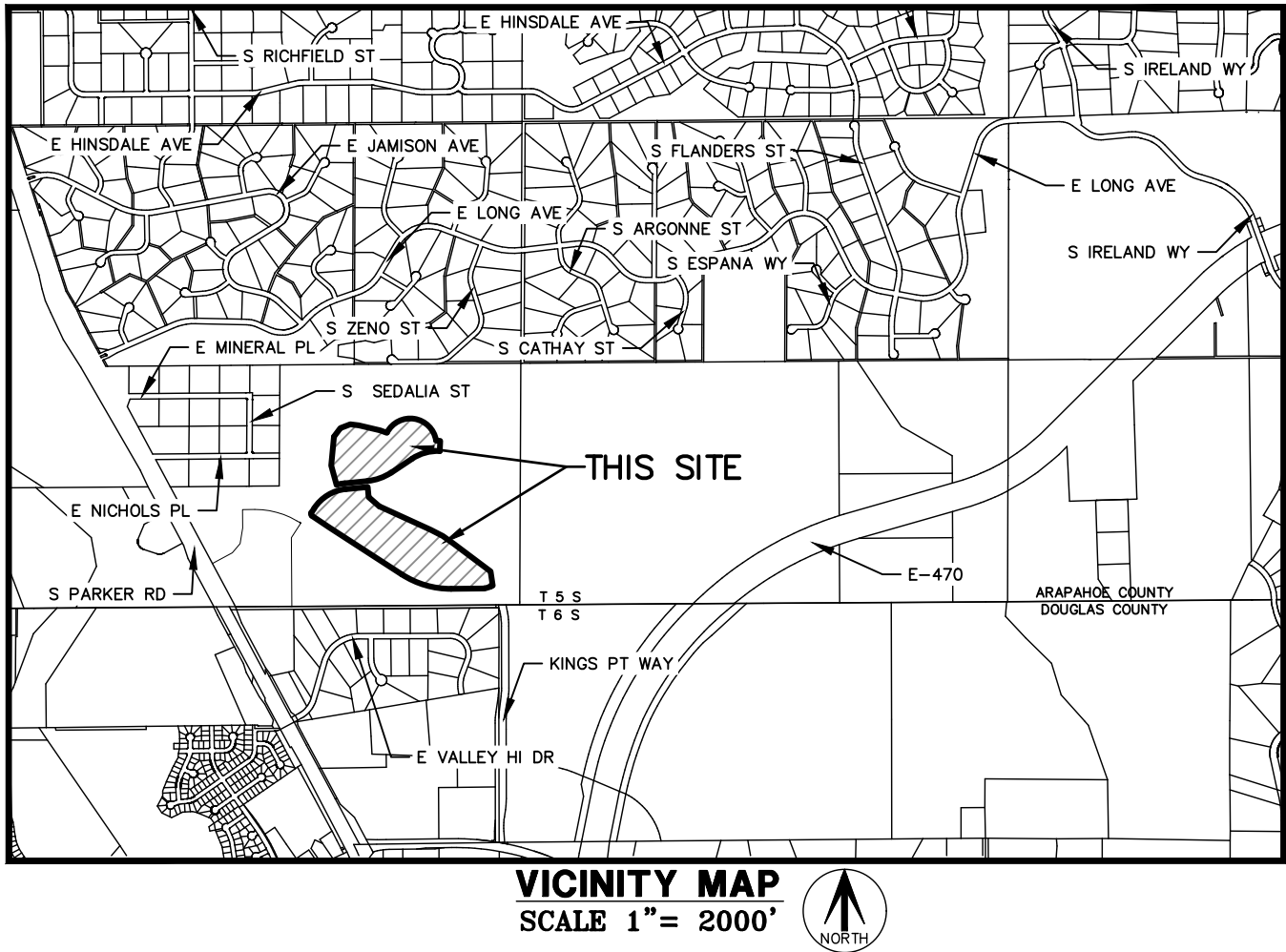


# PRAIRIE POINT SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACT C & TRACT J, PRAIRIE POINT SUBDIVISION FILING 1  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



## DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF ALL OF TRACT C & ALL OF TRACT J, PRAIRIE POINT SUBDIVISION FILING 1 AS SHOWN ON THE RECORDED PLAT THEREOF IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 240927, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TWO PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 33, WHENCE THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 BEARS NORTH 89°34'42" EAST, A DISTANCE OF 2,631.52 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE SOUTH 25°21'12" EAST, A DISTANCE OF 1,447.04 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 15°36'01" WEST, A DISTANCE OF 219.05 FEET;

THENCE NORTH 05°31'45" EAST, A DISTANCE OF 316.52 FEET;

THENCE NORTH 36°46'20" EAST, A DISTANCE OF 115.66 FEET;

THENCE NORTH 68°55'41" EAST, A DISTANCE OF 117.69 FEET;

THENCE SOUTH 82°48'59" EAST, A DISTANCE OF 93.07 FEET;

THENCE SOUTH 76°57'16" EAST, A DISTANCE OF 240.09 FEET;

THENCE SOUTH 68°42'40" EAST, A DISTANCE OF 68.38 FEET;

THENCE SOUTH 88°51'04" EAST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 285.17 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 62°11'40" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 142°36'06", AN ARC LENGTH OF 709.76 FEET;

THENCE SOUTH 83°00'06" EAST, A DISTANCE OF 47.92 FEET;

THENCE SOUTH 02°42'10" WEST, A DISTANCE OF 111.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 507.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 02°42'10" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°21'25", AN ARC LENGTH OF 321.72 FEET;

THENCE SOUTH 56°20'45" WEST, A DISTANCE OF 270.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 568.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°04'56", AN ARC LENGTH OF 278.39 FEET;

THENCE SOUTH 84°25'41" WEST, A DISTANCE OF 249.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 532.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°38'33", AN ARC LENGTH OF 89.53 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 12.944 ACRES, (563,850 SQUARE FEET), MORE OR LESS.

PARCEL 2:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 33, WHENCE THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 BEARS NORTH 89°34'42" EAST, A DISTANCE OF 2,631.52 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE SOUTH 12°03'24" EAST, A DISTANCE OF 1,648.22 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 32°55'00" EAST, A DISTANCE OF 54.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 468.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°30'41", AN ARC LENGTH OF 420.75 FEET;

THENCE NORTH 84°25'41" EAST, A DISTANCE OF 239.04 FEET;

THENCE SOUTH 05°34'19" EAST, A DISTANCE OF 110.24 FEET;

THENCE SOUTH 48°26'13" EAST, A DISTANCE OF 151.90 FEET;

THENCE SOUTH 65°28'43" EAST, A DISTANCE OF 617.97 FEET;

THENCE SOUTH 62°46'02" EAST, A DISTANCE OF 149.73 FEET;

THENCE SOUTH 55°06'29" EAST, A DISTANCE OF 149.72 FEET;

THENCE SOUTH 52°55'48" EAST, A DISTANCE OF 324.31 FEET;

THENCE SOUTH 52°54'50" EAST, A DISTANCE OF 175.68 FEET;

THENCE SOUTH 08°47'57" EAST, A DISTANCE OF 155.44 FEET;

THENCE SOUTH 65°41'37" WEST, A DISTANCE OF 24.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 275.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°01'57", AN ARC LENGTH OF 72.15 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 149.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°52'03", AN ARC LENGTH OF 23.14 FEET;

## DEDICATION:

THENCE SOUTH 89°35'36" WEST, A DISTANCE OF 339.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 978.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°19'25", AN ARC LENGTH OF 569.10 FEET;

THENCE NORTH 57°05'00" WEST, A DISTANCE OF 933.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 7,155.50 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°54'05", AN ARC LENGTH OF 237.46 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°05'55", AN ARC LENGTH OF 38.44 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 22.496 ACRES, (979,912 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PRAIRIE POINT SUBDIVISION FILING NO. 4 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 (COLLECTIVELY HERAFTER "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 HERINAFTER 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.

## COVENANTS:

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.

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 DAMAGES ARISING THEREFROM.

## OWNER:

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_)

COUNTY OF \_\_\_\_\_)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY \_\_\_\_\_ AS \_\_\_\_\_, OF CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## GENERAL NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING--FIRE LANE".
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE DERIVED FROM GPS OBSERVATIONS UTILIZING THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 66 WEST, FOUND TO BEAR NORTH 89°34'42" EAST AND IS MONUMENTED AT THE CENTER QUARTER CORNER BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED AS SHOWN ON SHEET 2 AND THE EAST QUARTER CORNER WITH A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED AS SHOWN ON SHEET 2.
- 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.
- ALL DISTANCES ARE U.S. SURVEY FOOT GROUND DISTANCES.
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. COMMITMENT NO. \_\_\_\_\_, WITH AN EFFECTIVE DATE OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ A.M./P.M. WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- TRACTS A, B, C, D, E AND F ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO EAST AURORA PARKWAY, EAST NOVA DRIVE, STREET A, STREET B, STREET C, STREET X & STREET Y, 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.
- 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 NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT 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 06/22/2021.

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.

ANTHONY K. PEALL, PLS 38636  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR,  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE, SUITE 1  
LITTLETON, CO. 80122  
(303) 713-1898

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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

## 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\_\_\_\_, AD, 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.

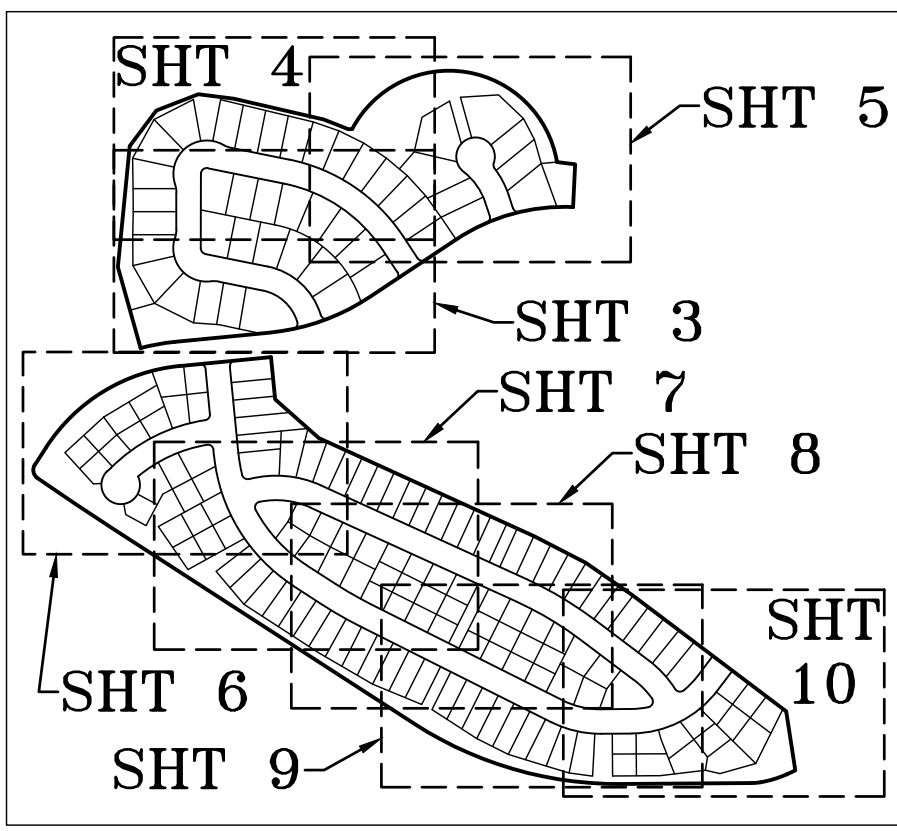
_____ CITY ENGINEER	_____ DATE
_____ PLANNING DIRECTOR	_____ DATE

<b>AzTEC</b> CONSULTANTS, INC. <small>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	<b>DEVELOPER</b> OAKWOOD LAND DEVELOPMENT  4908 TOWER ROAD DENVER, COLORADO (303) 486-8500	DATE OF PREPARATION:	2024-07-01
		SCALE:	N/A
		SHEET 1 OF 10	



PRAIRIE POINT SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACT C & TRACT J, PRAIRIE POINT SUBDIVISION FILING 1  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



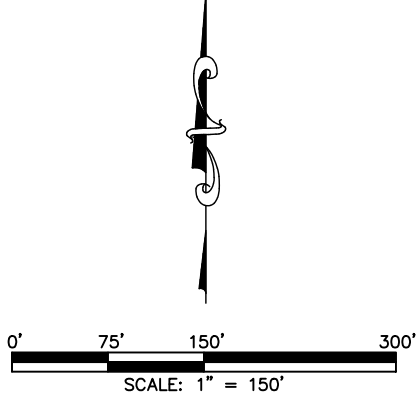
KEY MAP  
SCALE: 1" = 500'

**LEGEND**

- FOUND ALIQUOT CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.E. STORM SEWER EASEMENT
- U.E. UTILITY EASEMENT (DRY)
- S.S.E. SANITARY SEWER EASEMENT
- W.E. WATER EASEMENT
- A.S.W. ACCESS, SANITARY SEWER & WATER EASEMENT
- FLE FIRE LANE EASEMENT
- ROW RIGHT-OF-WAY
- (R) DENOTES RADIAL
- (NR) DENOTES NON-RADIAL
- 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 2020.

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N15°36'01"W	219.05'	L14	N84°25'41"E	239.04'
L2	N05°31'45"E	316.52'	L15	S05°34'19"E	110.24'
L3	N36°46'20"E	115.66'	L16	S48°26'13"E	151.90'
L4	N68°55'41"E	117.69'	L17	S65°28'43"E	617.97'
L5	S82°48'59"E	93.07'	L18	S62°46'02"E	149.73'
L6	S76°57'16"E	240.09'	L19	S55°06'29"E	149.72'
L7	S68°42'40"E	68.38'	L20	S52°55'48"E	324.31'
L8	S88°51'04"E	10.00'	L21	S52°54'50"E	175.68'
L9	S83°00'06"E	47.92'	L22	S08°47'57"E	155.44'
L10	S02°42'10"W	111.74'	L23	S65°41'37"W	24.98'
L11	S56°20'45"W	270.38'	L24	S89°35'36"W	339.06'
L12	S84°25'41"W	249.98'	L25	N57°05'00"W	933.94'
L13	N32°55'00"E	54.69'			

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	142°36'06"	285.17'	709.76'
C2	36°21'25"	507.00'	321.72'
C3	28°04'56"	568.00'	278.39'
C4	9°38'33"	532.00'	89.53'
C5	51°30'41"	468.00'	420.75'
C6	15°01'57"	275.00'	72.15'
C7	8°52'03"	149.50'	23.14'
C8	33°19'25"	978.50'	569.10'
C9	1°54'05"	7155.50'	237.46'
C10	88°05'55"	25.00'	38.44'



