



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

September 9, 2024

The Aurora Highlands, LLC
Attn: Carlo Ferreira
141 Union Blvd Ste 150
Lakewood, CO 80228

Re: Initial Submission Review: The Aurora Highlands Filing No. 37 - Plat
Application Number: DA-2062-64
Case Numbers: 2024-3046-00

Dear Carlo:

Thank you for your initial submission, which we started to process on August 22, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 2, 2024.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at stimms@auroragov.org.

Sincerely,

Steve Timms, AICP
Planning Supervisor
City of Aurora Planning Department

cc:

Jeff Killion, Agent, Matrix Design Group
Justin Andrews, ODA
Filed: K:\\$DA\2062-64rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Formatting and labeling across Plat
- Street Names
- External comments and coordination with Xcel Energy.
- Coordination on any impact fees.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Referrals were sent to six (6) adjacent property owners, three (3) registered neighborhood organizations, and three (3) outside agencies. Written comments were received from one outside agency, Xcel Energy, and can be found within or attached to this letter. Please respond to their comments within the response letter for your next submission. In addition, even though Aurora Public Schools did not respond, the City will need a no comment/no objection letter from the school district for this filing before recording this document.

2. Completeness and Clarity of the Application

- 2A. The application fee of \$16,301.00 has been paid. There are currently no additional planning application fees due.

3. Plat Comments- comments in teal

- 3A. Sheet 1: Reference TAH Area B Site Plan PA-29.1 and 29.2DA-2062-33 / RSN 1619783

AZTEC – All proposed Plats that adjoin this Plat are referenced. There is no recording information available yet.

- 3B. Sheet 1: Show all recorded streets.

AZTEC – Addressed.

- 3C. Sheet 1: At the end of the dedication section, please add, This filing contains XXX lots and XXX tracts.

AZTEC – Addressed.

- 3D. Sheet 2: Note 8, all owners of tracts adjacent to Street A, Street B, etc. These street names will need to be changed. Please fill in accordingly.

AZTEC – Addressed.

- 3E. Multiple Sheets: Street Names need to be added to the plat on all respective pages.

AZTEC – Addressed.

- 3F. Sheet 3: Why are all blocks at the top labeled Block 1?

AZTEC – Because all those Lots are within Block 1. There is not a street splitting up this Block.

- 3G. Sheet 8: Block 5, Lots 36 and 37, and Lots 34 and 35 appear to be a flag lot and are awkwardly laid out. Please revise the lot line between these two lots to create more of a wedge shape.

AZTEC – Comment Noted. I will consult with the project engineer as our line work matches theirs.

4. Letter of Introduction

- 4A. Upon your next resubmittal please include a letter of introduction describing the following: 1) Which Sub Area is this filing included within, 2) Which site plan this filing is included within, 3) Total number of lots and tracts, 4) Types of lots, 5) Proposed builder, and 6) schedule for construction and completion.

5. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Christopher Evarely / cevarely@auroragov.org / Comments in green)

Sheet 7:

- 6A. The curve table on sheet 10 indicates that C16 is 63 feet. Per Figure 4.04.5.04.1 of the COA Roadway Design & Construction Specifications, 7' pavement widening is required for a 63' centerline radius. Per the Local Street Type 1 section, the property line radius will need to be at least 102 feet (63' + 32' + 7').

AZTEC – Comment Noted. Our Plat matches the project engineers line work. I will let the project engineer know this change will be needed.



7. Traffic Engineering (Jason Igo/ jigo@auroragov.org / Comments in orange)

7A. There are three locations that have a potential for a sight distance easement. Verify with the sight plan.

8. Fire / Life Safety (William Polk/ wpolk@auroragov.org Comments in blue)

8A. No additional comments at this time.

9. Aurora Water (Steven Dekoski/ sdekoski@auroragov.org / Comments in red)

9A. No additional comments at this time.

10. PROS (Scott Hammonds/ shammond@auroragov.org / Comments in mauve)

10A. No additional comments at this time.

11. Land Development Services (Roger Nelson / rnelson@auroragov.org / Comments in magenta)

- 11A. (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.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 11B. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 11C. (Advisory Comment) Send in the Certificate of Taxes Due to 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 no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 11D. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Subdivision Plat:

- 11E. Sheet 1: Title – Revise “Located” to “Situated”
- 11F. Sheet 1: Covenants – Revise “Owner” to “Owners” and add a space after “Aurora”.
- 11G. Sheet 1: Vicinity Map – Label Streets as shown in redlines.
- 11H. Sheet 2: General Notes – Note 2 add monument descriptions to fully describe the basis of bearing monuments.
- 11I. Sheet 2: General Notes – Note 8 Revise to accepted street names and add N. Reserve Boulevard.
- 11J. Sheet 2: General Notes – Note 9 Did not find Tract J?
- 11K. Sheet 2: General Notes – Notes 12 & 13 These easements will need to be released or restricted prior to plat approval.
- 11L. Sheet 3: Fully describe monuments.
- 11M. Sheet 3: Show second tie bearing and distance to plat exterior.
- 11N. Sheet 3: Label adjacent road names.
- 11O. Sheet 3: Revise alpha road names to approved road names (Typical).
- 11P. Sheet 3: Identify bold circle.
- 11Q. Sheet 3: Remove company logo from the north arrow.
- 11R. Sheet 3: Show controlling monuments (E ¼, S ¼, & N ¼) and provide associated monument records.
- 11S. Sheet 4: Label all easements (Typical).
- 11T. Sheet 4: Delineate more clearly where 6’ G.E. terminates and U.E. begins (Typical all sheets).
- 11U. Sheet 4: Label non-concentric curve data for easements (Typical).
- 11V. Sheet 4: Remove the aliquot section line running through lots as this only will confuse the public.
- 11W. Sheet 4: Move “Tract C” label down away from the 16’ U.E. dimension leader.
- 11X. Sheet 4: Label the B&D’s for the 16’ U.E. through Tract C.



