



Planning  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

*AuroraGov.org*

April 22, 2025

Matt Hopper  
Aerotropolis Area Coordinating Metro District  
8390 E. Crescent Pkwy Ste 300  
Greenwood Village, CO 80111

**Re: Fourth Submission Review: The Aurora Highlands North Area B Roads - Replat**  
Application Number: DA-2062-55  
Case Number: 2024-3009-00

Dear Matt Hopper:

Thank you for your submission. We have reviewed your plans and attached our comments along with this cover letter. Several items remain to be addressed; therefore, you will need to make another submission. Please revise your previous work and send us a new submission on or before May 13, 2025.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Please be advised, projects that go one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please give me a call. I can be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Jeff Killian - Matrix Design Group  
Partick Chelin – Bowman  
Jacob Cox, Director of Development Services  
Justin Andrews, ODA  
Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\2000-2099\2062-55rev4



## *Fourth Submission Review*

### COMMENTS FROM OTHER DEPARTMENTS

#### **2. Land Development Services** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

2A. Provide access for Tracts M, N and O. Access should be platted prior to this plat approval and shown to meet the access requirement(s).

AZTEC – Added access easement in their entirety to Tracts E, F, G, N, & Q. Tracts M, N, & O have access from N Reserve Blvd and 38<sup>th</sup> Parkway.

2B. Add the date of field work to the surveyor's certificate.

AZTEC – This date will be added when we are ready to record this Plat.

2C. Revise the legal description to confirm curve tangency per the closure report, remove redundant calls, and match the closure report area.

AZTEC – Addressed

2D. Revise "N BNDY OF TRACT A" to "N BNDY OF TRACT H" on Sheets 4 and 6.

AZTEC – Addressed

2E. Confirm Tract G has access.

AZTEC – Added access easement in their entirety to Tracts E, F, G, N, & Q. Tract G has access from N reserve Blvd through Tracts E & F.

2F. All easements by separate document need to have the recording information added or be removed from the plat.

AZTEC – All easements and Plats that will not be recorded before this Plat records have been removed.

2G. Add 10' utility easements in tracts that abut future road right-of-way.

AZTEC – Addressed

2H. Detail the south end of N. Reserve Boulevard.

2I. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.

AZTEC – Legal Counsel will obtain Statement of Authoritys.

2J. Provide an updated Title Commitment to be dated within 30 calendar days of when the plat is sent in for recording.

AZTEC – Latest title commitment added. Will need an updated title commitment when we get approval to move to signatures and record.

2K. Please send in the Certificate of Taxes Due obtained from the County Treasurer's office showing they are paid in full up to and through the plat approval date of recording. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording),

AZTEC – Tac Certs will be ordered when we get approval to move to signatures and record.

2L. Please be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

AZTEC – Comment Noted. Thank You!

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND  
A PARCEL OF LAND SITUATED IN THE SECTIONS 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 7

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 RECORDED AT RECEPTION NO. 202400006167, 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 SECTIONS 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE SHEET 3 FOR LEGAL DESCRIPTION.

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. 30, 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.