FOR REVIEW

**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: 171721-01 Drawn By: BAM

DEVELOPER  
OAKWOOD LAND DEVELOPMENT

4908 TOWER ROAD  
DENVER, COLORADO  
(303) 486-8500

DATE OF PREPARATION: 2024-07-01

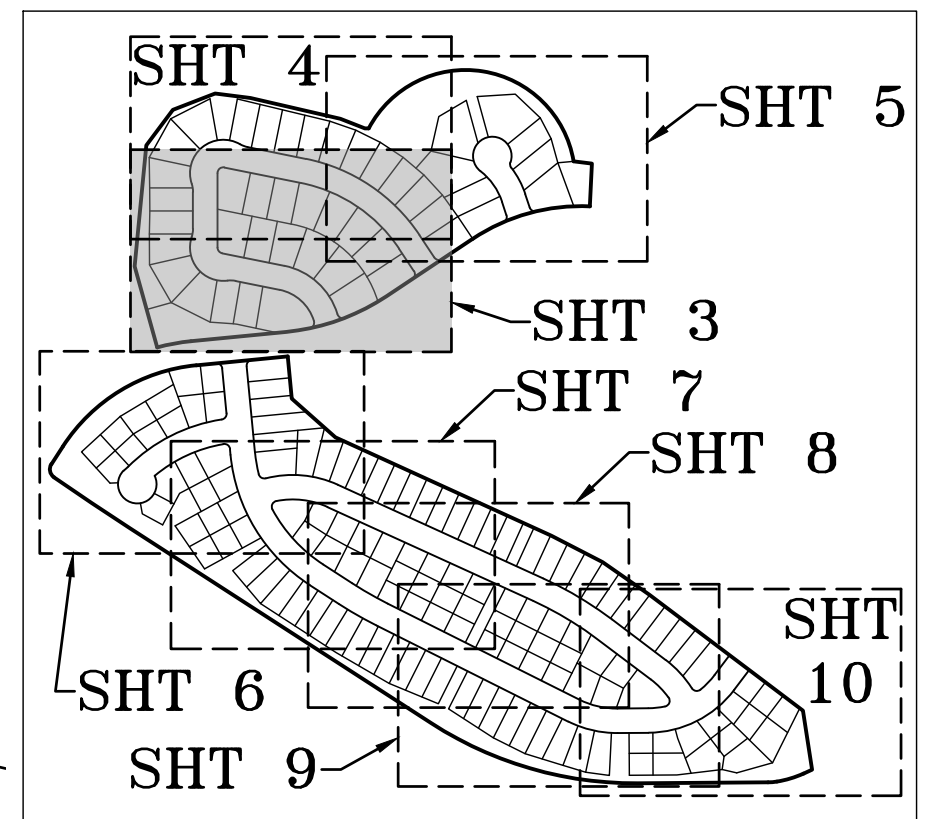
SCALE: 1" = 150'

SHEET 2 OF 10



# PRAIRIE POINT SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACT C & TRACT J, PRAIRIE POINT SUBDIVISION FILING 1  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

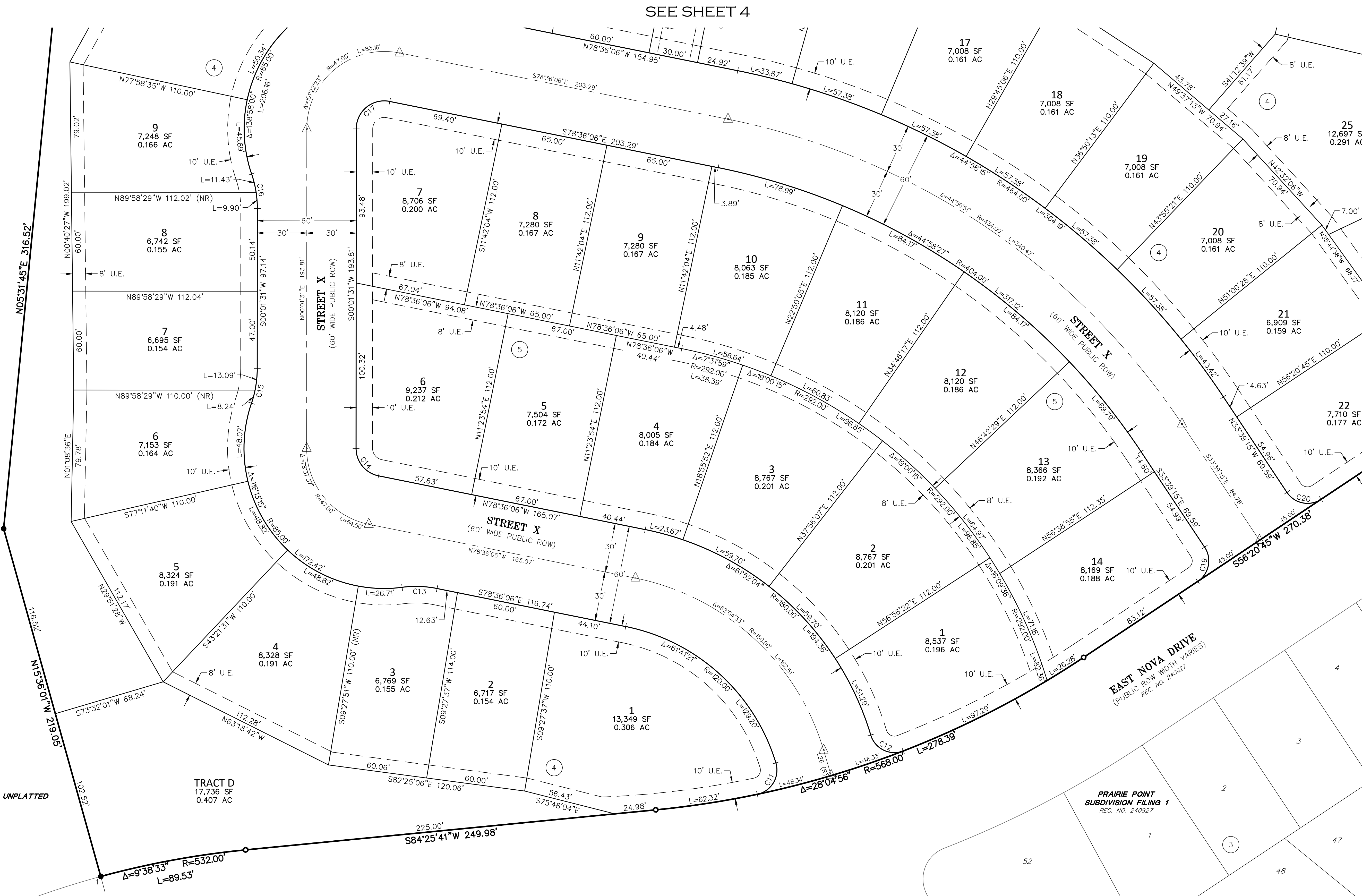


KEY MAP  
SCALE: 1" = 500'

LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
S.D.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT (DRY)
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
A.S.W.	ACCESS, SANITARY SEWER & WATER EASEMENT
FLE	FIRE LANE EASEMENT
ROW	RIGHT-OF-WAY
(R)	DENOTES RADIAL
(NR)	DENOTES NON-RADIAL
	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, 2020.

LINE TABLE		
LINE	BEARING	LENGTH
L26	N16°31'33"W	16.13'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	95°03'27"	15.00'	24.89'
C12	94°37'14"	14.98'	24.74'
C13	18°47'49"	65.00'	21.32'
C14	78°37'37"	17.00'	23.33'
C15	18°47'49"	65.00'	21.32'
C16	18°47'49"	65.00'	21.32'
C17	101°22'23"	17.00'	30.08'
C19	90°00'00"	15.00'	23.56'
C20	90°00'00"	15.00'	23.56'



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

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Phone: (303) 713-1898  
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DEVELOPER  
OAKWOOD LAND DEVELOPMENT

4908 TOWER ROAD  
DENVER, COLORADO  
(303) 486-8500

DATE OF PREPARATION: 2024-07-01

SCALE: 1" = 30'

