

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21
A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 9

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 E AS DEPICTED ON PLAT OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION CONTINUED ON SHEET 2.

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. 21**, 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

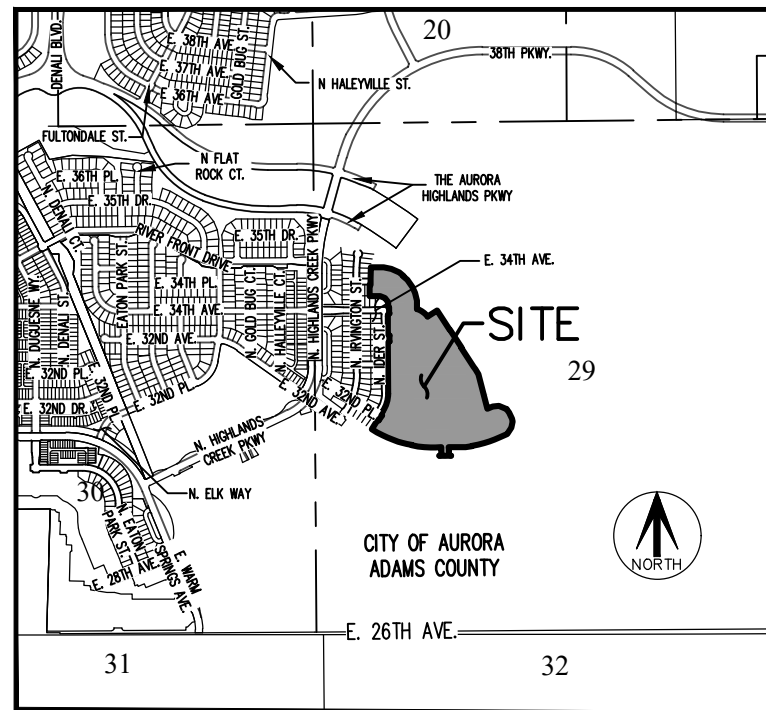
THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA ("CITY");

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" = 2000'

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	LEGAL DESCRIPTION, GENERAL NOTES
SHEET 3	OVERALL BOUNDARY, LINE AND CURVE TABLES
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COVENANTS

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:

CENTURY LAND HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

IT’S: _____

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ AD. BY _____, AS _____.

OF _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 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 _____

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____.

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.

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.

AzTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
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AzTec Proj. No.: 65322-06

Drawn By: RDR

DATE OF PREPARATION: 03-15-2022

SCALE: N/A

SHEET 1 OF 9

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SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 9

DEDICATION

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING OF NORTH 00°15'28" WEST, A DISTANCE OF 525.33 FEET ON THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 17 RECORDED AT RECEPTION NO. 2023000052371, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SIXTEEN (16) COURSES:

- NORTH 00°15'28" WEST, A DISTANCE OF 525.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'57", AN ARC LENGTH OF 23.56 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 00°15'28" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°15'28" WEST;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- TANGENT TO SAID CURVE, NORTH 00°15'28" WEST, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 00°15'28" WEST, A DISTANCE OF 64.00 FEET;
- SOUTH 89°44'32" WEST, A DISTANCE OF 12.73 FEET;
- NORTH 00°15'28" WEST, A DISTANCE OF 51.83 FEET;
- NORTH 36°17'19" WEST, A DISTANCE OF 54.57 FEET;
- NORTH 67°05'49" WEST, A DISTANCE OF 54.76 FEET;
- SOUTH 89°44'32" WEST, A DISTANCE OF 108.82 FEET;
- NORTH 00°15'28" WEST, A DISTANCE OF 117.50 FEET;
- NORTH 89°44'32" EAST, A DISTANCE OF 10.00 FEET;
- NORTH 00°15'28" WEST, A DISTANCE OF 64.00 FEET;
- NORTH 01°41'23" EAST, A DISTANCE OF 119.07 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 89°44'32" EAST, A DISTANCE OF 133.35 FEET;

THENCE SOUTH 75°55'51" EAST, A DISTANCE OF 81.47 FEET;

THENCE SOUTH 67°04'07" EAST, A DISTANCE OF 90.36 FEET;

THENCE SOUTH 50°14'52" EAST, A DISTANCE OF 59.29 FEET;

THENCE SOUTH 39°45'08" WEST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 50°14'52" EAST, A DISTANCE OF 54.75 FEET;

THENCE SOUTH 34°32'41" EAST, A DISTANCE OF 93.31 FEET;

THENCE SOUTH 23°26'50" EAST, A DISTANCE OF 67.08 FEET;

THENCE SOUTH 15°13'49" EAST, A DISTANCE OF 80.69 FEET;

THENCE SOUTH 00°15'28" EAST, A DISTANCE OF 90.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 282.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 21°56'48" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°20'40", AN ARC LENGTH OF 134.59 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 56°54'10" EAST, A DISTANCE OF 117.48 FEET;

THENCE SOUTH 33°05'50" EAST, A DISTANCE OF 240.00 FEET;

THENCE NORTH 56°54'10" EAST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 33°05'50" EAST, A DISTANCE OF 220.00 FEET;

THENCE SOUTH 56°54'10" WEST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 33°05'50" EAST, A DISTANCE OF 240.00 FEET;

THENCE SOUTH 32°42'54" EAST, A DISTANCE OF 33.88 FEET;

THENCE SOUTH 31°09'50" EAST, A DISTANCE OF 56.57 FEET;

THENCE SOUTH 14°56'37" EAST, A DISTANCE OF 373.15 FEET;

DEDICATION (CONT.)

