

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 28°51'25" EAST, 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°46'08" 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:

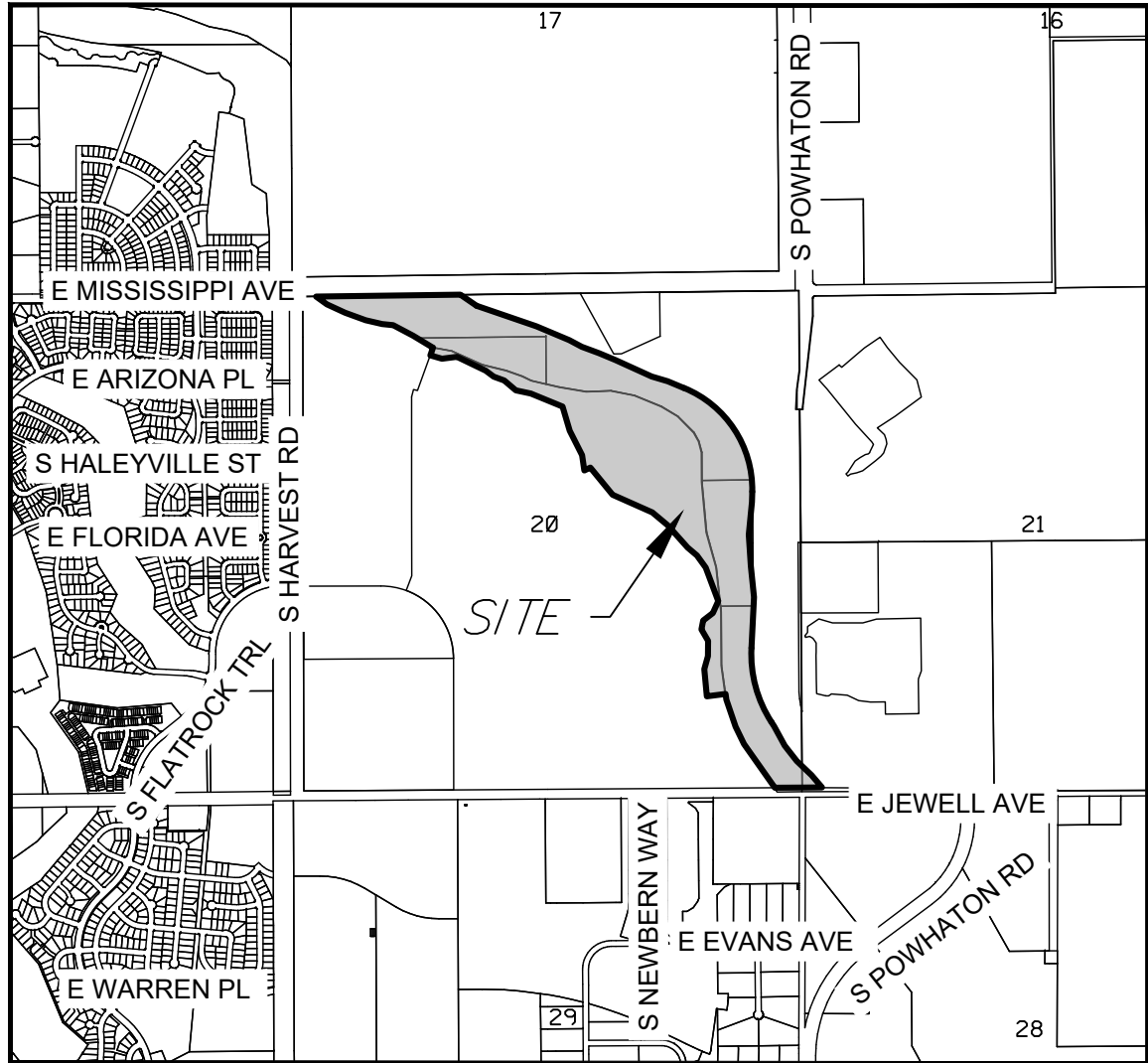
THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATING OF SAID PROPERTY AS SHOWN HEREON.

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

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.



LEGEND

◆ FOUND SECTION CORNER AS SHOWN HEREON

○ SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED
"AZTEC PLS 38636"

1 ● 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

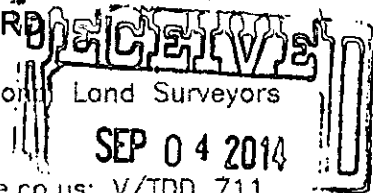
AZTEC
CONSULTANTS, INC.

