

SORREL RANCH SUBDIVISION FILING NO. 11
A RE-SUBDIVISION OF A PORTION OF LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5
SITUATED IN THE SE 1/4 SECTION 18, T5S, R65W, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, KNOWN AS LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, RECORDED AT RECEPTION NO. B4216554, ON 12/17/2004 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, BEING MONUMENTED WITH A FOUND 1-1/2" COPPER WELD CAP SET IN A 4" DIAMETER CONCRETE PEDESTAL STAMPED "PUB SER CO COLO ENG DEPT ROW" AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18 AS SHOWN ON MONUMENT RECORD BY MARK W. ELLIS, RECORDED ON 04/02/1985 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO AND A CALCULATED POINT FROM FOUND REFERENCE MONUMENTS AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18 AS SHOWN ON MONUMENT RECORD BY FREDRICK L. EASTON, RECORDED ON 09/30/2008 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO. SAID BEARING IS N89°37'06"E;

COMMENCING AT SAID NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SECTION 18;
THENCE S00°18'10"E, ALONG WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 18, A DISTANCE OF 1,041.91 FEET TO A CALCULATED POINT;
THENCE N89°41'50"E, DEPARTING SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 18, THROUGH TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6, RECEPTION NO. B4219604, RECORDED ON 12/22/2004 IN THE RECORDS OF ARAPAHOE COUNTY, A DISTANCE OF 89.95 FEET TO THE EASTERLY LINE OF SAID TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6, SAME BEING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE SOUTHWEST CORNER OF CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. D0104373, RECORDED ON 10/15/2010, IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO, ALSO BEING THE POINT OF BEGINNING;
THENCE, N89°41'28"E, DEPARTING SAID EASTERLY LINE OF TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6 AND ALONG WITH THE NORTH LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE SOUTH LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. D0104373 A DISTANCE OF 10.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE SOUTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. D0104373, SAME BEING THE WESTERLY RIGHT OF WAY LINE OF SOUTH DE GAULLE STREET;
THENCE, ALONG WITH THE EASTERLY LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5 AND WITH SAID WESTERLY RIGHT OF WAY LINE OF SOUTH DE GAULLE STREET THE FOLLOWING TWO COURSES:
1. ALONG WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 462.00, A DELTA ANGLE OF 44°48'08", AN ARC LENGTH OF 361.26 FEET, THE CHORD OF WHICH BEARS N25°36'00"W, A DISTANCE OF 352.13 FEET TO A POINT OF TANGENCY;
2. S48°00'04"E, A DISTANCE OF 955.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING ON THE NORTH LINE OF CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED, RECEPTION NO. D8029490, ON 03/27/2018, IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO;

THENCE, S89°59'48"W, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF SOUTH DE GAULLE STREET, ALONG WITH THE SOUTH LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE NORTH LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED, RECEPTION NO. D8029490, A DISTANCE OF 867.70 FEET TO THE SOUTH SOUTHWEST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5;
THENCE, N00°18'10"W, DEPARTING SAID NORTH LINE OF CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED, RECEPTION NO. D8029490, PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, ALONG THE WESTERLY LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, AND ALONG WITH THE EASTERLY LINE OF SAID TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6, A DISTANCE OF 957.23 FEET TO SAID POINT OF BEGINNING.

CONTAINING AN AREA OF 347,787 SQUARE FEET OR 7.98 ACRES, 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 SORREL RANCH SUBDIVISION FILING NO. 11, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AND TRACTS A, B AND C AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