THENCE NORTH 67°25'50" EAST, A DISTANCE OF 59.50 FEET;

THENCE NORTH 83°41'52" EAST, A DISTANCE OF 65.74 FEET;

THENCE SOUTH 66°18'08" EAST, A DISTANCE OF 85.74 FEET;

THENCE SOUTH 36°18'08" EAST, A DISTANCE OF 42.87 FEET;

THENCE SOUTH 26°33'47" EAST, A DISTANCE OF 72.11 FEET;

THENCE SOUTH 10°37'23" EAST, A DISTANCE OF 31.50 FEET;

THENCE SOUTH 11°07'25" WEST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 32°52'14" WEST, A DISTANCE OF 80.10 FEET;

THENCE SOUTH 65°53'00" WEST, A DISTANCE OF 91.50 FEET;

THENCE NORTH 24°07'00" WEST, A DISTANCE OF 3.51 FEET;

THENCE SOUTH 65°53'00" WEST, A DISTANCE OF 51.52 FEET;

THENCE SOUTH 68°46'44" WEST, A DISTANCE OF 55.93 FEET;

THENCE SOUTH 71°29'05" WEST, A DISTANCE OF 55.93 FEET;

THENCE SOUTH 75°32'40" WEST, A DISTANCE OF 67.13 FEET;

THENCE SOUTH 79°36'14" WEST, A DISTANCE OF 67.13 FEET;

THENCE SOUTH 08°21'58" EAST, A DISTANCE OF 3.41 FEET;

THENCE SOUTH 81°55'40" WEST, A DISTANCE OF 67.47 FEET;

THENCE SOUTH 89°26'51" WEST, A DISTANCE OF 175.85 FEET;

THENCE SOUTH 04°22'00" EAST, A DISTANCE OF 21.55 FEET;

THENCE SOUTH 00°33'09" EAST, A DISTANCE OF 46.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'14", AN ARC LENGTH OF 32.20 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,557.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°28'28", AN ARC LENGTH OF 121.59 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'14", AN ARC LENGTH OF 32.20 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°33'09" WEST, A DISTANCE OF 46.33 FEET;

THENCE NORTH 03°15'41" EAST, A DISTANCE OF 21.55 FEET;

THENCE SOUTH 89°26'51" WEST, A DISTANCE OF 58.93 FEET;

THENCE NORTH 89°53'44" WEST, A DISTANCE OF 53.32 FEET;

THENCE NORTH 87°09'25" WEST, A DISTANCE OF 65.69 FEET;

THENCE NORTH 84°01'22" WEST, A DISTANCE OF 65.69 FEET;

THENCE NORTH 80°53'19" WEST, A DISTANCE OF 65.69 FEET;

THENCE NORTH 10°40'42" EAST, A DISTANCE OF 4.00 FEET;

THENCE NORTH 78°00'57" WEST, A DISTANCE OF 54.56 FEET;

THENCE NORTH 75°24'15" WEST, A DISTANCE OF 54.56 FEET;

THENCE NORTH 73°13'21" WEST, A DISTANCE OF 36.58 FEET;

THENCE NORTH 70°46'48" WEST, A DISTANCE OF 65.47 FEET;

THENCE NORTH 67°54'25" WEST, A DISTANCE OF 54.56 FEET;

THENCE NORTH 65°17'43" WEST, A DISTANCE OF 54.56 FEET;

THENCE NORTH 62°25'20" WEST, A DISTANCE OF 65.47 FEET;

THENCE NORTH 59°17'17" WEST, A DISTANCE OF 65.47 FEET TO SAID EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 17;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SIX (6) COURSES:

- NORTH 32°16'44" EAST, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,082.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 32°16'44" EAST;

DEDICATION (CONT.)

- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°42'14", AN ARC LENGTH OF 13.29 FEET;

- NON-TANGENT TO SAID CURVE, NORTH 32°02'36" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 32°31'42" EAST;

- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°42'11", AN ARC LENGTH OF 24.00 FEET;

- NON-TANGENT TO SAID CURVE, NORTH 34°12'59" EAST, A DISTANCE OF 21.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 332.00 FEET;

- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°28'28", AN ARC LENGTH OF 199.76 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 34.405 ACRES, (1,498,676 SQUARE FEET), MORE OR LESS.

