

# COAL CREEK SUBDIVISION FILING NO. 1

SITUATED IN SECTION 20 AND THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

## CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF AND SOUTHEAST QUARTER OF SECTION 20 AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO BEAR NORTH 89°17'53" EAST, A DISTANCE OF 2658.34 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°17'53" EAST, A DISTANCE OF 248.03 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°17'53" EAST, A DISTANCE OF 1,514.16 FEET;  
THENCE DEPARTING SAID NORTH LINE, SOUTH 55°47'27" EAST, A DISTANCE OF 206.63 FEET;  
THENCE SOUTH 71°06'09" EAST, A DISTANCE OF 662.27 FEET;  
THENCE SOUTH 67°11'24" EAST, A DISTANCE OF 374.18 FEET;  
THENCE SOUTH 61°42'23" EAST, A DISTANCE OF 148.47 FEET;  
THENCE SOUTH 69°39'43" EAST, A DISTANCE OF 193.03 FEET;  
THENCE SOUTH 67°37'47" EAST, A DISTANCE OF 184.85 FEET;  
THENCE SOUTH 65°28'31" EAST, A DISTANCE OF 419.97 FEET;  
THENCE SOUTH 73°19'29" EAST, A DISTANCE OF 175.24 FEET;  
THENCE SOUTH 67°44'51" EAST, A DISTANCE OF 185.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,150.00 FEET;  
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°50'57", AN ARC LENGTH OF 1,381.89 FEET;  
THENCE SOUTH 01°06'09" WEST, A DISTANCE OF 109.43 FEET;  
THENCE SOUTH 05°48'37" WEST, A DISTANCE OF 342.77 FEET;  
THENCE SOUTH 03°46'27" EAST, A DISTANCE OF 330.92 FEET;  
THENCE SOUTH 05°53'07" EAST, A DISTANCE OF 326.89 FEET;  
THENCE SOUTH 02°52'53" WEST, A DISTANCE OF 534.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,300.00 FEET;  
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°56'24", AN ARC LENGTH OF 815.45 FEET;  
THENCE SOUTH 33°03'31" EAST, A DISTANCE OF 54.91 FEET;  
THENCE SOUTH 28°51'25" EAST, A DISTANCE OF 230.06 FEET;  
THENCE SOUTH 37°46'14" EAST, A DISTANCE OF 205.21 FEET;  
THENCE SOUTH 46°05'52" EAST, A DISTANCE OF 215.20 FEET;  
THENCE SOUTH 40°29'04" EAST, A DISTANCE OF 168.38 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST JEWELL AVENUE;  
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°48'59" WEST, A DISTANCE OF 203.06 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°35'57" WEST, A DISTANCE OF 291.00 FEET;  
THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 35°10'20" WEST, A DISTANCE OF 560.59 FEET;  
THENCE NORTH 25°57'39" WEST, A DISTANCE OF 202.00 FEET;  
THENCE NORTH 18°46'09" WEST, A DISTANCE OF 300.00 FEET;  
THENCE NORTH 07°55'47" WEST, A DISTANCE OF 59.91 FEET;  
THENCE SOUTH 82°51'35" WEST, A DISTANCE OF 199.06 FEET;  
THENCE NORTH 05°24'26" WEST, A DISTANCE OF 285.99 FEET;  
THENCE NORTH 15°58'56" EAST, A DISTANCE OF 142.41 FEET;  
THENCE NORTH 00°14'00" EAST, A DISTANCE OF 159.60 FEET;  
THENCE NORTH 30°08'39" WEST, A DISTANCE OF 138.09 FEET;  
THENCE NORTH 10°45'56" EAST, A DISTANCE OF 96.02 FEET;  
THENCE NORTH 52°30'48" EAST, A DISTANCE OF 128.64 FEET;  
THENCE NORTH 24°46'19" EAST, A DISTANCE OF 136.40 FEET;  
THENCE NORTH 20°28'26" WEST, A DISTANCE OF 376.38 FEET;  
THENCE NORTH 36°22'32" WEST, A DISTANCE OF 156.38 FEET;  
THENCE NORTH 49°49'28" WEST, A DISTANCE OF 129.15 FEET;  
THENCE NORTH 41°39'27" WEST, A DISTANCE OF 313.12 FEET;  
THENCE NORTH 50°02'41" WEST, A DISTANCE OF 209.60 FEET;  
THENCE NORTH 66°07'52" WEST, A DISTANCE OF 456.25 FEET;  
THENCE NORTH 39°09'15" WEST, A DISTANCE OF 368.91 FEET;  
THENCE SOUTH 64°15'25" WEST, A DISTANCE OF 71.50 FEET;  
THENCE NORTH 07°59'47" WEST, A DISTANCE OF 162.70 FEET;  
THENCE NORTH 27°04'21" WEST, A DISTANCE OF 286.74 FEET;  
THENCE NORTH 16°23'05" WEST, A DISTANCE OF 265.76 FEET;  
THENCE NORTH 67°39'03" WEST, A DISTANCE OF 359.20 FEET;  
THENCE NORTH 78°18'47" WEST, A DISTANCE OF 159.96 FEET;  
THENCE NORTH 49°54'20" WEST, A DISTANCE OF 159.48 FEET;  
THENCE NORTH 69°43'01" WEST, A DISTANCE OF 116.83 FEET;  
THENCE NORTH 53°50'20" WEST, A DISTANCE OF 107.12 FEET;  
THENCE NORTH 64°12'44" WEST, A DISTANCE OF 333.51 FEET;  
THENCE SOUTH 82°43'55" WEST, A DISTANCE OF 158.41 FEET;  
THENCE NORTH 73°54'41" WEST, A DISTANCE OF 127.46 FEET;  
THENCE NORTH 19°48'22" EAST, A DISTANCE OF 87.68 FEET;  
THENCE NORTH 79°41'51" WEST, A DISTANCE OF 9.64 FEET;  
THENCE NORTH 58°35'19" WEST, A DISTANCE OF 235.00 FEET;  
THENCE NORTH 62°27'12" WEST, A DISTANCE OF 236.00 FEET;  
THENCE NORTH 83°46'03" WEST, A DISTANCE OF 115.00 FEET;  
THENCE NORTH 77°18'19" WEST, A DISTANCE OF 179.00 FEET;  
THENCE NORTH 69°43'05" WEST, A DISTANCE OF 228.00 FEET;  
THENCE NORTH 65°16'42" WEST, A DISTANCE OF 212.00 FEET;  
THENCE NORTH 54°08'22" WEST, A DISTANCE OF 140.06 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 117,244 ACRES, (5,107,151 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **COAL CREEK SUBDIVISION FILING NO. 1**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, STREETS, TRACT A AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

## OWNER

NL VILLAGE I LAND CO, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

AS \_\_\_\_\_

## NOTARIAL CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY

OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY \_\_\_\_\_ AS \_\_\_\_\_

OF NL VILLAGE I LAND CO, LLC, A COLORADO LIMITED LIABILITY COMPANY, AN AUTHORIZED SIGNATORY.

BY \_\_\_\_\_ WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

NOTARY I.D. NUMBER \_\_\_\_\_

## DEED OF TRUST BENEFICIARY.

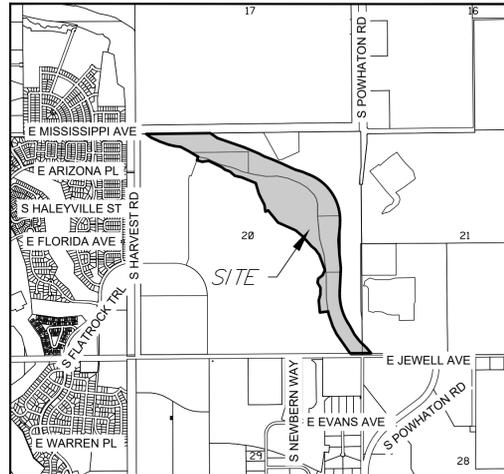
THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

NCP PARKLANDS I LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

NAME: \_\_\_\_\_

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



VICINITY MAP  
SCALE 1" = 2000'

## COVENANTS

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

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

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

THE AREA(S) LABELED 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 THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.

THE AREA(S) LABELED AS "STORM SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO STORM COLLECTION MAINS AND TRANSMISSION MAINS, LINES, DRAINS, AND IRRIGATION LINES AND ALL FACILITIES, FIXTURES, DEVICES, APPURTENANCES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON APRIL 11, 2024 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. E4021602 RESPECTIVELY.

## SHEET INDEX

SHEET 1 LEGAL DESCRIPTION, CERTIFICATES, OWNERSHIP, NOTES

SHEET 2 OVERALL BOUNDARY

SHEETS 3-6 LOTS, EASEMENTS, AND DETAILS

## GENERAL NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- 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.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, T4S, R65W, 6TH P.M. WHICH BEARS NORTH 89°17'53" EAST, A DISTANCE OF 2,658.34 FEET AND IS MONUMENTED AT THE NORTHWEST CORNER BY A NO. 5 WITH A 3-1/4" ALUMINUM CAP STAMPED "JEFFREY C. ANTON T4S R65W S18/S17/S19/S20 2023 PLS 38818" AND AT THE NORTH QUARTER CORNER BY A 1-1/2" BRASS CAP SET IN CONCRETE WITH NO MARKINGS.
- DATE OF FIELD SURVEY: JUNE 27, 2024.
- FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. \_\_\_\_\_ WITH A COMMITMENT DATE OF \_\_\_\_\_ AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(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.
- 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".
- 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 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.
- TRACTS B & C ARE TO BE PRIVATELY OWNED AND MAINTAINED.

## 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 DATE TO BE ADDED ONCE SET.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2. THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

## CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, TRACT A AND EASEMENTS 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 \_\_\_\_\_

**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.: 171023-03 Drawn By: TP

DEVELOPER  
VENTANA CAPITAL, INC

DATE OF PREPARATION: 2024/11/14

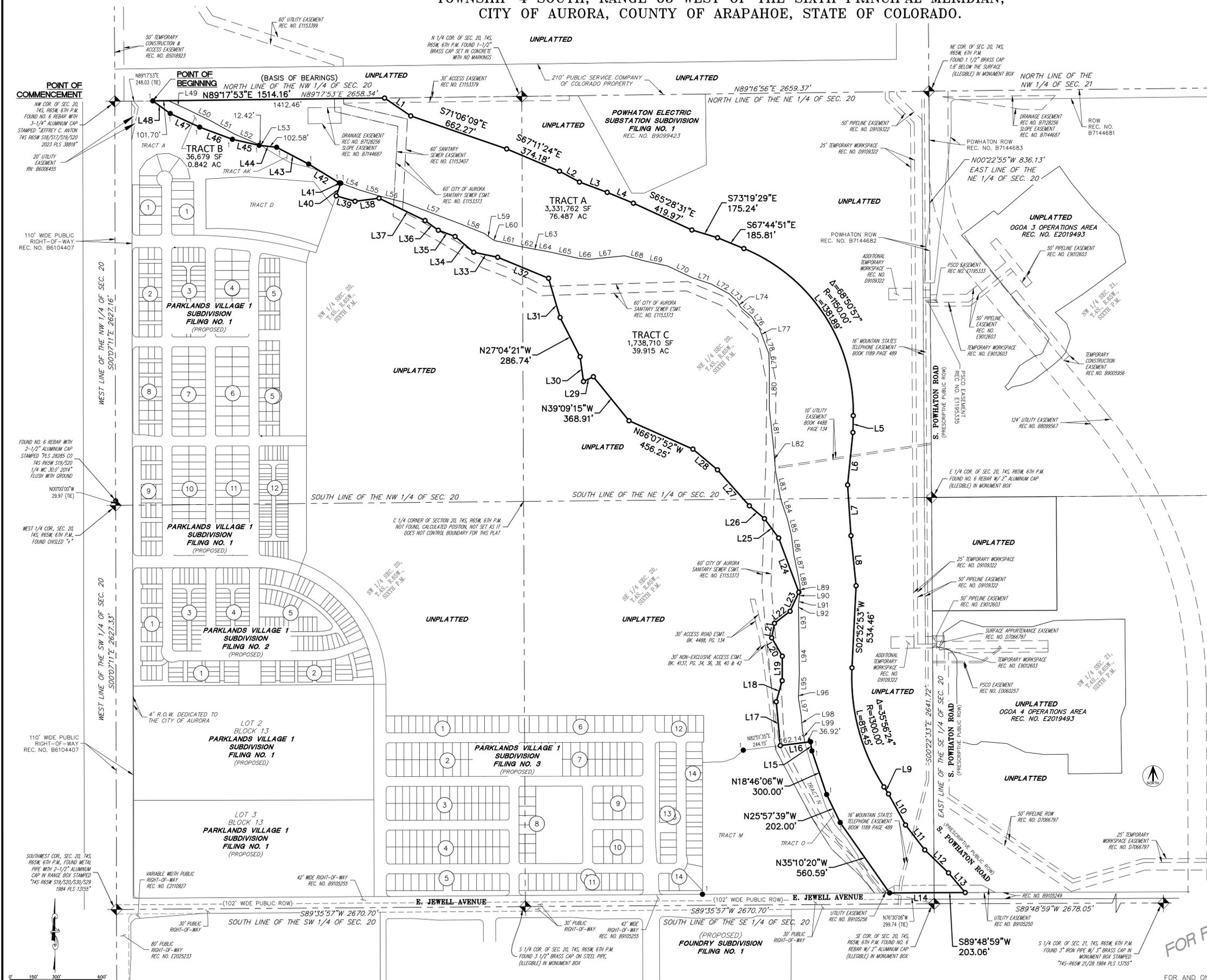
SCALE: N/A

8678 CONCORD CENTER DRIVE, SUITE 200  
ENGLEWOOD, CO 80112  
303.346.7006

SHEET 1 OF 2

# COAL CREEK SUBDIVISION FILING NO. 1

SITUATED IN SECTION 20 AND THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S55°47'27\"E	206.63'	L51	S60°49'53\"E	178.73'
L2	S61°42'23\"E	148.47'	L52	S66°59'02\"E	179.31'
L3	S69°39'43\"E	193.03'	L53	S59°03'20\"E	5.89'
L4	S67°37'47\"E	184.85'	L54	S69°59'59\"E	131.49'
L5	S01°06'09\"W	109.43'	L55	S73°27'42\"E	137.07'
L6	S05°48'37\"W	342.77'	L56	S75°37'44\"E	153.14'
L7	S03°46'27\"E	330.92'	L57	S69°15'57\"E	407.63'
L8	S05°53'07\"E	326.89'	L58	S68°20'34\"E	164.44'
L9	S33°03'31\"E	54.91'	L59	S54°12'04\"E	65.16'
L10	S28°51'25\"E	230.06'	L60	S63°22'18\"E	18.61'
L11	S37°46'14\"E	205.21'	L61	S76°50'01\"E	167.64'
L12	S46°05'52\"E	215.20'	L62	S79°36'19\"E	83.99'
L13	S40°29'04\"E	168.38'	L63	S79°35'51\"E	38.79'
L14	S89°35'57\"W	291.00'	L64	S79°37'18\"E	81.69'
L15	N07°55'47\"W	59.91'	L65	S77°28'15\"E	185.42'
L16	S82°51'35\"W	162.14'	L66	S84°33'15\"E	70.75'
L17	N05°24'26\"W	285.99'	L67	N84°12'33\"E	232.43'
L18	N15°58'56\"E	142.41'	L68	S75°37'00\"E	134.96'
L19	N00°14'00\"E	159.60'	L69	S77°29'37\"E	154.52'
L20	N30°08'39\"W	138.09'	L70	S64°51'09\"E	181.49'
L21	N10°45'56\"E	96.02'	L71	S71°33'47\"E	127.17'
L22	N52°30'48\"E	128.64'	L72	S61°30'01\"E	133.47'
L23	N24°46'19\"E	136.40'	L73	S46°52'00\"E	73.54'
L24	N20°28'26\"W	376.38'	L74	S28°36'16\"E	42.02'
L25	N36°22'32\"W	156.38'	L75	S49°23'52\"E	92.71'
L26	N49°49'28\"W	129.15'	L76	S35°31'46\"E	86.51'
L27	N41°39'27\"W	313.12'	L77	S19°47'57\"E	88.99'
L28	N50°02'41\"W	209.60'	L78	S21°01'47\"E	93.44'
L29	S64°15'25\"W	71.50'	L79	S01°49'07\"E	103.92'
L30	N07°59'47\"W	162.70'	L80	S00°00'33\"E	254.78'
L31	N16°23'05\"W	265.76'	L81	S06°15'25\"E	246.12'
L32	N67°39'03\"W	359.20'	L82	S04°45'26\"E	161.53'
L33	N78°18'47\"W	159.96'	L83	S10°29'53\"E	184.08'
L34	N49°54'20\"W	159.48'	L84	S18°53'28\"E	134.56'
L35	N69°43'01\"W	116.83'	L85	S13°37'23\"E	113.83'
L36	N53°50'20\"W	107.12'	L86	S07°17'54\"E	131.82'
L37	N64°12'44\"W	333.51'	L87	S12°00'21\"E	113.08'
L38	S82°43'55\"W	158.41'	L88	S10°27'59\"E	92.02'
L39	N73°54'41\"W	127.46'	L89	S04°32'02\"W	39.14'
L40	N19°48'22\"E	87.68'	L90	S04°38'09\"W	38.11'
L41	N79°41'51\"W	9.64'	L91	S07°01'45\"W	40.36'
L42	N58°35'19\"W	235.00'	L92	S00°54'40\"E	32.01'
L43	N62°27'12\"W	236.00'	L93	S00°47'41\"E	181.78'
L44	N83°46'03\"W	115.00'	L94	S00°40'35\"E	236.94'
L45	N77°18'19\"W	179.00'	L95	S02°05'10\"W	121.60'
L46	N69°43'05\"W	228.00'	L96	S01°55'19\"W	36.33'
L47	N65°16'42\"W	212.00'	L97	S08°58'02\"E	112.69'
L48	N54°08'22\"W	140.06'	L98	S04°57'35\"E	99.76'
L49	S65°29'28\"E	130.10'	L99	S12°00'57\"E	78.13'
L50	S64°15'52\"E	178.40'			

LEGEND	
	FOUND SECTION CORNER AS SHOWN HEREON
	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
	FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
	U.E. = UTILITY EASEMENT
	R.O.W. = RIGHT OF WAY
	(NR) = NON-RADIAL

**AZTEC**  
CONSULTANTS, INC.

AzTec Proj. No.: 171023-03 Drawn By: TP

**DEVELOPER**  
VENTANA CAPITAL, INC.

DATE OF PREPARATION: 2024/11/14

SCALE: 1" = 300'

SHEET 2 OF 2

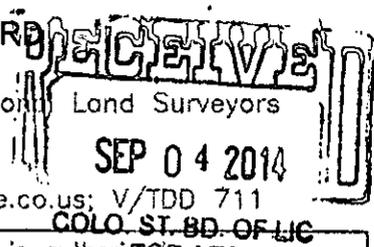
FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

SCALE: 1" = 300'

**COLORADO LAND SURVEY MONUMENT RECORD**

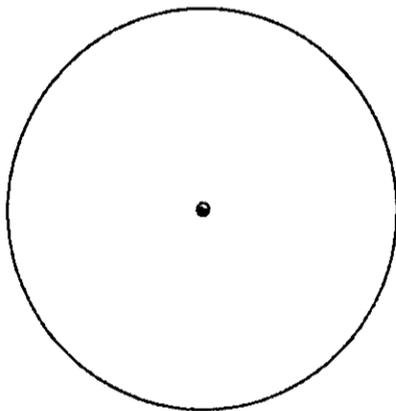
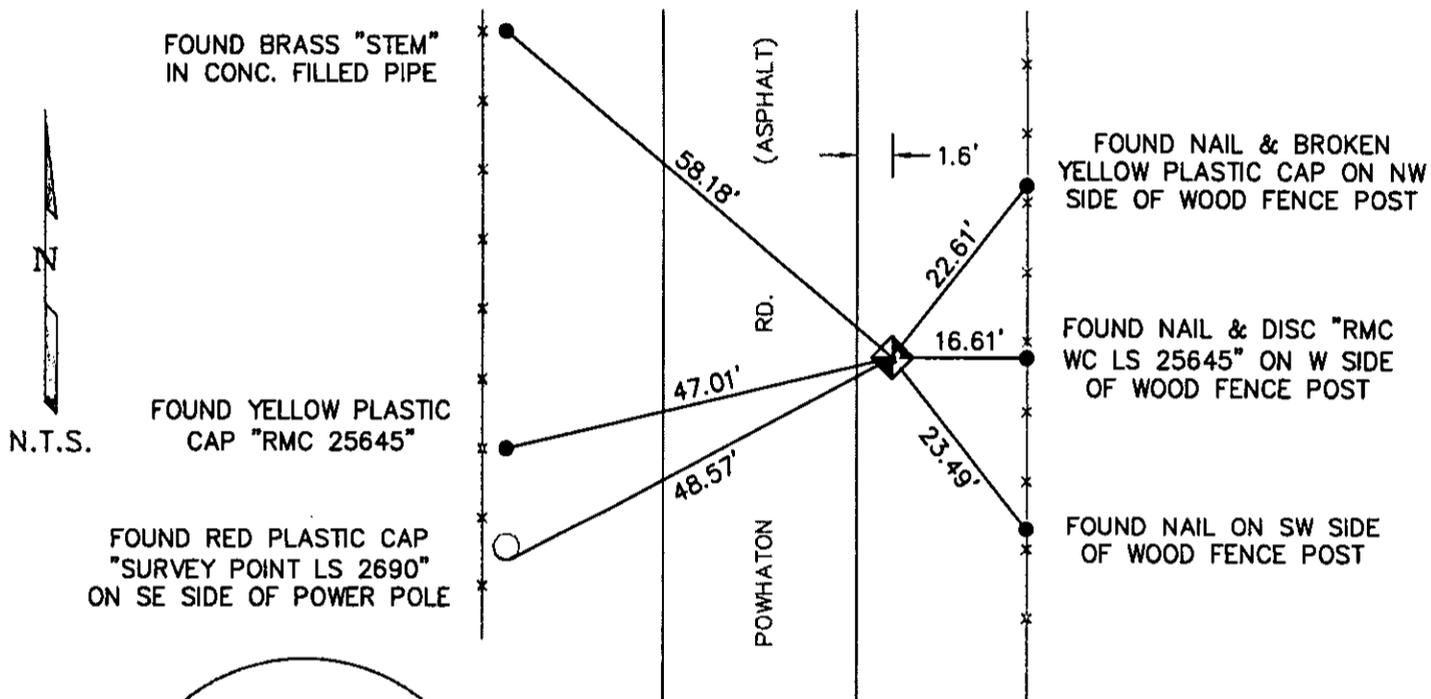
Department of Regulatory Agencies  
 Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors  
 1560 Broadway, Suite 1350  
 Denver, CO 80202  
 Phone (303) 894-7800; Fax (303) 894-2310; EMAIL aes@aora.state.co.us; V/TDD 711



SEP 04 2014  
 COLO. ST. BD. OF LIC.

Report one monument only on this form - Reproduction of this form is authorized for use by the Land Surveyor using **PERMANENT BLACK LETTERING** and lines which can be reproduced.

1. TYPE OF MONUMENT:  SECTION CORNER  QUARTER CORNER  SIXTEENTH CORNER  OTHER \_\_\_\_\_
2. DESCRIPTION AND DATE OF MONUMENT FOUND:  
**FOUND AN ILLEGIBLE 2" ALUMINUM CAP 0.9' BELOW THE SURFACE ON 6/30/14.  
 SET RANGE BOX WITH LID 0.2' BELOW THE SURFACE**
3. DESCRIPTION OF MONUMENT SET BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:
4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



Stamping on Cap

5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): ERIC W. ANSART  
 Firm Name: CITY OF AURORA  
 Firm Address: 13636 E. ELLSWORTH AVE.  
AURORA, COLORADO 80012  
 Phone: 303-326-8015

6. LOCATION DIAGRAM

1" = 1 Mile



O = Location of Monument



Signature/Date through Seal

- a. Date of field Work to Establish, Restore or Rehabilitate Monument: JUNE 30, 2014
- b. Date Monument was used as a Control corner: \_\_\_\_\_

(Surveyor, do not fill in)

ACCEPTED

OCT 31 2014

COLO. ST. BD. OF LIC.  
FOR AES

---

RECEIVED AT OFFICE OF THE COUNTY CLERK  
 \_\_\_\_\_ COUNTY

---

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

---

DATE: \_\_\_\_\_

Record to be filed numerically by Index Reference Number, then alphabetically by letter in the index reference number, then under appropriate Township, Range, and Meridian.

7. SEC 20 T 4S R 65W, 6TH P.M.  
 COUNTY ARAPAHOE INDEX REF NUMBER 09L
- \*\*8. SEC \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_, \_\_\_\_\_ P.M.  
 COUNTY \_\_\_\_\_ INDEX REF NUMBER \_\_\_\_\_

\*\* To be used only for monuments located on county lines



**COLORADO LAND SURVEY MONUMENT RECORD**

Department of Regulatory Agencies  
 Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors  
 1560 Broadway, Suite 1350  
 Denver, CO 80202

NOV 13 2017

Phone (303) 894-7800; Fax (303) 894-2310; EMAIL aes@dora.state.co.us

Report one monument only on this form - Reproduction of this form is authorized.  
 All items are to be filled in by the Land Surveyor using **PERMANENT BLACK LETTERING** and lines which can be reproduced.

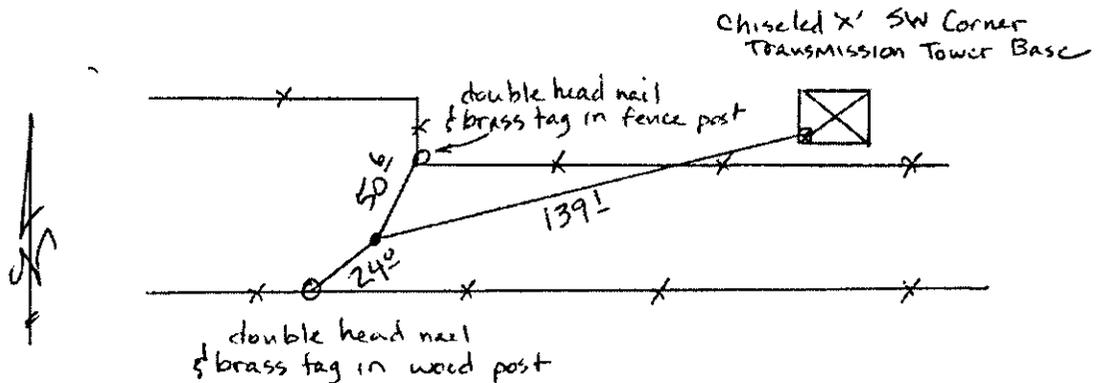
1. TYPE OF MONUMENT:  SECTION CORNER  QUARTER CORNER  SIXTEENTH CORNER  OTHER \_\_\_\_\_

2. DESCRIPTION AND DATE OF MONUMENT FOUND:

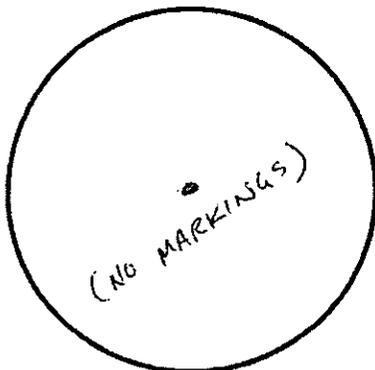
1 1/2" Brass Cap in Concrete - no markings

3. DESCRIPTION OF MONUMENT SET BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



Not to scale



Stamping on Cap

- a. Date of field Work to Establish, Restore or Rehabilitate Monument: \_\_\_\_\_
- b. Date Monument was used as a Control corner: 10-11-17

(Surveyor, do not fill in)

ACCEPTED

DEC 31 2017

BOARD OF LIC. OF LIC. FOR AES

---

RECEIVED AT OFFICE OF THE COUNTY CLERK  
 \_\_\_\_\_ COUNTY

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

DATE: \_\_\_\_\_

Record to be filed numerically by Index Reference Number, then alphabetically by letter in the index reference number, then under appropriate Township, Range, and Meridian.

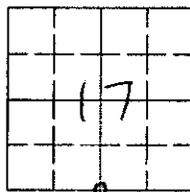
5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): Thomas G Carlson  
 Firm Name: Encompass Energy Services  
 Firm Address: 350 Interlocken Blvd., # 350  
Broomfield, CO 80021  
 Phone: (303) 955-6080

6. LOCATION DIAGRAM

1" = 1 Mile



● = Location of Monument



Signature/Date through Seal

7. SEC 17 T 4S R 65W, 6<sup>th</sup> P.M.  
 COUNTY Arapahoe INDEX REF NUMBER 7N

\*\*8. SEC \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ P.M.  
 COUNTY \_\_\_\_\_ INDEX REF NUMBER \_\_\_\_\_

\*\* To be used only for monuments located on county lines



**COLORADO LAND SURVEY MONUMENT RECORD**

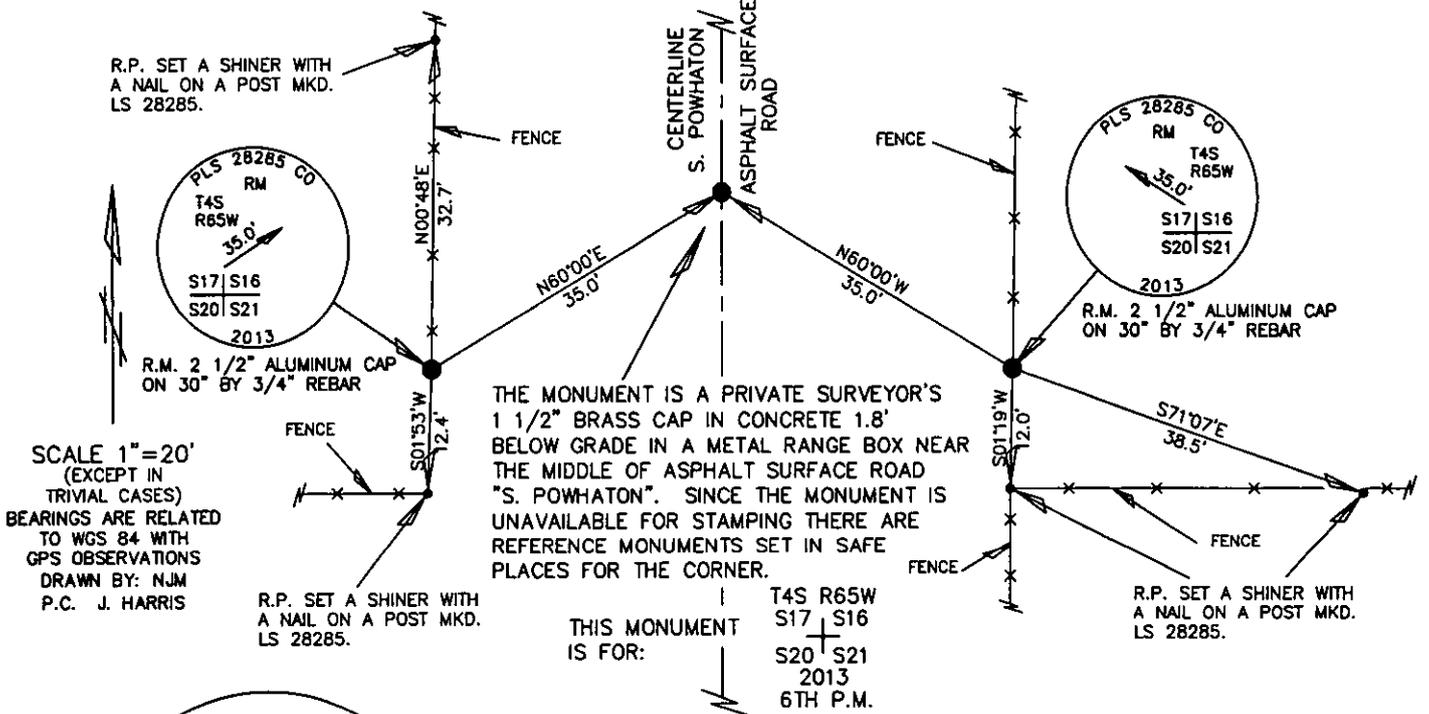
Department of Regulatory Agencies  
 Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors  
 1560 Broadway, Suite 1350  
 Denver, CO 80202

**ACCEPTED**  
 DEC 24 2013  
 COLORADO ST. BD. OF LIC. FOR AES

Phone (303) 894-7800; Fax (303) 894-2310; EMAIL aes@dora.state.co.us; 2010

Report one monument only on this form - Reproduction of this form is authorized.  
 All items are to be filled in by the Land Surveyor using **PERMANENT BLACK LETTERING** and lines which can be reproduced.

1. TYPE OF MONUMENT:  SECTION CORNER     QUARTER CORNER     SIXTEENTH CORNER     OTHER \_\_\_\_\_
2. DESCRIPTION AND DATE OF MONUMENT FOUND:  
 ON THE DATE OF 08/15/2013 WE FOUND THE MONUMENT FOR THIS CORNER COMMON TO 4 SECTIONS WHICH IS A PRIVATE SURVEYOR'S 1 1/2" BRASS CAP IN CONCRETE 1.8' BELOW GRADE IN A METAL RANGE BOX NEAR THE MIDDLE OF ASPHALT SURFACE ROAD "S. POWHATON". MARKINGS ON THE BRASS CAP ARE NOT AVAILABLE.
3. DESCRIPTION OF MONUMENT SET BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:  
 SINCE THE MONUMENT IS NOT AVAILABLE FOR MARKING AND IS IN A DAGEROUS PLACE WE SET REFERENCE MONUMENTS FOR THE CORNER MARKED AND REFERENCED AS SHOWN.
4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTIONARY EVIDENCE WHERE APPLICABLE:



THE MONUMENT IS AN UNMARKED 1 1/2" BRASS CAP TOO DEEP TO MARK IN A DANGEROUS PLACE

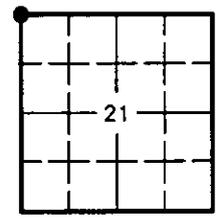
**5. CERTIFICATION**

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): LOREN K. SHANKS  
 Firm Name: UELS, LLC  
 Firm Address: 85 SOUTH 200 EAST  
VERNAL, UTAH 84078  
 Phone: 435-789-1017

**6. LOCATION DIAGRAM**

1" = 1 Mile



● = Location of Monument



Signature/Date through Seal

7. SEC 21 T 4S R 65W, 6th P.M.  
 COUNTY ARAPAHOE INDEX REF NUMBER 9-N

\*\*8. SEC \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ P.M.  
 COUNTY \_\_\_\_\_ INDEX REF NUMBER \_\_\_\_\_

\*\* To be used only for monuments located on county lines

- a. Date of field Work to Establish, Restore or Rehabilitate Monument: 08/15/2013
- b. Date Monument was used as a Control corner: 08/15/2013

(Surveyor, do not fill in)

**ACCEPTED**

JAN 31 2014

CULO. ST. BD. OF LIC. FOR AES

RECEIVED AT OFFICE OF THE COUNTY CLERK \_\_\_\_\_ COUNTY

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

DATE: \_\_\_\_\_

Record to be filed numerically by Index Reference Number, then alphabetically by letter in the index reference number, then under appropriate Township, Range, and Meridian.



COLORADO LAND SURVEY MONUMENT RECORD

Department of Regulatory Agencies  
 Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors  
 1560 Broadway, Suite 1350  
 Denver, CO 80202  
 Phone (303) 894-7800; Fax (303) 894-2310; EMAIL aes@dora.state.co.us; V/TDD 711

**RECEIVED**

MAR 10 2023

Report one monument only on this form - Reproduction of this form is authorized by the State Bd. of ARC, PE & PLS  
 All items are to be filled in by the Land Surveyor using PERMANENT BLACK LETTERING and lines which can be reproduced.

1. TYPE OF MONUMENT:  SECTION CORNER  QUARTER CORNER  SIXTEENTH CORNER  OTHER \_\_\_\_\_

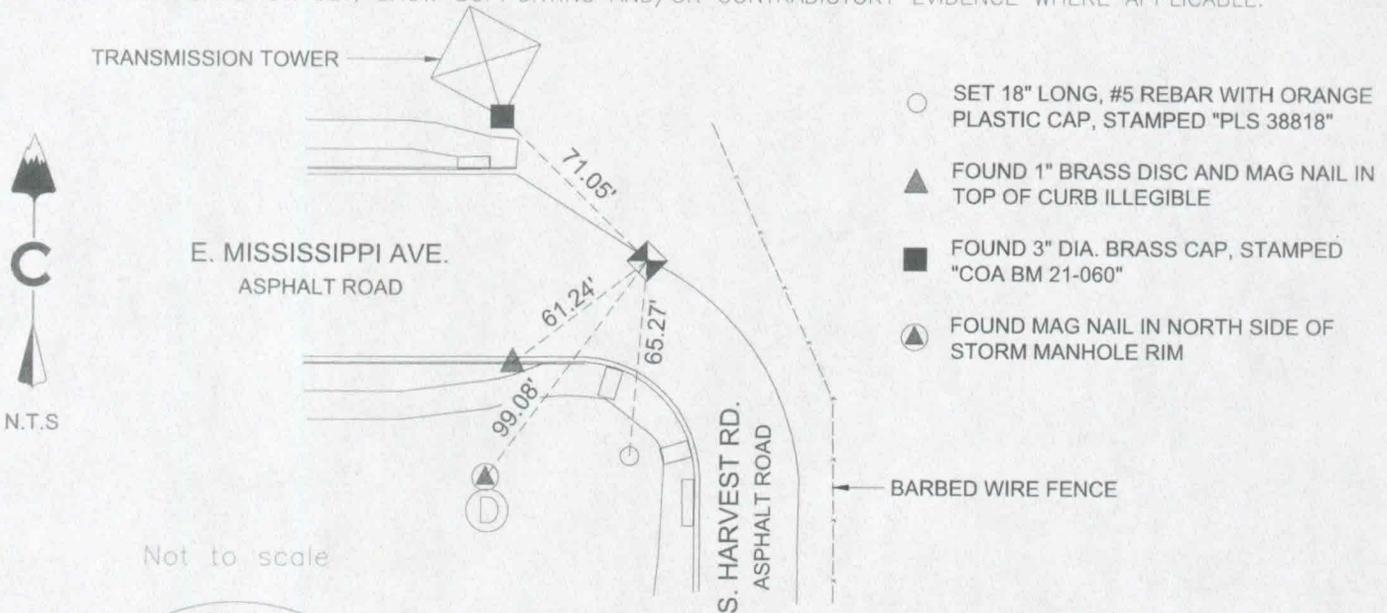
2. DESCRIPTION AND DATE OF MONUMENT FOUND:

**NO MONUMENT FOUND, PREVIOUS MONUMENT WAS DESTROYED BY UTILITY CONSTRUCTION ACTIVITIES**

3. DESCRIPTION OF MONUMENT SET BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:

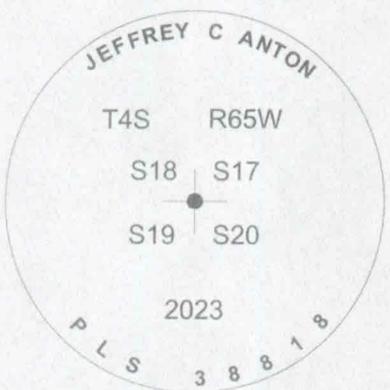
**SET 30" LONG, #6 REBAR WITH 3-1/4" DIAMETER ALUMINUM CAP, IN A MONUMENT WELL, AS STAMPED BELOW**

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



- SET 18" LONG, #5 REBAR WITH ORANGE PLASTIC CAP, STAMPED "PLS 38818"
- FOUND 1" BRASS DISC AND MAG NAIL IN TOP OF CURB ILLEGIBLE
- FOUND 3" DIA. BRASS CAP, STAMPED "COA BM 21-060"
- FOUND MAG NAIL IN NORTH SIDE OF STORM MANHOLE RIM

Not to scale



Stamping on Cap

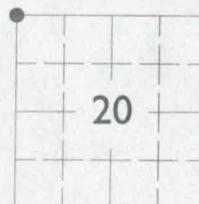
5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): JEFFREY C. ANTON, PLS 38818  
 Firm Name: CORE CONSULTANTS, INC.  
 Firm Address: 3473 S. BROADWAY  
ENGLEWOOD, CO 80113  
 Phone: (303)703-4444

6. LOCATION DIAGRAM

1" = 1 Mile



● = Location of Monument



Signature/Date through Seal

7. SEC 20 T 4S R 65W, 6TH P.M.  
 COUNTY ARAPAHOE INDEX REF NUMBER 5-N

\*\*8. SEC \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_, \_\_\_\_\_ P.M.  
 COUNTY \_\_\_\_\_ INDEX REF NUMBER \_\_\_\_\_

\*\* To be used only for monuments located on county lines



Rev.02/01/2011

(Surveyor, do not fill in)

**ACCEPTED**

MAR 31 2023

COLO. ST. BD. OF LIC. FOR ARC, PE & PLS

RECEIVED AT OFFICE OF THE COUNTY CLERK \_\_\_\_\_ COUNTY

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

DATE: \_\_\_\_\_

Record to be filed numerically by Index Reference Number, then alphabetically by letter in the index reference number, then under appropriate Township, Range, and Meridian.

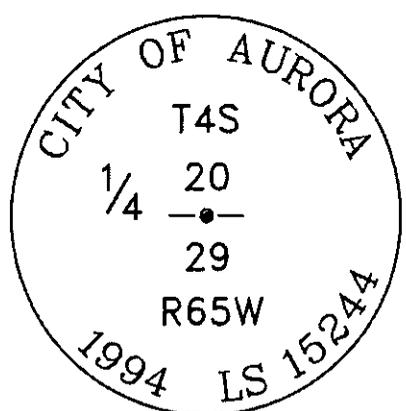
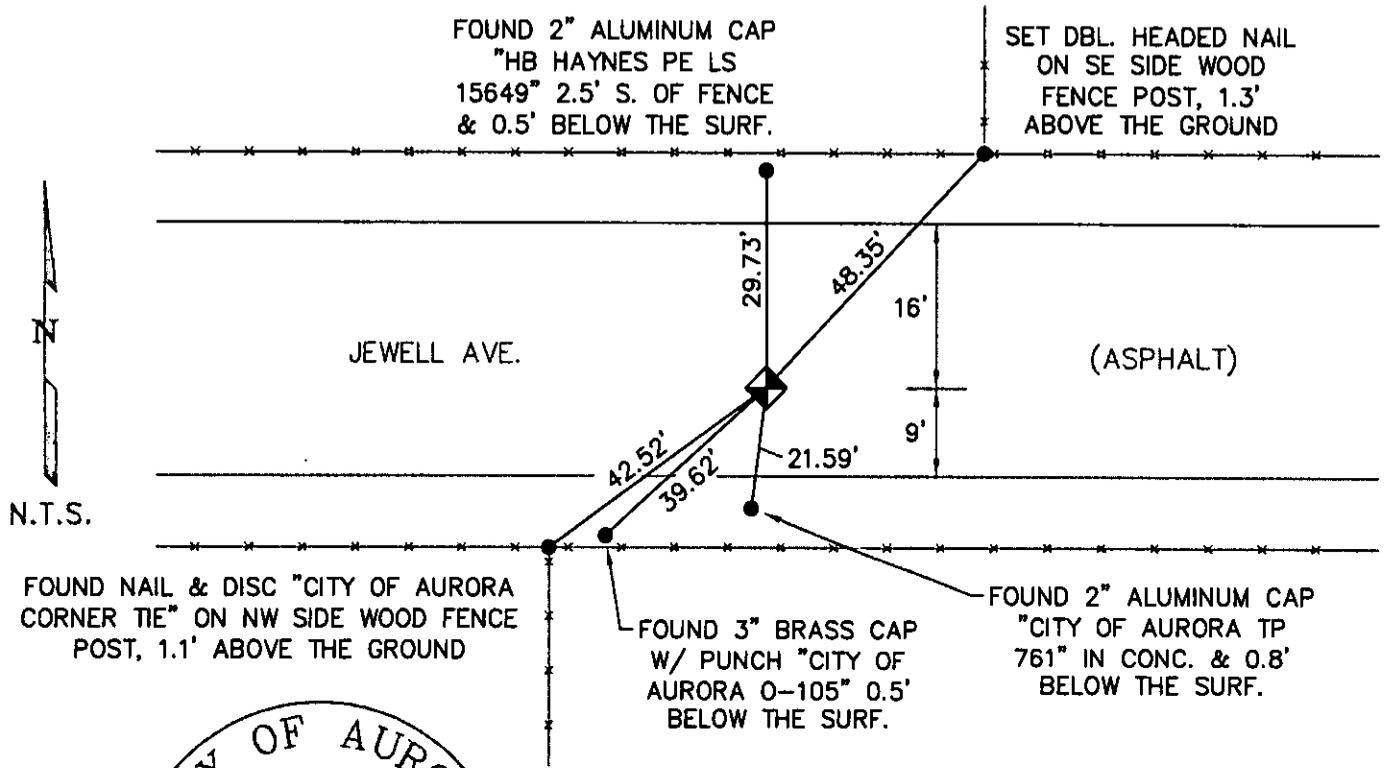
**COLORADO LAND SURVEY MONUMENT RECORD**

Department of Regulatory Agencies  
 Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors  
 1560 Broadway, Suite 1350  
 Denver, CO 80202  
 Phone (303) 894-7800; Fax (303) 894-2310; EMAIL aes@dora.state.co.us; V/TDD 711

**URGENT**  
**SEP 04 2014**  
**COLO. ST. BD. OF LIC**

Report one monument only on this form - Reproduction of this form is authorized. All items are to be filled in by the Land Surveyor using **PERMANENT BLACK LETTERING** and lines which can be reproduced.

1. TYPE OF MONUMENT:  SECTION CORNER  QUARTER CORNER  SIXTEENTH CORNER  OTHER \_\_\_\_\_
2. DESCRIPTION AND DATE OF MONUMENT FOUND:  
**FOUND A 3 1/2" BRASS CAP 0.5' BELOW THE SURFACE IN A RANGE BOX ON 6/30/14.**
3. DESCRIPTION OF MONUMENT SET BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:
4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): ERIC W. ANSART

Firm Name: CITY OF AURORA

Firm Address: 13636 E. ELLSWORTH AVE.  
AURORA, COLORADO 80012

Phone: 303-326-8015

a. Date of field Work to Establish, Restore or Rehabilitate Monument: JUNE 30, 2014

b. Date Monument was used as a Control corner: \_\_\_\_\_

6. LOCATION DIAGRAM

1" = 1 Mile



(Surveyor, do not fill in)

**ACCEPTED**

**OCT 31 2014**

COLO. ST. BD. OF LIC.  
 FORAES

RECEIVED AT OFFICE OF THE COUNTY CLERK  
 \_\_\_\_\_ COUNTY

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

DATE: \_\_\_\_\_

Record to be filed numerically by Index Reference Number, then alphabetically by letter in the index reference number, then under appropriate Township, Range, and Meridian.

7. SEC 20 T 4S R 65W, 6TH P.M.  
 COUNTY ARAPAHOE INDEX REF NUMBER 07J

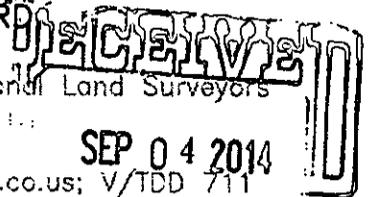
\*\*8. SEC \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_, \_\_\_\_\_ P.M.  
 COUNTY \_\_\_\_\_ INDEX REF NUMBER \_\_\_\_\_

\*\* To be used only for monuments located on county lines



**COLORADO LAND SURVEY MONUMENT RECORD**

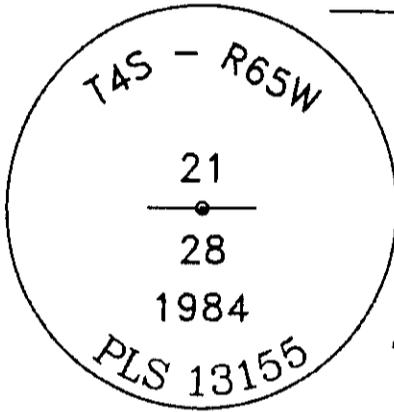
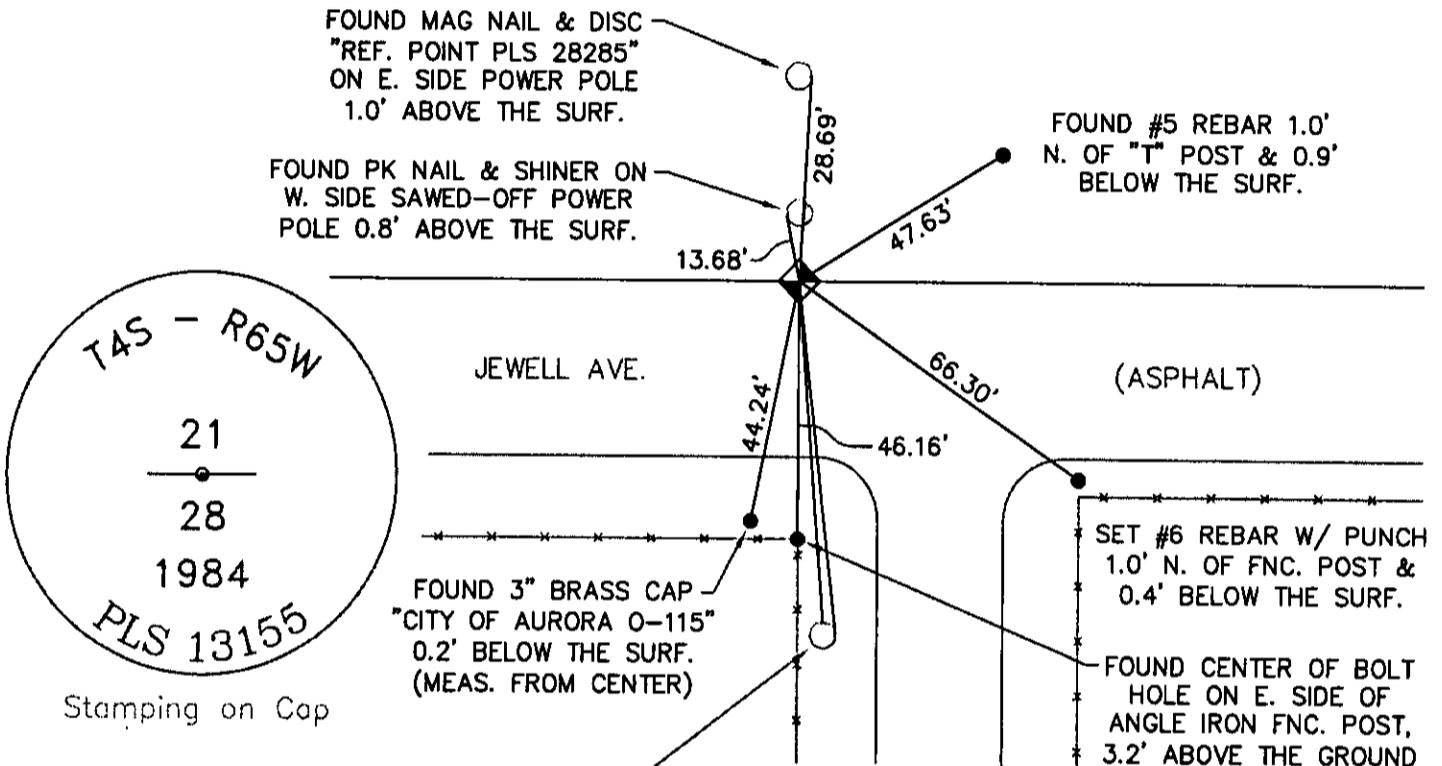
Department of Regulatory Agencies  
 Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors  
 1560 Broadway, Suite 1350  
 Denver, CO 80202  
 Phone (303) 894-7800; Fax (303) 894-2310; EMAIL aes@dora.state.co.us; V/TDD 711



SEP 04 2014

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1. TYPE OF MONUMENT:  SECTION CORNER  QUARTER CORNER  SIXTEENTH CORNER  OTHER \_\_\_\_\_
2. DESCRIPTION AND DATE OF MONUMENT FOUND:  
**FOUND A 3" BRASS CAP AT THE EDGE OF ASPHALT & 1.0' BELOW THE SURFACE ON 7/2/14.  
 SET A RANGE BOX WITH LID 0.2' BELOW THE SURFACE.**
3. DESCRIPTION OF MONUMENT SET BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:
4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



Stamping on Cap



N.T.S.

5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

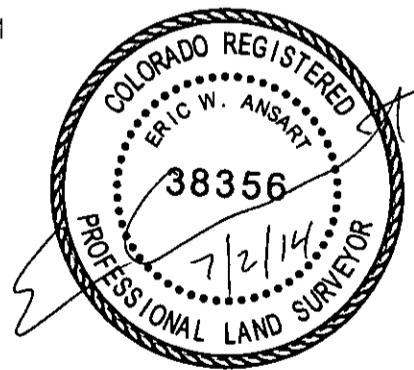
Name (Please Print): ERIC W. ANSART  
 Firm Name: CITY OF AURORA  
 Firm Address: 13636 E. ELLSWORTH AVE.  
AURORA, COLORADO 80012  
 Phone: 303-326-8015

6. LOCATION DIAGRAM

1" = 1 Mile



○ = Location of Monument



Signature/Date through Seal

- a. Date of field Work to Establish, Restore or Rehabilitate Monument: JULY 2, 2014
- b. Date Monument was used as a Control corner: \_\_\_\_\_

(Surveyor, do not fill in)

**ACCEPTED**  
 OCT 31 2014  
 FOR AES

RECEIVED AT OFFICE OF THE COUNTY CLERK  
 \_\_\_\_\_ COUNTY

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

Record to be filed numerically by Index Reference Number, then alphabetically by letter in the index reference number, then under appropriate Township, Range, and Meridian.

7. SEC 21 T 4S R 65W, 6TH P.M.  
 COUNTY ARAPAHOE INDEX REF NUMBER 11J

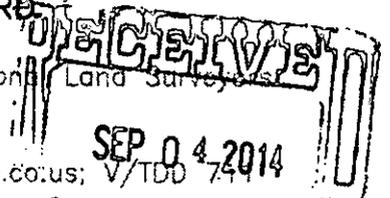
\*\*8. SEC \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_, \_\_\_\_\_ P.M.  
 COUNTY \_\_\_\_\_ INDEX REF NUMBER \_\_\_\_\_

\*\* To be used only for monuments located on county lines



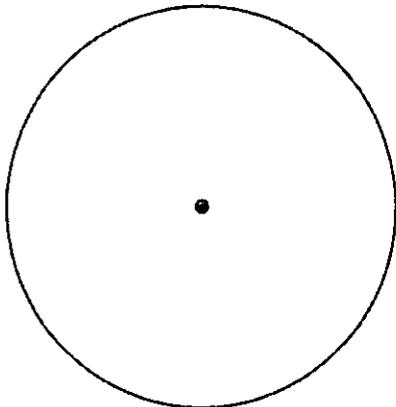
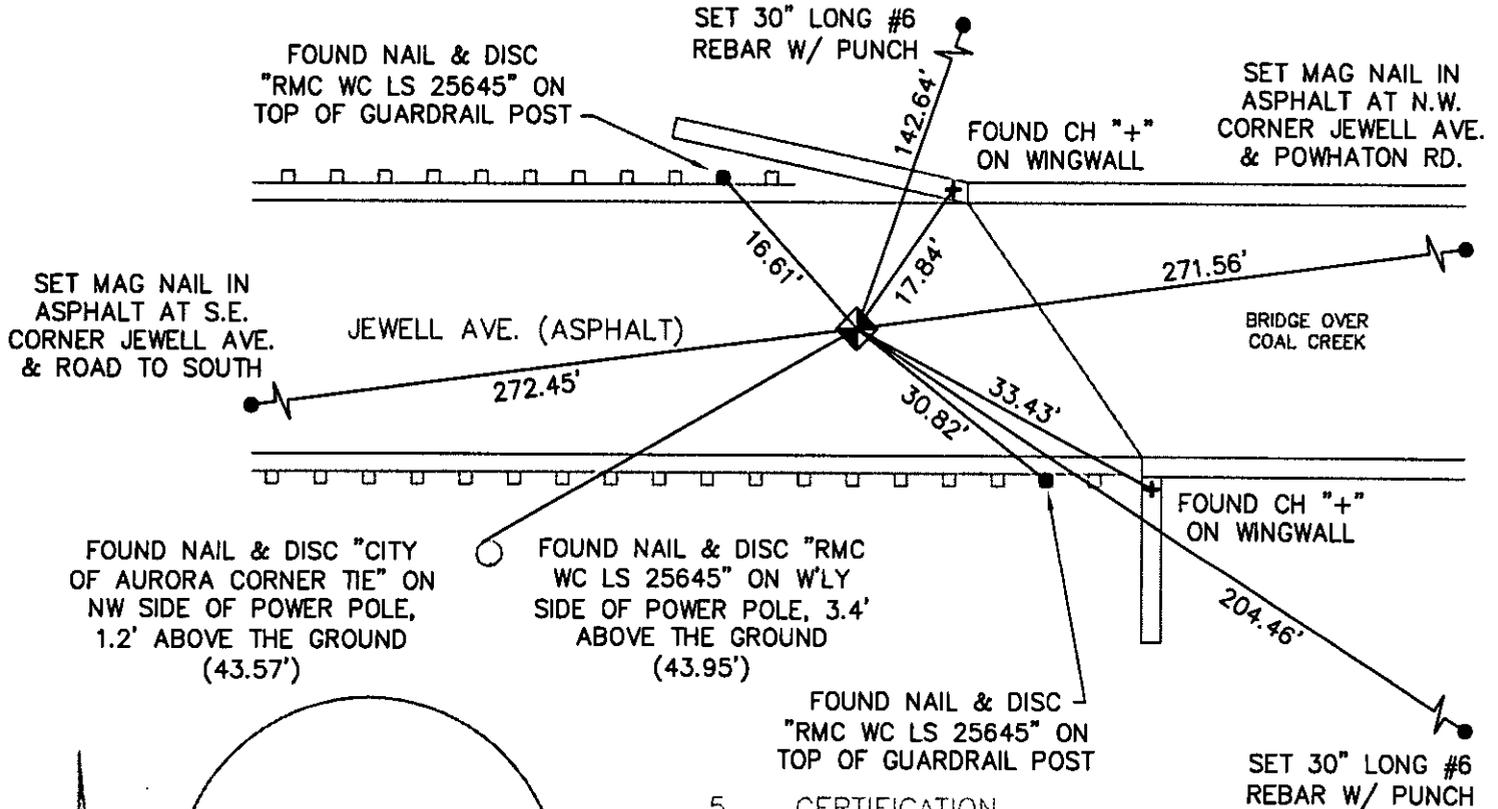
**COLORADO LAND SURVEY MONUMENT RECORD**

Department of Regulatory Agencies  
 Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors  
 1560 Broadway, Suite 1350  
 Denver, CO 80202  
 Phone (303) 894-7800; Fax (303) 894-2310; EMAIL aes@dora.state.co.us; V/TDD 711



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1. TYPE OF MONUMENT:  SECTION CORNER  QUARTER CORNER  SIXTEENTH CORNER  OTHER \_\_\_\_\_
2. DESCRIPTION AND DATE OF MONUMENT FOUND:  
**FOUND AN ILLEGIBLE 2" ALUMINUM CAP 0.4' BELOW THE SURFACE IN A RANGE BOX ON 6/30/14.**
3. DESCRIPTION OF MONUMENT SET BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:
4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET. SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



Stamping on Cap

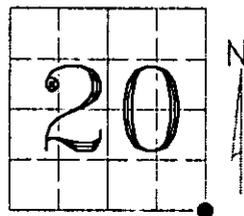
5. CERTIFICATION

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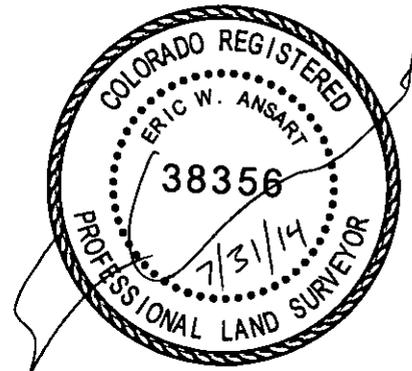
Name (Please Print): ERIC W. ANSART  
 Firm Name: CITY OF AURORA  
 Firm Address: 13636 E. ELLSWORTH AVE.  
AURORA, COLORADO 80012  
 Phone: 303-326-8015

6. LOCATION DIAGRAM

1" = 1 Mile



○ = Location of Monument



Signature/Date through Seal

7. SEC 20 T 4S R 65W, 6TH P.M.  
 COUNTY ARAPAHOE INDEX REF NUMBER 09J

\*\*8. SEC \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_, \_\_\_\_\_ P.M.  
 COUNTY \_\_\_\_\_ INDEX REF NUMBER \_\_\_\_\_

\*\* To be used only for monuments located on county lines

(Surveyor, do not fill in)

**ACCEPTED**  
 OCT 31 2014  
 COLO. ST. BD. OF LIC. FOR AES

RECEIVED AT OFFICE OF THE COUNTY CLERK  
 \_\_\_\_\_ COUNTY

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

Record to be filed numerically by Index Reference Number, then alphabetically by letter in the index reference number, then under appropriate Township, Range, and Meridian.



**COLORADO LAND SURVEY MONUMENT RECORD**

Department of Regulatory Agencies  
 Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors  
 1560 Broadway, Suite 1350  
 Denver, CO 80202

**RECEIVED**  
 MAR 24 2014

Phone (303) 894-7800; Fax (303) 894-2310; EMAIL aes@dora.state.co.us; V/TDD 711

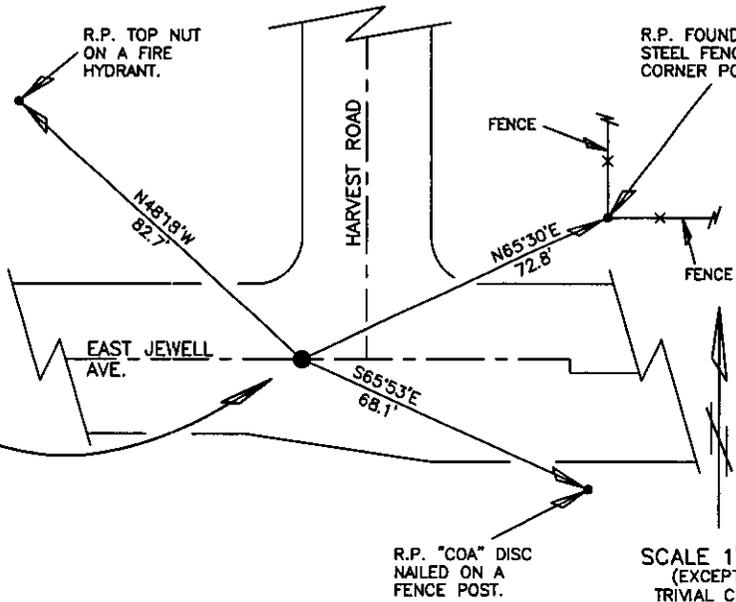
COLO. ST. BD. OF LIC.

Report one monument only on this form - Reproduction of this form is **FORN** PE, AND PLS  
 All items are to be filled in by the Land Surveyor using **PERMANENT BLACK LETTERING** and lines which can be reproduced.

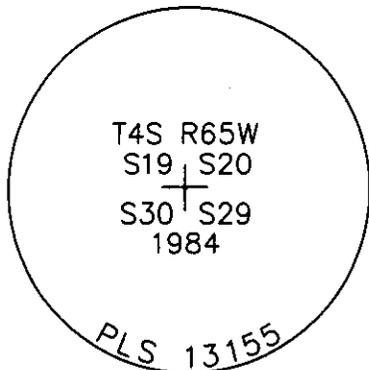
1. TYPE OF MONUMENT:  SECTION CORNER     QUARTER CORNER     SIXTEENTH CORNER     OTHER \_\_\_\_\_
2. DESCRIPTION AND DATE OF MONUMENT FOUND:  
 ON THE DATE OF 02/07/2014 WE FOUND THE MONUMENT FOR THIS CORNER COMMON TO 4 SECTIONS WHICH IS A PRIVATE SURVEYOR'S 2 1/2" ALUMINUM CAP (LS 13155) 0.8' BENEATH THE SURFACE OF EAST JEWELL AVE. WHICH IS AN ASPHALT SURFACE ROAD. SOME OF THE MARKINGS ON THE ALUMINUM CAP ARE BADLY ERODED.
3. DESCRIPTION OF MONUMENT SET BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:  
 WE SET REFERENCE POINTS FOR THIS CORNER AS SHOWN.
4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTIONARY EVIDENCE WHERE APPLICABLE:

THE MONUMENT FOR THIS CORNER COMMON TO 4 SECTIONS IS A PRIVATE SURVEYOR'S 2 1/2" ALUMINUM CAP (LS 13155) 0.8' BENEATH THE SURFACE OF EAST JEWELL AVE. WHICH IS AN ASPHALT SURFACE ROAD. SOME OF THE MARKINGS ON THE ALUMINUM CAP ARE BADLY ERODED.

THIS MONUMENT IS FOR:  
 T4S R65W  
 S19 S20  
 S30 S29  
 1984  
 6TH P.M.



SCALE 1" = 40'  
 (EXCEPT IN TRIVIAL CASES)  
 BEARINGS ARE RELATED TO WGS 84 WITH GPS OBSERVATIONS  
 DRAWN BY: N.J.M.  
 P.C. D. P. SHANKS



Stamping on Cap

- a. Date of field Work to Establish, Restore or Rehabilitate Monument: 02/07/2014
- b. Date Monument was used as a Control corner: 02/07/2014

(Surveyor, do not fill in)

APR 30 2014  
 COLORADO ST. BD. OF LIC.  
 FOR AES

RECEIVED AT OFFICE OF THE COUNTY CLERK  
 \_\_\_\_\_ COUNTY

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

Record to be filed numerically by Index Reference Number, then alphabetically by letter in the index reference number, then under appropriate Township, Range, and Meridian.

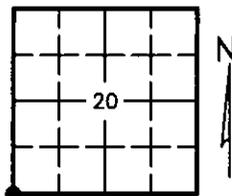
**5. CERTIFICATION**

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): LOREN K. SHANKS  
 Firm Name: UELS, LLC  
 Firm Address: 85 SOUTH 200 EAST  
VERNAL, UTAH 84078  
 Phone: 435-789-1017

**6. LOCATION DIAGRAM**

1" = 1 Mile



● = Location of Monument



Signature/Date through Seal

7. SEC 20 T 4S R 65W, 6th P.M.  
 COUNTY ARAPAHOE INDEX REF NUMBER 5-J

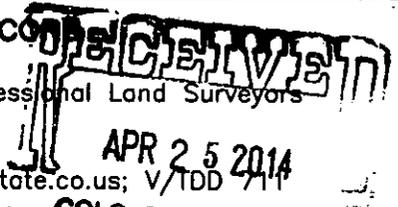
\*\*8. SEC \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_, \_\_\_\_\_ P.M.  
 COUNTY \_\_\_\_\_ INDEX REF NUMBER \_\_\_\_\_

\*\* To be used only for monuments located on county lines



**COLORADO LAND SURVEY MONUMENT RECORD**

Department of Regulatory Agencies  
 Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors  
 1560 Broadway, Suite 1350  
 Denver, CO 80202  
 Phone (303) 894-7800; Fax (303) 894-2310; EMAIL aes@dora.state.co.us; V/TDD 711



Report one monument only on this form - Reproduction of this form is authorized. All items are to be filled in by the Land Surveyor using PERMANENT BLACK LETTERING and lines which shall not be reproduced.

1. TYPE OF MONUMENT:  SECTION CORNER  QUARTER CORNER  SIXTEENTH CORNER  OTHER \_\_\_\_\_
2. DESCRIPTION AND DATE OF MONUMENT FOUND:  
 ON THE DATE OF 03/05/2014 WE FOUND THE LOCATION FOR THIS 1/4 CORNER OF MAXIMUM CONTROL BY A PROPORTIONATE METHOD. THE CORNER FALLS IN THE SURFACE OF A CONCRETE SIDEWALK; WE MADE A CROSS IN THE CONCRETE TO MARK THE POSITION OF THE CORNER. BECAUSE THE TRUE POSITION OF THE CORNER CANNOT BE MONUMENTED WE SET A WITNESS CORNER MONUMENT.
3. DESCRIPTION OF MONUMENT SET BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:  
 WE SET A WITNESS CORNER MONUMENT FOR THIS 1/4 CORNER NORTH ALONG THE SECTION LINE 30' FROM THE TRUE CORNER. THE WITNESS MONUMENT IS A 2 1/2" ALUMINUM CAP ON A 3/4" REBAR 30" LONG FLUSH WITH THE GROUND AND MARKED AS SHOWN. THIS IS THE MONUMENT FOR THE WITNESS CORNER AND IS MARKED AS SHOWN.  
 WE REFERENCED THE WITNESS CORNER MONUMENT AS SHOWN.
4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTIONARY EVIDENCE WHERE APPLICABLE:

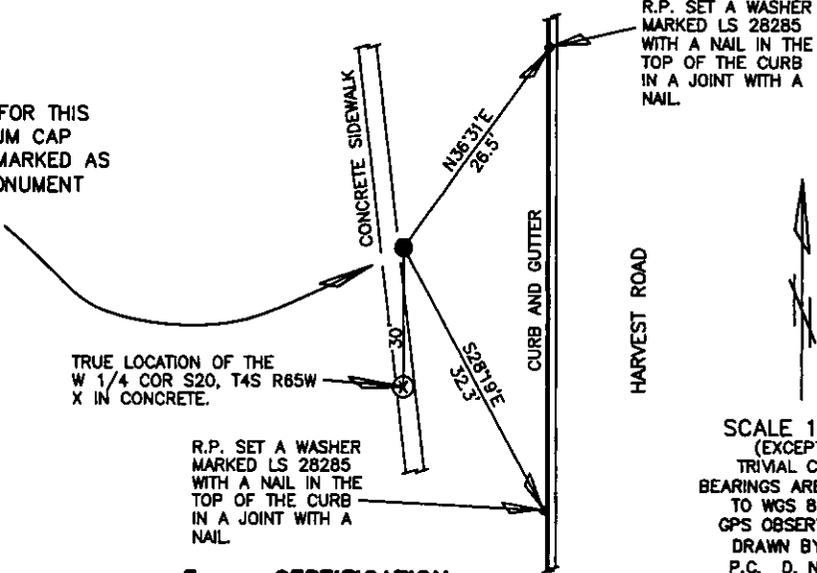
THE WITNESS CORNER MONUMENT FOR THIS 1/4 CORNER IS A 2 1/2" ALUMINUM CAP ON A 3/4" BY 30" LONG REBAR MARKED AS SHOWN. THE WITNESS CORNER MONUMENT IS FLUSH WITH THE GROUND.

WC  
 T4S R65W  
 1/4  
 S19 | S20  
 2014  
 6TH P.M.

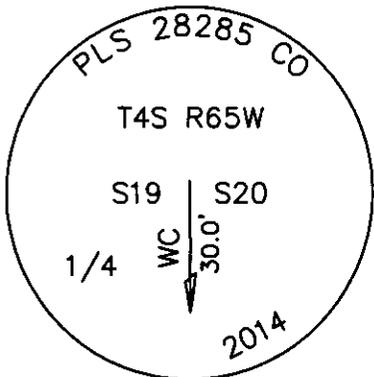
TRUE LOCATION OF THE W 1/4 COR S20, T4S R65W X IN CONCRETE.

R.P. SET A WASHER MARKED LS 28285 WITH A NAIL IN THE TOP OF THE CURB IN A JOINT WITH A NAIL.

R.P. SET A WASHER MARKED LS 28285 WITH A NAIL IN THE TOP OF THE CURB IN A JOINT WITH A NAIL.



SCALE 1" = 40'  
 (EXCEPT IN TRIVIAL CASES)  
 BEARINGS ARE RELATED TO WGS 84 WITH GPS OBSERVATIONS  
 DRAWN BY: N.J.M.  
 P.C. D. NIELSEN



Stamping on Cap

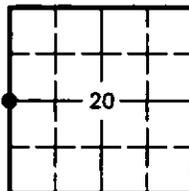
**5. CERTIFICATION**

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): LOREN K. SHANKS  
 Firm Name: UELS, LLC  
 Firm Address: 85 SOUTH 200 EAST  
VERNAL, UTAH 84078  
 Phone: 435-789-1017

**6. LOCATION DIAGRAM**

1" = 1 Mile



● = Location of Monument



Signature/Date through Seal

7. SEC 20 T 4S R 65W, 6th P.M.  
 COUNTY ARAPAHOE INDEX REF NUMBER 5-L

\*\*8. SEC \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_, \_\_\_\_\_ P.M.  
 COUNTY \_\_\_\_\_ INDEX REF NUMBER \_\_\_\_\_

\*\* To be used only for monuments located on county lines

- a. Date of field Work to Establish, Restore or Rehabilitate Monument: 03/05/2014
- b. Date Monument was used as a Control corner: 03/05/2014

(Surveyor, do not fill in)

**ACCEPTED**

MAY 31 2014

COLORADO BOARD OF LIC. FOR A.E.S.

RECEIVED AT OFFICE OF THE COUNTY CLERK \_\_\_\_\_ COUNTY

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

DATE: \_\_\_\_\_

Record to be filed numerically by Index Reference Number, then alphabetically by letter in the index reference number, then under appropriate Township, Range, and Meridian.



Parcel Map Check Report

Client: Prepared by:

Client Preparer

Client Company      Your Company Name

Address 1      123 Main Street

Date: 11/14/2024 11:10:35 AM

Parcel Name: Closure Bny - Plat Boundary

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

"North:1,672,523.534"      "East:3,218,819.788"

Segment# 1: Line

"Course: N89° 17' 53""E"      "Length: 1,514.16"

"North: 1,672,542.084"      "East: 3,220,333.835"

Segment# 2: Line

"Course: S55° 47' 27""E"      Length: 206.63'

"North: 1,672,425.914"      "East: 3,220,504.716"

Segment# 3: Line

"Course: S71° 06' 09""E"      Length: 662.27'

"North: 1,672,211.420"      "East: 3,221,131.289"

Segment# 4: Line

"Course: S67° 11' 24""E"      Length: 374.18'

"North: 1,672,066.359" "East: 3,221,476.207"

Segment# 5: Line

"Course: S61° 42' 23""E" Length: 148.47'

"North: 1,671,995.986" "East: 3,221,606.939"

Segment# 6: Line

"Course: S69° 39' 43""E" Length: 193.03'

"North: 1,671,928.897" "East: 3,221,787.935"

Segment# 7: Line

"Course: S67° 37' 47""E" Length: 184.85'

"North: 1,671,858.545" "East: 3,221,958.874"

Segment# 8: Line

"Course: S65° 28' 31""E" Length: 419.97'

"North: 1,671,684.221" "East: 3,222,340.955"

Segment# 9: Line

"Course: S73° 19' 29""E" Length: 175.24'

"North: 1,671,633.936" "East: 3,222,508.826"

Segment# 10: Line

"Course: S67° 44' 51""E" Length: 185.81'

"North: 1,671,563.572" "East: 3,222,680.797"

Segment# 11: Curve

"Length: 1,381.89" "Radius: 1,150.00"

"Delta: 68°50'57"" Tangent: 788.14'

"Chord: 1,300.24" "Course: S33° 19' 23" E"  
"Course In: S22° 15' 09" W" "Course Out: S88° 53' 55" E"  
"RP North: 1,670,499.220" "East: 3,222,245.305"  
"End North: 1,670,477.115" "East: 3,223,395.092"

Segment# 12: Line

"Course: S1° 06' 09" W" Length: 109.43'  
"North: 1,670,367.705" "East: 3,223,392.987"

Segment# 13: Line

"Course: S5° 48' 37" W" Length: 342.77'  
"North: 1,670,026.696" "East: 3,223,358.287"

Segment# 14: Line

"Course: S3° 46' 27" E" Length: 330.92'  
"North: 1,669,696.494" "East: 3,223,380.069"

Segment# 15: Line

"Course: S5° 53' 07" E" Length: 326.89'  
"North: 1,669,371.327" "East: 3,223,413.587"

Segment# 16: Line

"Course: S2° 52' 53" W" Length: 534.46'  
"North: 1,668,837.542" "East: 3,223,386.721"

Segment# 17: Curve

Length: 815.45' "Radius: 1,300.00"  
"Delta: 35°56'24" Tangent: 421.64'  
Chord: 802.15' "Course: S15° 05' 19" E"

"Course In: S87° 07' 07""E"      "Course Out: S56° 56' 29""W"  
"RP North: 1,668,772.193""      "East: 3,224,685.077""  
"End North: 1,668,063.048""      "East: 3,223,595.530""

Segment# 18: Line

"Course: S33° 03' 31""E"      Length: 54.91'  
"North: 1,668,017.027""      "East: 3,223,625.484""

Segment# 19: Line

"Course: S28° 51' 25""E"      Length: 230.06'  
"North: 1,667,815.534""      "East: 3,223,736.516""

Segment# 20: Line

"Course: S37° 46' 14""E"      Length: 205.21'  
"North: 1,667,653.322""      "East: 3,223,862.208""

Segment# 21: Line

"Course: S46° 05' 52""E"      Length: 215.20'  
"North: 1,667,504.095""      "East: 3,224,017.264""

Segment# 22: Line

"Course: S40° 29' 04""E"      Length: 168.38'  
"North: 1,667,376.029""      "East: 3,224,126.584""

Segment# 23: Line

"Course: S89° 48' 59""W"      Length: 203.06'  
"North: 1,667,375.378""      "East: 3,223,923.525""

Segment# 24: Line

"Course: S89° 35' 57""W" Length: 291.00'  
"North: 1,667,373.342"" "East: 3,223,632.532""

Segment# 25: Line

"Course: N35° 10' 20""W" Length: 560.59'  
"North: 1,667,831.582"" "East: 3,223,309.612""

Segment# 26: Line

"Course: N25° 57' 39""W" Length: 202.00'  
"North: 1,668,013.199"" "East: 3,223,221.185""

Segment# 27: Line

"Course: N18° 46' 06""W" Length: 300.00'  
"North: 1,668,297.247"" "East: 3,223,124.662""

Segment# 28: Line

"Course: N7° 55' 47""W" Length: 59.91'  
"North: 1,668,356.584"" "East: 3,223,116.397""

Segment# 29: Line

"Course: S82° 51' 35""W" Length: 199.06'  
"North: 1,668,331.841"" "East: 3,222,918.881""

Segment# 30: Line

"Course: N5° 24' 26""W" Length: 285.99'  
"North: 1,668,616.559"" "East: 3,222,891.931""

Segment# 31: Line

"Course: N15° 58' 56""E" Length: 142.41'

"North: 1,668,753.464" "East: 3,222,931.142"

Segment# 32: Line

"Course: N0° 14' 00""E" Length: 159.60'

"North: 1,668,913.063" "East: 3,222,931.792"

Segment# 33: Line

"Course: N30° 08' 39""W" Length: 138.09'

"North: 1,669,032.478" "East: 3,222,862.446"

Segment# 34: Line

"Course: N10° 45' 56""E" Length: 96.02'

"North: 1,669,126.808" "East: 3,222,880.382"

Segment# 35: Line

"Course: N52° 30' 48""E" Length: 128.64'

"North: 1,669,205.095" "East: 3,222,982.457"

Segment# 36: Line

"Course: N24° 46' 19""E" Length: 136.40'

"North: 1,669,328.944" "East: 3,223,039.610"

Segment# 37: Line

"Course: N20° 28' 26""W" Length: 376.38'

"North: 1,669,681.549" "East: 3,222,907.959"

Segment# 38: Line

"Course: N36° 22' 32""W" Length: 156.38'

"North: 1,669,807.458" "East: 3,222,815.214"

Segment# 39: Line

"Course: N49° 49' 28""W" Length: 129.15'  
"North: 1,669,890.777"" "East: 3,222,716.534""

Segment# 40: Line

"Course: N41° 39' 27""W" Length: 313.12'  
"North: 1,670,124.718"" "East: 3,222,508.411""

Segment# 41: Line

"Course: N50° 02' 41""W" Length: 209.60'  
"North: 1,670,259.321"" "East: 3,222,347.743""

Segment# 42: Line

"Course: N66° 07' 52""W" Length: 456.25'  
"North: 1,670,443.941"" "East: 3,221,930.514""

Segment# 43: Line

"Course: N39° 09' 15""W" Length: 368.91'  
"North: 1,670,730.012"" "East: 3,221,697.581""

Segment# 44: Line

"Course: S64° 15' 25""W" Length: 71.50'  
"North: 1,670,698.957"" "East: 3,221,633.177""

Segment# 45: Line

"Course: N7° 59' 47""W" Length: 162.70'  
"North: 1,670,860.075"" "East: 3,221,610.544""

Segment# 46: Line

"Course: N27° 04' 21""W"      Length: 286.74'  
"North: 1,671,115.397"      "East: 3,221,480.044"

Segment# 47: Line

"Course: N16° 23' 05""W"      Length: 265.76'  
"North: 1,671,370.364"      "East: 3,221,405.077"

Segment# 48: Line

"Course: N67° 39' 03""W"      Length: 359.20'  
"North: 1,671,506.950"      "East: 3,221,072.858"

Segment# 49: Line

"Course: N78° 18' 47""W"      Length: 159.96'  
"North: 1,671,539.352"      "East: 3,220,916.214"

Segment# 50: Line

"Course: N49° 54' 20""W"      Length: 159.48'  
"North: 1,671,642.065"      "East: 3,220,794.215"

Segment# 51: Line

"Course: N69° 43' 01""W"      Length: 116.83'  
"North: 1,671,682.565"      "East: 3,220,684.629"

Segment# 52: Line

"Course: N53° 50' 20""W"      Length: 107.12'  
"North: 1,671,745.772"      "East: 3,220,598.145"

Segment# 53: Line

"Course: N64° 12' 44""W" Length: 333.51'  
"North: 1,671,890.862"" "East: 3,220,297.849""

Segment# 54: Line

"Course: S82° 43' 55""W" Length: 158.41'  
"North: 1,671,870.822"" "East: 3,220,140.711""

Segment# 55: Line

"Course: N73° 54' 41""W" Length: 127.46'  
"North: 1,671,906.144"" "East: 3,220,018.243""

Segment# 56: Line

"Course: N19° 48' 22""E" Length: 87.68'  
"North: 1,671,988.637"" "East: 3,220,047.953""

Segment# 57: Line

"Course: N79° 41' 51""W" Length: 9.64'  
"North: 1,671,990.361"" "East: 3,220,038.468""

Segment# 58: Line

"Course: N58° 35' 19""W" Length: 235.00'  
"North: 1,672,112.838"" "East: 3,219,837.908""

Segment# 59: Line

"Course: N62° 27' 12""W" Length: 236.00'  
"North: 1,672,221.981"" "East: 3,219,628.662""

Segment# 60: Line

"Course: N83° 46' 03""W" Length: 115.00'

"North: 1,672,234.466" "East: 3,219,514.342"

Segment# 61: Line

"Course: N77° 18' 19""W" Length: 179.00'

"North: 1,672,273.803" "East: 3,219,339.718"

Segment# 62: Line

"Course: N69° 43' 05""W" Length: 228.00'

"North: 1,672,352.837" "East: 3,219,125.854"

Segment# 63: Line

"Course: N65° 16' 42""W" Length: 212.00'

"North: 1,672,441.497" "East: 3,218,933.284"

Segment# 64: Line

"Course: N54° 08' 22""W" Length: 140.06'

"North: 1,672,523.546" "East: 3,218,819.773"

"Perimeter: 17,443.77" "Area: 5,107,151Sq.Ft."

Error Closure: 0.019 "Course: N52° 05' 29""W"

Error North : 0.0120 East: -0.0154

"Precision 1: 918,094.21"