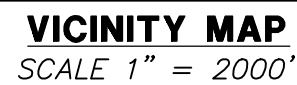


A RESUBDIVISION OF TRACT K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30
SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 10



KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING ALL OF TRACT K THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30 RECORDED _____, 20____, AT RECEPTION NO. _____, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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. 37**, 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.

THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY , AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE 'UTILITY EASEMENT' FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGE ARISING THEREFROM.

DATE OF PREPARATION:	07/12/2024
SCALE:	N/A
S H E E T 1 O F 10	

FOR REVIEW
DO NOT RECORD

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37
A RESUBDIVISION OF TRACT K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30
SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 10

LEGAL DESCRIPTION:

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

THENCE SOUTH 75°39'29" EAST, A DISTANCE OF 925.89 FEET TO THE SOUTHWEST CORNER OF SAID TRACT K, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE BOUNDARIES OF SAID TRACT K THE FOLLOWING 68 COURSES;

- NORTH 05°32'35" EAST, A DISTANCE OF 2.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 535.00 FEET;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°51'35", AN ARC LENGTH OF 54.72 FEET;
- TANGENT TO SAID CURVE, NORTH 00°19'01" WEST, A DISTANCE OF 40.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- TANGENT TO SAID CURVE, NORTH 89°40'59" EAST, A DISTANCE OF 7.50 FEET;
- NORTH 00°19'01" WEST, A DISTANCE OF 64.00 FEET;
- SOUTH 89°40'59" WEST, A DISTANCE OF 7.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- TANGENT TO SAID CURVE, NORTH 00°19'01" WEST, A DISTANCE OF 208.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- TANGENT TO SAID CURVE, NORTH 89°40'59" EAST, A DISTANCE OF 7.50 FEET;
- NORTH 00°19'01" WEST, A DISTANCE OF 64.00 FEET;
- SOUTH 89°40'59" WEST, A DISTANCE OF 7.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- TANGENT TO SAID CURVE, NORTH 00°19'01" WEST, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- TANGENT TO SAID CURVE, NORTH 89°40'59" EAST, A DISTANCE OF 7.50 FEET;
- NORTH 00°19'01" WEST, A DISTANCE OF 64.00 FEET;
- SOUTH 89°40'59" WEST, A DISTANCE OF 7.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- TANGENT TO SAID CURVE, NORTH 00°19'01" WEST, A DISTANCE OF 79.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 665.00 FEET;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°35'11", AN ARC LENGTH OF 192.51 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°37'27", AN ARC LENGTH OF 33.03 FEET;
- TANGENT TO SAID CURVE, SOUTH 69°06'23" EAST, A DISTANCE OF 6.36 FEET;
- NORTH 19°50'09" EAST, A DISTANCE OF 64.01 FEET;
- NORTH 69°06'23" WEST, A DISTANCE OF 5.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°37'27", AN ARC LENGTH OF 33.03 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 665.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°09'55", AN ARC LENGTH OF 744.73 FEET;
- TANGENT TO SAID CURVE, NORTH 89°40'59" EAST, A DISTANCE OF 384.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

LEGAL DESCRIPTION CONTINUED:

- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;
 - TANGENT TO SAID CURVE, SOUTH 00°19'01" EAST, A DISTANCE OF 6.50 FEET;
 - NORTH 89°40'59" EAST, A DISTANCE OF 64.00 FEET;
 - NORTH 00°19'01" WEST, A DISTANCE OF 6.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
 - NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
 - TANGENT TO SAID CURVE, NORTH 89°40'59" EAST, A DISTANCE OF 100.00 FEET;
 - SOUTH 00°19'01" EAST, A DISTANCE OF 443.90 FEET;
 - NORTH 89°40'59" EAST, A DISTANCE OF 486.26 FEET;
 - NORTH 89°39'31" EAST, A DISTANCE OF 20.00 FEET;
 - SOUTH 00°19'04" EAST, A DISTANCE OF 531.00 FEET;
 - SOUTH 73°04'03" WEST, A DISTANCE OF 20.88 FEET;
 - SOUTH 70°40'39" WEST, A DISTANCE OF 95.90 FEET;
 - SOUTH 66°18'22" WEST, A DISTANCE OF 117.66 FEET;
 - SOUTH 62°08'48" WEST, A DISTANCE OF 85.57 FEET;
 - SOUTH 59°46'35" WEST, A DISTANCE OF 30.26 FEET;
 - SOUTH 57°51'24" WEST, A DISTANCE OF 63.55 FEET;
 - SOUTH 55°15'21" WEST, A DISTANCE OF 63.55 FEET;
 - SOUTH 52°53'55" WEST, A DISTANCE OF 51.63 FEET;
 - SOUTH 50°47'08" WEST, A DISTANCE OF 51.63 FEET;
 - SOUTH 48°40'21" WEST, A DISTANCE OF 51.63 FEET;
 - SOUTH 46°33'33" WEST, A DISTANCE OF 51.64 FEET;
 - SOUTH 44°27'04" WEST, A DISTANCE OF 51.37 FEET;
 - SOUTH 42°20'36" WEST, A DISTANCE OF 51.63 FEET;
 - SOUTH 40°13'48" WEST, A DISTANCE OF 51.63 FEET;
 - SOUTH 38°06'23" WEST, A DISTANCE OF 52.15 FEET;
 - SOUTH 35°59'07" WEST, A DISTANCE OF 51.50 FEET;
 - SOUTH 33°52'38" WEST, A DISTANCE OF 51.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,400.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 57°10'36" EAST;
 - SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°13'27", AN ARC LENGTH OF 29.92 FEET;
 - NON-TANGENT TO SAID CURVE, SOUTH 29°02'20" WEST, A DISTANCE OF 125.08 FEET;
 - SOUTH 24°30'51" WEST, A DISTANCE OF 95.97 FEET;
 - NORTH 56°01'24" WEST, A DISTANCE OF 288.94 FEET;
 - NORTH 70°41'31" WEST, A DISTANCE OF 51.87 FEET;
 - NORTH 74°35'04" WEST, A DISTANCE OF 51.20 FEET;
 - NORTH 78°40'36" WEST, A DISTANCE OF 36.09 FEET;
 - NORTH 82°35'35" WEST, A DISTANCE OF 52.48 FEET;
 - NORTH 87°13'00" WEST, A DISTANCE OF 52.08 FEET;
 - NORTH 89°55'05" WEST, A DISTANCE OF 9.02 FEET;
 - SOUTH 89°40'59" WEST, A DISTANCE OF 354.98 FEET;
 - NORTH 84°27'25" WEST, A DISTANCE OF 23.22 FEET TO THE **POINT OF BEGINNING**.
- CONTAINING AN AREA OF 50.010 ACRES, (2,178,441 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°20'41" WEST, A DISTANCE OF 2,657.11 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED BY A FOUND 5/8" ALUMINUM ROD WITH A 3" ALUMINUM CAP STAMPED "CES, 1/4, S.19/S.20, T3S R65W, LS 17488" 0.5'± BELOW THE SURFACE PER MONUMENT RECORD ACCEPTED ON APRIL 3, 1995 BY PLS 24960 AT THE WEST QUARTER CORNER OF SAID SECTION 20, AND A FOUND NO. 6 REBAR WITH A 3 1/4" ALUMINUM CAP STAMPED "LAMP RYNearson PLS 31159 2018" FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON SEPTEMBER 30, 2018 BY PLS 31159 AT THE NORTHWEST CORNER OF SAID SECTION 20, 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.
- 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-1222849-CO, DATED JUNE 17, 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 JAMESTOWN COURT, NORTH KEWANUEE COURT, NORTH KELLERMAN STREET, EAST 45TH PLACE, EAST 44TH AVENUE, EAST 43RD PLACE, EAST 43RD AVENUE, NORTH LANGDALE WAY, AND NORTH RESERVE BOULEVARD 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, G, H, I, J, K, L, M, N, AND O 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.
- PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