COVENANTS

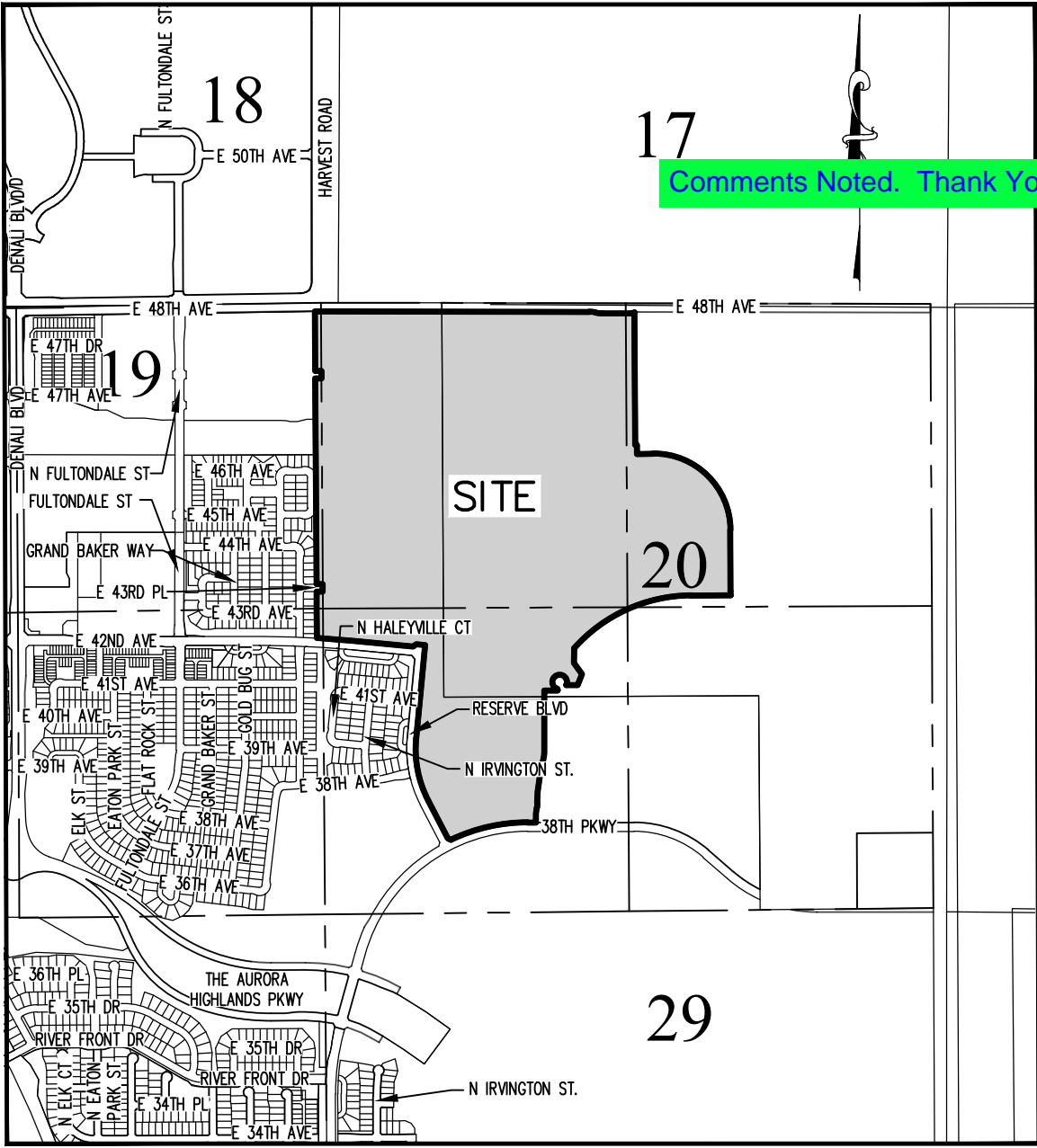
THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA ("CITY");

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 "DRAINAGE EASEMENT" ("DRAINAGE 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: STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE DRAINAGE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE 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, UPON REQUEST, 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 DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.



THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30
A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND
A PARCEL OF LAND SITUATED IN THE SECTIONS 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 7

OWNER:

GVRE 470 LLC, A COLORADO LIMITED LIABILITY COMPANY

BY:

NAME:

IT'S:

STATE OF )

)SS

COUNTY OF )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF

20 AD. BY

AS OF

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

OWNER:

AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION

BY:

NAME:

IT'S:

STATE OF )

)SS

COUNTY OF )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF

20 AD. BY

AS OF CGF MANAGEMENT, INC., A NEVADA CORPORATION,
MANAGER OF AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

OWNER:

GVR KING LLC, A COLORADO LIMITED LIABILITY COMPANY

BY:

NAME:

IT'S:

STATE OF )

)SS

COUNTY OF )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF

20 AD. BY

AS OF

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

OWNER:

AURORA HIGHLANDS HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY:

NAME:

IT'S:

STATE OF )

)SS

COUNTY OF )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF

20 AD. BY

AS OF

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

OWNER:

RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION

BY:

NAME:

IT'S:

STATE OF )

)SS

COUNTY OF )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF

20 AD. BY

AS OF

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

FOR REVIEW
DO NOT RECORD

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.: 132423-11
Drawn By: BJM

Table with 2 columns: Field (DATE OF PREPARATION, SCALE, SHEET), Value (01-30-2024, N/A, 2 OF 7)

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30  
A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND  
A PARCEL OF LAND SITUATED IN THE SECTIONS 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 7