AzTec Proj. No: 171721-01

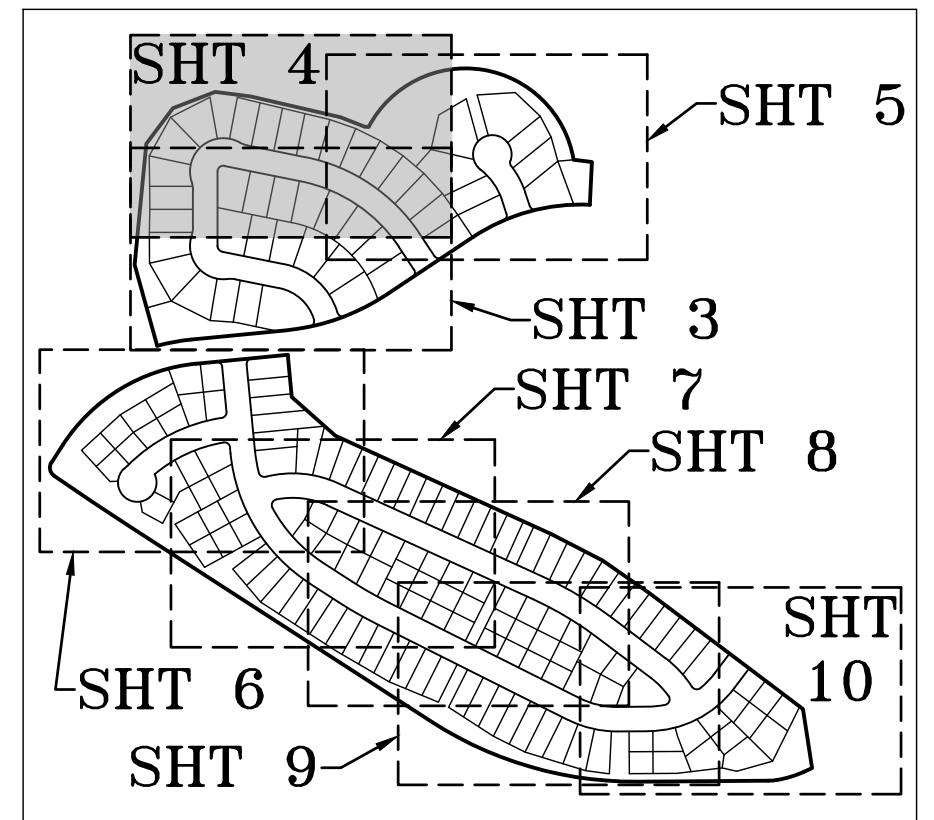
Drawn By: BAM

SHEET 3 OF 10



# PRAIRIE POINT SUBDIVISION FILING NO. 4

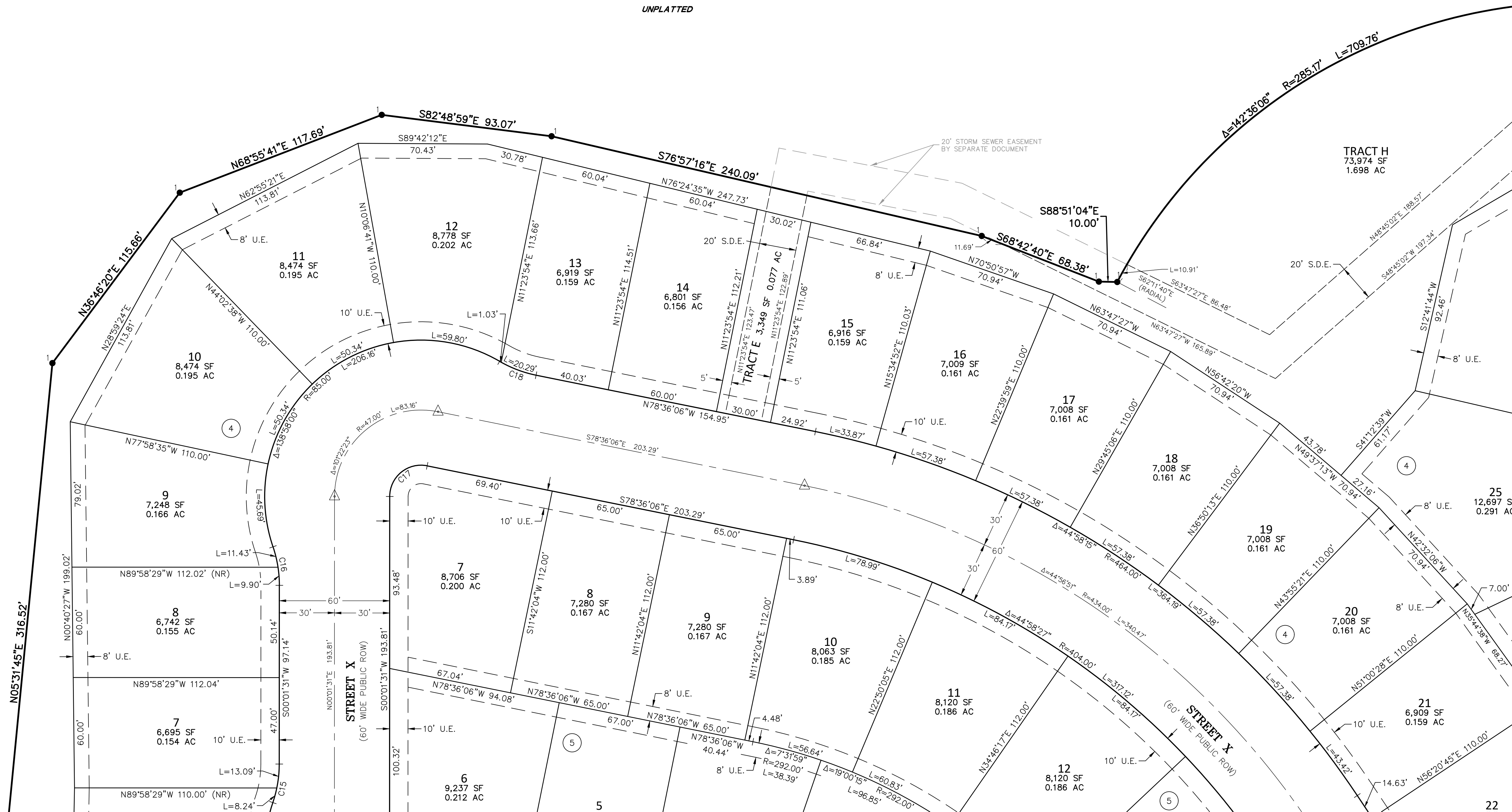
A RESUBDIVISION OF TRACT C & TRACT J, PRAIRIE POINT SUBDIVISION FILING 1  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP  
SCALE: 1" = 500'

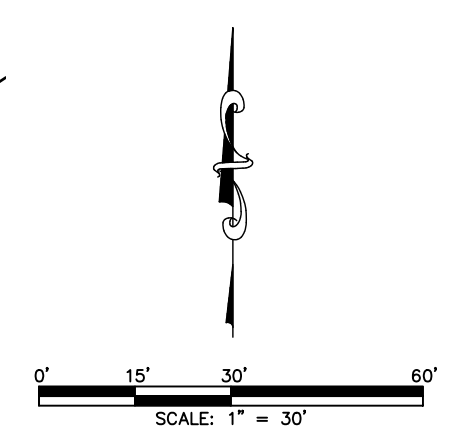
LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
S.D.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT (DRY)
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
A.S.W.	ACCESS, SANITARY SEWER & WATER EASEMENT
FLE	FIRE LANE EASEMENT
ROW	RIGHT-OF-WAY
(R)	DENOTES RADIAL
(NR)	DENOTES NON-RADIAL
	MONUMENT BOXES WITH A REASONABLY 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, 2020.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	18°47'49"	65.00'	21.32'
C16	18°47'49"	65.00'	21.32'
C17	101°22'23"	17.00'	30.08'
C18	18°47'49"	65.00'	21.32'



SEE SHEET 3

SEE SHEETS 5



FOR REVIEW

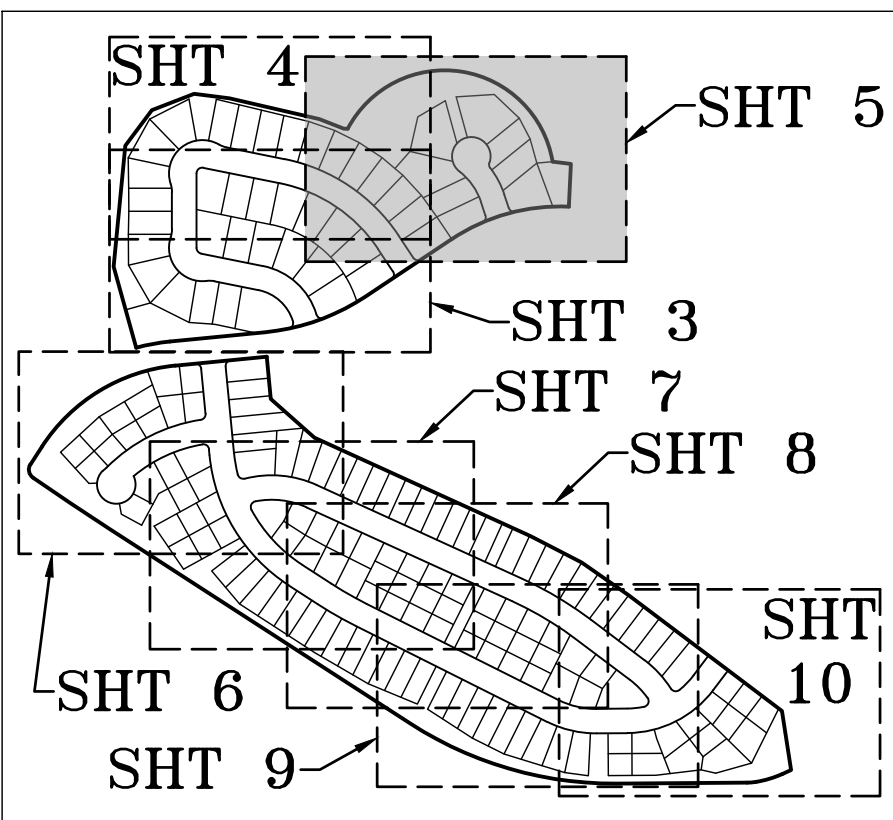
<b>AzTEC</b> CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER OAKWOOD LAND DEVELOPMENT 4908 TOWER ROAD DENVER, COLORADO (303) 486-8500	
	DATE OF PREPARATION:	2024-07-01
	SCALE:	1" = 30'
SHEET 4 OF 10		

AzTec Proj. No.: 171721-01 Drawn By: BAM



PRAIRIE POINT SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACT C & TRACT J, PRAIRIE POINT SUBDIVISION FILING 1  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP  
SCALE: 1" = 500'

**LEGEND**

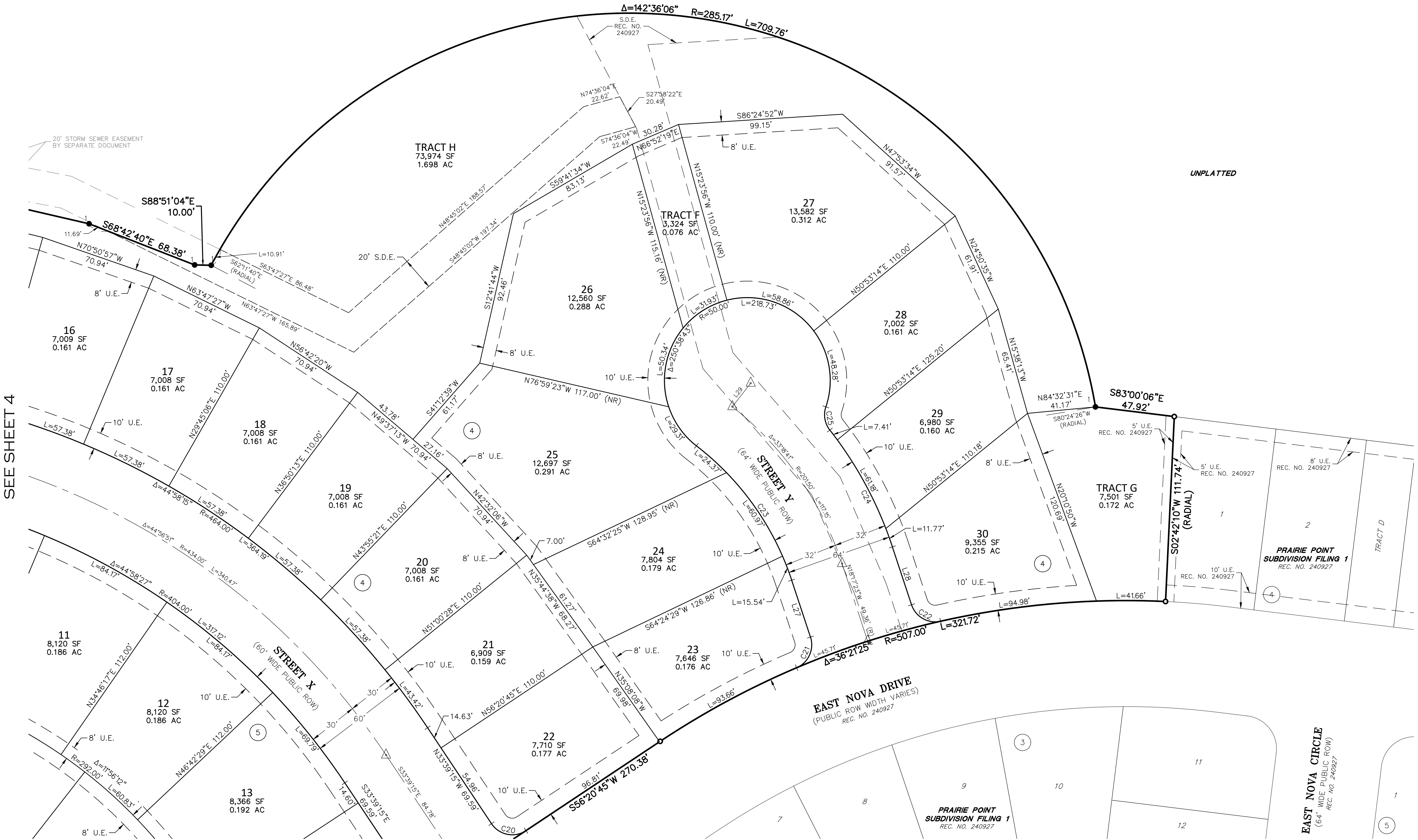
- FOUND ALIQUOT CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.E. STORM SEWER EASEMENT
- U.E. UTILITY EASEMENT (DRY)
- S.S.E. SANITARY SEWER EASEMENT
- W.E. WATER EASEMENT
- A.S.W. ACCESS, SANITARY SEWER & WATER EASEMENT
- FLE FIRE LANE EASEMENT
- ROW RIGHT-OF-WAY
- (R) DENOTES RADIAL
- (NR) DENOTES NON-RADIAL
- MUNUMENT BOXES WITH A REASONABLY 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, 2020.

**LINE TABLE**

LINE	BEARING	LENGTH
L27	S18°17'23"E	36.16'
L28	N18°17'23"W	36.80'
L29	N37°58'20"E	18.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C20	90°00'00"	15.00'	23.56'
C21	84°50'03"	15.06'	22.29'
C22	84°28'45"	15.00'	22.12'
C23	34°05'52"	169.50'	100.87'
C24	19°43'14"	233.50'	80.37'
C25	56°34'13"	15.00'	14.81'



SEE SHEET 3

SEE SHEET 4

UNPLATTED

EAST NOVA DRIVE  
(PUBLIC ROW WIDTH VARIES)  
REC. NO. 240927

EAST NOVA CIRCLE  
(64' WIDE PUBLIC ROW)  
REC. NO. 240927

SCALE: 1" = 30'

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

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CONSULTANTS, INC.

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Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No: 171721-01 Drawn By: BAM

DEVELOPER  
OAKWOOD LAND DEVELOPMENT

4908 TOWER ROAD  
DENVER, COLORADO  
(303) 486-8500

DATE OF PREPARATION: 2024-07-01

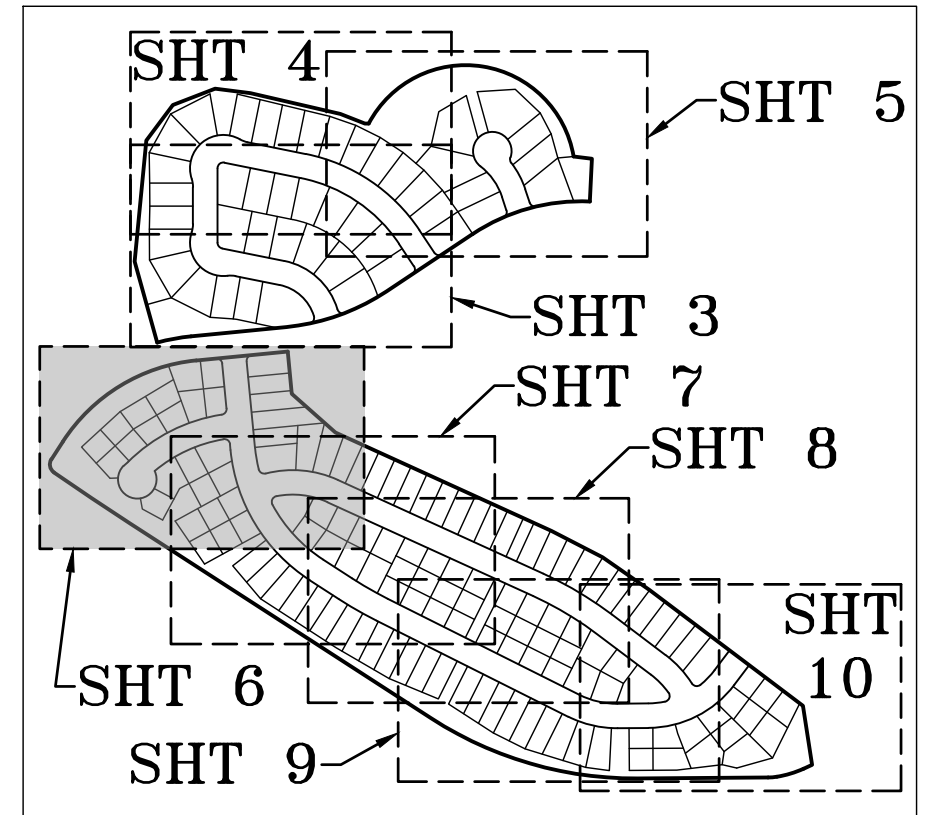
SCALE: 1" = 30'