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

AzTec Proj. No.: 136624-09

Drawn By: RBA

DATE OF PREPARATION:	07/12/2024
SCALE:	N/A
SHEET 2 OF 10	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

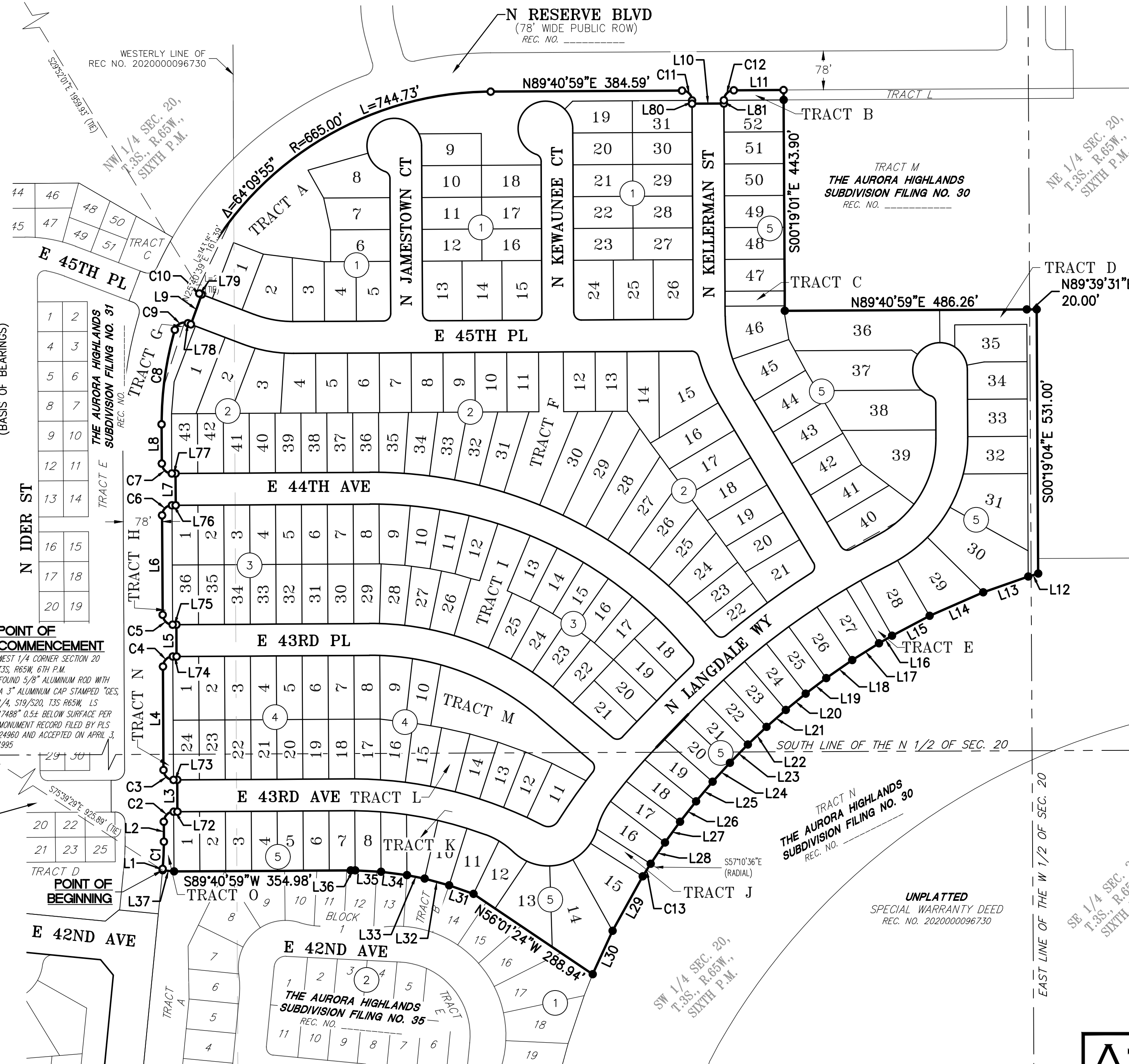
A RESUBDIVISION OF TRACT K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 10

