



15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

AuroraGov.org

February 18, 2025

Carlo Ferreira
The Aurora Highlands, LLC
141 Union Blvd Ste 150
Lakewood, CO 89228

Re: Third Submission Review: The Aurora Highlands Subdivision Filing No 34 - Plat
Application Number: DA-2062-62
Case Number: 2024-3034-00

Dear Carlo Ferreira:

Thank you for your submission. We have reviewed your plans and attached our comments along with this cover letter. Since several items still need to be addressed, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 4, 2025.

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

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I can be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Jeff Killion, Matrix Design Group
Patrick Chelin, Bowman
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\\$DA\2062-62rev3.rtf



Third Submission Review

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

1. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

1A. Remove all easements that have been vacated prior to plat approval.

AZTEC – Legal and exhibits for the easements releases were submitted to our client on 12/5/2024. I believe they have been submitted to the City for approval and release.

1B. Revise Note 2 to match the distance of graphics and written description.

AZTEC – Addressed

1C. Revise the title commitment date to match the updated commitment to be within 30 days of plat acceptance date.

AZTEC – An updated title commitment will be ordered after the easements are released and we get closer to recording this Plat.

1D. Add the required sidewalk note.

AZTEC – Addressed

1E. Describe the monument for the C ¼ and remove duplicated “Inc.”

AZTEC – Addressed

1F. Add tic marks where easement lines are non-concentric and change direction or at P.C.’s and P.T.’s.

AZTEC – Addressed. UE’s were trimmed where they cross a GE.

1G. Add the applicable easement labels to the Tract designations.

AZTEC – Addressed

1H. Provide an updated Title Commitment to be dated within 30 calendar days of the plat being sent in for recording.

AZTEC – Duplicate comment. See comment 1C above. An updated title commitment will be ordered after the easements are released and we get closer to recording this Plat.

1I. Please send in the Certificate of Taxes Due obtained from the County Treasurer's office showing they are paid in full up to and through the plat approval date of recording. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording),

AZTEC – Comment Noted. Thank You!

1J. Please be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. **Please check these items before sending the plat in for recording.**

AZTEC – Comment Noted. Thank You!

Not Addressed. Where are we supposed to reference the site plan on the Plat. No where in the City's Plat checklist does it state to reference the site plan.

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 34

A REPLAT OF TRACT G, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26,
TUATED IN THE NORTHEAST 1/4 SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 5

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING ALL OF TRACT G, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AS RECORDED NOVEMBER 1ST 2024 AT RECEPTION NO. 2024000061167, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE SHEET 2 FOR LEGAL DESCRIPTION.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **THE AURORA HIGHLANDS SUBDIVISION FILING NO. 34**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS

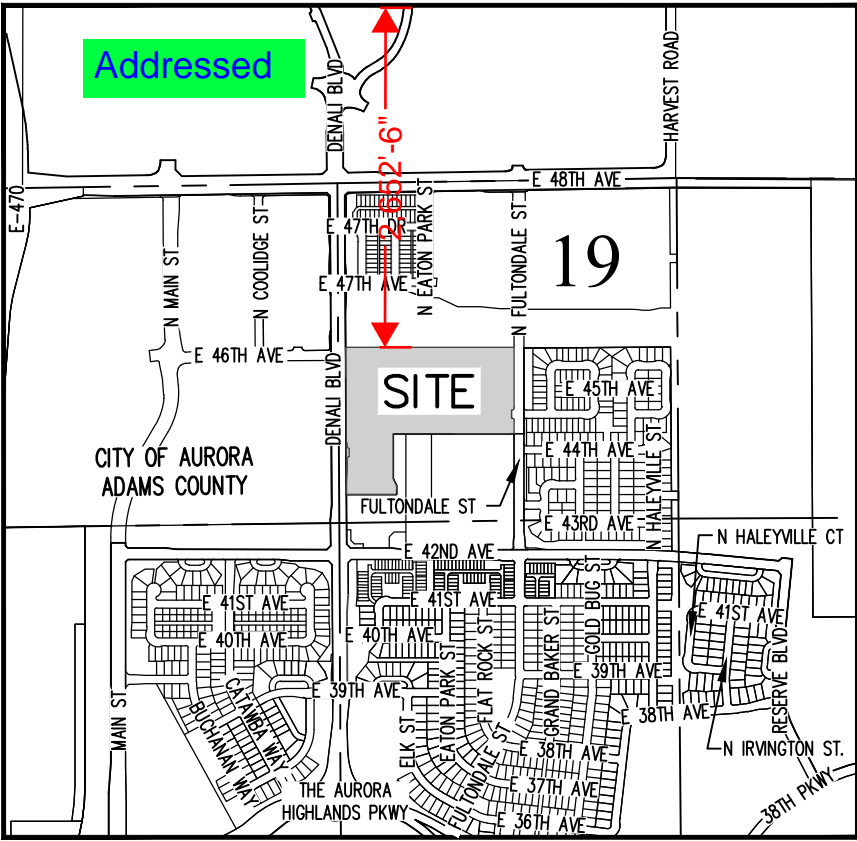
THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA ("CITY");

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLAT SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC UTILITIES, AS REQUIRED 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, IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES, WHICH CROSS OR INTERFERE WITH THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED OWNER(S) AS BEING NECESSARY 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 BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.



THE AURORA HIGHLANDS SUBDIVISION FILING NO. 34
A REPLAT OF TRACT G, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26,
SITUATED IN THE NORTHEAST 1/4 SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 5

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT G;

THENCE ALONG THE BOUNDARIES OF SAID TRACT G THE FOLLOWING TWELVE COURSES;

1. NORTH 00°19'04" WEST, A DISTANCE OF 1,148.63 FEET;

2. SOUTH 89°59'01" EAST, A DISTANCE OF 1,315.74 FEET;

3. SOUTH 00°00'48" WEST, A DISTANCE OF 470.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

4. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

5. SOUTH 00°00'49" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°00'48" WEST;

6. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

7. SOUTH 00°00'48" WEST, A DISTANCE OF 100.00 FEET;

8. NORTH 89°59'12" WEST, A DISTANCE OF 941.89 FEET;

9. SOUTH 00°00'48" WEST, A DISTANCE OF 351.86 FEET;

10. SOUTH 27°08'15" EAST, A DISTANCE OF 56.19 FEET;

11. SOUTH 00°09'42" WEST, A DISTANCE OF 72.65 FEET;

12. NORTH 89°59'30" WEST, A DISTANCE OF 392.67 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 24.369 ACRES, (1,061,492 SQUARE FEET), MORE OR LESS.

MONUMENT SYMBOL LEGEND

- SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- △ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2024.

LEGEND

- AC ACRES
- SF SQUARE FEET
- REC. NO. RECEPTION NUMBER
- ROW. RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- (R) DENOTES RADIAL LINE
- # BLOCK NUMBER

NOTE: TRACTS A, C, D, AND H ARE ACCESS EASEMENTS IN THEIR ENTIRETY.

NOTE: TRACTS B AND F ARE ACCESS, DRAINAGE, AND UTILITY EASEMENTS IN THEIR ENTIRETY

GENERAL NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS AND SHALL BE POSTED "NO PARKING- FIRE LANE"
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE RECORD BEARING OF NORTH 00°19'04" WEST, A DISTANCE OF 1,146.63 FEET ALONG THE WEST BOUNDARY OF TRACT G, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26, BEING MONUMENTED AT BOTH ENDS BY FOUND NO. 5 REBARS WITH A 1-1/4" ORANGE PLASTIC CAPS STAMPED AZTEC, PLS NO. 38668, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- TRACTS A, B, C, D, E, F, G, AND H ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1221173-CO DATED JUNE 5, 2024 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- ALL OWNERS OF LOTS ADJACENT TO DENALI BOULEVARD, EAST 44TH PLACE, EAST 45TH AVENUE, EAST 46TH AVENUE, NORTH DENALI COURT, NORTH ELK COURT, NORTH EATON PARK COURT, NORTH FULTONDALE COURT, AND FULTONDALE STREET, SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- 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.
- THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE ENTIRE SUBJECT PROPERTY.
- A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED JULY 10, 2019 AT RECEPTION NO. 2019000053755 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.
- A TELECOMMUNICATIONS EASEMENT RECORDED OCTOBER 17, 2019 AT RECEPTION NO. 2019000089102 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

Graphics shows 1148.63 feet?

Addressed

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'01"	15.00'	23.56'
C2	78°10'05"	15.00'	20.46'
C3	90°00'00"	15.00'	23.56'
C4	90°00'00"	15.00'	23.56'
C5	14°23'23"	160.00'	40.18'
C6	14°23'23"	160.00'	40.18'
C7	14°23'23"	160.00'	40.18'
	25"	160.00'	40.19'
	59"	15.00'	23.56'
	00"	15.00'	23.56'
C11	90°00'00"	23.00'	36.13'
C12	90°00'00"	15.00'	23.56'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	15.00'	23.56'
C17	90°00'00"	15.00'	23.56'
C18	90°00'00"	15.00'	23.56'
C19	90°00'00"	15.00'	23.56'
C20	90°00'00"	23.00'	36.13'
C21	90°00'00"	15.00'	23.56'

Updated title commitment will be ordered once easements are released and we are close to recording this Plat.

Non-exclusive sidewalk easements are hereby granted to the City of Aurora for the purpose of maintaining, reconstructing, controlling and using such sidewalks together with the right of ingress and egress, provided the City shall not interfere with any other structures or improvements.

Addressed

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AzTEC
CONSULTANTS, INC.

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

AzTec Proj. No.: 136624-07

Drawn By: BJM

DATE OF
PREPARATION: 5-20-2024

SCALE: N/A

SHEET 2 OF 5

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 34

A REPLAT OF TRACT G, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26,
SITUATED IN THE NORTHEAST 1/4 SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 5

SEE SHEET 2 FOR LEGENDS
AND CURVE TABLE

N 1/4 CORNER SECTION 19
T.3S., R.65W., 6TH P.M.
FOUND NO. 6 REBAR WITH A 2 1/2" ALUMINUM CAP
STAMPED "T3S R65W, 1/4 S18/S19, 2021, LS 38058"
DOWN 0.3' BELOW SURFACE PER MONUMENT RECORD BY
PLS 38058 ACCEPTED ON OCTOBER 31, 2021

TRACT F
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 26
REC NO. 2024000061167

10' UTILITY EASEMENT
REC NO. 2024000061167

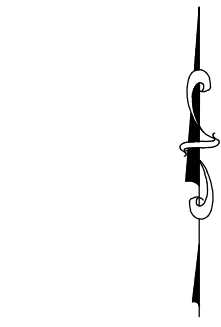
TRACT H
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 26
REC NO. 2024000061167

8' UTILITY EASEMENT
REC NO. 2019000089309

10' UTILITY EASEMENT
REC NO. 2019000089309

TRACT B
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC NO. 2019000089309

N00°19'54"W 2652.31'
W LINE OF THE NE 1/4 OF SEC. 19



TRACT A

TRACT H

POINT OF
BEGINNING
SW CORNER OF
TRACT G

(CENTERLINE DENALI BLVD.)
N00°19'04"W 2891.54'

N00°19'04"W 2891.54'

(BASIS OF BEARINGS)
WESTERLY BOUNDARY OF TRACT G
N00°19'04"W 1148.63'

20' SANITARY SEWER EASEMENT
REC NO. 2024000061167

S89°59'01"E 1315.74'

E 46TH AVE

TRACT E

E 45TH AVE

S00°00'48"W (R)

N89°59'12"W 941.89'

DRAINAGE EASEMENT
REC NO. 2021000146652
TO BE VACATED BY
SEPARATE DOCUMENT

DRAINAGE EASEMENT
REC NO. 2022000032652

UTILITY EASEMENT
REC NO. 2021000146654
TO BE VACATED BY
SEPARATE DOCUMENT

10' UTILITY EASEMENT
REC NO. 2022000032652

TRACT B
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 3
REC NO. 2022000032652

LOT 1, BLOCK 1
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 3
REC NO. 2022000032652

S27°08'15"E
56.19'

S00°09'42"W
72.65'

SIDEWALK EASEMENT
REC NO. 2022000032652

TRACT A
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 3
REC NO. 2022000032652

FULTONDALE ST.
(78' WIDE PUBLIC ROW)
REC NO. 2022000032652

N ?
Check with Phil
Turner

TRACT G
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 24
REC NO. 2024000056314

E. 43RD DR

Δ=90°00'00"
R=20.00'
L=31.42'

S00°00'49"W
64.00'

Δ=90°00'00"
R=20.00'
L=31.42'

S00°00'48"W
100.00'

E 44TH AVE

Fultondale Street was Platted without the "N" so we
cannot just add it now. An affidavit of Correction would
need to be recorded to add North to this street name.

FOR REVIEW
DO NOT RECORD

AZTEC
CONSULTANTS, INC.

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

DATE OF PREPARATION:	5-20-2024
SCALE:	1"=100'
SHEET 3 OF 5	

AzTec Proj. No.: 136624-07

Drawn By: BJM

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

Addressed

1" Rebar with?
Describe what cap is on.

C 1/4 CORNER SECTION 19
T.3S., R.65W., 6TH P.M.
FOUND 2" ALUMINUM CAP STAMPED "WESTERN SATES
SURVEYING INC, T3S R65W, C 1/4, S19, LS
28649" FLUSH WITH SURFACE PER MONUMENT RECORD
BY PLS 28649 ACCEPTED ON JULY 28, 2000

FOR REVIEW
DO NOT RECORD

SITUATED IN THE NORTHEAST 1/4 SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

0' 25' 50' 100'

SCALE: 1" = 50'

TRACT F
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 26
REC NO. 2024000056314

[illegible]

TRACT E
40,589 SF
0.932 AC

SEE SHEET 5

SEE
SHEET
5

TRACT B
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 3
REC NO. 2022000032652

AZTEC
CONSULTANTS, INC.

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Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	5-20-2024
SCALE:	1"=50'
S H E E T 4 O F 5	

A REPLAT OF TRACT G, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26,
SITUATED IN THE NORTHEAST 1/4 SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

TRACT F
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 26

SHEET 5 OF 5

