



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 Authority.

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. 202000096730, 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

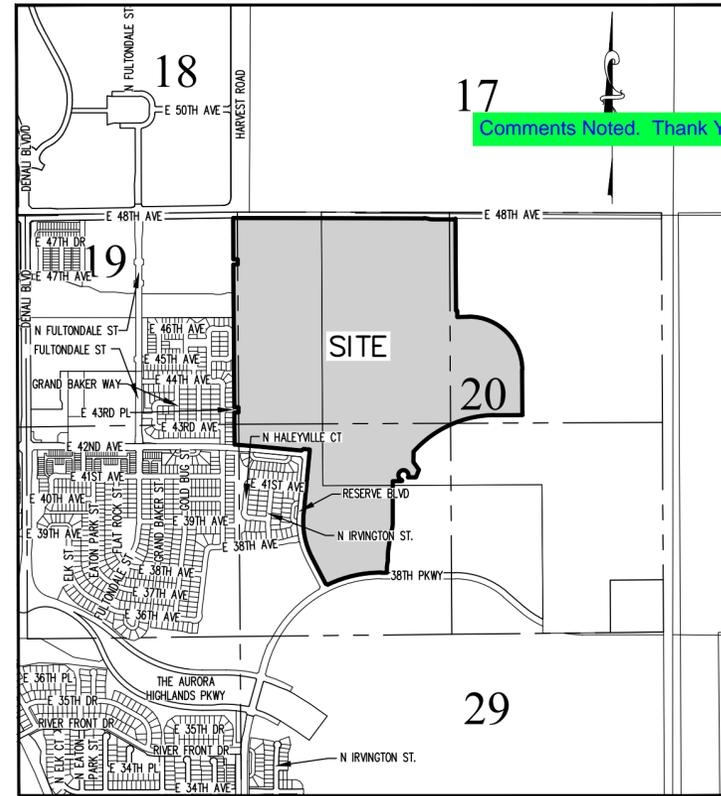
THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA ("CITY");

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.



VICINITY MAP  
 SCALE 1" = 1500'

## COVENANTS - CONTINUED

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.

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.

(Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

(Advisory Comment) 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 (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

(Advisory Comment) 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 scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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.

(Advisory Comment): All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)

## 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 ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON

, 20\_\_\_\_. Date will be added when we send this Plat out for signatures and recording

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FOR REVIEW  
 DO NOT RECORD

BRADY J. MOORHEAD, LICENSED PROFESSIONAL LAND SURVEYOR  
 COLORADO P.L.S. NO. 38668  
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

**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.

## CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER

DATE

DIRECTOR OF PLANNING

DATE

**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

DATE OF PREPARATION:	01-30-2024
SCALE:	N/A
SHEET 1 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 COUNTY OF ADAMS, COLORADO. Updated to latest Title commitment. A new title commitment will be ordered when we get closer to this Plat recording EASEMENT(S), OR OTHER MATTERS
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

<h2 style="margin: 0;">AZTEC</h2> <p style="margin: 0; font-size: 0.8em;">CONSULTANTS, INC.</p> <p style="margin: 0; font-size: 0.7em;">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</p>	DATE OF PREPARATION:	1-30-2024
	SCALE:	N/A
Drawn By: BJM		SHEET 3 OF 7



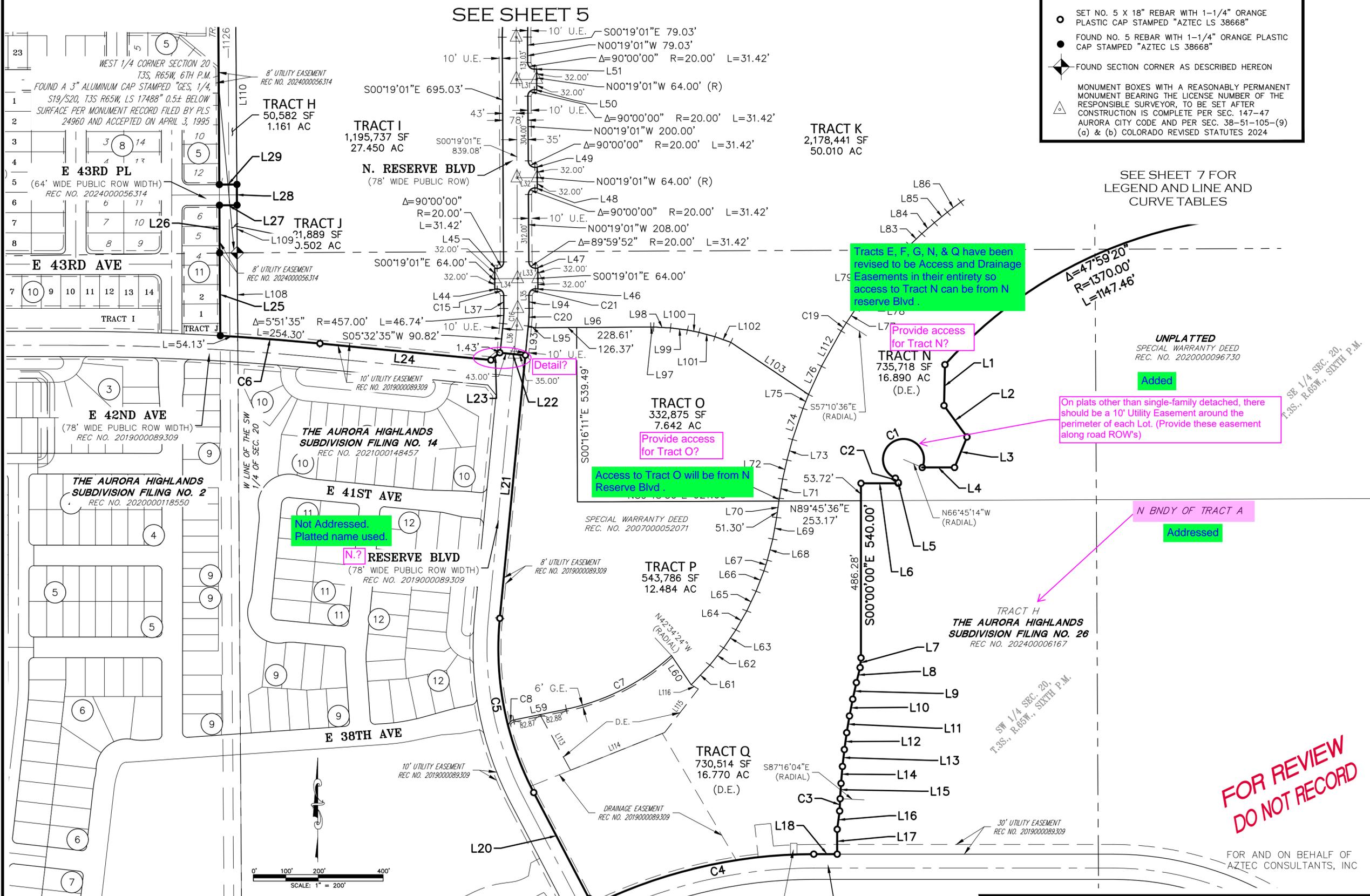


# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

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 6 OF 7

### 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



Tracts E, F, G, N, & Q have been revised to be Access and Drainage Easements in their entirety so access to Tract N can be from N Reserve Blvd.

Provide access for Tract N?

Provide access for Tract O?

Access to Tract O will be from N Reserve Blvd.

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)

Not Addressed. Platted name used.

N BNDY OF TRACT A Addressed

**FOR REVIEW  
DO NOT RECORD**

SW 1/4 SEC. 20, T.35., R.65W., SIXTH P.M.

30' UTILITY EASEMENT REC. NO. 2019000089309

**AZTEC** CONSULTANTS, INC.  
 300 East Mineral Ave., Suite 1  
 Littleton, Colorado 80122  
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 AzTec Proj. No.: 132423-11  
 Drawn By: BJM

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

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

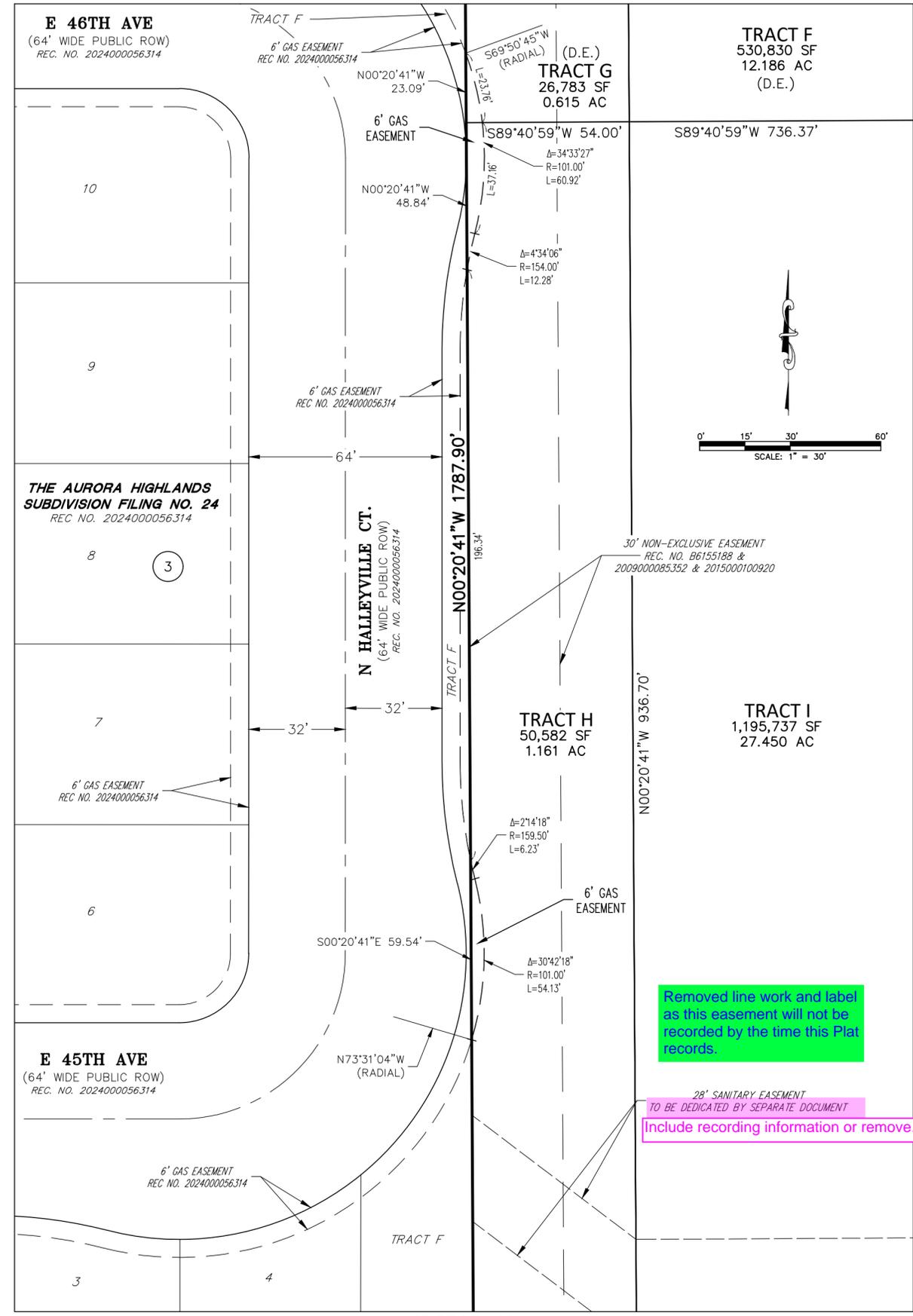
A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND  
A PARCEL OF LAND SITUATED IN THE SECTIONS 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 7 OF 7

## LEGEND

- AC ACRES
- SF SQUARE FEET
- REC. NO. RECEIPTION 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
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LINE	BEARING	LENGTH
L1	S01°18'30"W	126.54'
L2	S35°59'36"E	120.30'
L3	S22°07'32"W	101.70'
L4	N89°59'57"W	99.59'
L5	S00°00'00"E	2.26'
L6	N90°00'00"W	115.00'
L7	S05°25'52"W	30.14'
L8	S13°50'11"W	47.65'
L9	S12°23'51"W	52.64'
L10	S10°53'15"W	52.64'
L11	S09°22'38"W	52.64'
L12	S07°52'01"W	52.64'
L13	S06°21'24"W	52.64'
L14	S04°50'48"W	52.64'
L15	S03°24'43"W	47.37'
L16	S07°35'41"W	57.23'
L17	S00°00'00"E	76.80'
L18	N90°00'00"W	72.26'
L19	N65°46'33"W	31.61'
L20	N27°30'34"W	369.57'
L21	N05°32'35"E	817.45'
L22	N84°27'25"W	79.43'
L23	S50°32'35"W	35.36'
L24	N84°27'25"W	529.50'
L25	N00°22'39"W	255.85'

LINE	BEARING	LENGTH
L26	N00°20'41"W	147.71'
L27	N89°40'59"E	54.00'
L28	N00°20'41"W	64.00'
L29	S89°40'56"W	54.00'
L30	S69°06'23"E	62.86'
L31	S89°40'59"W	62.50'
L32	S89°40'59"W	62.50'
L33	N89°41'05"E	62.50'
L34	S89°40'59"W	70.50'
L35	S00°19'01"E	92.04'
L36	N05°32'35"E	90.82'
L37	S00°19'01"E	40.04'
L38	S03°30'48"E	22.42'
L39	N83°14'55"E	20.03'
L40	N03°30'48"W	20.17'
L41	N00°19'01"W	20.00'
L42	S00°19'01"E	20.00'
L43	N89°40'59"E	100.00'
L44	S89°40'59"W	7.50'
L45	S89°40'59"W	7.50'
L46	N89°39'37"E	7.85'
L47	N89°40'59"E	7.50'
L48	N89°40'59"E	7.50'
L49	N89°40'59"E	7.50'
L50	N89°40'59"E	7.50'

LINE	BEARING	LENGTH
L51	N89°40'59"E	7.50'
L52	S69°06'23"E	6.36'
L53	S69°06'23"E	5.17'
L54	N69°06'23"W	8.48'
L55	N69°06'23"W	8.48'
L56	S00°19'01"E	6.50'
L57	S00°19'01"E	6.50'
L58	S70°40'39"W	95.90'
L59	N78°22'39"E	165.76'
L60	N34°03'52"W	108.98'
L61	N43°26'30"E	84.00'
L62	N38°31'10"E	67.68'
L63	N34°07'55"E	67.54'
L64	N29°45'04"E	67.47'
L65	N25°22'24"E	67.45'
L66	N20°59'41"E	67.50'
L67	N17°41'03"E	34.53'
L68	N14°22'04"E	67.69'
L69	N09°58'26"E	67.72'
L70	N07°47'35"E	60.05'
L71	N10°06'31"E	60.19'
L72	N12°34'39"E	60.46'
L73	N15°09'20"E	65.52'
L74	N18°34'32"E	101.59'
L75	N21°36'09"E	46.31'

LINE	BEARING	LENGTH
L76	N24°30'51"E	95.97'
L77	S33°52'38"W	51.50'
L78	S35°59'07"W	51.50'
L79	S38°06'23"W	52.15'
L80	S40°13'48"W	51.63'
L81	S42°20'36"W	51.63'
L82	S44°27'04"W	51.37'
L83	S46°33'33"W	51.64'
L84	S48°40'21"W	51.63'
L85	S50°47'08"W	51.63'
L86	S52°53'55"W	51.63'
L87	S55°15'21"W	63.55'
L88	S57°51'24"W	63.55'
L89	S00°19'01"E	61.50'
L90	S59°46'35"W	30.26'
L91	S62°08'48"W	85.57'
L92	S66°18'22"W	117.66'
L93	S05°32'35"W	87.84'
L94	N00°19'01"W	40.04'
L95	S84°27'25"E	23.22'
L96	N89°40'59"E	354.98'
L97	S89°55'05"E	9.02'
L98	S87°13'00"E	52.08'
L99	S82°35'33"E	52.49'
L100	S78°40'34"E	36.08'

LINE	BEARING	LENGTH
L101	S74°35'04"E	51.20'
L102	S70°41'31"E	51.87'
L103	S56°01'24"E	288.94'
L104	N16°03'51"W	44.86'
L105	S89°40'56"W	256.25'
L106	N16°03'51"W	44.85'
L107	N16°03'51"W	106.08'
L108	N00°22'39"W	259.91'
L109	N00°20'41"W	147.29'
L110	N00°20'41"W	936.70'
L111	N69°06'23"W	69.70'
L112	N29°02'20"E	125.08'
L113	S28°45'04"E	196.19'
L114	N68°07'00"E	312.57'
L115	N37°38'03"E	170.17'
L116	N59°39'22"W	25.61'

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	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'

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

28' SANITARY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT Include recording information or remove.

FOR REVIEW  
DO NOT RECORD

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**'DETAIL A'**  
SCALE 1" = 30'

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
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AzTec Proj. No.: 132423-11

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

Drawn By: BJM