

AURORA CROSSROADS SUBDIVISION FILING NO. 2

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 6 TO BEAR SOUTH 00°02'02" WEST, A DISTANCE OF 2511.57 FEET BETWEEN A FOUND #5 REBAR WITH 3 1/4" ALUMINUM CAP "LAMP RYNEARSON WC 115" T3S R65W S31 S6 1/4 T4S 2018 PLS 38318" FLUSH WITH GROUND AT THE 115.00 FOOT WITNESS CORNER TO THE NORTH QUARTER CORNER OF SECTION 6, AND A FOUND 1" REBAR WITH 2" ALUMINUM CAP "CR MOORE T4S C1/4 SEC 6 R65W PLS 10945" AT THE CENTER QUARTER CORNER OF SECTION 6, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 6;
THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SOUTH 00°02'05" WEST, A DISTANCE OF 387.04 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°24'18" WEST, A DISTANCE OF 2592.18 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF E-470 AS RECORDED IN THE RECORDS OF ARAPAHOE COUNTY ON MAY 16, 2001, AT RECEPTION NUMBER B1076982;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 00°18'42" WEST, A DISTANCE OF 386.56 FEET;
- 2) THENCE NORTH 00°19'00" WEST, A DISTANCE OF 223.93 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GUN CLUB ROAD AS RECORDED IN THE RECORDS OF ARAPAHOE COUNTY ON JULY 22, 2020, AT RECEPTION NUMBER E0091154;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES:

- 1) 280.58 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 518.00 FEET, AN INCLUDED ANGLE OF 31°02'05" AND SUBTENDED BY A CHORD BEARING NORTH 28°03'53" EAST, A DISTANCE OF 277.16 FEET TO A POINT OF REVERSE CURVATURE;
- 2) THENCE A DISTANCE OF 26.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, AN INCLUDED ANGLE OF 15°08'04", AND SUBTENDED BY A CHORD BEARING NORTH 36°00'53" EAST, A DISTANCE OF 26.34 FEET TO A POINT OF REVERSE CURVATURE;
- 3) THENCE 61.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 57.50 FEET, AN INCLUDED ANGLE OF 61°22'38" AND SUBTENDED BY A CHORD BEARING NORTH 59°08'10" EAST, A DISTANCE OF 58.69 FEET TO A POINT OF TANGENCY;
- 4) THENCE NORTH 89°49'30" EAST, A DISTANCE OF 44.02 FEET TO A POINT OF CURVATURE;
- 5) THENCE 49.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 101.00 FEET, AN INCLUDED ANGLE OF 28°19'02", AND SUBTENDED BY A CHORD BEARING NORTH 75°39'58" EAST, A DISTANCE OF 49.41 FEET TO A POINT OF REVERSE CURVATURE;
- 6) THENCE 389.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 797.00 FEET, AN INCLUDED ANGLE OF 27°59'21", AND SUBTENDED BY A CHORD BEARING NORTH 75°30'08" EAST, A DISTANCE OF 385.48 FEET TO A POINT OF TANGENCY;
- 7) THENCE NORTH 89°29'48" EAST, A DISTANCE OF 584.66 FEET TO A POINT OF CURVATURE;
- 8) THENCE 76.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 614.50 FEET, AN INCLUDED ANGLE OF 7°09'11" AND SUBTENDED BY A CHORD BEARING SOUTH 86°55'36" EAST, A DISTANCE OF 76.67 FEET TO A POINT OF REVERSE CURVATURE;
- 9) THENCE 147.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 370.50 FEET, AN INCLUDED ANGLE OF 22°51'44" AND SUBTENDED BY A CHORD BEARING NORTH 85°13'08" EAST, A DISTANCE OF 146.86 FEET;
- 10) THENCE NORTH 73°47'15" EAST, A DISTANCE OF 26.37 FEET TO A POINT OF CURVATURE;

11) THENCE 52.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 94.00 FEET, AN INCLUDED ANGLE OF 31°54'45", AND SUBTENDED BY A CHORD BEARING NORTH 89°44'38" EAST, A DISTANCE OF 51.68 FEET TO A POINT OF TANGENCY;

12) THENCE SOUTH 74°17'59" EAST, A DISTANCE OF 38.05 FEET TO A POINT ON THE PROPOSED RIGHT-OF-WAY OF GUN CLUB ROAD;
THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE OF GUN CLUB ROAD THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 72°37'17" EAST, A DISTANCE OF 47.75 FEET TO A POINT OF CURVATURE;
- 2) THENCE 66.57 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, AN INCLUDED ANGLE OF 50°51'27" AND SUBTENDED BY A CHORD BEARING NORTH 81°57'00" EAST, A DISTANCE OF 64.41 FEET;
- 3) THENCE NORTH 56°31'16" EAST, A DISTANCE OF 46.65 FEET;
- 4) THENCE 162.22 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1481.50 FEET, AN INCLUDED ANGLE OF 06°16'26" AND SUBTENDED BY A CHORD BEARING NORTH 19°43'10" EAST, A DISTANCE OF 162.14 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF GUN CLUB ROAD AS RECORDED IN THE RECORDS OF ARAPAHOE COUNTY ON JULY 22, 2020, AT RECEPTION NUMBER E0091154;

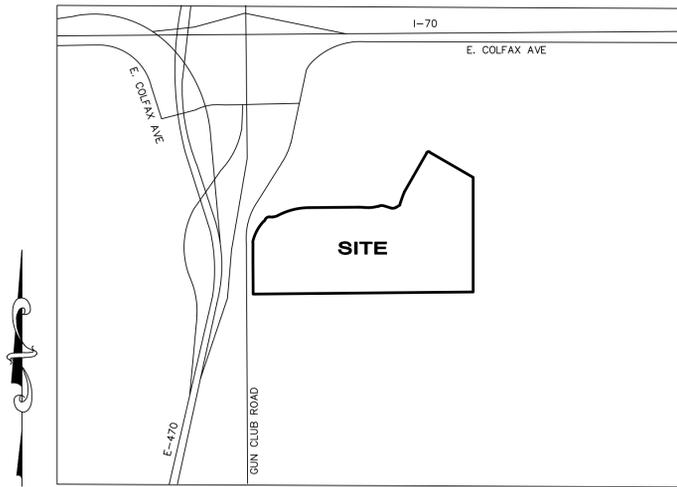
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
1) NORTH 30°00'00" EAST, A DISTANCE OF 528.99 FEET TO A POINT OF CURVATURE;
2) THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 90°00'00" AND SUBTENDED BY A CHORD BEARING NORTH 75°00'00" EAST, A DISTANCE OF 35.36 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 60°00'00" EAST, A DISTANCE OF 591.25 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6;
THENCE ALONG SAID EASTERLY LINE, SOUTH 00°02'02" WEST, A DISTANCE OF 956.71 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Lots and

SAID PARCEL CONTAINING 2,936,302 SQ. FT. OR 67.41 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A BLOCK AND TRACT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF AURORA CROSSROADS 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.

A PARCEL OF LAND, LOCATED IN THE WEST HALF OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 5



Vicinity Map
NOT TO SCALE

COVENANTS:

THE UNDERSIGNING OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 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;

THE NORTH 1/2 OF E. 10TH AVE. ABUTTING THE PROPERTY SHALL BE INCLUDED AS A PUBLIC IMPROVEMENT FOR THIS SUBDIVISION AND WILL BE IMPROVED BY THE OWNER TO CITY OF AURORA SPECIFICATIONS;

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 NOR EXPENSE TO THE CITY OF AURORA.

OWNER:

QTS AURORA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY:

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 20____, BY _____ AS
_____ OF QTS AURORA, LLC, A DELAWARE
LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: _____

[SEAL]

NOTARY PUBLIC

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____ 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 CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER DATE

PLANNING DIRECTOR DATE

RECORDER'S CERTIFICATE (no longer required)

As of January 2, 2021, the Arapahoe County Clerk and Recorder will no longer be hand writing the recording information on this recording block. The recording information is contained in the recording sticker on the cover sheet. Provide a 1"x3" rectangle area in the upper right corner of the cover sheet for sticker. Per county attorney, this certificate can be removed.

NOTES:

1. FIDELITY NATIONAL TITLE INSURANCE COMPANY FOR PAN AM TITLE, LLC COMMITMENT NUMBER 21-0076, DATED SEPTEMBER 23, 2021 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. 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.
3. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
4. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°02'02" WEST, ALONG THE EAST LINE OF NORTHWEST QUARTER OF SECTION 6, A DISTANCE OF 2511.57 FEET BETWEEN A FOUND #5 REBAR WITH 3 1/4" ALUMINUM CAP "LAMP RYNEARSON WC 115" T3S R65W S31 S6 1/4 T4S 2018 PLS 38318" FLUSH WITH GROUND AT THE 115.00 FOOT WITNESS TO THE NORTH QUARTER CORNER OF SECTION 6, AND A FOUND 1" REBAR WITH 2" ALUMINUM CAP "CR MOORE T4S C1/4 SEC 6 R65W PLS 10945" AT THE CENTER QUARTER CORNER OF SECTION 6, AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
6. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
7. 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".
8. THE EASEMENT AREA WITHIN EACH LOT OR TRACT 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.
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. TRACT A IS TO BE PRIVATELY OWNED AND MAINTAINED.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON JANUARY 14, 2021. THIS SUBDIVISION PLAT, THE CERTIFICATION HEREON AND THE UNDERLYING SURVEY ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THE CERTIFICATION IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

EDGAR T. BRISTOW
COLORADO P.L.S. NO. 19588
PRESIDENT, FLATIRONS, INC.

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____ A.D. AT _____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER DEPUTY

BOOK NO. _____

PAGE NO. _____

RECEPTION NO. _____

wrong word
"Guaranty"

REV: 2021-02-01-EP
REV: 2021-04-07-EP
REV: 2021-04-12-EP
REV: 2021-06-02-EP
REV: 2021-08-04-EP
REV: 2021-09-28-EP
REV: 2021-11-12-EP

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
www.FlatironsInc.com

DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP
AND SIGNATURE
(SEAL)

JOB NUMBER:
21-75,840
DATE:
01-29-2021
DRAWN BY:
E. PRESCOTT
CHECKED BY:
JZG/JK/WW/ETB

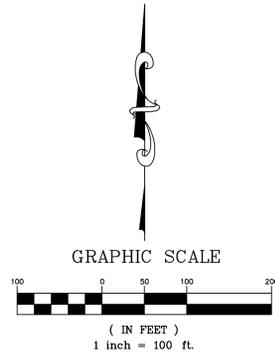
SHEET 1 OF 5

AURORA CROSSROADS SUBDIVISION FILING NO. 2

A PARCEL OF LAND, LOCATED IN THE WEST HALF OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 5

NORTH 1/4 COR. SEC. 6
3 1/4" ALUMINUM CAP "CGLD. DEPT. OF HIGHWAYS
T35 R65W S31 56 1/4 T45 1988 PLS 25618" (PER
MON. REC. DATED JULY 31, 2018)
(LIES IN I-70 R.O.W. UNABLE TO ACCESS DUE TO
TRAFFIC)

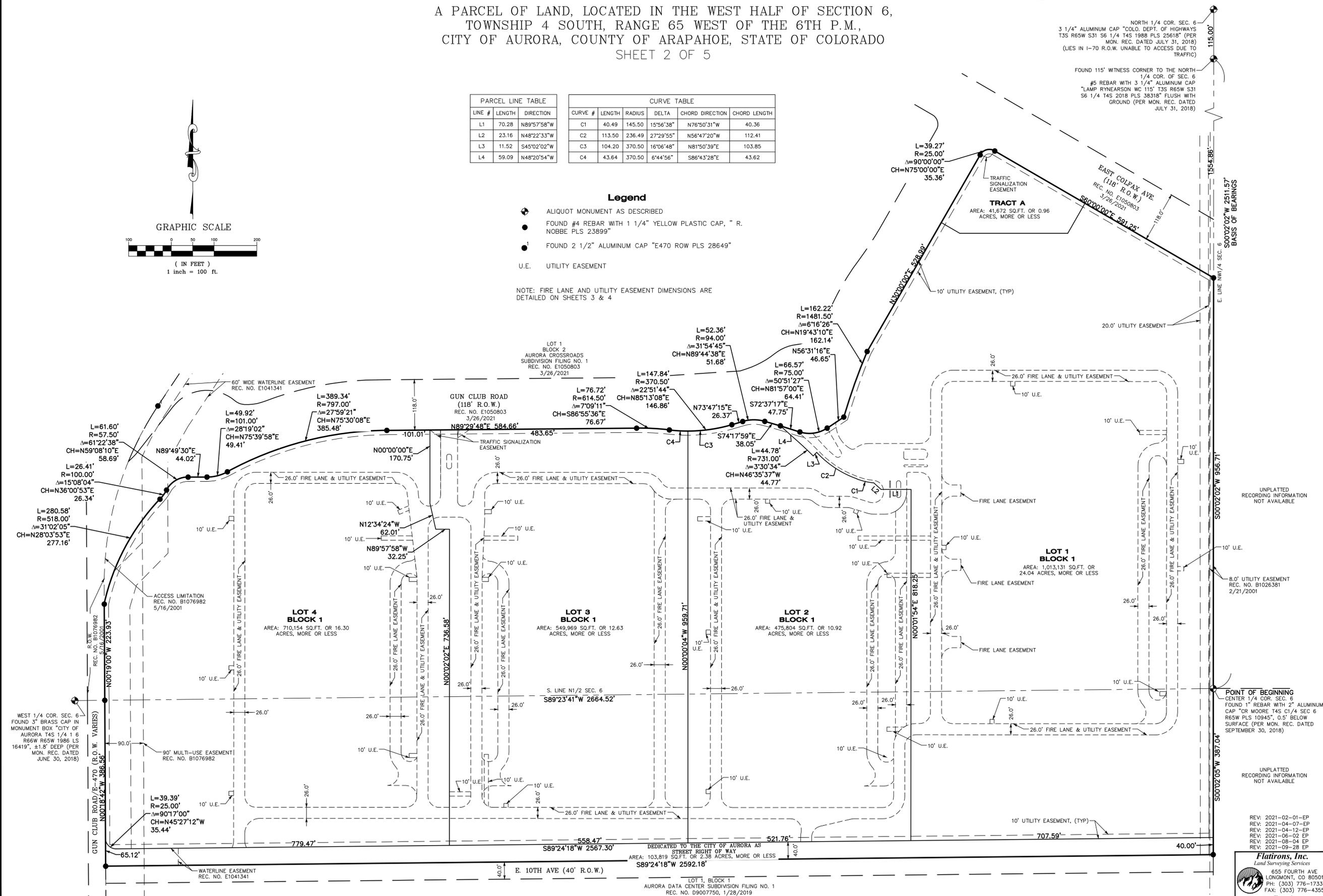
FOUND 115" WITNESS CORNER TO THE NORTH
1/4 COR. OF SEC. 6
#5 REBAR WITH 3 1/4" ALUMINUM CAP
"LAMP RYNEARSON WC 115" T35 R65W S31
S6 1/4 T45 2018 PLS 36318" FLUSH WITH
GROUND (PER MON. REC. DATED
JULY 31, 2018)



PARCEL LINE TABLE			CURVE TABLE					
LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
L1	70.28	N89°57'58"W	C1	40.49	145.50	15°56'38"	N76°50'31"W	40.36
L2	23.16	N48°22'33"W	C2	113.50	236.49	27°29'55"	N56°47'20"W	112.41
L3	11.52	S45°02'02"W	C3	104.20	370.50	16°06'48"	N81°50'39"E	103.85
L4	59.09	N48°20'54"W	C4	43.64	370.50	6°44'56"	S86°43'28"E	43.62

- Legend**
- ALIQUOT MONUMENT AS DESCRIBED
 - FOUND #4 REBAR WITH 1 1/4" YELLOW PLASTIC CAP, " R. NOBBE PLS 23899"
 - FOUND 2 1/2" ALUMINUM CAP "E470 ROW PLS 28649"
 - U.E. UTILITY EASEMENT

NOTE: FIRE LANE AND UTILITY EASEMENT DIMENSIONS ARE DETAILED ON SHEETS 3 & 4



UNPLATTED RECORDING INFORMATION NOT AVAILABLE

UNPLATTED RECORDING INFORMATION NOT AVAILABLE

POINT OF BEGINNING
CENTER 1/4 COR. SEC. 6
FOUND 1" REBAR WITH 2" ALUMINUM
CAP "CR MOORE T45 C1/4 SEC 6
R65W PLS 10945", 0.5' BELOW
SURFACE (PER MON. REC. DATED
SEPTEMBER 30, 2018)

UNPLATTED RECORDING INFORMATION NOT AVAILABLE

REV: 2021-02-01-EP
REV: 2021-04-07-EP
REV: 2021-04-12-EP
REV: 2021-06-02-EP
REV: 2021-08-04-EP
REV: 2021-09-28-EP

Flatiron, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
www.FlatironInc.com

DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP
AND SIGNATURE

JOB NUMBER:
21-75,840
DATE:
01-29-2021
DRAWN BY:
E. PRESCOTT
CHECKED BY:
JZG/JK/WW/ETB
SHEET 2 OF 5

BY:EPRESCOTT FILE:75840-PLAT C18.DWG DATE:11/12/2021 10:58 AM

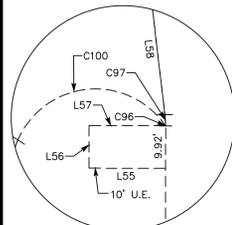
AURORA CROSSROADS SUBDIVISION FILING NO. 2

A PARCEL OF LAND, LOCATED IN THE WEST HALF OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 3 OF 5

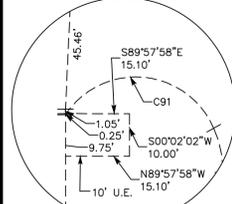
NOTE: LINE AND CURVE TABLES FOR SHEETS 3
& 4 ARE ON SHEET 5

LOT 1
BLOCK 2
AURORA CROSSROADS
SUBDIVISION FILING NO. 1
REC. NO. E1050803
3/26/2021

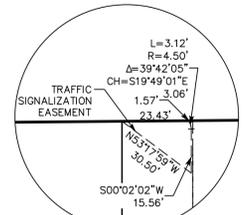
GUN CLUB ROAD
(118' R.O.W.)
REC. NO. E1050803
3/26/2021



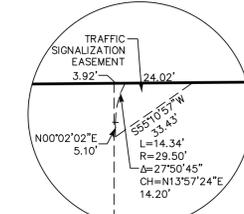
Detail A
SCALE: 1" = 20'



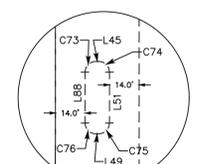
Detail B
SCALE: 1" = 20'



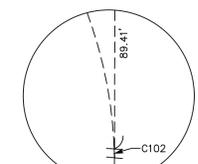
Detail C
SCALE: 1" = 30'



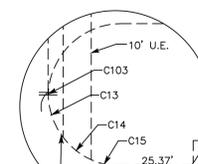
Detail D
SCALE: 1" = 30'



Detail E
SCALE: 1" = 40'



Detail F
SCALE: 1" = 5'



Detail G
SCALE: 1" = 30'

GUN CLUB ROAD/E-470 (R.O.W. VARIES)
REC. NO. B1076982
5/16/2001

LOT 2
BLOCK 1

LOT 4
BLOCK 1

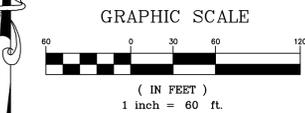
LOT 3
BLOCK 1

MATCHLINE SHEET 4

DEDICATED TO THE CITY OF
AURORA AS STREET RIGHT OF WAY
AREA: 103,819 SQ.FT. OR 2.38 ACRES, MORE OR LESS

E. 10TH AVE (40' R.O.W.)

LOT 1, BLOCK 1, AURORA DATA CENTER SUBDIVISION FILING NO. 1
REC. NO. D9007750, 1/28/2019



REV: 2021-02-01-EP
REV: 2021-04-07-EP
REV: 2021-04-12-EP
REV: 2021-06-02-EP
REV: 2021-08-04-EP
REV: 2021-09-28-EP

DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP
AND SIGNATURE

JOB NUMBER:
21-75,840
DATE:
01-29-2021
DRAWN BY:
E. PRESCOTT
CHECKED BY:
JZG/JK/WW/ETB
SHEET 3 OF 5

Flatiron, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
www.FlatironInc.com

BY:EPRESCOTT FILE:75840-PLAT C19.DWG DATE:11/12/2021 10:58 AM

AURORA CROSSROADS SUBDIVISION FILING NO. 2

A PARCEL OF LAND, LOCATED IN THE WEST HALF OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 5 OF 5

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C5	43.37	26.00	95°34'38"	S47°45'17"E	38.51
C6	38.31	26.00	84°25'22"	N42°14'43"E	34.94
C9	26.23	26.00	57°47'45"	N61°08'09"E	25.13
C10	40.84	26.00	90°00'00"	N45°02'02"E	36.77
C11	45.42	52.00	50°02'25"	S64°56'45"E	43.99
C12	52.28	52.00	57°36'01"	S61°09'57"E	50.10
C13	16.04	26.00	35°20'36"	S19°31'31"E	15.79
C14	12.92	26.00	28°27'52"	S51°25'46"E	12.78
C15	11.03	26.00	24°18'17"	S77°48'50"E	10.95
C16	40.84	26.00	90°00'00"	N44°57'58"W	36.77
C17	30.05	75.00	22°57'31"	S84°06'02"E	29.85
C18	36.52	75.00	27°53'56"	N70°28'14"E	36.16
C19	18.54	26.00	40°51'05"	S69°32'26"E	18.15
C20	23.74	8.50	160°00'30"	S47°06'14"W	16.74
C21	38.93	207.50	10°44'59"	N47°31'02"W	38.87
C22	37.02	24.99	84°52'40"	N42°23'28"W	33.73
C23	93.00	225.00	23°40'56"	N57°01'44"W	92.34
C24	15.70	52.00	17°18'04"	S81°18'56"E	15.64
C25	18.54	26.00	40°51'05"	S69°32'26"E	18.15
C26	46.95	147.30	181°5'44"	N75°29'05"W	46.75
C27	66.85	748.00	5°07'13"	N47°28'57"W	66.82
C28	46.82	25.00	107°18'13"	N53°41'00"E	40.27
C29	7.85	5.00	90°00'00"	N45°02'02"E	7.07
C30	40.84	26.00	90°00'00"	S45°02'02"W	36.77
C31	14.25	26.00	31°24'24"	S74°19'50"W	14.07
C32	40.84	26.00	90°00'00"	N44°57'58"W	36.77
C33	42.60	20.00	122°01'55"	S84°32'19"E	34.99
C34	10.69	26.00	23°33'23"	S11°48'44"W	10.61
C35	38.13	12.00	182°01'17"	S01°02'40"W	24.00
C36	7.85	5.00	90°00'00"	N44°57'58"W	7.07
C37	6.51	2.01	186°06'07"	N03°01'01"W	4.01
C38	6.51	2.01	186°05'57"	S03°05'00"W	4.01
C39	53.78	52.00	59°15'10"	N30°25'03"E	51.41
C40	0.68	52.00	0°44'56"	N00°25'00"E	0.68
C41	20.53	52.00	22°37'18"	S11°22'49"W	20.40
C42	4.08	20.00	11°42'08"	S80°49'54"W	4.08
C43	54.46	52.00	60°00'07"	N30°02'35"E	52.00
C44	46.39	20.00	132°53'13"	N89°57'58"W	36.67
C45	10.69	26.00	23°33'23"	N11°44'40"W	10.61
C46	39.27	26.00	86°32'40"	N43°24'38"E	35.64
C47	10.69	26.00	23°33'23"	N11°48'44"E	10.61
C48	46.39	20.00	132°53'13"	S89°57'58"E	36.67
C49	35.21	25.99	77°36'40"	S38°11'29"W	32.58
C50	11.90	52.00	13°06'38"	N05°57'08"E	11.87
C51	16.21	52.00	17°51'46"	S31°37'21"W	16.15
C52	18.35	12.02	87°29'27"	S43°44'59"E	16.62
C53	40.84	26.00	90°00'00"	N45°02'02"E	36.77
C54	10.69	26.00	23°33'23"	S11°44'40"E	10.61
C55	18.06	68.00	15°13'09"	N05°35'22"W	18.01
C56	15.28	52.00	16°50'03"	S48°58'16"W	15.22

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C57	6.91	52.00	7°37'00"	S61°11'48"W	6.91
C58	26.59	26.00	58°35'36"	S29°19'50"W	25.45
C59	11.72	52.00	12°54'51"	S83°34'36"W	11.70
C60	11.00	52.00	12°06'53"	S71°03'44"W	10.97
C61	10.69	26.00	23°33'23"	S11°44'40"E	10.61
C62	10.69	26.00	23°33'23"	S11°48'44"W	10.61
C63	12.27	81.00	8°40'42"	N23°51'12"W	12.26
C64	18.34	68.00	15°27'20"	N22°47'55"W	18.29
C65	34.94	68.00	29°26'34"	S45°14'52"E	34.56
C66	46.39	20.00	132°53'13"	N89°57'58"W	36.67
C67	7.85	5.00	89°59'30"	S45°02'17"W	7.07
C68	3.14	1.00	180°00'00"	N89°57'58"W	2.00
C69	3.14	1.00	180°00'00"	S89°57'58"E	2.00
C70	7.85	5.00	90°00'00"	S45°02'02"W	7.07
C71	7.85	5.00	90°00'00"	N45°02'02"E	7.07
C72	4.06	24.99	91°8'40"	N04°36'28"W	4.06
C73	7.85	5.00	90°00'00"	S45°02'02"W	7.07
C74	7.85	5.00	90°00'00"	N44°57'58"W	7.07
C75	7.85	5.00	90°00'00"	N45°02'02"E	7.07
C76	7.85	5.00	90°00'00"	S44°57'58"E	7.07
C77	81.68	52.00	90°00'00"	N45°02'02"E	73.54
C78	10.69	26.00	23°33'23"	N11°44'40"W	10.61
C79	39.27	26.00	86°32'40"	N43°24'38"E	35.64
C80	7.85	26.00	17°18'04"	N81°18'56"W	7.82
C81	40.84	26.00	90°00'00"	N44°57'58"W	36.77
C82	15.44	52.00	17°00'26"	N81°10'07"W	15.38
C83	31.09	53.54	33°16'36"	S76°56'44"W	30.66
C84	21.34	26.00	47°02'11"	S63°05'48"E	20.75
C85	4.08	20.00	11°42'08"	N80°45'50"W	4.08
C86	42.70	20.09	121°45'13"	N84°37'28"E	35.11
C87	10.69	26.00	23°33'23"	N11°48'44"E	10.61
C90	10.69	26.00	23°33'23"	N11°44'40"W	10.61
C91	42.80	20.00	122°37'00"	N84°49'51"W	35.09
C92	40.84	26.00	90°00'00"	S45°02'02"W	36.77
C93	40.32	26.00	88°50'50"	N45°32'33"W	36.40
C94	10.69	26.00	23°33'23"	S11°44'40"E	10.61
C95	42.60	20.00	122°01'55"	S84°32'19"E	34.99
C96	0.08	27.26	0°09'45"	N01°10'28"W	0.08
C97	2.58	27.26	5°25'39"	N03°58'10"W	2.58
C98	4.08	20.00	11°42'08"	S80°49'54"W	4.08
C99	16.97	26.00	37°23'54"	N67°59'01"E	16.67
C100	42.60	20.00	122°01'55"	S84°36'23"W	34.99
C101	10.69	26.00	23°33'23"	S11°48'44"W	10.61
C102	0.52	26.00	1°09'10"	N00°36'37"E	0.52
C103	0.86	26.00	1°53'15"	S00°54'36"E	0.86
C104	39.98	26.00	88°06'45"	S45°58'40"W	36.16
C105	40.84	26.00	90°00'00"	N44°57'58"W	36.77

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L6	30.67	S12°34'24"E
L7	38.98	S89°57'58"E
L8	16.10	S89°57'43"E
L9	10.00	S00°02'17"W
L10	16.10	N89°57'43"W
L13	40.56	S72°37'17"E
L14	7.19	S72°37'17"E
L15	63.26	N89°57'58"W
L16	23.22	N56°31'16"E
L17	9.27	N31°57'58"W
L18	37.74	S42°08'20"E
L19	2.22	N14°08'06"W
L20	22.30	N56°31'16"E
L21	113.35	S00°02'01"W
L22	14.56	S89°58'03"E
L23	14.56	S89°58'03"E
L24	10.00	N00°01'57"W
L25	15.38	N89°57'55"W
L26	10.00	N00°02'05"E
L27	15.38	S89°57'55"E
L28	26.83	N89°57'58"W
L29	26.83	S89°57'58"E
L30	10.00	S00°02'02"W
L31	2.39	S00°02'02"W
L32	46.44	S89°57'58"E
L33	39.03	S89°57'58"E
L34	21.37	N89°40'20"W
L35	10.00	N89°57'59"W
L36	9.11	S00°02'01"W
L37	38.60	N89°57'58"W
L38	14.00	N00°02'02"E
L39	51.48	S89°57'58"E
L40	51.06	N89°57'58"W
L41	25.00	N89°57'58"W
L42	10.00	S89°57'59"E
L43	9.11	N00°02'01"E
L44	17.67	S00°02'02"W
L45	1.50	N89°57'58"W
L46	8.06	N22°32'02"E
L47	10.00	N67°27'58"W
L48	8.97	S22°32'02"W
L49	1.50	S89°57'58"E
L50	121.32	N00°02'01"E
L51	23.91	N00°02'02"E
L52	14.77	S28°11'11"E
L53	16.66	S38°40'32"E
L54	17.94	N89°57'58"W
L55	18.07	N89°57'58"W
L56	10.00	N00°02'02"E
L57	18.07	S89°57'58"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L58	41.05	S06°44'46"E
L59	10.00	N00°02'02"E
L60	17.94	S89°57'58"E
L61	21.22	S52°14'52"W
L62	42.55	N89°57'58"W
L63	28.31	S89°57'58"E
L64	10.00	S00°02'02"W
L65	39.79	N89°57'58"W
L66	73.49	S89°58'01"E
L67	10.00	S00°02'02"W
L68	72.30	N89°58'01"W
L69	10.00	S72°39'54"E
L70	18.89	S00°02'02"W
L71	10.04	S72°39'54"E
L72	20.65	S72°39'54"E
L73	40.81	N00°02'31"E
L74	42.28	N30°21'38"W
L75	2.07	N00°01'53"E
L76	71.27	S00°02'02"W
L77	63.26	S89°57'58"E
L79	18.89	S00°02'02"W
L80	15.27	S00°02'02"W
L81	11.25	N45°11'30"W
L82	101.84	N89°57'58"W
L83	101.84	S89°57'58"E
L84	10.00	S00°02'02"W
L85	15.27	S00°02'02"W
L86	8.01	S89°57'58"E
L87	14.07	S00°02'02"W
L88	23.91	S00°02'02"W
L90	14.07	S00°02'02"W
L91	17.69	S00°02'02"W
L94	17.69	S00°02'02"W
L99	14.46	N75°32'33"E
L100	19.55	S45°41'41"E
L101	38.88	S72°39'54"E
L103	6.53	N12°34'24"W
L104	0.65	S00°02'02"W

BY:PRESCOTT FILE:75840-PLAT C18.DWG DATE:11/12/2021 10:58 AM

DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP
AND SIGNATURE
(SEAL)

JOB NUMBER:
21-75,840

DATE:
01-29-2021

DRAWN BY:
E. PRESCOTT

CHECKED BY:
JZG/JK/WW/ETB

SHEET 5 OF 5

REV: 2021-06-02-EP
REV: 2021-02-01-EP
REV: 2021-04-07-EP
REV: 2021-04-12-EP

Flatiron, Inc.
Land Surveying Services

655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
www.FlatironInc.com