



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Worth Discovering • auroragov.org

May 17, 2022

Geoffery Babbit
GB Capital, LLC
2993 S Peoria St, Ste 105
Aurora, CO 80014

Re: 3rd Technical Submission Review – The Overlook at Sorrel Ranch – *Subdivision Plat Only*
Application Number: **DA-1379-26**
Case Numbers: **2019-4017-00; 2019-3050-00**

Dear Mr. Babbit:

Thank you for your technical submission of only the Subdivision Plat. The Preliminary Plat must be included in the subsequent review. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments.

Comments and issues still remain, and another technical submission will be required prior to printing final mylars. Please revise your previous work and send us a new submission.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Julie Gamec – THK Associates Inc
Scott Campbell, Neighborhood Liaison
Brandon Cammarata, Planning Manager
Laura Rickhoff, ODA
Filed: K:\SDA\1379-26tech3



3rd Technical Submission Review – Subdivision Plat Only

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were no additional community questions, comments, or concerns received with this submission.

2. Completeness and Clarity of the Application

Generally

2A. Please note that there are still outstanding issues on the Preliminary Plat. A submittal of the Subdivision Plat with these corrections made and the Preliminary Plat will be required with the subsequent review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Final Plat Comments

Sheet 1

- 3A. Arapahoe County has deleted the certificate and in turn has requested that a 1"x3" rectangle be placed in the upper right hand corner of the first page of the plat. [ADDRESSED](#)
- 3B. Change the year. [ADDRESSED](#)
- 3C. Add the rectangle for the recorder's information per the redlines. [ADDRESSED](#)
- 3D. Delete the logo from the plat. [ADDRESSED](#)
- 3E. Change the vicinity map to be a line drawing instead of a picture. Pictures do not scan well. [ADDRESSED](#)
- 3F. Add "or Tract" in the locations shown per the redlines. [ADDRESSED](#)
- 3G. Send in the copy of the title commitment. [ADDRESSED](#)
- 3H. Add "private detention ponds and drainage features" to the location shown on the redlines. [ADDRESSED](#)

Sheet 2

- 3I. Send in the monument records for the corner. [ADDRESSED](#)
- 3J. Delete the logo from the plat. [ADDRESSED](#)
- 3K. Add B&D to the centerline of the pin. [ADDRESSED](#)

Sheet 3

- 3L. Add B&D to the centerline of the pin. [ADDRESSED](#)
- 3M. The private easements cannot be dedicated on the public plat. Please dedicate by separate document [ADDRESSED](#) between the developer and owner.
- 3N. Delete the logo from the plat. [ADDRESSED](#)
- 3O. Label the type of easement. If it's a "private" easement, it may not be dedicated on the public plat. [ADDRESSED](#)
- 3P. Send in the monument record for the Section Corner. [ADDRESSED](#)
- 3Q. Add the centerline pin. [ADDRESSED](#)
- 3R. If this is not a 10' Utility easement, then the easement needs to be added for continuity across the south line of the plat. [ADDRESSED](#)

SORREL RANCH SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5
SITUATED IN THE SE 1/4 SECTION 18, T5S, R65W, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

add rectangle for the Recorder's information

ADDRESSED

HCL COMMENTS - 05/18/2022

LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, KNOWN AS LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, RECORDED AT RECEPTION NO. B4216554, ON 12/17/2004 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, BEING MONUMENTED WITH A FOUND 1-1/2" COPPER WELD CAP SET IN A 4" DIAMETER CONCRETE PEDESTAL STAMPED "PUB SER CO COLO ENG DEPT ROW" AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18 AS SHOWN ON MONUMENT RECORD BY MARK W. ELLIS, RECORDED ON 04/02/1985 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO AND A CALCULATED POINT FROM FOUND REFERENCE MONUMENTS AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18 AS SHOWN ON MONUMENT RECORD BY FREDRICK L. EASTON, RECORDED ON 09/30/2008 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO. SAID BEARING IS N89°37'06"E;

COMMENCING AT SAID NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 18;
THENCE S00°18'10"E, ALONG WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 18, A DISTANCE OF 1,041.91 FEET TO A CALCULATED POINT;

THENCE N89°41'50"E, DEPARTING SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 18, THROUGH TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6, RECEPTION NO. B4219604, RECORDED ON 12/22/2004 IN THE RECORDS OF ARAPAHOE COUNTY, A DISTANCE OF 89.95 FEET TO THE EASTERLY LINE OF SAID TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6, SAME BEING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE SOUTHWEST CORNER OF CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. D0104373, RECORDED ON 10/15/2010, IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO, ALSO BEING THE POINT OF BEGINNING;

THENCE, N89°41'28"E, DEPARTING SAID EASTERLY LINE OF TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6 AND ALONG WITH THE NORTH LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE SOUTH LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. D0104373 A DISTANCE OF 10.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE SOUTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. D0104373, SAME BEING THE WESTERLY RIGHT OF WAY LINE OF SOUTH DE GAULLE STREET;

THENCE, ALONG WITH THE EASTERLY LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5 AND WITH SAID WESTERLY RIGHT OF WAY LINE OF SOUTH DE GAULLE STREET THE FOLLOWING TWO COURSES:

1. ALONG WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 462.00, A DELTA ANGLE OF 44°01'33", AN ARC LENGTH OF 355.00 FEET, THE CHORD OF WHICH BEARS S25°12'42"E, A DISTANCE OF 346.33 FEET TO A POINT OF TANGENCY;
2. S48°00'10"E, A DISTANCE OF 956.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING ON THE NORTH LINE OF CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED, RECEPTION NO. D8029490, ON 03/27/2018, IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO;

THENCE, S89°59'48"W, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF SOUTH DE GAULLE STREET, ALONG WITH THE SOUTH LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE NORTH LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED, RECEPTION NO. D8029490, A DISTANCE OF 867.70 FEET TO THE SOUTH SOUTHWEST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5;

THENCE, N00°18'10"W, DEPARTING SAID NORTH LINE OF CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED, RECEPTION NO. D8029490, PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, ALONG THE WESTERLY LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, AND ALONG WITH THE EASTERLY LINE OF SAID TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6, A DISTANCE OF 957.23 FEET TO SAID POINT OF BEGINNING.