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

AzTec Proj. No.: 171023-03	Drawn By: TP	
<div style="font-size: 24px; font-weight: bold; margin-bottom: 10px;">DEVELOPER</div> <div style="font-size: 24px; font-weight: bold;">VENTANA CAPITAL, INC</div>	DATE OF PREPARATION:	2024/11/14
	SCALE:	1" = 300'
	<div style="font-size: 18px; font-weight: bold;">S H E E T 2 O F 2</div>	

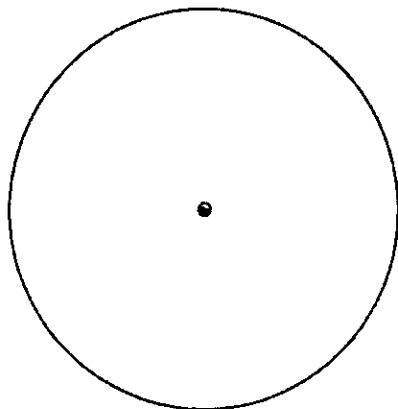
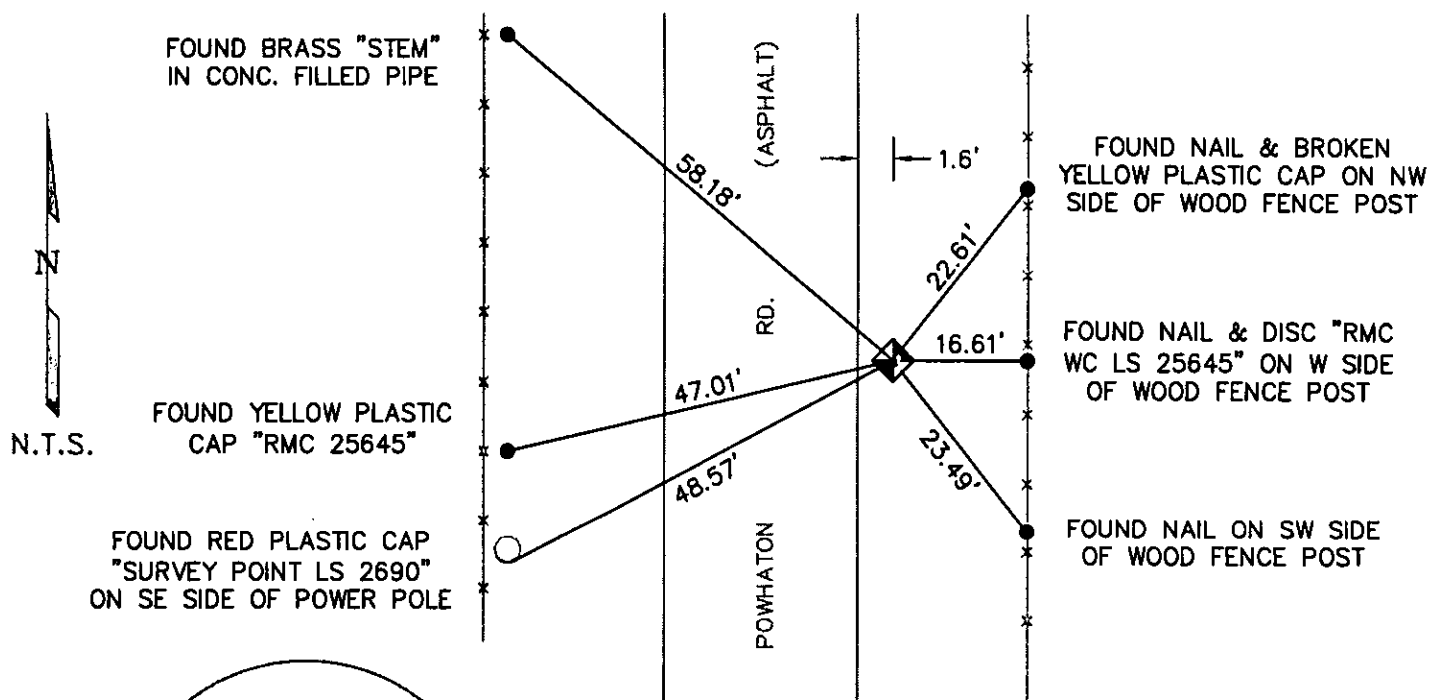
COLORADO LAND SURVEY MONUMENT RECORD

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 oes@aora.state.co.us; V/TDD 711



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

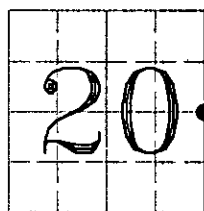
5. CERTIFICATION

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.

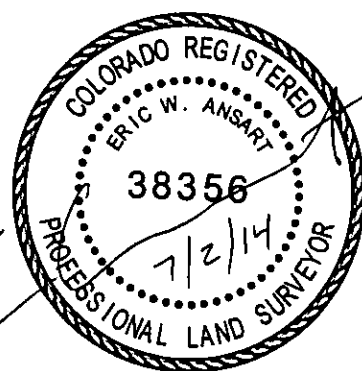
Name (Please Print): ERIC W. ANSART
Firm Name: CITY OF AURORA
Firm Address: 13636 E. ELLSWORTH AVE.
AURORA, COLORADO 80012
Phone: 303-326-8015

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
COLORADO STATE BOARD OF LAND SURVEYORS
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



Dora
Department of Regulatory Agencies

Rev.02/01/2011

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 CO. 61100. 71 Lic

NOV 13 2017

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.

