

STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH 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 SITUATED IN THAT PARCEL DESCRIBED AT RECEPTION NO. B0092697 AND PART OF THAT PARCEL DESCRIBED AT RECEPTION NO. D4010404 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, IN THE NORTHWEST QUARTER OF 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 NORTHWEST CORNER OF SECTION 2 AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2 TO BEAR NORTH 89°26'11" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 86°18'10" EAST A DISTANCE OF 982.56 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE AND THE **POINT OF BEGINNING**;

THENCE NORTH 89°26'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 1,302.60 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 87°14'58", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.07 FEET AND A CHORD THAT BEARS SOUTH 45°48'42" WEST A DISTANCE OF 34.50 FEET TO A POINT OF CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21°22'38", A RADIUS OF 496.00 FEET, AN ARC LENGTH OF 185.06 FEET AND A CHORD THAT BEARS SOUTH 12°52'32" WEST A DISTANCE OF 183.99 FEET TO A POINT OF CURVATURE;

THENCE ALONG A COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°03'37", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 39.43 FEET AND A CHORD THAT BEARS SOUTH 31°05'39" WEST A DISTANCE OF 39.31 FEET TO A POINT OF CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°14'05", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 26.79 FEET AND A CHORD THAT BEARS SOUTH 33°30'25" WEST A DISTANCE OF 26.76 FEET.

THENCE SOUTH 28°23'23" WEST A DISTANCE OF 22.12 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28°57'12", A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 207.18 FEET AND A CHORD THAT BEARS SOUTH 13°54'47" WEST A DISTANCE OF 204.99 FEET;

THENCE SOUTH 00°33'49" EAST A DISTANCE OF 759.41 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT 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 SOUTH 45°33'49" EAST A DISTANCE OF 35.36 FEET;

THENCE SOUTH 00°33'49" EAST A DISTANCE OF 80.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT 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 SOUTH 44°28'11" WEST A DISTANCE OF 35.36 FEET;

THENCE SOUTH 89°26'11" WEST A DISTANCE OF 80.00 FEET;

THENCE NORTH 00°33'49" WEST A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89°26'11" WEST A DISTANCE OF 1,057.29 FEET TO THE WESTERLY LINE OF SAID PROPERTY DESCRIBED AT RECEPTION NO. D4010404;

THENCE NORTH 00°33'49" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 1345.63 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 1,568,944 SQUARE FEET, OR 36.018 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT, A BLOCK AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 1, 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.

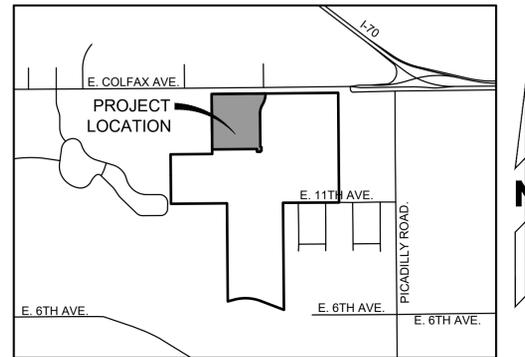
OWNER:

OWNER: _____
SIGNATURE _____
PRINT NAME _____ PRINT TITLE _____

add the name of the owner to match the Title Commitment
Comment addressed. Owner added

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 126-605 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.

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 NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, ASSUMED TO BEAR NORTH 89°26'11" EAST AND IS MONUMENTED AS SHOWN HEREON.
- 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. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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-N0019529-010-T02, AMENDMENT NO. 4, EFFECTIVE DATE DECEMBER 7, 2018 AT 7:00 A.M.
- 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 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. THE PUBLIC ACCESS EASEMENT ALONG THE WEST BOUNDARY OF THIS SUBDIVISION IS FOR THE BENEFIT OF THE PROPERTY WITHIN THIS SUBDIVISION AND THE PROPERTIES TO THE WEST AND SOUTH OF THE SUBDIVISION.

update this to be within 120 calendar days of the plat approval date
Noted. New commitment will be updated when we are closer to final approval.
move this note to the graphic illustration page
Comment addressed. Note 10 removed from cover and added as a note to sheet 2

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 AUGUST 2, 2018.

