

# AURORA HIGHLANDS SUBDIVISION FILING NO. 22

SUBDIVISION OF LOT 1, BLOCK 1 OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 20  
 THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST AND THE NORTHEAST  
 QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 1 OF 3

Provide title commitment dated within 120 days of subdivision plat covering all of the subdivided property.  
 Provide Gun Club Road vacation ordinance(s).  
 Provide most recent AES Board Monument records for N 1/16th S25|S30, W 1/4 S30, NW 1/16th S30, and C-W 1/16th S30.  
 Add another page if needed to accommodate labeling easement B&D's.

TITLE COMMITMENT WILL BE PROVIDED.

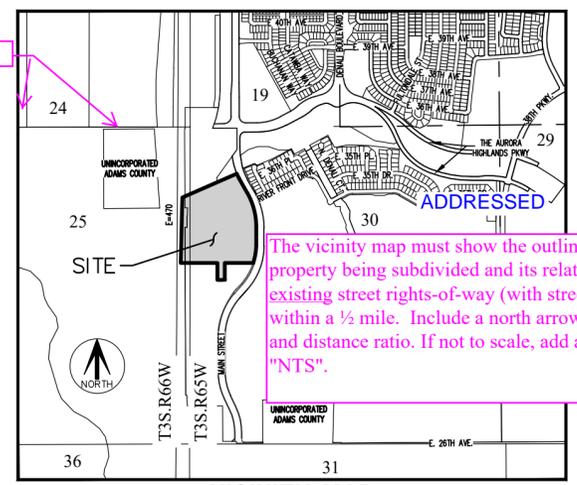
ONLY THE EAST HALF OF GUN CLUB ROAD HAS BEEN VACATED DUE TO A CLERICAL ERROR. WE PROVIDED THE LEGAL AND EXHIBIT TO VACATE THE WEST 30' OF GUN CLUB ROAD, BUT IT WAS NOT INCLUDED WITH ORDINANCE 2022-18, SO NOW WE HAVE TO VACATE THE WEST HALF OF GUN CLUB BY ANOTHER ORDINANCE.

THERE IS NOT A ROAD DEDICATED HERE YET.

THE MOST RECENT MONUMENT RECORDS WERE PROVIDED. IF YOU ARE NOT AWARE DORA HAS NOT BEEN UPDATING MONUMENT RECORDS SINCE DECEMBER 2019.

I REACHED OUT TO DARREN & MAURICE WITH REAL PROPERTY AND THEY AGREE TO NOT DIMENSION EXISTING EASEMENTS AS IT CAN CAUSE DISCREPANCIES.

UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PORTION OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 20 A PORTION OF SPECIAL WARRANTY DEED RECORDED OFFICIAL RECORDS OF THE CLERK AND RECORDER, IN THE NORTHWEST QUARTER OF SECTION 30, THE EAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, CITY OF AURORA, SAID COUNTY AND STATE, MORE



The vicinity map must show the outline of the property being subdivided and its relationship to existing street rights-of-way (with street name labels) within a 1/2 mile. Include a north arrow and distance ratio. If not to scale, add a label stating "NTS".

VICINITY MAP  
 SCALE 1" = 2000'

**GENERAL NOTES:**

- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE GRID BEARING OF NORTH 00°13'45" WEST, A DISTANCE OF 1,324.09 FEET ALONG THE WEST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN, DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011), BEING MONUMENTED BY A 3" BRASS CAP, STAMPED: CITY OF AURORA T3S, R65W, R66W 25\30, PLS 16848 (1989) DOWN 0.8' BELOW THE SURFACE IN A RANGE BOX AT THE WEST QUARTER CORNER AND A FOUND 3 1/4" ALUMINUM CAP, STAMPED (1985) DOWN 0.8' BELOW THE SURFACE IN A RANGE BOX AT THE NORTH SIXTEENTH CORNER AND MONUMENTED AS SHOWN HEREON, 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.
- 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" **ADDRESSSED**
- FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. \_\_\_\_\_ DATED \_\_\_\_\_, 2022 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- 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.
- AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.
- ALL OWNERS OF LOTS ADJACENT TO MAIN STREET AND WARM SPRINGS 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 THAT STREET.
- A TELECOMMUNICATIONS EASEMENT RECORDED OCTOBER 17, 2019 AT RECEPTION NO. 2019000089102 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.
- A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED JULY 10, 2019 AT RECEPTION NO. 2019000053755 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.
- 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 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.

**SHEET INDEX**

SHEET 1	COVER SHEET
SHEET 2	LEGAL DESCRIPTION
SHEET 3	MAP SHEET

**CITY OF AURORA APPROVALS**

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

_____ CITY ENGINEER	_____ DATE
_____ PLANNING DIRECTOR	_____ DATE

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON JUNE 14, 2022.

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

BRADY J. MOORHEAD, LICENSED PROFESSIONAL LAND SURVEYOR  
 COLORADO P.L.S. NO. 38668  
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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

**CLERK AND RECORDER'S CERTIFICATE**

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY,  
 COLORADO ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.  
 \_\_\_\_\_  
 COUNTY CLERK AND RECORDER DEPUTY  
 INSTRUMENT NO.: \_\_\_\_\_

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 22, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO FOR THE PERPETUAL USE OF THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

**OWNER:**

NE DENVER/HIGHLANDS, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

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

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

IT'S:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD. BY \_\_\_\_\_, AS \_\_\_\_\_

OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**COVENANTS**

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

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

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

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

FOR REVIEW

<b>AZTEC</b> CONSULTANTS, INC. AzTec Proj. No.: 136622-02	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION: 04-22-2022
	Drawn By: RDR	SCALE: NA
		SHEET 1 OF 3

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 22

A RESUBDIVISION OF LOT 1, BLOCK 1 OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 20  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST AND THE NORTHEAST  
QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 3

## DEDICATION

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 1, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 20 RECORDED AT RECEPTION NO. 2022000026400, AND A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022000000091, BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTH SIXTEENTH CORNER OF SAID SECTION 30 AND SECTION 25, WHENCE THE WEST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30 BEARS SOUTH 00°13'45" EAST, A DISTANCE OF 1,324.09 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE NORTH 29°16'52" WEST, A DISTANCE OF 133.67 FEET TO THE NORTHWEST CORNER OF SAID SPECIAL WARRANTY DEED AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED, NORTH 66°18'46" EAST, A DISTANCE OF 1,059.10 FEET TO THE WESTERLY RIGHT-OF-WAY OF MAIN STREET AS DEDICATED ON THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, SAID COUNTY AND STATE, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,050.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 66°17'23" EAST;

THENCE DEPARTING SAID NORTHERLY BOUNDARY ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°37'14", AN ARC LENGTH OF 103.00 FEET;
2. TANGENT TO SAID CURVE, SOUTH 29°19'50" EAST, A DISTANCE OF 270.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,143.00 FEET;
3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°10'15", AN ARC LENGTH OF 581.93 FEET;
4. TANGENT TO SAID CURVE, SOUTH 00°09'35" EAST, A DISTANCE OF 291.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 973.00 FEET;
5. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°54'26", AN ARC LENGTH OF 321.09 FEET TO THE SOUTHERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED;

THENCE NON-TANGENT TO SAID CURVE, DEPARTING SAID WESTERLY RIGHT-OF-WAY, ALONG THE BOUNDARY OF SAID SPECIAL WARRANTY DEED THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 90°00'00" WEST, A DISTANCE OF 472.00 FEET;
2. SOUTH 00°00'00" EAST, A DISTANCE OF 282.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 250.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 06°09'27" WEST;
3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°09'27", AN ARC LENGTH OF 26.87 FEET;
4. TANGENT TO SAID CURVE, NORTH 90°00'00" WEST, A DISTANCE OF 98.18 FEET;
5. NORTH 00°00'00" EAST, A DISTANCE OF 281.00 FEET;
6. NORTH 90°00'00" WEST, A DISTANCE OF 647.20 FEET;
7. NORTH 00°00'00" EAST, A DISTANCE OF 1,066.05 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 37.893 ACRES, (1,650,637 SQUARE FEET), MORE OR LESS.

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

<b>AZTEC</b> 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.: 136622-02 Drawn By: RDR	DATE OF PREPARATION:	04-22-2022
	SCALE:	NA
SHEET 2 OF 3		

# THE AURORA HIGHLANDS SUBDIVISION

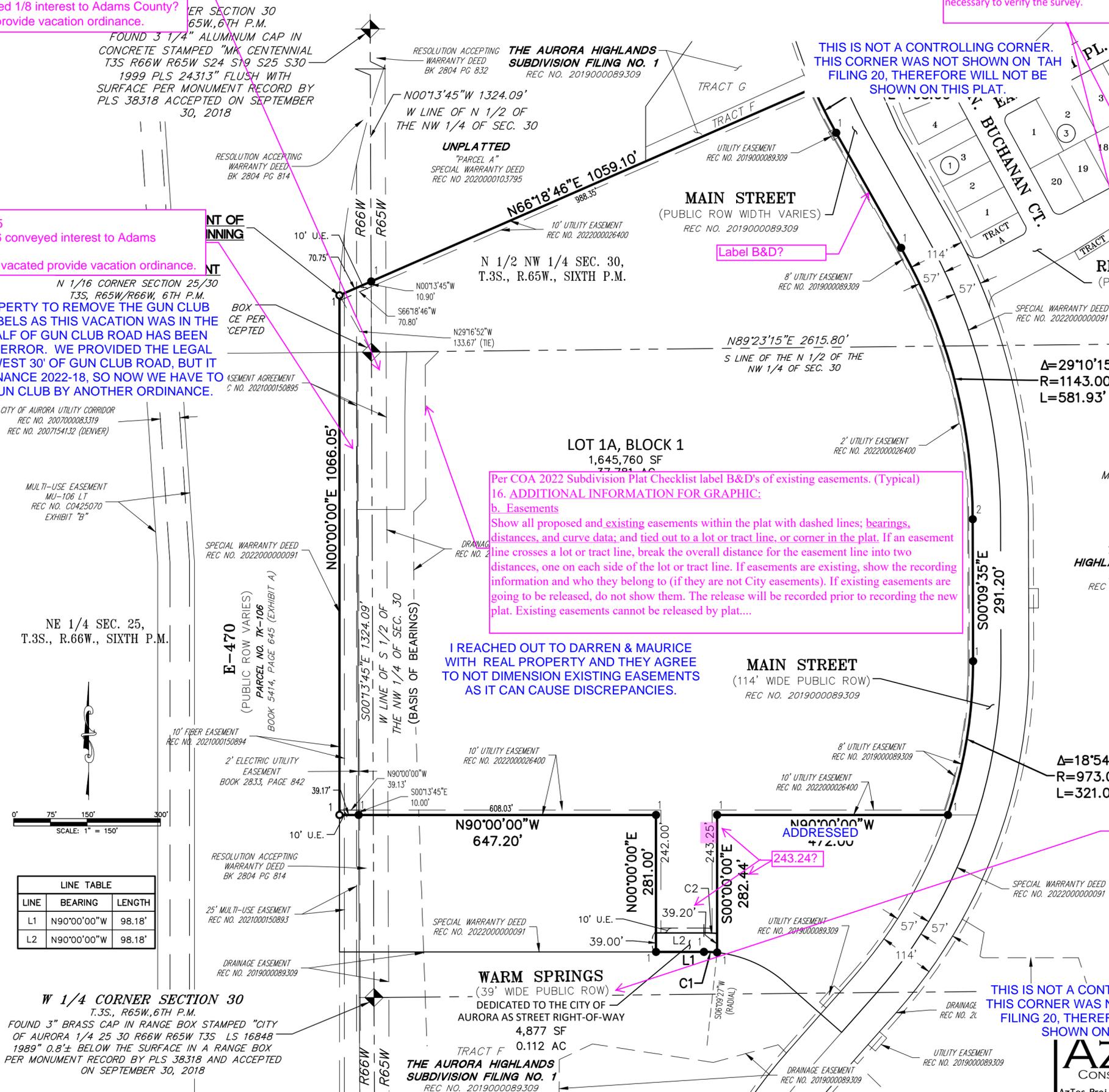
THE AURORA HIGHLANDS SUBDIVISION, T.3S., R.66W., SIXTH P.M., RANGE 66 WEST OF THE 30TH MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, SHEET 3 OF 3

If this 1/16th Corner was destroyed then you have a responsibility to restore that monument per AES Board Rule. AES Board Rule 1.6.E. Standards for Land Surveys  
 3. Procedural Techniques  
 a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parcel evidence and coordinate the facts of such survey.  
 b. Surveys Shall Reference Corners. Surveys based on the United States Public Land Survey System shall be referenced to original or properly restored corners. ... Residential subdivision layouts shall conform to local subdivision ordinances (standards and regulations). Lot surveys within such subdivisions shall be referenced to existing corner monuments within the subdivision as necessary to verify the survey.

W/ly 30' of the South Half of the NW 1/4 S30  
 Book 2804, Pages 820-822 conveyed 1/4 interest to Adams County?  
 Book 2804, Pages 823-825 conveyed 1/8 interest to Adams County?  
 Book 2804, Pages 826-828 conveyed 1/8 interest to Adams County?  
 Book 2804, Pages 829-831 conveyed 1/8 interest to Adams County?  
 Book 2804, Pages 838-840 conveyed 1/8 interest to Adams County?  
 Book 2804, Pages 841-843 conveyed 1/8 interest to Adams County?  
 Book 2804, Pages 844-846 conveyed 1/8 interest to Adams County?  
 Has this been vacated? If vacated provide vacation ordinance.

E/ly 30' of the E 1/2 of S25  
 Book 2804, Page 814-816 conveyed interest to Adams County?  
 Has this been vacated? If vacated provide vacation ordinance.

WE WERE TOLD BY REAL PROPERTY TO REMOVE THE GUN CLUB ROAD ROW LINE WORK AND LABELS AS THIS VACATION WAS IN THE PROCESS. ONLY THE EAST HALF OF GUN CLUB ROAD HAS BEEN VACATED DUE TO A CLERICAL ERROR. WE PROVIDED THE LEGAL AND EXHIBIT TO VACATE THE WEST 30' OF GUN CLUB ROAD, BUT IT WAS NOT INCLUDED WITH ORDINANCE 2022-18, SO NOW WE HAVE TO VACATE THE WEST HALF OF GUN CLUB BY ANOTHER ORDINANCE.



### MONUMENT SYMBOL LEGEND

- ◆ ALIQUOT MONUMENT AS SHOWN
- 1 ○ SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- 1 ● FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- 2 ● FOUND 1" BRASS DISK STAMPED "AZTEC LS 38668"
- U.E. UTILITY EASEMENT

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

THIS IS NOT A CONTROLLING CORNER. THIS CORNER WAS NOT SHOWN ON T.A.H. FILING 20, THEREFORE WILL NOT BE SHOWN ON THIS PLAT.

Per COA 2022 Subdivision Plat Checklist label B&D's of existing easements. (Typical)  
**16. ADDITIONAL INFORMATION FOR GRAPHIC:**  
 b. Easements  
 Show all proposed and existing easements within the plat with dashed lines; bearings, distances, and curve data; and tied out to a lot or tract line, or corner in the plat. If an easement line crosses a lot or tract line, break the overall distance for the easement line into two distances, one on each side of the lot or tract line. If easements are existing, show the recording information and who they belong to (if they are not City easements). If existing easements are going to be released, do not show them. The release will be recorded prior to recording the new plat. Existing easements cannot be released by plat....

I REACHED OUT TO DARREN & MAURICE WITH REAL PROPERTY AND THEY AGREE TO NOT DIMENSION EXISTING EASEMENTS AS IT CAN CAUSE DISCREPANCIES.

### LINE TYPE LEGEND

- PLAT BOUNDARY
- - - ADJOINING BOUNDARY
- - - SECTION LINE
- - - EASEMENT (AS LABELED)

COA 2022 Subdivision Plat Checklist:  
 Interior Street Right-of-way Centerline must be monumented and the monumentation must be as follows:  
 -All street right-of-way intersections  
 -All cul-de-sac radius points  
 -P.C.'s, P.T.'s, P.R.C.'s, P.C.C.'s, P.O.C.'s or P.O.T.'s (line of sight for centerline monuments must be wholly contained within the street right-of-way)  
 -Other points as may be determined by the City Engineer or designee

C1	6'09'27"	25'00'00"	28'00'00"
C2	5'19'26"	28'	

THE BOUNDARY OF THIS PLAT FALLS ON THE CENTERLINE. ADJOINING PLATS WILL SHOW CENTERLINE MONUMENTATION.

### LINE TABLE

LINE	BEARING	LENGTH
L1	N90°00'00"W	98.18'
L2	N90°00'00"W	98.18'

W 1/4 CORNER SECTION 30  
 T.3S., R.65W., 6TH P.M.  
 FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA 1/4 25 30 R66W R65W T3S LS 16848 1989" 0.8"± BELOW THE SURFACE IN A RANGE BOX PER MONUMENT RECORD BY PLS 38318 AND ACCEPTED ON SEPTEMBER 30, 2018

THIS IS NOT A CONTROLLING CORNER. THIS CORNER WAS NOT SHOWN ON T.A.H. FILING 20, THEREFORE WILL NOT BE SHOWN ON THIS PLAT.

**AZIEC**  
 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.: 136622-02  
 Drawn By: RDR

DATE OF PREPARATION:	04-22-2022
SCALE:	1"=150'
SHEET	3 OF 3