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37
T3S, R65W, 6TH P.M.
FOUND NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP
STAMPED "LAMP RYNEARSON T3S R65W S18/S17/S19/S20
2018 PLS 31159" FLUSH WITH SURFACE PER MONUMENT
RECORD FILED BY PLS 31159 AND ACCEPTED ON SEPTEMBER
30, 2018

WESTERLY LINE OF
REC NO. 2020000096730

N RESERVE BLVD
(78' WIDE PUBLIC ROW)
REC. NO. _____



AZTEC
CONSULTANTS, INC.

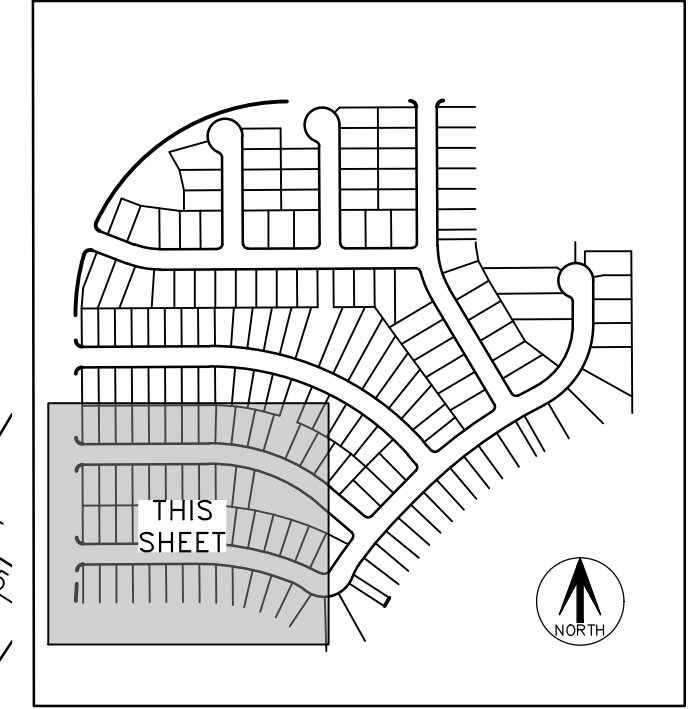
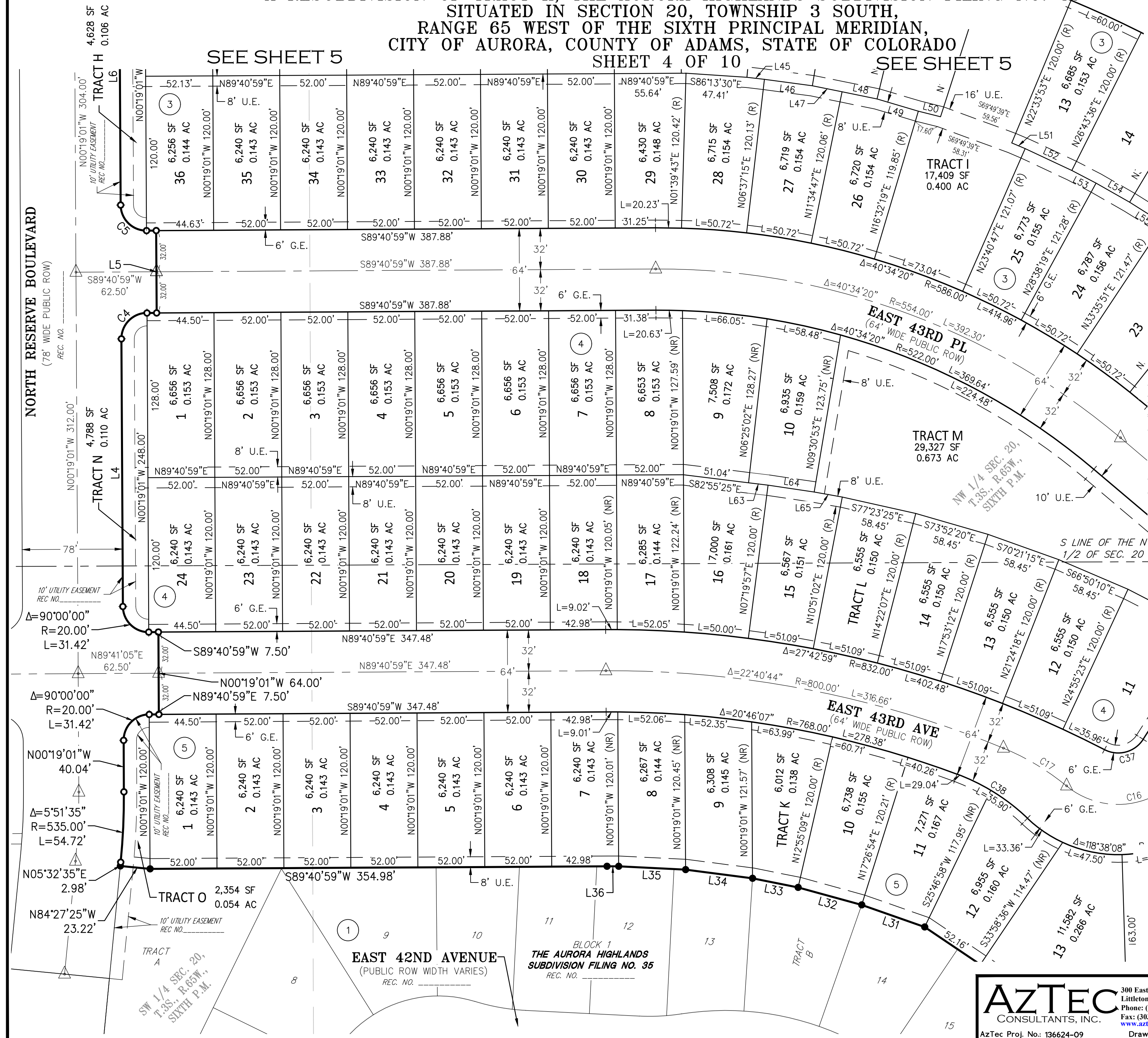
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 136624-09

Drawn By: RBA

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

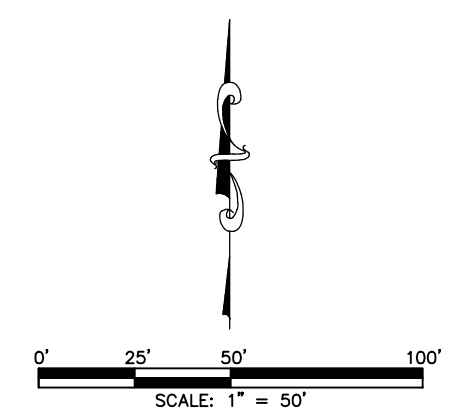
A RESUBDIVISION OF TRACT K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30
SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 10



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

SEE SHEET 10
FOR LINE AND
CURVE TABLES

SEE SHEET 3 FOR
MONUMENT
SYMBOL LEGEND



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

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

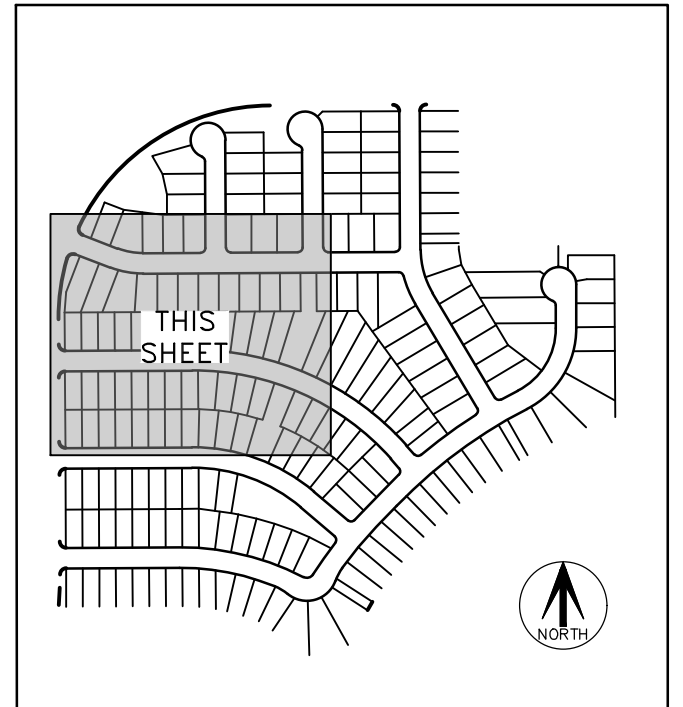
AzTec Proj. No.: 136624-09
Drawn By: RBA

DATE OF PREPARATION:	07/12/2024
SCALE:	1" = 50'
SHEET 4 OF 10	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

A RESUBDIVISION OF TRACT K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

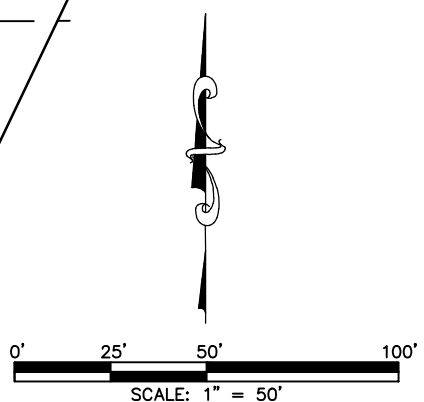
SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SEE SHEET 6 SHEET 5 OF 10



KEY MAP
N.T.S.

SEE SHEET 10
FOR LINE AND
CURVE TABLES

SEE SHEET 3 FOR
MONUMENT
SYMBOL LEGEND



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

**FOR REVIEW
DO NOT RECORD**

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

Aztec Proj. No.: 136624-09

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

DATE OF
PREPARATION: 07/12/2024

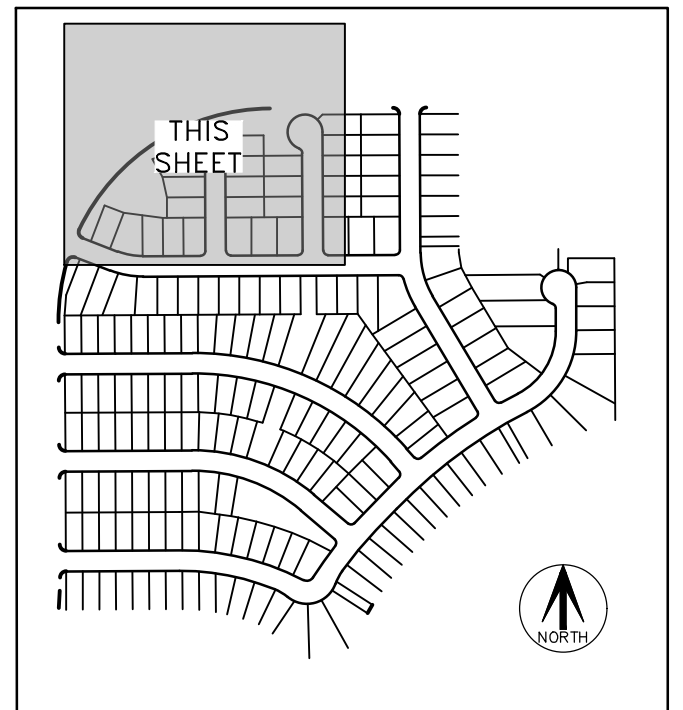
SCALE: 1" = 50'

SHEET 5 OF 10

SEE SHEET 4

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

A RESUBDIVISION OF TRACT K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30
SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 10



KEY MAP
N.T.S.

SEE SHEET 9

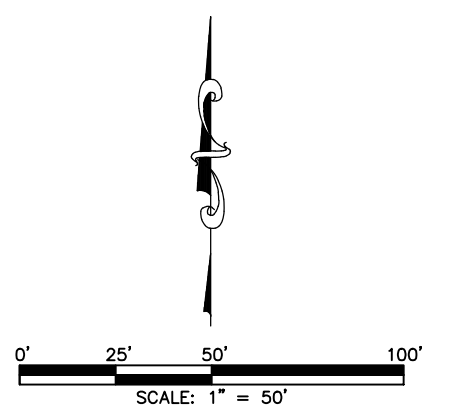
SEE SHEET 9

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

SEE SHEET 10
FOR LINE AND
CURVE TABLES

SEE SHEET 3 FOR
MONUMENT
SYMBOL LEGEND



**FOR REVIEW
DO NOT RECORD**

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

AzTec Proj. No: 136624-09

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

Drawn By: RBA

DATE OF
PREPARATION: 07/12/2024

SCALE: 1" = 50'

SHEET 6 OF 10



THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

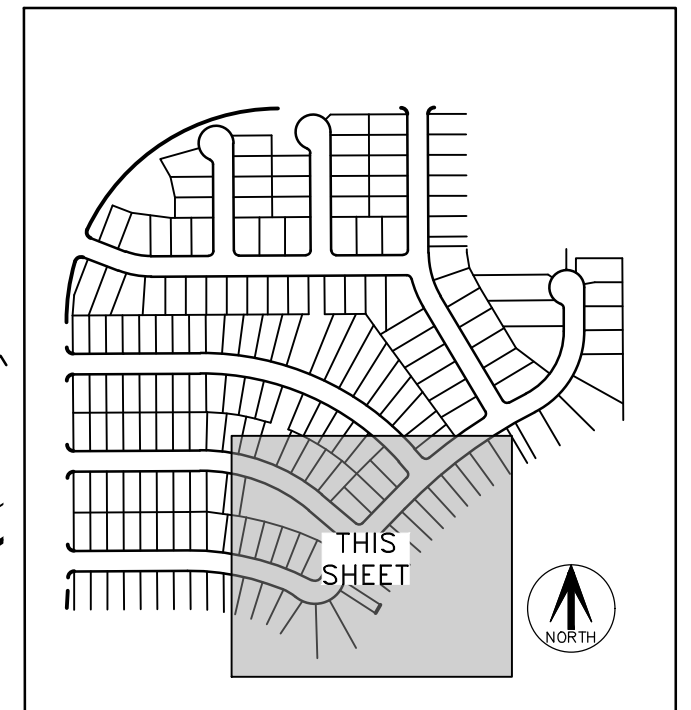
A RESUBDIVISION OF TRACT K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 8

SHEET 7 OF 10

SEE SHEET 8



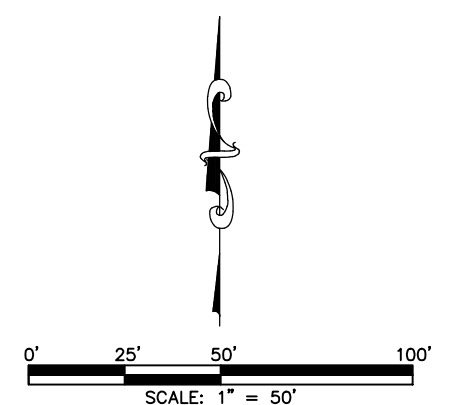
KEY MAP
N.T.S.

LEGEND

- AC ACRES
 - SF SQUARE FEET
 - REC. NO. RECEPTION NUMBER
 - ROW. RIGHT-OF-WAY
 - U.E. UTILITY EASEMENT
 - G.E. GAS EASEMENT
 - S.E. STORM EASEMENT
 - (NR) DENOTES NON-RADIAL LINE
 - (R) DENOTES RADIAL LINE
 - # BLOCK NUMBER
- NOTE: TRACT J IS A STORM EASEMENT IN ITS ENTIRETY.

SEE SHEET 10
FOR LINE AND
CURVE TABLES

SEE SHEET 3 FOR
MONUMENT
SYMBOL LEGEND



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

Aztec Proj. No: 136624-09

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

Drawn By: RBA

DATE OF
PREPARATION: 07/12/2024

SCALE: 1" = 50'

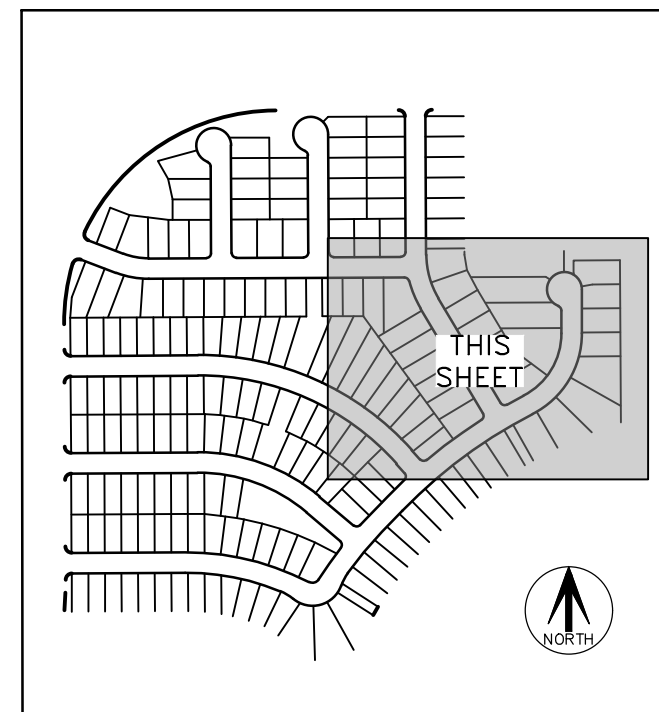
SHEET 7 OF 10

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

A RESUBDIVISION OF TRACT K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30
SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 10

SEE SHEET 3 FOR
MONUMENT SYMBOL
LEGEND & LEGEND

SEE SHEET 10
FOR LINE AND
CURVE TABLES

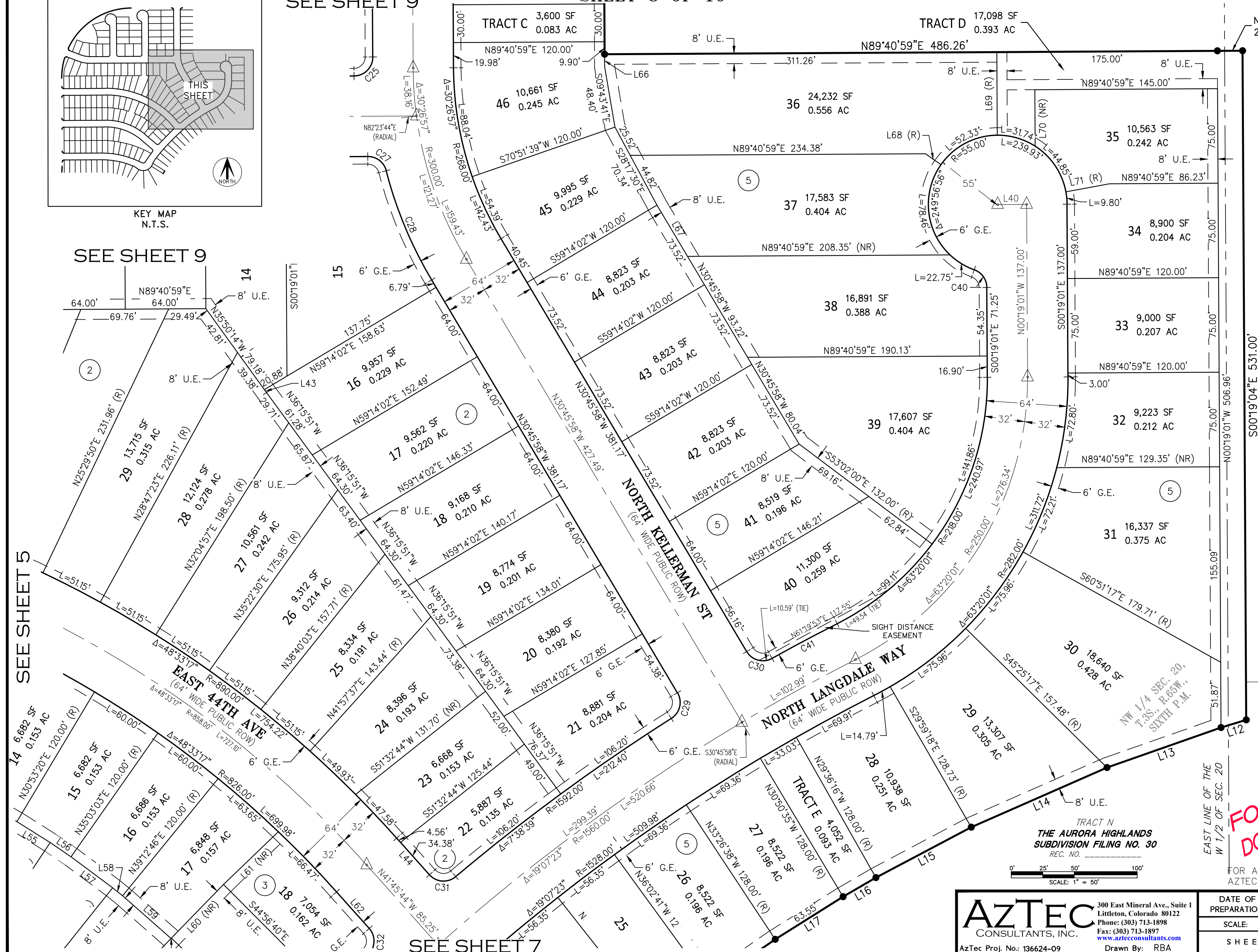


KEY MAP
N.T.S.

SEE SHEET 9

SEE SHEET 9

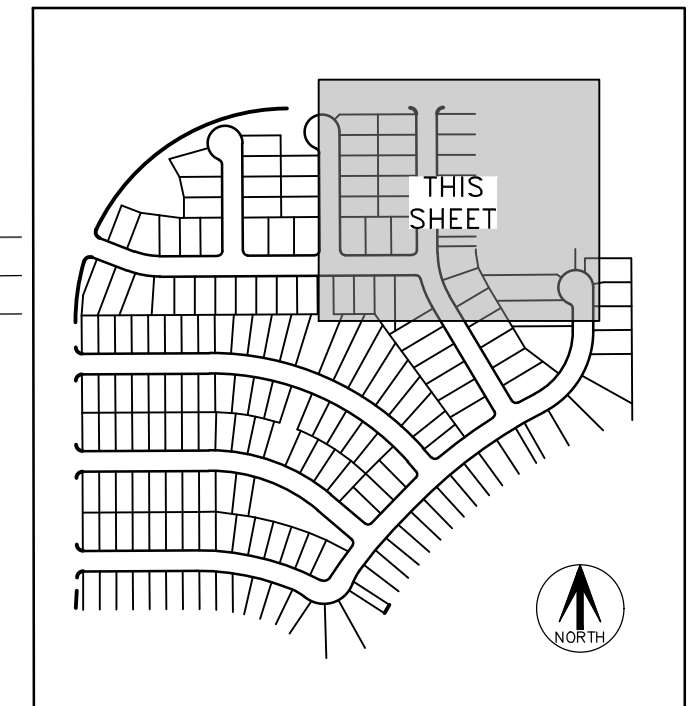
SHEET 8 OF 10



THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

A RESUBDIVISION OF TRACT K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 10



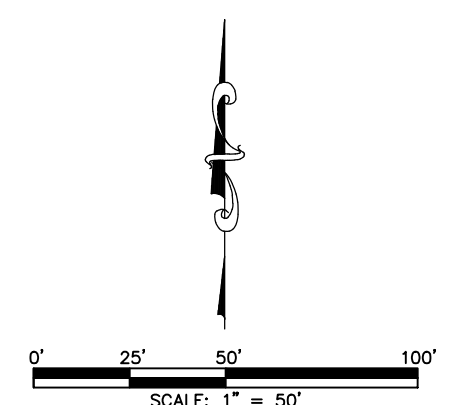
KEY MAP
N.T.S.