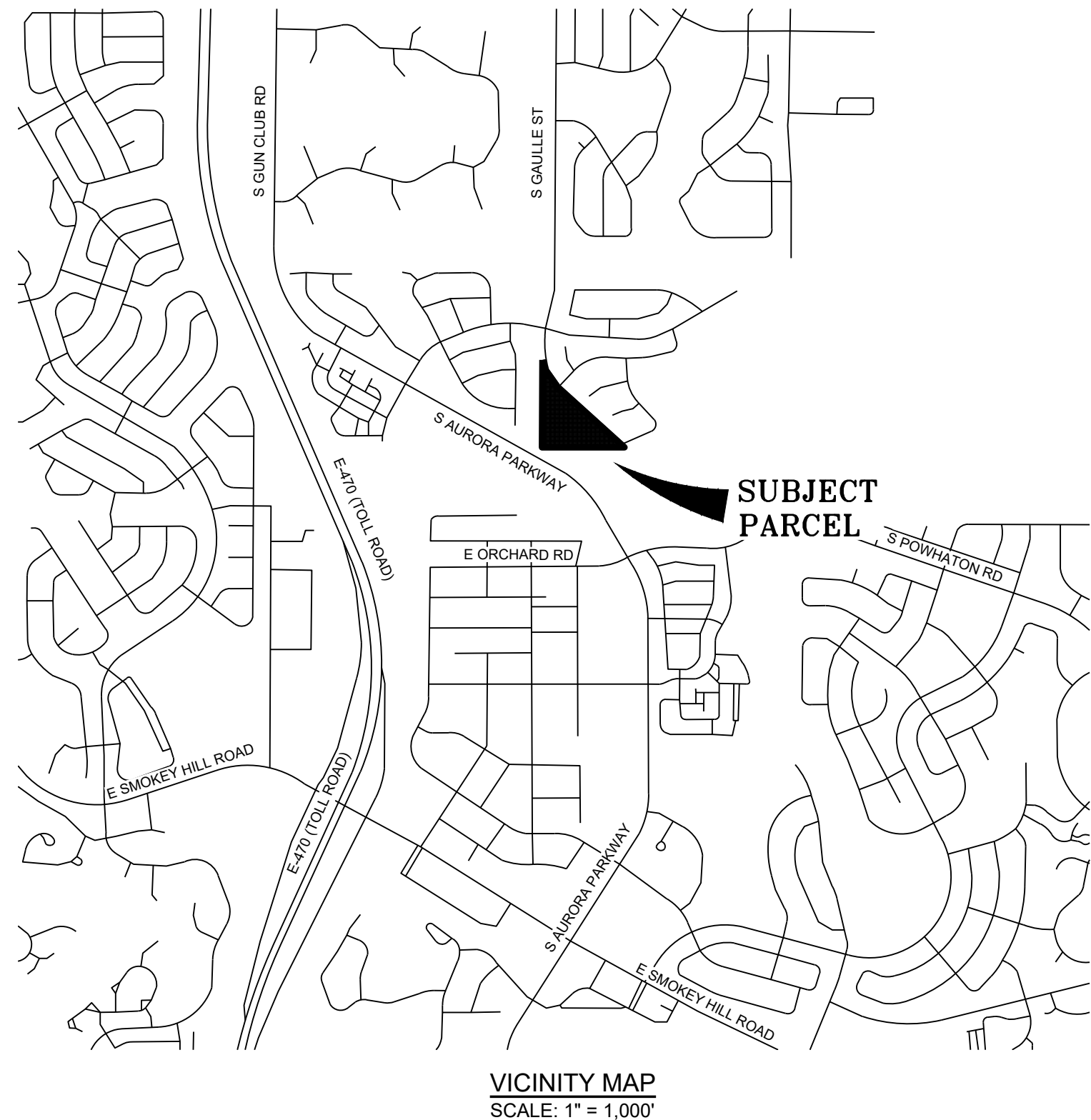
COVENANTS:

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 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.



VICINITY MAP
SCALE: 1" = 1,000'

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 LANES AND EMERGENCY AND SERVICE VEHICLE ROADS AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, T5S, R65W, 6TH PRINCIPAL MERIDIAN BEING MONUMENTED WITH A FOUND 1-1/2" COPPER WELD CAP SET IN A 4" DIAMETER CONCRETE PEDESTAL STAMPED "PUB SER CO COLO ENG DEPT ROW" AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 18 AND A CALCULATED POINT FROM FOUND REFERENCE MONUMENTS AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18, SAID BEARING IS N89°37'06"E.
- 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HCL ENGINEERING & SURVEYING, LLC TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. CT160498 WITH AN EFFECTIVE DATE OF 08/22/2019 PREPARED BY NORTH AMERICAN TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT.
- ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO DEVELOPMENT STANDARDS AS ADOPTED BY THE AURORA CITY COUNCIL IN ORDINANCE 96-74 AND 96-75.
- THE EASEMENTS HEREON SHOWN AND LABELED 6" GAS EASEMENTS ARE FOR THE EXCLUSIVE USE AS A GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- 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. (13-80-105 C.R.S. 2012)
- TRACTS A, B, C, AND D ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS ADJACENT TO SOUTH DE GAULLE STREET SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- CENTERLINE MONUMENTS WILL BE SET BY OTHERS AFTER THE COMPLETION OF CONSTRUCTION.