SHEET 5 OF 10



# PRAIRIE POINT SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACT C & TRACT J, PRAIRIE POINT SUBDIVISION FILING 1  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



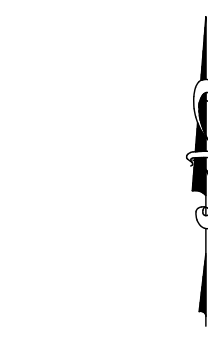
KEY MAP  
SCALE: 1" = 500'

LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	SET NO. 5 X 1/8" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
S.D.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT (DRY)
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
A,S,W	ACCESS, SANITARY SEWER & WATER EASEMENT
FLE	FIRE LANE EASEMENT
ROW	RIGHT-OF-WAY
(R)	DENOTES RADIAL
(NR)	DENOTES NON-RADIAL
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 2020.	

LINE TABLE		
LINE	BEARING	LENGTH
L30	S84°25'41"W	22.03'
L31	S48°31'25"W	13.94'
L32	N87°46'40"E	21.12'
L33	S44°55'29"W	12.47'
L34	N41°28'35"W	17.16'
L35	N19°52'20"W	72.63'
L36	N09°37'06"W	28.33'
L37	N61°49'35"W	81.58'
L38	S05°34'19"E	14.70'
L39	N68°33'39"E	13.92'
L42	S78°49'53"W	19.09'
L43	S78°49'53"W	14.60'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C26	90°00'00"	15.00'	23.56'
C27	90°00'00"	15.00'	23.56'
C28	86°51'15"	15.00'	22.74'
C29	93°57'34"	15.00'	24.60'
C30	8°20'33"	393.00'	57.22'
C31	90°30'10"	15.00'	23.69'
C32	107°03'46"	15.00'	28.03'

SEE SHEET 7



FOR REVIEW

SEE SHEET 7

**AzTEC**  
CONSULTANTS, INC.

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www.aztecconsultants.com

AzTec Proj. No: 17121-01 Drawn By: BAM

DEVELOPER  
OAKWOOD LAND DEVELOPMENT

4908 TOWER ROAD  
DENVER, COLORADO  
(303) 486-8500

DATE OF PREPARATION: 2024-07-01

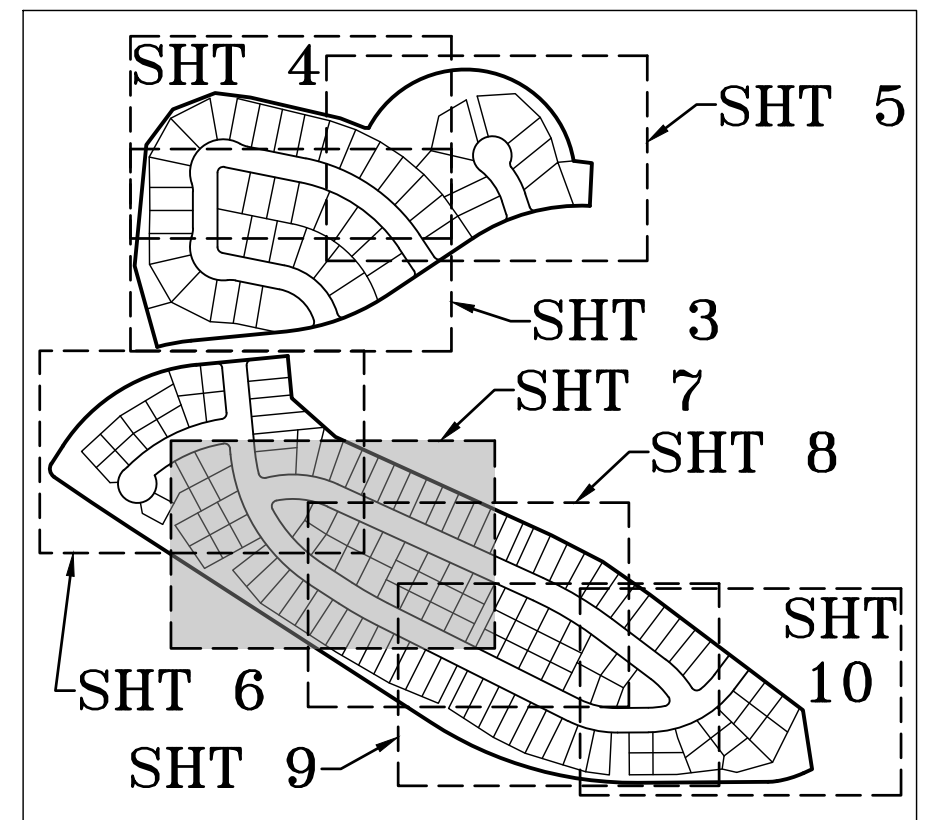
SCALE: 1" = 30'

SHEET 6 OF 10



# PRAIRIE POINT SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACT C & TRACT J, PRAIRIE POINT SUBDIVISION FILING 1  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

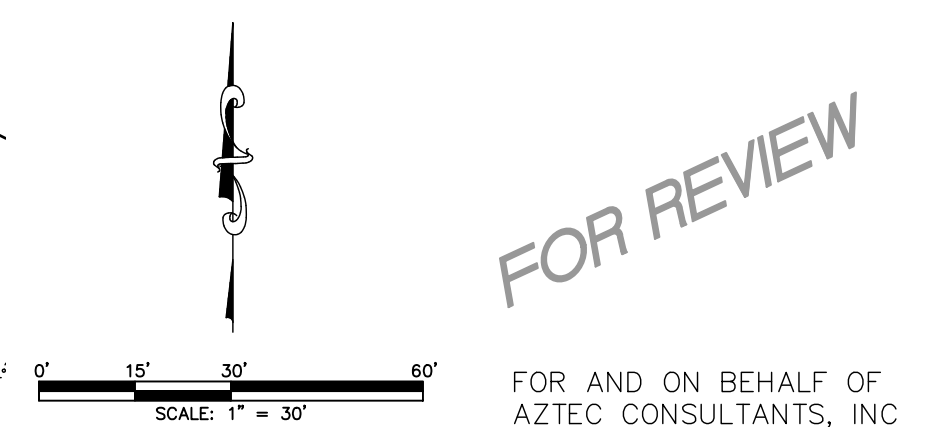


KEY MAP  
SCALE: 1" = 500'

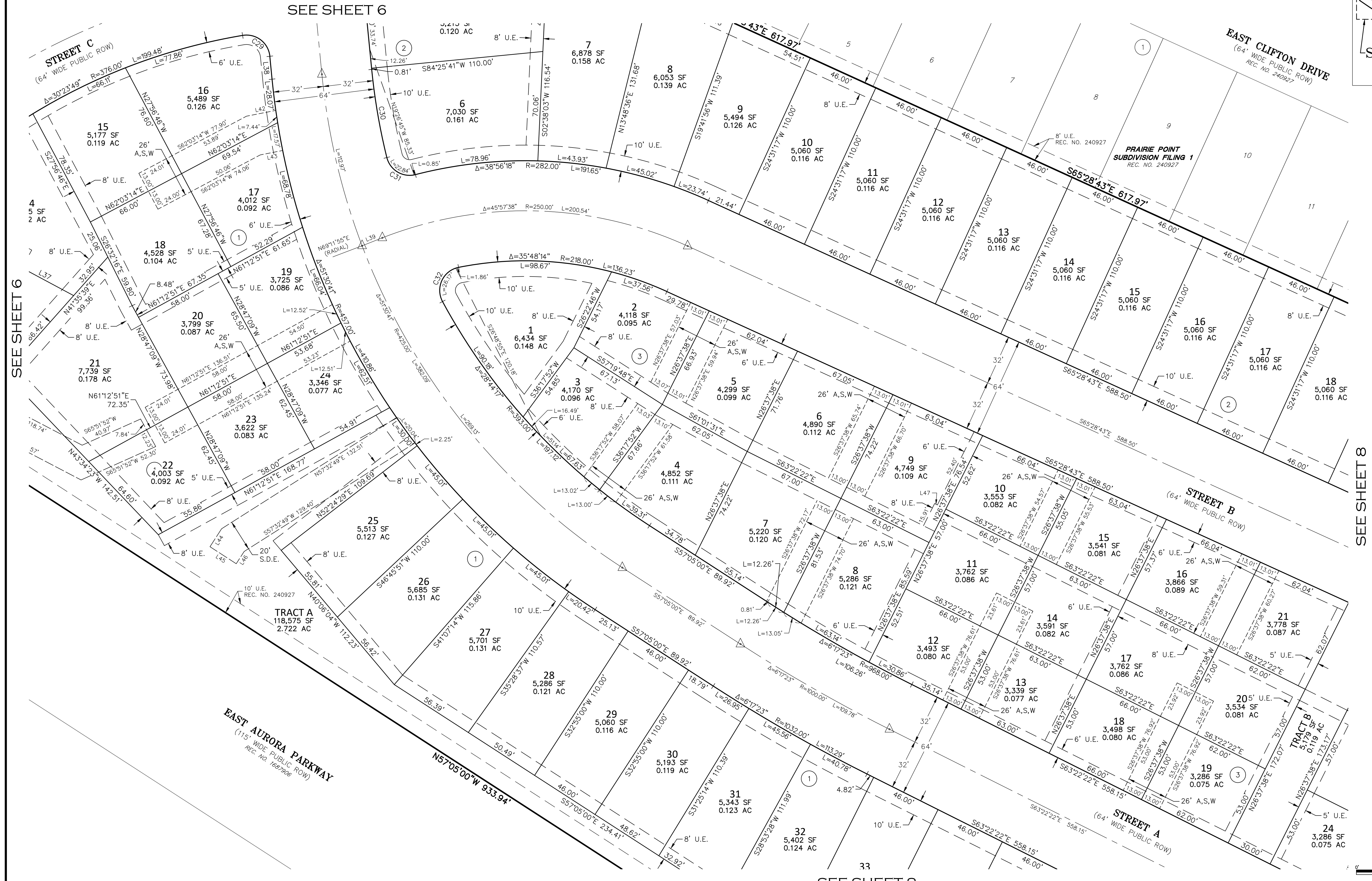
LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
S.D.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT (DRY)
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
A,S,W	ACCESS, SANITARY SEWER & WATER EASEMENT
FLE	FIRE LANE EASEMENT
ROW	RIGHT-OF-WAY
(R)	DENOTES RADIAL
(NR)	DENOTES NON-RADIAL
	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 2020.

LINE TABLE		
LINE	BEARING	LENGTH
L38	S05°34'19"E	14.70'
L39	N68°33'39"E	13.92'
L42	S78°49'53"W	19.09'
L43	S78°49'53"W	14.60'
L44	N32°55'13"E	13.68'
L45	N57°05'00"W	20.00'
L46	S32°56'19"W	9.32'
L47	S63°22'22"E	2.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C29	93°57'34"	15.00'	24.60'
C30	8°20'33"	39.300'	57.22'
C31	90°30'10"	15.00'	23.69'
C32	107°03'46"	15.00'	28.03'



FOR REVIEW

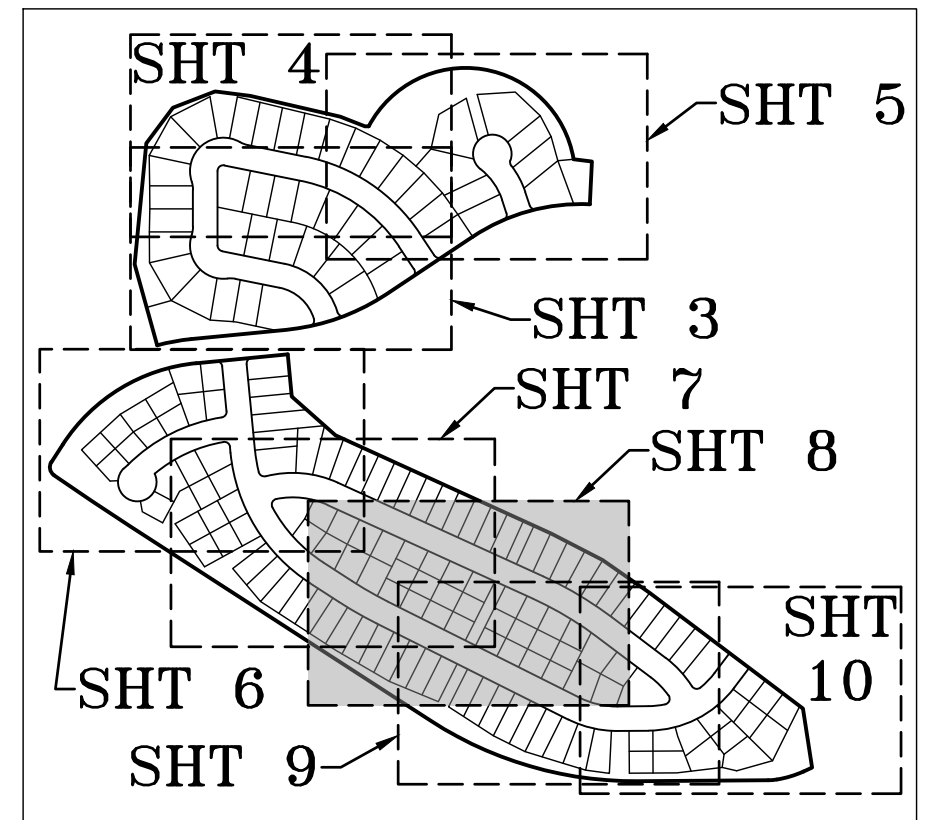


<b>AzTEC</b> CONSULTANTS, INC.		300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 <a href="http://www.aztecconsultants.com">www.aztecconsultants.com</a>	
AzTec Proj. No: 17127-01		Drawn By: BAM	
<b>DEVELOPER</b> OAKWOOD LAND DEVELOPMENT		DATE OF PREPARATION: 2024-07-01	
4908 TOWER ROAD DENVER, COLORADO (303) 486-8500		SCALE: 1" = 30'	
		SHEET 7 OF 10	



# PRAIRIE POINT SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACT C & TRACT J, PRAIRIE POINT SUBDIVISION FILING 1  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP  
SCALE: 1" = 500'

**LEGEND**

- FOUND ALIQUOT CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.E. STORM SEWER EASEMENT
- U.E. UTILITY EASEMENT (DRY)
- S.S.E. SANITARY SEWER EASEMENT
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- A.S.W. ACCESS, SANITARY SEWER & WATER EASEMENT
- F.L.E. FIRE LANE EASEMENT
- ROW RIGHT-OF-WAY
- (R) DENOTES RADIAL
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- 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 2020.

LINE TABLE		
LINE	BEARING	LENGTH
L47	S63°22'22"E	2.00'
L48	S26°37'38"W	4.75'

**AzTEC**  
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AzTec Proj. No: 171721-01 Drawn By: BAM

DEVELOPER  
OAKWOOD LAND DEVELOPMENT

4908 TOWER ROAD  
DENVER, COLORADO  
(303) 486-8500

DATE OF PREPARATION: 2024-07-01

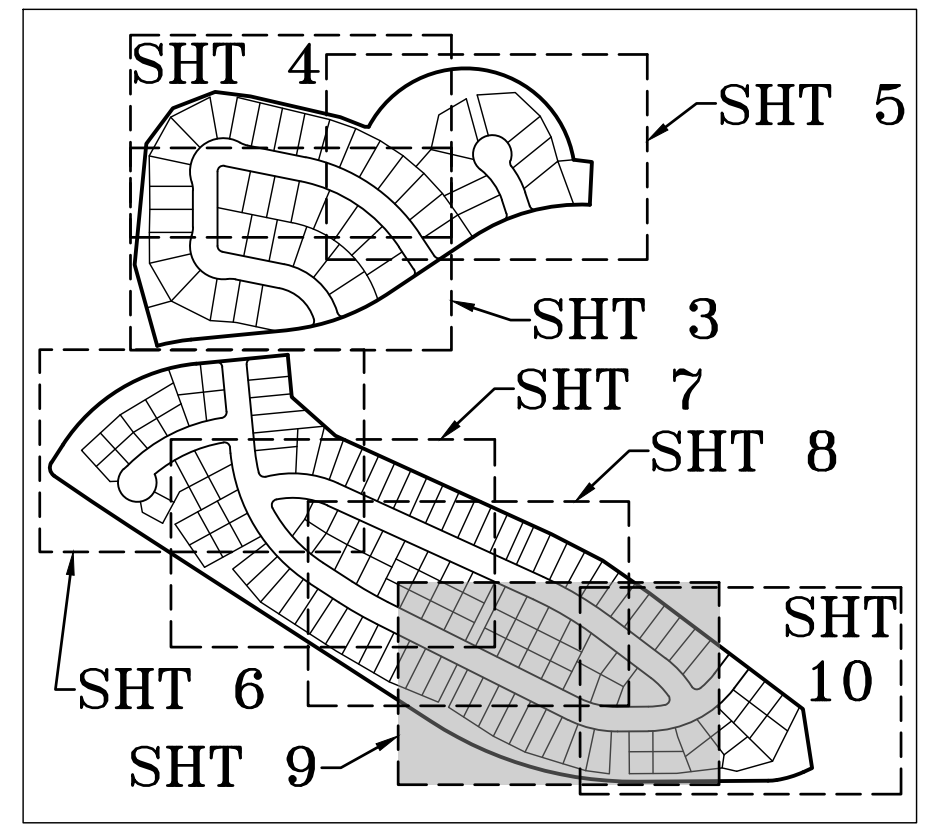
SCALE: 1" = 30'

SHEET 8 OF 10



# PRAIRIE POINT SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACT C & TRACT J, PRAIRIE POINT SUBDIVISION FILING 1  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP  
SCALE: 1" = 500'



LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"
	A.E. ACCESS EASEMENT
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	U.E. UTILITY EASEMENT (DRY)
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	W.E. WATER EASEMENT
	A.S.W. ACCESS, SANITARY SEWER & WATER EASEMENT
	FLE FIRE LANE EASEMENT
	ROW RIGHT-OF-WAY
	(R) DENOTES RADIAL
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	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, 2020.

LINE TABLE		
LINE	BEARING	LENGTH
L40	S14°43'27"E	24.21'
L41	S26°43'14"E	22.55'
L48	S26°37'38"W	4.75'
L49	S26°37'38"W	20.40'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C33	11°25'29"	218.00'	43.47'
C34	113°45'58"	15.00'	29.78'
C35	96°33'52"	15.00'	25.28'
C36	14°02'37"	218.00'	53.43'

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AzTec Proj. No: 17121-01 Drawn By: BAM

DEVELOPER  
OAKWOOD LAND DEVELOPMENT

4908 TOWER ROAD  
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(303) 486-8500

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

DATE OF PREPARATION: 2024-07-01

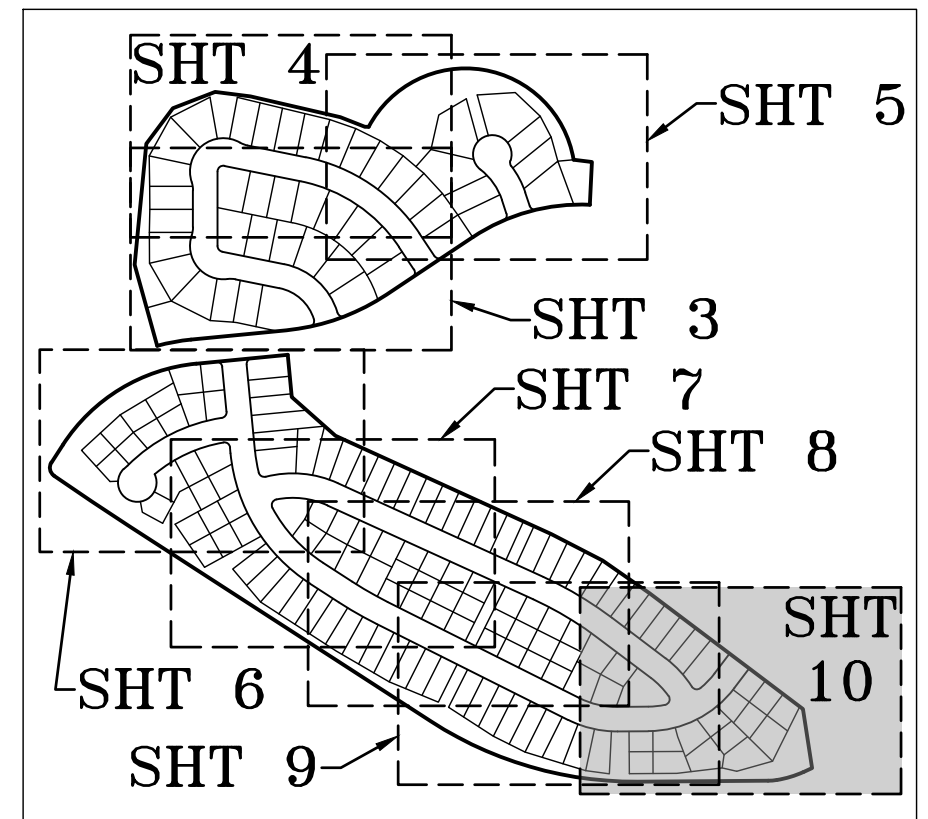
SCALE: 1" = 30'

SHEET 9 OF 10



# PRAIRIE POINT SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACT C & TRACT J, PRAIRIE POINT SUBDIVISION FILING 1  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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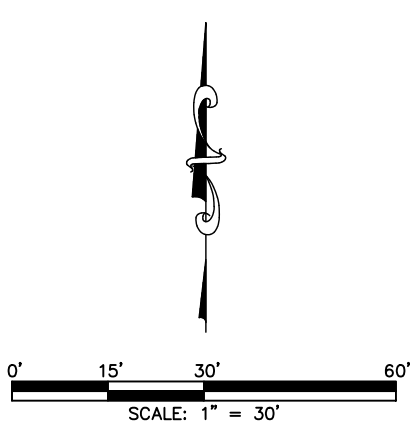


KEY MAP  
SCALE: 1" = 500'

LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	SET NO. 5 X 18' REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
S.D.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT (DRY)
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
A.S.W.	ACCESS, SANITARY SEWER & WATER EASEMENT
FLE	FIRE LANE EASEMENT
ROW	RIGHT-OF-WAY
(R)	DENOTES RADIAL
(NR)	DENOTES NON-RADIAL
	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, 2020.

LINE TABLE		
LINE	BEARING	LENGTH
L40	S14°43'27"E	24.21'
L41	S26°43'14"E	22.55'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C33	11°25'29"	218.00'	43.47'
C34	11°45'58"	15.00'	29.78'
C35	96°33'52"	15.00'	25.28'
C36	14°02'37"	218.00'	53.43'



FOR REVIEW

**AzTEC**  
CONSULTANTS, INC.

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www.aztecconsultants.com

AzTec Proj. No: 171721-01 Drawn By: BAM

DEVELOPER  
OAKWOOD LAND DEVELOPMENT

4908 TOWER ROAD  
DENVER, COLORADO  
(303) 486-8500

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

DATE OF PREPARATION:	2024-07-01
SCALE:	1" = 30'
SHEET 10 OF 10	