- 11Y. Sheet 5: Label all easements (Typical).
- 11Z. Sheet 5: Label non-concentric curve data for easements (Typical).
- 11AA. Sheet 5: Move “Tract C” label down away from the 16’ U.E. dimension leader.
- 11BB. Sheet 5: Label the B&D’s for the 16’ U.E. through Tract C.
- 11CC. Sheet 5: Does the 8’ U.E. need to continue across Tract B?
- 11DD. Sheet 6: Trim the U.E. out of the exclusive 6’ G.E. (Typical all sheets).
- 11EE. Sheet 6: Label non-concentric curve data for easements (Typical).
- 11FF. Sheet 7: Identify the bold circle in Lot 26, Block 5.
- 11GG. Sheet 7: Trim the U.E. out of the exclusive 6’ G.E. (Typical all sheets).
- 11HH. Sheet 7: Remove the aliquot section line running through lots as this only will confuse the public.
- 11II. Sheet 8: Remove the aliquot section line running through lots as this only will confuse the public.
- 11JJ. Sheet 8: Trim the U.E. out of the exclusive 6’ G.E. (Typical all sheets).
- 11KK. Sheet 8: Identify the bold circle in Lot 26, Block 5.
- 11LL. Sheet 8: The 6’ G.E. label at the bottom of this sheet is obscure.
- 11MM. Sheet 9: Label Tract in Block 1.
- 11NN. Sheet 9: Label non-concentric curve data for easements (Typical).
- 11OO. Sheet 9: Trim the U.E. out of the exclusive 6’ G.E. (Typical all sheets).
- 11PP. Sheet 9: Label all easements.
- 11QQ. Sheet 9: Label Tract P in Block 5.

12. Stormwater Drainage (Melody Ostemann/ mosteman@auroragov.org)

- 12A. Storm drain development fee due: \$62,175.00. This fee is due before the plat recording.

13. Easements. (Grace Gray / ggray@auroragov.org / comments in magenta.)

- 13A. EASEMENT DEDICATIONS TO BE SUBMITTED TO
DEDICATIONPROPERTY@AURORAGOV.ORG, RELEASES TO BE SUBMITTED TO
RELEASEEASEMENTS@AURORAGOV.ORG.

14. Environmental Planning. Maria Alvarez. malvarez@auroragov.org.

- 14A. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in right-of-ways. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.
- 14B. Currently there is a horizontal well drilled underneath your site. The well is at a depth of greater than 7,000 feet below the surface. The operation of the well is not anticipated to impact your surface development.
- 14C. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

15. Xcel Energy. (Donna George).

- 15A. Please see the attached letter for comments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

August 28, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Steve Timms

Re: The Aurora Highlands Subdivision Filing No. 37, Case # DA-2062-64

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **The Aurora Highlands F37** and requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

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.

PSCo also requests 8-foot-wide utility easements in these areas:

- east side of Lot 10 Block 4 within Tract E
- east side of Lot 9 Block 1
- connector easement between Lots 35 and 36 Block 5 within Tract P

Additionally, the 10-foot-wide utility easements within the tracts along the public rights-of-way should be platted.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

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

SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,

Addressed

RANGE 65 WEST OF THE SIXTH PRINCIPAL

CITY OF AURORA, COUNTY OF ADAMS, STATE OF

SHEET 1 OF 10

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING ALL OF TRACT G 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:

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. 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.

OWNER:

GVR KING LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

BY: _____

NAME: _____

IT'S: _____

STATE OF _____)
COUNTY OF _____)SS

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

AS _____, OF MANAGER OF GVR KING, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

AURORA HIGHLANDS HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION

BY: _____

NAME: _____

IT'S: _____

STATE OF _____)
COUNTY OF _____)SS

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

AS _____, OF CGF MANAGEMENT, INC., A NEVADA CORPORATION, MANAGER OF AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

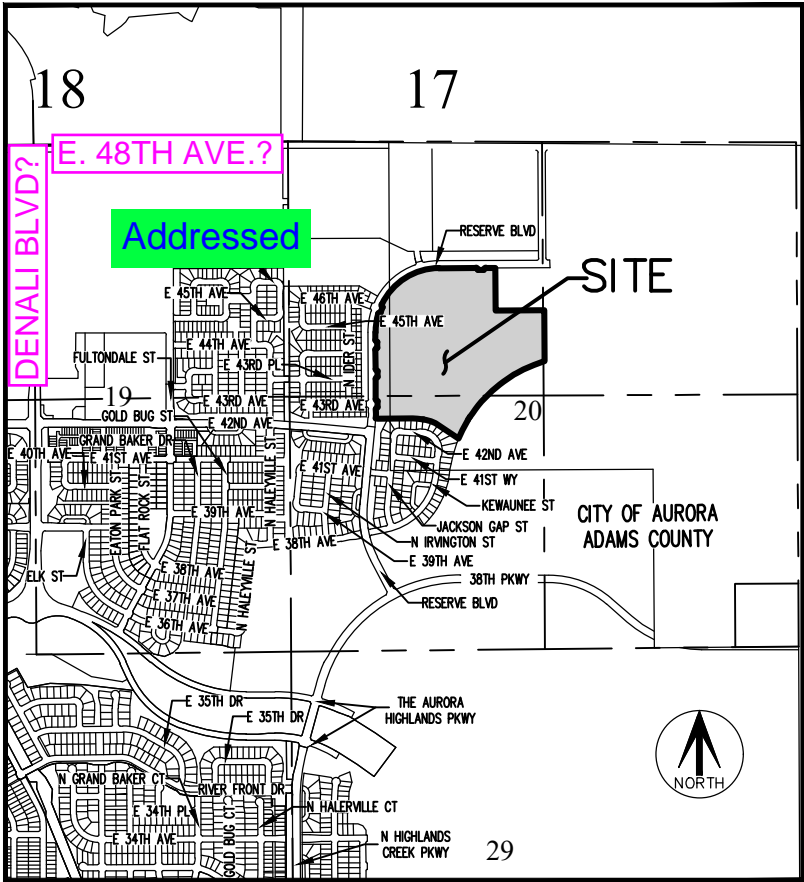
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Not Addressed. The City has no language in their Plat checklist that would state what a sight distance easement would restrict. This is the first time we have been asked to add sight distance easements to the Plats.

Three locations looks to need sight distance easements. Verify sight triangles from site plan and place sight easements in appropriate locations.



THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

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

Addressed LOCATED 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 2657.11 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

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

THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHWESTERLY COURSES OF TRACT G THE FOLLOWING FIFTY-EIGHT (58) COURSES;

1. 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;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54.72 FEET;
3. TANGENT TO SAID CURVE, NORTH 00°19'01" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
4. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
5. NON-TANGENT TO SAID CURVE, NORTH 00°19'01" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°19'01" WEST;
6. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
7. 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;
8. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
9. NON-TANGENT TO SAID CURVE, NORTH 00°19'01" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°19'01" WEST;
10. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
11. 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;
12. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
13. NON-TANGENT TO SAID CURVE, NORTH 00°19'01" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°19'01" WEST;
14. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
15. 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;
16. 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;
17. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°37'27", AN ARC LENGTH OF 33.03 FEET;
18. NON-TANGENT TO SAID CURVE, NORTH 20°53'37" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 20°53'37" EAST;
19. 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;
20. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°09'55", AN ARC LENGTH OF 744.73 FEET;
21. 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;
22. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

LEGAL DESCRIPTION CONTINUED:

23. NON-TANGENT TO SAID CURVE, NORTH 89°40'59" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°40'59" EAST;
24. 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 50.061 ACRES, (2,180,666 SQUARE FEET), MORE OR LESS.