SURVEYOR'S CERTIFICATE:

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 ADJUSTMENT; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON 04/12/2019.

JULIAN SISNEROS, REGISTERED SURVEYOR
COLORADO NO. 38355
FOR AND ON BEHALF OF
HCL ENGINEERING & SURVEYING, LLC

DATE

OWNER

GB Capital, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
Geoffrey Babbitt

ITS MANAGER

STATE OF COLORADO)
) SS
ARAPAHOE COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, A.D. BY _____, AS

MANAGER OF GB Capital, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVES FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AND TRACTS 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.: _____



HCL ENGINEERS • SURVEYORS

HCL ENGINEERING & SURVEYING, L.L.C.
5600 S. QUEBEC ST. STE. 205B
GREENWOOD VILLAGE, CO 80111
PHONE: 303.773.1605
FAX: 303.773.3297
WWW.HCLENGINEERING.COM

SORREL RANCH SUBDIVISION
FILING NO. 11
SE 1/4, SECTION 18,
T5S, R65W, 6TH P.M.
CITY OF AURORA
ARAPAHOE COUNTY, CO

JOB NUMBER: 190017	DRAWN BY: AHE
DATE: 02/05/2020	CHECKED BY: RWH
SHEET NUMBER: 1	OF 3 SHEETS

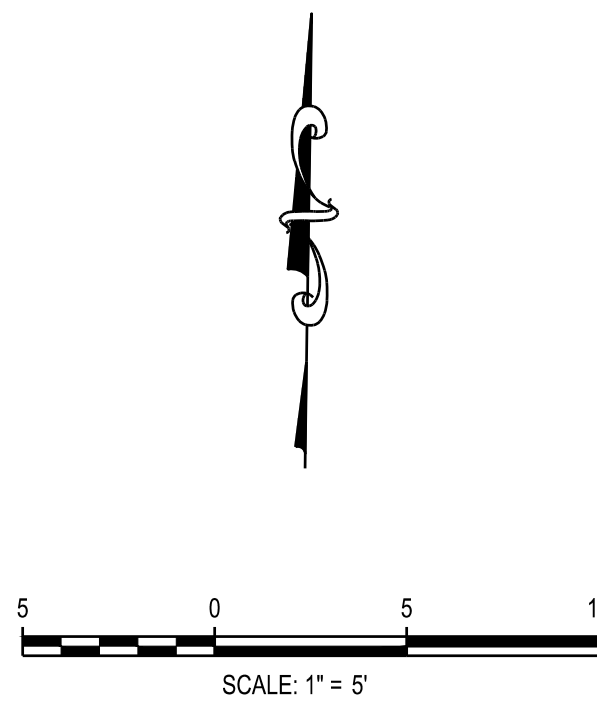
SORREL RANCH SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5

SITUATED IN THE SE 1/4 SECTION 18, T5S, R65W, 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PRELIMINARY
DOCUMENT



NW 1/4
SECTION 18
T5S, R65W
6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

NE 1/4
SECTION 18
T5S, R65W
6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

BASIS OF BEARINGS
N89°37'06"E 2656.36' (M)
N89°37'10"E 2656.33' (R)

NE CORNER SE 1/4
SECTION 18,
T5S, R65W, 6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO
(CALCULATED POINT
FROM FOUND REFERENCE
MONUMENTS)

7003
7002

POINT OF COMMENCEMENT.
NW CORNER SE 1/4 SECTION 18,
T5S, R65W, 6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

POINT OF
BEGINNING
N89°41'50"E 89.95'
(TIE)

105' COLORADO INTERSTATE GAS
COMPANY RIGHT OF WAY
EASEMENT AGREEMENT
RECEPTION NO. 3146905

TRACT C
SORREL RANCH SUBDIVISION FILING NO. 6
RECEPTION NO. B4219604
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

QUIT CLAIM DEED
RECEPTION NO. D0104373
APN: 2071-18-4-02-002
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

SW 1/4
SECTION 18
T5S, R65W
6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

SORREL RANCH
SUBDIVISION
FILING NO. 6

SE 1/4
SECTION 18
T5S, R65W
6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

SORREL RANCH
SUBDIVISION
FILING NO. 7

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°41'28"E	10.17'
L2	S42°03'43"W	11.98'
L5	S42°03'43"W	6.33'
L9	S00°18'10"E	37.24'
L10	S41°59'43"W	35.92'
L12	N48°00'04"W	13.45'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	354.98'	462.00'	44°01'24"	S25°12'37"E	346.31'
C2	31.19'	20.00'	89°20'55"	S02°32'52"E	28.12'
C3	18.79'	70.88'	15°11'21"	S49°39'23"W	18.73'
C4	25.40'	100.88'	14°25'40"	S50°02'14"W	25.33'
C5	1.34'	100.87'	0°45'41"	S42°26'33"W	1.34'
C6	41.30'	116.00'	20°23'57"	S31°51'44"W	41.08'
C7	35.13'	116.00'	17°21'13"	S12°59'09"W	35.00'
C8	9.34'	116.00'	4°36'43"	S02°00'12"W	9.33'
C9	26.74'	100.87'	15°11'21"	S07°53'51"E	26.66'
C10	13.15'	70.87'	10°37'44"	S10°10'40"E	13.13'
C11	5.64'	70.88'	4°33'38"	S02°34'59"E	5.64'
C41	36.97'	50.00'	42°21'53"	N20°52'46"E	36.13'
C42	31.42'	20.00'	90°00'00"	S86°59'56"W	28.28'
C43	59.15'	80.00'	42°21'53"	S20°52'46"W	57.81'
C46	76.87'	482.00'	9°08'16"	N43°25'56"W	76.79'

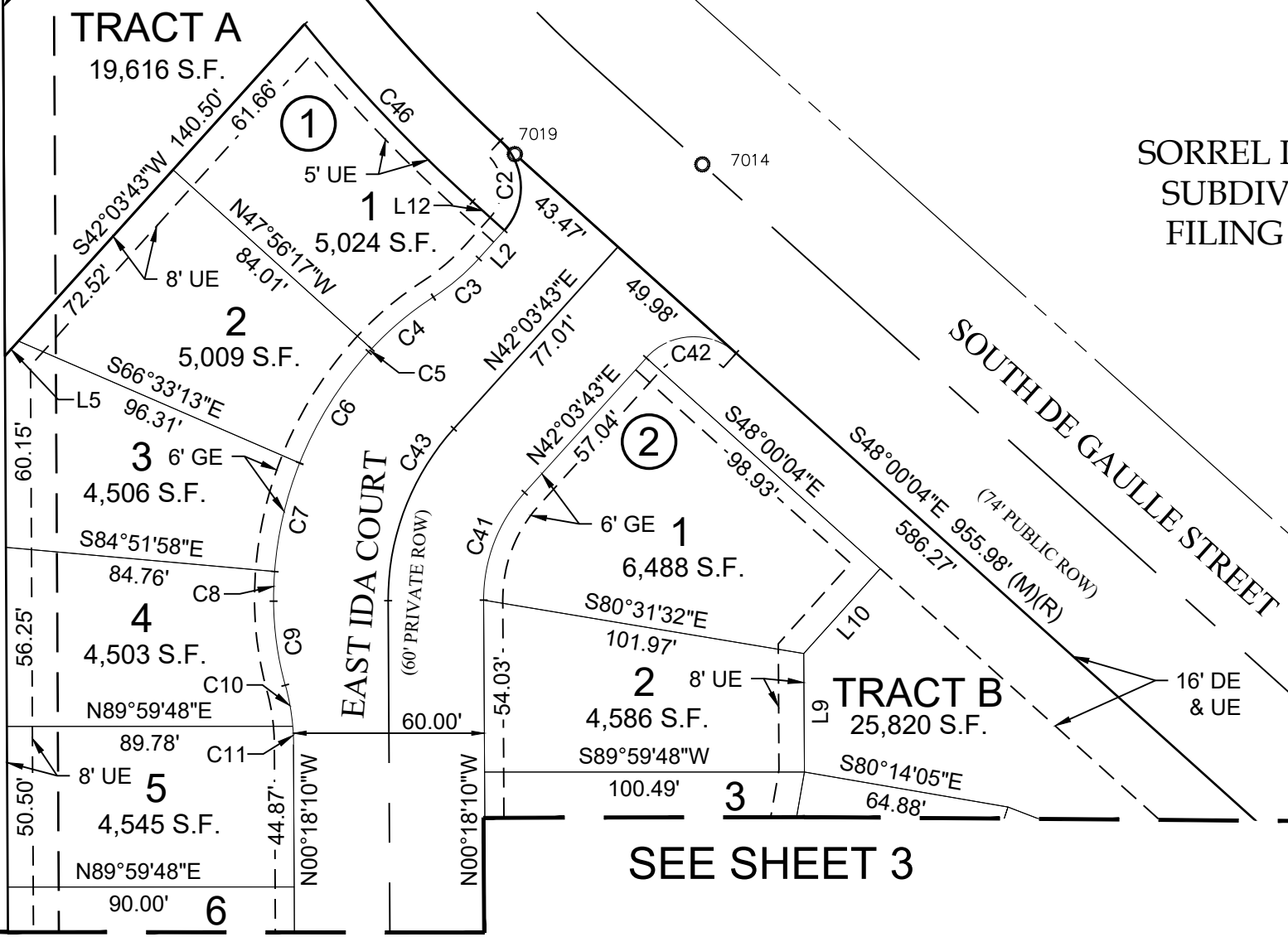
MONUMENT NOTES

7007 MONUMENT FOUND. SEE MONUMENT TABLE

MONUMENT TABLE	
NO.	DESCRIPTION
7000	FOUND NO. 6 REBAR WITH 3-1/4" ALUM. DISK "FARNSWORTH GROUP T5S R65W S18/S17 R.M. 10.00 2007 PLS 37947" (10.00' REFERENCE)
7001	FOUND NO. 6 REBAR WITH 3-1/4" ALUM. DISK "FARNSWORTH GROUP T5S R65W S18/S17 R.M. 10.00 2007 PLS 37947" (10.00' REFERENCE)
7002	FOUND MAG NAIL AND WASHER "FARNSWORTH RM PLS 37948" IN TOP OF CURB (31.28' REFERENCE)
7003	FOUND MAG NAIL AND WASHER "FARNSWORTH RM PLS 37948" IN TOP OF CURB (44.25' REFERENCE)
7005	FOUND 1-1/2" COPPER WELD CAP SET IN 4" DIA. CON. PEDESTAL STAMPED "PUB SER CO COLO ENG DEPT ROW"
7014	FOUND NO. 6 REBAR WITH 1" ALUMINUM CAP IN RANGE BOX "LS 30099"
7019	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 34980"
7013	FOUND MAG NAIL IN RANGE BOX
7012	FOUND TAG (ILLEGIBLE)
7018	FOUND NO. 5 REBAR WITH RED PLASTIC CAP "LS 29766"
7026	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 34580"
7028	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 34580"

LEGEND

	SUBJECT PARCEL BOUNDARY LINE
	SECTION LINE
	SUBDIVISION LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE, AS NOTED
	RIGHT-OF-WAY LINE
	TIE LINE
	CENTERLINE OF ROAD
	16' DRAINAGE EASEMENT
	4' UTILITY EASEMENT
	6' GAS EASEMENT
	8' UTILITY EASEMENT
	BLOCK NUMBER
	MEASURED
	RECORD
	PRINCIPAL MERIDIAN



HCL ENGINEERING & SURVEYING, L.L.C.
6600 S. QUEBEC ST., STE. 205B
GREENWOOD VILLAGE, CO 80111
PHONE: 303.773.1605
FAX: 303.773.3297
WWW.HCLENGINEERING.COM

SORREL RANCH SUBDIVISION
FILING NO. 11
SE 1/4, SECTION 18,
T5S, R65W, 6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, CO

JOB NUMBER: 190017	DRAWN BY: AHE
DATE: 02/05/2020	CHECKED BY: RWH
SHEET NUMBER: 2	OF 3 SHEETS

SORREL RANCH SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5

SITUATED IN THE SE 1/4 SECTION 18, T5S, R65W, 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PRELIMINARY
DOCUMENT

NW 1/4
SECTION 18
T5S, R65W
6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

NE 1/4
SECTION 18
T5S, R65W
6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

NE CORNER SE 1/4
SECTION 18,
T5S, R65W, 6TH P.M.,
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO
(CALCULATED POINT
FROM FOUND REFERENCE
MONUMENTS)

BASIS OF BEARINGS
N89°37'06"E 2656.36' (M)
N89°37'10"E 2656.33' (R)

POINT OF COMMENCEMENT.
NW CORNER SE 1/4 SECTION 18,
T5S, R65W, 6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

SW 1/4
SECTION 18
T5S, R65W
6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

SE 1/4
SECTION 18
T5S, R65W
6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

SORREL RANCH
SUBDIVISION
FILING NO. 7

SORREL RANCH
SUBDIVISION
FILING NO. 6

TRACT C
SORREL RANCH SUBDIVISION FILING NO. 6
RECEPTION NO. B4219604
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

105' COLORADO INTERSTATE G.
COMPANY RIGHT OF WAY
EASEMENT AGREEMENT
RECEPTION NO. 3148905

S00°18'10"E 2629.17'

16' UTILITY
EASEMENT
RECEPTION
NO. B5094171

SOUTH AURORA PARKWAY
RECEPTION NO. B2009693
(144' R.O.W.)

S 1/4 SECTION 18,
T5S, R65W, 6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO
(CALCULATED POINT
FROM FOUND REFERENCE
MONUMENTS)

SEE SHEET 2

TRACT B
25,820 S.F.

UNPLATTED

QUIT CLAIM DEED
RECEPTION NO. D8029490
APN: 2071-18-4-00-293
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

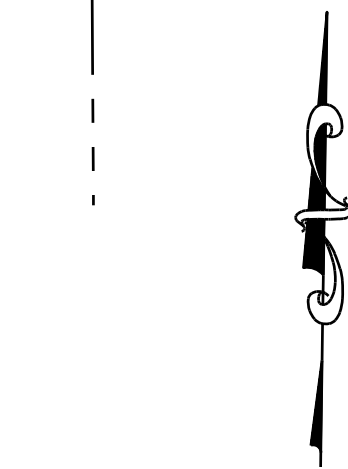
MONUMENT NOTES

○ MONUMENT FOUND. SEE MONUMENT TABLE

LEGEND

	SUBJECT PARCEL BOUNDARY LINE
	SECTION LINE
	SUBDIVISION LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE, AS NOTED
	RIGHT-OF-WAY LINE
	TIE LINE
	CENTERLINE OF ROAD
	16" DRAINAGE EASEMENT
	4" UTILITY EASEMENT
	6" GAS EASEMENT
	8" UTILITY EASEMENT
	BLOCK NUMBER
	MEASURED
	RECORD
	PRINCIPAL MERIDIAN

○ 7003
○ 7002



50 0 50 100
SCALE: 1" = 50'

LINE TABLE		
LINE #	BEARING	DISTANCE
L3	S00°18'10"E	4.77'
L4	S89°59'48"W	20.00'
L6	N00°18'10"W	16.83'
L7	S48°00'04"E	7.37'
L8	S48°00'04"E	7.53'
L11	S54°36'59"W	38.00'

MONUMENT TABLE	
NO.	DESCRIPTION
7000	FOUND NO. 6 REBAR WITH 3-1/4" ALUM. DISK "FARNSWORTH GROUP T5S R65W S18/S17 R.M. 10.00 2007 PLS 37947" (10.00' REFERENCE)
7001	FOUND NO. 6 REBAR WITH 3-1/4" ALUM. DISK "FARNSWORTH GROUP T5S R65W S18/S17 R.M. 10.00 2007 PLS 37947" (10.00' REFERENCE)
7002	FOUND MAG NAIL AND WASHER "FARNSWORTH RM PLS 37948" IN TOP OF CURB (31.28' REFERENCE)
7003	FOUND MAG NAIL AND WASHER "FARNSWORTH RM PLS 37948" IN TOP OF CURB (44.25' REFERENCE)
7005	FOUND 1-1/2" COPPER WELD CAP SET IN 4" DIA. CON. PEDESTAL STAMPED "PUB SER CO COLO ENG DEPT ROW"
7007	FOUND CHISELED "X" ON S/ SIDE OF 2' X 2' CONCRETE PAD FOR "P TEST" BOX
7008	FOUND DOUBLE HEADED NAIL & BRASS DISC "CITY OF AURORA"
7009	FOUND NO. 5 REBAR
7020	FOUND NO. 5 REBAR WITH ALUMINUM CAP "LS 30099"
7015	FOUND NO. 6 REBAR WITH 1" ALUMINUM CAP IN RANGE BOX "LS 30099"
7016	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP CAP "LS 34580"
7017	FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP CAP "LS 38449"

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C12	17.69'	50.28'	20°09'40"	S09°46'40"W	17.60'
C13	28.25'	80.28'	20°09'40"	S09°46'40"W	28.10'
C14	19.97'	78.00'	14°39'59"	S07°38'10"E	19.91'
C15	35.30'	78.00'	25°55'39"	S27°55'59"E	35.00'
C16	16.14'	78.00'	11°51'13"	S46°49'25"E	16.11'
C17	35.81'	78.00'	26°18'30"	S65°54'17"E	35.50'
C18	14.90'	78.00'	10°56'41"	S84°31'52"E	14.88'
C19	28.25'	80.28'	20°09'40"	N79°54'58"E	28.10'
C20	2.39'	50.28'	2°43'42"	N71°11'59"E	2.39'
C21	15.30'	50.28'	17°25'58"	N81°16'49"E	15.24'
C22	22.81'	79.57'	16°25'30"	S81°47'03"E	22.73'
C23	11.28'	79.57'	8°07'28"	S77°38'02"E	11.27'
C24	11.53'	79.57'	8°18'03"	S85°50'47"E	11.52'
C25	31.26'	111.50'	16°03'53"	N81°57'51"E	31.16'
C26	40.90'	111.50'	21°01'00"	N63°25'25"E	40.67'
C27	3.26'	111.50'	1°40'34"	S52°04'37"W	3.26'
C28	28.19'	20.00'	80°45'36"	N88°22'52"W	25.91'
C29	31.42'	20.00'	90°00'00"	N03°00'04"W	28.28'
C30	16.75'	20.00'	47°59'52"	S65°59'52"W	16.27'
C31	15.66'	10.00'	89°42'02"	N45°09'11"W	14.11'
C32	23.64'	15.00'	90°17'58"	N44°50'49"E	21.27'
C33	57.37'	44.00'	74°42'08"	S52°38'26"W	53.39'
C34	17.10'	44.00'	22°16'21"	S04°09'12"W	17.00'
C35	35.48'	44.00'	46°12'16"	N30°05'06"W	34.53'
C36	35.40'	44.00'	46°05'34"	N76°14'02"W	34.45'
C37	49.03'	44.00'	63°50'45"	S48°47'49"W	46.53'
C38	10.39'	18.00'	33°04'31"	S33°24'41"W	10.25'
C39	12.58'	18.00'	40°02'51"	S69°58'22"W	12.33'
C40	23.48'	15.00'	89°42'02"	N45°09'11"W	21.16'
C44	62.62'	40.00'	89°42'02"	S45°09'11"E	56.42'
C45	61.71'	75.00'	47°08'45"	N66°25'25"E	59.99'
C48	8.38'	15.00'	32°00'57"	S16°18'39"E	8.27'

SORREL RANCH SUBDIVISION
FILING NO. 11
SE 1/4, SECTION 18,
T5S, R65W, 6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, CO

HCL ENGINEERING & SURVEYING, L.L.C.
6800 S. QUEBEC ST., STE. 205B
GREENWOOD VILLAGE, CO 80111
PHONE: 303.773.1605
FAX: 303.773.3297
WWW.HCLENGINEERING.COM

JOB NUMBER: 180017
DATE: 02/05/2020
SHEET NUMBER: 3 OF 3 SHEETS

HCL
ENGINEERS • SURVEYORS