

TRANSPORT COLORADO IC SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date.

Send in the State Monument Records for the aliquot corners used in the plat.

Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.

MM Response: Requested documents will be provided ahead of plat redecoration and final Mylar approval.

SHEET 1 OF 14

DEDICATIONS:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 28, THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 28, S88°54'12"E A DISTANCE OF 2586.48 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF CAVANAUGH ROAD AS RECORDED AT RECEPTION NUMBER _____ IN ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, S00°36'52"E A DISTANCE OF 2580.42 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 32ND AVENUE AS RECORDED AT RECEPTION NUMBER _____ IN SAID OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) 31.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 91°11'34" AND A CHORD WHICH BEARS S44°58'55"W A DISTANCE OF 28.58 FEET TO A POINT OF TANGENCY; 2) THENCE N89°25'18"W A DISTANCE OF 2568.19 FEET TO A POINT ON THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 28; THENCE ALONG SAID WESTERLY LINE, N00°33'18"W A DISTANCE OF 2624.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 155.137 ACRES (6,757,754 SQ. FT.), 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 TRANSPORT COLORADO IC 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, EASEMENTS, TRACT A, AND TRACT C AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS:

THE UNDERSIGNED OWNER, 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 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, 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.

APPROVALS:

WESTERN TRANSPORT, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: _____, ITS AUTHORIZED SIGNATORY
 NAME: _____
 TITLE: _____

NOTORIAL:

STATE OF COLORADO)
)ss.
 COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, IT WILL BE EXECUTED BY _____, THE _____ OF _____, A LIMITED LIABILITY COMPANY.

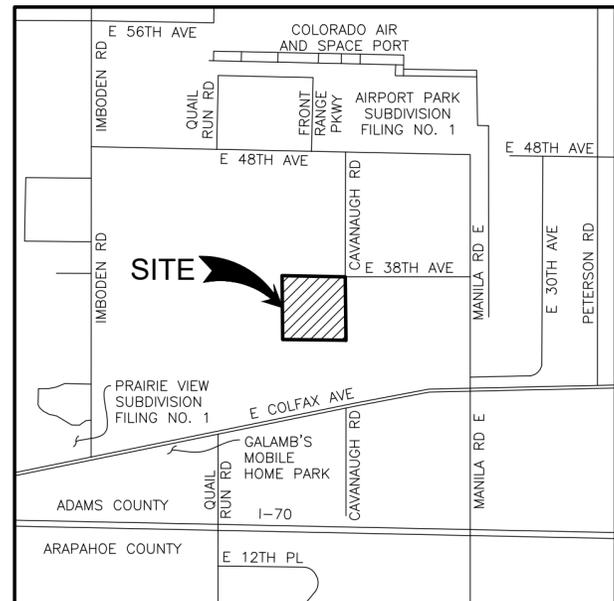
add the State

WITNESS MY HAND AND OFFICIAL SEAL.

MM Response: comment noted.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE: 1"=5000'

SHEET INDEX:

- 1 COVER SHEET
- 2 PLAT NOTES
- 3 OVERALL SHEET
- 4 PLAT SHEET
- 5 PLAT SHEET
- 6 PLAT SHEET
- 7 PLAT SHEET
- 8 UTILITY EASEMENT
- 9 UTILITY EASEMENT
- 10 UTILITY EASEMENT
- 11 UTILITY EASEMENT
- 12 SIDEWALK EASEMENT DETAIL
- 13 SIDEWALK EASEMENT DETAIL
- 14 LINE & CURVE TABLES

SURVEYOR'S CERTIFICATE:

I, RICHARD A. NOBBE, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS MAP AND THE FIELD SURVEY IT REPRESENTS WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY BELIEF, THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND IS IN COMPLIANCE WITH CRS 38-51-106. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

 RICHARD A. NOBBE
 PROFESSIONAL L.S. NO. 23899

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS, EASEMENTS, TRACTS A AND C AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 2023 AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS, TRACTS A AND C 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 ADAMS COUNTY, COLORADO ON THIS _____ DAY OF _____, 2023 AD AT _____ O'CLOCK _____ M.

 COUNTY CLERK AND RECORDER

 DEPUTY

INSTRUMENT NO.: _____

Delete this Recorder's block - the County has removed this requirement

MM Response: comment noted. Block has been removed.

DRAWING LOCATION: G:\LOVATO\21.0425-Port Colorado, PA-13\PLANS\PLAT 01-02_COVER & NOTES.dwg

APRIL 28, 2023
 DECEMBER 29, 2021
 NOVEMBER 05, 2021
 SEPTEMBER 03, 2021

MARTIN/MARTIN
 CONSULTING ENGINEERS

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

TRANSPORT COLORADO IC SUBDIVISION FILING NO. 1
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RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 2 OF 14

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: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS S88°54'12"E AND BEING MONUMENTED BY A FOUND #6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "LS #5112 T3S R64W 21/28 1/4 1997" 1 FOOT BELOW GRADE AT THE NORTH QUARTER CORNER AND A FOUND 2 INCH ALUMINUM PIPE WITH A 3 INCH ALUMINUM CAP STAMPED "GREINER INC. T3S S21/S22/S28/S27 1987 R64W LS #17488" FLUSH WITH THE GROUND AT THE NORTHEAST CORNER.
3. 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.
4. TRACTS A & C ARE GRANTED TO THE CITY OF AURORA FOR DRAINAGE PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS.
5. TRACT B IS TO BE PRIVATELY OWNED AND MAINTAINED.
6. ALL LINEAL UNITS ARE U.S. SURVEY FEET.
7. INFORMATION USED IN PREPARATION OF THIS FINAL PLAT WAS OBTAINED FROM THE TITLE COMMITMENT NO. ABD70712571-4 DATED SEPTEMBER 17, 2021 AT 5:00 P.M. AS PREPARED BY LAND TITLE GUARANTEE. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON SAID COMMITMENT.
8. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
9. ALL OWNERS OF LOTS ADJACENT TO EAST 32ND AVENUE AND CAVANAUGH ROADS 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.
10. 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.

Verify with Aurora Water and Drainage if this statement is adequate.

MM Response: comment noted. Note has been updated

send in the update to be within 30 calendar days of the plat recording date

MM Response: Requested documents will be provided ahead of plat redecoration and final Mylar approval.

Delete this Note. There is no 6' Gas easement shown hereon

MM Response: comment noted. Note has been removed

Add the Sidewalk easement note

MM Response: comment noted. Note has been added

DRAWING LOCATION: G:\LOVATO\21.0425-Port Colorado, PA-13\PLANS\PLAT\01-02_COVER & NOTES.dwg

APRIL 28, 2023
DECEMBER 29, 2021
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SEPTEMBER 03, 2021



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SHEET 4 OF 14

SE 1/4 SEC. 21
T3S, R64W OF
THE 6TH P.M.
(UNPLATTED)

POINT OF BEGINNING
N1/4 COR. SEC. 28, T3S, R64W, 6TH P.M.
FOUND #6 REBAR W/
2 1/2" ALUM. CAP
STAMPED: "T3S R64W 21/28
1/4 1997 LS #5112"
1' BELOW GRADE

30' ACCESS & UTILITY EASEMENT
(REC. #2004122800131440)

S88°54'12"E 2586.48'

1069.23'

NORTHERLY LINE OF THE NE QUARTER SEC. 28

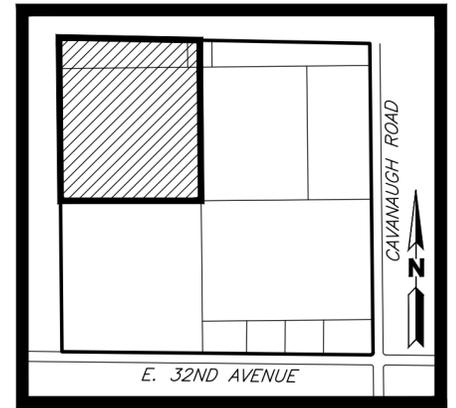
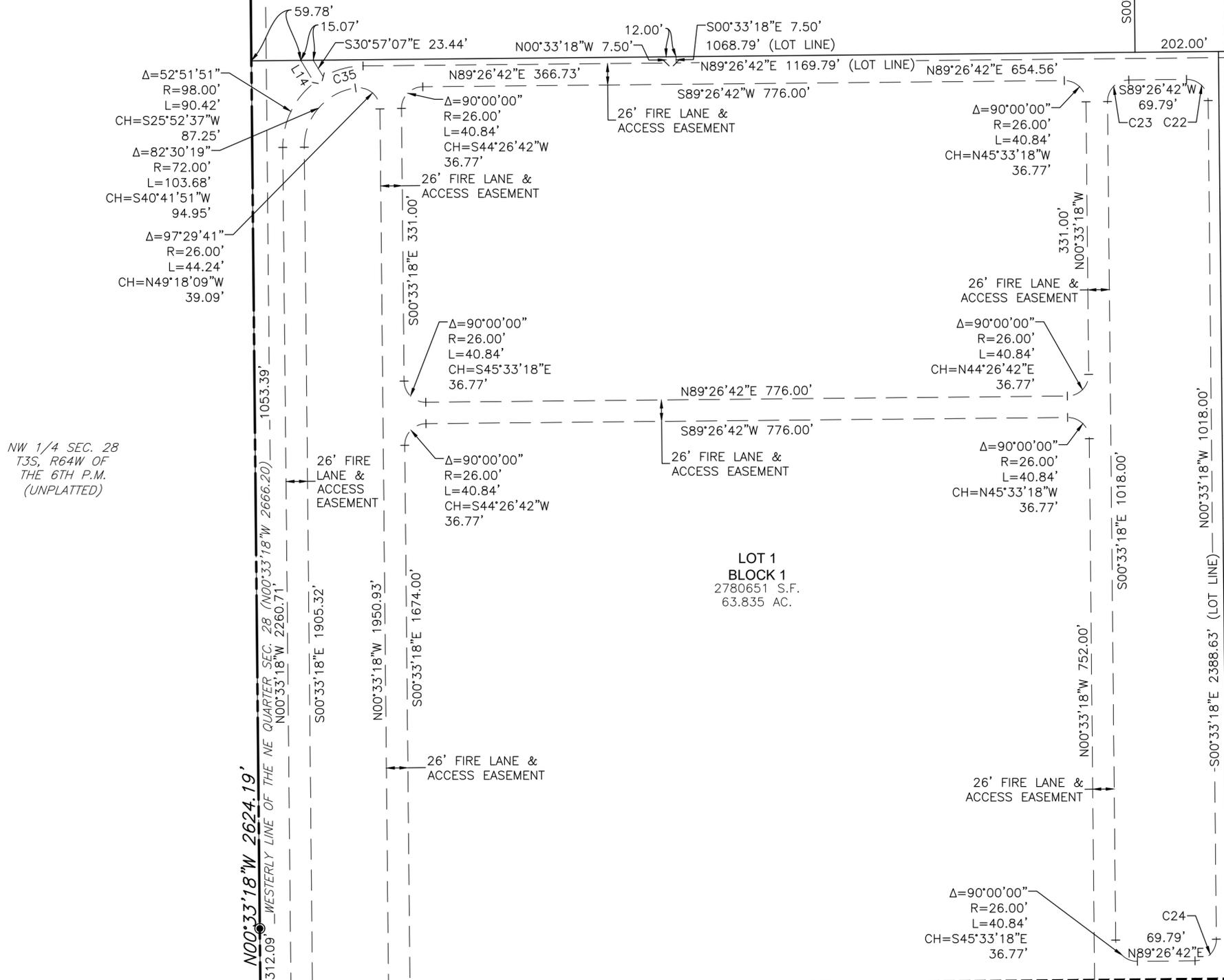
S88°54'12"E 2628.53'

(BASIS OF BEARING)
(S88°54'12"E 2628.50')

202.09'

TRACT A
260030 S.F.
5.969 AC.

TRACT B
45444 S.F.
1.043 AC.

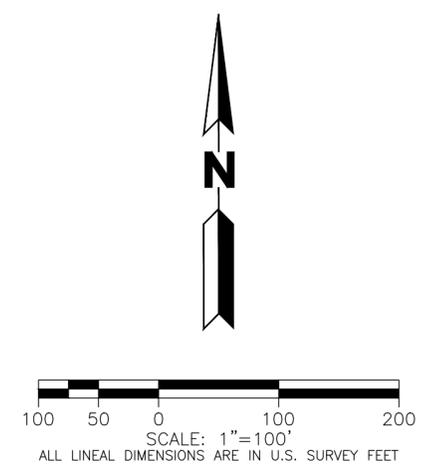


KEYMAP
SCALE: 1"=1000'

LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	CENTERLINE
	LOT LINE
	EASEMENT
	SET 30" #6 REBAR WITH 2 1/2" ALUMINUM CAP LS #23899
	SECTION CORNER
	EXISTING TEXT
	PROPOSED TEXT

MM Response: comment noted. Note has been updated. Water easements and

- NOTES:**
- SEE SHEETS 8-12 FOR UTILITY EASEMENT ANNOTATION.
 - SEE SHEET 14 FOR LINE & CURVE TABLES.



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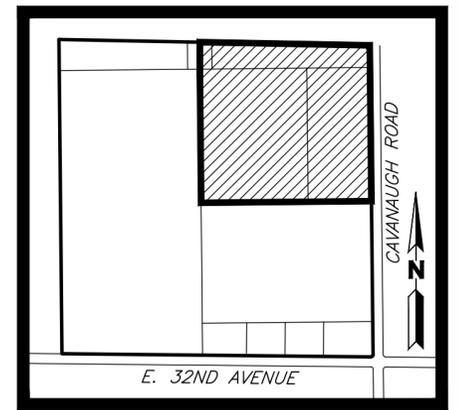
DRAWING LOCATION: G:\LOVATO\21.0425-Port Colorado, PA-13\PLANS\PLAT\04-07-14-PLAT SHEET.dwg

SEE SHEET 6

SEE SHEET 5

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A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 5 OF 14



KEYMAP
SCALE: 1"=1000'

NE COR. SEC. 28, T3S, R64W, 6TH P.M. FOUND 2" ALUM. PIPE W/ 3" ALUM. CAP STAMPED: GREINER INC. T3S S21/S22/S28/S27 1987 R64W LS #17488" FLUSH WITH GROUND

LEGEND	
EXISTING	PROPOSED
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◆	◆
EXISTING TEXT	PROPOSED TEXT

MM Response: comment noted. Note has been updated

Water easements and

NOTES:

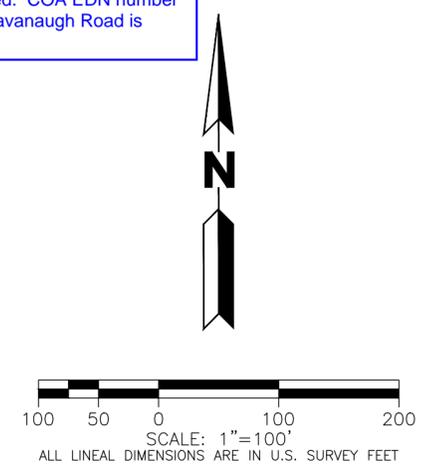
- SEE SHEETS 8-12 FOR UTILITY EASEMENT ANNOTATION.
- SEE SHEET 14 FOR LINE & CURVE TABLES.

MM Response: comment noted. COA EDN number has been added blank until Cavanaugh Road is approved.

MM Response: comment noted. Distance has been updated

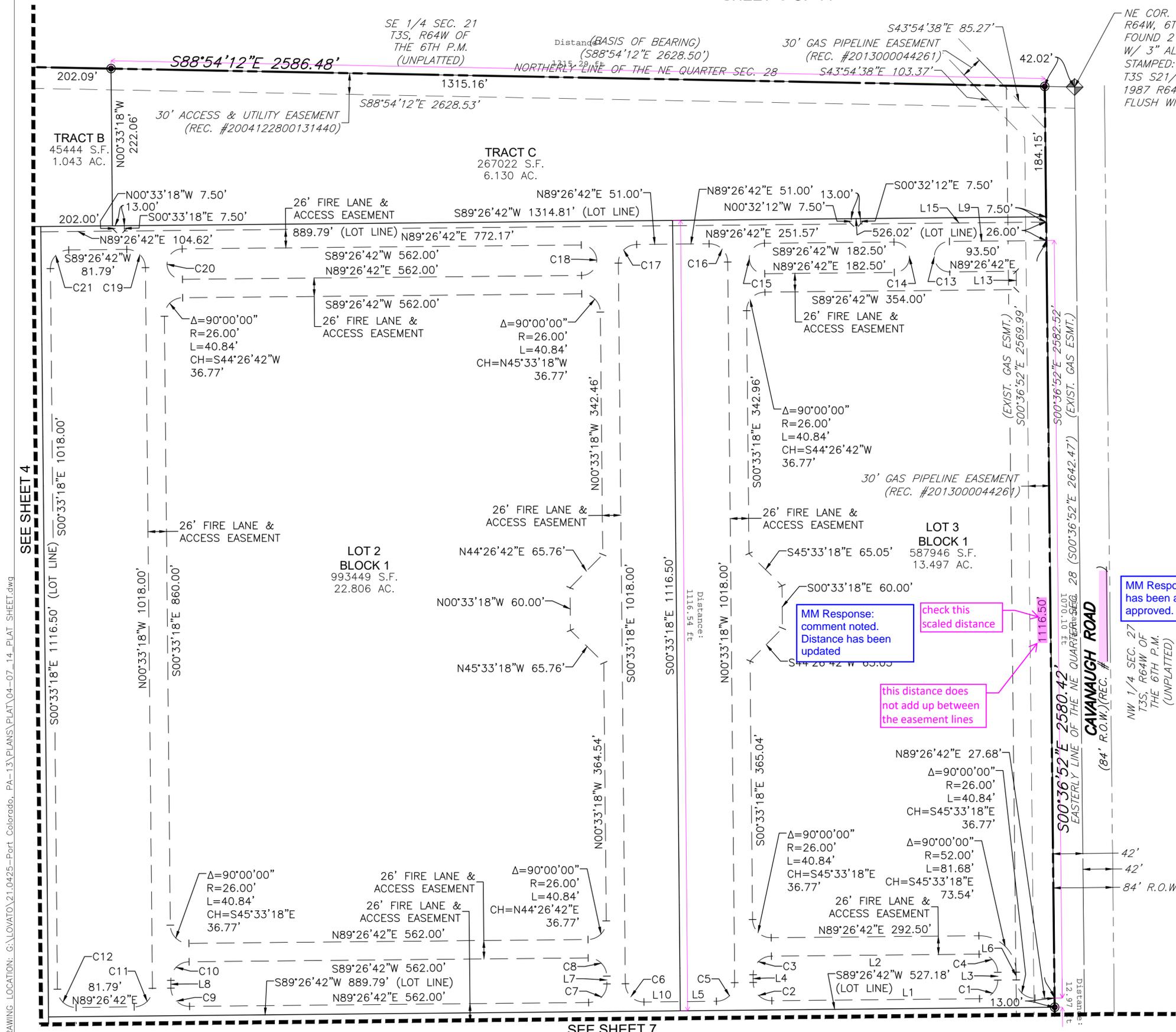
check this scaled distance

this distance does not add up between the easement lines



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SEE SHEET 4

SEE SHEET 7

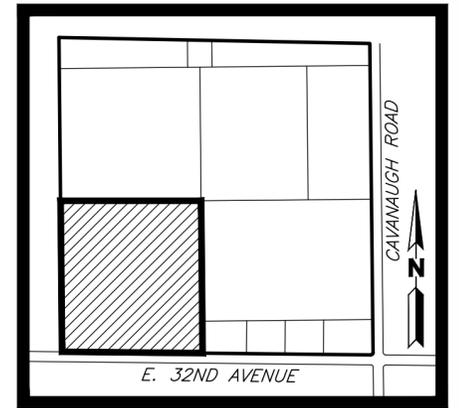
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RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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STATE OF COLORADO

SHEET 6 OF 14

SEE SHEET 4

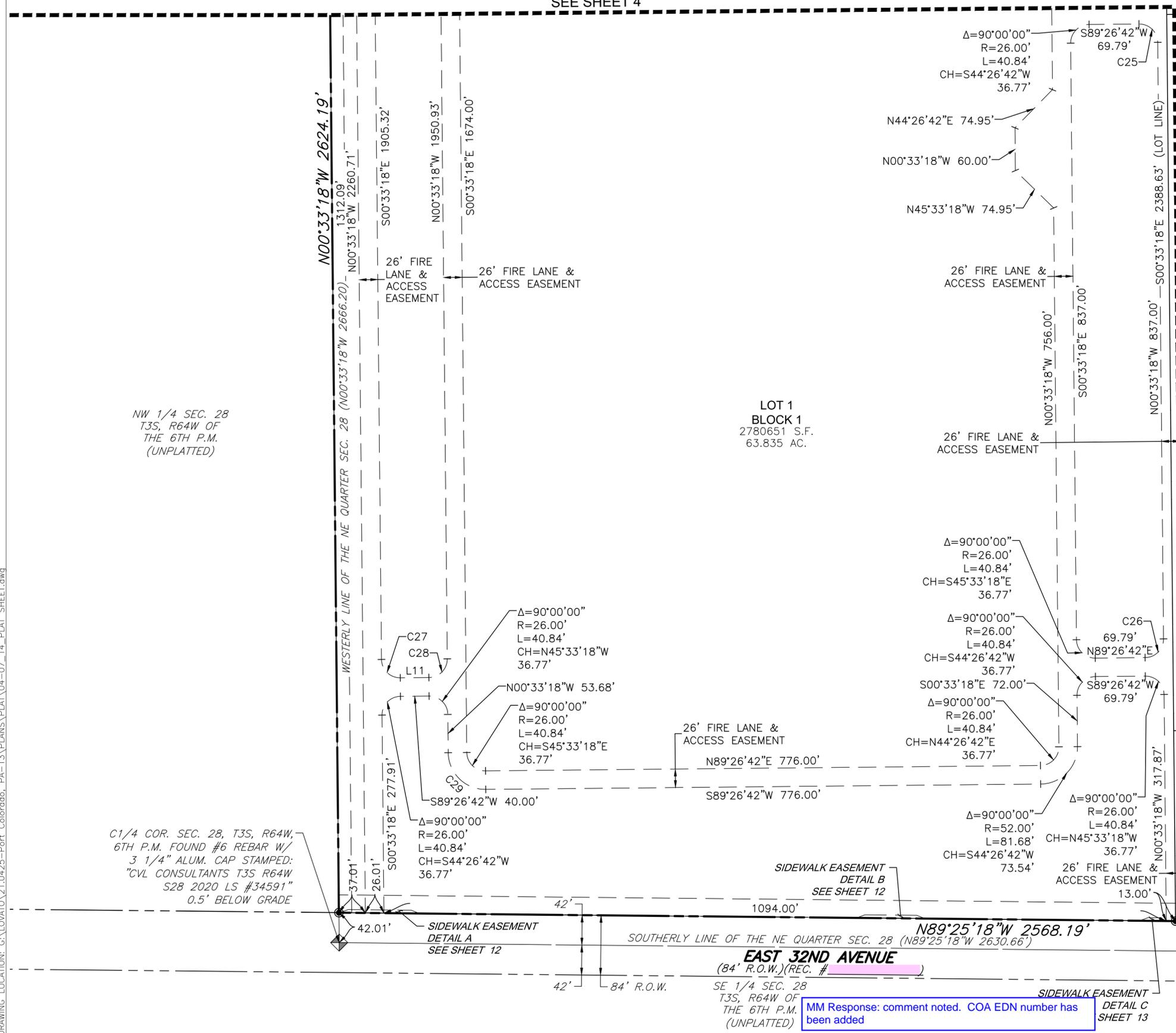
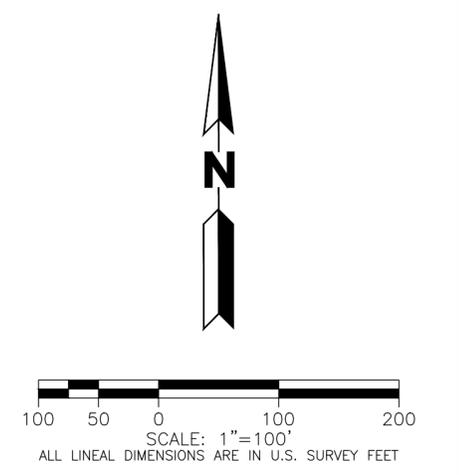


KEYMAP
SCALE: 1"=1000'

LEGEND	
EXISTING	PROPOSED
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●	●
◆	◆
EXISTING TEXT	PROPOSED TEXT

MM Response: comment noted. Note has been updated. Water easements and

- NOTES:**
- SEE SHEETS 8-12 FOR UTILITY EASEMENT ANNOTATION.
 - SEE SHEET 14 FOR LINE & CURVE TABLES.



NW 1/4 SEC. 28
T3S, R64W OF
THE 6TH P.M.
(UNPLATTED)

C1/4 COR. SEC. 28, T3S, R64W,
6TH P.M. FOUND #6 REBAR W/
3 1/4" ALUM. CAP STAMPED:
"CVL CONSULTANTS T3S R64W
S28 2020 LS #34591"
0.5' BELOW GRADE

LOT 1
BLOCK 1
2780651 S.F.
63.835 AC.

SIDEWALK EASEMENT
DETAIL B
SEE SHEET 12

SIDEWALK EASEMENT
DETAIL A
SEE SHEET 12

26' FIRE LANE &
ACCESS EASEMENT
13.00'

EAST 32ND AVENUE
(84' R.O.W.)(REC. #)

SE 1/4 SEC. 28
T3S, R64W OF
THE 6TH P.M.
(UNPLATTED)

MM Response: comment noted. COA EDN number has been added

SIDEWALK EASEMENT
DETAIL C
SHEET 13

DRAWING LOCATION: G:\LOVATO\21.0425-Port Colorado, PA-13\PLANS\PLAT\04-07-14_PLAT SHEET.dwg

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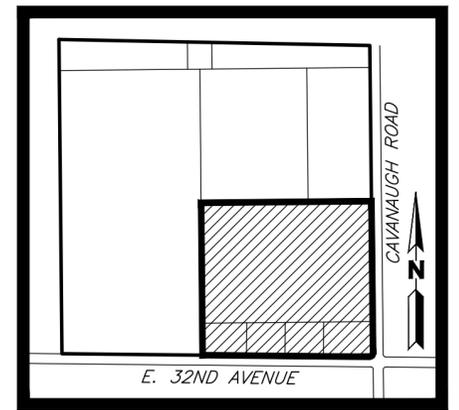
MARTIN/MARTIN
CONSULTING ENGINEERS

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RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

SHEET 7 OF 14



KEYMAP
SCALE: 1"=1000'

LEGEND

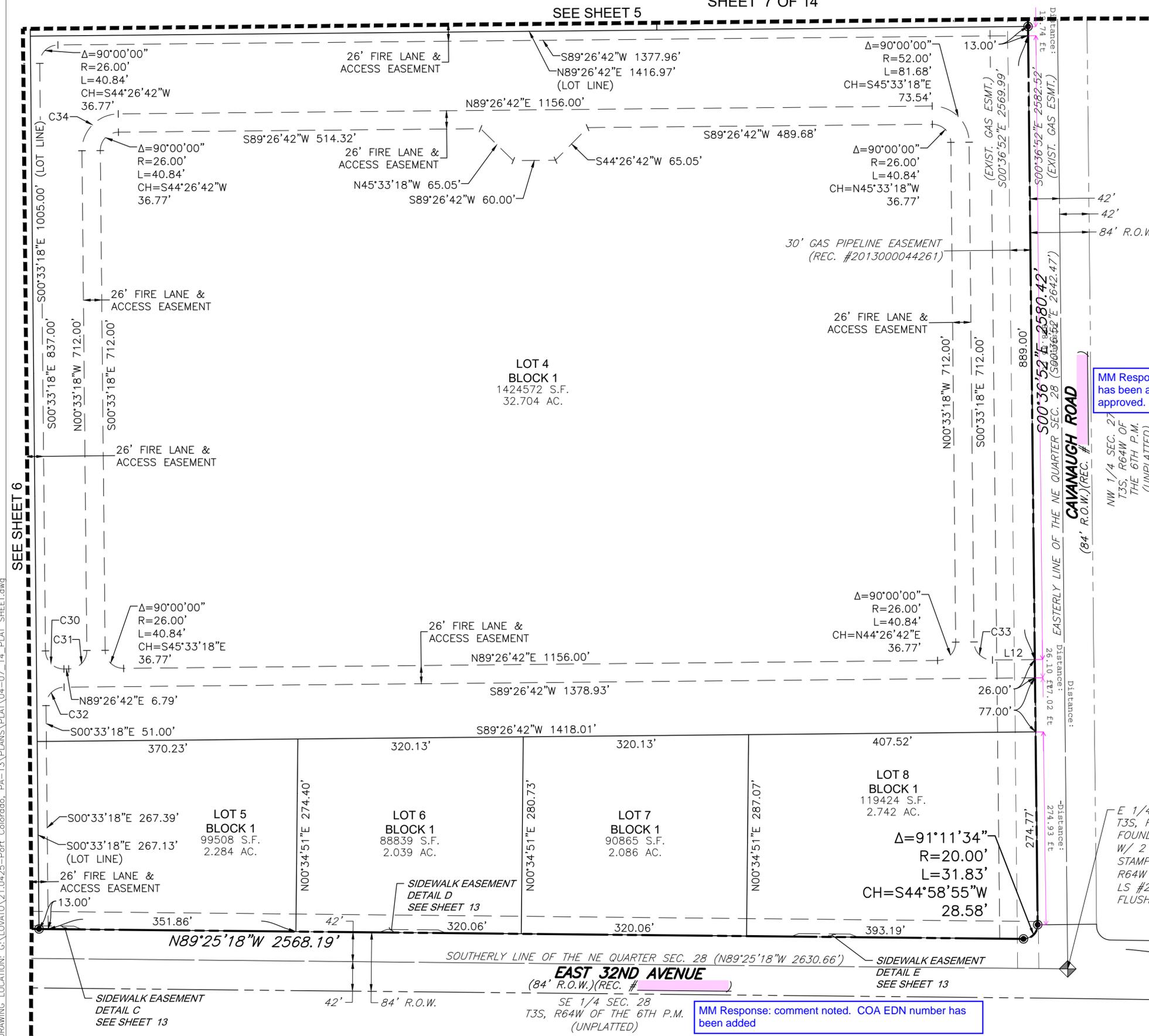
EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
SECTION LINE	SECTION LINE
CENTERLINE	CENTERLINE
LOT LINE	LOT LINE
EASEMENT	EASEMENT
SET 30" #6 REBAR WITH 2 1/2" ALUMINUM CAP LS #23899	SET 30" #6 REBAR WITH 2 1/2" ALUMINUM CAP LS #23899
SECTION CORNER	SECTION CORNER
EXISTING TEXT	PROPOSED TEXT

MM Response: comment noted. COA EDN number has been added blank until Cavanaugh Road is approved.

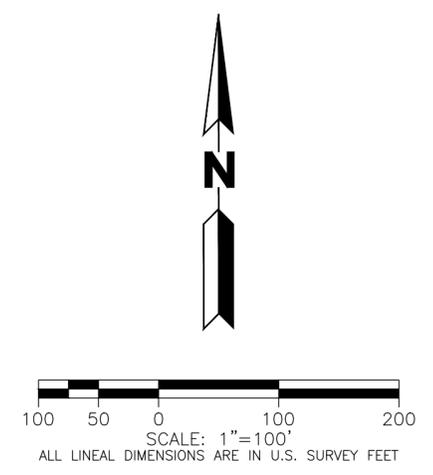
Water easements and
MM Response: comment noted. Note has been updated

NOTES:

- SEE SHEETS 8-12 FOR UTILITY EASEMENT ANNOTATION.
- SEE SHEET 14 FOR LINE & CURVE TABLES.



DRAWING LOCATION: G:\LOVATO\21.0425-Port Colorado, PA-13\PLANS\PLAT\04-07-14-PLAT SHEET.dwg



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MM Response: comment noted. COA EDN number has been added

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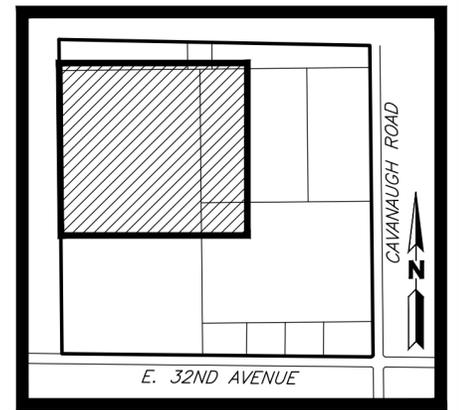
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,
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STATE OF COLORADO

SHEET 8 OF 14

TRACT A
260030 S.F.
5.969 AC.

TRACT B
45444 S.F.
1.043 AC.

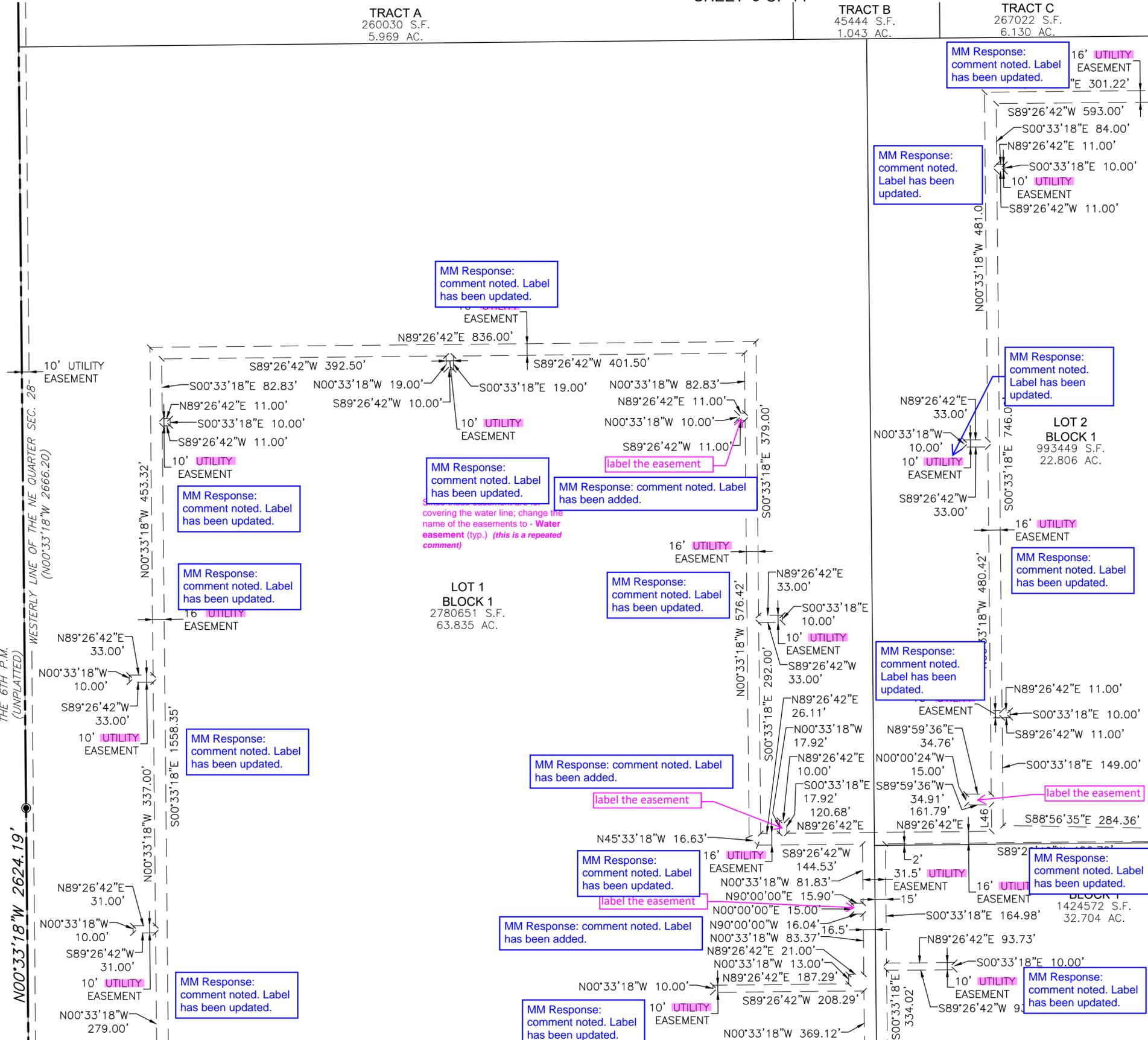
TRACT C
267022 S.F.
6.130 AC.



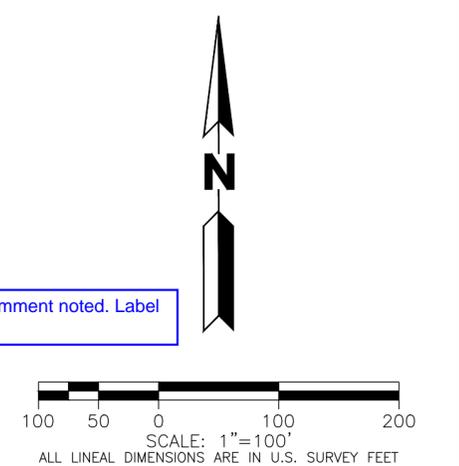
KEYMAP
SCALE: 1"=1000'

LEGEND	
EXISTING	PROPOSED
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———	———
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———	———
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◆	◆
EXISTING TEXT	PROPOSED TEXT

NOTES:
1. SEE SHEETS 4-7 FOR LOT, TRACT, & FIRE LANE & ACCESS EASEMENT ANNOTATION.



DRAWING LOCATION: G:\LOVATO\21.0425-Port Colorado, PA-13\PLANS\PLAT\08-11-UTILITY_ESMT.dwg
NW 1/4 SEC. 28
T3S, R64W OF
THE 6TH P.M.
(UNPLATTED)



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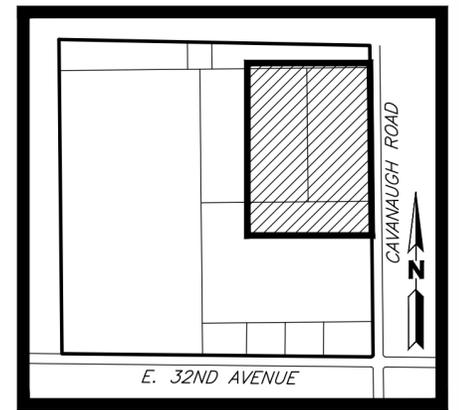
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SEE SHEET 10

SEE SHEET 9

TRANSPORT COLORADO IC SUBDIVISION FILING NO. 1

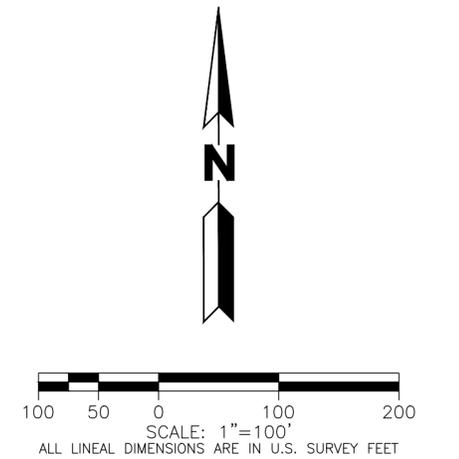
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO



KEYMAP
SCALE: 1"=1000'

LEGEND	
EXISTING	PROPOSED
---	---
---	---
---	---
---	---
---	---
---	---
●	SET 30" #6 REBAR WITH 2 1/2" ALUMINUM CAP LS #23899
◆	SECTION CORNER
EXISTING TEXT	PROPOSED TEXT

NOTES:
1. SEE SHEETS 4-7 FOR LOT, TRACT, & FIRE LANE & ACCESS EASEMENT ANNOTATION.



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NOVEMBER 05, 2021
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MM Response: comment noted. Label has been added.

label the easement

MM Response: comment noted. Label has been added.

label the easement

MM Response: comment noted. Label has been updated.

MM Response: comment noted. Label has been updated.

MM Response: comment noted. Label has been updated.

Since these easement are for covering the water line; change the name of the easements to - Water easement (typ.) (this is a repeated comment)

MM Response: comment noted. Label has been updated.

MM Response: comment noted. Label has been updated.

MM Response: comment noted. COA EDN number has been added blank until Cavanaugh Road is approved.

MM Response: comment noted. Label has been updated.

MM Response: comment noted. Yes. Label has been updated.

MM Response: comment noted. Label has been updated.

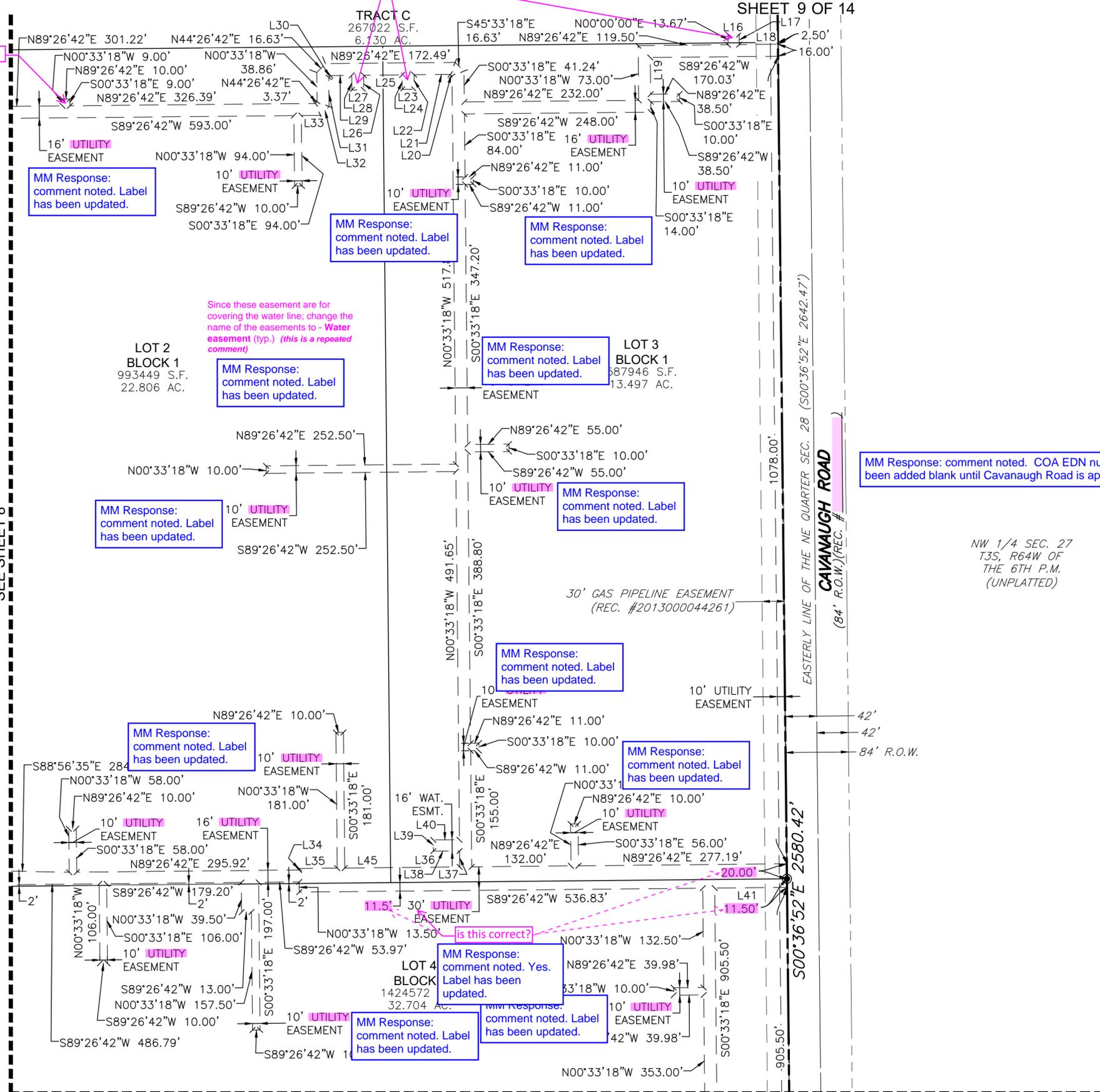
MM Response: comment noted. Label has been updated.

is this correct?

DRAWING LOCATION: G:\LOVATO\21.0425-Port Colorado, PA-13\PLANS\PLAT\08-11_UTILITY_ESMT.dwg

SEE SHEET 8

SEE SHEET 11

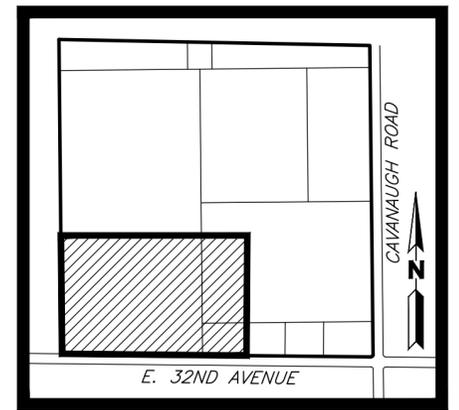


TRANSPORT COLORADO IC SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

SHEET 10 OF 14

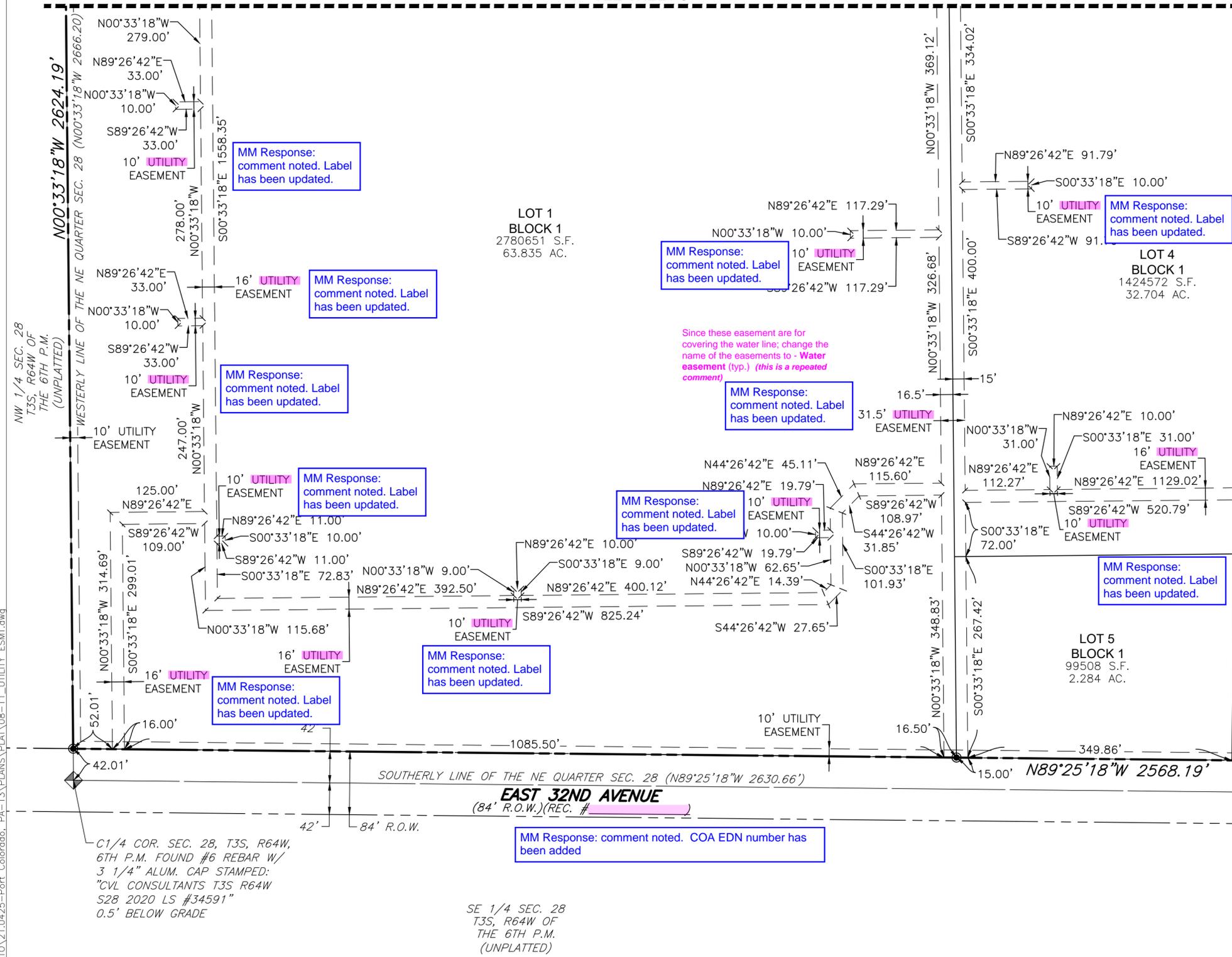
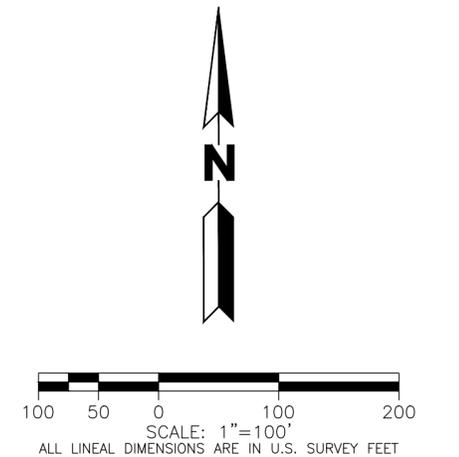
SEE SHEET 8



KEYMAP
SCALE: 1"=1000'

EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	CENTERLINE	
	LOT LINE	
	EASEMENT	
	SET 30" #6 REBAR WITH 2 1/2" ALUMINUM CAP LS #23899	
	SECTION CORNER	
	EXISTING TEXT	
	DESCRIPTIONS	
	PROPOSED TEXT	

NOTES:
1. SEE SHEETS 4-7 FOR LOT, TRACT, & FIRE LANE & ACCESS EASEMENT ANNOTATION.



DRAWING LOCATION: G:\LOVATO\21.0425-Port Colorado, PA-13\PLANS\PLAT\08-11_UTILITY_ESMT.dwg

C1/4 COR. SEC. 28, T3S, R64W,
6TH P.M. FOUND #6 REBAR W/
3 1/4" ALUM. CAP STAMPED:
"CVL CONSULTANTS T3S R64W
S28 2020 LS #34591"
0.5' BELOW GRADE

SE 1/4 SEC. 28
T3S, R64W OF
THE 6TH P.M.
(UNPLATTED)

MM Response: comment noted. COA EDN number has been added

Since these easement are for covering the water line; change the name of the easements to - Water easement (typ.) (this is a repeated comment)

MM Response: comment noted. Label has been updated.

LOT 1
BLOCK 1
2780651 S.F.
63.835 AC.

LOT 4
BLOCK 1
1424572 S.F.
32.704 AC.

LOT 5
BLOCK 1
99508 S.F.
2.284 AC.

SOUTHERLY LINE OF THE NE QUARTER SEC. 28 (N89°25'18"W 2630.66')
EAST 32ND AVENUE
(84' R.O.W.) (REC. #)

NW 1/4 SEC. 28
T3S, R64W OF
THE 6TH P.M.
(UNPLATTED)

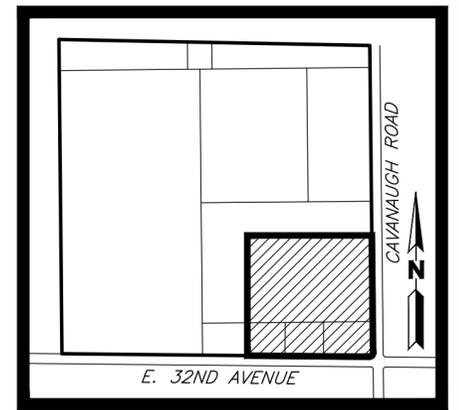
SEE SHEET 11

TRANSPORT COLORADO IC SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

SHEET 11 OF 14

SEE SHEET 9

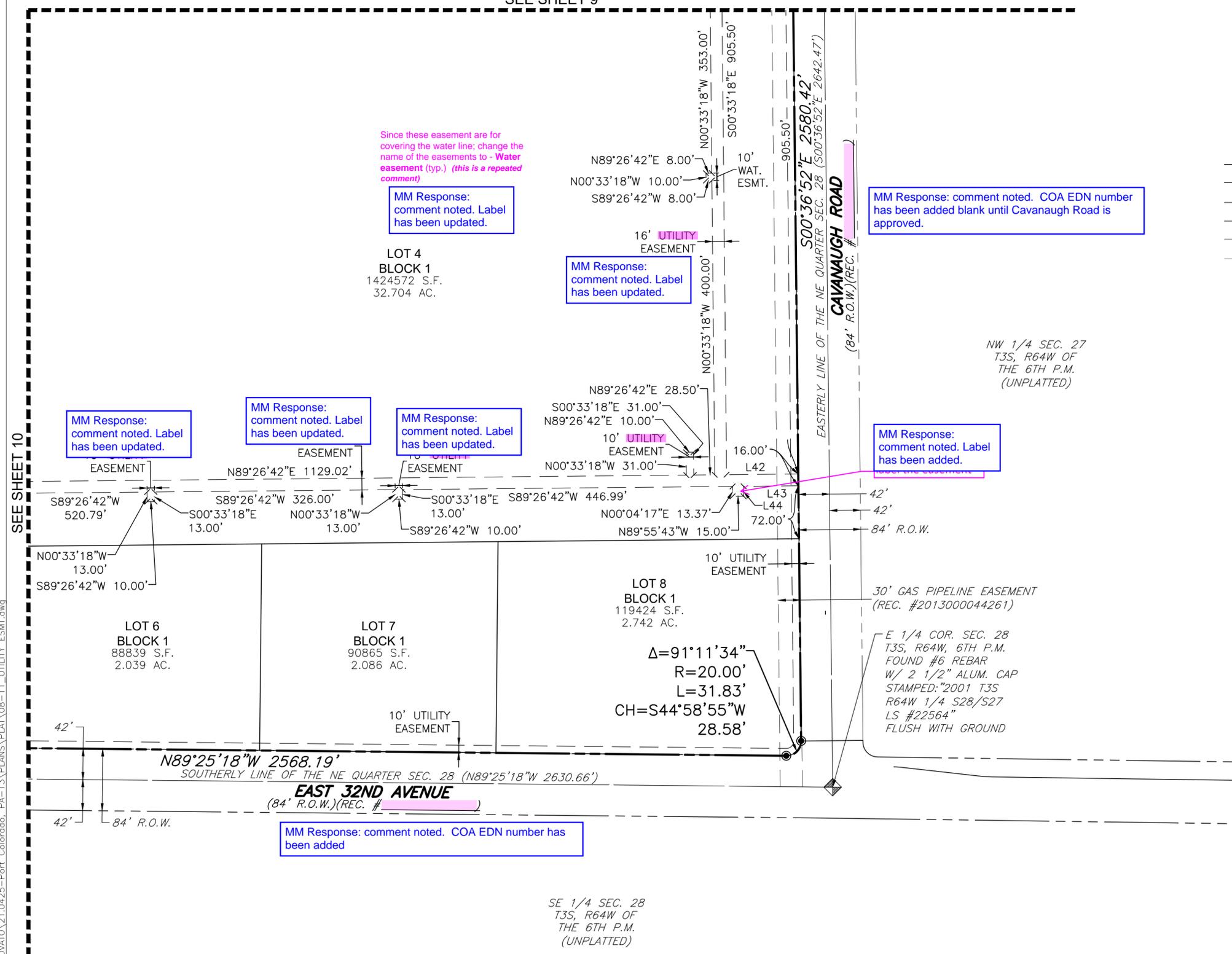
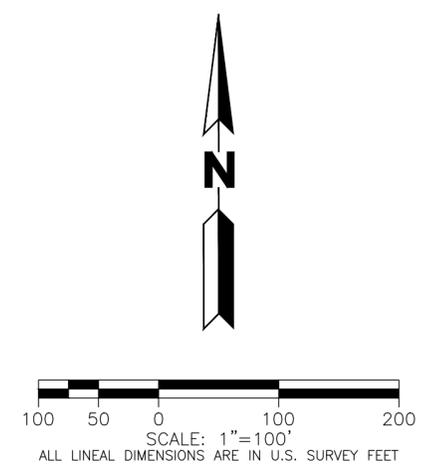


KEYMAP
SCALE: 1"=1000'

LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	CENTERLINE
	LOT LINE
	EASEMENT
	SET 30" #6 REBAR WITH 2 1/2" ALUMINUM CAP LS #23899
	SECTION CORNER
	EXISTING TEXT
	PROPOSED TEXT

NOTES:
1. SEE SHEETS 4-7 FOR LOT, TRACT, & FIRE LANE & ACCESS EASEMENT ANNOTATION.



Since these easement are for covering the water line; change the name of the easements to - Water easement (typ.) (this is a repeated comment)

MM Response: comment noted. Label has been updated.

MM Response: comment noted. Label has been updated.

MM Response: comment noted. COA EDN number has been added blank until Cavanaugh Road is approved.

MM Response: comment noted. Label has been updated.

MM Response: comment noted. Label has been updated.

MM Response: comment noted. Label has been updated.

MM Response: comment noted. Label has been added.

MM Response: comment noted. COA EDN number has been added

SE 1/4 SEC. 28
T3S, R64W OF
THE 6TH P.M.
(UNPLATTED)

NW 1/4 SEC. 27
T3S, R64W OF
THE 6TH P.M.
(UNPLATTED)

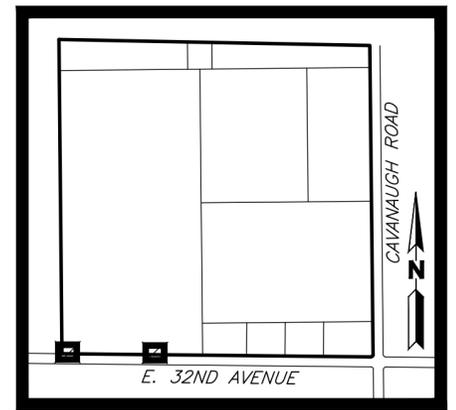
DRAWING LOCATION: G:\LOVATO\21.0425-Port Colorado, PA-13\PLANS\PLAT\08-11-UTILITY_ESMT.dwg

APRIL 28, 2023
DECEMBER 29, 2021
NOVEMBER 05, 2021
SEPTEMBER 03, 2021



TRANSPORT COLORADO IC SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 12 OF 14

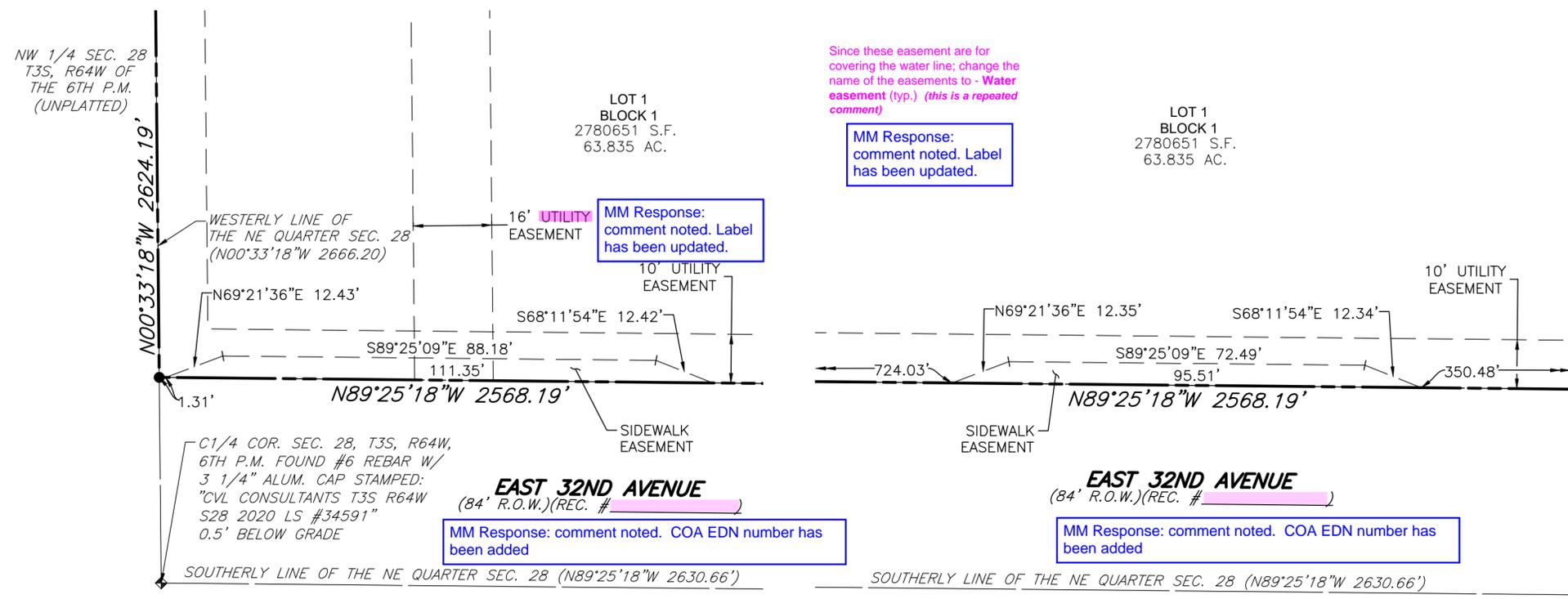


KEYMAP
SCALE: 1"=1000'

LEGEND	
EXISTING	PROPOSED
---	---
---	---
---	---
---	---
---	---
---	---
●	●
◆	◆
EXISTING TEXT	PROPOSED TEXT

SET 30" #6 REBAR
WITH 2 1/2" ALUMINUM
CAP LS #23899

NOTES:
1. SEE SHEETS 4-7 FOR LOT, TRACT, & FIRE LANE & ACCESS EASEMENT ANNOTATION.



Since these easement are for covering the water line; change the name of the easements to - Water easement (typ.) (this is a repeated comment)

MM Response: comment noted. Label has been updated.

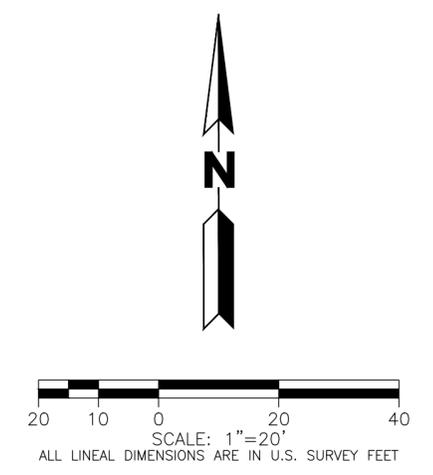
MM Response: comment noted. Label has been updated.

MM Response: comment noted. COA EDN number has been added

MM Response: comment noted. COA EDN number has been added

SIDEWALK EASEMENT DETAIL A
SCALE: 1"=20'

SIDEWALK EASEMENT DETAIL B
SCALE: 1"=20'

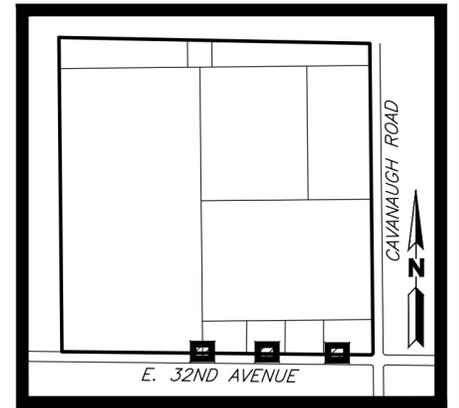


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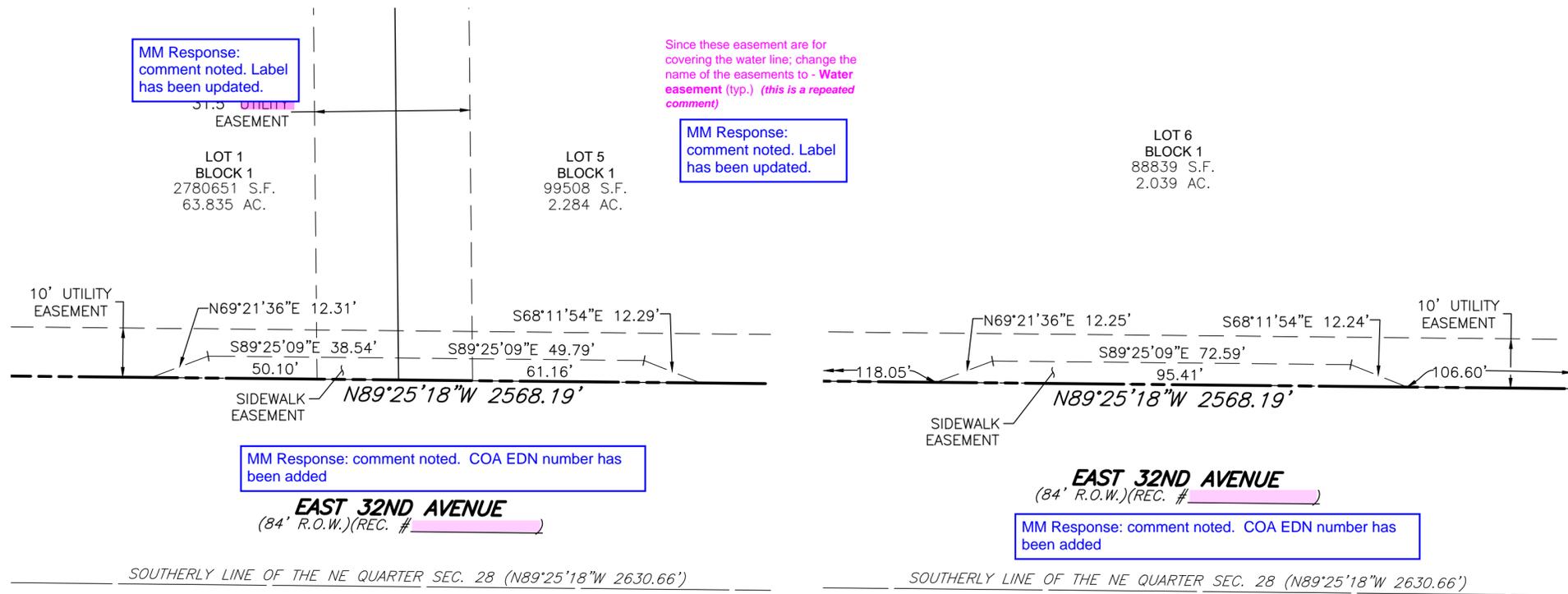


DRAWING LOCATION: G:\LOVATO\21.0425-Port Colorado, PA-13\PLANS\PLAT\12-13_SIDEWALK EASEMENT DETAIL.dwg

TRANSPORT COLORADO IC SUBDIVISION FILING NO. 1
 A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,
 RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ADAMS,
 STATE OF COLORADO
 SHEET 13 OF 14



KEYMAP
 SCALE: 1"=1000'



MM Response: comment noted. Label has been updated.

Since these easement are for covering the water line; change the name of the easements to - Water easement (typ.) (this is a repeated comment)

MM Response: comment noted. Label has been updated.

MM Response: comment noted. COA EDN number has been added

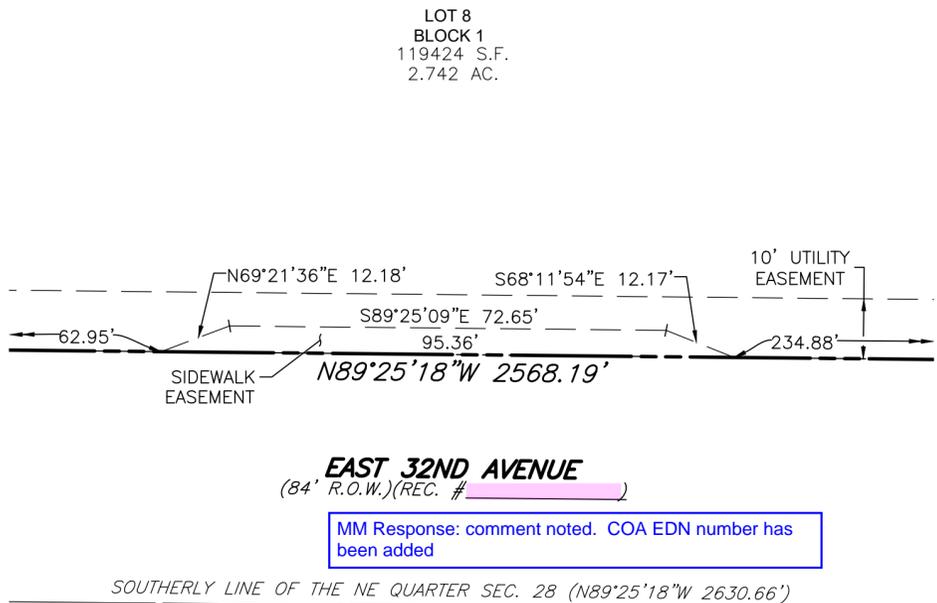
MM Response: comment noted. COA EDN number has been added

EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	CENTERLINE	
	LOT LINE	
	EASEMENT	
	SET 30" #6 REBAR WITH 2 1/2" ALUMINUM CAP LS #23899	
	SECTION CORNER	
	EXISTING TEXT	
	DESCRIPTIONS	PROPOSED TEXT

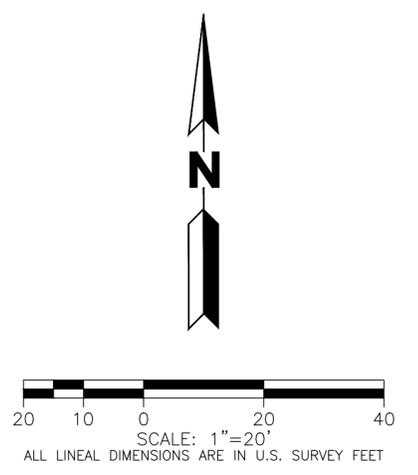
NOTES:
 1. SEE SHEETS 4-7 FOR LOT, TRACT, & FIRE LANE & ACCESS EASEMENT ANNOTATION.

SIDEWALK EASEMENT DETAIL C
 SCALE: 1"=20'

SIDEWALK EASEMENT DETAIL D
 SCALE: 1"=20'



MM Response: comment noted. COA EDN number has been added



SIDEWALK EASEMENT DETAIL E
 SCALE: 1"=20'

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 DECEMBER 29, 2021
 NOVEMBER 05, 2021
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MARTIN/MARTIN
 CONSULTING ENGINEERS
 12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
 303.431.6100 MARTINMARTIN.COM

DRAWING LOCATION: G:\LOVATO\21.0425-Port Colorado, PA-13\PLANS\PLAT\12-13_SIDEWALK EASEMENT DETAIL.dwg

TRANSPORT COLORADO IC SUBDIVISION FILING NO. 1
 A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,
 RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ADAMS,
 STATE OF COLORADO
 SHEET 14 OF 14

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°00'00"	26.00'	40.84'	N44°26'42"E	36.77'
C2	90°00'00"	26.00'	40.84'	S45°33'18"E	36.77'
C3	90°00'00"	26.00'	40.84'	S44°26'42"W	36.77'
C4	90°00'00"	26.00'	40.84'	N45°33'18"W	36.77'
C5	90°00'00"	26.00'	40.84'	N44°26'42"E	36.77'
C6	90°00'00"	26.00'	40.84'	S45°33'18"E	36.77'
C7	90°00'00"	26.00'	40.84'	N44°26'42"E	36.77'
C8	90°00'00"	26.00'	40.84'	N45°33'18"W	36.77'
C9	90°00'00"	26.00'	40.84'	S45°33'18"E	36.77'
C10	90°00'00"	26.00'	40.84'	S44°26'42"W	36.77'
C11	90°00'00"	26.00'	40.84'	N44°26'42"E	36.77'
C12	90°00'00"	26.00'	40.84'	S45°33'18"E	36.77'
C13	180°00'00"	21.50'	67.54'	S00°33'18"E	43.00'
C14	180°00'00"	21.50'	67.54'	N00°33'18"W	43.00'
C15	180°00'00"	21.50'	67.54'	S00°33'18"E	43.00'
C16	90°00'00"	26.00'	40.84'	N45°33'18"W	36.77'
C17	90°00'00"	26.00'	40.84'	S44°26'42"W	36.77'
C18	180°00'00"	21.50'	67.54'	N00°33'18"W	43.00'
C19	90°00'00"	26.00'	40.84'	N45°33'18"W	36.77'
C20	180°00'00"	21.50'	67.54'	S00°33'18"E	43.00'
C21	90°00'00"	26.00'	40.84'	S44°26'42"W	36.77'
C22	90°00'00"	26.00'	40.84'	N45°33'18"W	36.77'
C23	90°00'00"	26.00'	40.84'	S44°26'42"W	36.77'
C24	90°00'00"	26.00'	40.84'	N44°26'42"E	36.77'
C25	90°00'00"	26.00'	40.84'	N45°33'18"W	36.77'
C26	90°00'00"	26.00'	40.84'	N44°26'42"E	36.77'
C27	90°00'00"	26.00'	40.84'	S45°33'18"E	36.77'
C28	90°00'00"	26.00'	40.84'	N44°26'42"E	36.77'
C29	90°00'00"	52.00'	81.68'	N45°33'18"W	73.54'
C30	90°00'00"	26.00'	40.84'	S45°33'18"E	36.77'
C31	90°00'00"	26.00'	40.84'	N44°26'42"E	36.77'
C32	90°00'00"	26.00'	40.84'	S44°26'42"W	36.77'
C33	90°00'00"	26.00'	40.84'	S45°33'18"E	36.77'
C34	90°00'00"	52.00'	81.68'	N44°26'42"E	73.54'
C35	29°31'12"	98.00'	50.49'	S74°41'06"W	49.93'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N89°26'42"E	292.50'
L2	S89°26'42"W	292.50'
L3	N00°33'18"W	11.00'
L4	S00°33'18"E	11.00'
L5	S89°26'42"W	51.00'
L6	S00°33'18"E	11.00'
L7	N00°33'18"W	11.00'
L8	S00°33'18"E	11.00'
L9	S89°26'42"W	136.55'
L10	S89°26'42"W	51.00'
L11	N89°26'42"E	40.00'
L12	N89°26'42"E	60.11'
L13	S00°33'18"E	26.00'
L14	N30°57'07"W	31.74'
L15	N89°26'42"E	261.46'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L16	N90°00'00"E	15.00'
L17	S00°00'00"E	13.52'
L18	N89°26'42"E	51.53'
L19	S00°33'18"E	49.00'
L20	N45°33'18"W	3.37'
L21	S89°26'42"W	48.12'
L22	S00°33'18"E	19.50'
L23	S89°26'42"W	16.00'
L24	N00°33'18"W	19.50'
L25	S89°26'42"W	51.00'
L26	S00°33'18"E	19.50'
L27	S89°26'42"W	16.00'
L28	N00°33'18"W	19.50'
L29	S89°26'42"W	28.12'
L30	S44°26'42"W	3.37'
L31	S00°33'18"E	38.86'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L32	S44°26'42"W	16.63'
L33	S89°26'42"W	25.24'
L34	N00°33'18"W	2.00'
L35	N89°26'42"E	50.83'
L36	N89°26'42"E	92.00'
L37	N00°33'18"W	21.16'
L38	S89°59'36"W	34.91'
L39	N00°00'24"W	15.00'
L40	N89°59'36"E	34.76'
L41	S89°26'42"W	96.19'
L42	N89°26'42"E	97.13'
L43	S89°26'42"W	74.14'
L44	S00°04'17"W	13.53'
L45	N89°26'42"E	61.00'
L46	N00°33'18"W	36.58'

DRAWING LOCATION: G:\LOVATO\21.0425-Port Colorado, PA-13\PLANS\PLAT\04-07-14_PLAT SHEET.dwg

APRIL 28, 2023
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