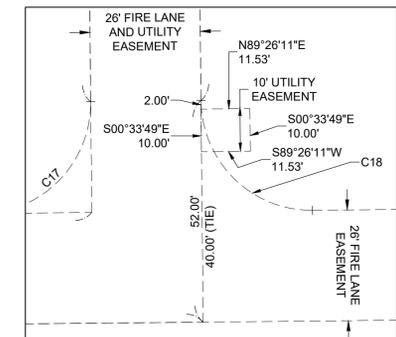
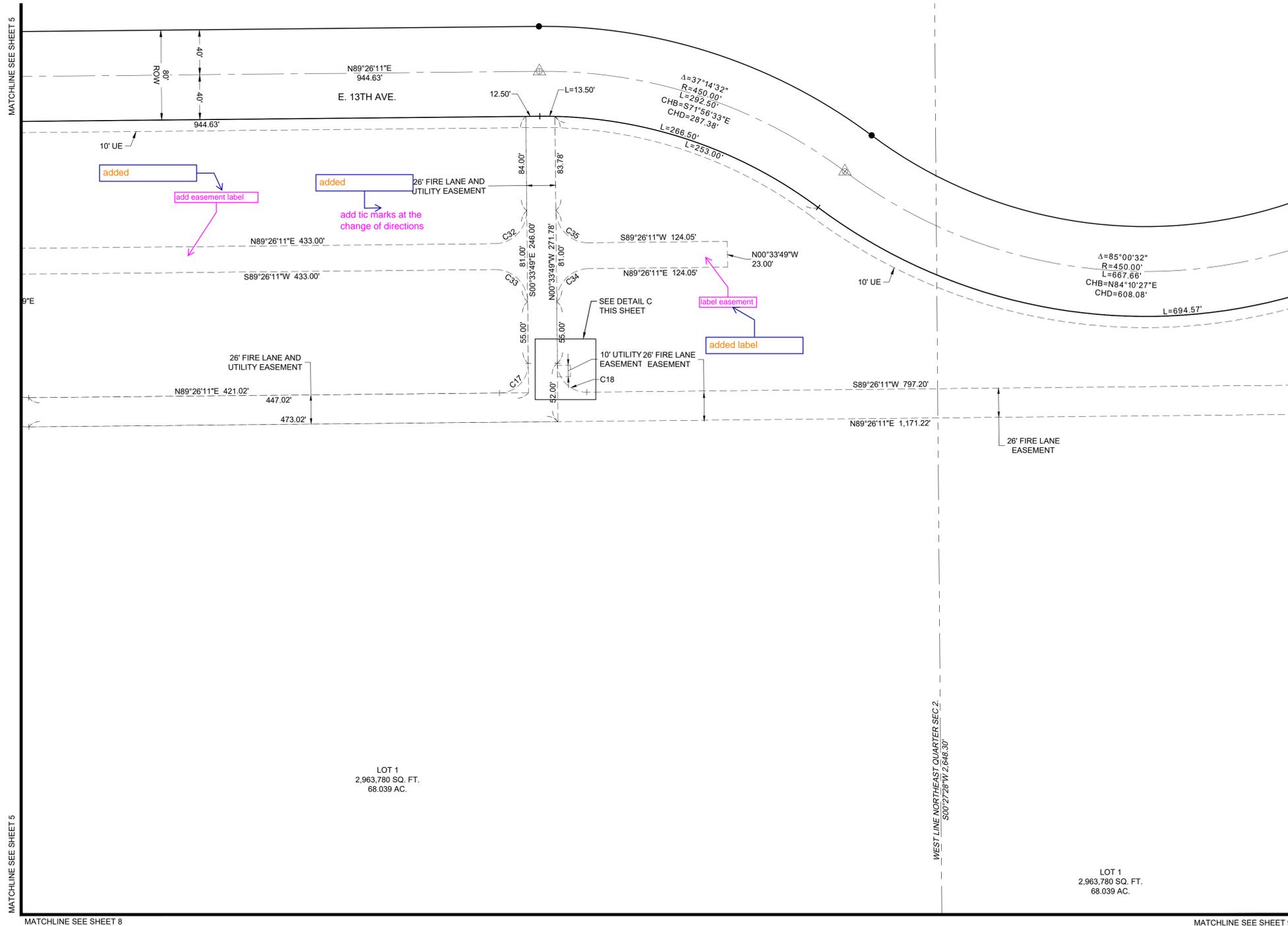
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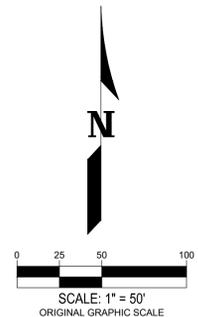
A PORTION OF THE NORTH HALF OF SECTION 2,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGEND

- 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
- RIGHT-OF-WAY
- MONUMENT BOX WITH REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE CONTRACTOR'S SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 38-51-105 (9)(A) & (B) COLORADO REVISED STATUTES 2017.
- TRACT A IS AN 80' PUBLIC ACCESS EASEMENT IN ITS ENTIRETY



DETAIL C
1" = 20"



JOB NO. DCS20-4039
DATE: 09/04/2020
SCALE: 1" = 100'
Sheet 6 of 10

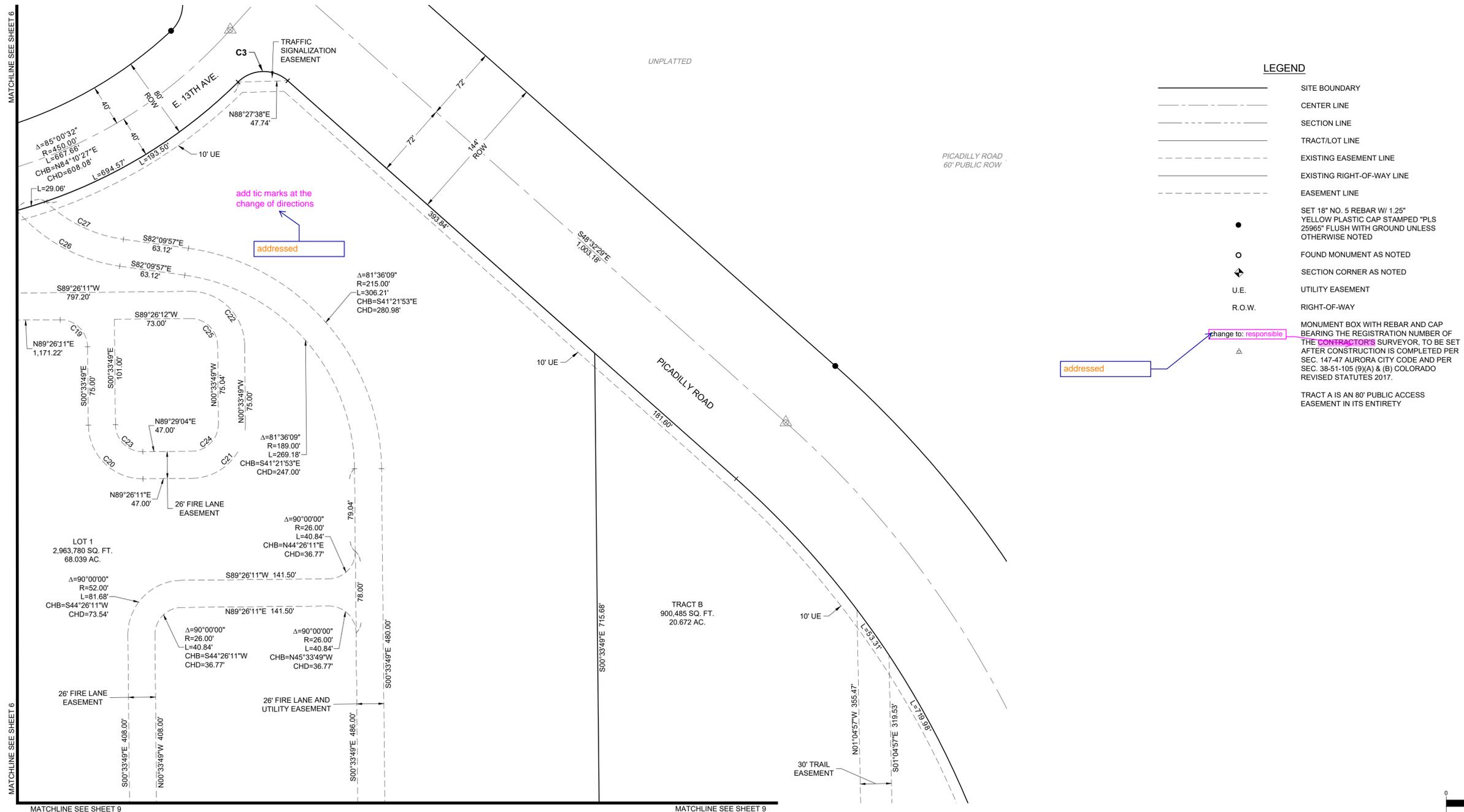
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A PORTION OF THE NORTH HALF OF SECTION 2,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