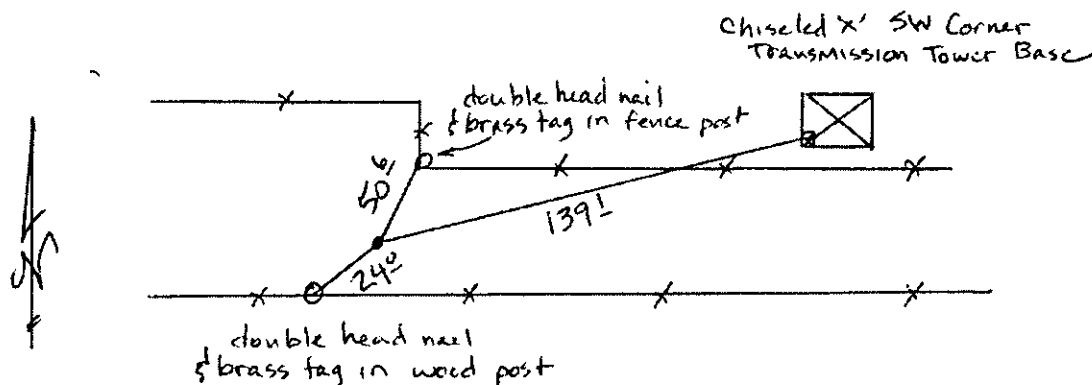
1. TYPE OF MONUMENT: ☐ SECTION CORNER ☒ QUARTER CORNER ☐ SIXTEENTH CORNER ☐ OTHER _____

2. DESCRIPTION AND DATE OF MONUMENT FOUND:

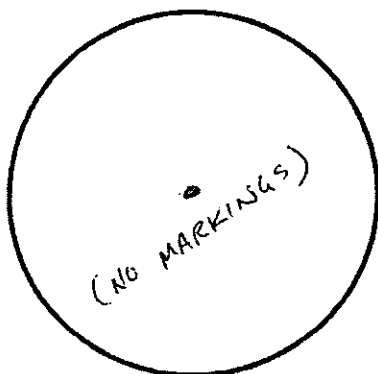
1 1/2" Brass Cap in Concrete - no markings

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
COUNTY CLERK 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

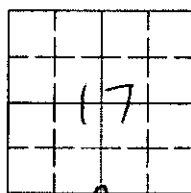
Firm Name: Encompass Energy Services

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, 6th 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



Dora
Department of Regulatory Agencies

Rev.02/01/2011

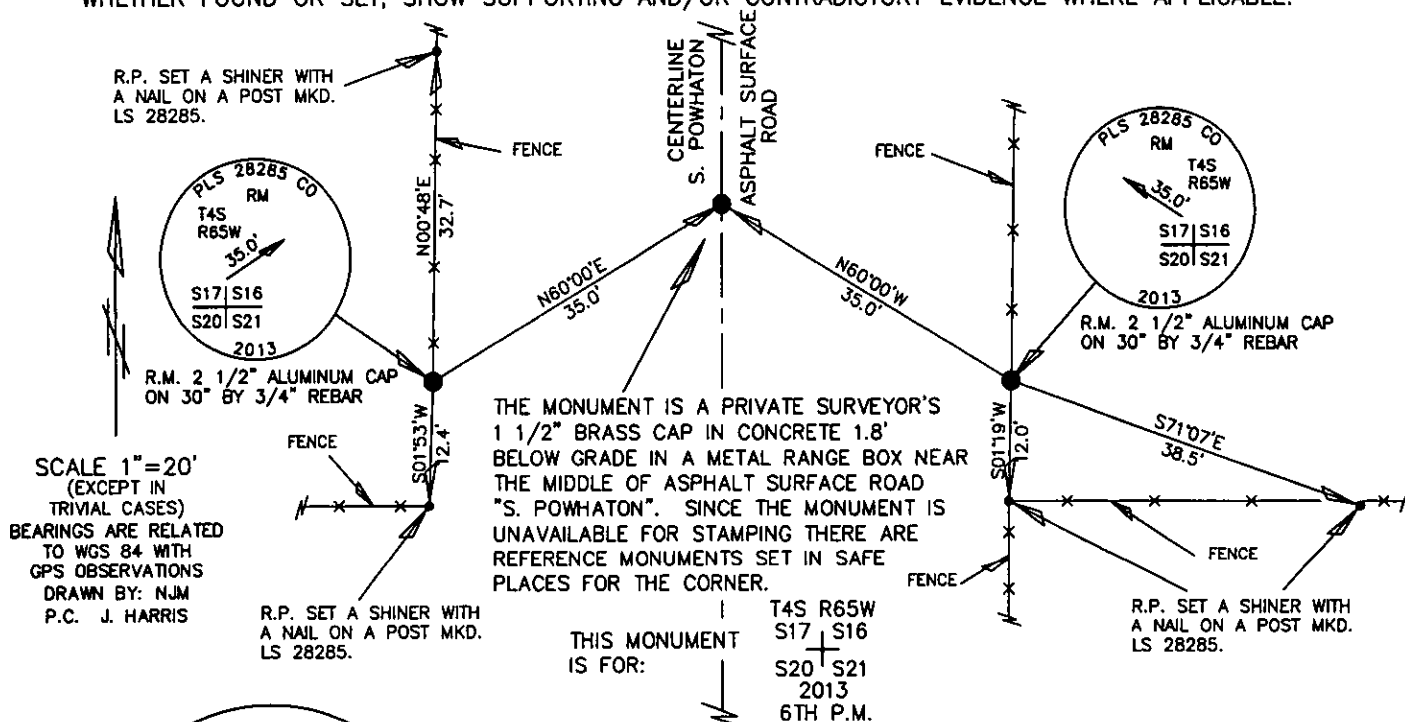
COLORADO LAND SURVEY MONUMENT RECORD

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; 2010 ST. BD. OF LIC FOR AES

DEC 24 2013

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 DANGEROUS 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 CONTRADICTORY EVIDENCE WHERE APPLICABLE:



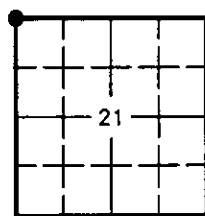
5. CERTIFICATION

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.

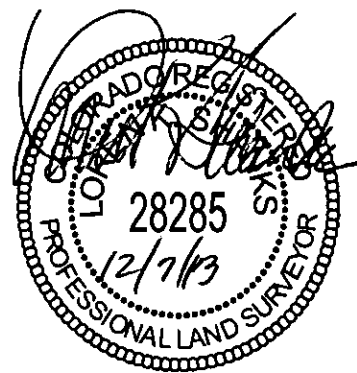
Name (Please Print): LOREN K. SHANKS
Firm Name: UELS, LLC
Firm Address: 85 SOUTH 200 EAST
VERNAL, UTAH 84078
Phone: 435-789-1017

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

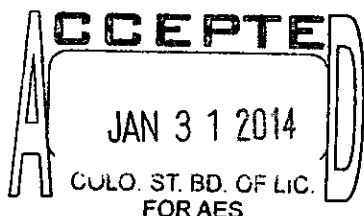


Dora
Department of Regulatory Agencies

Rev.02/01/2011

- 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)



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.

RECEIVED

MAR 10 2023

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 _____

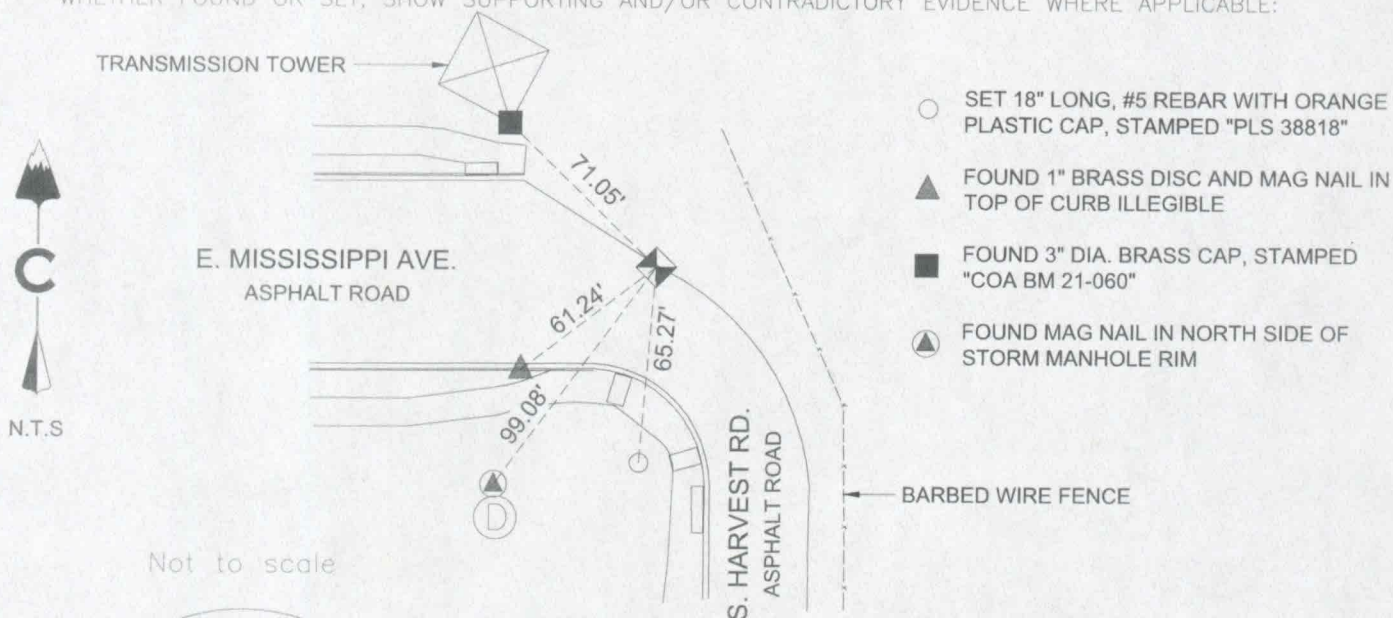
2. DESCRIPTION AND DATE OF MONUMENT FOUND:

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

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.

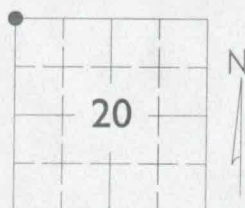
Firm Address: 3473 S. BROADWAY

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



DORA
Department of Regulatory Agencies

Rev.02/01/2011

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.

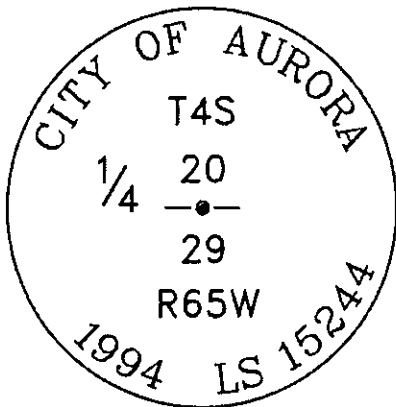
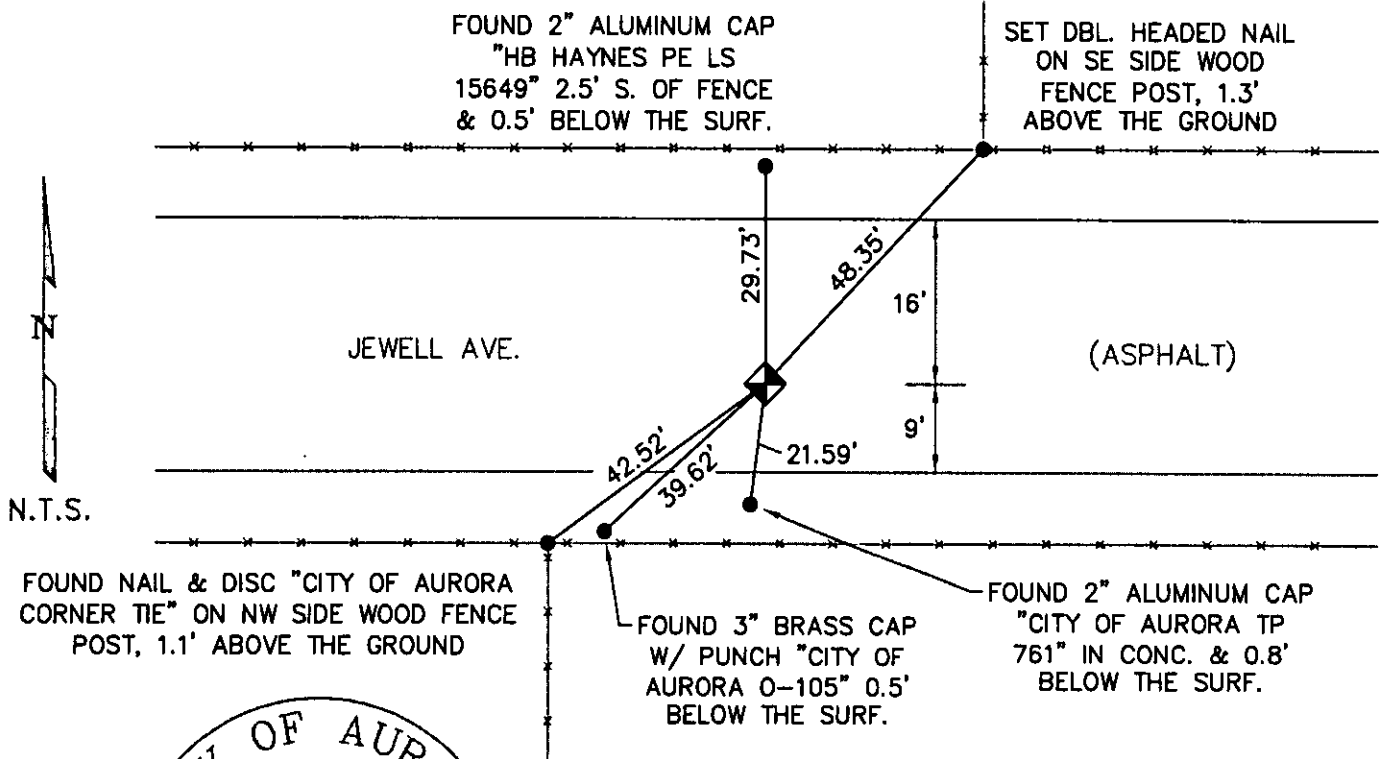
COLORADO LAND SURVEY MONUMENT RECORD

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

SEP 04 2014

Report one monument only on this form - Reproduction of this form is authorized by the State of Colorado. 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:



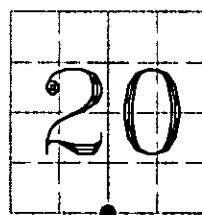
5. CERTIFICATION

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

6. LOCATION DIAGRAM

1" = 1 Mile



0 = 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 07J

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

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



Dora
Department of Regulatory Agencies

Rev.02/01/2011

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

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

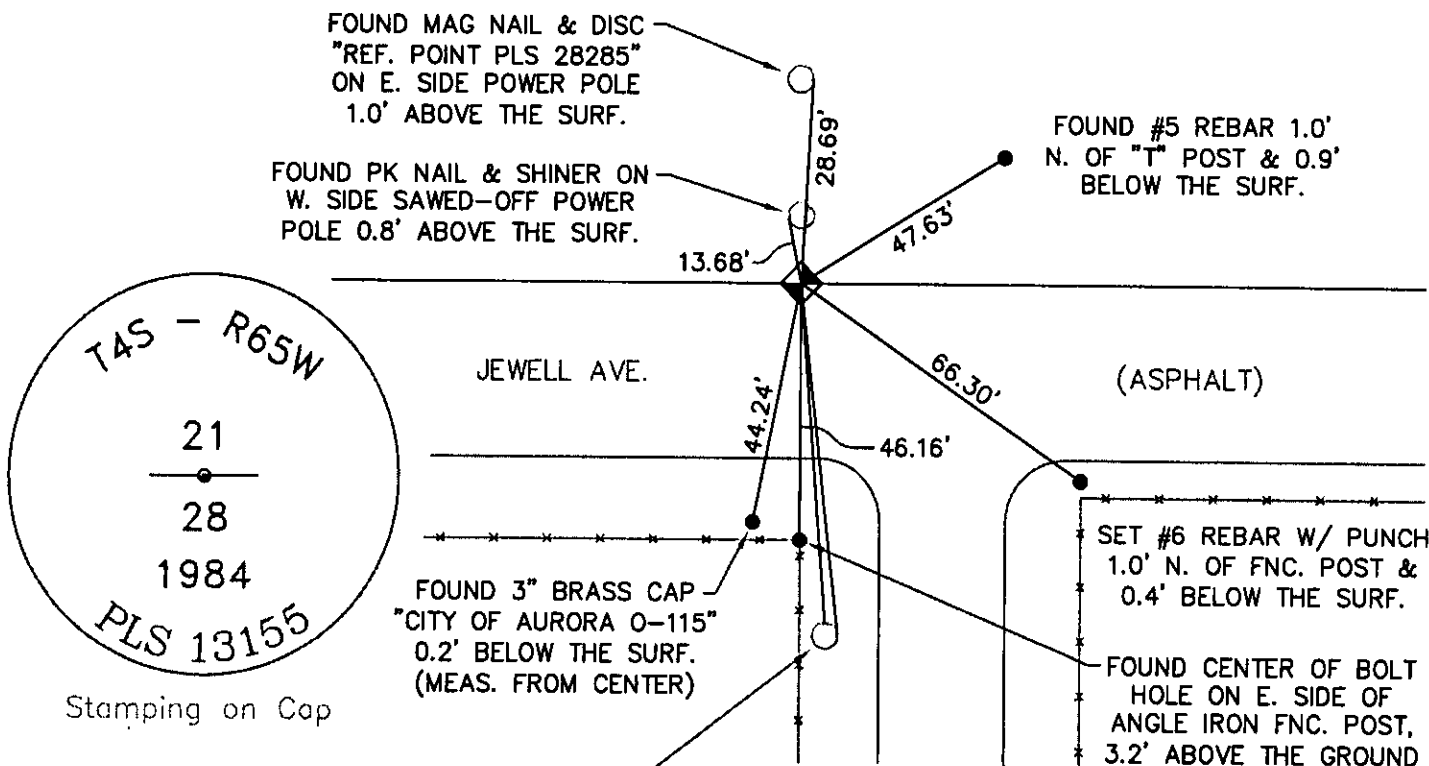
1. TYPE OF MONUMENT: ☐ SECTION CORNER ☒ QUARTER CORNER ☐ SIXTEENTH CORNER ☐ OTHER _____

2. DESCRIPTION AND DATE OF MONUMENT FOUND:

FOUND A 3" 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:



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

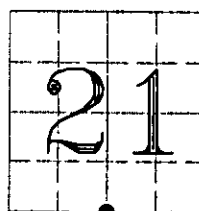
Firm Address: 13636 E. ELLSWORTH AVE.

AURORA, COLORADO 80012

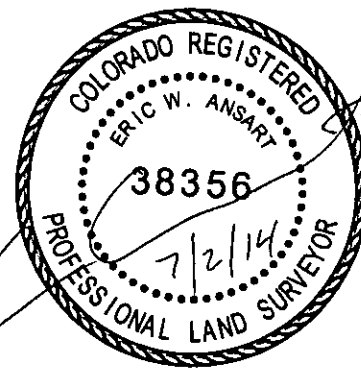
Phone: 303-326-8015

6. LOCATION DIAGRAM

1" = 1 Mile



○ = Location of Monument



Signature/Date through Seal

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



Dora
Department of Regulatory Agencies

Rev.02/01/2011

a. Date of field Work to Establish, Restore or Rehabilitate Monument: JULY 2, 2014

b. Date Monument was used as a Control corner: _____

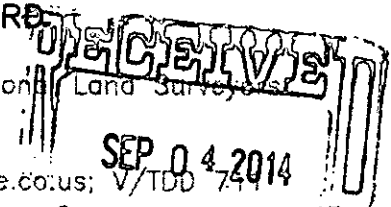
(Surveyor, do not fill in)

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.

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 can be reproduced.

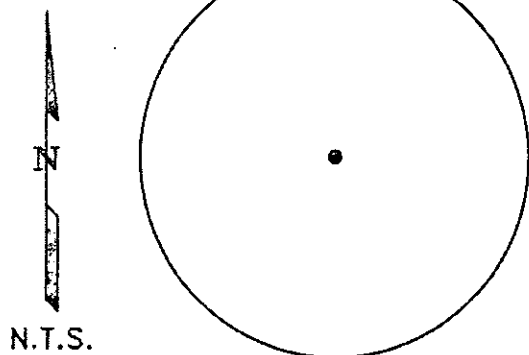
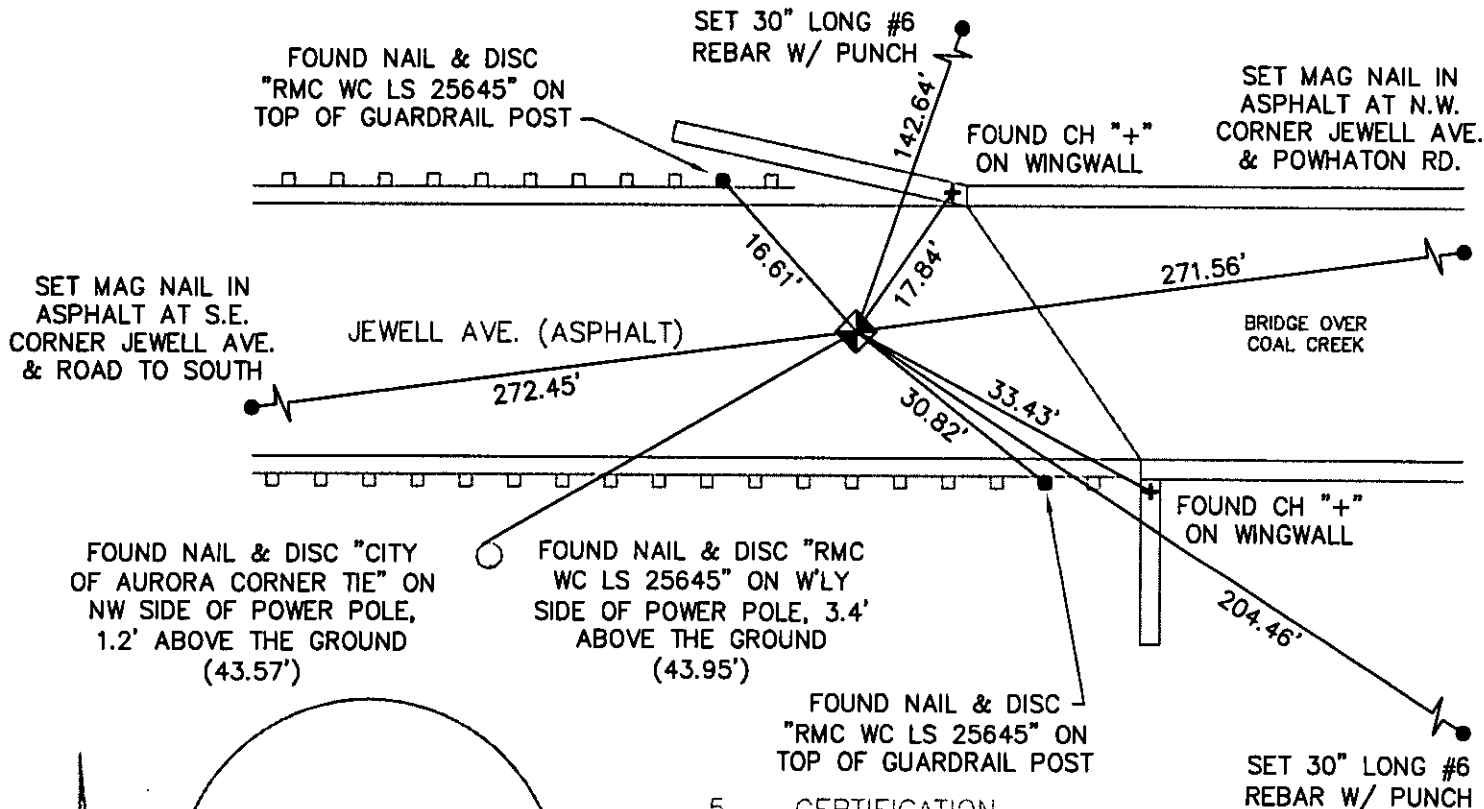
1. TYPE OF MONUMENT: ☒ SECTION CORNER ☐ QUARTER CORNER ☐ SIXTEENTH CORNER ☐ OTHER _____

2. DESCRIPTION AND DATE OF MONUMENT FOUND:

FOUND AN ILLEGIBLE 2" ALUMINUM CAP 0.4' 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

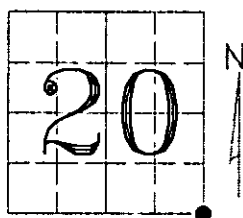
5. CERTIFICATION

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.

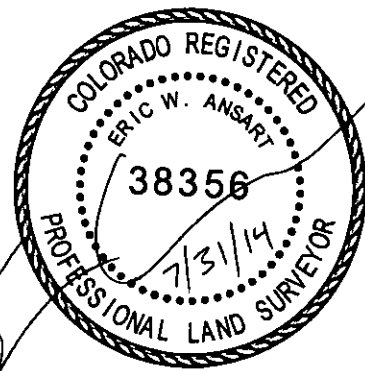
Name (Please Print): ERIC W. ANSART
Firm Name: CITY OF AURORA
Firm Address: 13636 E. ELLSWORTH AVE.
AURORA, COLORADO 80012
Phone: 303-326-8015

6. LOCATION DIAGRAM

1" = 1 Mile



Location of Monument



Signature/Date through Seal

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



Dora
Department of Regulatory Agencies

Rev.02/01/2011

(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

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

RECEIVED
MAR 24 2014

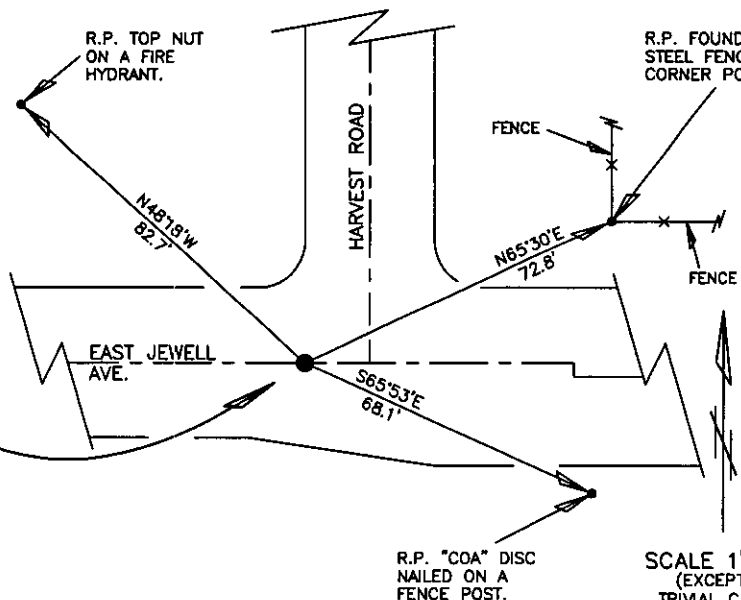
Report one monument only on this form - Reproduction of this form is FOR ARCH, PE, AND PLS
All items are to be filled in by the Land Surveyor using PERMANENT BLACK LETTERING and lines which can be reproduced.

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:

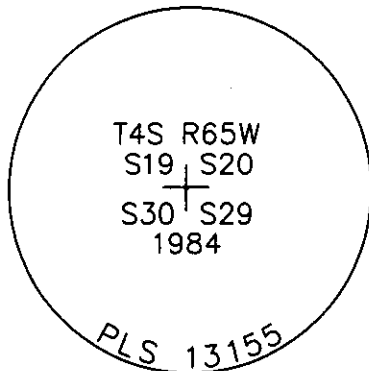
THE MONUMENT FOR THIS CORNER COMMON TO 4 SECTIONS IS A PRIVATE SURVEYOR'S 2 1/2" ALUMINUM CAP (LS 13155) 0.8' BENEATH THE SURFACE OF EAST JEWELL AVE. WHICH IS AN ASPHALT SURFACE ROAD. SOME OF THE MARKINGS ON THE ALUMINUM CAP ARE BADLY ERODED.

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: NJM
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 BOARD 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.

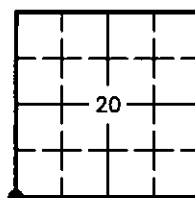
5. CERTIFICATION

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



Dora
Department of Regulatory Agencies

Rev.02/01/2011

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
APR 25 2014
COLO. ST. BD. OF LIC.
FOR AES

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 are 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 CONTRADICTORY 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.

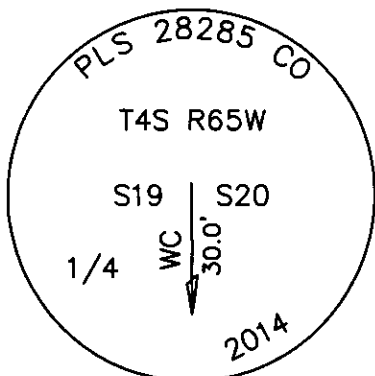
TRUE LOCATION OF THE
W 1/4 COR S20, T4S R65W
X IN CONCRETE.

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.

HARVEST ROAD

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



Stamping on Cap

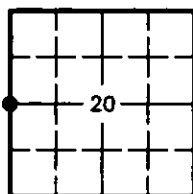
5. CERTIFICATION

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.

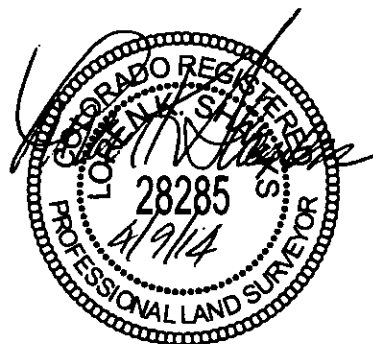
Name (Please Print): LOREN K. SHANKS
Firm Name: UELS, LLC
Firm Address: 85 SOUTH 200 EAST
VERNAL, UTAH 84078
Phone: 435-789-1017

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



Dora
Department of Regulatory Agencies

Rev.02/01/2011

- 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 STATE BOARD OF LAND SURVEYORS

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'
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"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'
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"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"