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, WHENCE THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 BEARS SOUTH 00°20'41" EAST, A DISTANCE OF 2,657.11 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE ALONG SAID WEST LINE, SOUTH 00°20'41" EAST, A DISTANCE OF 76.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 202500002162, IN SAID OFFICIAL RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY AND ALONG THE SOUTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 202500002157, IN SAID OFFICIAL RECORDS, THE FOLLOWING SIX (6) COURSES:

1. SOUTH 89°53'06" EAST, A DISTANCE OF 2,326.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 275.00 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.09 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 325.00 FEET;
3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 65.11 FEET;
4. TANGENT TO SAID CURVE, SOUTH 89°53'06" EAST, A DISTANCE OF 199.62 FEET;
5. SOUTH 89°53'15" EAST, A DISTANCE OF 46.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 64.50 FEET;
6. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°02'30", AN ARC LENGTH OF 29.32 FEET;

THENCE DEPARTING SAID LAST DESCRIBED SOUTHERLY BOUNDARY, SOUTH 00°19'01" EAST, A DISTANCE OF 1,149.83 FEET;

THENCE NORTH 89°40'59" EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 00°19'01" EAST, A DISTANCE OF 78.00 FEET;

THENCE NORTH 89°40'59" EAST, A DISTANCE OF 141.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 665.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 1,044.58 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°19'01" EAST, A DISTANCE OF 529.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 785.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'02", AN ARC LENGTH OF 37.92 FEET;

See closure report

THENCE NON-TANGENT TO SAID CURVE, SOUTH 89°40'59" WEST, A DISTANCE OF 28.71 FEET;

Addressed

THENCE SOUTH 89°40'59" WEST, A DISTANCE OF 315.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,370.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°59'20", AN ARC LENGTH OF 1,147.46 FEET;

THENCE SOUTH 01°18'30" WEST, A DISTANCE OF 126.54 FEET;

THENCE SOUTH 35°59'36" EAST, A DISTANCE OF 120.30 FEET;

THENCE SOUTH 22°07'32" WEST, A DISTANCE OF 101.70 FEET;

THENCE NORTH 89°59'57" WEST, A DISTANCE OF 99.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 63.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 66°45'14" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 269°53'09", AN ARC LENGTH OF 296.75 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°38'23", AN ARC LENGTH OF 17.45 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 2.26 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 115.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 540.00 FEET;

THENCE SOUTH 05°25'52" WEST, A DISTANCE OF 30.14 FEET;

THENCE SOUTH 13°50'11" WEST, A DISTANCE OF 47.65 FEET;

THENCE SOUTH 12°23'51" WEST, A DISTANCE OF 52.64 FEET;

THENCE SOUTH 10°53'15" WEST, A DISTANCE OF 52.64 FEET;

LEGAL DESCRIPTION CONTINUED

THENCE SOUTH 09°22'38" WEST, A DISTANCE OF 52.64 FEET;

THENCE SOUTH 07°52'01" WEST, A DISTANCE OF 52.64 FEET;

THENCE SOUTH 06°21'24" WEST, A DISTANCE OF 52.64 FEET;

THENCE SOUTH 04°50'48" WEST, A DISTANCE OF 52.64 FEET;  
THENCE SOUTH 03°24'43" WEST, A DISTANCE OF 47.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,997.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 87°16'04" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'27", AN ARC LENGTH OF 38.02 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 07°35'41" WEST, A DISTANCE OF 57.23 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 76.80 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT H;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND THE SOUTHWESTERLY BOUNDARY OF SAID TRACT H THE FOLLOWING TEN (10) COURSES:

1. NORTH 90°00'00" WEST, A DISTANCE OF 72.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,543.00 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°28'57", AN ARC LENGTH OF 686.26 FEET;
3. NON-TANGENT TO SAID CURVE, NORTH 65°46'33" WEST, A DISTANCE OF 31.61 FEET;
4. NORTH 27°30'34" WEST, A DISTANCE OF 369.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 965.00 FEET;
5. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°03'09", AN ARC LENGTH OF 556.68 FEET;
6. TANGENT TO SAID CURVE, NORTH 05°32'35" EAST, A DISTANCE OF 817.45 FEET;
7. NORTH 84°27'25" WEST, A DISTANCE OF 79.43 FEET;
8. SOUTH 50°32'35" WEST, A DISTANCE OF 35.36 FEET;
9. NORTH 84°27'25" WEST, A DISTANCE OF 529.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 8,043.00 FEET;
10. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°11'50", AN ARC LENGTH OF 308.43 FEET TO THE WESTERLY LINE OF THE 30.00 FOOT WIDE NON-EXCLUSIVE EASEMENT DESCRIBED AS EXHIBIT A IN THE EASEMENT DEED AND TEMPORARY CONSTRUCTION EASEMENT RECORDED NOVEMBER 17, 2009 AT RECEPTION NO. 2009000085352 AND DECEMBER 02, 2015 AT RECEPTION NO. 2015000100920, IN SAID OFFICE OF THE CLERK AND RECORDER, AND RECORDED OCTOBER 31, 2006 AT RECEPTION NO. B6155188, IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO;

Redundant?

Removed

THENCE NON-TANGENT TO SAID CURVE, DEPARTING SAID LAST DESCRIBED SOUTHERLY BOUNDARY ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

1. NON-TANGENT TO SAID CURVE, NORTH 00°22'39" WEST, A DISTANCE OF 255.85 FEET;
2. NORTH 00°20'41" WEST, A DISTANCE OF 147.71 FEET;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°40'59" EAST, A DISTANCE OF 54.00 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE ALONG SAID WEST LINE, NORTH 00°20'41" WEST, A DISTANCE OF 64.00 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°40'56" WEST, A DISTANCE OF 54.00 FEET TO SAID LAST DESCRIBED WESTERLY LINE;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°20'41" WEST, A DISTANCE OF 1,787.90 FEET;

THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°59'12" EAST, A DISTANCE OF 54.00 FEET TO THE SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20;

THENCE ALONG SAID WEST LINE, NORTH 00°20'41" WEST, A DISTANCE OF 64.00 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°59'12" WEST, A DISTANCE OF 54.00 FEET TO SAID LAST DESCRIBED WESTERLY LINE;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°20'41" WEST, A DISTANCE OF 517.40 FEET;

THENCE NORTH 89°08'12" EAST, A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 242.088 ACRES, (10,545,332 SQUARE FEET), MORE OR LESS.

242.888?

10,580,196?

Addressed

Addressed

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 ASSUMED BEARING OF SOUTH 00°20'41" EAST, A DISTANCE OF 2,657.11 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED BY A FOUND NO.6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON T3S R65W S18/S17/S19/S20 2018 PLS 31159" AT THE NORTHWEST CORNER AND A FOUND 5/8" ALUMINUM ROD WITH A 3" ALUMINUM CAP STAMPED "GES, 1/4, S19/S20, T3S R65W, LS 17488" AND AT THE WEST QUARTER CORNER, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
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, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, AND Q ARE TO BE PRIVATELY OWNED AND MAINTAINED.
5. 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.
6. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1203109-CO DATED JANUARY 17, 2024 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS INFORMATION WAS OBTAINED FROM A SEARCH BY AZTEC CONSULTANTS, INC. TO THE RECORDS OF THE CITY OF AURORA. EASEMENT(S), OR OTHER MATTERS OF RECORD ARE NOT SHOWN ON THIS PLAT. Updated to latest Title commitment. A new title commitment will be ordered when we get closer to this Plat recording
7. 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.
8. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO NORTH RESERVE BOULEVARD AND NORTH LITTLE RIVER 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.
9. 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.
10. AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE ENTIRE SUBJECT PROPERTY.

FOR REVIEW  
DO NOT RECORD

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

AZTEC  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
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www.aztecconsultants.com  
Drawn By: BJM

DATE OF PREPARATION:	1-30-2024
SCALE:	N/A
SHEET 3 OF 7	

AzTec Proj. No.: 132423-11

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND A PARCEL OF LAND SITUATED IN THE SECTIONS 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO SHEET 4 OF 7

POINT OF COMMENCEMENT

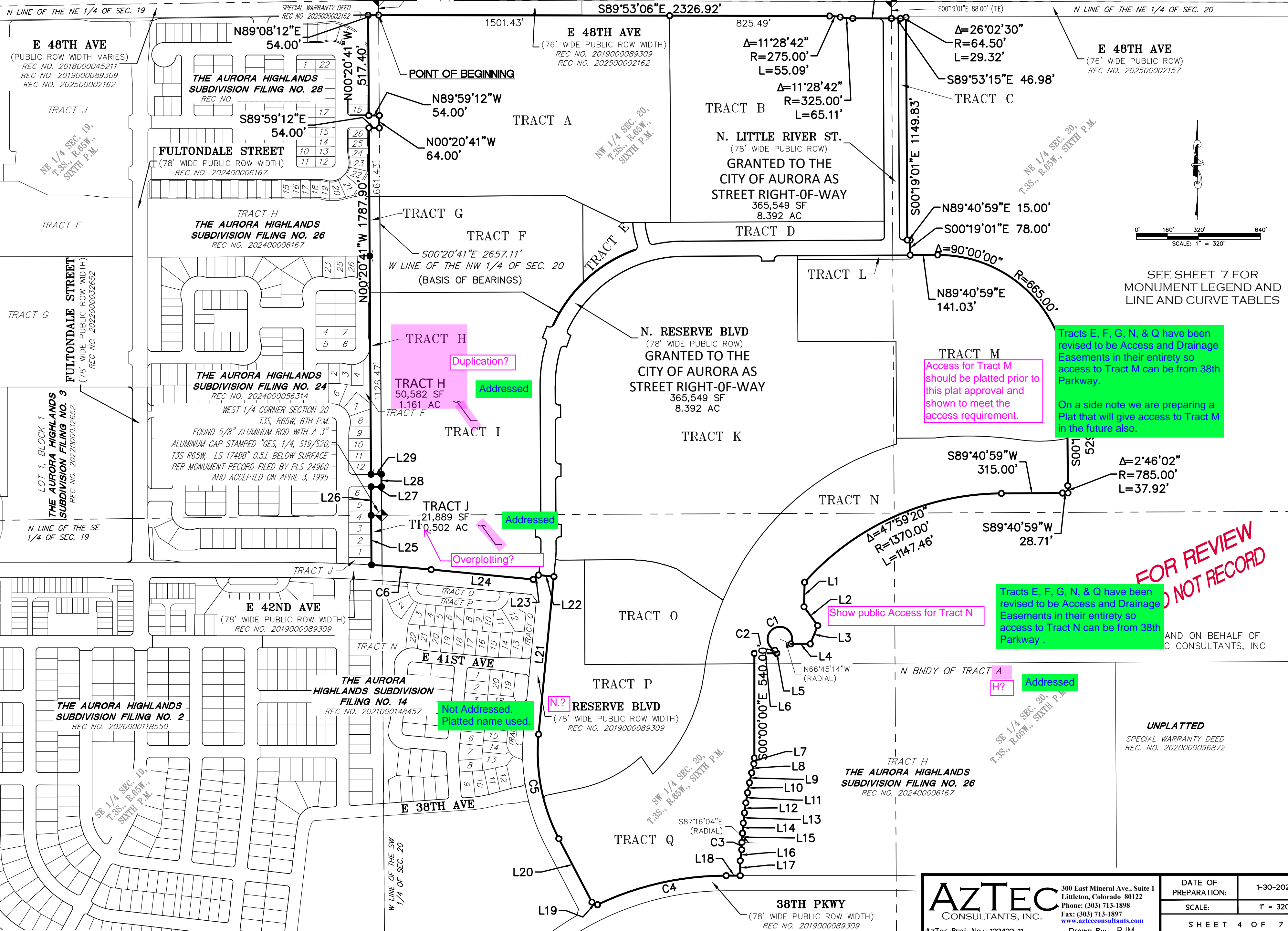
NW CORNER SECTION 20, T3S, R65W, 6TH P.M.  
FOUND NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP  
STAMPED "LAMP RYNEARSON T3S R65W S18/S17/S19/S20  
2018 PLS 31159" FLUSH WITH SURFACE PER MONUMENT  
RECORD FILED BY PLS 31159 AND ACCEPTED ON  
SEPTEMBER 30, 2018

HARVEST ROAD

(72' WIDE PUBLIC ROW WIDTH)  
REC NO. 2006000533770

N 1/4 CORNER SECTION 20  
T3S., R65W, 6TH P.M.

FOUND NO. 6 REBAR WITH A 3 1/4" ALUMINUM CAP STAMPED  
"LAMP RYNEARSON, T3S, R65W, 1/4, S17/S20, PLS 31159  
(2018)" FLUSH WITH SURFACE PER MONUMENT RECORD FILED  
BY PLS 31159 AND ACCEPTED ON SEPTEMBER 30, 2018



A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND  
A PARCEL OF LAND SITUATED IN THE SECTIONS 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 5 OF 7

(72' WIDE PUBLIC ROW WIDTH)  
REC NO. 2006000533770

NW CORNER SECTION 20  
T3S, R65W, 6TH P.M.  
- FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON T3S  
R65W S18/S17/S19/S20 2018 PLS 31159" FLUSH WITH SURFACE  
PER MONUMENT RECORD FILED BY PLS 31159 AND ACCEPTED ON  
SEPTEMBER 30, 2018 N 1/4 OF THE NW

N LINE OF THE NW  
1/4 OF SEC. 20

*S89°53'06"E 2645.88'*

S89°53'06"E 2326.92'

**E 48TH AVE**  
WIDE PUBLIC ROW WIDTH)  
REC NO. 2019000089309  
REC NO. 202500002162

TRACT A  
1,501,894 SF  
34.479 AC

FOR REVIEW  
DO NOT RECORD

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

All easement by separate document should show the recording information or be removed from this plat.

Removed from Plat.

TRACT B  
1,167,263 SF  
26.797 AC

**N. LITTLE RIVER ST.**  
(78' WIDE PUBLIC ROW)

TRACT D  
120,858 SF

6"E 1233.80'

TRACT K  
2,178,441 SF  
50.010 AC

Removed line work and label as this easement will not be recorded by the time this Plat records.

TEMPORARY STORM EASEMENT  
TO BE DEDICATED BY SEPARATE DOCUMENT

SPECIAL WARRANTY DEED  
REC. NO. 2020000096730

On plats other than single-family detached, there should be a 10' Utility Easement around the perimeter of each Lot. (Provide these easement along future road ROW's)

Added

Removed line work and label as this easement will not be recorded by the time this Plat records.

TRACT N

TRACT N  
735,718 SF (D.E.)  
16.890 AC

**AZTEC**  
CONSULTANTS, INC.

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Drawn By: BJM

DATE OF PREPARATION:	1-30-2024
SCALE:	1" = 200'
S H E E T 5 O F 7	

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND  
A PARCEL OF LAND SITUATED IN THE SECTIONS 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 6 OF 7

○ SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"

● SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"

✦ FOUND SECTION CORNER AS DESCRIBED HEREON

△ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2024

Added

On plats other than single-family detached, there should be a 10' Utility Easement around the perimeter of each Lot. (Provide these easement along road ROW's)

Addressed

FOR REVIEW  
DO NOT RECORD

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**38TH PKWY**  
WIDE PUBLIC ROW WIDTH)  
REC NO. 2019000089309

**AZTEC**  
CONSULTANTS, INC.

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Drawn By: BJM

DATE OF PREPARATION:	1-30-2024
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SCALE:	1" = 200'
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SHEET 6 OF 7

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND  
A PARCEL OF LAND SITUATED IN THE SECTIONS 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 7 OF 7

LEGEND

- AC ACRES
- SF SQUARE FEET
- REC. NO. RECEPTION NUMBER
- ROW. RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- (R) DENOTES RADIAL LINE
- \*\* SEE DETAIL A SHEET 6
- NOTE: TRACTS E, F, G, N, AND Q ARE DRAINAGE EASEMENTS IN THEIR ENTIRETY

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- FOUND SECTION CORNER AS DESCRIBED HEREON
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2024

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S01°18'30"W	126.54'	L26	N00°20'41"W	147.71'	L51	N89°40'59"E	7.50'	L76	N24°30'51"E	95.97'	L101	S74°35'04"E	51.20'
L2	S35°59'36"E	120.30'	L27	N89°40'59"E	54.00'	L52	S69°06'23"E	6.36'	L77	S33°52'38"W	51.50'	L102	S70°41'31"E	51.87'
L3	S22°07'32"W	101.70'	L28	N00°20'41"W	64.00'	L53	S69°06'23"E	5.17'	L78	S35°59'07"W	51.50'	L103	S56°01'24"E	288.94'
L4	N89°59'57"W	99.59'	L29	S89°40'56"W	54.00'	L54	N69°06'23"W	8.48'	L79	S38°06'23"W	52.15'	L104	N16°03'51"W	44.86'
L5	S00°00'00"E	2.26'	L30	S69°06'23"E	62.86'	L55	N69°06'23"W	8.48'	L80	S40°13'48"W	51.63'	L105	S89°40'56"W	256.25'
L6	N90°00'00"W	115.00'	L31	S89°40'59"W	62.50'	L56	S00°19'01"E	6.50'	L81	S42°20'36"W	51.63'	L106	N16°03'51"W	44.85'
L7	S05°25'52"W	30.14'	L32	S89°40'59"W	62.50'	L57	S00°19'01"E	6.50'	L82	S44°27'04"W	51.37'	L107	N16°03'51"W	106.08'
L8	S13°50'11"W	47.65'	L33	N89°41'05"E	62.50'	L58	S70°40'39"W	95.90'	L83	S46°33'33"W	51.64'	L108	N00°22'39"W	259.91'
L9	S12°23'51"W	52.64'	L34	S89°40'59"W	70.50'	L59	N78°22'39"E	165.76'	L84	S48°40'21"W	51.63'	L109	N00°20'41"W	147.29'
L10	S10°53'15"W	52.64'	L35	S00°19'01"E	92.04'	L60	N34°03'52"W	108.98'	L85	S50°47'08"W	51.63'	L110	N00°20'41"W	936.70'
L11	S09°22'38"W	52.64'	L36	N05°32'35"E	90.82'	L61	N43°26'30"E	84.00'	L86	S52°53'55"W	51.63'	L111	N69°06'23"W	69.70'
L12	S07°52'01"W	52.64'	L37	S00°19'01"E	40.04'	L62	N38°31'10"E	67.68'	L87	S55°15'21"W	63.55'	L112	N29°02'20"E	125.08'
L13	S06°21'24"W	52.64'	L38	S03°30'48"E	22.42'	L63	N34°07'55"E	67.54'	L88	S57°51'24"W	63.55'	L113	S28°45'04"E	196.19'
L14	S04°50'48"W	52.64'	L39	N83°14'55"E	20.03'	L64	N29°45'04"E	67.47'	L89	S00°19'01"E	61.50'	L114	N68°07'00"E	312.57'
L15	S03°24'43"W	47.37'	L40	N03°30'48"W	20.17'	L65	N25°22'24"E	67.45'	L90	S59°46'35"W	30.26'	L115	N37°38'03"E	170.17'
L16	S07°35'41"W	57.23'	L41	N00°19'01"W	20.00'	L66	N20°59'41"E	67.50'	L91	S62°08'48"W	85.57'	L116	N59°39'22"W	25.61'
L17	S00°00'00"E	76.80'	L42	S00°19'01"E	20.00'	L67	N17°41'03"E	34.53'	L92	S66°18'22"W	117.66'			
L18	N90°00'00"W	72.26'	L43	N89°40'59"E	100.00'	L68	N14°22'04"E	67.69'	L93	S05°32'35"W	87.84'			
L19	N65°46'33"W	31.61'	L44	S89°40'59"W	7.50'	L69	N09°58'26"E	67.72'	L94	N00°19'01"W	40.04'			
L20	N27°30'34"W	369.57'	L45	S89°40'59"W	7.50'	L70	N07°47'35"E	60.05'	L95	S84°27'25"E	23.22'			
L21	N05°32'35"E	817.45'	L46	N89°39'37"E	7.85'	L71	N10°06'31"E	60.19'	L96	N89°40'59"E	354.98'			
L22	N84°27'25"W	79.43'	L47	N89°40'59"E	7.50'	L72	N12°34'39"E	60.46'	L97	S89°55'05"E	9.02'			
L23	S50°32'35"W	35.36'	L48	N89°40'59"E	7.50'	L73	N15°09'20"E	65.52'	L98	S87°13'00"E	52.08'			
L24	N84°27'25"W	529.50'	L49	N89°40'59"E	7.50'	L74	N18°34'32"E	101.59'	L99	S82°35'33"E	52.49'			
L25	N00°22'39"W	255.85'	L50	N89°40'59"E	7.50'	L75	N21°36'09"E	46.31'	L100	S78°40'34"E	36.08'			

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	269°53'09"	63.00'	296.75'
C2	66°38'23"	15.00'	17.45'
C3	1°05'27"	1997.00'	38.02'
C4	25°28'57"	1543.00'	686.26'
C5	33°03'09"	965.00'	556.68'
C6	2°11'50"	8043.00'	308.43'
C7	30°57'03"	682.00'	368.41'
C8	93°09'15"	20.00'	32.52'
C9	11°49'28"	743.00'	153.34'
C10	86°37'32"	20.00'	30.24'
C11	14°58'14"	218.00'	56.96'
C12	15°08'48"	282.00'	74.55'

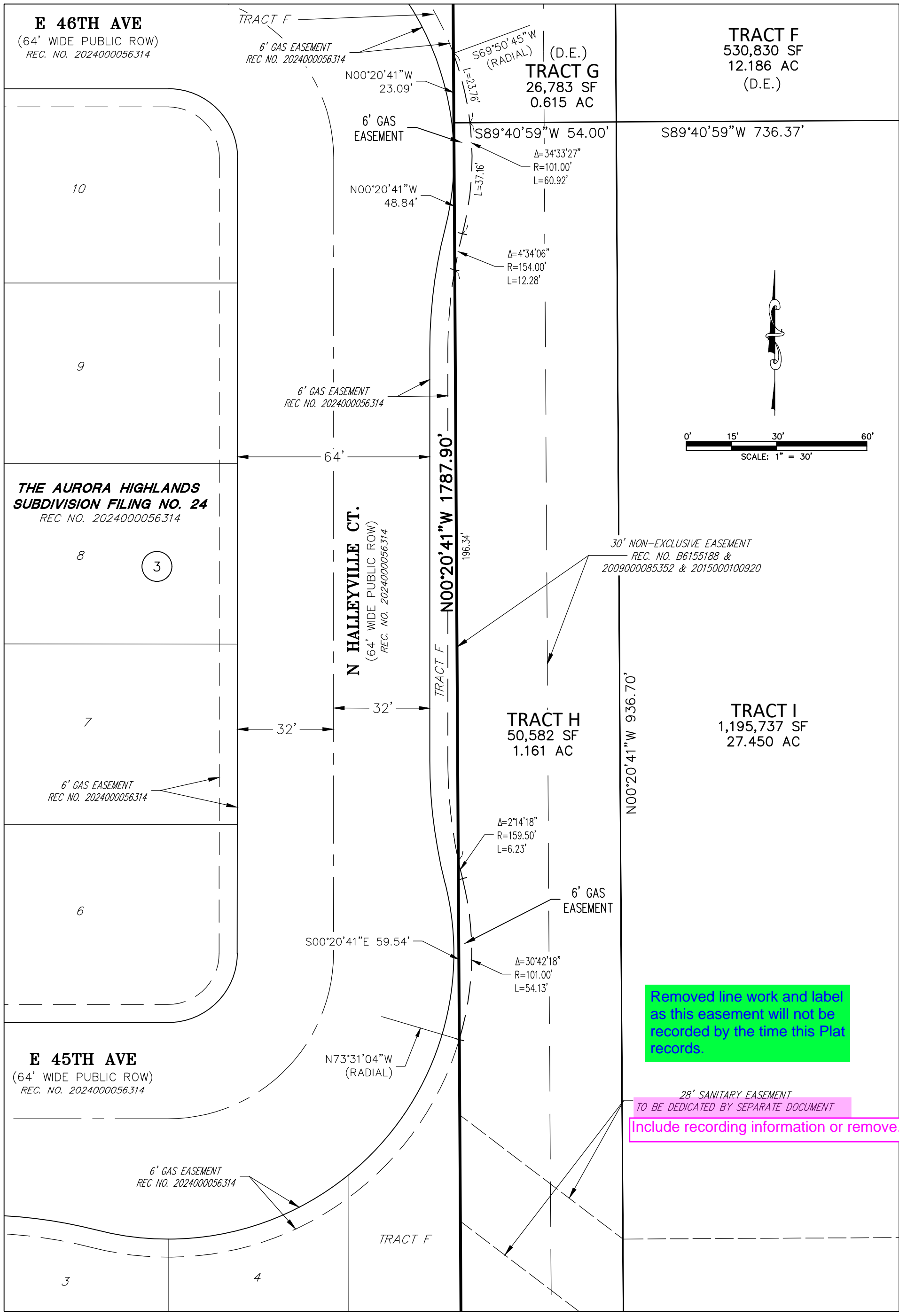
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C13	5°16'28"	743.00'	68.40'
C14	86°05'31"	20.00'	30.05'
C15	90°00'00"	20.00'	31.42'
C16	5°51'35"	500.00'	51.14'
C17	90°00'00"	20.00'	31.42'
C18	90°00'00"	20.00'	31.42'
C19	1°13'27"	1400.00'	29.92'
C20	5°51'35"	535.00'	54.72'
C21	88°59'09"	20.00'	31.06'
C22	86°05'32"	20.00'	30.05'
C23	45°13'36"	743.00'	586.49'
C24	14°58'14"	250.00'	65.32'

FOR REVIEW  
DO NOT RECORD

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DATE OF PREPARATION:	1-30-2024
SCALE:	1" = 30'
SHEET 7 OF 7	



'DETAIL A'  
SCALE 1" = 30'