

An updated title commitment will be ordered when we get closer to this Plat recording.

Tax Certs will be ordered when this Plat gets closer to recording.

AEROTROPOLIS PARKWAY INFRASTRUCTURE FILING NO. 1

SITUATED IN THE SOUTHWEST QUARTER SECTION 16, THE WEST HALF OF SECTION 21 AND THE WEST HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 5

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

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16, THE WEST HALF OF SECTION 21 AND THE WEST HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, LYING WITHIN THE LAND AS DESCRIBED IN THE DEED RECORDED SEPTEMBER 1, 1959, IN BOOK 798 AT PAGE 210, IN THE SPECIAL WARRANTY DEED RECORDED DECEMBER 21, 2018 AT RECEPTION NO. 2018000102104, IN THE SPECIAL WARRANTY DEED RECORDED MAY 24, 2022 AT RECEPTION NO. 2022000045698, AND IN THE SPECIAL WARRANTY DEED RECORDED MAY 24, 2022 AT RECEPTION NO. 2022000045700, ALL IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE SHEET 2 FOR THE LEGAL DESCRIPTION.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A STREET AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **AEROTROPOLIS PARKWAY INFRASTRUCTURE FILING NO. 1**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREET AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

Subdivision
Addressed

OWNER:

AURORA TECH CENTER DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

IT'S: _____

STATE OF _____)

COUNTY OF _____) SS

Shown owners match latest title commitment and assessor website.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____ 20____ AD. BY _____, AS _____.

OF AURORA TECH CENTER DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

PUBLIC SERVICE COMPANY OF COLORADO

BY: _____

NAME: _____

IT'S: _____

STATE OF _____)

COUNTY OF _____) SS

Shown owners match latest title commitment and assessor website.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

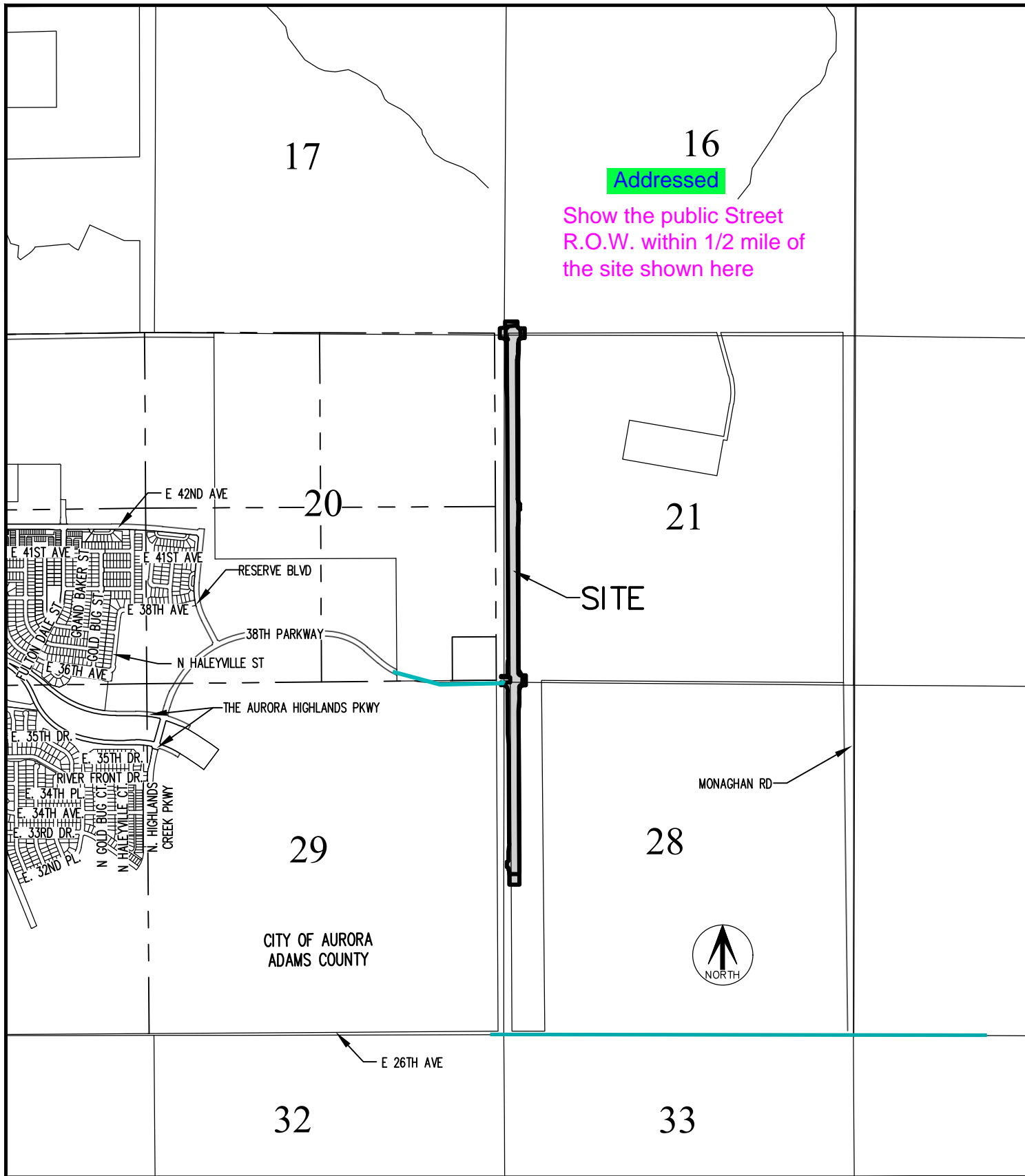
_____ 20____ AD. BY _____, AS _____.

OF PUBLIC SERVICE COMPANY OF COLORADO

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP
SCALE 1" = 1000'

COVENANTS

THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, 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.

Planning recommends removing this from the title to minimize confusion with the ISP

Addressed

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	LEGAL DESCRIPTION & GENERAL NOTES
SHEETS 3-4	BOUNDARY
SHEET 5	DETAILS

CITY OF AURORA APPROVALS

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

CITY ENGINEER _____ DATE _____

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.

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.: 167822-04

Drawn By: RBA

DATE OF PREPARATION: 10-25-2022

SCALE: NA

SHEET 1 OF 5

AEROTROPOLIS PARKWAY INFRASTRUCTURE FILING NO. 1

SITUATED IN THE SOUTHWEST QUARTER SECTION 16, THE WEST HALF OF SECTION 21 AND THE WEST HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 5

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21, WHENCE THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 BEARS NORTH 89°51'48"EAST, A DISTANCE OF 2649.04 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID NORTHERLY LINE;
THENCE ALONG SAID NORTHERLY LINE, NORTH 89°51'48"EAST, A DISTANCE OF 79.26 FEET TO THE **POINT OF BEGINNING**;
THENCE DEPARTING SAID NORTHERLY LINE, NORTH 00°08'12" WEST, A DISTANCE OF 72.00 FEET;
THENCE NORTH 89°51'48" EAST, A DISTANCE OF 6.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 179.00 FEET;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°18'01", AN ARC LENGTH OF 60.30 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 49.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°42'11", AN ARC LENGTH OF 16.00 FEET;
THENCE NORTH 00°03'57" EAST, A DISTANCE OF 86.47 FEET;
THENCE SOUTH 89°56'03" EAST, A DISTANCE OF 186.00 FEET;
THENCE SOUTH 00°03'57" WEST, A DISTANCE OF 78.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°12'09", AN ARC LENGTH OF 39.36 FEET;
THENCE NORTH 89°51'48" EAST, A DISTANCE OF 84.96 FEET;
THENCE SOUTH 00°08'12" EAST, A DISTANCE OF 148.00 FEET;
THENCE SOUTH 89°51'48" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 175.00 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°14'38", AN ARC LENGTH OF 58.78 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 45.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°41'31", AN ARC LENGTH OF 39.81 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 175.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°14'38", AN ARC LENGTH OF 58.78 FEET;
THENCE SOUTH 00°41'01" WEST, A DISTANCE OF 116.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 325.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 65.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 275.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.09 FEET;
THENCE SOUTH 00°41'01" WEST, A DISTANCE OF 134.91 FEET;
THENCE SOUTH 00°16'15" EAST, A DISTANCE OF 1,970.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 49.50 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 22.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 64.50 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 29.86 FEET;
THENCE SOUTH 00°16'15" EAST, A DISTANCE OF 2.40 FEET;
THENCE SOUTH 00°16'15" EAST, A DISTANCE OF 0.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°35'36", AN ARC LENGTH OF 39.09 FEET;
THENCE SOUTH 89°51'50" EAST, A DISTANCE OF 0.91 FEET;
THENCE SOUTH 00°08'10" WEST, A DISTANCE OF 78.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°08'10" WEST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°24'29", AN ARC LENGTH OF 39.45 FEET;
THENCE SOUTH 00°16'20" EAST, A DISTANCE OF 126.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 325.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 65.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 275.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.09 FEET;
THENCE SOUTH 00°16'20" EAST, A DISTANCE OF 2,211.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°19'07", AN ARC LENGTH OF 38.97 FEET;
THENCE SOUTH 89°35'27" EAST, A DISTANCE OF 88.81 FEET;
THENCE SOUTH 00°24'33" WEST, A DISTANCE OF 151.00 FEET;
THENCE NORTH 89°35'27" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 175.00 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°53'01", AN ARC LENGTH OF 57.68 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 45.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°55'35", AN ARC LENGTH OF 41.57 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 175.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°53'01", AN ARC LENGTH OF 57.68 FEET;

LEGAL DESCRIPTION CON.

THENCE SOUTH 00°17'04" EAST, A DISTANCE OF 167.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 325.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 65.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 275.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.09 FEET;
THENCE SOUTH 00°17'04" EAST, A DISTANCE OF 2,208.92 FEET;
THENCE SOUTH 00°17'18" EAST, A DISTANCE OF 425.99 FEET;
THENCE SOUTH 89°42'42" WEST, A DISTANCE OF 152.00 FEET;
THENCE NORTH 00°17'18" WEST, A DISTANCE OF 188.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 49.50 FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 22.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 64.50 FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 29.86 FEET;
THENCE NORTH 00°17'18" WEST, A DISTANCE OF 2.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°32'12", AN ARC LENGTH OF 39.07 FEET;
THENCE NORTH 89°49'30" WEST, A DISTANCE OF 1.04 FEET;
THENCE NORTH 00°10'30" EAST, A DISTANCE OF 78.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°10'30" EAST;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°27'48", AN ARC LENGTH OF 39.47 FEET;
THENCE NORTH 00°17'18" WEST, A DISTANCE OF 56.18 FEET;
THENCE NORTH 00°17'04" WEST, A DISTANCE OF 78.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 325.00 FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 65.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 275.00 FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.09 FEET;
THENCE NORTH 00°17'04" WEST, A DISTANCE OF 1,499.24 FEET;
THENCE NORTH 04°31'15" WEST, A DISTANCE OF 162.44 FEET;
THENCE NORTH 00°17'04" WEST, A DISTANCE OF 637.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 175.00 FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°31'51", AN ARC LENGTH OF 59.65 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 45.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°14'40", AN ARC LENGTH OF 39.46 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 175.00 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°31'51", AN ARC LENGTH OF 59.65 FEET;
THENCE NORTH 89°35'27" WEST, A DISTANCE OF 5.00 FEET;
THENCE NORTH 00°24'33" EAST, A DISTANCE OF 41.26 FEET TO THE SOUTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE QUITCLAIM DEED AND CONFIRMATION OF EASEMENT TO THE CITY OF AURORA, RECORDED APRIL 22, 2021 AT RECEPTION NO. 2021000049636, IN SAID OFFICE OF THE CLERK AND RECORDER;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 90°00'00" EAST, A DISTANCE OF 137.80 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID DEED RECORDED SEPTEMBER 1, 1959, IN BOOK 798 AT PAGE 210;
THENCE ALONG SAID EASTERLY LINE, NORTH 00°17'04" WEST, A DISTANCE OF 33.76 FEET TO AN ANGLE POINT THEREIN;
THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 00°16'20" WEST, A DISTANCE OF 44.24 FEET TO THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN THE QUITCLAIM DEED AND CONFIRMATION OF EASEMENT TO THE CITY OF AURORA;
THENCE ALONG SAID NORTHERLY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 136.87 FEET;
THENCE DEPARTING SAID NORTHERLY LINE, NORTH 00°24'33" EAST, A DISTANCE OF 19.74 FEET;
THENCE SOUTH 89°35'27" EAST, A DISTANCE OF 73.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°40'53", AN ARC LENGTH OF 39.57 FEET;
THENCE NORTH 00°16'20" WEST, A DISTANCE OF 138.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 325.00 FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 65.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 275.00 FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.09 FEET;
THENCE NORTH 00°16'20" WEST, A DISTANCE OF 2,279.97 FEET;
THENCE NORTH 00°16'15" WEST, A DISTANCE OF 1,651.95 FEET;
THENCE NORTH 04°30'05" WEST, A DISTANCE OF 162.67 FEET;
THENCE NORTH 00°16'15" WEST, A DISTANCE OF 269.54 FEET;
THENCE NORTH 00°41'01" EAST, A DISTANCE OF 368.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 175.00 FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°10'14", AN ARC LENGTH OF 58.55 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 45.00 FEET;

LEGAL DESCRIPTION CON.

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°28'44", AN ARC LENGTH OF 41.22 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 175.00 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°10'14", AN ARC LENGTH OF 58.55 FEET;
THENCE SOUTH 89°51'48" WEST, A DISTANCE OF 5.00 FEET;
THENCE NORTH 00°08'12" WEST, A DISTANCE OF 76.00 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 1,401,787 SQUARE FEET OR 32.181 ACRES, 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 HEREFTER 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 ARE BASED ON THE ASSUMED BEARING OF NORTH 89°51'48" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY 3" BRASS CAP STAMPED "CITY OF AURORA LS 16848 1993" IN A RANGE BOX AT THE NORTHWEST CORNER OF SAID SECTION 21, AND BY A 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC. LS 36580 (2006)" IN A RANGE BOX AT THE NORTH QUARTER CORNER OF SAID SECTION 21 AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES. **Comment Noted. Thank You. An updated title commitment will be ordered when we get closer to this Plat recording.** A U.S. SURVEY FOOT IS DEFINED AS 12 INCHES THEREOF.
- FIRST AMERICAN TITLE INSURANCE COMPANY **FILE NO. NCS-1126602-CO DATED MAY 26, 2022 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. [See the Advisory Comments on the first page of the plat.]**
- 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.
- 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 TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED JULY 10, 2019 AT RECEPTION NO. 2019000053755 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 BUT IS NOT A PLOTTABLE ITEM.

Telecommunications Easement was removed. Subject lands are covered within the legal description in said referenced document for the TCE.

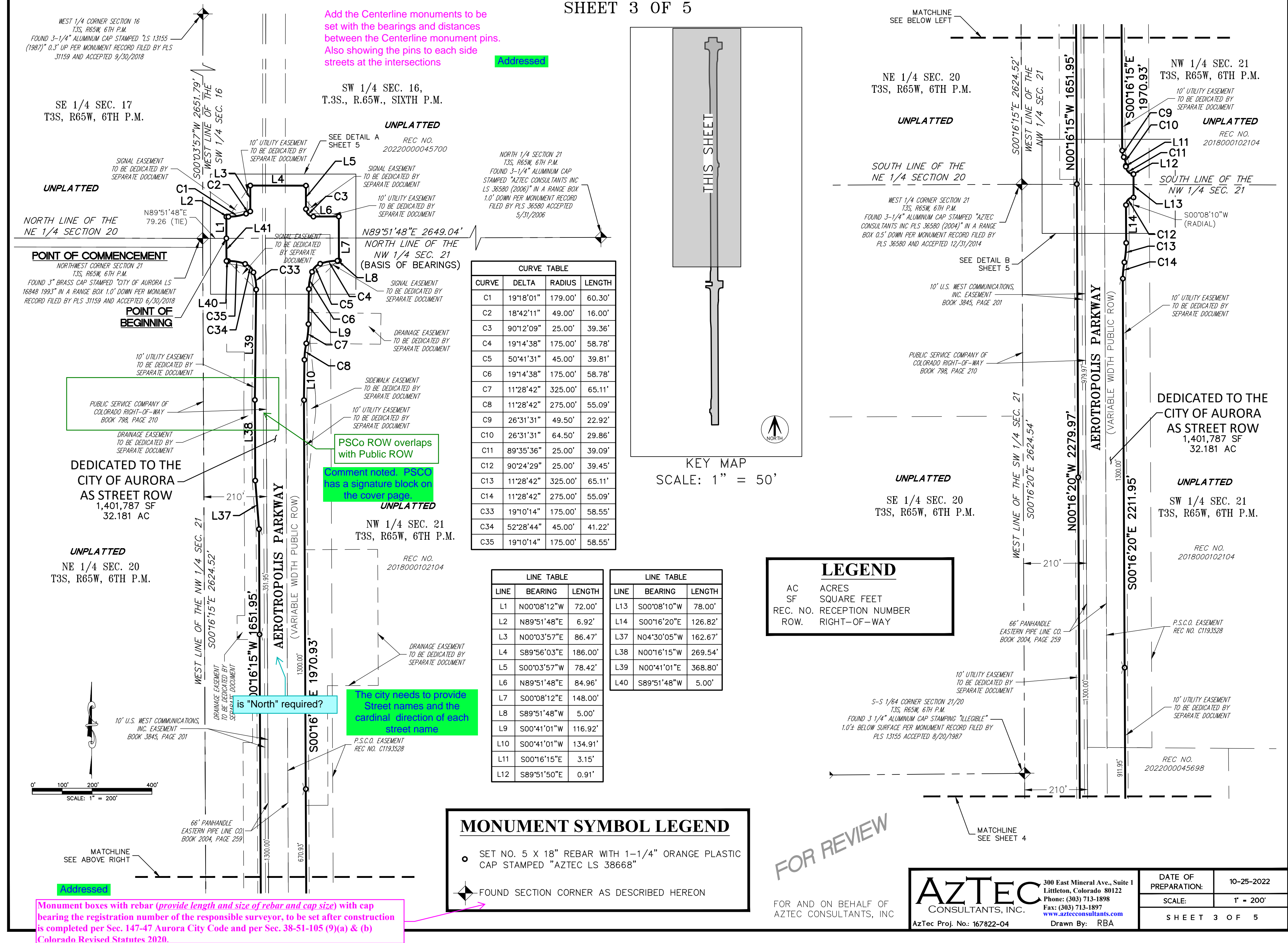
I don't think these notes qualify for this Subdivision. These Notes were for the plat "The Aurora Highlands Subdivision Filing No. 1" This plat is outside that boundary.

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC. AzTec Proj. No.: 167822-04	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:	10-25-2022
		SCALE:	NA
		SHEET 2 OF 5	

SITUATED IN THE SOUTHWEST QUARTER SECTION 16, THE WEST HALF OF SECTION 21 AND THE WEST
HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 5



AEROTROPOLIS PARKWAY INFRASTRUCTURE FILING NO. 1

SITUATED IN THE SOUTHWEST QUARTER SECTION 16, THE WEST HALF OF SECTION 21 AND THE WEST HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 5

LEGEND

AC ACRES
SF SQUARE FEET
REC. NO. RECEPTION NUMBER
ROW. RIGHT-OF-WAY

Add the Centerline monuments to be set with the bearings and distances between the Centerline monument pins. Also showing the pins to each side streets at the intersections

Addressed

show in vicinity map

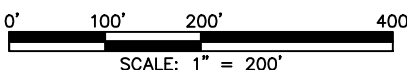
Addressed

Addressed

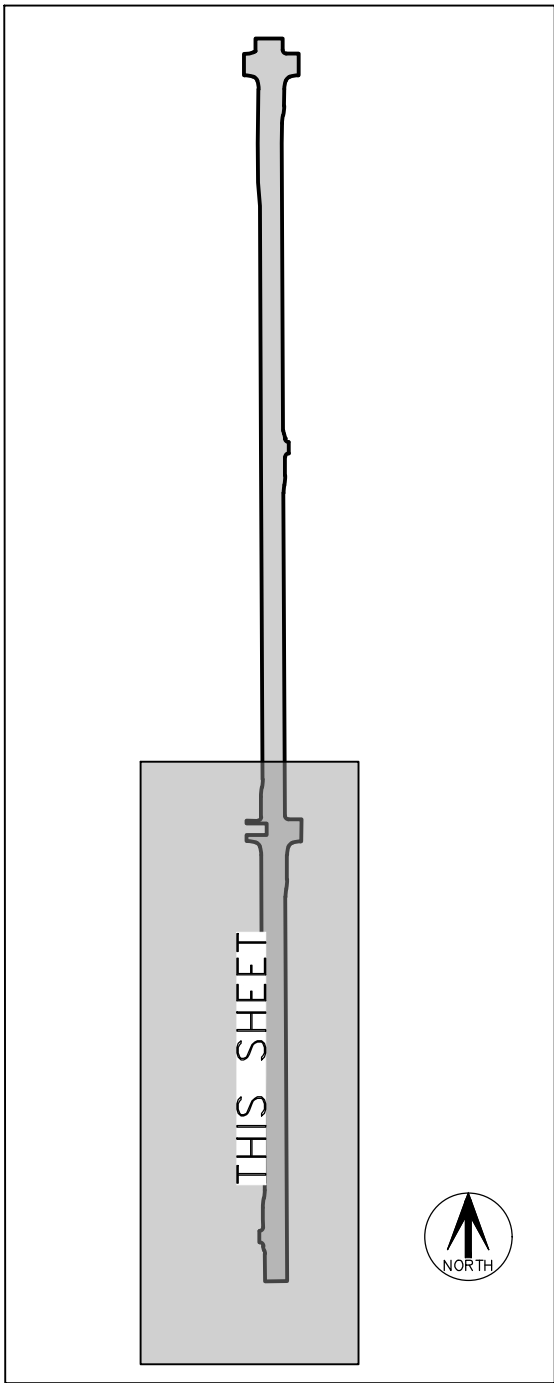
MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- FOUND SECTION CORNER AS DESCRIBED HEREON

Monument boxes with rebar (provide length and size of rebar and cap size) with cap bearing the registration number of the responsible surveyor, to be set after construction is completed per Sec. 147-47 Aurora City Code and per Sec. 38-51-105 (9)(a) & (b) Colorado Revised Statutes 2020.



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KEY MAP
SCALE: 1" = 50'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S00°24'33"W	151.00'
L17	N89°35'27"W	5.00'
L18	S00°17'04"E	167.11'
L19	S89°42'42"W	152.00'
L20	N00°17'18"W	188.23'
L21	N00°17'18"W	2.67'
L22	N89°49'30"W	1.04'
L23	N00°10'30"E	78.00'
L24	N00°17'18"W	56.18'
L25	N00°17'04"W	78.61'
L26	N04°31'15"W	162.44'

LINE TABLE		
LINE	BEARING	LENGTH
L27	N00°17'04"W	637.71'
L28	N89°35'27"W	5.00'
L29	N00°24'33"E	41.26'
L30	N90°00'00"E	137.80'
L31	N00°17'04"W	33.76'
L32	N00°16'20"W	44.24'
L33	N90°00'00"W	136.87'
L34	N00°24'33"E	19.74'
L35	S89°35'27"E	73.34'
L36	N00°16'20"W	138.92'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	89°19'07"	25.00'	38.97'
C16	18°53'01"	175.00'	57.68'
C17	52°55'35"	45.00'	41.57'
C18	18°53'01"	175.00'	57.68'
C19	11°28'42"	325.00'	65.11'
C20	11°28'42"	275.00'	55.09'
C21	26°31'31"	49.50'	22.92'
C22	26°31'31"	64.50'	29.86'
C23	89°32'12"	25.00'	39.07'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C24	90°27'48"	25.00'	39.47'
C25	11°28'42"	325.00'	65.11'
C26	11°28'42"	275.00'	55.09'
C27	19°31'51"	175.00'	59.65'
C28	50°14'40"	45.00'	39.46'
C29	19°31'51"	175.00'	59.65'
C30	90°40'53"	25.00'	39.57'
C31	11°28'42"	325.00'	65.11'
C32	11°28'42"	275.00'	55.09'

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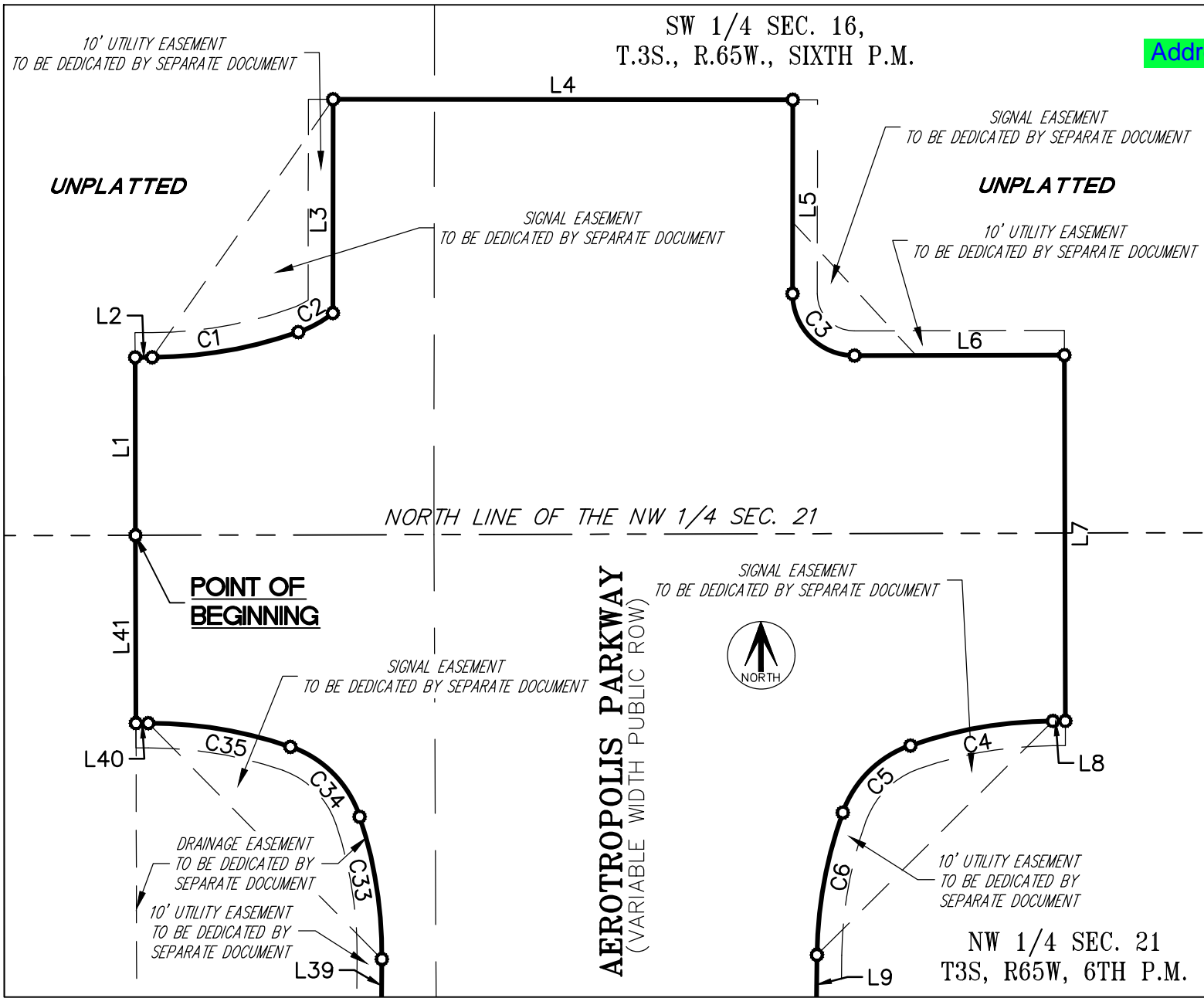
DATE OF PREPARATION: 10-25-2022

SCALE: 1" = 200'

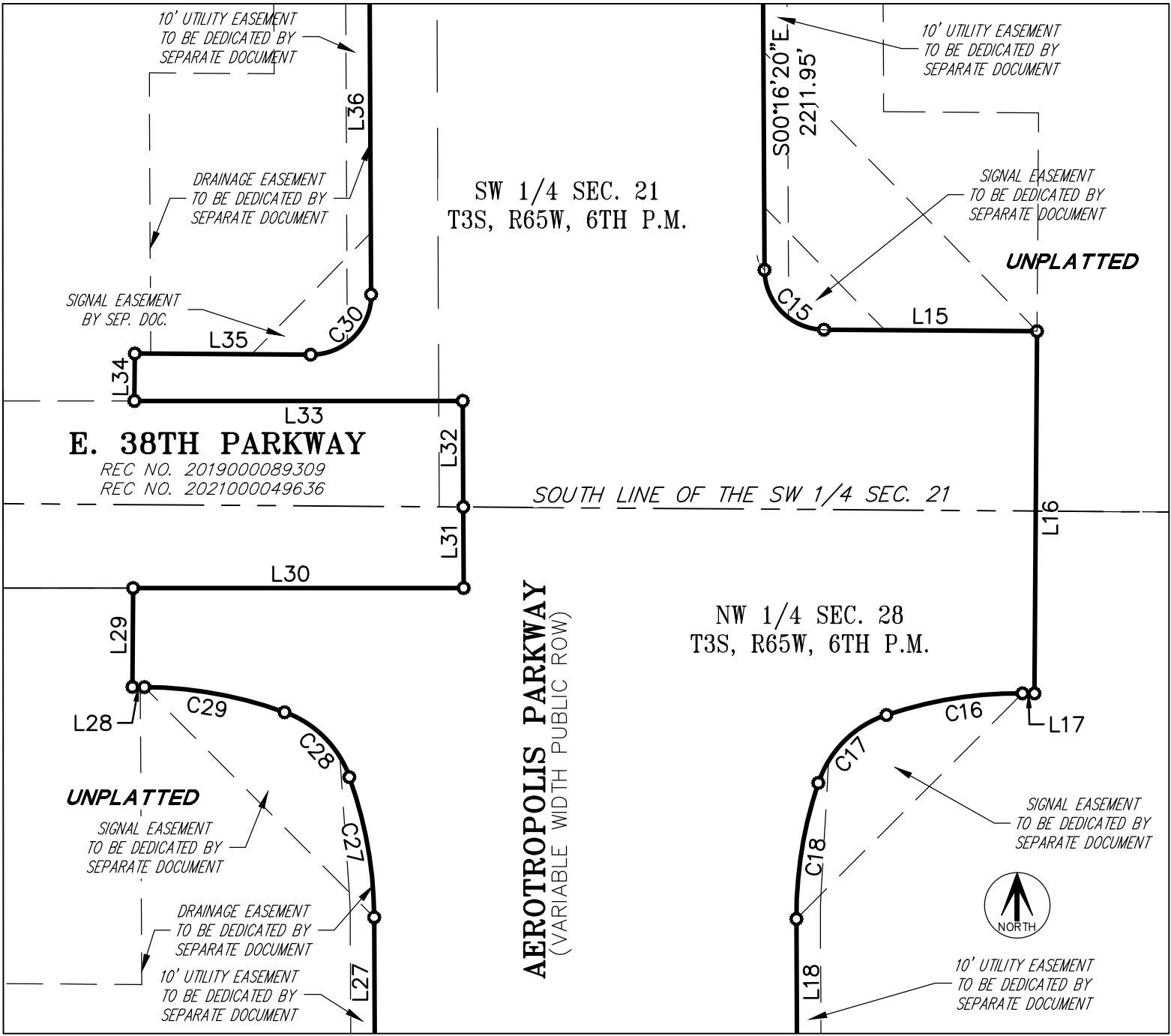
SHEET 4 OF 5

AEROTROPOLIS PARKWAY INFRASTRUCTURE FILING NO. 1

SITUATED IN THE SOUTHWEST QUARTER SECTION 16, THE WEST HALF OF SECTION 21 AND THE WEST HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN
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SHEET 5 OF 5



DETAIL A
SCALE: 1" = 60'



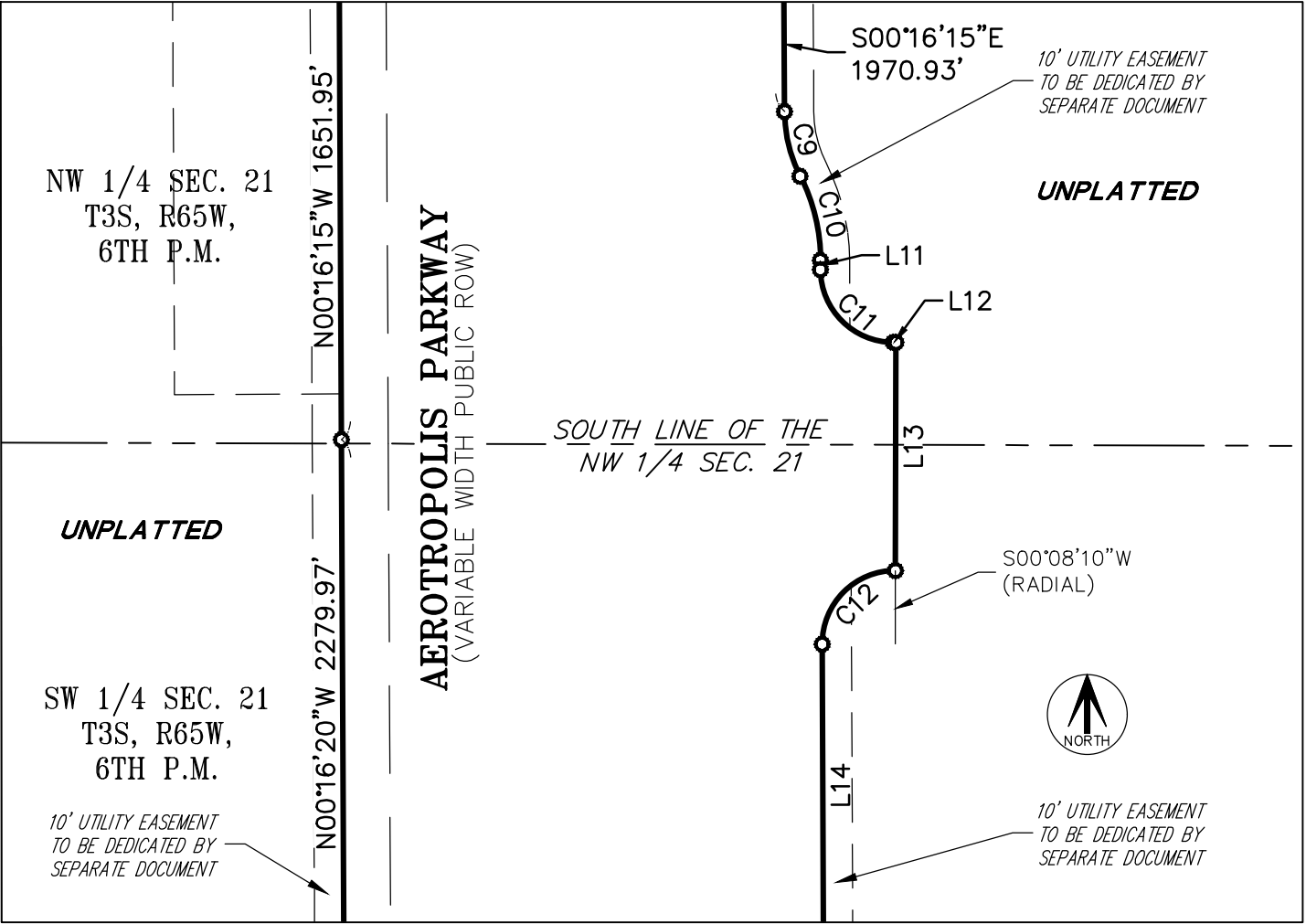
DETAIL C
SCALE: 1" = 60'

Add the Centerline monuments to be set with the bearings and distances between the Centerline monument pins. Also showing the pins to each side streets at the intersections

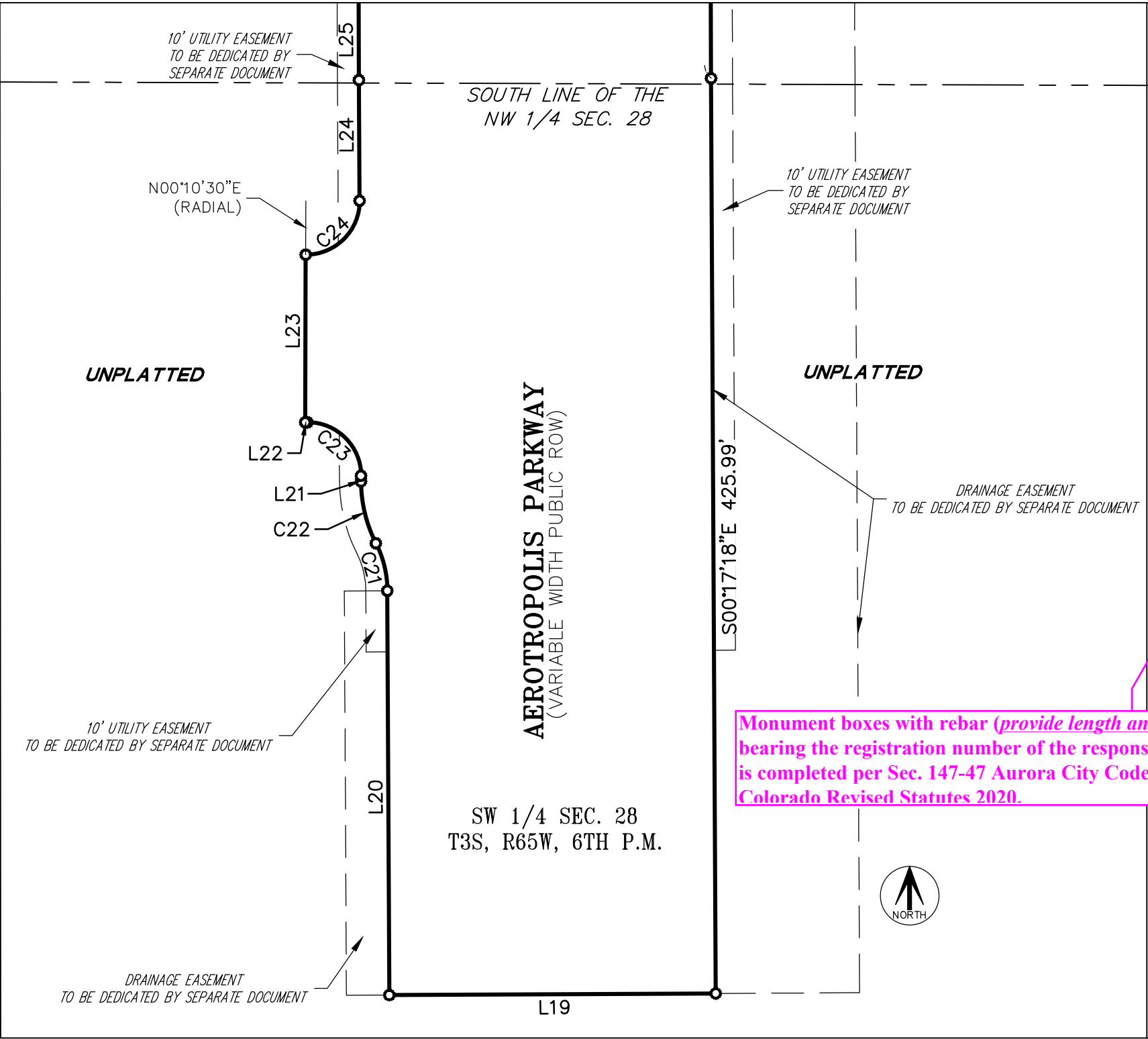
LEGEND	
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY

SEE SHEETS 3 & 4 FOR LINE AND CURVE TABLES

SEE SHEETS 3 & 4 FOR MONUMENT LEGEND

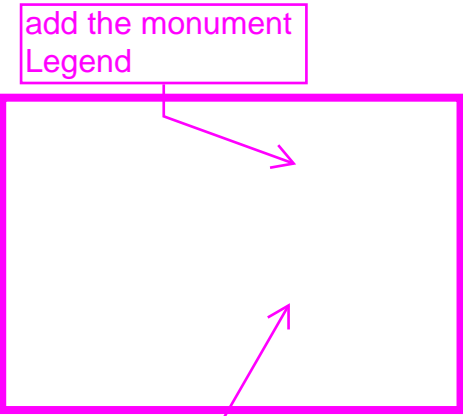


DETAIL B
SCALE: 1" = 60'



DETAIL D
SCALE: 1" = 60'

Monument legend does not fit on this page so note was added to see sheets 3 & 4 for legend



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FOR REVIEW

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