

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 6



KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309, AND A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000096730, BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **THE AURORA HIGHLANDS SUBDIVISION FILING NO. 35**, 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.

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 136624-08

Drawn By: RBA

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 35
A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 6

COVENANTS:

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY
HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA ("CITY");

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, 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.

THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE
OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR
PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD
PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND
OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN,
ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT
ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES,
CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND
ANY OTHER APPURTENANCES NECESSARY , AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED
ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE "UTILITY EASEMENT"FOR ONE OR MORE PUBLIC
UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE
NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC
UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER
OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT
OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH
INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE,
OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT,
WITHOUT LIABILITY TO THE CITY FOR DAMAGE ARISING THEREFROM.

THE AREA(S) LABELED "FIRE LANE EASEMENT"("FIRE LANE EASEMENT AREA") HEREON DEPICT EASEMENT(S)
HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT,
PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT,
RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: FACILITIES, AND ALL
FIXTURES, DEVICES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A FIRE
LANE OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENT;
TOGETHER WITH THE RIGHT–OF–WAY FOR INGRESS AND EGRESS OF EMERGENCY AND SERVICE VEHICLES
OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENTS, WHICH SAID
LANES TO BE DEDICATED AND DESIGNATED AS FIRE LANE EASEMENTS AND EMERGENCY AND SERVICE
VEHICLE ROADS; FIRE LANE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY EACH OWNER OF
THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA AT NO COST TO THE CITY IN ACCORDANCE
WITH CURRENT CITY STANDARDS FOR FIRE LANE EASEMENTS AND SHALL BE POSTED BY SUCH OWNER
WITH SIGNS STATING "NO PARKING – FIRE LANE" IN ACCORDANCE WITH THE CITY CODE OF AURORA,
COLORADO (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "FIRE LANE FACILITIES").
OWNER ALSO GRANTS THE CITY THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH
SAID FIRE LANE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT
INTERFERE OR ENDANGER ANY FIRE LANE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION
AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. OWNER HAS RESPONSIBILITY AND LEGAL LIABILITY FOR
THE FIRE LANE EASEMENT AREA, CONSTRUCTION OF FIRE LANE FACILITIES AND CONTINUOUS MAINTENANCE
OF THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES, AND ALL OTHER ITEMS LOCATED BELOW GRADE
LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE FIRE LANE EASEMENT AREA; ALL AT NO
COST TO THE CITY. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR
LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES OR THEIR MAINTENANCE, MAY
ENTER THE FIRE LANE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING,
MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE EASEMENT OR FIRE LANE FACILITIES AT THE
EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY
DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE
THE CITY FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION,
COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN
THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE
FIRE LANE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE
FIRE LAND EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED AS "STORM SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY
THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY,
INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE,
OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME
AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES
AND APPURTENANCES TO STORM COLLECTION MAINS AND TRANSMISSION MAINS, LINES, DRAINS, AND
IRRIGATION LINES AND ALL FACILITIES, FIXTURES, DEVICES, APPURTENANCES AND STRUCTURES
WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT
TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS
AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY
CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE
COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

COVENANTS CONTINUED:

THE AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER
TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL,
CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE,
PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY
BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND
APPURTENANCES TO WATER LINES, WATER MAINS, METERS, FIRE HYDRANTS CONDUITS, VAULTS, METERS,
VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES
INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND
APPURTENANCES THERETO, AND ALL FACILITIES, AND FIXTURES, DEVICES AND STRUCTURES AND
APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO
MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE
AREAS LABELED AS "WATER EASEMENT"FOR AND BEING FURTHER SUBJECT TO THOSE TERMS AND
CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS"
RECORDED ON 04/10/2024 IN THE RECORDS OF THE ADAMS, ARAPAHOE, DOUGLAS COUNTY CLERK AND
RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY)
E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

THE AREA(S) LABELED AS "SANITARY SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED
BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO
SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE,
REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM
TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL
IMPROVEMENTS, FACILITIES AND APPURTENANCES TO SANITARY SEWER COLLECTION MAINS AND
TRANSMISSION MAINS, LINES AND ALL FACILITIES, FIXTURES, DEVICES AND STRUCTURES AND
APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING
FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL
EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE
ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS
COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875,
RESPECTIVELY.