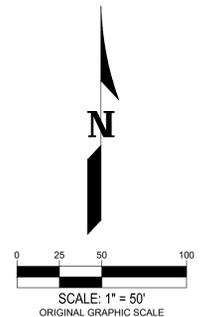
- SITE BOUNDARY
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- ◆ SECTION CORNER AS NOTED
- U.E. UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- △ MONUMENT BOX WITH REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE CONTRACTOR'S SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(A) & (B) COLORADO REVISED STATUTES 2017.
- △ TRACT A IS AN 80' PUBLIC ACCESS EASEMENT IN ITS ENTIRETY

add tic marks at the change of directions

addressed

change to: responsible

addressed



JOB NO. DCS20-4039
DATE: 09/04/2020
SCALE: 1" = 100'
Sheet 7 of 10

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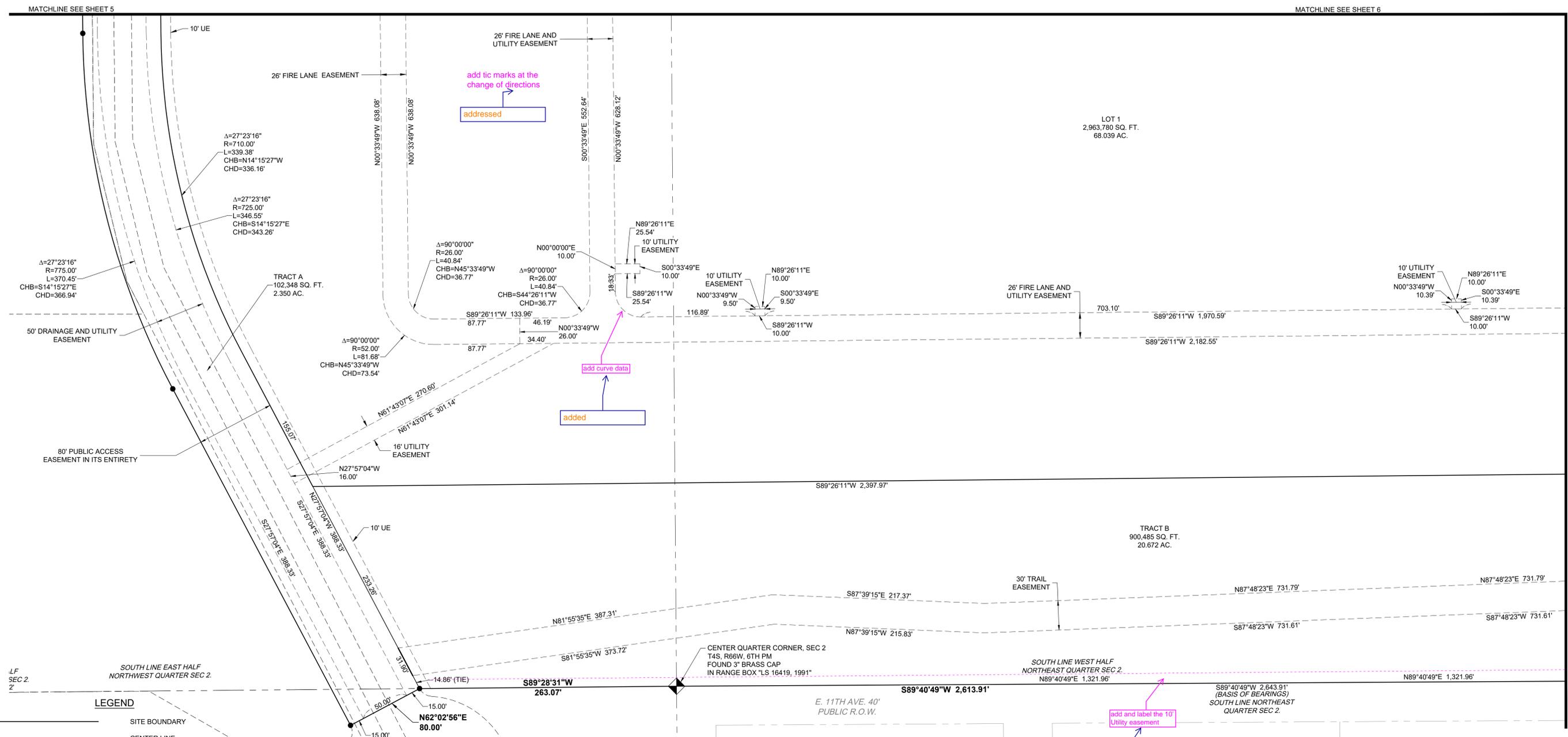
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STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 2

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



1/4 SEC 2
2

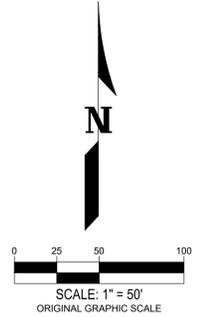
SOUTH LINE EAST HALF
NORTHWEST QUARTER SEC 2.

- LEGEND**
- SITE BOUNDARY
 - - - CENTER LINE
 - SECTION LINE
 - - - TRACT/LOT LINE
 - - - EXISTING EASEMENT LINE
 - - - EXISTING RIGHT-OF-WAY LINE
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MONUMENT BOX WITH REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE CONTRACTOR'S SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(A) & (B) COLORADO REVISED STATUTES 2017.

TRACT A IS AN 80' PUBLIC ACCESS EASEMENT IN ITS ENTIRETY

There is no utility easement along the south edge, this area is a drainage channel and will not have any utilities running through it



JOB NO. DCS20-4039
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NO.	DATE	REMARKS
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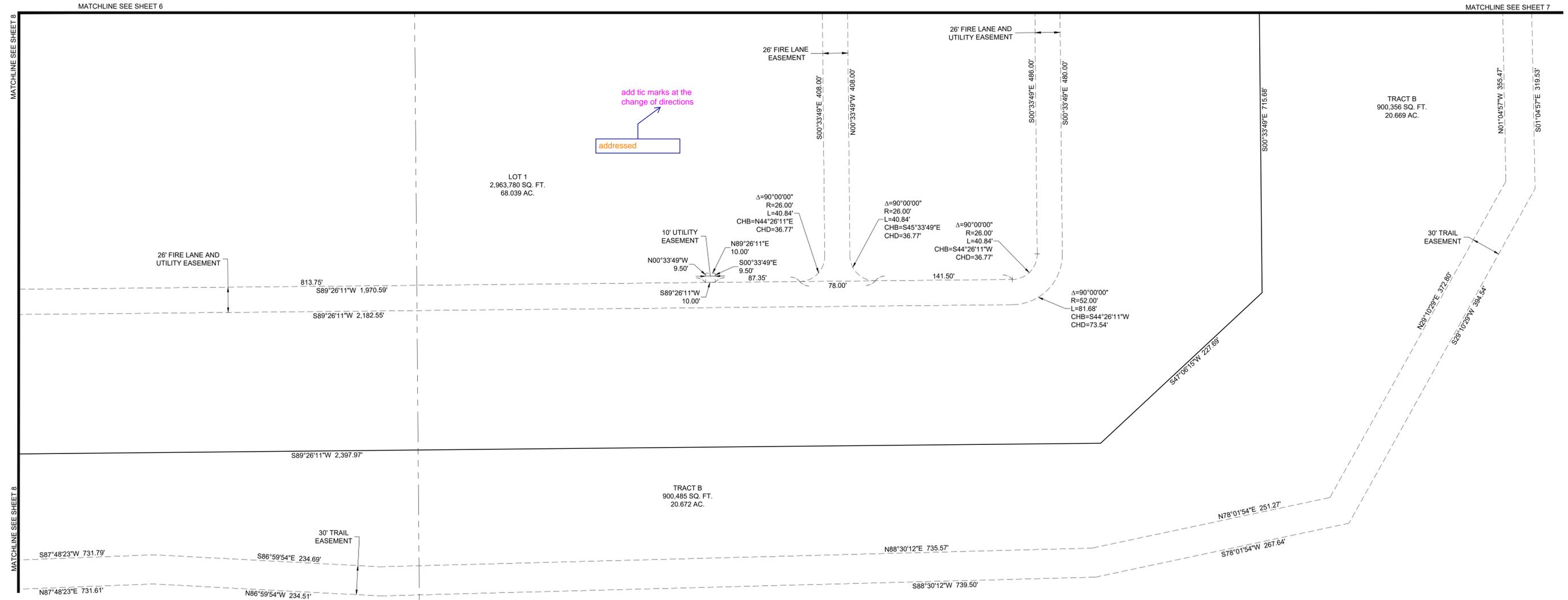
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A PORTION OF THE NORTH HALF OF SECTION 2,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



add tic marks at the change of directions
addressed

add and label the 10' Utility easement

There is no utility easement along the south edge, this area is a drainage channel and will not have any utilities running through it

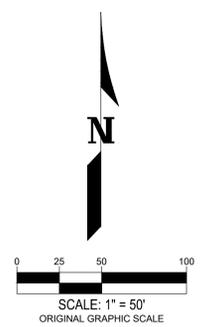
LEGEND

	SITE BOUNDARY
	CENTER LINE
	SECTION LINE
	TRACT/LOT LINE
	EXISTING EASEMENT LINE
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	TRACT A IS AN 80' PUBLIC ACCESS EASEMENT IN ITS ENTIRETY

change to: responsible
addressed

CENTER EAST 1/16 CORNER T4S, R66W, 6TH PM FOUND 30" NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 25965"

S89°40'49"W 2,643.91' (BASIS OF BEARINGS) SOUTH LINE NORTHEAST QUARTER SEC 2.



JOB NO. DCS20-4039
DATE: 09/04/2020
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Sheet 9 of 10

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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					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	87°15'33"	29.50'	44.93'	S87°49'44"W	40.71'
C2	93°24'47"	29.50'	48.10'	S01°50'06"E	42.94'
C3	85°59'45"	35.00'	52.53'	S88°27'38"W	47.74'
C4	95°36'36"	35.00'	58.40'	N00°44'11"W	51.86'
C5	90°00'00"	29.00'	45.55'	N44°26'11"E	41.01'
C6	90°00'00"	29.00'	45.55'	N45°33'49"W	41.01'
C7	25°26'22"	52.00'	23.09'	S76°43'00"W	22.90'
C8	25°26'22"	27.00'	11.99'	S76°43'00"W	11.89'
C9	64°33'38"	52.00'	58.59'	S31°43'00"W	55.54'
C10	64°33'38"	27.00'	30.42'	S31°43'00"W	28.84'
C11	90°00'00"	29.00'	45.55'	N44°26'11"E	41.01'
C12	77°09'45"	29.00'	39.06'	N51°58'57"W	36.17'
C13	40°31'31"	29.00'	20.51'	S20°49'34"E	20.09'
C14	29°26'28"	52.00'	26.72'	N26°22'06"W	26.43'
C15	77°09'44"	52.00'	70.03'	S51°58'57"E	64.86'
C16	78°54'56"	26.00'	35.81'	S51°06'21"E	33.05'
C17	90°00'00"	26.00'	40.84'	N44°26'11"E	36.77'
C18	90°00'00"	26.00'	40.84'	S45°33'49"E	36.77'
C19	90°00'00"	26.00'	40.84'	N45°33'49"W	36.77'
C20	90°00'00"	52.00'	81.68'	S45°33'49"E	73.54'

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'	S45°33'49"E	36.77'
C24	90°00'00"	26.00'	40.84'	N44°26'11"E	36.77'
C25	90°00'00"	26.00'	40.84'	N45°33'49"W	36.77'
C26	40°53'39"	161.00'	114.91'	S61°43'08"E	112.49'
C27	35°51'17"	135.00'	84.48'	S64°14'19"E	83.11'
C28	90°06'10"	29.50'	46.39'	N45°30'33"W	41.76'
C29	54°58'46"	30.00'	28.79'	N28°03'12"W	27.70'
C30	90°00'00"	29.00'	45.55'	S45°33'49"E	41.01'
C31	90°00'00"	29.00'	45.55'	S44°26'11"W	41.01'
C32	90°00'00"	29.00'	45.55'	N44°26'11"E	41.01'
C33	90°00'00"	29.00'	45.55'	N45°33'49"W	41.01'
C34	90°00'00"	29.00'	45.55'	N44°26'11"E	41.01'
C35	90°00'00"	29.00'	45.55'	N45°33'49"W	41.01'

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