

PORTEOS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF LOT 1, BLOCK 1, PORTEOS SUBDIVISION FILING NO. 4
SITUATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER(S) OF LOT 1, PORTEOS SUBDIVISION FILING NO. 4, RECORDED IN ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2021000148088, BEING SITUATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT A, PORTEOS SUBDIVISION FILING NO. 4,
THENCE SOUTH 89°37'39" EAST, A DISTANCE OF 73.24 FEET;
THENCE SOUTH 59°00'40" EAST, A DISTANCE OF 962.35 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1395.00 FEET, WITH AN ARC LENGTH OF 719.92 FEET, THROUGH A CENTRAL ANGLE OF 29°34'07" (CHORD BEARING SOUTH 44°13'39" EAST, FOR A DISTANCE OF 711.96 FEET);
THENCE SOUTH 89°39'40" EAST, NON-TANGENT WITH THE LAST DESCRIBED CURVE, A DISTANCE OF 126.26 FEET;
THENCE SOUTH 00°17'26" WEST, A DISTANCE OF 567.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 215.00 FEET, WITH AN ARC LENGTH OF 81.35 FEET, THROUGH A CENTRAL ANGLE OF 21°40'47", (CHORD BEARING NORTH 79°10'46" WEST, FOR A DISTANCE OF 80.87 FEET) TO THE BEGINNING OF A TANGENT CURVE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 285.00 FEET, WITH AN ARC LENGTH OF 106.68 FEET, THROUGH A CENTRAL ANGLE OF 21°26'47", (CHORD BEARING NORTH 79°03'46" WEST, FOR A DISTANCE OF 106.06 FEET);
THENCE NORTH 89°47'10" WEST, A DISTANCE OF 102.72 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, WITH AN ARC LENGTH OF 21.54 FEET, THROUGH A CENTRAL ANGLE OF 82°15'30", (CHORD BEARING NORTH 48°39'25" WEST, FOR A DISTANCE OF 19.73 FEET) TO THE BEGINNING OF A NON-TANGENT CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 950.00 FEET, WITH AN ARC LENGTH OF 609.01 FEET, THROUGH A CENTRAL ANGLE OF 36°43'49", (CHORD BEARING NORTH 25°53'36" WEST, FOR A DISTANCE OF 598.64 FEET);
THENCE NORTH 44°15'30" EAST, A DISTANCE OF 32.10 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1042.00 FEET, WITH AN ARC LENGTH OF 268.32 FEET, THROUGH A CENTRAL ANGLE OF 14°45'15", (CHORD BEARING NORTH 51°38'07" WEST, FOR A DISTANCE OF 267.58 FEET);
THENCE NORTH 59°00'45" WEST, A DISTANCE OF 271.45 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 215.00 FEET, WITH AN ARC LENGTH OF 76.84 FEET, THROUGH A CENTRAL ANGLE OF 20°28'34", (CHORD BEARING NORTH 48°46'28" WEST, FOR A DISTANCE OF 76.43 FEET);
THENCE NORTH 38°32'11" WEST, A DISTANCE OF 106.67 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 285.00 FEET, WITH AN ARC LENGTH OF 346.62 FEET, THROUGH A CENTRAL ANGLE OF 69°41'03", (CHORD BEARING NORTH 73°22'43" WEST, FOR A DISTANCE OF 325.65 FEET);
THENCE SOUTH 71°54'40" WEST, A DISTANCE OF 11.20 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, WITH AN ARC LENGTH OF 32.97 FEET, THROUGH A CENTRAL ANGLE OF 94°27'46", (CHORD BEARING NORTH 60°51'27" WEST, FOR A DISTANCE OF 29.36 FEET) TO THE BEGINNING OF A TANGENT CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 708.00 FEET, WITH AN ARC LENGTH OF 172.55 FEET, THROUGH A CENTRAL ANGLE OF 13°57'50", (CHORD BEARING NORTH 6°39'04" WEST, FOR A DISTANCE OF 172.12 FEET);
THENCE NORTH 00°19'51" EAST, A DISTANCE OF 249.05 FEET TO THE POINT OF BEGINNING;
CONTAINING 705,033 SQUARE FEET OR 16.185 ACRES, MORE OR LESS,

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO BLOCK AND LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF PORTEOS SUBDIVISION FILING NO. 7 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.

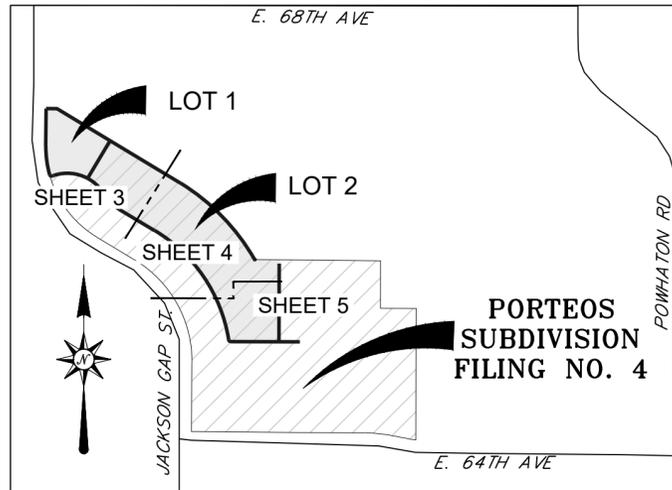
COVENANTS

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 CROSSING 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.



VICINITY MAP
SCALE: 1" = 1,000'

CONTRACT PURCHASER

JACKSON GAP PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE _____

PRINT NAME _____

PRINT TITLE _____

NOTARY

STATE OF COLORADO)

COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 20__ AD, BY _____ AS

_____ OF _____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER

JACKSON GAP PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE _____

PRINT NAME _____

NOTARY

STATE OF COLORADO)

COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 20__ AD, BY _____ AS

_____ OF _____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

SURVEY CERTIFICATION

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

STACY LYNN JACOBS P.L.S.
COLORADO REG. NO. 38495
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.

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 THE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____

DATE _____

PLANNING DIRECTOR _____

DATE _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY,

COLORADO ON THIS _____ DAY OF _____, 20__ AD

AT _____ O'CLOCK __M.

COUNTY CLERK AND RECORDER _____

DEPUTY _____

INSTRUMENT NO.: _____

R&R ENGINEERS-SURVEYORS, INC. 1635 WEST 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 (P)-303-753-6730 (F)-303-753-6568 WWW.RRENGINEERS.COM	
REVISIONS	File No. HP21042-REPLAT
	Date Drawn 7/06/2022
	Drawn By JDM
	Checked By SLJ
	Job No. HP21042

PORTEOS SUBDIVISION FILING NO. 7
A RESUBDIVISION OF LOT 1,
PORTEOS SUBDIVISION FILING NO. 4
SITUATED IN THE SOUTH HALF OF SECTION 5,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF
COLORADO

SHEET 1 OF 6

PORTEOS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF LOT 1, BLOCK 1, PORTEOS SUBDIVISION FILING NO. 4
SITUATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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 LAND AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
2. 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 STATUE 18-4-508, C.R.S.
3. 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 CERTIFICATE SHOWN HEREON.
4. BEARINGS ARE BASED ON THE NORTHEAST LINE OF TRACT A, PORTEOS SUBDIVISION FILING NO. 4 FINAL PLAT AND IS MONUMENTED AT BOTH ENDS BY A FOUND 3" ALUMINUM CAP ON REBAR STAMPED "PLS 23899". SAID LINE IS ASSUMED TO BEAR SOUTH 59°00'40" EAST, AS SHOWN ON SAID PLAT,
5. LINEAR DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. 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.
7. ALL OWNERS OF LOTS ADJACENT TO JACKSON GAP STREET, N. KELLERMAN STREET, AND E. 65TH AVENUE 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.
8. 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.
9. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENT, RIGHT-OF-WAY AND TITLE OF RECORD, R&R ENGINEERS-SURVEYORS, INC. RELIED UPON TITLE COMMITMENT NO. ABC70688950.1, HAVING AN EFFECTIVE DATE OF JUNE 23, 2022 AT 5:00 P.M. PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY.

R&R ENGINEERS-SURVEYORS, INC. 1635 WEST 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 (P)-303-753-6730 (F)-303-753-6568 WWW.RRENGINEERS.COM		PORTEOS SUBDIVISION FILING NO. 7 A RESUBDIVISION OF LOT 1, PORTEOS SUBDIVISION FILING NO. 4 SITUATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 6										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">REVISIONS</th> <th style="text-align: left;">File No. HP21042-REPLAT</th> </tr> <tr> <td style="width: 80%;"></td> <td style="text-align: left;">Date Drawn 7/06/2022</td> </tr> <tr> <td></td> <td style="text-align: left;">Drawn By JDM</td> </tr> <tr> <td></td> <td style="text-align: left;">Checked By SLJ</td> </tr> <tr> <td></td> <td style="text-align: left;">Job No. HP21042</td> </tr> </table>	REVISIONS	File No. HP21042-REPLAT		Date Drawn 7/06/2022		Drawn By JDM		Checked By SLJ		Job No. HP21042		
REVISIONS	File No. HP21042-REPLAT											
	Date Drawn 7/06/2022											
	Drawn By JDM											
	Checked By SLJ											
	Job No. HP21042											

PORTEOS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF LOT 1, BLOCK 1, PORTEOS SUBDIVISION FILING NO. 4
 SITUATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

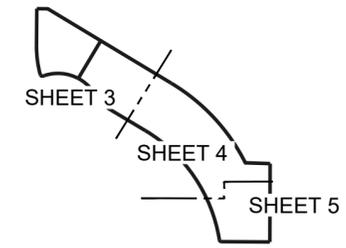
CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	285.00'	247.87'	49°49'56"	N83°18'17"W	240.13'

LEGEND

- FOUND 3" ALUMINUM CAP ON #5 REBAR STAMPED "PLS 23899"
- SET 18" LONG NUMBER 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38495"
- C1 CURVE DATA NUMBER
- (R) RECORD DISTANCE
- (M) MEASURED DIMENSION
- SUBDIVISION BOUNDARY LINE
- - - - SECTION LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- - - - EASEMENT LINE, AS NOTED
- RIGHT-OF-WAY LINE
- UTILITY EASEMENT PER PORTEOS SUB. FILING NO. 4, REC. NO. 2021000148088
- UTILITY EASEMENT / DRAINAGE EASEMENT PER PORTEOS SUB. FILING NO. 4, REC. NO. 2021000148088. TO BE VACATED BY SEPARATE DOCUMENT

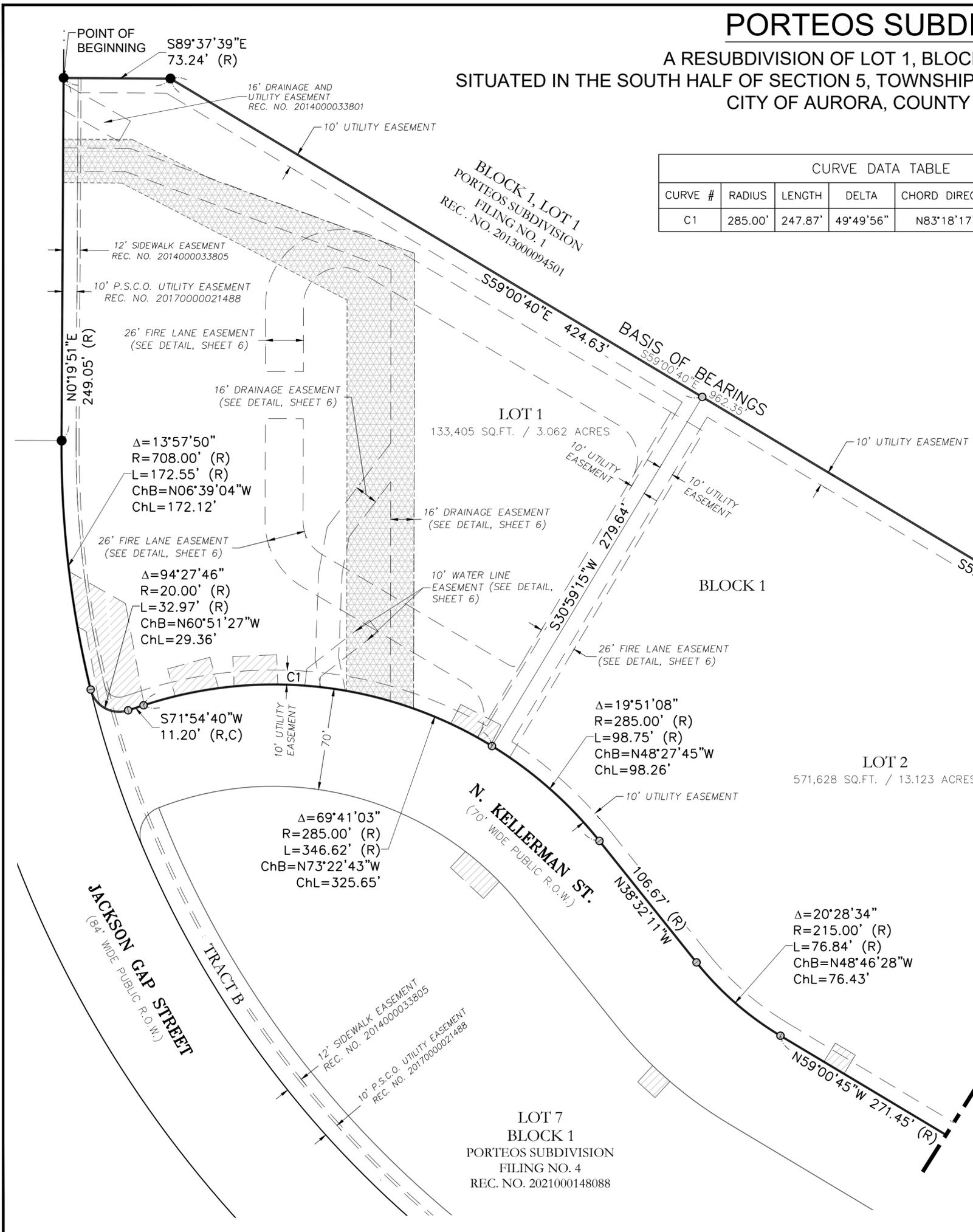
LOT SUMMARY TABLE

LOT 1:	133,405 SQUARE FEET OR 3.062 ACRES
LOT 2:	571,628 SQUARE FEET OR 13.123 ACRES
TOTAL:	705,033 SQUARE FEET OR 16.185 ACRES



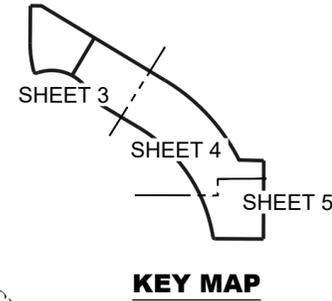
SCALE: 1" = 50'

R&R ENGINEERS-SURVEYORS, INC. 1635 WEST 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 (P)-303-753-6730 (F)-303-753-6568 WWW.RRENGINEERS.COM		PORTEOS SUBDIVISION FILING NO. 7 A RESUBDIVISION OF LOT 1, PORTEOS SUBDIVISION FILING NO. 4 SITUATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO	
REVISIONS		File No. HP21042-REPLAT	SHEET 3 OF 6
		Date Drawn 7/06/2022	
		Drawn By JDM	
		Checked By SLJ	
		Job No. HP21042	



PORTEOS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF LOT 1, BLOCK 1, PORTEOS SUBDIVISION FILING NO. 4
SITUATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



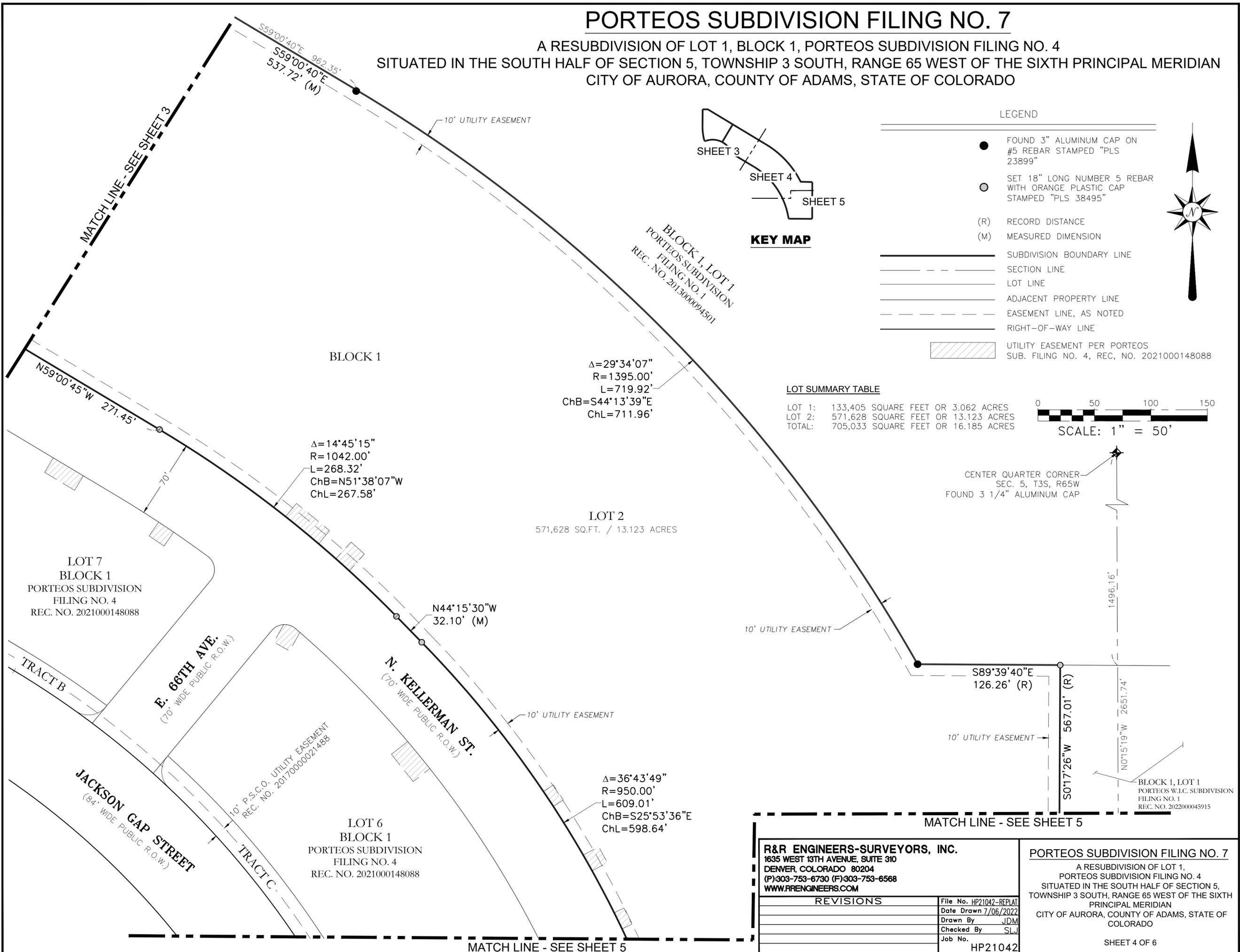
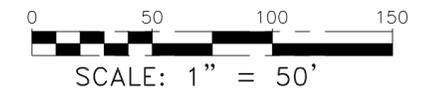
LEGEND

- FOUND 3" ALUMINUM CAP ON #5 REBAR STAMPED "PLS 23899"
- SET 18" LONG NUMBER 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38495"
- (R) RECORD DISTANCE
- (M) MEASURED DIMENSION
- SUBDIVISION BOUNDARY LINE
- - - SECTION LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- - - EASEMENT LINE, AS NOTED
- RIGHT-OF-WAY LINE
- ▨ UTILITY EASEMENT PER PORTEOS SUB. FILING NO. 4, REC. NO. 2021000148088



LOT SUMMARY TABLE

LOT 1:	133,405 SQUARE FEET OR 3.062 ACRES
LOT 2:	571,628 SQUARE FEET OR 13.123 ACRES
TOTAL:	705,033 SQUARE FEET OR 16.185 ACRES



CENTER QUARTER CORNER
SEC. 5, T3S, R65W
FOUND 3 1/4" ALUMINUM CAP

MATCH LINE - SEE SHEET 5

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
(P)-303-753-6730 (F)-303-753-6568
WWW.RRENGINEERS.COM

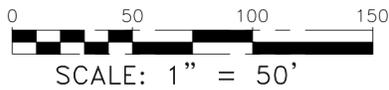
REVISIONS	File No. HP21042-REPLAT
	Date Drawn 7/06/2022
	Drawn By JDM
	Checked By SLJ
	Job No. HP21042

PORTEOS SUBDIVISION FILING NO. 7
A RESUBDIVISION OF LOT 1,
PORTEOS SUBDIVISION FILING NO. 4
SITUATED IN THE SOUTH HALF OF SECTION 5,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF
COLORADO

SHEET 4 OF 6

PORTEOS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF LOT 1, BLOCK 1, PORTEOS SUBDIVISION FILING NO. 4
 SITUATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



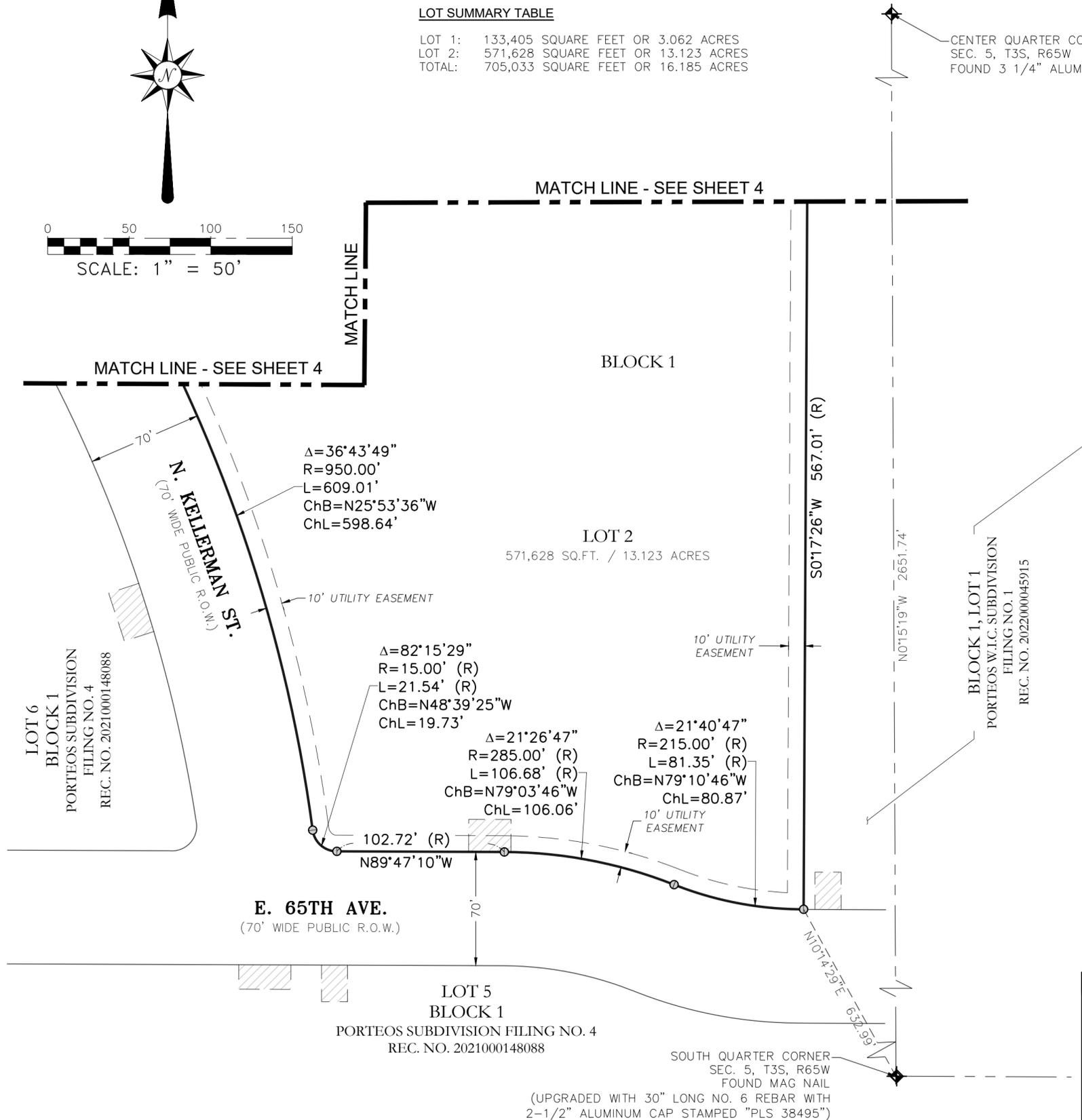
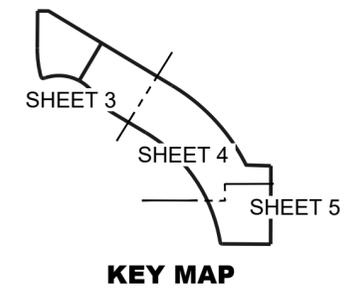
LOT SUMMARY TABLE

LOT 1:	133,405 SQUARE FEET OR 3.062 ACRES
LOT 2:	571,628 SQUARE FEET OR 13.123 ACRES
TOTAL:	705,033 SQUARE FEET OR 16.185 ACRES

CENTER QUARTER CORNER
 SEC. 5, T3S, R65W
 FOUND 3 1/4" ALUMINUM CAP

LEGEND

- FOUND 3" ALUMINUM CAP ON #5 REBAR STAMPED "PLS 23899"
- SET 18" LONG NUMBER 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38495"
- (R) RECORD DISTANCE
- (M) MEASURED DIMENSION
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE, AS NOTED
- RIGHT-OF-WAY LINE
- UTILITY EASEMENT PER PORTEOS SUB. FILING NO. 4, REC. NO. 2021000148088



R&R ENGINEERS-SURVEYORS, INC. 1635 WEST 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 (P)-303-753-6730 (F)-303-753-6568 WWW.RRENGINEERS.COM		PORTEOS SUBDIVISION FILING NO. 7 A RESUBDIVISION OF LOT 1, PORTEOS SUBDIVISION FILING NO. 4 SITUATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO	
REVISIONS		File No. HP21042-REPLAT Date Drawn 7/06/2022 Drawn By JDM Checked By SLJ Job No. HP21042	SHEET 5 OF 6

PORTEOS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF LOT 1, BLOCK 1, PORTEOS SUBDIVISION FILING NO. 4
SITUATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

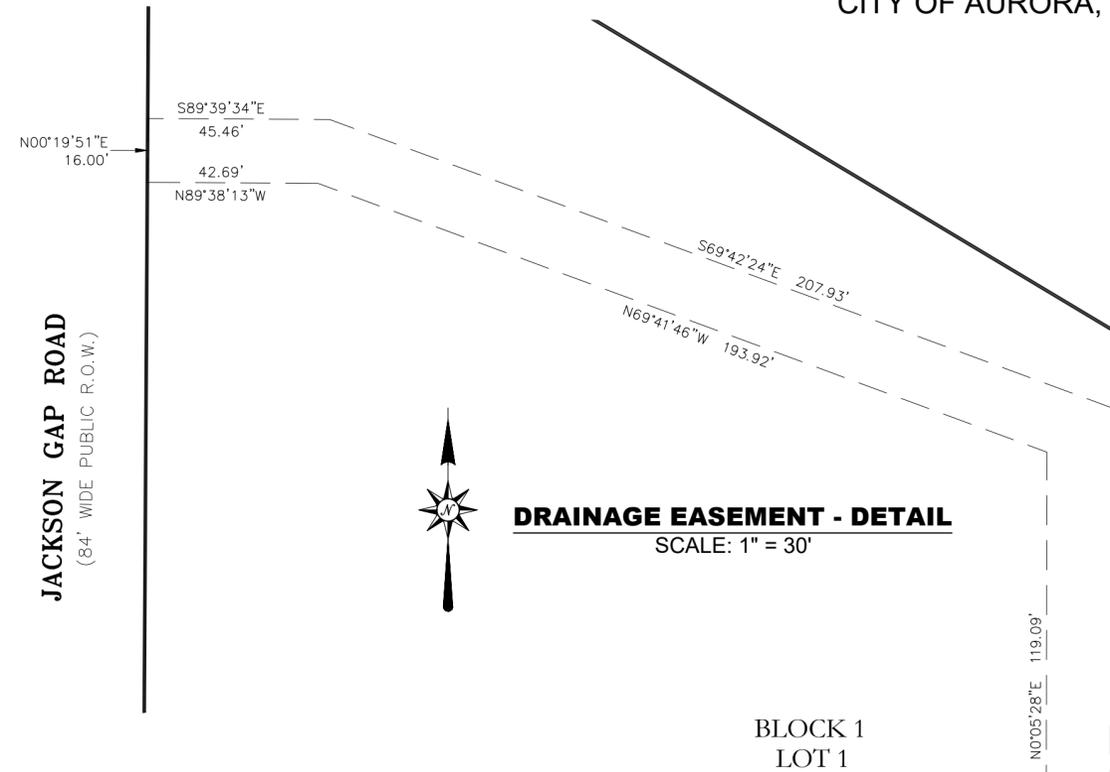


FIRE LANE EASEMENT - DETAIL
SCALE: 1" = 30'



DRAINAGE EASEMENT - DETAIL
SCALE: 1" = 30'

JACKSON GAP ROAD
(84' WIDE PUBLIC R.O.W.)



$\Delta=120^{\circ}36'17''$
 $R=52.00'$
 $L=109.46'$
 $ChB=N60^{\circ}23'37''E$
 $ChL=90.34'$

$\Delta=120^{\circ}36'17''$
 $R=26.00'$
 $L=54.73'$
 $ChB=S60^{\circ}23'37''W$
 $ChL=45.17'$

$\Delta=90^{\circ}00'00''$
 $R=26.00'$
 $L=40.84'$
 $ChB=N14^{\circ}18'15''W$
 $ChL=36.77'$

$\Delta=59^{\circ}23'43''$
 $R=26.00'$
 $L=26.95'$
 $ChB=S29^{\circ}36'23''E$
 $ChL=25.76'$

$\Delta=90^{\circ}00'00''$
 $R=7.00'$
 $L=11.00'$
 $ChB=N75^{\circ}41'45''E$
 $ChL=9.90'$

$\Delta=59^{\circ}23'43''$
 $R=52.00'$
 $L=53.91'$
 $ChB=N29^{\circ}36'23''W$
 $ChL=51.52'$

$\Delta=93^{\circ}40'26''$
 $R=26.09'$
 $L=42.66'$
 $ChB=N12^{\circ}22'53''W$
 $ChL=38.07'$

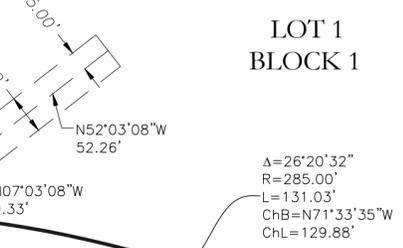
$\Delta=5^{\circ}13'49''$
 $R=285.00'$
 $L=26.02'$
 $ChB=S58^{\circ}06'39''E$
 $ChL=26.01'$

$\Delta=6^{\circ}21'10''$
 $R=285.00'$
 $L=31.60'$
 $ChB=S76^{\circ}54'52''E$
 $ChL=31.58'$

$\Delta=3^{\circ}22'48''$
 $R=285.00'$
 $L=16.81'$
 $ChB=S72^{\circ}02'54''E$
 $ChL=16.81'$

$\Delta=11^{\circ}58'11''$
 $R=285.00'$
 $L=59.54'$
 $ChB=S64^{\circ}22'24''E$
 $ChL=59.43'$

$\Delta=3^{\circ}25'02''$
 $R=285.00'$
 $L=17.00'$
 $ChB=N81^{\circ}47'58''W$
 $ChL=16.99'$



WATER LINE EASEMENT - DETAIL
SCALE: 1" = 30'



N. KELLERMAN ST.
(70' WIDE PUBLIC R.O.W.)

N. KELLERMAN ST.
(70' WIDE PUBLIC R.O.W.)

R&R ENGINEERS-SURVEYORS, INC. 1635 WEST 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 (P)-303-753-6730 (F)-303-753-6568 WWW.RRENGINEERS.COM	
REVISIONS	File No. HP21042-REPLAT
	Date Drawn 7/06/2022
	Drawn By JDM
	Checked By SLJ
	Job No. HP21042

PORTEOS SUBDIVISION FILING NO. 7
A RESUBDIVISION OF LOT 1,
PORTEOS SUBDIVISION FILING NO. 4
SITUATED IN THE SOUTH HALF OF SECTION 5,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF
COLORADO
SHEET 6 OF 6