GENERAL NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BEARINGS ARE BASED ON THE ASSUMED BEARING OF NORTH 00°15'28" WEST, A DISTANCE OF 525.33 FEET ALONG A PORTION OF THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 17 BEING MONUMENTED ON EACH END BY A 18" LONG NO. 5 REBAR WITH A 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668", WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- 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.
- THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1141979-CO DATED JULY 9, 2024 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- ALL OWNERS OF LOTS ADJACENT TO NORTH JACKSON GAP STREET, NORTH JAMESTOWN STREET, NORTH KEWAUNEE STREET, EAST 33RD DRIVE, AND EAST 34TH AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- TRACTS A, B, C, D, E, F, AND G ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.
- A TELECOMMUNICATIONS EASEMENT RECORDED OCTOBER 17, 2019 AT RECEPTION NO. 2019000089102 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.
- A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED JULY 10, 2019 AT RECEPTION NO. 2019000053755 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AzTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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AzTec Proj. No.: 65322-06

Drawn By: RDR

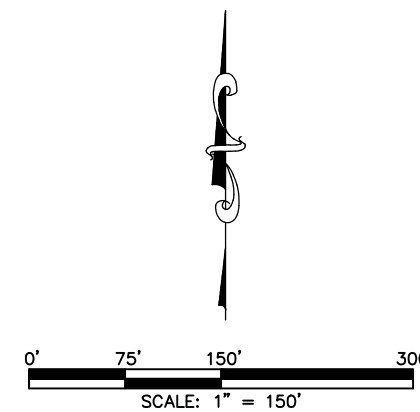
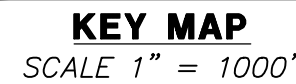
DATE OF
PREPARATION: 03-15-2022

SCALE: N/A

SHEET 2 OF 9

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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



LINE TABLE		
LINE	BEARING	LENGTH
L51	N89°53'44"W	53.32'
L52	N87°09'25"W	65.69'
L53	N84°01'22"W	65.69'
L54	N80°53'19"W	65.69'
L55	N10°40'42"E	4.00'
L56	N78°00'57"W	54.56'
L57	N75°24'15"W	54.56'
L58	N73°13'21"W	36.58'
L59	N70°46'48"W	65.47'
L60	N67°54'25"W	54.56'
L61	N65°17'43"W	54.56'
L62	N62°25'20"W	65.47'
L63	N59°17'17"W	65.47'
L64	N32°16'44"E	115.00'
L65	N32°02'36"E	64.00'
L66	N34°12'59"E	21.21'
L67	N00°15'28"W	2.00'
L68	N00°15'28"W	2.07'
L69	N33°05'50"W	16.40'
L70	S00°33'09"E	4.44'
L71	S00°33'09"E	4.44'
L72	S00°33'09"E	0.50'
L73	S00°33'09"E	0.50'
L74	N65°53'00"E	30.67'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	15.00'	23.56'
C17	90°00'00"	15.00'	23.56'
C18	94°18'46"	15.00'	24.69'
C19	92°41'09"	15.00'	24.27'
C20	92°41'09"	15.00'	24.27'
C21	90°00'00"	15.00'	23.56'
C22	90°00'00"	15.00'	23.56'
C23	90°00'00"	20.00'	31.42'
C24	90°00'00"	20.00'	31.42'
C25	93°34'43"	15.00'	24.50'
C26	93°34'43"	15.00'	24.50'
C27	55°28'55"	15.00'	14.53'

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SW 1/4 SEC. 29,
T.3S., R.65W.,
SIXTH P.M.

AZTEC
CONSULTANTS, INC.

AzTec Proj. No.: 65322-06

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

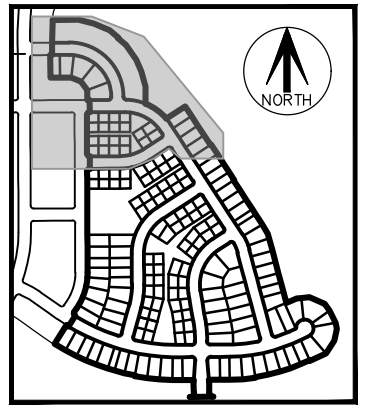
DATE OF PREPARATION:	03-15-2022
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SCALE:	1"=150'
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SHEET 3 OF 9

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 9



KEY MAP
SCALE 1" = 1000'

SEE SHEET 3 FOR LINE
AND CURVE TABLES

SEE SHEETS 8 & 9 FOR
BLOCKS 2,3, & 6 DETAILS

MONUMENT SYMBOL LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- △ 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.

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER

NOTE: TRACTS A, B, AND C ARE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

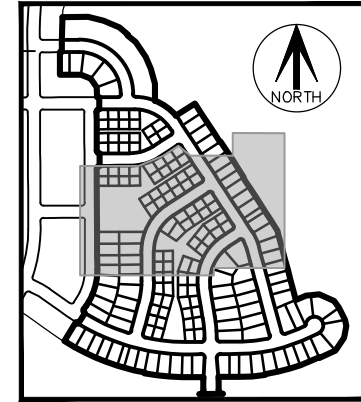
AzTec Proj. No.: 65322-06

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

DATE OF PREPARATION:	03-15-2022
SCALE:	1"=50'
SHEET 4 OF 9	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 9



KEY MAP

SCALE 1" = 1000'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

MONUMENT SYMBOL LEGEND

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SEE SHEETS 8 & 9 FOR
BLOCKS 2,3, & 6 DETAILS

SEE SHEET 3 FOR LINE
AND CURVE TABLES

LEGEND

- AC ACRES
- SF SQUARE FEET
- REC. NO. RECEPTION NUMBER
- ROW. RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- (R) DENOTES RADIAL LINE
- # BLOCK NUMBER

NOTE: TRACTS A, B, AND C ARE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY

N. IDER ST.
(64' WIDE PUBLIC ROW)

POINT OF BEGINNING

SEE SHEET 6

SEE SHEET 7

AZTEC
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www.aztecconsultants.com

Drawn By: RDR

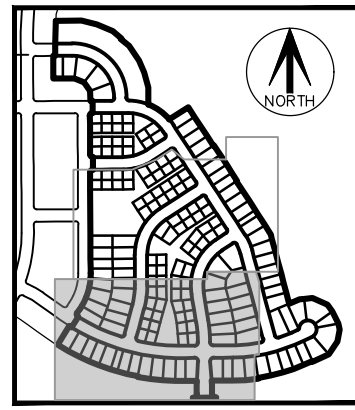
DATE OF PREPARATION: 03-15-2022

SCALE: 1"=50'

SHEET 5 OF 9

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 9

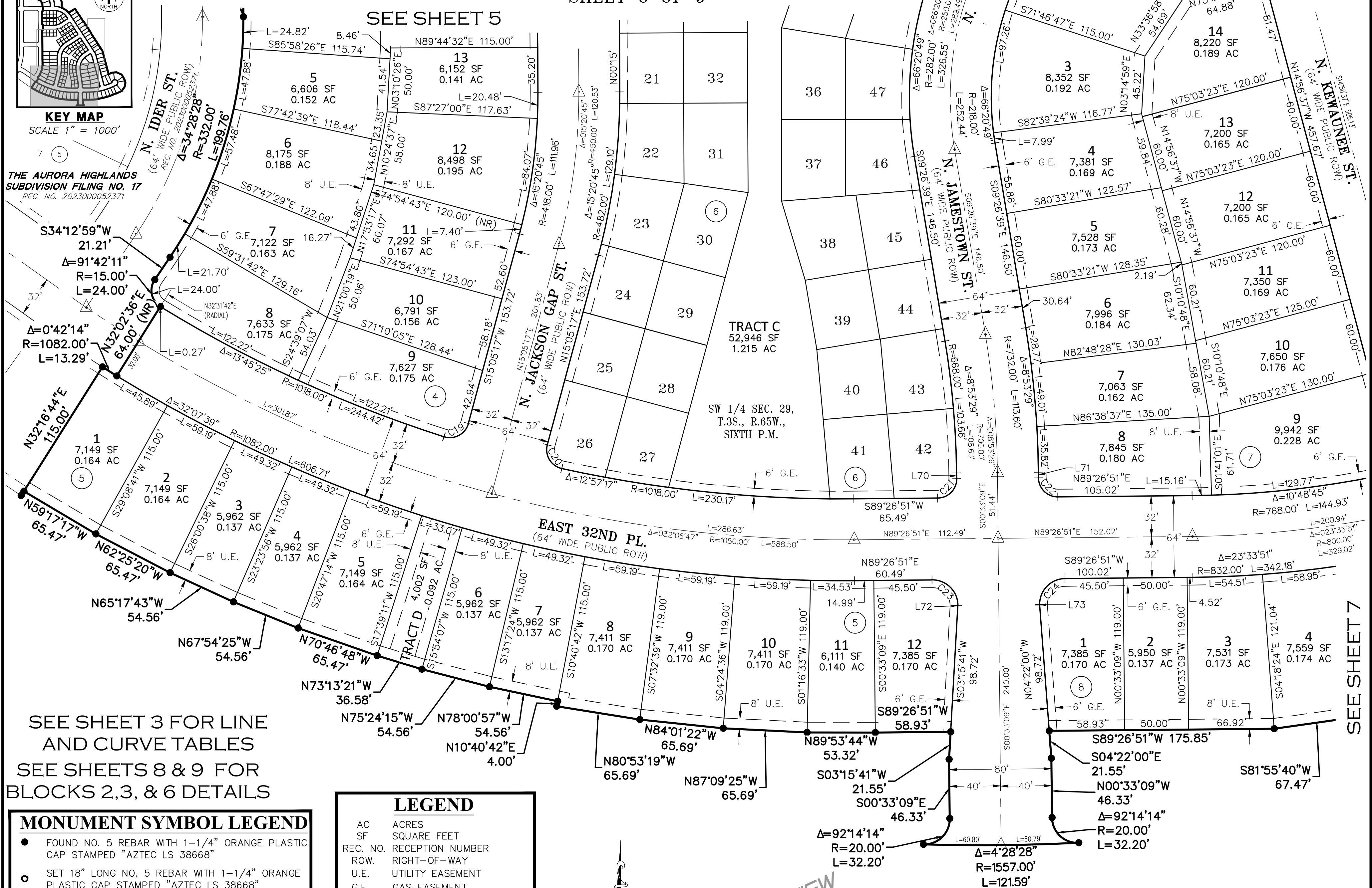


KEY MAP

SCALE 1" = 1000'

THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 17
REC. NO. 2023000052371

SEE SHEET 5



SEE SHEET 3 FOR LINE
AND CURVE TABLES
SEE SHEETS 8 & 9 FOR
BLOCKS 2,3, & 6 DETAILS

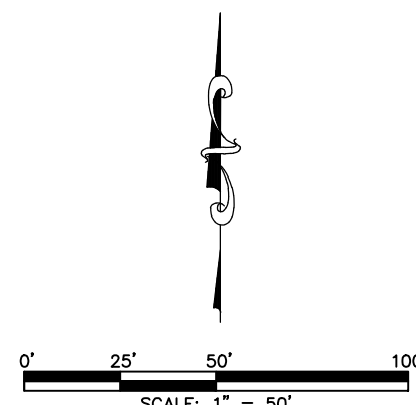
MONUMENT SYMBOL LEGEND

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LEGEND

- AC ACRES
- SF SQUARE FEET
- REC. NO. RECEPTION NUMBER
- ROW. RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- (R) DENOTES RADIAL LINE
- # BLOCK NUMBER

NOTE: TRACTS A, B, AND C ARE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

AzTec Proj. No.: 65322-06

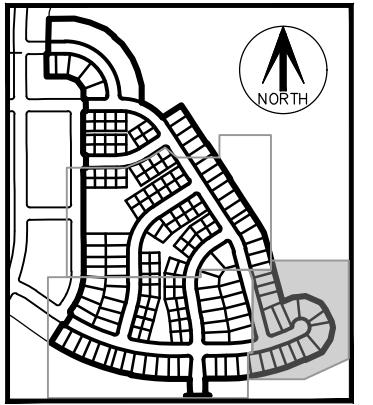
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

Drawn By: RDR

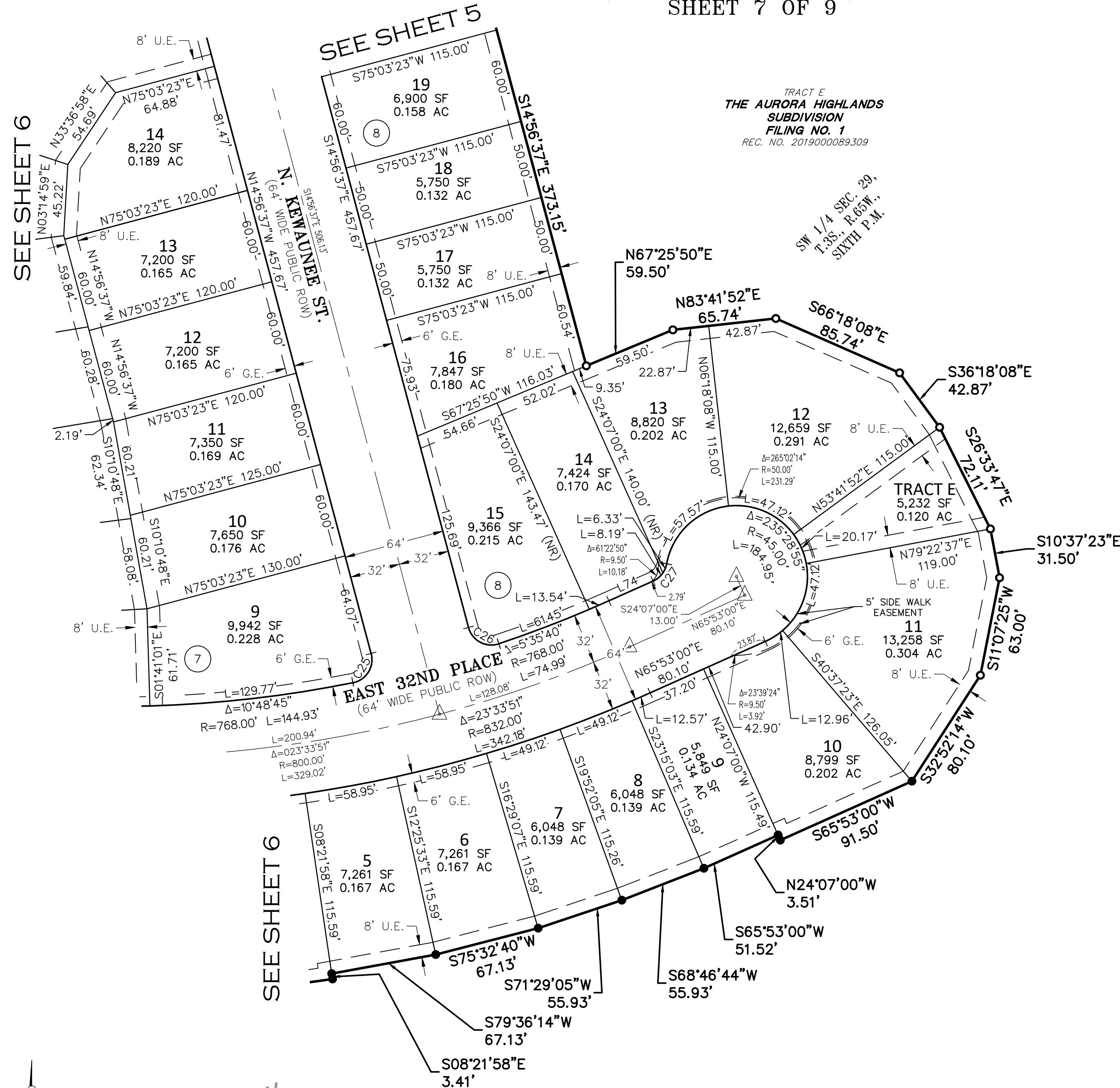
DATE OF PREPARATION:	03-15-2022
SCALE:	1"=50'
SHEET	6 OF 9

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 9



KEY MAP
SCALE 1" = 1000'



SEE SHEET 3 FOR LINE
AND CURVE TABLES

LEGEND

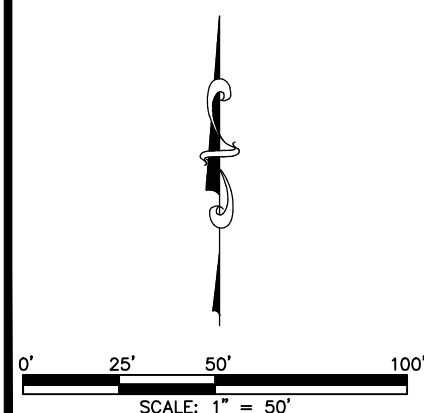
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
(NR)	Denotes Non-Radial Line
(R)	Denotes Radial Line
#	BLOCK NUMBER

NOTE: TRACTS A, B, AND C ARE DRAINAGE
AND UTILITY EASEMENTS IN THEIR ENTIRETY

MONUMENT SYMBOL LEGEND

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FOR REVIEW



FOR AND ON BEHALF OF
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CONSULTANTS, INC.

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Drawn By: RDR

DATE OF
PREPARATION: 03-15-2022

SCALE: 1"=50'

SHEET 7 OF 9

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

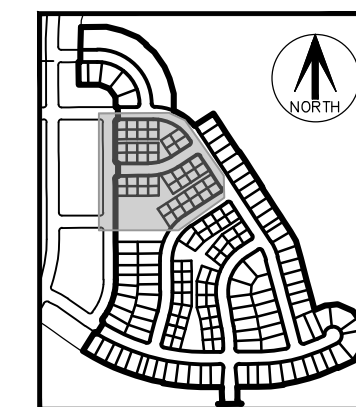
A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 4

SHEET 8 OF 9

MONUMENT SYMBOL LEGEND

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KEY MAP
SCALE 1" = 1000'

SCALE: 1" = 40'

DETAIL 'A'
SCALE 1" = 30'

LEGEND

- | | |
|----------|-------------------------------|
| AC | ACRES |
| SF | SQUARE FEET |
| REC. NO. | RECEPTION NUMBER |
| ROW | RIGHT-OF-WAY |
| U.E. | UTILITY EASEMENT |
| G.E. | GAS EASEMENT |
| A.E. | ACCESS EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| D.U.E. | DRAINAGE AND UTILITY EASEMENT |
| (NR) | DENOTES NON-RADIAL LINE |
| (R) | DENOTES RADIAL LINE |
| # | BLOCK NUMBER |
- NOTE: TRACTS A, B, AND C ARE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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CONSULTANTS, INC.

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Fax: (303) 713-1897
www.aztecconsultants.com
Drawn By: RDR

DATE OF PREPARATION:	03-15-2022
SCALE:	1"=40'
SHEET	8 OF 9

Aztec Proj. No.: 65322-06

SEE SHEET 3 FOR LINE
AND CURVE TABLES

SEE SHEET 9

SEE SHEET 5

SEE SHEET 4

E 34TH AVE.

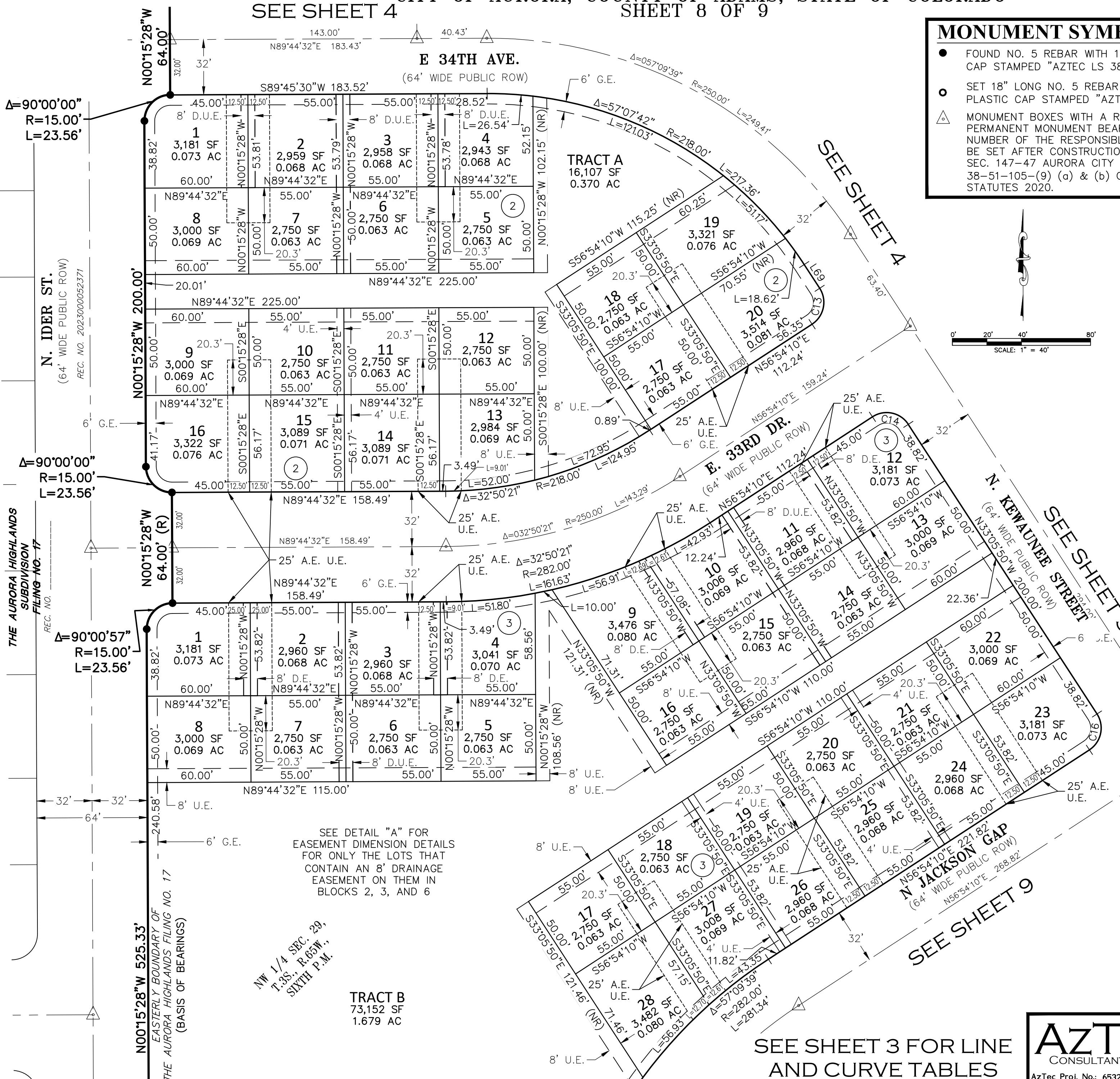
(64' WIDE PUBLIC ROW)

TRACT A
16,107 SF
0.370 AC

TRACT B
73,152 SF
1.679 AC

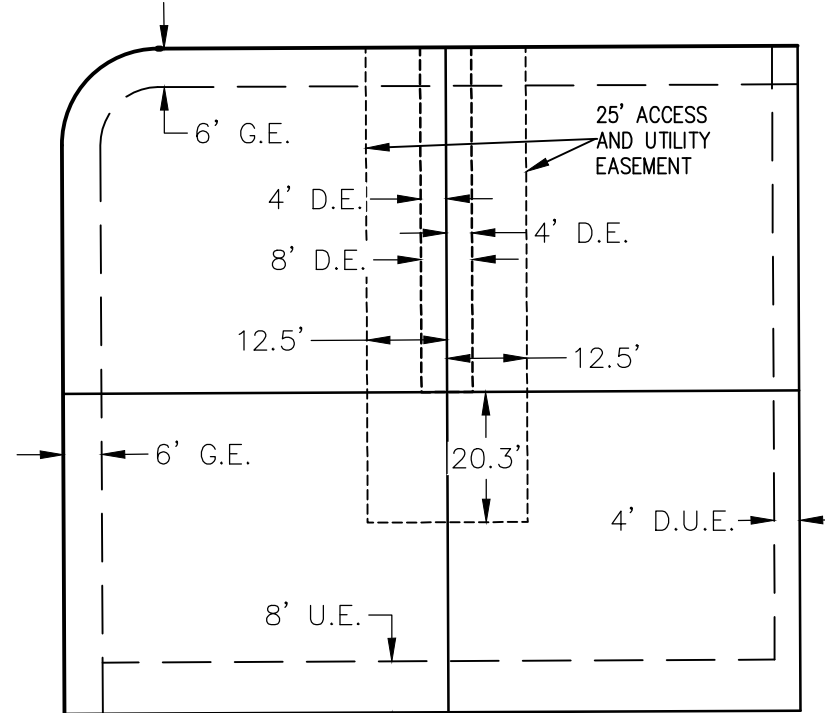
SEE DETAIL "A" FOR
EASEMENT DIMENSION DETAILS
FOR ONLY THE LOTS THAT
CONTAIN AN 8' DRAINAGE
EASEMENT ON THEM IN
BLOCKS 2, 3, AND 6

NW 1/4 SEC. 29,
T.3S, R.65W,
SIXTH P.M.



THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

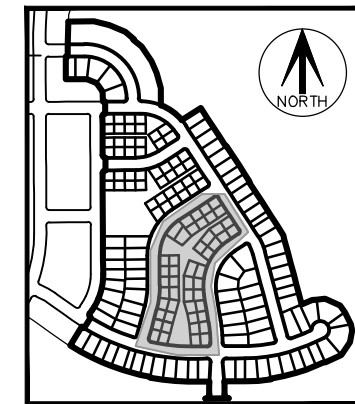
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SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 9



DETAIL "A"
SCALE 1" = 30'

MONUMENT SYMBOL LEGEND

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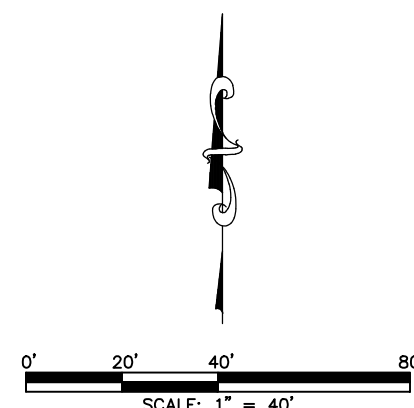


KEY MAP
SCALE 1" = 1000'



LEGEND

- AC ACRES
SF SQUARE FEET
REC. NO. RECEPTION NUMBER
ROW. RIGHT-OF-WAY
U.E. UTILITY EASEMENT
G.E. GAS EASEMENT
A.E. ACCESS EASEMENT
D.E. DRAINAGE EASEMENT
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(NR) DENOTES NON-RADIAL LINE
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BLOCK NUMBER
- NOTE: TRACTS A, B, AND C ARE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY

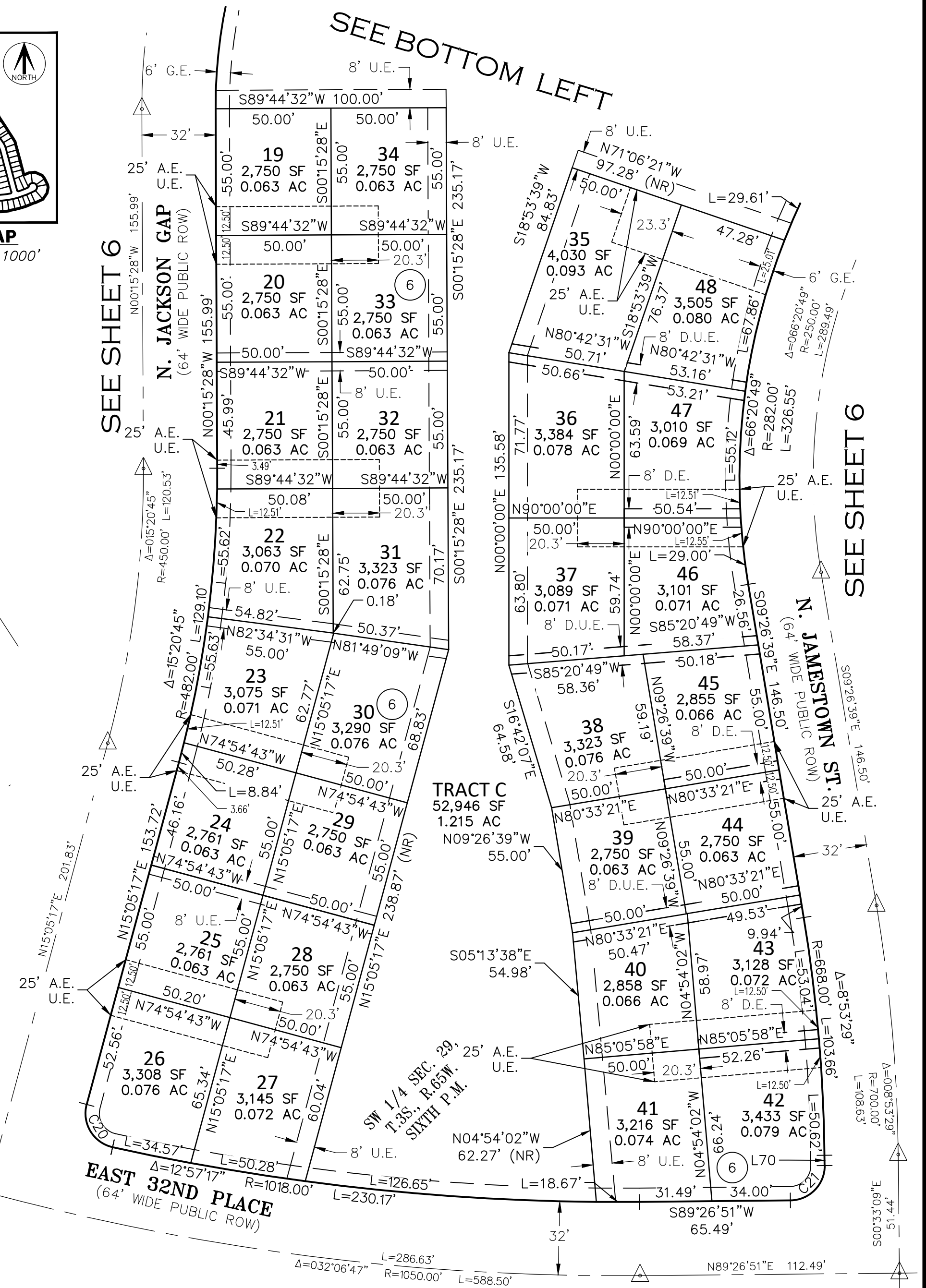


SEE DETAIL "A" FOR
EASEMENT DIMENSION DETAILS
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CONTAIN AN 8' DRAINAGE
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FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 3 FOR LINE
AND CURVE TABLES



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Drawn By: RDR

DATE OF
PREPARATION: 03-15-2022

SCALE: 1"=40'

SHEET 9 OF 9