

FITZSIMONS INNOVATION COMMUNITY SUBDIVISION FILING NO. 3

A PORTION OF A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, AND COUNTY OF ADAMS, STATE OF COLORADO


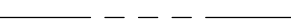








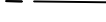


SHEET 2 OF 3

NORTHERLY LINE NW1/4 SECTION 36, T3S, R67W, 6TH P.M.
(S89°40'29"E 2623.71')

NW COR. SEC 36,
T3S, R67W, 6TH P.M.
FOUND 3" BRASS CAP
IN RANGE BOX STAMPED
"CITY OF AURORA" "PLS 16419" "1989"

N1/4 COR. SEC 36,
T3S, R67W, 6TH P.M.
FOUND 3" BRASS CAP
IN RANGE BOX STAMPED
"CITY OF AURORA" "PLS 37887" "2005"

LEGEND

- | | |
|---|---|
|  | BOUNDARY LINE |
|  | EXISTING RIGHT-OF-WAY |
|  | PROPOSED RIGHT-OF-WAY |
|  | EASEMENT LINE |
|  | SECTION LINE |
|  | PROPERTY LINE |
|  | SECTION CORNER |
|  | |
|  | BOUNDARY CORNER SET |
|  | |
| | SET #6 REBAR WITH 2-1/2" ALUMINUM CAP |
| | PLS NO. 23899 |
|  | |
|  | LOT CORNER (NOT MONUMENTED) |
|  | MONUMENT BOXES WITH A 3/4" REBAR, 30" LONG, |
| | 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. |

UNPLATTED

N. PEORIA ST.
(92' R.O.W. BK. 1823, PG. 889)
WESTERLY LINE NW1/4, SECTION 36, T3S, R67W, 6TH P.M.
(BASIS OF BEARINGS N00°04'03"E 2656.41')

[illegible]

add and label the
10' Utility easement
on the perimeter

MMResponse: A 10' Utility Easement to be provided on the west property line only based on an agreement between the Owner & Public works.

LOT 1, BLOCK 1
(13.964 ACRES OR
608,253 SQ. FT.±)

MMResponse: A 10' Utility Easement to be provided on the west property line only based on an agreement between the Owner & Public works.

add and label the
10' Utility easement
on the perimeter

20' UTILITY EASEMENT
REC. #2019000011047

UNPLATTED

MMResponse: The 23rd & Racine conceptual intersection design has been preliminarily agreed upon by the Owner and COA Public Works. The intersection design will not affect the right-of-way to be platted.

It is unclear that the intersection control determined by the 2017 Master Plan (i.e. single-lane, urban compact roundabout) can fit within this geometry. Please confirm that such is possible via preliminary layout of design elements prior to acceptance by Traffic Engineering.

100 50 0 100 200
SCALE: 1"=100'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

68.5' RANGE

$\Delta = 90^{\circ}12'34''$
 $R = 25.00'$
 $L = 39.36'$
 $CH = N45^{\circ}02'14''W$
 $35.42'$

$S89^{\circ}51'29''W$ 306.70'

$N00^{\circ}08'31''W$ 11.00'

$S89^{\circ}51'29''W$ 562.77'

E. 23RD AVE.
 (R.O.W. WIDTH VARIES)

$S89^{\circ}51'29''E$ 42.00'

$S89^{\circ}51'29''W$ 918.25'

40' RANGE LINE

AS STREET RIGHT-OF-WAY 76,260 SQ. FT.±

$S89^{\circ}51'29''W$ 894.89'

23.50'

40.00'

P.O.B.

add and label the 10' utility easement on the perimeter

20' RE

W1/4 COR. SEC 36,
T3S, R67W, 6TH P.M.
FOUND 3" BRASS CAP
IN RANGE BOX PLS #16419
POINT OF COMMENCEMENT

N. RACINE ST.
(80' R.O.W. REC. #2020000059970)

LOT 1, BLOCK 1,
FITSIMONS INNOVATION
COMMUNITY SUBDIVISION FILING NO. 2
(REC. #2020000059970)
(NOT PART OF
THIS PLAT)

MARCH 08, 2021



MARTIN/MARTIN
CONSULTING ENGINEERS

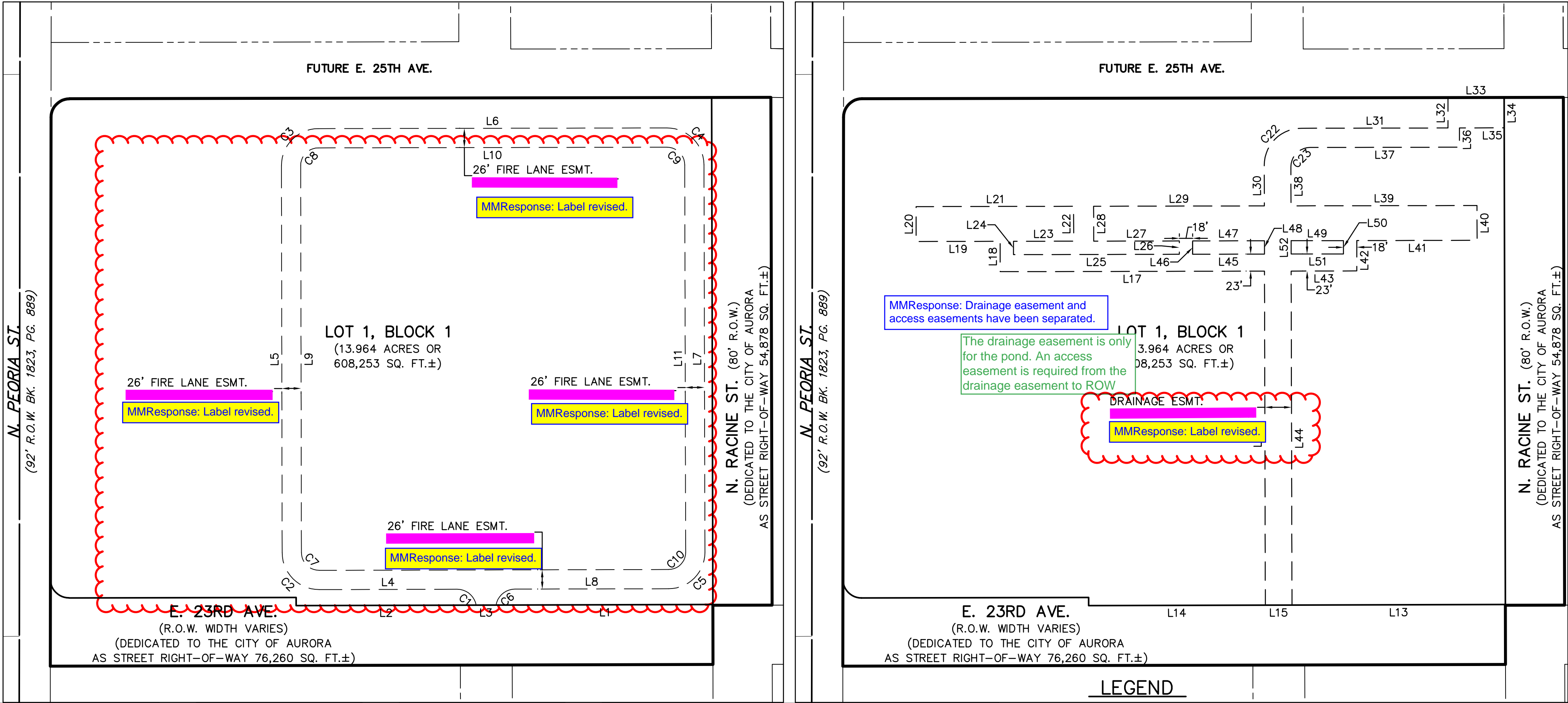
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

DRAWING LOCATION: C:\PALING\19.1442-UCHealth - Surface Parking Lot at FIC\SURVEY\Plot04-20\Plot04-20.dwg

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SHEET 3 OF 3



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S89°51'29"W	292.82'
L2	N89°51'29"E	243.16'
L3	S89°51'29"W	26.78'
L4	S89°51'29"W	186.27'
L5	N00°06'32"W	522.79'
L6	N89°53'17"E	470.70'
L7	S00°08'22"E	523.54'
L8	S89°51'29"W	207.72'
L9	N00°06'32"W	522.79'
L10	N89°53'17"E	470.70'
L11	S00°08'22"E	523.54'
L12	S89°51'29"W	471.98'
L13	S89°51'29"W	288.15'
L14	N89°51'29"E	238.62'
L15	S89°51'29"W	36.00'
L16	N00°08'31"W	451.25'
L17	S89°52'49"W	356.95'
L18	N00°07'11"W	41.01'
L19	S89°52'35"W	113.50'
L20	N00°04'03"E	47.15'

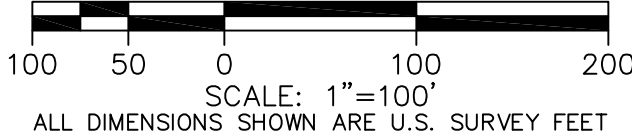
LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L21	N89°52'51"E	212.71'
L22	S00°06'37"E	47.13'
L23	S89°52'35"W	81.35'
L24	S00°07'11"E	18.01'
L25	N89°52'49"E	224.00'
L26	N00°07'11"W	18.00'
L27	S89°52'45"W	115.62'
L28	N00°08'27"W	47.15'
L29	N89°53'13"E	230.56'
L30	N00°08'31"W	54.79'
L31	N89°53'18"E	198.27'
L32	N00°06'36"W	40.99'
L33	N89°53'24"E	75.86'
L34	S00°08'22"E	40.98'
L35	S89°53'18"W	60.48'
L36	S00°06'42"E	26.00'
L37	S89°53'18"W	201.68'
L38	S00°08'31"E	52.83'
L39	N89°52'59"E	251.18'
L40	S00°08'22"E	47.06'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L41	S89°52'45"W	162.49'
L42	S00°07'22"E	41.00'
L43	S89°52'49"W	88.67'
L44	S00°08'31"E	451.24'
L45	S89°52'49"W	96.95'
L46	N00°07'11"W	18.00'
L47	N89°52'45"E	96.94'
L48	S00°08'31"E	18.00'
L49	N89°52'45"E	70.69'
L50	S00°07'22"E	18.00'
L51	S89°52'49"W	70.68'
L52	N00°08'31"W	18.00'

CURVE TABLE						
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	
C1	80°02'00"	26.00'	36.32'	N50°07'32"W	33.44'	
C2	90°02'00"	50.00'	78.57'	N45°07'32"W	70.73'	
C3	89°59'49"	50.00'	78.54'	N44°53'23"E	70.71'	
C4	89°58'21"	50.00'	78.52'	S45°07'32"E	70.69'	
C5	89°59'51"	49.00'	76.96'	S44°51'33"W	69.29'	
C6	80°02'00"	26.00'	36.32'	S49°50'29"W	33.44'	
C7	90°02'00"	24.00'	37.71'	N45°07'32"W	33.95'	
C8	89°59'49"	24.00'	37.70'	N44°53'23"E	33.94'	
C9	89°58'21"	24.00'	37.69'	S45°07'32"E	33.93'	
C10	89°59'51"	23.00'	36.13'	S44°51'33"W	32.52'	
C22	90°01'49"	50.00'	78.57'	N44°52'23"E	70.73'	
C23	90°01'49"	26.00'	40.85'	S44°52'23"W	36.78'	

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EASEMENT LINE
- SECTION LINE
- PROPERTY LINE
- SECTION CORNER
- BOUNDARY CORNER SET
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- PLS NO. 23899
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