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".
- BEARINGS ARE BASED ON THE ASSUMED BEARING OF SOUTH 00°22'39" EAST, A DISTANCE OF 2658.28
FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65
WEST OF THE 6TH P.M., BEING MONUMENTED BY A FOUND 5/8" ALUMINUM ROD WITH A 3" ALUMINUM CAP
STAMPED "GES, 1/4, S19/S20, T3S R65W, LS 17488" 0.5± BELOW THE SURFACE PER MONUMENT RECORD
ACCEPTED ON APRIL 3, 1995 BY PLS 24960 AT THE WEST QUARTER CORNER OF SAID SECTION 20, AND A
FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA, LS 16848, T3S, 19/20/30/29, R65W,
1989" 1.0± BELOW SURFACE PER MONUMENT RECORD ACCEPTED ON SEPTEMBER 30, 2018 BY PLS 38318
AT THE SOUTHWEST CORNER OF SAID SECTION 20 AND MONUMENTED AS SHOWN HEREON, WITH ALL
BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- 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.
- 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.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS
THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS–1234573C–CO, DATED SE[TEMBER 26, 2024 AT
5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS–OF–WAY, EASEMENT(S) AND
ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO
DETERMINE OWNERSHIP, RIGHT(S)–OF–WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR
LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO
18–4–508 CRS.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO JACKSON GAP STREET, KEWAUNEE STREET, EAST 41ST
WAY, RESERVE BOULEVARD AND EAST 42ND 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.
- TRACTS A, B, C, D, E, F, G, AND H ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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.
- AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE
SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.
- A TELECOMMUNICATIONS EASEMENT RECORDED OCTOBER 17, 2019 AT RECEPTION NO. 2019000089102
COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.
- A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED JULY 10, 2019 AT RECEPTION NO.
2019000053755 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A
PLOTTABLE ITEM.

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF RESERVE BOULEVARD, AS SHOWN ON SAID THE
AURORA HIGHLANDS SUBDIVISION FILING NO. 1;

THENCE ALONG THE EASTERLY RIGHT–OF–WAY OF SAID RESERVE BOULEVARD, SOUTH 05°32'35"
WEST, A DISTANCE OF 817.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY
HAVING A RADIUS OF 965.00 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT–OF–WAY AND SOUTHERLY ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 20°19'11", AN ARC LENGTH OF 342.23 FEET TO A POINT OF
CUSP WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS
POINT OF SAID CURVE BEARS NORTH 75°13'24"EAST;

THENCE DEPARTING SAID EASTERLY RIGHT–OF–WAY, NORTHEASTERLY ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 93°09'15", AN ARC LENGTH OF 32.52 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 78°22'39" EAST, A DISTANCE OF 165.76 FEET TO THE
BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 682.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°57'03", AN ARC
LENGTH OF 368.41 FEET;

THENCE NON–TANGENT TO SAID CURVE, SOUTH 34°03'52" EAST, A DISTANCE OF 108.98 FEET;

THENCE NORTH 43°26'30" EAST, A DISTANCE OF 84.00 FEET;

THENCE NORTH 38°31'10" EAST, A DISTANCE OF 67.68 FEET;

THENCE NORTH 34°07'55" EAST, A DISTANCE OF 67.54 FEET;

THENCE NORTH 29°45'04" EAST, A DISTANCE OF 67.47 FEET;

THENCE NORTH 25°22'24" EAST, A DISTANCE OF 67.45 FEET;

THENCE NORTH 20°59'41" EAST, A DISTANCE OF 67.50 FEET;

THENCE NORTH 17°41'03" EAST, A DISTANCE OF 34.53 FEET;

THENCE NORTH 14°22'04" EAST, A DISTANCE OF 67.69 FEET;

THENCE NORTH 09°58'26" EAST, A DISTANCE OF 67.72 FEET;

THENCE NORTH 07°47'35" EAST, A DISTANCE OF 60.05 FEET;

THENCE NORTH 10°06'31" EAST, A DISTANCE OF 60.19 FEET;

THENCE NORTH 12°34'39" EAST, A DISTANCE OF 60.46 FEET;

THENCE NORTH 15°09'20" EAST, A DISTANCE OF 65.52 FEET;

THENCE NORTH 18°34'32" EAST, A DISTANCE OF 101.59 FEET;

THENCE NORTH 21°36'09" EAST, A DISTANCE OF 46.31 FEET;

THENCE NORTH 56°01'24" WEST, A DISTANCE OF 288.94 FEET;

THENCE NORTH 70°41'31" WEST, A DISTANCE OF 51.87 FEET;

THENCE NORTH 74°35'04" WEST, A DISTANCE OF 51.20 FEET;

THENCE NORTH 78°40'36" WEST, A DISTANCE OF 36.09 FEET;

THENCE NORTH 82°35'35" WEST, A DISTANCE OF 52.48 FEET;

THENCE NORTH 87°13'00" WEST, A DISTANCE OF 52.08 FEET;

THENCE NORTH 89°55'05" WEST, A DISTANCE OF 9.02 FEET;

THENCE SOUTH 89°40'59" WEST, A DISTANCE OF 354.98 FEET;

THENCE NORTH 84°27'25" WEST, A DISTANCE OF 23.22 FEET TO THE NORTHERLY PROLONGATION
OF SAID EASTERLY RIGHT–OF–WAY OF RESERVE BOULEVARD;

THENCE ALONG SAID NORTHERLY PROLONGATION, SOUTH 05°32'35" WEST, A DISTANCE OF 87.84
FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 876,661 SQUARE FEET OR 20.125 ACRES, MORE OR LESS.

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AzTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 136624-08

Drawn By: RBA

DATE OF
PREPARATION:

06-10-2024

SCALE:

N/A

SHEET 2 OF 6

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 35

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 6

W 1/4 CORNER SECTION 20, T.3S., R.65W., 6TH P.M.
FOUND 5/8" ALUMINUM ROD WITH A 3" ALUMINUM
CAP STAMPED "G.E.S., 1/4, S19/S20, T3S R65W, LS
17488" 0.5"± BELOW THE SURFACE PER MONUMENT
RECORD ACCEPTED ON APRIL 3, 1995 BY PLS 24960

TRACT A
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC. NO. 2019000089309

POINT OF
BEGINNING
NORTHEAST CORNER OF
RESERVE BOULEVARD

E 42ND AVE
(VARIABLE WIDTH PUBLIC ROW)
REC. NO. 2019000089309

TRACT O
TRACT P
BLOCK 10
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 14
REC. NO. 2021000148457

TRACT Q
TRACT R
TRACT S
TRACT T
TRACT U

E 41ST AVE
(VARIABLE WIDTH PUBLIC ROW)
REC. NO. 2021000148457

TRACT V
TRACT W
TRACT X
TRACT Y
TRACT Z

TRACT AA
TRACT AB
TRACT AC
TRACT AD
TRACT AE

TRACT AF
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TRACT AJ

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TRACT AL
TRACT AM
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TRACT AO

TRACT AP
TRACT AQ
TRACT AR
TRACT AS
TRACT AT

TRACT AU
TRACT AV
TRACT AW
TRACT AX
TRACT AY

TRACT AZ

WESTERLY LINE OF
REC. NO. 2020000096730

S89°40'59"W 354.98'

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A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 5

SHEET 4 OF 5



SEE SHEET 6 FOR
LEGEND



AZTEC
CONSULTANTS, INC.

DATE OF PREPARATION:	06-10-2024
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SCALE:	1" = 50'
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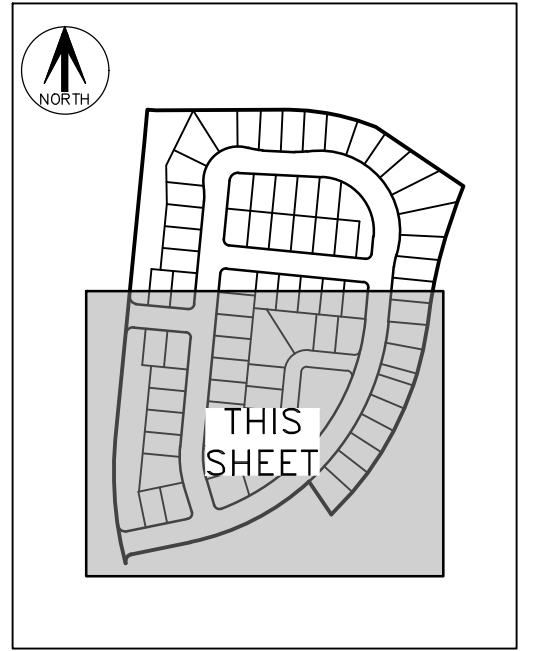
S H E E T 4 O F 5

AzTec Proj. No.: 136624-08

Drawn By: RBA

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 35

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



KEY MAP
N.T.S.

SEE SHEET 3 FOR
LINE AND CURVE
TABLES &
MONUMENT LEGEND

SEE SHEET 6 FOR
LEGEND

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASMENT
F.L.E.	FIRE LANE EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE

TRACT A
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC. NO. 2019000089309

0' 25' 50' 100'
SCALE: 1" = 50'

AZTEC
CONSULTANTS, INC.

AzTec Proj. No: 136624-08

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

Drawn By: RBA

DATE OF
PREPARATION: 06-10-2024

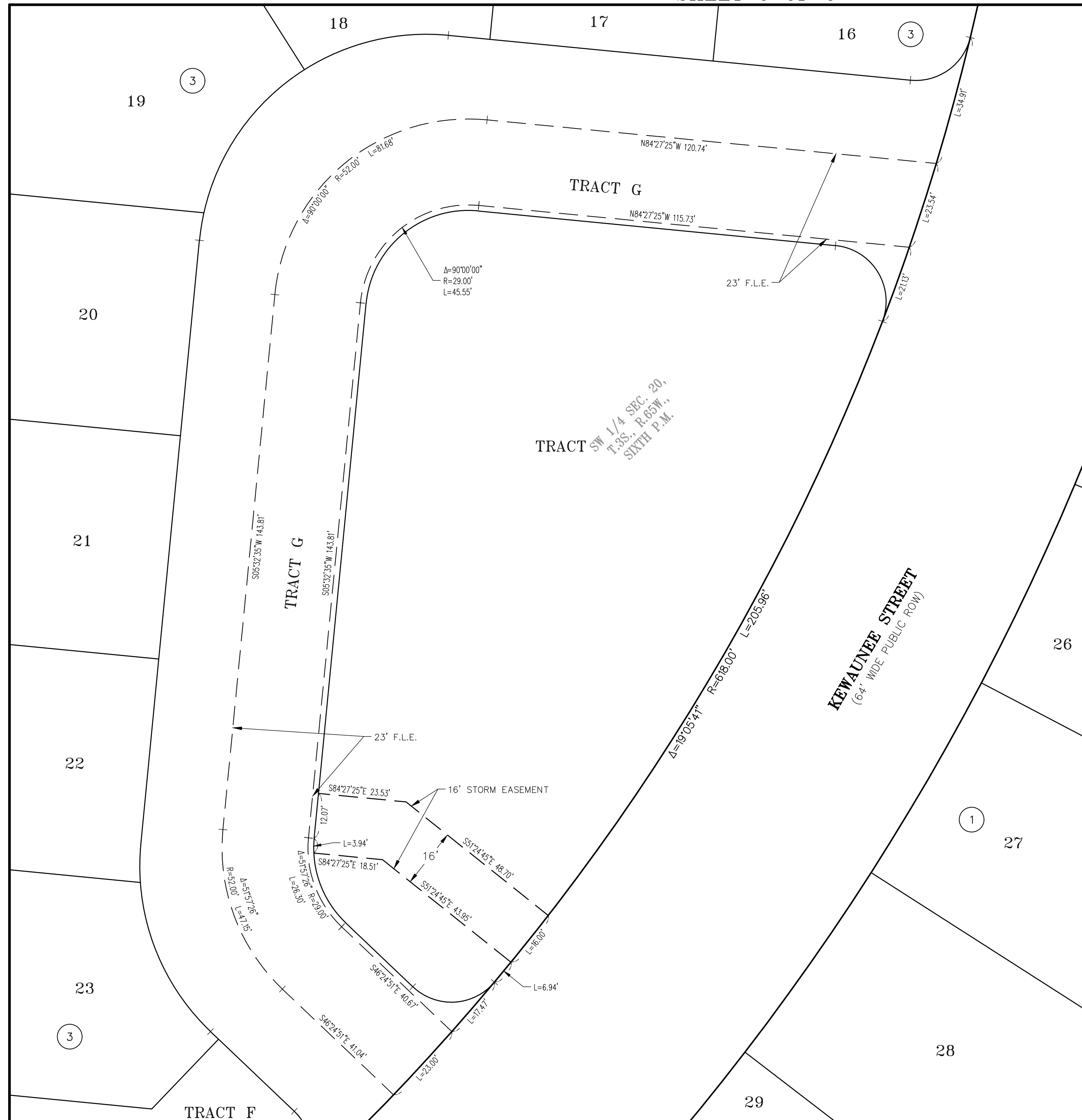
SCALE: 1" = 50'

SHEET 5 OF 6



THE AURORA HIGHLANDS SUBDIVISION FILING NO. 35

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 6



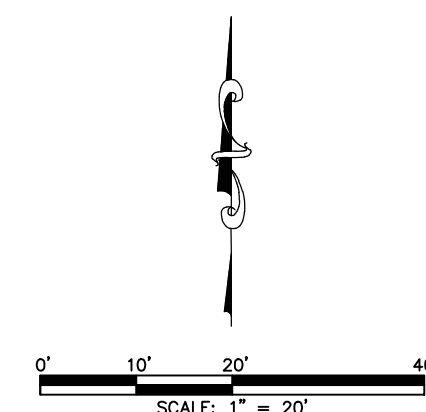
LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
F.L.E.	FIRE LANE EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER

NOTE: TRACT A IS A DRAINAGE EASEMENT IN ITS ENTIRETY.

NOTE: TRACT G IS AN ACCESS, DRAINAGE, AND UTILITY EASEMENT IN ITS ENTIRETY.

SEE SHEET 3 FOR
LINE AND CURVE
TABLES &
MONUMENT LEGEND



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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CONSULTANTS, INC.

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300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

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DATE OF PREPARATION:	06-10-2024
SCALE:	1" = 20'
SHEET 6 OF 6	