GENERAL NOTES:

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
2. BEARINGS 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 3" ALUMINUM CAP STAMPED "GES, 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 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. ALL OWNERS OF LOTS ADJACENT TO STREET A, STREET B, STREET C, STREET D, STREET E, STREET F, EAST 43RD AVENUE AND EAST 46TH 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.
9. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, AND P ARE TO BE PRIVATELY OWNED AND MAINTAINED.
10. THE OWNERS OR OCCUPANTS OF THE LANDS SHOWN HEREON 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.
11. AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

12. 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.

13. 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.

These easements will need to be released or restricted prior to plat approval.

Comment Noted. Thank You.

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
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 G, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

LOCATED 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

Addressed

3/4" rebar with?
Fully describe monument and cap stamping COA
2024 Subdivision Plat Checklist Item #13.d.(1)

Addressed

Label with
approved street
names (Typical)

Addressed

Show second tie out Bearing & Distance COA
2024 Subdivision Plat Checklist Item #13.d.(6)

Addressed

Label road name?

Addressed

Addressed

5/8" aluminum rod with?
Fully describe monument and cap
stamping COA 2024 Subdivision
Plat Checklist Item #13.d.(1)

POINT OF
COMMENCEMENT

WEST 1/4 CORNER SECTION 20
T3S, R65W, 6TH P.M.
FOUND A 3" ALUMINUM CAP
STAMPED "GES, 1/4, S19/S20, T3S
R65W, LS 17488" 0.5' BELOW
SURFACE PER MONUMENT RECORD
FILED BY PLS 24960 AND
ACCEPTED ON APRIL 3, 1995

POINT OF
BEGINNING

Label road name?

Addressed

Label road name?

Addressed

MONUMENT SYMBOL LEGEND

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

◆ FOUND SECTION CORNER AS SHOWN HEREON

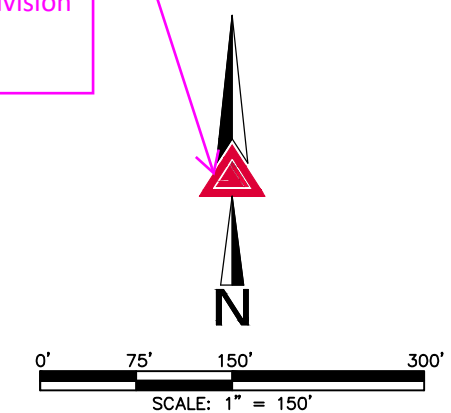
SEE SHEET 10
FOR LINE AND
CURVE TABLES

Addressed

Remove company logo from the north
arrow COA 2024 Subdivision Plat
Checklist Item #13.c., plat border, or
signature block COA 2024 Subdivision
Plat Checklist Item #1. (Typical)

Removed

Identify this symbol?



Show E 1/4, S 1/4 & N 1/4 & provide monument rec's.
1) Monuments must be set on the subdivision external
boundary at each angle or curve change. Show linear
and angular dimensions between the monuments on the
graphic. Show (Section or 1/4 Section) Corner Section
38-51-106(1)(f), C.R.S., requires professional land
surveyors to provide "a description of all monuments,
both found or set, that mark the boundaries of the
property and of all control monuments used in
conducting a survey." (Fully describe monuments (i.e.,
monument material, diameter, length (if set), cap size
and material, cap markings/stampings, etc.) per
Colorado AES State Board Rule 1.6.M.)

Not Addressed. Controlling
sections corners are shown
hereon. All others do not control
the boundary of this Plat therefore
are not shown hereon.

FOR AND ON BEHALF OF
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AZTEC
CONSULTANTS, INC.

AzTec Proj. No.: 136624-09

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www.aztecconsultants.com
Drawn By: RBA

DATE OF
PREPARATION: 07/12/2024

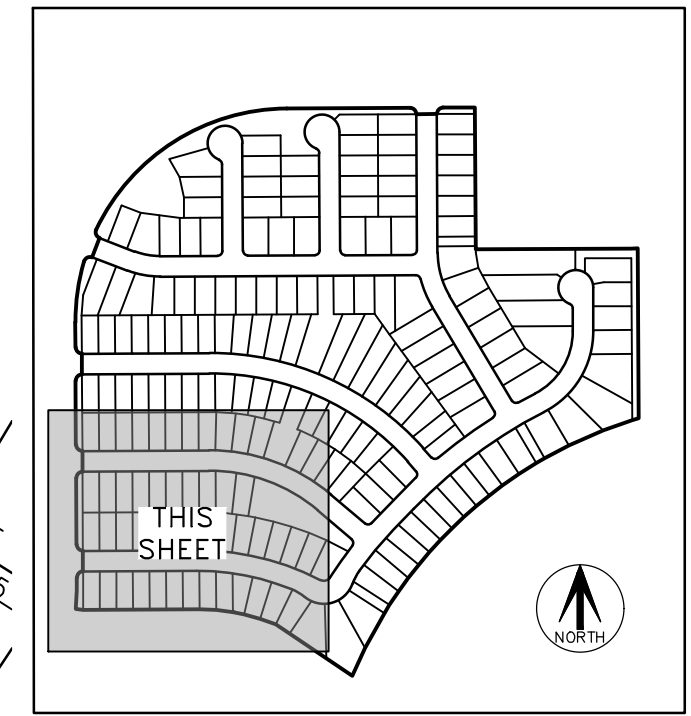
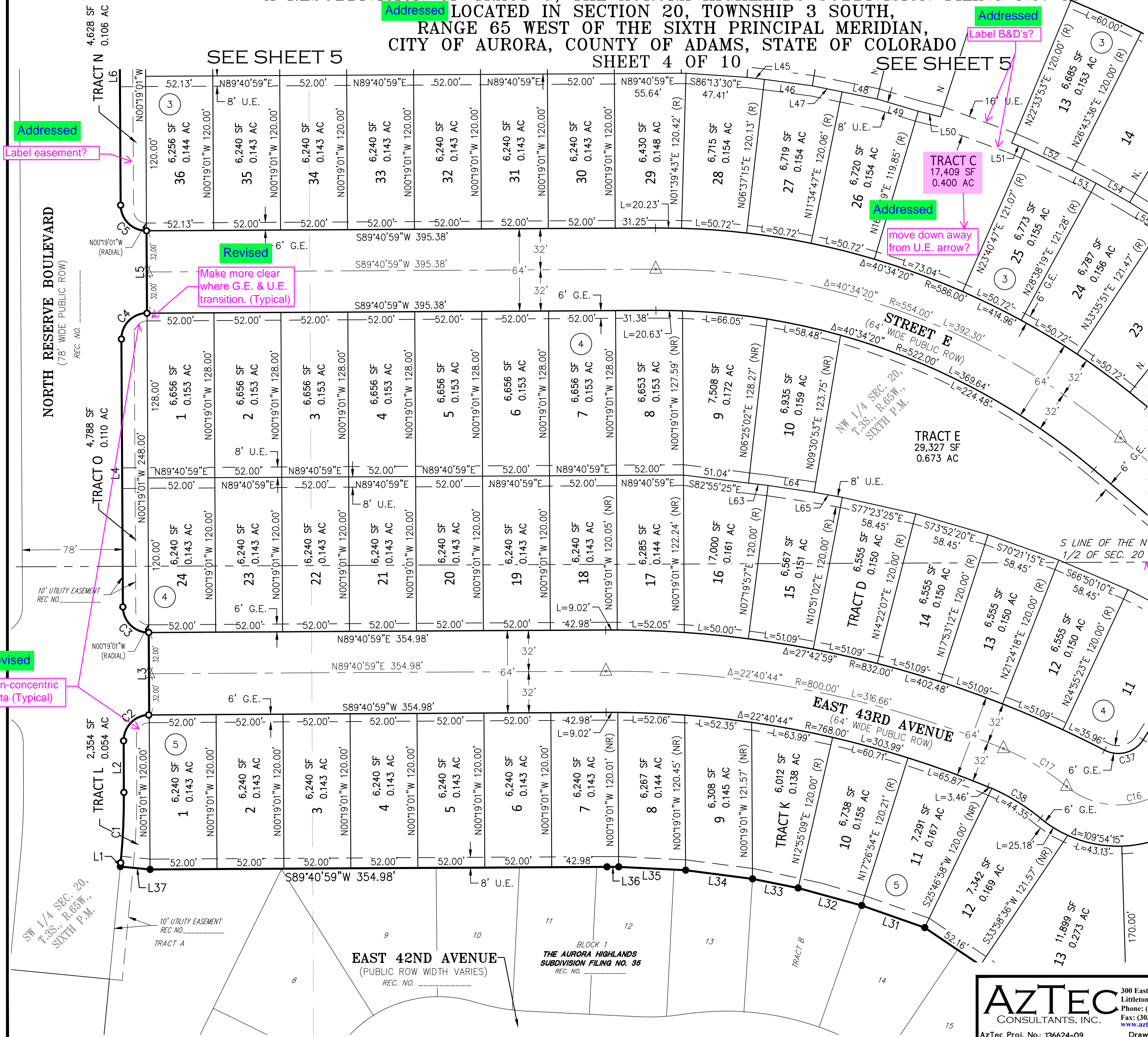
SCALE: 1" = 150'

SHEET 3 OF 10

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

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

Addressed LOCATED 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

Remove this line from this
sheet of the plat as it only
serves to confuse the
public.

Not Addressed. The
section line is labeled
and shows the split
between the NW 1/4 &
SW 1/4 of Section 20
as shown hereon

SCALE: 1" = 50'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
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www.aztecconsultants.com
AzTec Proj. No.: 136624-09
Drawn By: RBA

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

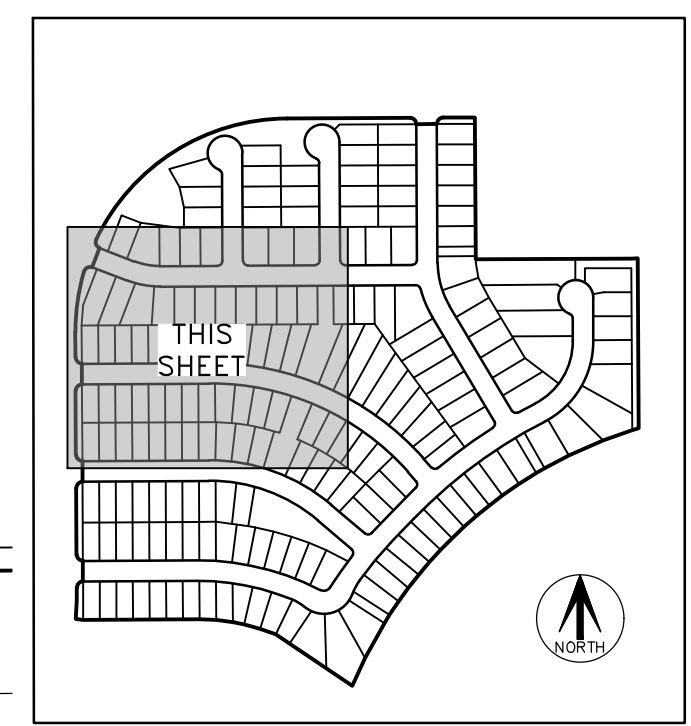
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

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

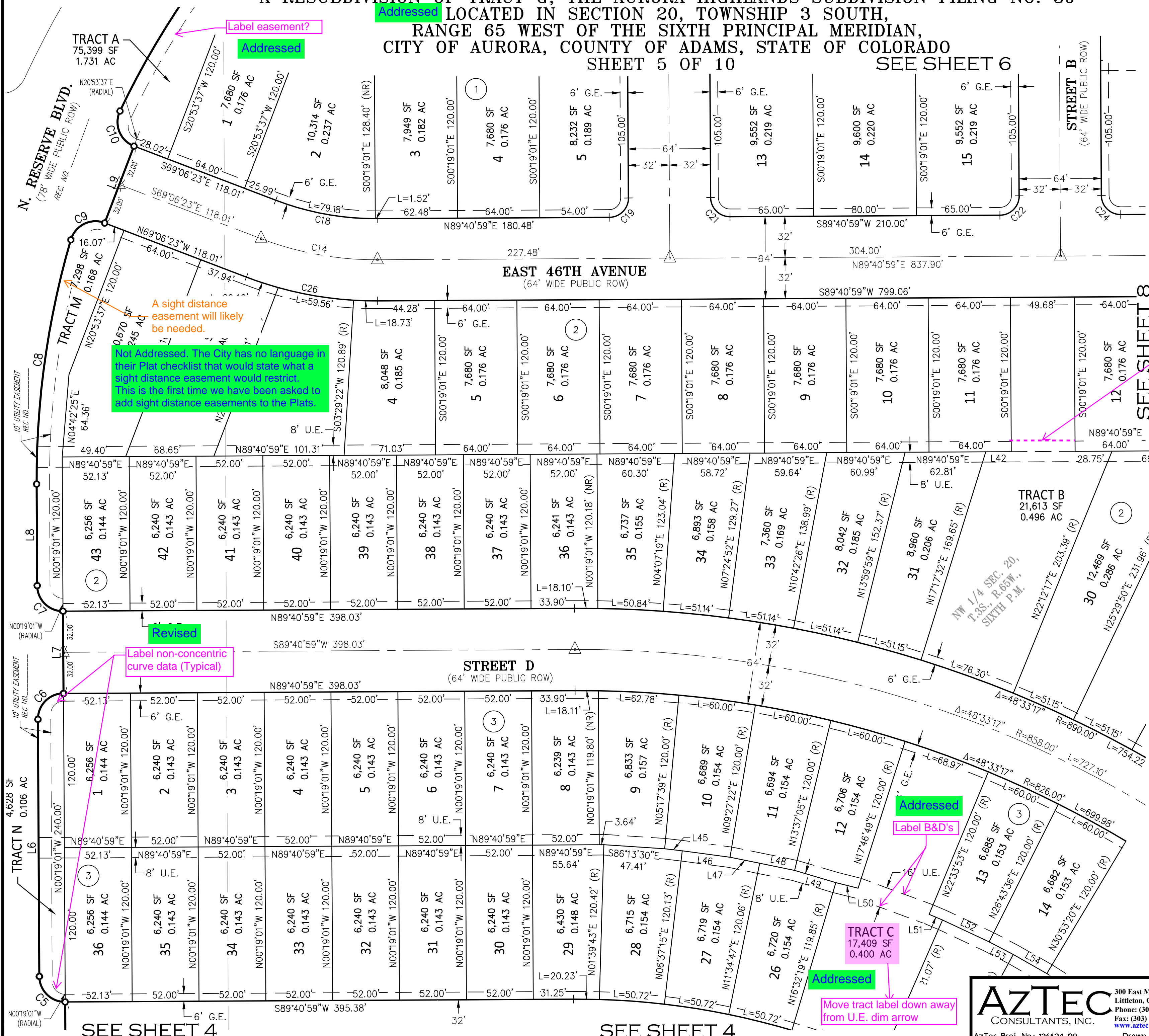
LOCATED IN SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 10

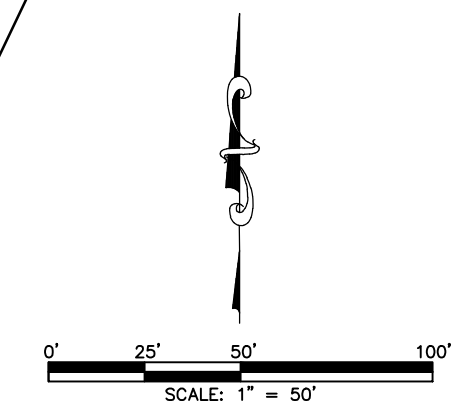
SEE SHEET 6



KEY MAP
N.T.S.



SEE SHEET 10 FOR LINE AND 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

FOR AND ON BEHALF OF
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AZTEC

CONSULTANTS, INC.

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www.aztecconsultants.com
Drawn By: RBA

DATE OF PREPARATION:	07/12/2024
SCALE:	1" = 50'
SHEET 5 OF 10	

Addressed LOCATED 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



NW 1/4 SEC. 20,
T.3S., R.65W.,
SIXTH P.M.

TRACT B
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 30
REC. NO. _____

Trim U.E. out of
exclusive G.E. (Typical)

RTH RESERVE BOULEVARD
(78' WIDE PUBLIC ROW)
REC. NO. _____ $\Delta=64^{\circ}09'$

Revised

Label non-concentric curve data? (Typical)

A sight distance easement will likely be needed.

Not Addressed. The City has no language in their Plat checklist that would state what a sight distance easement would restrict. This is the first time we have been asked to add sight distance easements to the Plats.

SEE SHEET 5

SEE SHEET 5

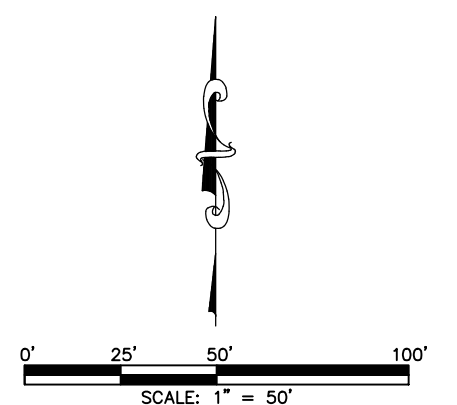
SEE SHEET 9

SEE SHEET 9

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

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

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www.aztecconsultants.com

Drawn By: RBA

DATE OF PREPARATION	07/12/2024
---------------------	------------

SCALE:	1" = 50'
--------	----------

S H E E T 6 O F 10

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

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

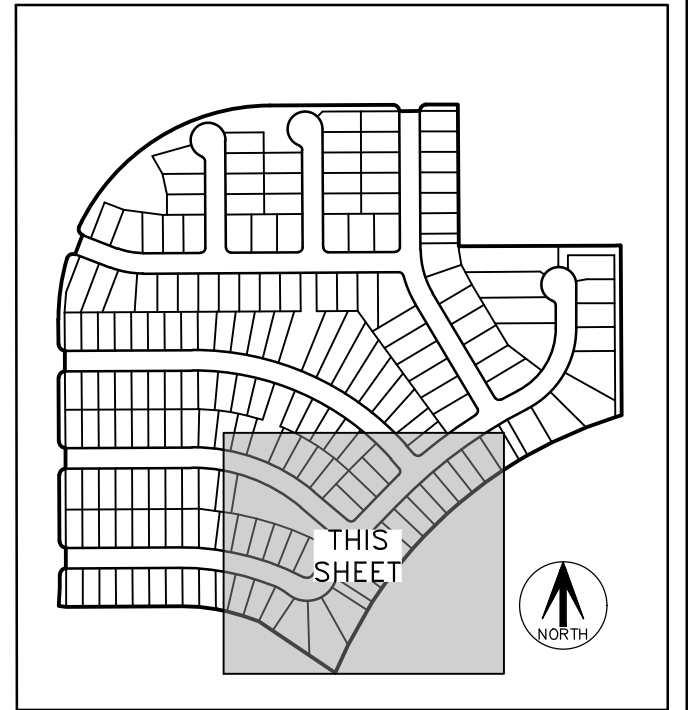
Addressed

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

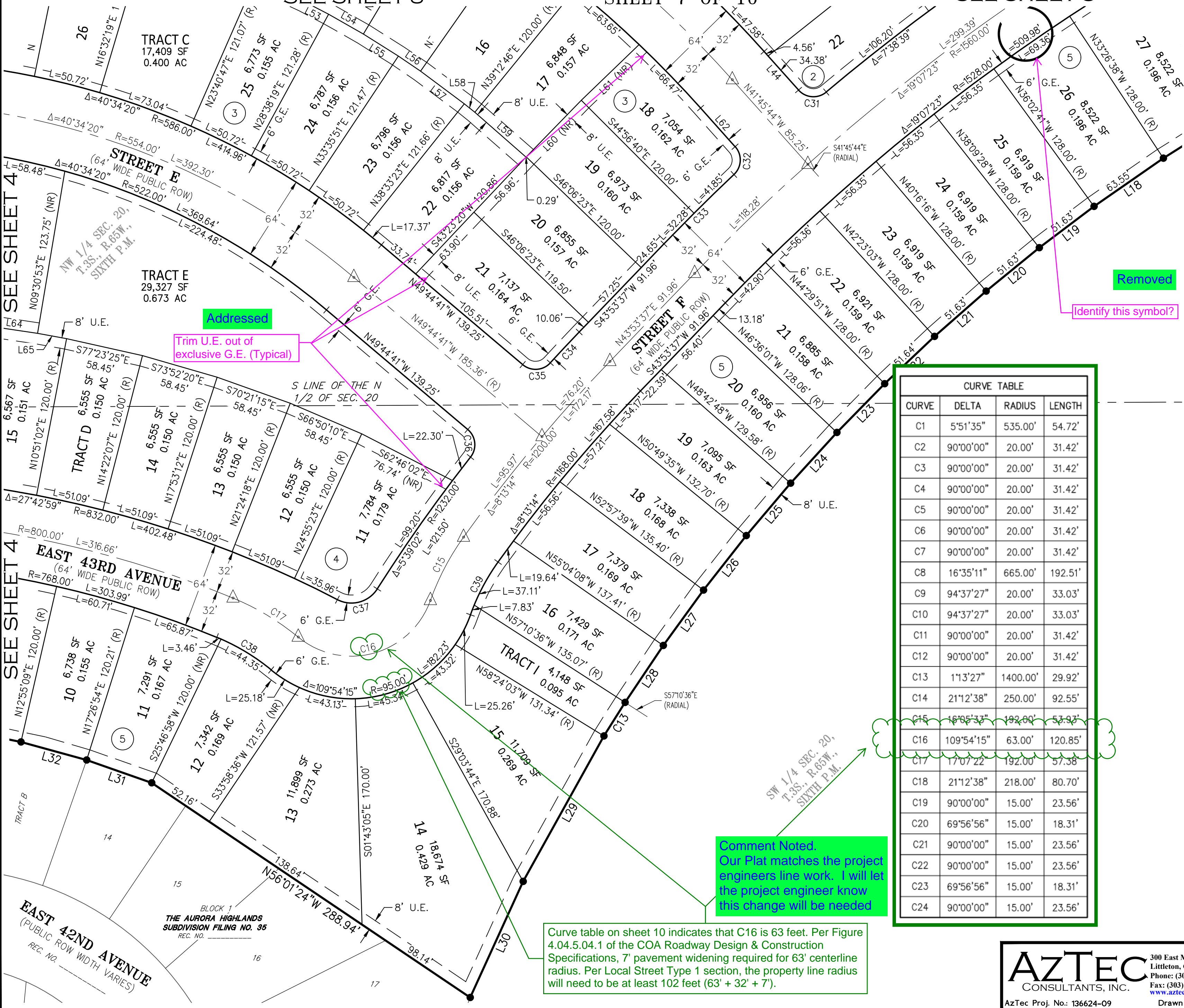
SEE SHEET 8

SHEET 7 OF 10

SEE SHEET 8



KEY MAP
N.T.S.



Addressed

Trim U.E. out of
exclusive G.E. (Typical)

Removed

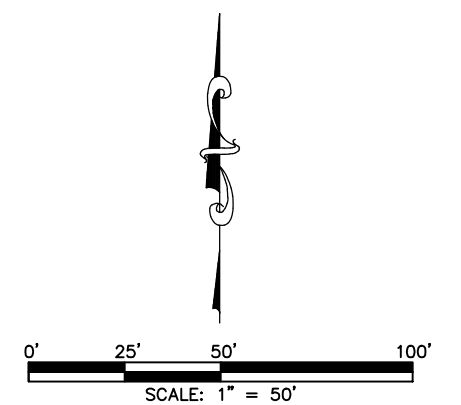
Identify this symbol?

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 AND ON BEHALF OF
AZTEC CONSULTANTS, INC

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	5°51'35"	535.00'	54.72'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	20.00'	31.42'
C4	90°00'00"	20.00'	31.42'
C5	90°00'00"	20.00'	31.42'
C6	90°00'00"	20.00'	31.42'
C7	90°00'00"	20.00'	31.42'
C8	16°35'11"	665.00'	192.51'
C9	94°37'27"	20.00'	33.03'
C10	94°37'27"	20.00'	33.03'
C11	90°00'00"	20.00'	31.42'
C12	90°00'00"	20.00'	31.42'
C13	1°13'27"	1400.00'	29.92'
C14	21°12'38"	250.00'	92.55'
C15	18°55'32"	192.00'	57.38'
C16	109°54'15"	63.00'	120.85'
C17	17°07'22"	192.00'	57.38'
C18	21°12'38"	218.00'	80.70'
C19	90°00'00"	15.00'	23.56'
C20	69°56'56"	15.00'	18.31'
C21	90°00'00"	15.00'	23.56'
C22	90°00'00"	15.00'	23.56'
C23	69°56'56"	15.00'	18.31'
C24	90°00'00"	15.00'	23.56'

Comment Noted.
Our Plat matches the project
engineers line work. I will let
the project engineer know
this change will be needed

Curve table on sheet 10 indicates that C16 is 63 feet. Per Figure 4.04.5.04.1 of the COA Roadway Design & Construction Specifications, 7' pavement widening required for 63' centerline radius. Per Local Street Type 1 section, the property line radius will need to be at least 102 feet (63' + 32' + 7').

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AzTec Proj. No.: 136624-09

Drawn By: RBA

DATE OF PREPARATION:	07/12/2024
SCALE:	1" = 50'
SHEET 7 OF 10	

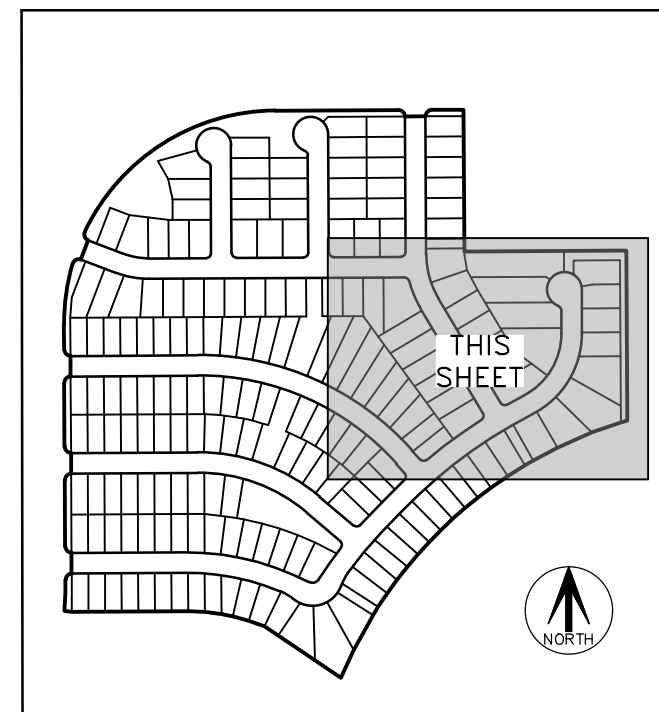
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

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

Addressed LOCATED 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



UNPLATTED
SPECIAL WARRANTY DEED
REC. NO. 2020000096730

Not Addressed. The section line is labeled and shows the split between the NW 1/4 & SW 1/4 of Section 20 as shown hereon

Remove this line from this sheet of the plat as it only serves to confuse the public.

SCALE: 1" = 50'

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FOR AND ON BEHALF OF
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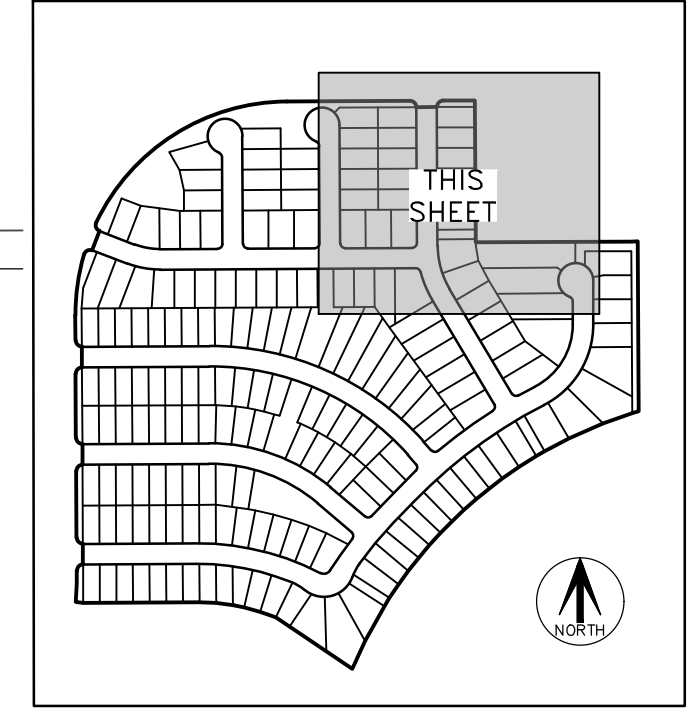
DATE OF PREPARATION:	07/12/2024
SCALE:	1" = 50'
SHEET	8 OF 10

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

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

LOCATED 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

NORTH RESERVE BOULEVARD
(78' WIDE PUBLIC ROW)



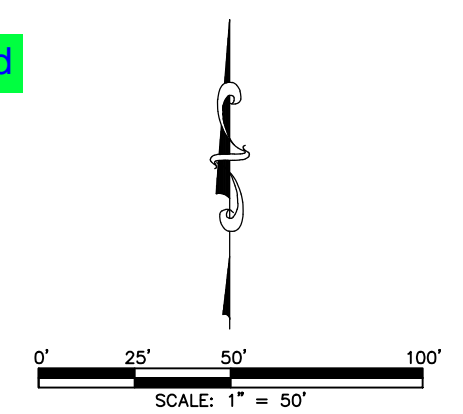
KEY MAP
N.T.S.

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

FOR AND ON BEHALF OF
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Drawn By: RBA

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

Addressed
Label Tract?

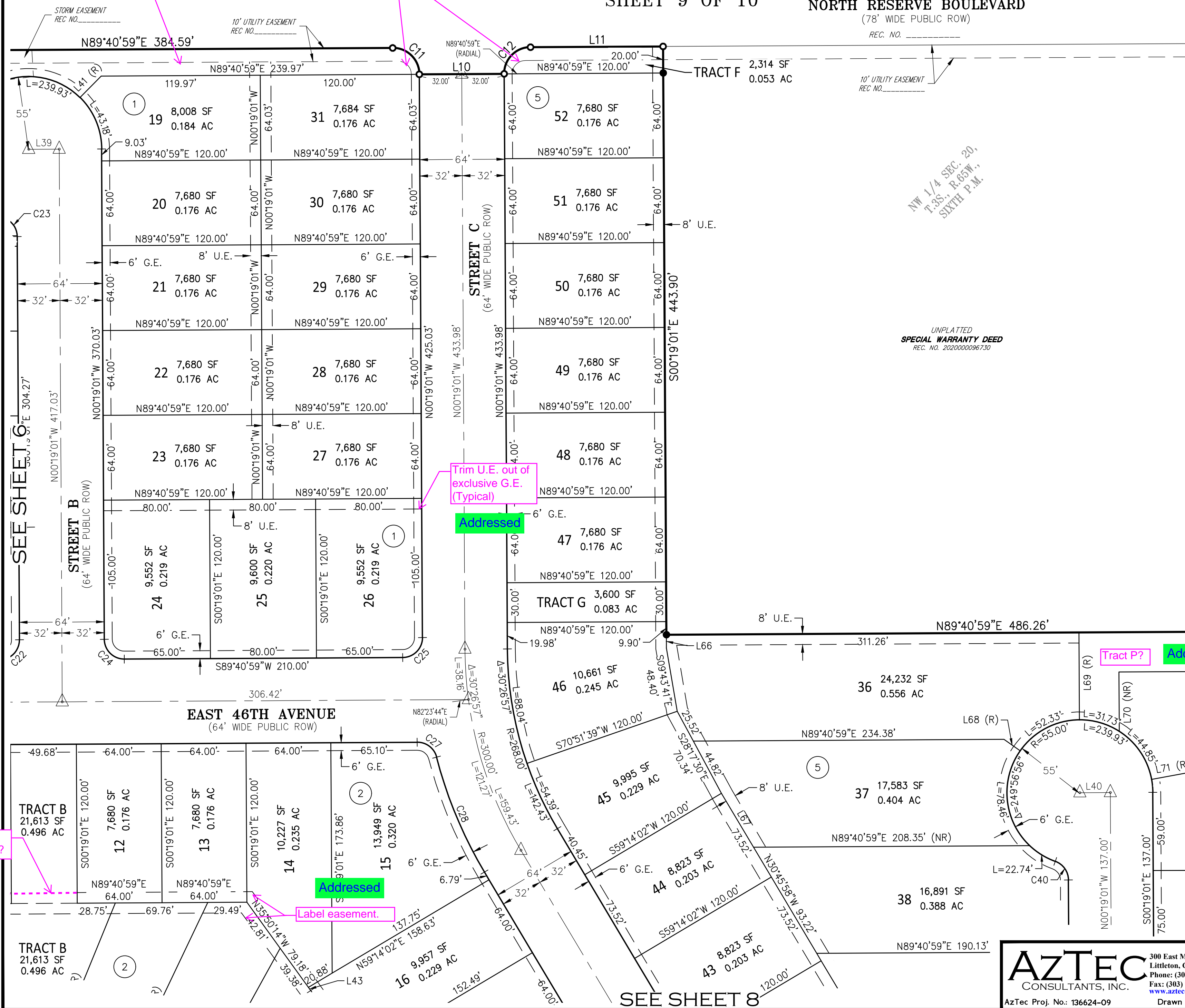
Revised
Label non-concentric curve data, add tick marks, and delineate where G.E. and U.E. transition. (Typical)

Trim U.E. out of exclusive G.E. (Typical)

Addressed

Addressed
Does 8' U.E. need to continue across tract?

Addressed
Label easement.



SEE SHEET 8

SEE SHEET 8

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

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

Addressed LOCATED 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	BEARING	LENGTH
L1	N05°32'35"E	2.98'
L2	N00°19'01"W	40.04'
L3	N00°19'01"W	64.00'
L4	N00°19'01"W	208.00'
L5	N00°19'01"W	64.00'
L6	N00°19'01"W	200.00'
L7	N00°19'01"W	64.00'
L8	N00°19'01"W	79.03'
L9	N20°53'37"E	64.00'
L10	N89°40'59"E	64.00'
L11	N89°40'59"E	100.00'
L12	S73°04'03"W	20.88'
L13	S70°40'39"W	95.90'
L14	S66°18'22"W	117.66'
L15	S62°08'48"W	85.57'
L16	S59°46'35"W	30.26'
L17	S57°51'24"W	63.55'
L18	S55°15'21"W	63.55'
L19	S52°53'55"W	51.63'
L20	S50°47'08"W	51.63'
L21	S48°40'21"W	51.63'
L22	S46°33'33"W	51.64'
L23	S44°27'04"W	51.37'
L24	S42°20'36"W	51.63'

LINE TABLE		
LINE	BEARING	LENGTH
L25	S40°13'48"W	51.63'
L26	S38°06'23"W	52.15'
L27	S35°59'07"W	51.50'
L28	S33°52'38"W	51.50'
L29	S29°02'20"W	125.08'
L30	S24°30'51"W	95.97'
L31	N70°41'31"W	51.87'
L32	N74°35'04"W	51.20'
L33	N78°40'36"W	36.09'
L34	N82°35'35"W	52.48'
L35	N87°13'00"W	52.08'
L36	N89°55'05"W	9.02'
L37	N84°27'25"W	23.22'
L38	S89°40'59"W	23.00'
L39	N89°40'59"E	23.00'
L40	S89°40'59"W	23.00'
L41	N44°41'59"E	22.80'
L42	N89°40'59"E	19.80'
L43	N35°50'14"W	3.01'
L44	S41°45'44"E	38.94'
L45	S83°22'45"E	13.72'
L46	S82°20'58"E	37.56'
L47	S78°25'13"E	23.57'
L48	S78°29'57"E	27.71'

LINE TABLE		
LINE	BEARING	LENGTH
L49	S73°27'41"E	33.43'
L50	S75°52'24"E	17.85'
L51	S66°58'34"E	11.32'
L52	S64°53'42"E	39.96'
L53	S62°24'41"E	21.24'
L54	S60°19'49"E	30.04'
L55	S57°50'46"E	31.18'
L56	S55°45'54"E	20.10'
L57	S53°16'48"E	41.13'
L58	S51°11'56"E	10.15'
L59	S48°42'35"E	51.18'
L60	S44°13'54"W	59.37'
L61	S46°03'59"W	60.40'
L62	S41°45'44"E	38.94'
L63	S83°07'31"E	15.21'
L64	S81°34'35"E	36.26'
L65	S79°49'03"E	22.20'
L66	N00°19'01"W	10.08'
L67	N30°45'58"W	47.31'
L68	N54°50'00"W	15.00'
L69	S00°19'01"E	66.00'
L70	S00°19'01"E	44.90'
L71	N79°27'57"E	35.20'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	5°51'35"	535.00'	54.72'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	20.00'	31.42'
C4	90°00'00"	20.00'	31.42'
C5	90°00'00"	20.00'	31.42'
C6	90°00'00"	20.00'	31.42'
C7	90°00'00"	20.00'	31.42'
C8	16°35'11"	665.00'	192.51'
C9	94°37'27"	20.00'	33.03'
C10	94°37'27"	20.00'	33.03'
C11	90°00'00"	20.00'	31.42'
C12	90°00'00"	20.00'	31.42'
C13	1°13'27"	1400.00'	29.92'
C14	21°12'38"	250.00'	92.55'
C15	16°05'33"	192.00'	53.93'
C16	109°54'15"	63.00'	120.85'
C17	17°07'22"	192.00'	57.38'
C18	21°12'38"	218.00'	80.70'
C19	90°00'00"	15.00'	23.56'
C20	69°56'56"	15.00'	18.31'
C21	90°00'00"	15.00'	23.56'
C22	90°00'00"	15.00'	23.56'
C23	69°56'56"	15.00'	18.31'
C24	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C25	90°00'00"	15.00'	23.56'
C26	21°12'38"	282.00'	104.39'
C27	75°48'41"	15.00'	19.85'
C28	16°15'38"	332.00'	94.22'
C29	88°19'27"	15.00'	23.12'
C30	88°19'27"	15.00'	23.12'
C31	88°19'27"	15.00'	23.12'
C32	88°19'27"	15.00'	23.12'
C33	2°40'05"	1592.00'	74.13'
C34	1°28'42"	1232.00'	31.79'
C35	87°50'24"	15.00'	23.00'
C36	87°50'24"	15.00'	23.00'
C37	84°57'18"	23.00'	34.10'
C38	17°07'22"	160.00'	47.82'
C39	16°05'33"	160.00'	44.94'
C40	69°56'56"	15.00'	18.31'
C41	2°06'24"	1592.00'	58.54'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC