

Provide most recent Monument records for all section monuments.
Provide Title Commitment with date within 120 days.
Provide Closure Report.

AURORA MALL SUBDIVISION FILING NO. 6

A RESUBDIVISION OF LOT 1, BLOCK 1, AURORA MALL SUBDIVISION FILING NO. 3

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 4

LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THAT THEY ARE THE OWNERS OF A PARCEL OF LAND KNOWN AS LOT 1 AND LOT 2, BLOCK 1 AURORA MALL SUBDIVISION FILING NO. 3 AS RECORDED AT RECEPTION NO. 86073513 IN BOOK 320, PAGES 16-27 AT THE ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18, THENCE ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 18 S89°47'16"W, A DISTANCE OF 665.77 FEET; THENCE DEPARTING SAID SECTION LINE S00°12'44"E, A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ALAMEDA AVENUE AS RECORDED AT RECEPTION NO. 1409840 IN THE CLERK AND RECORDERS OFFICE OF ARAPAHOE COUNTY, TO THE NORTHEASTERLY CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE ALONG THE PERIMETER OF SAID LOT 1 AND LOT 2, BLOCK 1 AURORA MALL SUBDIVISION FILING NO. 3 THE FOLLOWING 82 COURSES:

- 1) S00°13'04"E, 56.66 FEET;
- 2) S44°15'27"W, 610.76 FEET;
- 3) S45°44'33"E, 602.00 FEET;
- 4) N44°15'27"E, 20.00 FEET;
- 5) S45°44'33"E, 387.23 FEET;
- 6) N89°15'27"E, 16.49 FEET;
- 7) S20°29'42"W, 61.30 FEET;
- 8) N69°30'18"W, 43.20 FEET TO A NON-TANGENT POINT ON A CURVE;
- 9) THENCE 156.63 FEET ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 59°37'51", HAVING A CHORD BEARING AND DISTANCE OF N34°58'56"W, 149.66 FEET TO THE BEGINNING OF A COMPOUND CURVE;
- 10) THENCE 142.59 FEET ALONG SAID COMPOUND CURVE, HAVING A RADIUS OF 285.50 FEET, THROUGH A CENTRAL ANGLE OF 28°36'56", HAVING A CHORD BEARING AND DISTANCE OF N79°06'20"W, 141.11 FEET;
- 11) S86°35'12"W, 157.77 FEET;
- 12) N45°44'33"W, 39.72 FEET;
- 13) S44°15'27"W, 158.95 FEET;
- 14) N45°44'33"W, 55.75 FEET;
- 15) S44°15'27"W, 15.00 FEET;
- 16) N45°44'33"W, 68.83 FEET;
- 17) S44°15'27"W, 234.00 FEET;
- 18) S45°44'33"E, 109.08 FEET;
- 19) S44°15'27"W, 20.00 FEET;
- 20) S45°44'33"E, 57.50 FEET;
- 21) S44°15'27"W, 107.11 FEET;
- 22) S45°44'33"E, 544.28 FEET;
- 23) S61°15'27"W, 12.32 FEET;
- 24) S72°33'41"W, 253.30 FEET;
- 25) S27°33'41"W, 21.22 FEET;
- 26) S17°26'19"E, 45.65 FEET;
- 27) S00°19'18"E, 557.85 FEET;
- 28) S45°19'18"E, 35.36 FEET TO A POINT ON THE NORTHERLY LINE OF EAST EXPOSITION AVENUE AS RECORDED AT RECEPTION NO. 1409840 IN THE CLERK AND RECORDERS OFFICE OF ARAPAHOE COUNTY;
- 29) THENCE ALONG SAID NORTHERLY LINE S89°40'42"W, 134.00 FEET;
- 30) THENCE LEAVING SAID NORTHERLY LINE N44°40'42"E, 35.36 FEET;
- 31) N00°19'18"W, 545.21 FEET;
- 32) N17°26'19"W, 33.01 FEET;
- 33) N62°26'19"W, 35.36 FEET;
- 34) N77°10'19"E, 62.20 FEET;
- 35) N17°26'19"W, 50.00 FEET;
- 36) S72°33'41"W, 101.56 FEET;
- 37) N45°44'33"W, 324.18 FEET;
- 38) N44°15'27"E, 187.00 FEET;
- 39) N45°44'33"E, 406.00 FEET;
- 40) S44°15'27"W, 260.09 FEET;
- 41) N45°44'33"W, 102.50 FEET;
- 42) S44°15'27"W, 134.55 FEET;
- 43) S74°20'29"W, 233.43 FEET TO A POINT ON THE EASTERLY LINE OF SOUTH ABILENE STREET AS RECORDED AT RECEPTION NO. 1409840 IN THE CLERK AND RECORDERS OFFICE OF ARAPAHOE COUNTY;
- 44) THENCE ALONG SAID EASTERLY LINE N20°04'02"E, 596.21 FEET;
- 45) THENCE LEAVING SAID EASTERLY LINE S45°44'33"E, 382.06 FEET;
- 46) N44°15'27"E, 399.61 FEET;
- 47) S45°44'33"E, 30.00 FEET;
- 48) N44°15'27"E, 30.00 FEET;
- 49) S45°44'33"E, 106.75 FEET;
- 50) N44°15'27"E, 64.00 FEET;
- 51) S45°44'33"E, 64.00 FEET;
- 52) N44°15'27"E, 98.00 FEET;
- 53) N45°44'33"W, 64.00 FEET;
- 54) N44°15'27"E, 64.00 FEET;
- 55) N45°44'33"W, 104.83 FEET;
- 56) N44°15'27"E, 17.00 FEET;
- 57) N45°44'33"W, 10.20 FEET;
- 58) N44°15'27"E, 43.00 FEET;
- 59) N45°44'33"W, 17.30 FEET;
- 60) N44°15'27"E, 272.58 FEET;
- 61) N45°44'24"W, 478.94 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 2, BLOCK 1, AURORA MALL SUBDIVISION FILING NO. 1 AND A NON-TANGENT CURVE;
- 62) THENCE 284.36 FEET ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 411.50 FEET, THROUGH A CENTRAL ANGLE OF 39°35'35", HAVING A CHORD BEARING AND DISTANCE OF N23°49'10"E, 278.73 FEET;
- 63) THENCE CONTINUING ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO COURSES;
- 64) S45°13'04"E, 26.93 FEET;
- 65) N00°13'04"W, 29.74 FEET;
- 66) THENCE LEAVING SAID SOUTHERLY LINE N89°47'16"E, 165.61 FEET;
- 67) N00°13'04"W, 8.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID EAST ALAMEDA AVENUE;
- 68) THENCE ALONG SAID SOUTHERLY LINE N89°47'16"E, 24.71 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 1, AURORA MALL SUBDIVISION FILING NO. 3 AS RECORDED AT RECEPTION NO. 86073513 IN THE CLERK AND RECORDERS OFFICE OF ARAPAHOE COUNTY;
- 69) THENCE ALONG THE WEST, SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID LOT THE FOLLOWING 11 COURSES:

LEFT AS IS

REVIEWED
Lot 2 is not a part of this subdivision?

ADDITIONALLY?

TYPIC CORRECTED TO 89

Graphics show S89°47'16"W

A?

NOT REVISITED

CONTAINS 932,430 SQUARE FEET OR 21.766 ACRES, MORE OR LESS.

and a

ADDED AS REQUESTED

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF AURORA MALL SUBDIVISION FILING NO. 6. 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(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, AND 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.

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) BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, WHICH BEARS SOUTH 89°47'16" WEST, PER PLAT OF AURORA MALL SUBDIVISION FILING NO. 3, BETWEEN THE FOUND MONUMENTS SHOWN HEREON.
- 3) THE EASEMENT AREA WITHIN EACH LOT 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) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. 3020-1063933, WITH AN EFFECTIVE DATE OF [REDACTED], PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- 5) THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT.
- 6) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO DEVELOPMENT STANDARDS AS ADOPTED BY THE AURORA CITY COUNCIL IN ORDINANCES 96-74 AND 96-75.
- 7) 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 FORGOING 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.

ADDED EFFECTIVE DATE OF CURRENT TITLE REPORT. WILL REVISIT ALONG THE REVIEW PROCESS AS NEEDED

Provide copy of Title Commitment dated within 120 days of this plat.

165.61 IS CORRECT. ADDED TO GRAPHIC DEPICTION

Unable to make sense out of line 67 & 68 of this description?

CORRECTED LEGAL DESCRIPTION AS NEEDED

2?

CORRECTED TYPO IN GRAPHIC, 666.77 TO 665.77

Graphics show 664.58?

ADDED DATA TO LINE TABLES ON SUBSEQUENT SHEETS

Populate Line Table (Typical)

Graphics show N45°45'24"W

Check this bounds call?

CORRECTED TYPO SHOULD READ 45

LEGAL DESCRIPTION

- 70) S00°13'04"E, 171.89 FEET;
- 71) N89°15'27"E, 110.04 FEET;
- 72) N00°13'04"W, 11.40 FEET;
- 73) N89°47'16"E, 359.24 FEET;
- 74) N00°13'04"W, 7.30 FEET;
- 75) N89°47'16"E, 9.00 FEET;
- 76) N00°13'04"W, 113.23 FEET;
- 77) S89°47'16"W, 297.88 FEET;
- 78) N00°13'04"W, 17.42 FEET;
- 79) S89°47'16"W, 39.50 FEET;
- 80) N00°13'04"W, 21.53 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 2;
- 81) THENCE CONTINUING N00°13'04"W, 8.00 FEET TO THE SOUTHERLY LINE OF ALAMEDA AVENUE;
- 82) THENCE ALONG SAID SOUTHERLY LINE N89°47'16"E, 445.08 FEET TO THE POINT OF BEGINNING;

REMOVED PUBLICLY DEDICATED THIS DOES NOT AFFECT THE PERMANENCY OF THE DESCRIPTION

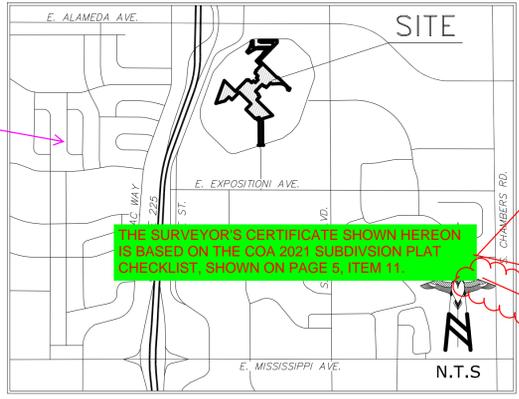
SAID?

SOUTHERLY? AS REQUESTED

ADDED ADDITIONAL LABELING

Show & Label all publicly dedicated streets within 1/2 mile of site.

VICINITY MAP (N.T.S.)



THE SURVEYOR'S CERTIFICATE SHOWN HEREON IS BASED ON THE COA 2021 SUBDIVISION PLAT CHECKLIST, SHOWN ON PAGE 5, ITEM 11

SIGNATURE BLOCKS

TOWN CENTER AT AURORA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: STATE OF _____)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, A.D. BY _____ AS _____ OF TOWN CENTER AT AURORA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 DECEMBER 9, 2019; [REDACTED] ADDED MORE CURRENT FIELD VISITS

38-51-106. Land survey plats. (1) All land survey plats shall include but shall not be limited to the following:
(c) All field-measured dimensions necessary to establish the boundaries on the ground and all dimensions for newly created parcels necessary to establish the boundaries on the ground;

JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

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.

Additional Certification to meet AES Board Rule, L.B. Land Surveyor's Certification
Certification Defined. Certification shall include the following:
a. Is signed and/or sealed by a professional land surveyor representing that the surveying services addressed therein have been performed by the professional land surveyor or under the professional land surveyor in responsible charge.
b. Is based upon the professional land surveyor's knowledge, information and belief.
c. Is in accordance with applicable standards of practice.
d. Is not a guaranty or warranty, either expressed or implied.

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 2021 A.D., 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 _____, 2021 AD AT _____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

BOOK NO. _____

PAGE NO. _____

RECEPTION NO. _____

PREPARED BY:

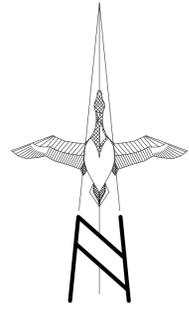
6950 S. Tucson Way, Unit C Phone: (720)488-1303
Centennial, Colorado 80112
JOB NO. 19192 SEPTEMBER 15, 2021

AURORA MALL SUBDIVISION FILING NO. 6

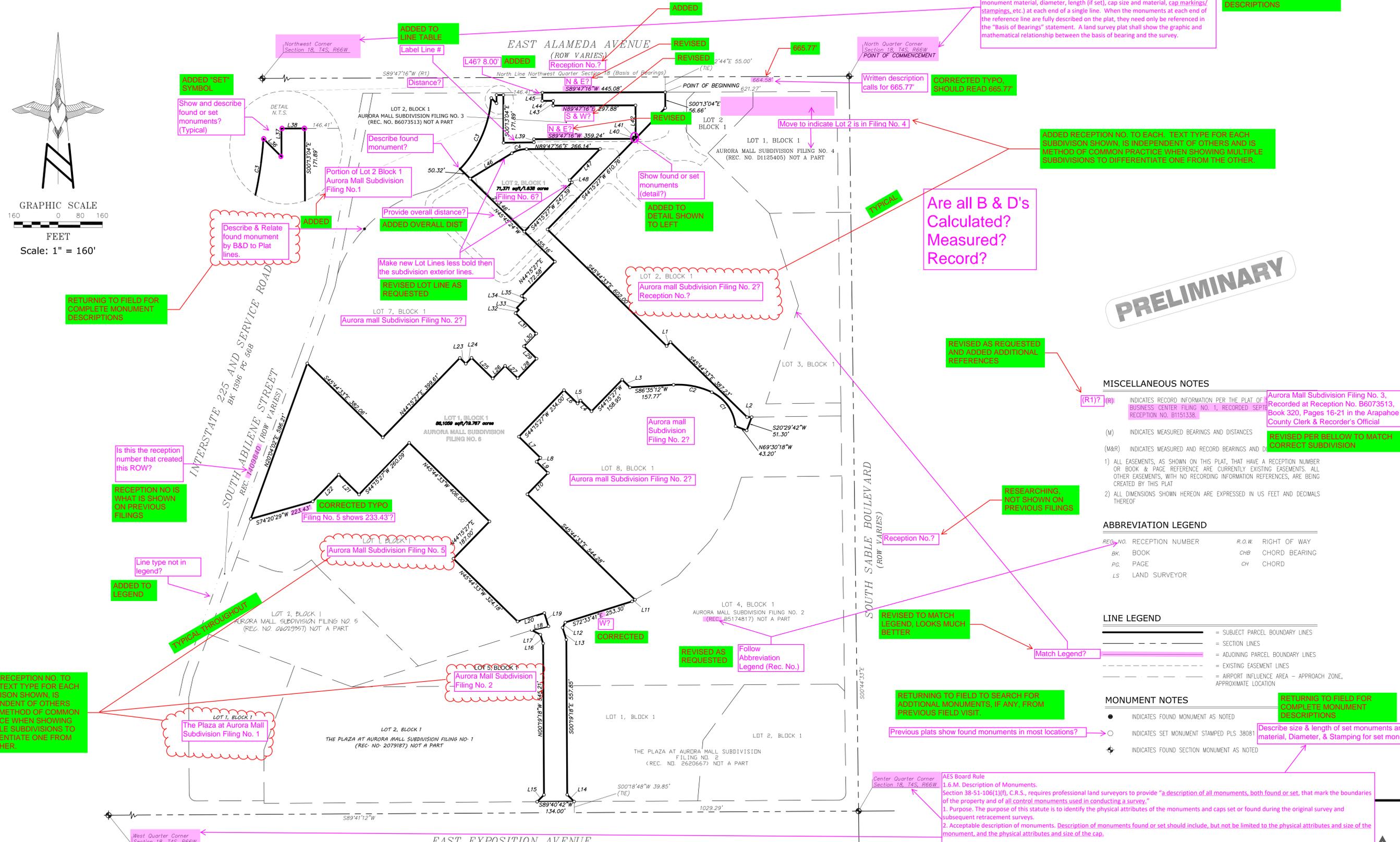
A RESUBDIVISION OF LOT 1, BLOCK 1, AURORA MALL SUBDIVISION FILING NO. 3

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 4



GRAPHIC SCALE
0 80 160
FEET
Scale: 1" = 160'



1.6.H. Basis of Bearing Statements.
2. Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.

RETURNING TO FIELD FOR COMPLETE MONUMENT DESCRIPTIONS

ADDED RECEPTION NO. TO EACH. TEXT TYPE FOR EACH SUBDIVISION SHOWN, IS INDEPENDENT OF OTHERS AND IS METHOD OF COMMON PRACTICE WHEN SHOWING MULTIPLE SUBDIVISIONS TO DIFFERENTIATE ONE FROM THE OTHER

Are all B & D's Calculated? Measured? Record?

PRELIMINARY

MISCELLANEOUS NOTES

- (R1)? (R) INDICATES RECORD INFORMATION PER THE PLAT OF BUSINESS CENTER FILING NO. 1, RECORDED SEPT. RECEPTION NO. B1151338.
- (M) INDICATES MEASURED BEARINGS AND DISTANCES
- (M&R) INDICATES MEASURED AND RECORD BEARINGS AND DISTANCES
- 1) ALL EASEMENTS, AS SHOWN ON THIS PLAT, THAT HAVE A RECEPTION NUMBER OR BOOK & PAGE REFERENCE ARE CURRENTLY EXISTING EASEMENTS. ALL OTHER EASEMENTS, WITH NO RECORDING INFORMATION REFERENCES, ARE BEING CREATED BY THIS PLAT
- 2) ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN US FEET AND DECIMALS THEREOF

Aurora Mall Subdivision Filing No. 3, Recorded at Reception No. B6073513, Book 320, Pages 16-21 in the Arapahoe County Clerk & Recorder's Official

REVISOR PER BELOW TO MATCH CORRECT SUBDIVISION

ABBREVIATION LEGEND

| | | | |
|----------|------------------|--------|---------------|
| REG. NO. | RECEPTION NUMBER | R.O.W. | RIGHT OF WAY |
| BK. | BOOK | CHB | CHORD BEARING |
| PG. | PAGE | CH | CHORD |
| LS | LAND SURVEYOR | | |

LINE LEGEND

| | |
|--|--|
| | = SUBJECT PARCEL BOUNDARY LINES |
| | = SECTION LINES |
| | = ADJOINING PARCEL BOUNDARY LINES |
| | = EXISTING EASEMENT LINES |
| | = AIRPORT INFLUENCE AREA - APPROACH ZONE, APPROXIMATE LOCATION |

MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT STAMPED PLS 38081
- ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED

RETURNING TO FIELD FOR COMPLETE MONUMENT DESCRIPTIONS

Describe size & length of set monuments and Cap material, Diameter, & Stamping for set monuments

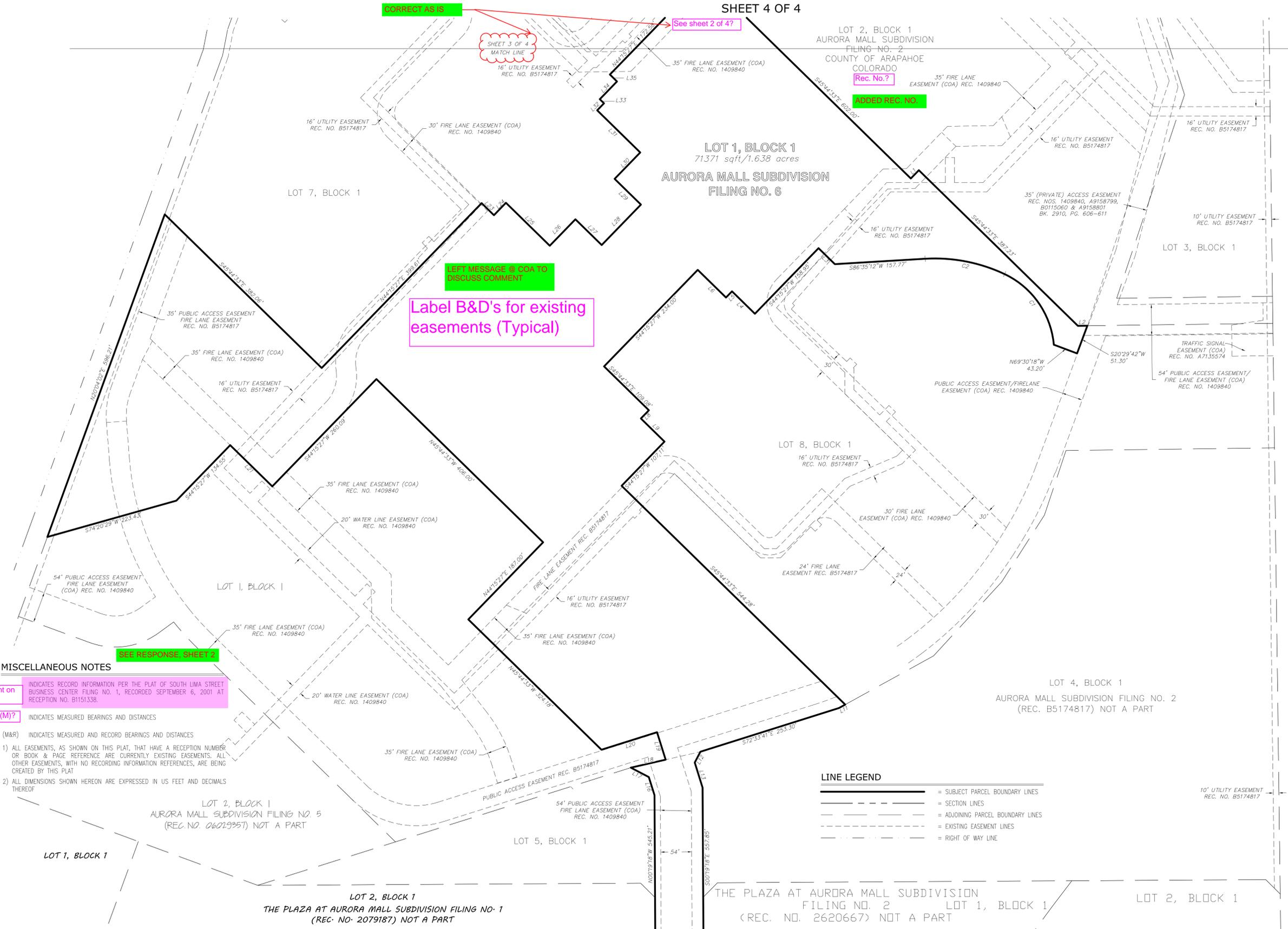
AES Board Rule 1.6.M. Description of Monuments. Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."
1. Purpose: The purpose of this statute is to identify the physical attributes of the monuments and caps set or found during the original survey and subsequent retracement surveys.
2. Acceptable description of monuments. Description of monuments found or set should include, but not be limited to the physical attributes and size of the monument, and the physical attributes and size of the cap.

AURORA MALL SUBDIVISION FILING NO. 6

A RESUBDIVISION OF LOT 1, BLOCK 1, AURORA MALL SUBDIVISION FILING NO. 3

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 4 OF 4



See Comment on Sheet 2 of 4

MISCELLANEOUS NOTES

- INDICATES RECORD INFORMATION PER THE PLAT OF SOUTH LIMA STREET BUSINESS CENTER FILING NO. 1, RECORDED SEPTEMBER 6, 2001 AT RECEPTION NO. B1151338.
- (M)? INDICATES MEASURED BEARINGS AND DISTANCES
- (M&R) INDICATES MEASURED AND RECORD BEARINGS AND DISTANCES
- 1) ALL EASEMENTS, AS SHOWN ON THIS PLAT, THAT HAVE A RECEPTION NUMBER OR BOOK & PAGE REFERENCE ARE CURRENTLY EXISTING EASEMENTS. ALL OTHER EASEMENTS, WITH NO RECORDING INFORMATION REFERENCES, ARE BEING CREATED BY THIS PLAT
- 2) ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN US FEET AND DECIMALS THEREOF

LINE LEGEND

| | |
|--|-----------------------------------|
| | = SUBJECT PARCEL BOUNDARY LINES |
| | = SECTION LINES |
| | = ADJOINING PARCEL BOUNDARY LINES |
| | = EXISTING EASEMENT LINES |
| | = RIGHT OF WAY LINE |

PRELIMINARY

- MONUMENT NOTES**
- INDICATES FOUND MONUMENT AS NOTED
 - INDICATES SET MONUMENT STAMPED PLS 38081
 - ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED

PREPARED BY:

6950 S. Tucson Way, Unit C Phone: (720)488-1303
Centennial, Colorado 80112
JOB NO. 19192 SEPTEMBER 15, 2021

See Sheet 2 of 4? ADDED AS REQUESTED