THOMAS D. STAAB, P.L.S. NO. 25965
FOR & ON BEHALF OF WARE MALCOMB
990 SOUTH BROADWAY SUITE 230, 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. DCS18-4121-01
DATE: 07/17/2019
SCALE: NA
Sheet 1 of 2

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

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suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

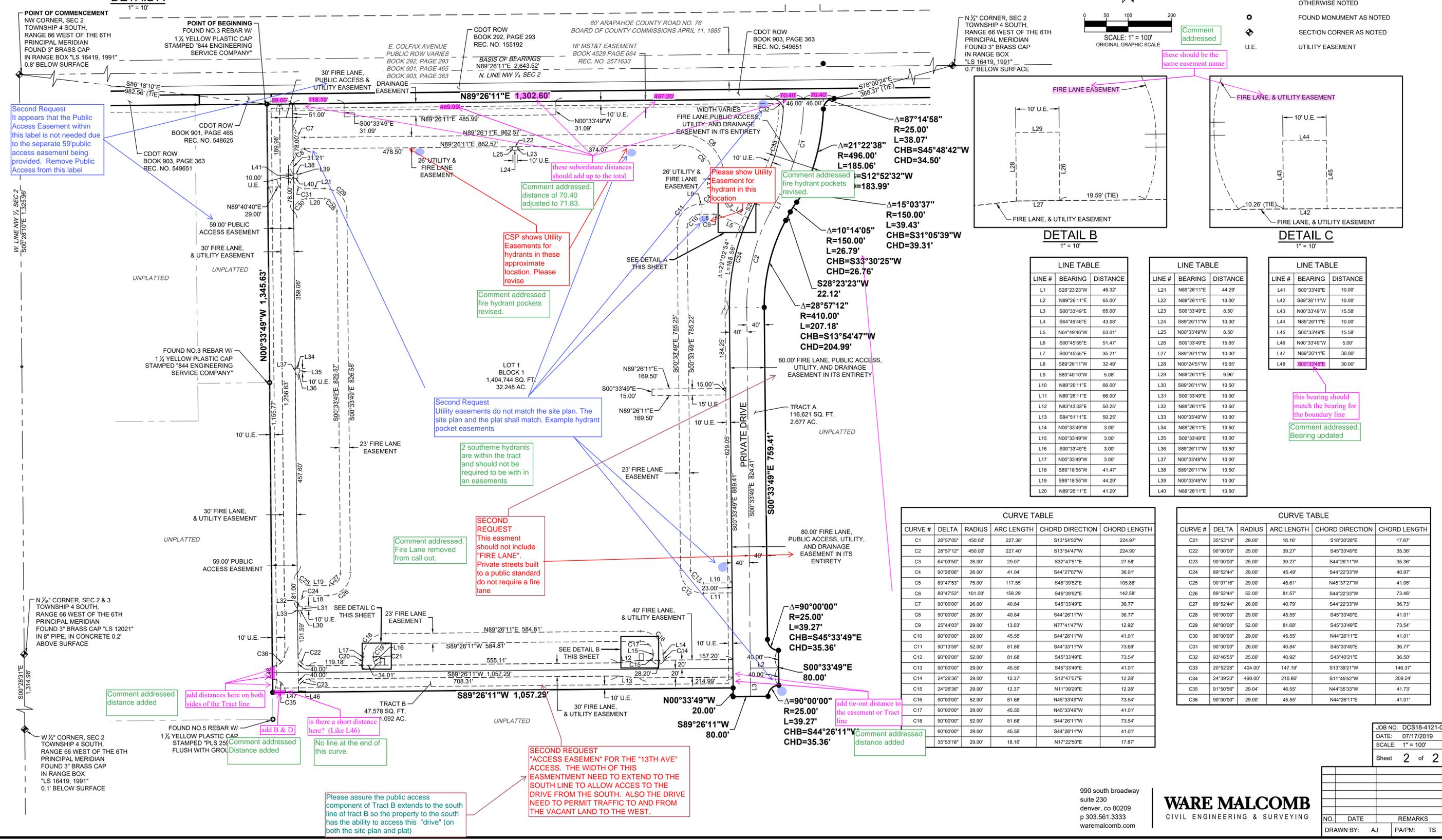
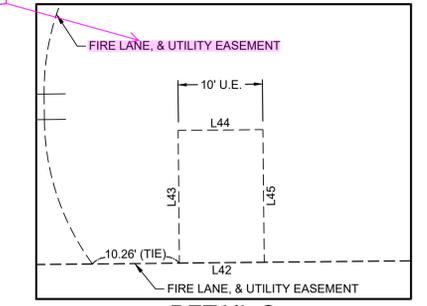
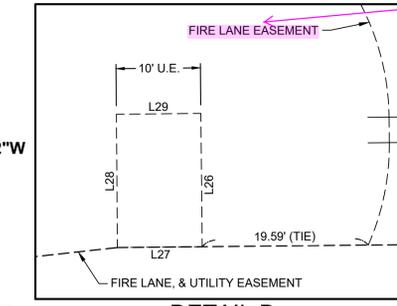
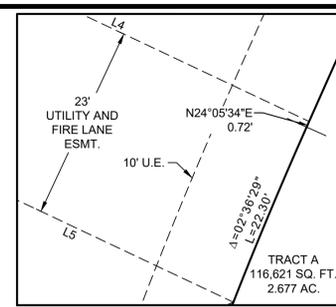
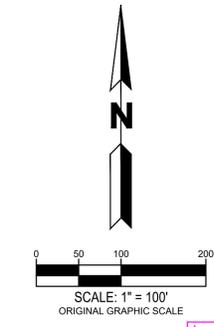
WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGEND

- SITE BOUNDARY
- SECTION LINE
- TRACT/LOT LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EASEMENT LINE
- SET 18" NO. 5 REBAR W/ 1 1/2" YELLOW PLASTIC CAP STAMPED "PLS 25965" FLUSH WITH GROUND UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- SECTION CORNER AS NOTED
- UTILITY EASEMENT



LINE #	BEARING	DISTANCE
L1	S28°23'23"W	46.32'
L2	N89°26'11"E	65.00'
L3	S00°33'49"E	65.00'
L4	S64°49'46"E	43.08'
L5	N64°49'46"W	63.01'
L6	S00°45'55"E	51.47'
L7	S00°45'55"E	35.21'
L8	S89°26'11"W	32.49'
L9	S89°40'10"W	5.08'
L10	N89°26'11"E	66.00'
L11	N89°26'11"E	66.00'
L12	N83°43'33"E	50.25'
L13	S84°51'11"E	50.25'
L14	N00°33'49"W	3.00'
L15	N00°33'49"W	3.00'
L16	S00°33'49"E	3.00'
L17	N00°33'49"W	3.00'
L18	S89°18'55"W	41.47'
L19	S89°18'55"W	44.29'
L20	N89°26'11"E	41.29'

LINE #	BEARING	DISTANCE
L21	N89°26'11"E	44.29'
L22	N89°26'11"E	10.00'
L23	S00°33'49"E	8.50'
L24	S89°26'11"W	10.00'
L25	N00°33'49"W	8.50'
L26	S00°33'49"E	15.65'
L27	S89°26'11"W	10.00'
L28	N00°24'51"W	15.65'
L29	N89°26'11"E	9.96'
L30	S89°26'11"W	10.50'
L31	S00°33'49"E	10.00'
L32	N89°26'11"E	10.50'
L33	N00°33'49"W	10.00'
L34	N89°26'11"E	10.50'
L35	S00°33'49"E	10.00'
L36	S89°26'11"W	10.50'
L37	N00°33'49"W	10.00'
L38	S89°26'11"W	10.50'
L39	N00°33'49"W	10.00'
L40	N89°26'11"E	10.50'

LINE #	BEARING	DISTANCE
L41	S00°33'49"E	10.00'
L42	S89°26'11"W	10.00'
L43	N00°33'49"W	15.58'
L44	N89°26'11"E	10.00'
L45	S00°33'49"E	15.58'
L46	N00°33'49"W	5.00'
L47	N89°26'11"E	30.00'
L48	S00°33'49"E	30.00'

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	28°57'05"	450.00'	227.38'	S13°54'50"W	224.97'
C2	28°57'12"	450.00'	227.40'	S13°54'47"W	224.99'
C3	64°03'50"	26.00'	29.07'	S32°47'51"E	27.58'
C4	90°26'06"	26.00'	41.04'	S44°27'07"W	36.91'
C5	89°47'53"	75.00'	117.55'	S45°39'52"E	105.88'
C6	89°47'53"	101.00'	158.29'	S45°39'52"E	142.58'
C7	90°00'00"	26.00'	40.84'	S45°33'49"E	36.77'
C8	90°00'00"	26.00'	40.84'	S44°26'11"W	36.77'
C9	25°44'03"	29.00'	13.03'	N77°41'47"W	12.92'
C10	90°00'00"	29.00'	45.55'	S44°26'11"W	41.01'
C11	90°13'59"	52.00'	81.89'	S44°33'11"W	73.69'
C12	90°00'00"	52.00'	81.68'	S45°33'49"E	73.54'
C13	90°00'00"	29.00'	45.55'	S45°33'49"E	41.01'
C14	24°26'36"	29.00'	12.37'	S12°47'07"E	12.28'
C15	24°26'36"	29.00'	12.37'	N11°39'29"E	12.28'
C16	90°00'00"	52.00'	81.68'	N45°33'49"W	73.54'
C17	90°00'00"	29.00'	45.55'	N45°33'49"W	41.01'
C18	90°00'00"	52.00'	81.68'	S44°26'11"W	73.54'
C19	90°00'00"	29.00'	45.55'	S44°26'11"W	41.01'
C20	35°53'18"	29.00'	18.16'	N17°22'50"E	17.87'

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C21	35°53'18"	29.00'	18.16'	S18°30'28"E	17.87'
C22	90°00'00"	25.00'	39.27'	S45°33'49"E	35.36'
C23	90°00'00"	25.00'	39.27'	S44°26'11"W	35.36'
C24	89°52'44"	29.00'	45.49'	S44°22'33"W	40.97'
C25	90°07'16"	29.00'	45.61'	N45°37'27"W	41.06'
C26	89°52'44"	52.00'	81.57'	S44°22'33"W	73.46'
C27	89°52'44"	26.00'	40.79'	S44°22'33"W	36.73'
C28	90°00'00"	29.00'	45.55'	S45°33'49"E	41.01'
C29	90°00'00"	52.00'	81.68'	S45°33'49"E	73.54'
C30	90°00'00"	29.00'	45.55'	N44°26'11"E	41.01'
C31	90°00'00"	26.00'	40.84'	S45°33'49"E	36.77'
C32	93°46'55"	25.00'	40.92'	S43°40'21"E	36.50'
C33	20°52'28"	404.00'	147.19'	S13°39'21"W	146.37'
C34	24°39'23"	490.00'	210.86'	S11°45'52"W	209.24'
C35	91°50'56"	29.04'	46.55'	N44°35'33"W	41.73'
C36	90°00'00"	29.00'	45.55'	N44°26'11"E	41.01'

JOB NO. DCS18-4121-01
 DATE: 07/17/2019
 SCALE: 1" = 100'
 Sheet 2 of 2

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WARE MALCOMB
 CIVIL ENGINEERING & SURVEYING

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