CONTAINING AN AREA OF 347,787 SQUARE FEET OR 7.98 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SORREL RANCH SUBDIVISION FILING NO. 11, 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.

COVENANTS:

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

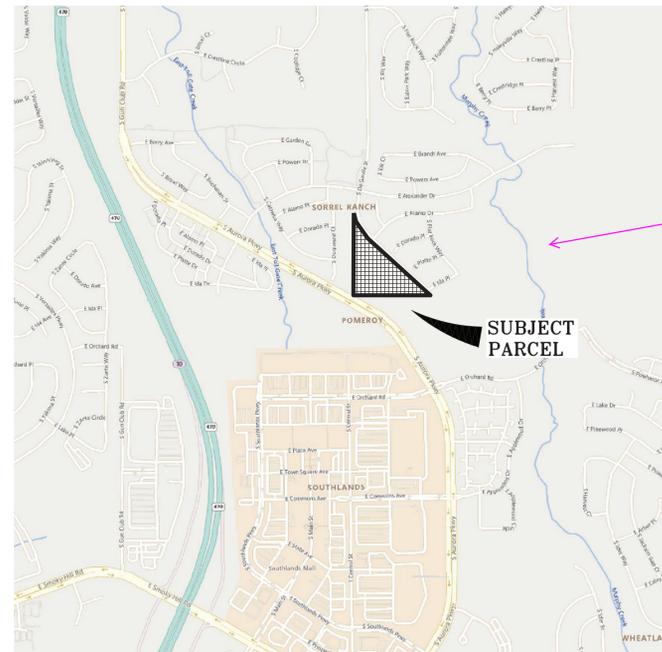
NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED 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, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

private detention pond and drainage features,

ADDRESSED



VICINITY MAP
SCALE: 1" = 1,000'

ADDRESSED

change the vicinity map to be a line drawing instead of a picture - pictures do no scan well

GENERAL 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: THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, T5S, R65W, 6TH PRINCIPAL MERIDIAN BEING MONUMENTED WITH A FOUND 1-1/2" COPPER WELD CAP SET IN A 4" DIAMETER CONCRETE PEDESTAL STAMPED "PUB SER CO COLO ENG DEPT ROW" AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 18 AND A CALCULATED POINT FROM FOUND REFERENCE MONUMENTS AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18, SAID BEARING IS N89°37'06"E.
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.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HCL ENGINEERING & SURVEYING, LLC TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. ABC70690382-5 WITH AN EFFECTIVE DATE OF 02/16/2022 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
5. THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT.
6. ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO DEVELOPMENT STANDARDS AS ADOPTED BY THE AURORA CITY COUNCIL IN ORDINANCE 96-74 AND 96-75.
7. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENTS ARE FOR THE EXCLUSIVE USE AS A GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
8. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (13-80-105 C.R.S. 2012)
9. TRACTS A, B, C, AND D ARE TO BE PRIVATELY OWNED AND MAINTAINED.
10. ALL OWNERS OF LOTS ADJACENT TO SOUTH DE GAULLE STREET SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
11. CENTERLINE MONUMENTS WILL BE SET BY OTHERS AFTER THE COMPLETION OF CONSTRUCTION.

send in the copy

ADDRESSED

SURVEYOR'S CERTIFICATE:

I, ANDRES H. ESTRADA, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY. IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ANDRES H. ESTRADA, REGISTERED LAND SURVEYOR
COLORADO NO. 38539
FOR AND ON BEHALF OF
HCL ENGINEERING & SURVEYING, LLC

DATE

OWNER

GB Capital, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
Geoffrey Babbitt

ITS MANAGER

STATE OF COLORADO)
) SS

ARAPAHOE COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 A.D. BY _____, AS

MANAGER OF GB Capital, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

change

ADDRESSED

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVES 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.: _____

ADDRESSED

Arapahoe County has delete this Certificate and in turn has requested that a 1" x3" rectangle be placed in the upper right hand corner of the first page of the plat

ADDRESSED

delete the Logo from the plat



HCL ENGINEERING & SURVEYING, L.L.C.
5600 S. QUEBEC ST. STE. 205B
GREENWOOD VILLAGE, CO 80111
PHONE: 303.773.1605
FAX: 303.773.3297
WWW.HCLENGINEERING.COM

SORREL RANCH SUBDIVISION

FILING NO. 11
SE 1/4, SECTION 18,
T5S, R65W, 6TH P.M.
CITY OF AURORA
ARAPAHOE COUNTY, CO

JOB NUMBER: 190517 DRAWN BY: AHE
DATE: 04/13/2022 CHECKED BY: JES
SHEET NUMBER: 1 OF 3 SHEETS

SORREL RANCH SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5
SITUATED IN THE SE 1/4 SECTION 18, T5S, R65W, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

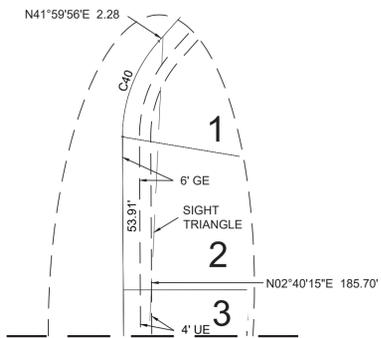
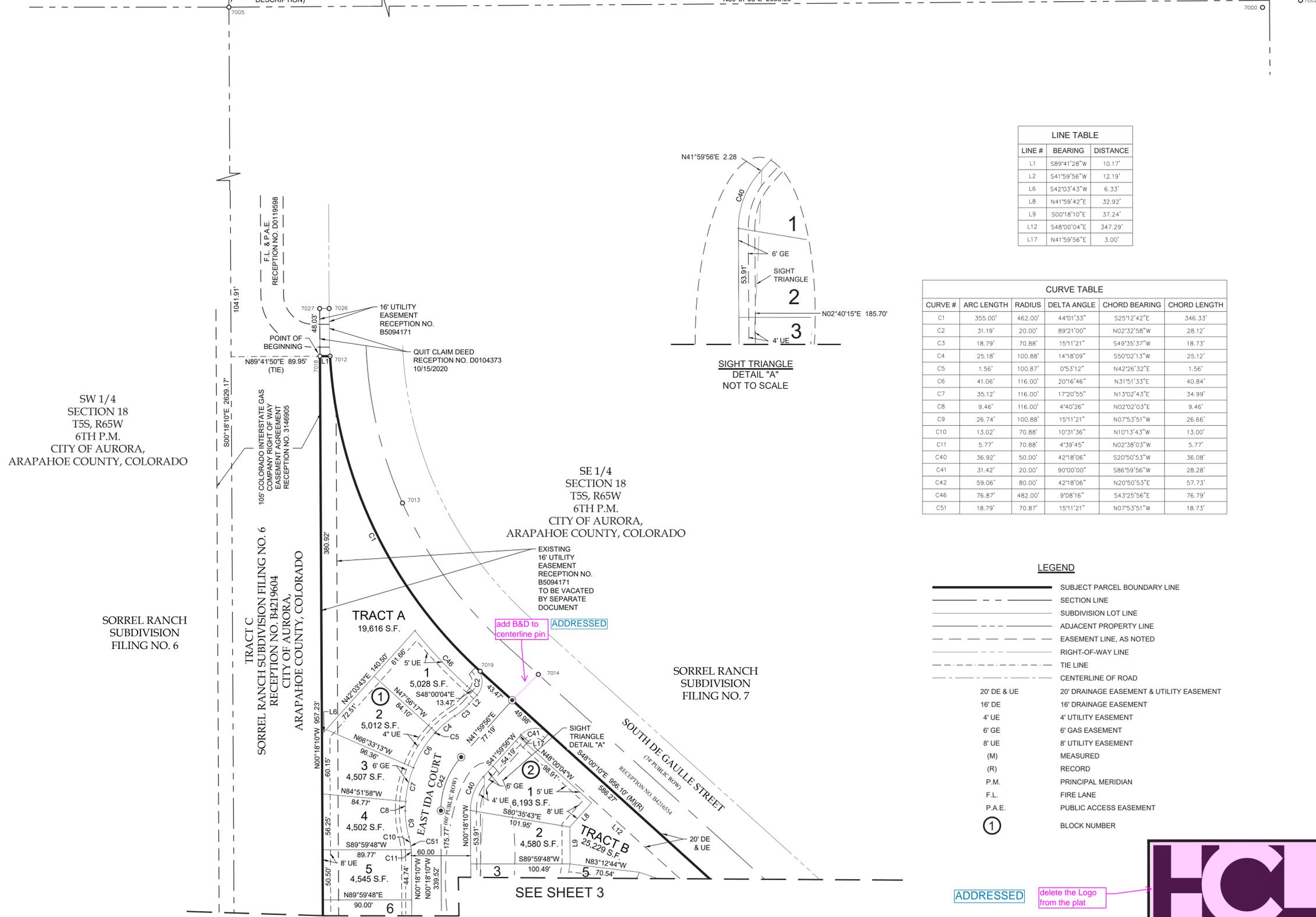
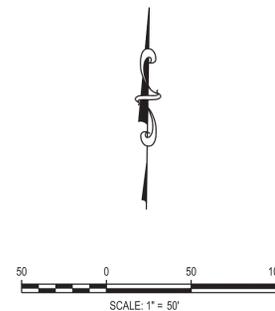
NW 1/4 SECTION 18
T5S, R65W, 6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

NE 1/4 SECTION 18, T5S, R65W
6TH P.M.
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

ADDRESSED

Send in the Monument Record for this corner

NE CORNER SE 1/4 SECTION 18, T5S, R65W, 6TH P.M. CITY OF AURORA, ARAPAHOE COUNTY, COLORADO. CALCULATED POINT FROM FOUND REFERENCE MONUMENTS (SEE MONUMENT TABLE FOR DESCRIPTION)



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°41'28"W	10.17'
L2	S41°59'56"W	12.19'
L6	S42°03'43"W	6.33'
L8	N41°59'42"E	32.92'
L9	S00°18'10"E	37.24'
L12	S48°00'04"E	347.29'
L17	N41°59'56"E	3.00'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	355.00'	462.00'	44°01'33"	S25°12'42"E	346.33'
C2	31.19'	20.00'	89°21'00"	N02°32'58"W	28.12'
C3	18.79'	70.88'	15°11'21"	S49°35'37"W	18.73'
C4	25.18'	100.88'	14°18'09"	S50°02'13"W	25.12'
C5	1.56'	100.87'	0°53'12"	N42°26'32"E	1.56'
C6	41.06'	116.00'	20°16'46"	N31°51'33"E	40.84'
C7	35.12'	116.00'	17°20'55"	N13°02'43"E	34.99'
C8	9.46'	116.00'	4°40'26"	N02°02'03"E	9.46'
C9	26.74'	100.88'	15°11'21"	N07°53'51"W	26.66'
C10	13.02'	70.88'	10°31'36"	N10°13'43"W	13.00'
C11	5.77'	70.88'	4°39'45"	N02°38'03"W	5.77'
C40	36.92'	50.00'	42°18'06"	S20°50'53"W	36.08'
C41	31.42'	20.00'	90°00'00"	S86°59'56"W	28.28'
C42	59.06'	80.00'	42°18'06"	N20°50'53"E	57.73'
C46	76.87'	482.00'	9°08'16"	S43°25'56"E	76.79'
C51	18.79'	70.87'	15°11'21"	N07°53'51"W	18.73'

MONUMENT TABLE	
NO.	DESCRIPTION
7000	FOUND NO. 6 REBAR WITH 3-1/4" ALUM. DISK "FARNSWORTH GROUP T5S R65W S18/517 R.M. 10.00 2007 PLS 37948" (10.00' REFERENCE)
7001	FOUND NO. 6 REBAR WITH 3-1/4" ALUM. DISK "FARNSWORTH GROUP T5S R65W S18/517 R.M. 10.00 2007 PLS 37948" (10.00' REFERENCE)
7002	FOUND MAG NAIL AND WASHER "FARNSWORTH RM PLS 37948" IN TOP OF CURB (31.28' REFERENCE)
7003	FOUND MAG NAIL AND WASHER "FARNSWORTH RM PLS 37948" IN TOP OF CURB (44.25' REFERENCE)
7005	FOUND 1-1/2" COPPER WELD CAP SET IN 4" DIA. CON. PIEDestal STAMPED "PUB SER CO COLO ENG DEPT ROW"
7014	FOUND NO. 6 REBAR WITH 1" ALUMINUM CAP IN RANGE BOX "LS 30099"
7019	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 34980"
7013	FOUND MAG NAIL IN RANGE BOX
7012	FOUND TAG (ILLEGIBLE)
7018	FOUND NO. 5 REBAR WITH RED PLASTIC CAP "LS 29766"
7026	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 34580"
7027	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 34580"
7028	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 34580"

LEGEND

- SUBJECT PARCEL BOUNDARY LINE
- SECTION LINE
- SUBDIVISION LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE, AS NOTED
- RIGHT-OF-WAY LINE
- TIE LINE
- CENTERLINE OF ROAD
- 20' DE & UE 20' DRAINAGE EASEMENT & UTILITY EASEMENT
- 16' DE 16' DRAINAGE EASEMENT
- 4' UE 4' UTILITY EASEMENT
- 6' GE 6' GAS EASEMENT
- 8' UE 8' UTILITY EASEMENT
- (M) MEASURED
- (R) RECORD
- P.M. PRINCIPAL MERIDIAN
- F.L. FIRE LANE
- P.A.E. PUBLIC ACCESS EASEMENT
- BLOCK NUMBER

MONUMENT NOTES

- 7007 MONUMENT FOUND. SEE MONUMENT TABLE
- MONUMENT TO BE SET. MONUMENT BOXES WITH REBAR (PROVIDE LENGTH AND SIZE OF REBAR AND CAP SIZE) WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE 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 2020, AS SHOWN HEREON

SEE SHEET 3

ADDRESSED

delete the Logo from the plat



HCL ENGINEERING & SURVEYING, L.L.C.
6800 S. QUEBEC ST. STE. 205B
GREENWOOD VILLAGE, CO 80111
PHONE: 303.773.1605
FAX: 303.773.3297
WWW.HCLENGINEERING.COM

SORREL RANCH SUBDIVISION
FILING NO. 11
SE 1/4, SECTION 18,
T5S, R65W, 6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, CO

JOB NUMBER: 190017 DRAWN BY: AHE
DATE: 04/22/2022 CHECKED BY: JES
SHEET NUMBER: 2 OF 3 SHEETS

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SITUATED IN THE SE 1/4 SECTION 18, T5S, R65W, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NW 1/4 SECTION 18
T5S, R65W, 6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

POINT OF COMMENCEMENT,
NW CORNER SE 1/4 SECTION 18,
T5S, R65W, 6TH P.M.,
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO
(SEE MONUMENT TABLE FOR
DESCRIPTION)

NE 1/4 SECTION 18, T5S, R65W
6TH P.M.
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

ADDRESSED
Send in the monument
record for this Section
Corner

ARAPAHOE COUNTY, COLORADO. CALCULATED POINT
FROM FOUND REFERENCE MONUMENTS
(SEE MONUMENT TABLE FOR DESCRIPTION)

NE CORNER SE 1/4
SECTION 18,
T5S, R65W, 6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

7003
7002

BASIS OF BEARINGS
N89°37'06"E 2656.36'

SW 1/4
SECTION 18
T5S, R65W
6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

105' COLORADO INTERSTATE GAS
COMPANY RIGHT OF WAY
EASEMENT AGREEMENT
RECEPTION NO. 3146805

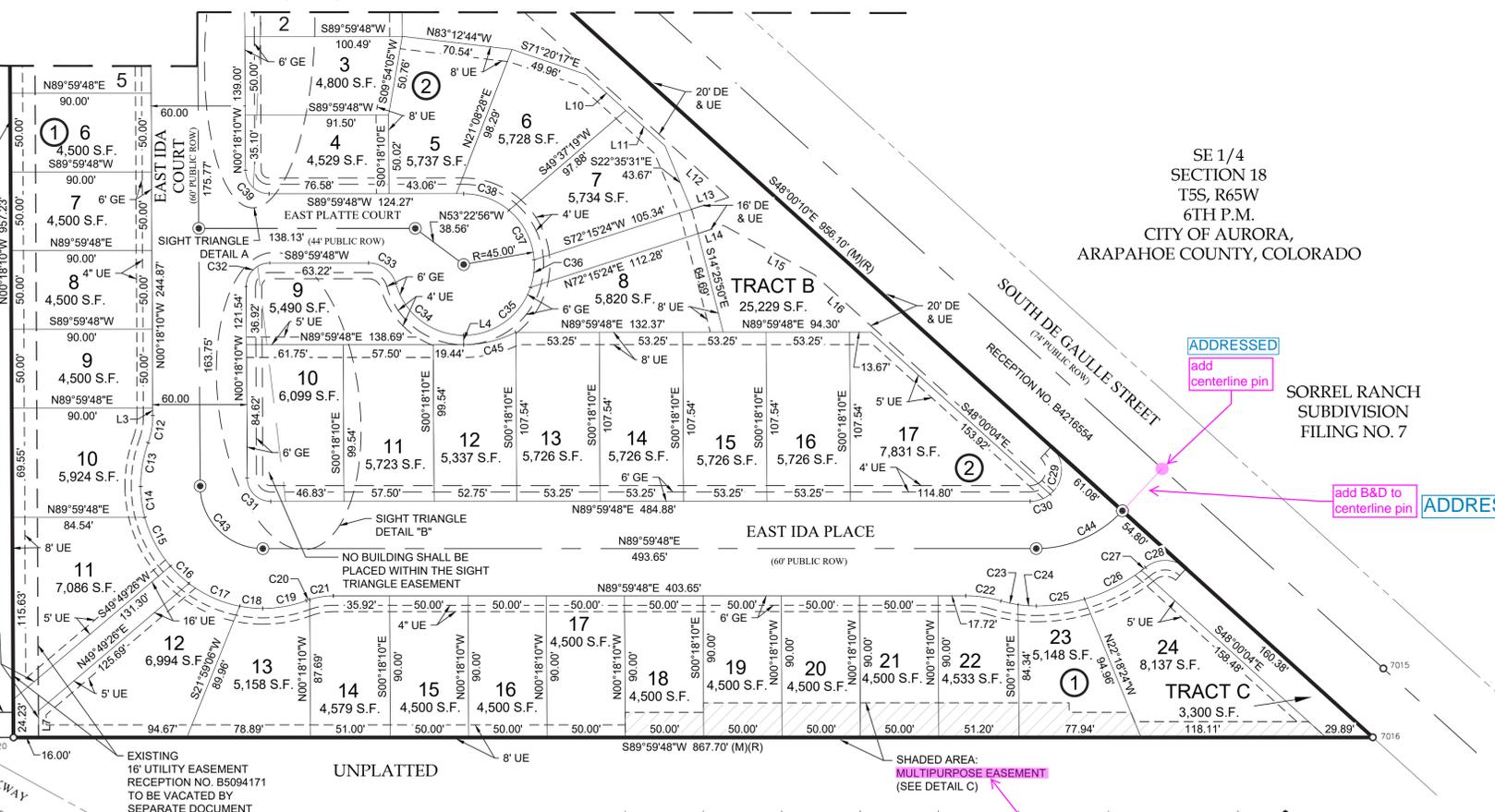
SORREL RANCH SUBDIVISION
FILING NO. 6
RECEPTION NO. B4219604
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

SORREL RANCH
SUBDIVISION
FILING NO. 6

TRACT D
2,380 S.F.
16' UTILITY EASEMENT
RECEPTION NO. B5094171

S 1/4 SECTION 18,
T5S, R65W, 6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO.
CALCULATED POINT
FROM FOUND REFERENCE
MONUMENTS
(SEE MONUMENT TABLE FOR
DESCRIPTION)

SEE SHEET 2

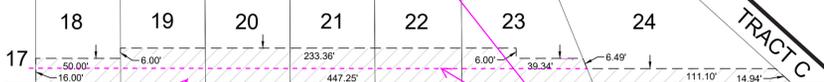


ADDRESSED
add
centerline pin

SE 1/4
SECTION 18
T5S, R65W
6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

SORREL RANCH
SUBDIVISION
FILING NO. 7

ADDRESSED
add B&D to
centerline pin



MULTIPURPOSE EASEMENT
DETAIL "C"
NOT TO SCALE

ADDRESSED

If this is not a 10' Utility
easement, then the easement
needs to be added for continuity
across the south line of the plat.

Label the type of easement. If
its a "private" easement it may
not be dedicated on the public
plat. (see below)

ADDRESSED

LEGEND

- SUBJECT PARCEL BOUNDARY LINE
- SECTION LINE
- - - SUBDIVISION LOT LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE, AS NOTED
- - - RIGHT-OF-WAY LINE
- - - TIE LINE
- - - CENTERLINE OF ROAD
- 20' DE & UE 20' DRAINAGE EASEMENT & UTILITY EASEMENT
- 16' UE 16' DRAINAGE EASEMENT
- 4' UE 4' UTILITY EASEMENT
- 6' GE 6' GAS EASEMENT
- 8' UE 8' UTILITY EASEMENT
- RETAINING WALL EASEMENT; RETAINING WALL MAINTENANCE EASEMENT AND UTILITY EASEMENT
- (M) MEASURED
- (R) RECORD
- P.M. PRINCIPAL MERIDIAN
- ① BLOCK NUMBER

MONUMENT NOTES

- MONUMENT FOUND. SEE MONUMENT TABLE
- ⊙ MONUMENT TO BE SET. MONUMENT BOXES WITH REBAR (PROVIDE LENGTH AND SIZE OF REBAR AND CAP SIZE) WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE 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 2020, AS SHOWN HEREON

ADDRESSED
these private easements cannot
be dedicated on the public plat.
Please dedicate by separate
document between the
developer and the owner

ADDRESSED
Delete the Logo
from the plat

MONUMENT TABLE	
NO.	DESCRIPTION
7000	FOUND NO. 6 REBAR WITH 3-1/4" ALUM. DISK "FARNSWORTH GROUP T5S R65W S18/S17 R.M. 10.00 2007 PLS 37948" (10.00' REFERENCE)
7001	FOUND NO. 6 REBAR WITH 3-1/4" ALUM. DISK "FARNSWORTH GROUP T5S R65W S18/S17 R.M. 10.00 2007 PLS 37948" (10.00' REFERENCE)
7002	FOUND MAG NAIL AND WASHER "FARNSWORTH RM PLS 37948" IN TOP OF CURB (31.28' REFERENCE)
7003	FOUND MAG NAIL AND WASHER "FARNSWORTH RM PLS 37948" IN TOP OF CURB (44.25' REFERENCE)
7005	FOUND 1-1/2" COPPER WELD CAP SET IN 4" DIA. CON. PEDESTAL STAMPED "PUB SER CO COLO ENG DEPT ROW"
7007	FOUND CHISELED "X" ON S/ SIDE OF 2' X 2' CONCRETE PAD FOR "P TEST" BOX
7008	FOUND DOUBLE HEADED NAIL & BRASS DISC "CITY OF AURORA"
7009	FOUND NO. 5 REBAR
7020	FOUND NO. 5 REBAR WITH ALUMINUM CAP "LS 30099"
7015	FOUND NO. 6 REBAR WITH 1" ALUMINUM CAP IN RANGE BOX "LS 30099"
7016	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP CAP "LS 34580"
7017	FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP CAP "LS 38449"

LINE TABLE		
LINE #	BEARING	DISTANCE
L3	S00°18'10"E	4.77'
L4	N00°03'12"W	6.00'
L5	N89°59'48"E	4.63'
L7	N00°18'10"W	16.83'
L10	S48°00'04"E	34.04'
L11	S48°00'04"E	33.63'
L12	S48°00'04"E	347.29'
L13	N72°15'24"E	25.17'
L14	N72°15'24"E	17.10'
L15	S61°40'51"E	65.79'
L16	S48°00'04"E	205.59'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C12	17.69'	50.28'	20°09'40"	S09°46'40"W	17.60'
C13	28.25'	80.28'	20°09'40"	S09°46'40"W	28.10'
C14	19.97'	78.00'	14°39'59"	S07°38'10"E	19.91'
C15	35.30'	78.00'	25°55'39"	S27°55'59"E	35.00'
C16	16.14'	78.00'	11°51'13"	S46°49'25"E	16.11'
C17	35.81'	78.00'	26°18'30"	S65°54'17"E	35.50'
C18	14.90'	78.00'	10°56'41"	S84°31'52"E	14.88'
C19	28.25'	80.28'	20°09'40"	N79°54'58"E	28.10'
C20	2.39'	50.28'	2°43'42"	N71°11'59"E	2.39'
C21	15.30'	50.28'	17°25'58"	N81°16'49"E	15.24'
C22	22.81'	79.57'	16°25'30"	S81°47'03"E	22.73'
C23	11.28'	79.57'	8°07'28"	S77°38'02"E	11.27'
C24	11.53'	79.57'	8°18'03"	S85°50'47"E	11.52'
C25	31.26'	111.50'	16°03'53"	N81°57'51"E	31.16'
C26	40.90'	111.50'	21°01'00"	N63°25'25"E	40.67'
C27	3.26'	111.50'	1°40'34"	S52°04'37"W	3.26'
C28	28.19'	20.00'	80°45'36"	N88°22'52"W	25.91'
C29	48.17'	20.00'	137°59'52"	N20°59'52"E	37.34'
C30	13.74'	20.00'	39°22'15"	N70°18'40"E	13.47'
C31	23.48'	15.00'	89°42'02"	N45°09'11"W	21.16'
C32	23.64'	15.00'	90°17'58"	S44°50'49"W	21.27'
C33	23.36'	18.00'	74°20'43"	N52°49'51"W	21.75'
C34	58.39'	45.00'	74°20'19"	N52°49'39"W	54.38'
C35	55.87'	45.00'	71°07'53"	N54°26'15"E	52.35'
C36	17.81'	45.00'	22°40'36"	S07°32'01"W	17.69'
C37	36.33'	45.00'	46°15'16"	N26°55'55"W	35.35'
C38	31.37'	45.00'	39°56'38"	N70°01'53"W	30.74'
C39	23.48'	15.00'	89°42'02"	S45°09'11"E	21.16'
C43	62.62'	40.00'	89°42'02"	S45°09'11"E	56.42'
C44	61.71'	75.00'	47°08'45"	N66°25'25"E	59.99'
C45	34.54'	73.17'	27°02'37"	S76°28'29"W	34.22'
C47	10.97'	15.00'	41°55'08"	S69°02'38"E	10.73'
C48	12.51'	15.00'	47°46'54"	S24°11'37"E	12.15'
C49	15.61'	15.00'	59°36'32"	S29°30'06"W	14.91'
C50	8.03'	15.00'	30°41'26"	S74°39'05"W	7.94'

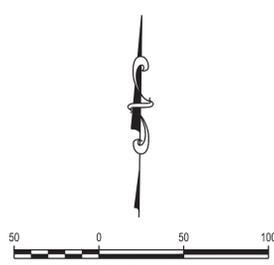


HCL ENGINEERING & SURVEYING, L.L.C.
6800 S. QUEBEC ST. STE. 205B
GREENWOOD VILLAGE, CO 80111
PHONE: 303.773.1605
FAX: 303.773.3297
WWW.HCLENGINEERING.COM

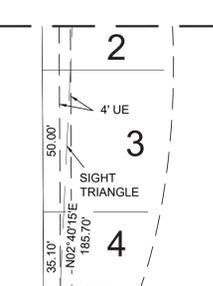
SORREL RANCH SUBDIVISION
FILING NO. 11
SE 1/4, SECTION 18,
T5S, R65W, 6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, CO

JOB NUMBER: 190017 DRAWN BY: AHE
DATE: 04/13/2022 CHECKED BY: JES
SHEET NUMBER: 3 OF 3 SHEETS

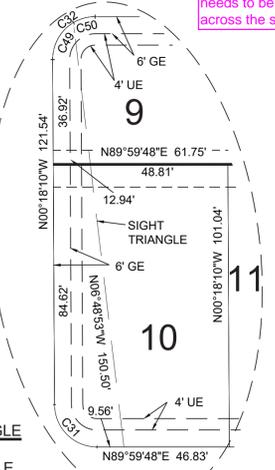
2025-04-13 9:00am By: aestrada
C:\Users\stest\OneDrive\Documents\Sorrel Ranch\Survey\CAD\T5P-WORKING\190017_Sorrel_Ranch.dwg



SIGHT TRIANGLE
DETAIL "A"
NOT TO SCALE



SIGHT TRIANGLE
DETAIL "B"
NOT TO SCALE



COLORADO LAND SURVEY MONUMENT RECORD

009215

REPORT ONE MONUMENT ONLY ON THIS FORM
REPRODUCTION OF THIS FORM IS AUTHORIZED.

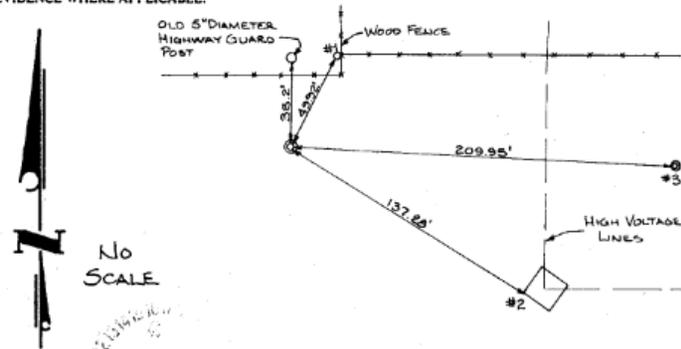
All items to be filled in by the Land Surveyor using permanent black lettering and lines which can be reproduced. (Except)*

1. TYPE OF MONUMENT (Check one) Section Corner Bench mark Quarter Corner Other SECTION CENTER

2. DESCRIPTION OF MONUMENT FOUND
FOUND 1/2" COPPER WELD CAP SET IN CONCRETE (4" DIAMETER PEDESTAL) STAMPED "PUB SER CO COLO ENG DEPT ROW"

3. DESCRIPTION OF MONUMENT ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT.
#1. FOUND #5 REBAR WEST OF WOOD FENCE CORNER.
#2. MEASURED TO WEST LEG CORNER OF STEEL ANGLE IRON UPRIGHT FOR HIGH VOLTAGE TOWER.
#3. FOUND P.S. CO. ENGINEERING DEPT. R.O.W. 1/2" COPPER WELD CAP SET IN CONCRETE.

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET. SHOW SUPPORTING AND/OR CONTRADICTIONARY EVIDENCE WHERE APPLICABLE.



Date of Field Work DECEMBER 4, 1984

5. CERTIFICATION
This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Date 1-15-85 Signature Mark V. Elk

*(Do not fill in)

Accepted for Filing

State Board of Registration for Professional Engineers and Land Surveyors

By Marie [Signature]

Date RECEIVED ADD ? 1985

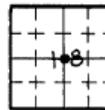
RECEIVED AT OFFICE OF THE COUNTY CLERK, _____ COUNTY

By _____

Date _____

Record to be filed by Index Reference Number, numerically, then alphabetically, under appropriate Township, Range, and Meridian.

6. LOCATION DIAGRAM
1" = 1 Mile



** Location of Monument



Surveyor's Seal

7. SEC. 10, T. 55, R. 65W, 6TH P.M.
COUNTY ARAPAHOE INDEX REF. NO. 3-P

8. SEC. _____, T. _____, R. _____ P.M.
COUNTY _____ INDEX REF. NO. _____

COLORADO LAND SURVEY MONUMENT RECORD

Department of Regulatory Agencies
 Board of Licensure for Professional Engineers and Professional Land Surveyors
 1540 Broadway, Suite 1350, Denver, CO 80202
 Phone (303) 864-7788 & Fax (303) 636-7789 & TTY Dial 711 for Relay Colorado

SEP 11 2008

COLO. ST. BD. OF LIC. FOR A.E.S.

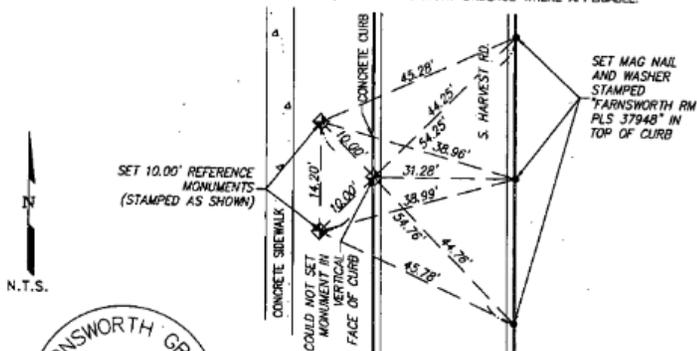
REPORT ONE MONUMENT ONLY ON THIS FORM - REPRODUCTION OF THIS FORM IS AUTHORIZED
 All items to be filled in by the Land Surveyor using PERMANENT BLACK LETTERING and lines which can be reproduced

1. TYPE OF MONUMENT: SECTION CORNER QUARTER CORNER BENCH MARK OTHER

2. DESCRIPTION AND DATE OF MONUMENT FOUND:
 NONE, REESTABLISHED PER PLAT OF AURORA RESERVOIR SUBDIVISION FILING NO. 1 (PLAT BOOK 100, PAGE 69, REC.# 3060319)

3. DESCRIPTION OF MONUMENT ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:
 COULD NOT SET CORNER WITHOUT SIGNIFICANT DAMAGE TO CURB FACE
 SET 2 #6 REBARS WITH 3 1/4" ALUMINUM DISKS AS 10' REFERENCE MONUMENTS
 NORTH REFERENCE STAMPED AS SHOWN
 SOUTH REFERENCE STAMPED SAME BUT WITH ARROW POINTING NORTHEAST

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



Stamping on Cap

a. Date of field work to establish, restore or rehabilitate Monument: Dec. 28, 2007

b. Date Monument was used on a Control corner: Dec. 28, 2007
 (Surveyor, do not fill in)

5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): FREDRICK L. EASTON

Firm Name: FARNSWORTH GROUP, INC.

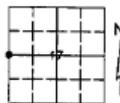
Firm Address: 8055 F. TUTTS AVE. SUITE A50

DENVER, COLORADO 80237

Phone: (303) 692-8838

6. LOCATION DIAGRAM

1" = 1 Mile



● = Location of Monument Signature/Date through Seal

7. SEC 17 T 5 SOUTH R65 WEST 6TH P.M.

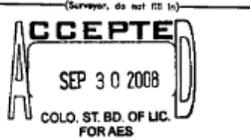
COUNTY ARAPAHOE INDEX REF NUMBER 5-P

**8. SEC T R P.M.

COUNTY ARAPAHOE INDEX REF NUMBER

** To be used only for monuments located on county lines

Rev. 01/06



RECEIVED AT OFFICE OF THE COUNTY CLERK

COUNTY

BY: _____

DATE: _____

Monuments to be filed numerically by Index Reference Number, then alphabetically by letter in the index reference number, then under appropriate Township, Range, and Meridian.

COLORADO LAND SURVEY MONUMENT RECORD

Department of Regulatory Agencies
 Board of Registration for Professional Engineers and Professional Land Surveyors
 1560 Broadway, Suite 1500, Denver, CO 80202
 Phone (303) 894-7788 • Fax (303) 894-7790 • TDD (303) 894-2900X833

RECEIVED
 DEC 26 2006
 COLO. ST. BD. OF REG.
 FOR PE AND PLS

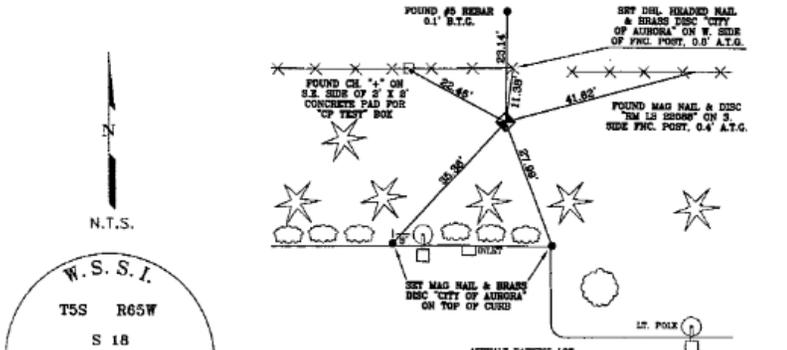
REPORT ONE MONUMENT ONLY ON THIS FORM - REPRODUCTION OF THIS FORM IS AUTHORIZED
 Items to be filled in by the Land Surveyor using PERMANENT BLACK LETTERING and lines

1. TYPE OF MONUMENT: SECTION CORNER QUARTER CORNER BENCH MARK OTHER

2. DESCRIPTION OF MONUMENT FOUND:
FOUND 3 1/4" ALUMINUM CAP 0.3' BELOW SURFACE OF THE SURROUNDING AREA.

3. DESCRIPTION OF MONUMENT ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTIONARY EVIDENCE WHERE APPLICABLE:



5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): JAN STERLING
 Firm Name: CITY OF AURORA
 Firm Address: 13845 E. ELLSWORTH AVE.
AURORA, COLORADO 80012
 Phone: 303-326-8015

6. LOCATION DIAGRAM



7. SEC. 19 T. 5S R. 65W 6TH P.M.
 COUNTY ARAPAHOE INDEX REF NUMBER 03-N

**8. SEC. _____ T. _____ R. _____ P.M.
 COUNTY _____ INDEX REF NUMBER _____

** To be used only for monuments located on county lines

a. Date of Field Work to Establish, Restore or Rehabilitate Monument: _____
 b. Date Monument was used as Control: SEPT. 25, 2006
 (Do not fill in)

Stamping on Cap

ACCEPTED

JAN 23 2007

COLO. ST. BD. OF REG.
FOR PE AND PLS

RECEIVED AT OFFICE OF THE COUNTY CLERK _____ COUNTY

BY: _____

DATE: _____

Record to be filed by Index Reference Number Numerically, then Alphabetically, under appropriate Township, Range, and Meridian.