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

SEE SHEET 10
FOR LINE AND
CURVE TABLES

SEE SHEET 3
FOR MONUMENT
LEGEND



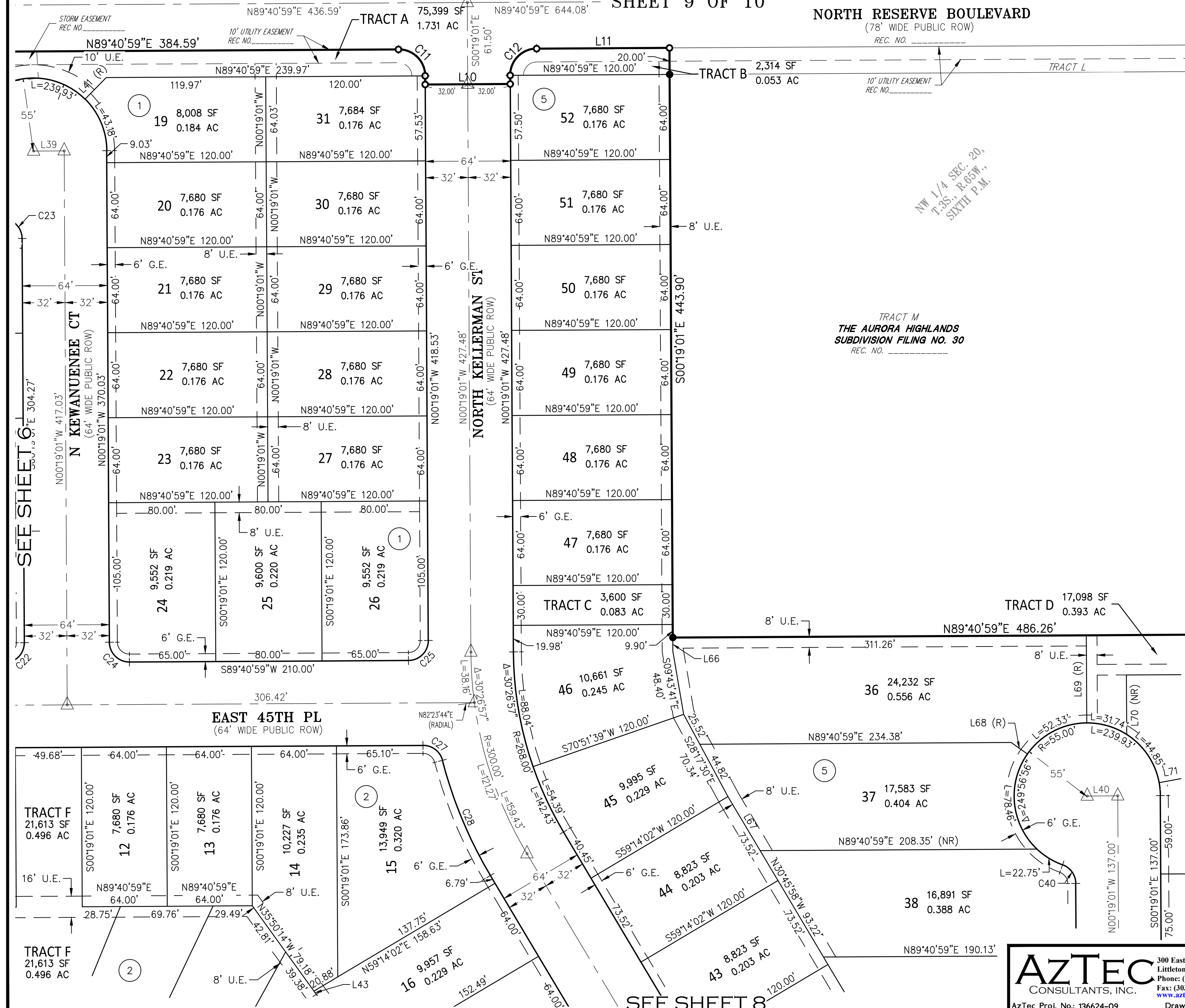
**FOR REVIEW
DO NOT RECORD**

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

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

DATE OF PREPARATION:	07/12/2024
SCALE:	1" = 50'
SHEET 9 OF 10	



THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

A RESUBDIVISION OF TRACT K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,

RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 10 OF 10

LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE				CURVE TABLE			
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L1	N05°32'35"E	2.98'	L28	S33°52'38"W	51.50'	L55	S57°50'46"E	31.18'	C1	5°51'35"	535.00'	54.72'	C25	90°00'00"	15.00'	23.56'
L2	N00°19'01"W	40.04'	L29	S29°02'20"W	125.08'	L56	S55°45'54"E	20.10'	C2	90°00'00"	20.00'	31.42'	C26	21°12'38"	282.00'	104.39'
L3	N00°19'01"W	64.00'	L30	S24°30'51"W	95.97'	L57	S53°16'48"E	41.13'	C3	90°00'00"	20.00'	31.42'	C27	75°48'41"	15.00'	19.85'
L4	N00°19'01"W	208.00'	L31	N70°41'31"W	51.87'	L58	S51°11'56"E	10.15'	C4	90°00'00"	20.00'	31.42'	C28	16°15'38"	332.00'	94.22'
L5	N00°19'01"W	64.00'	L32	N74°35'04"W	51.20'	L59	S48°42'35"E	51.18'	C5	90°00'00"	20.00'	31.42'	C29	88°19'27"	15.00'	23.12'
L6	N00°19'01"W	200.00'	L33	N78°40'36"W	36.09'	L60	S44°13'54"W	59.37'	C6	90°00'00"	20.00'	31.42'	C30	88°19'27"	15.00'	23.12'
L7	N00°19'01"W	64.00'	L34	N82°35'35"W	52.48'	L61	S46°03'59"W	60.40'	C7	90°00'00"	20.00'	31.42'	C31	88°19'27"	15.00'	23.12'
L8	N00°19'01"W	79.03'	L35	N87°13'00"W	52.08'	L62	S41°45'44"E	38.94'	C8	16°35'11"	665.00'	192.51'	C32	88°19'27"	15.00'	23.12'
L9	N19°50'09"E	64.01'	L36	N89°55'05"W	9.02'	L63	S83°07'31"E	15.21'	C9	94°37'27"	20.00'	33.03'	C33	2°40'05"	1592.00'	74.13'
L10	N89°40'59"E	64.00'	L37	N84°27'25"W	23.22'	L64	S81°34'35"E	36.26'	C10	94°37'27"	20.00'	33.03'	C34	1°28'42"	1232.00'	31.79'
L11	N89°40'59"E	100.00'	L38	S89°40'59"W	23.00'	L65	S79°49'03"E	22.20'	C11	90°00'00"	20.00'	31.42'	C35	87°50'24"	15.00'	23.00'
L12	S73°04'03"W	20.88'	L39	N89°40'59"E	23.00'	L66	N00°19'01"W	10.08'	C12	90°00'00"	20.00'	31.42'	C36	87°50'24"	15.00'	23.00'
L13	S70°40'39"W	95.90'	L40	S89°40'59"W	23.00'	L67	N30°45'58"W	47.31'	C13	1°13'27"	1400.00'	29.92'	C37	84°57'18"	23.00'	34.10'
L14	S66°18'22"W	117.66'	L41	N44°41'59"E	22.80'	L68	N54°50'00"W	15.00'	C14	21°12'38"	250.00'	92.55'	C38	23°15'04"	160.00'	64.93'
L15	S62°08'48"W	85.57'	L42	N89°40'59"E	19.80'	L69	S00°19'01"E	66.00'	C15	16°05'33"	192.00'	53.93'	C39	21°51'33"	160.00'	61.04'
L16	S59°46'35"W	30.26'	L43	N35°50'14"W	3.01'	L70	S00°19'01"E	44.90'	C16	109°54'15"	63.00'	120.85'	C40	69°56'56"	15.00'	18.31'
L17	S57°51'24"W	63.55'	L44	S41°45'44"E	38.94'	L71	N79°27'57"E	35.20'	C17	17°07'22"	192.00'	57.38'	C41	2°06'24"	1592.00'	58.54'
L18	S55°15'21"W	63.55'	L45	S83°22'45"E	13.72'	L72	N89°40'59"E	7.50'	C18	21°12'38"	218.00'	80.70'				
L19	S52°53'55"W	51.63'	L46	S82°20'58"E	37.56'	L73	S89°40'59"W	7.50'	C19	90°00'00"	15.00'	23.56'				
L20	S50°47'08"W	51.63'	L47	S78°25'13"E	23.57'	L74	N89°40'59"E	7.50'	C20	69°56'56"	15.00'	18.31'				
L21	S48°40'21"W	51.63'	L48	S78°29'57"E	27.71'	L75	S89°40'59"W	7.50'	C21	90°00'00"	15.00'	23.56'				
L22	S46°33'33"W	51.64'	L49	S73°27'41"E	33.43'	L76	N89°40'59"E	7.50'	C22	90°00'00"	15.00'	23.56'				
L23	S44°27'04"W	51.37'	L50	S75°52'24"E	17.85'	L77	S89°40'59"W	7.50'	C23	69°56'56"	15.00'	18.31'				
L24	S42°20'36"W	51.63'	L51	S66°58'34"E	11.32'	L78	S69°06'23"E	6.36'	C24	90°00'00"	15.00'	23.56'				
L25	S40°13'48"W	51.63'	L52	S64°53'42"E	39.96'	L79	N69°06'23"W	5.17'								
L26	S38°06'23"W	52.15'	L53	S62°24'41"E	21.24'	L80	S00°19'01"E	6.50'								
L27	S35°59'07"W	51.50'	L54	S60°19'49"E	30.04'	L81	N00°19'01"W	6.50'								

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC