

# 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

## 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. \_\_\_\_\_, 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°37'32" EAST, A DISTANCE OF 73.24 FEET;  
THENCE SOUTH 59°00'40" EAST, A DISTANCE OF 962.36 FEET TO THE BEGINNING OF A TANGENT CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1385.00 FEET, WITH AN ARC LENGTH OF 719.98 FEET, THROUGH A CENTRAL ANGLE OF 29°34'17" (CHORD BEARING SOUTH 44°13'35" EAST, FOR A DISTANCE OF 712.02 FEET);  
THENCE SOUTH 89°39'33" EAST, NON-TANGENT WITH THE LAST DESCRIBED CURVE, A DISTANCE OF 296.70 FEET;  
THENCE SOUTH 0°12'47" WEST, A DISTANCE OF 531.95 FEET;  
THENCE NORTH 89°47'10" WEST, A DISTANCE OF 459.01 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 21.12 FEET, THROUGH A CENTRAL ANGLE OF 80°39'37", (CHORD BEARING NORTH 49°27'22" WEST, FOR A DISTANCE OF 19.42 FEET) TO THE BEGINNING OF A NON-TANGENT CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1042.00 FEET, WITH AN ARC LENGTH OF 907.25 FEET, THROUGH A CENTRAL ANGLE OF 49°53'12", (CHORD BEARING NORTH 34°04'09" WEST, FOR A DISTANCE OF 878.87 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 345.57 FEET, THROUGH A CENTRAL ANGLE OF 69°28'18", (CHORD BEARING NORTH 73°16'20" WEST, FOR A DISTANCE OF 324.78 FEET);  
THENCE SOUTH 71°47'19" WEST, A DISTANCE OF 12.21 FEET TO THE BEGINNING OF A POINT OF NON-TANGENT CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, WITH AN ARC LENGTH OF 33.02 FEET, THROUGH A CENTRAL ANGLE OF 94°38'26", (CHORD BEARING SOUTH 60°56'28" WEST, FOR A DISTANCE OF 29.39 FEET) TO THE BEGINNING OF A POINT OF NON-TANGENT CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 708.00 FEET, WITH AN ARC LENGTH OF 172.59 FEET, THROUGH A CENTRAL ANGLE OF 13°58'01", (CHORD BEARING NORTH 6°39'10" WEST, FOR A DISTANCE OF 172.16 FEET);  
THENCE NORTH 00°19'51" EAST, A DISTANCE OF 249.05 FEET TO THE POINT OF BEGINNING;  
CONTAINING 795,300 SQUARE FEET OR 18.258 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, 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;

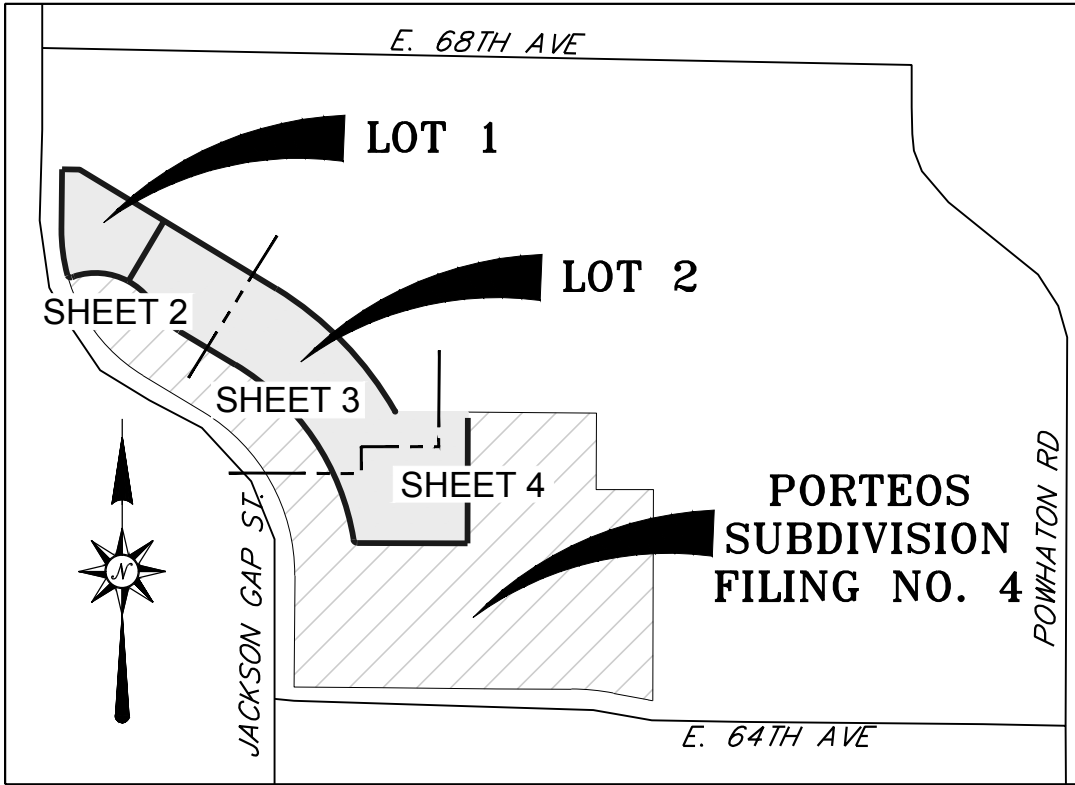
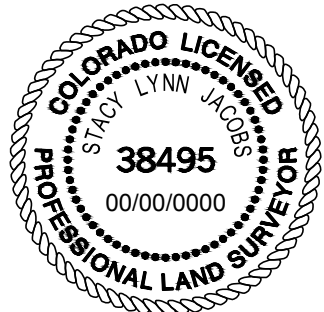
ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

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.

## 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.

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



## 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

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NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

## GENERAL NOTES

- 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".
- 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 STATUTE 18-4-508, C.R.S.
- 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.
- BEARINGS ARE BASED ON THE NORTHEAST LINE OF TRACT A, PORTEOS SUBDIVISION FILING NO. 4 FINAL PLAT. SAID LINE BEARS SOUTH 59°00'40" EAST, AS SHOWN ON SAID PLAT, AND IS MONUMENTED AT BOTH ENDS BY A FOUND 3" ALUMINUM CAP ON REBAR STAMPED "PLS 23899"
- LINEAR DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 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.
- ALL OWNERS OF LOTS ADJACENT TO JACKSON GAP STREET 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.
- 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.
- 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. ABC70688950-3 DATED OCTOBER 22, 2020 AT 5:00 P.M. PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY.
- THE BASIS OF BEARING STATEMENT SHALL STATE THE METHOD USED TO DERIVE THE BEARING (I.E., ASSUMED, ASTRONOMIC, GEODETIC, GRID, REFERENCE TO RECORDED OR DEPOSITED SURVEY, ETC.) AND THE BEARING BETWEEN FULLY DESCRIBED MONUMENTS (I.E., MONUMENT MATERIAL, DIAMETER, LENGTH (IF SET), CAP SIZE AND MATERIAL, CAP MARKINGS/STAMPINGS, ETC.) AT EACH END OF A SINGLE LINE. WHEN THE MONUMENTS AT EACH END OF THE REFERENCE LINE ARE FULLY DESCRIBED ON THE PLAT, THEY NEED ONLY BE REFERENCED IN THE "BASIS OF BEARINGS" STATEMENT. A LAND SURVEY PLAT SHALL SHOW THE GRAPHIC AND MATHEMATICAL RELATIONSHIP BETWEEN THE BASIS OF BEARING AND THE SURVEY.

## 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

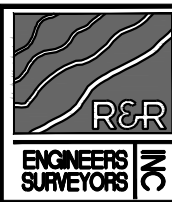
ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY,

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-ALTA
	Date Drawn 3/5/2021
	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 5

# PORTEOS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF LOT 1, PORTEOS SUBDIVISION FILING NO. 4

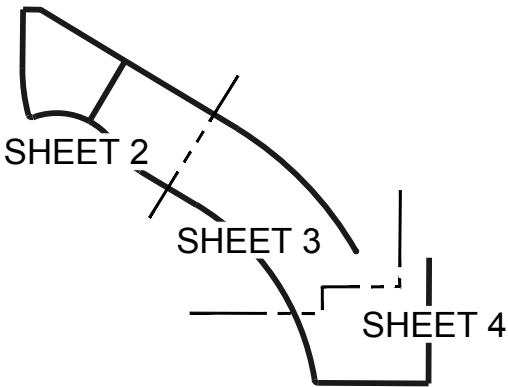
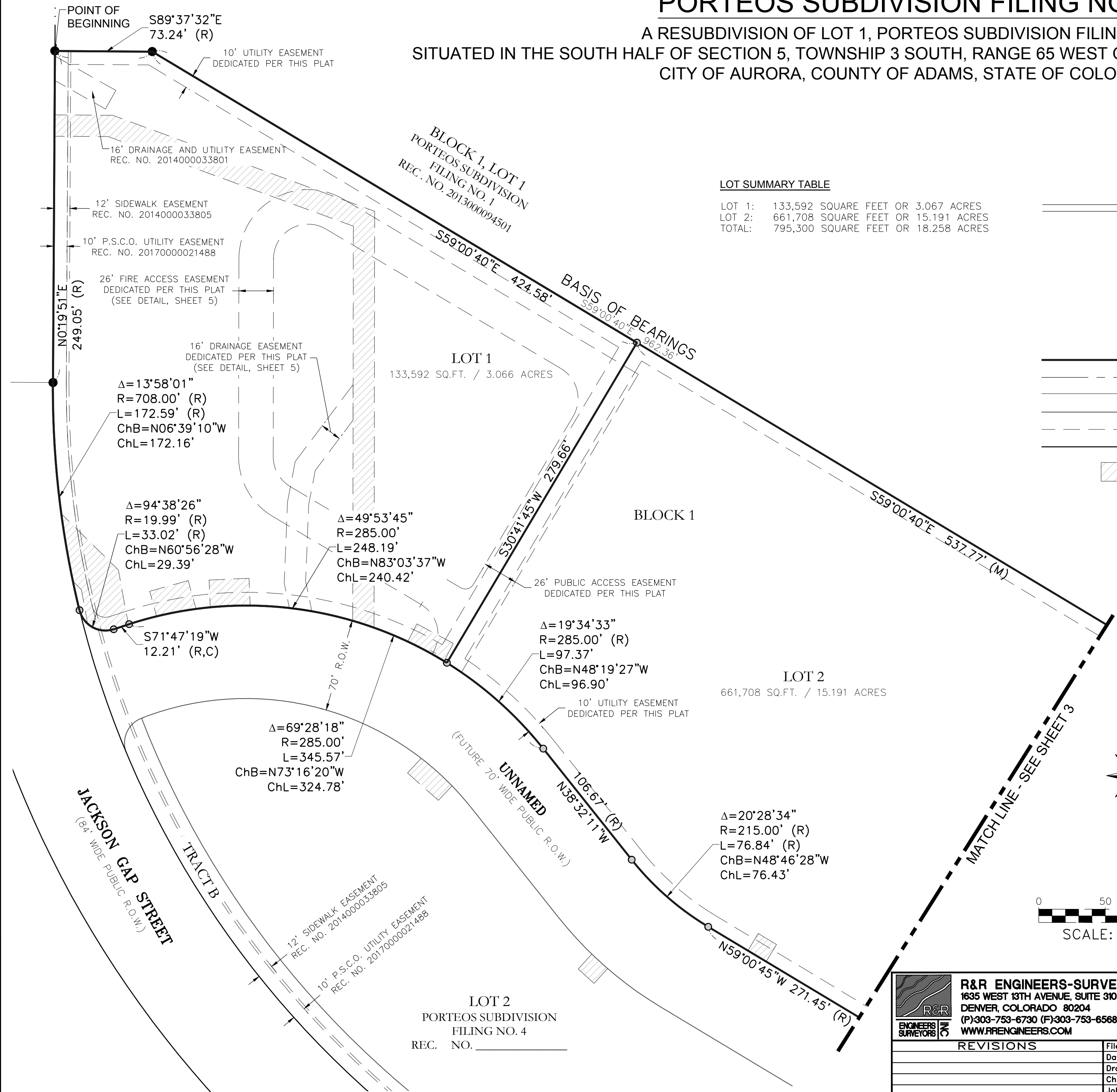
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

## LOT SUMMARY TABLE

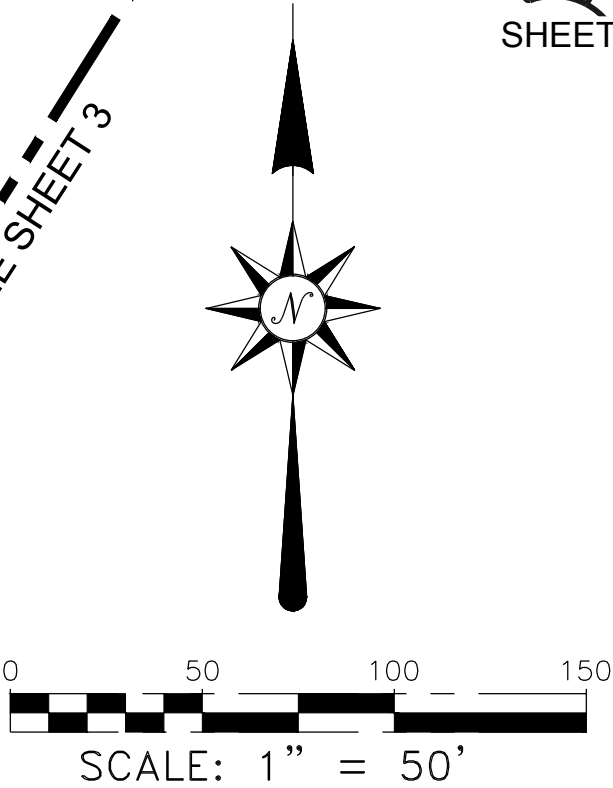
LOT 1:	133,592 SQUARE FEET OR 3.067 ACRES
LOT 2:	661,708 SQUARE FEET OR 15.191 ACRES
TOTAL:	795,300 SQUARE FEET OR 18.258 ACRES

## 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. _____



KEY MAP



**R&R ENGINEERS-SURVEYORS, INC.**  
1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
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WWW.RRENGINEERS.COM

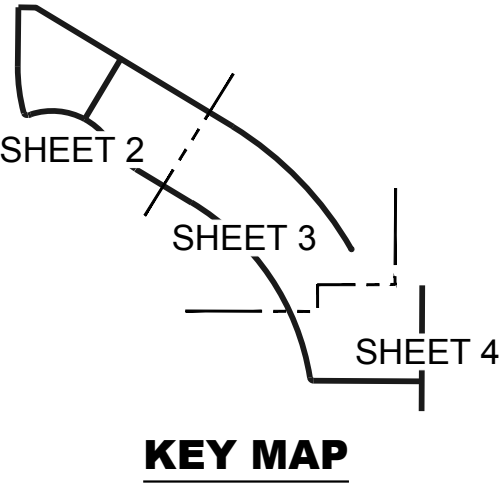
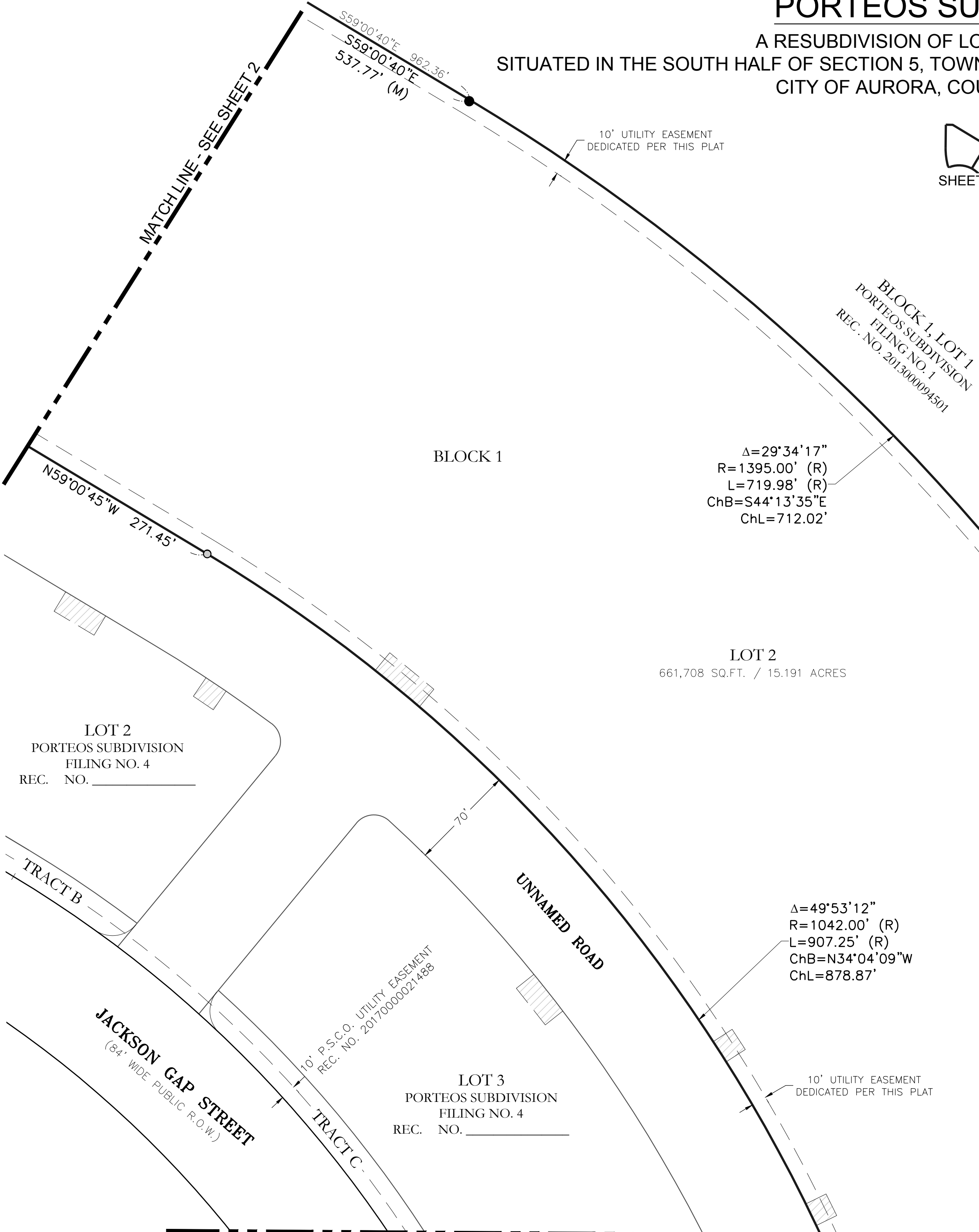
REVISIONS	File No. HP21042-ALTA
	Date Drawn 3/5/2021
	Drawn By JDM
	Checked By SLJ
	Job No. HP21042

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF  
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SHEET 2 OF 5

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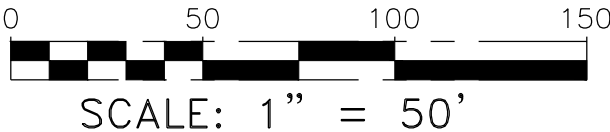
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LEGEND
 

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CENTER QUARTER CORNER  
 SEC. 5, T.3S, R.65W  
 FOUND 3 1/4" ALUMINUM CAP  
 STAMPED "PLS 23899 C1/4 S5 T3S R65W 2015"

EAST LINE OF SOUTHWEST QUARTER OF SEC. 5

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REVISIONS	

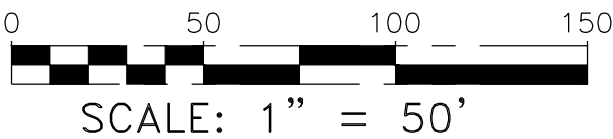
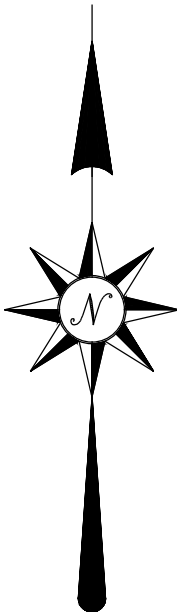
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SHEET 3 OF 5

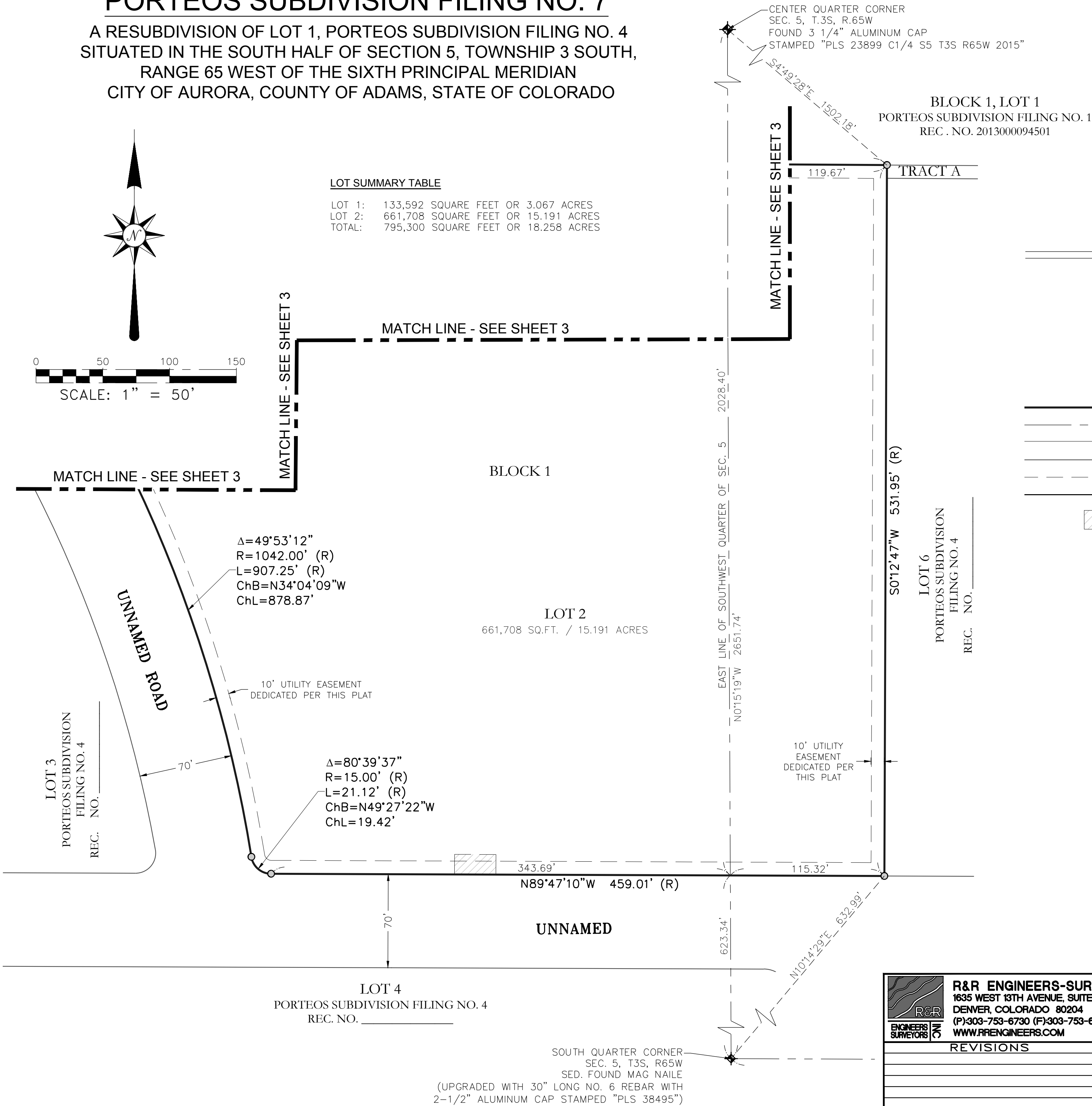
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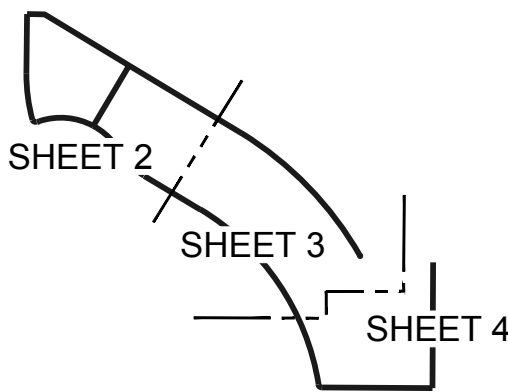
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	EASEMENT LINE, AS NOTED
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	UTILITY EASEMENT PER PORTEOS SUB. FILING NO. 4, REC. NO. _____



**KEY MAP**

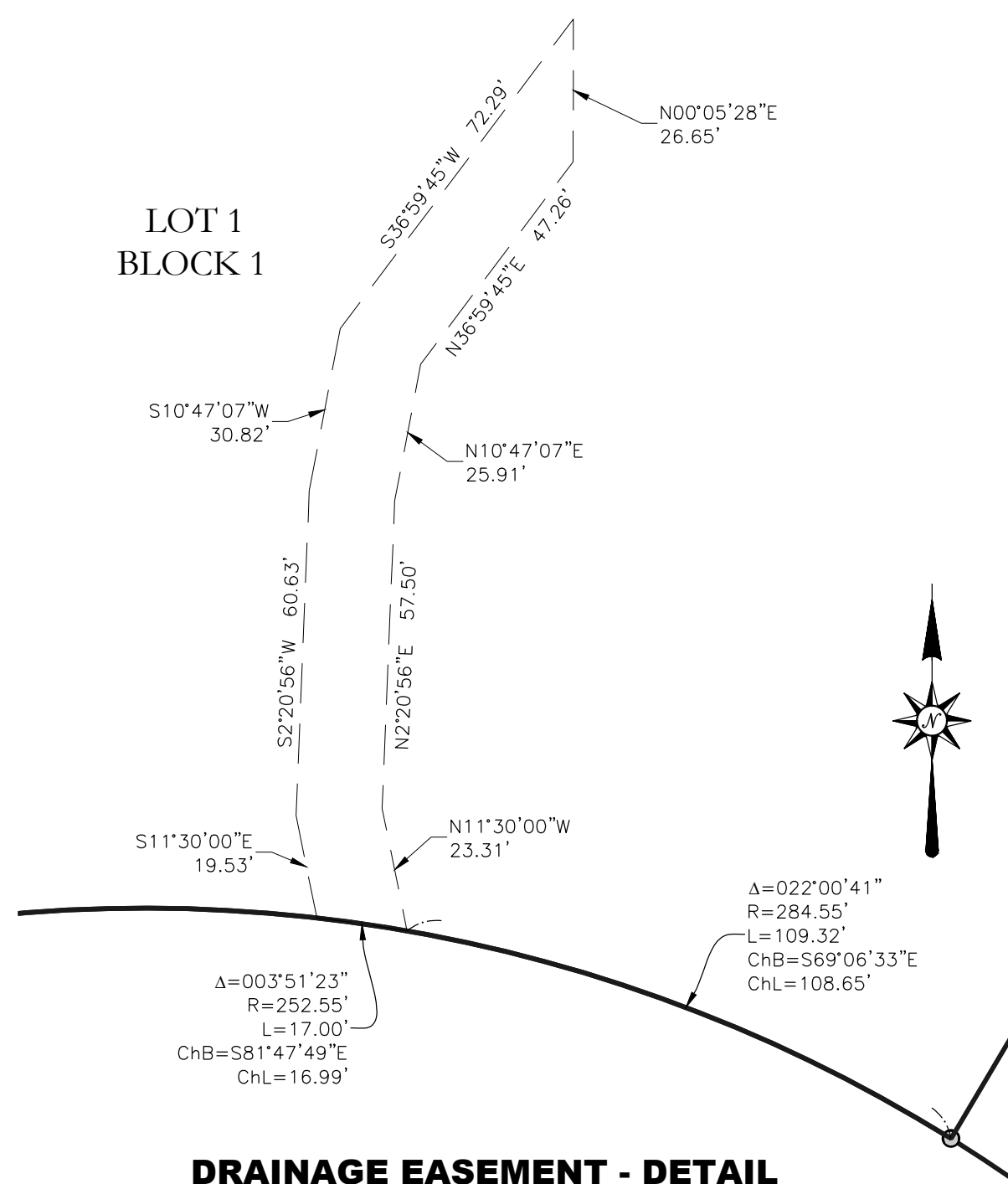
	<b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 1635 WEST 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 (P)-303-753-6730 (F)-303-753-6568 WWW.RRENGINEERS.COM	
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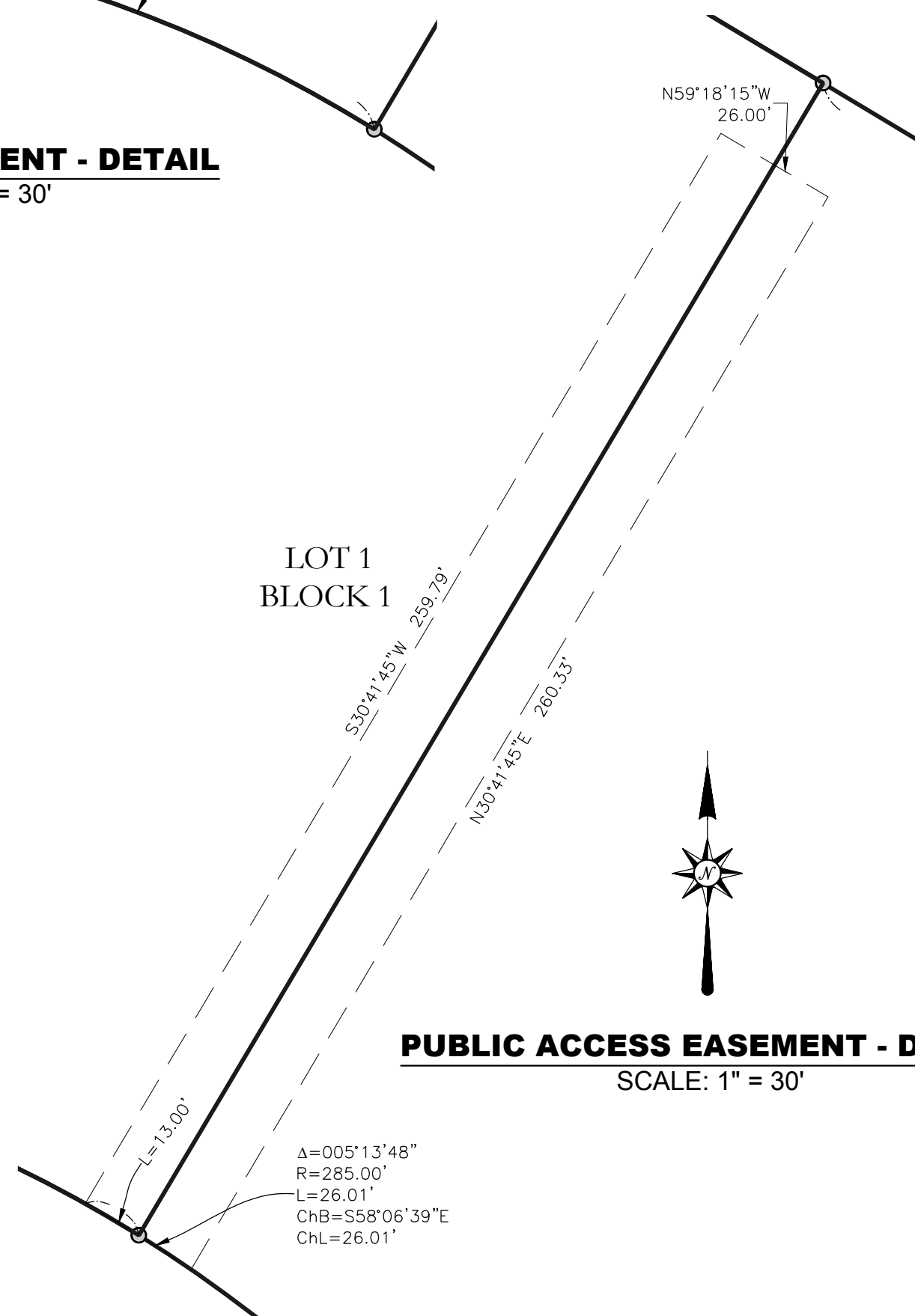
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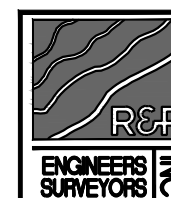
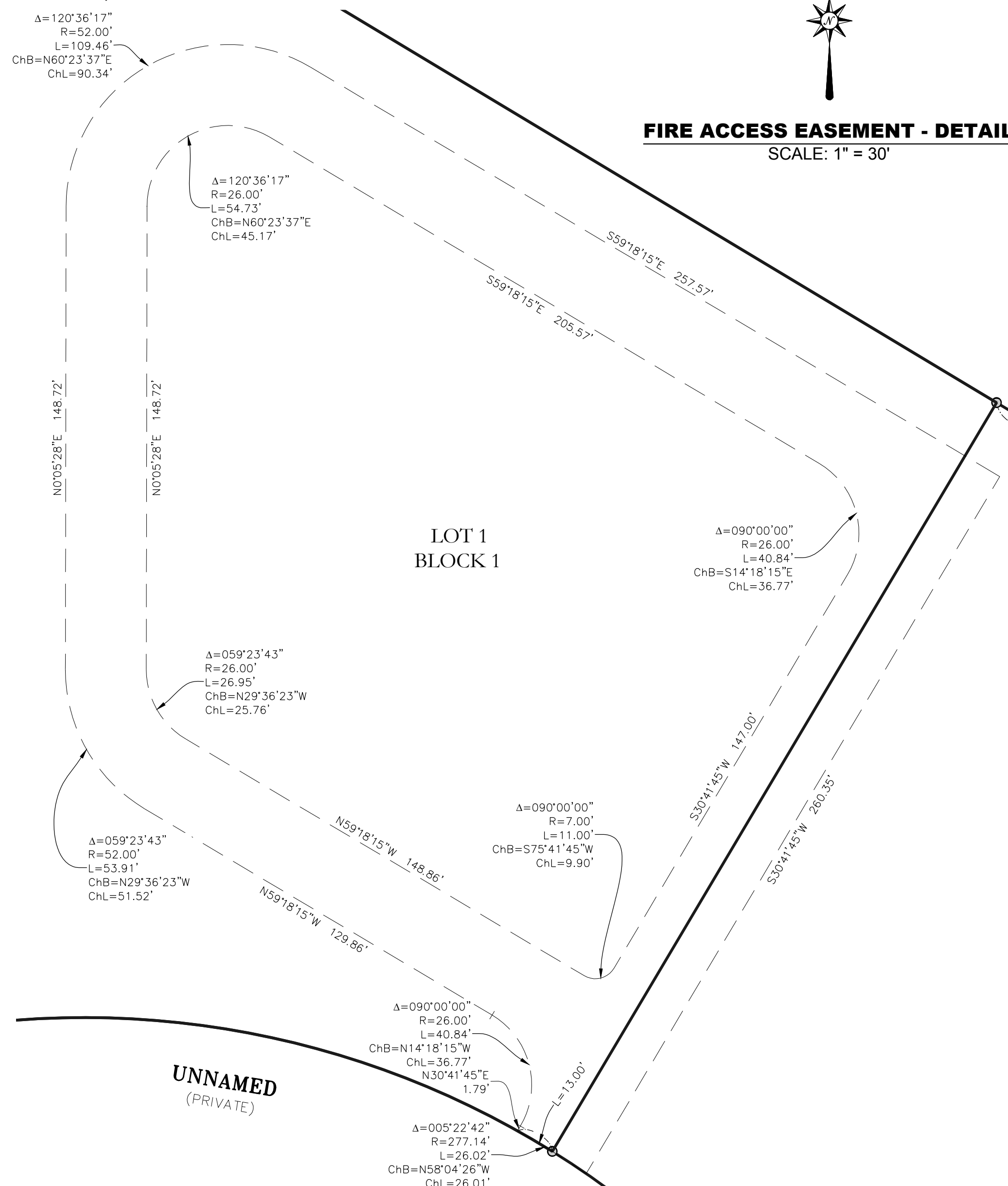
SCALE: 1" = 30'



SCALE: 1" = 30'



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