



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

AuroraGov.org

February 25, 2025

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

Re: Second Submission Review: The Aurora Highlands Filing No. 37- Plat
Application Number: DA-2062-64
Case Number: 2019-3046-00

Dear Carlo:

Thank you for your second submission, which we started to process on February 7th, 2025. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 20, 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 may be reached at stimms@auroragov.org.

Sincerely,

Steve Timms, AICP
Planning Supervisor
City of Aurora Planning Department

cc: Jeff Killion, Agent, Matrix Design Group
Justin Andrews, ODA
Filed: K:\SDA\2062-64rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update of Letter of Introduction and obtain a letter from the School District
- Technical Plat comments from Engineering and Traffic
- Technical Plat comments from Land Development

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Aurora Public Schools- The city will need a no comment/no objection letter from the school district for this filing before recording this document. Please obtain this document for staff review. (repeat comment).

2. Plat Comments-

- 2A. Sheet 8: Block 5, Lots 36 and 37, and Lots 34 and 35 appear to be a flag lot and are awkwardly laid out. Please revise the lot line between these two lots to create more of a wedge shape. (repeat comment)
AZTEC – Per the Project Engineer the Area B Site Plan was recorded which approves this lot layout, and that the current layout complies with all of the City standards.

3. Letter of Introduction

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

4. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 4A. No additional comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 5A. Sheet 7: The curve table on sheet 10 indicates that C16 is 63 feet. Per Figure 4.04.5.04.1 of the COA Roadway Design & Construction Specifications, 7' pavement widening is required for a 63' centerline radius. Per the Local Street Type 1 section, the property line radius will need to be at least 102 feet (63' + 32' + 7').
AZTEC – Addressed
- 5B. Sheet 10: The line is obstructing the tables. Please remove.
AZTEC – Addressed

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

- 6A. Multiple Sheets-The sight distance easements need to be added to the plat. I have drawn lines of the rough location from the site plans.
AZTEC – Sight distance easements added at E 45th Pl. & N Reserve Blvd. Per the project engineer stop signs will be added at North Langdale Way & E 43rd Ave and E 43rd Pl. so there is no need for sight distance easements at these intersections.

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

- 7A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.
AZTEC – Comment Noted. A new TC will be ordered.
- 7B. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
AZTEC – Comment Noted. Thank You!



- 7C. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. This should be obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
AZTEC – Comment Noted. Thank You!
- 7D. (Advisory Comment) Be advised - Sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
AZTEC – Comment Noted. Thank You!
- 7E. (Advisory Comment): All missing reception numbers will need to be inserted before plat acceptance. (Typical)
AZTEC – Recording information will be added once it is available.
- 7F. Sheet 2: Legal Description - External description must match Filing 30 Tract G external Bearings & Distances/Curve Data.
AZTEC – Adjusted the TAH F30 dimensions. Both Plats match now.
- 7G. Sheet 2: Notes - 12 & #13 easements will need to be released or restricted prior to plat approval.
AZTEC – Language within these easement documents allow them to be revised once a Plat records.
- 7H. Sheet 3: Match Filing No. 30 exterior B&D's/Curve Data; address obscure text; label road name, ROW width, & recording information for E. 43rd Avenue adjacent to this plat; properly label Tract F of Filing No. 30; Is there a temporary storm easement adjacent to Tract O?; show controlling monuments for the labeled aliquot quarter section lines.
AZTEC – Adjusted the TAH F30 dimensions. Both Plats match now.
- 7I. Sheet 4: Remove the aliquot quarter section line so the public is not confused.
AZTEC – Repeat comment. Not Addressed.
- 7J. Sheet 6: Make the exclusive 6' G.E. lines continuous and trim the U.E. lines out of the exclusive G.E.'s.
AZTEC – Addressed.
- 7K. Sheet 7: Remove the aliquot quarter section line so the public is not confused;
AZTEC – Repeat comment. Not Addressed.
- 7L. Sheet 7: Make the exclusive 6' G.E. lines continuous and trim the U.E. lines out of the exclusive G.E.'s.
AZTEC – Addressed.
- 7M. Sheet 8: Make the exclusive 6' G.E. lines continuous and trim the U.E. lines out of the exclusive G.E.'s;
AZTEC – Addressed.
- 7N. Sheet 8: Show the temporary storm easement adjacent to Tract O as reflected on Filing No. 30.
AZTEC – This easement is not of record and is temporary, so it will not be added to this Plat till it is of record and referenced in a title commitment.
- 7N. Sheet 9: Make the exclusive 6' G.E. lines continuous and trim the U.E. lines out of the exclusive G.E.'s.
AZTEC – Addressed.
- 7O. Sheet 10: Match Filing No. 30 exterior B&D's/Curve Data in these tables.
AZTEC – Adjusted the TAH F30 dimensions. Both Plats match now.

8.Easements. (Grace Gray / ggray@auroragov.org / Comments in magenta.)

- 8A. Easement dedications to be done by plat, releases to be submitted to releaseeasements@auroragov.org.

AZTEC – There are no easements being dedicated by separate document for this Plat.

9.Xcel Energy. (Donna George).

- 9A. Please see the attached letter for comments.



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

February 12, 2025

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

Attn: Steve Timms

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

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

Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

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

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

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

The property owner/developer/contractor is reminded:

1. to complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect; and
2. if additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer. **AZTEC – Due to building setbacks and overhangs of buildings that possible future PSCo easements could affect all PSCo easements need to be confirmed now and not by separate document later.**

Comment response requested.

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

A RESUBDIVISION OF TRACT G, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30
SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 10

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING ALL OF TRACT G THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30 RECORDED _____, 20____, AT RECEPTION NO. _____, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

MY COMMISSION EXPIRES: _____



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 DAMAGE ARISING THEREFROM.

FOR REVIEW
DO NOT RECORD

<div style="display: flex; align-items: center; justify-content: space-between;"> <div style="text-align: center;"> <h1 style="margin: 0;">AZTEC</h1> <p style="margin: 0;">CONSULTANTS, INC.</p> </div> <div> <p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> </div> </div> <p>AzTec Proj. No.: 136624-09</p>	DATE OF PREPARATION:	07/12/2024
	SCALE:	N/A
	S H E E T 1 O F 10	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

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

SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 10

Revised F30 Plat
accordingly

Match Filing No. 30 Bearings &
Distances/Curve Data for Tract G
exterior.

LEGAL DESCRIPTION:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 20, WHENCE THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 BEARS NORTH 00°20'41" WEST, A DISTANCE OF 2,657.11 FEET, WITH ALL BEARINGS HEREIN ARE REFERENCED THERETO;

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

THENCE ALONG THE BOUNDARIES OF SAID TRACT G THE FOLLOWING 68 COURSES;

- NORTH 05°32'35" EAST, A DISTANCE OF 2.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 535.00 FEET;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°51'35", AN ARC LENGTH OF 54.72 FEET;
- TANGENT TO SAID CURVE, NORTH 00°19'01" WEST, A DISTANCE OF 40.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- TANGENT TO SAID CURVE, NORTH 89°40'59" EAST, A DISTANCE OF 7.50 FEET;
- NORTH 00°19'01" WEST, A DISTANCE OF 64.00 FEET;
- SOUTH 89°40'59" WEST, A DISTANCE OF 7.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- TANGENT TO SAID CURVE, NORTH 00°19'01" WEST, A DISTANCE OF 208.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- TANGENT TO SAID CURVE, NORTH 89°40'59" EAST, A DISTANCE OF 7.50 FEET;
- NORTH 00°19'01" WEST, A DISTANCE OF 64.00 FEET;
- SOUTH 89°40'59" WEST, A DISTANCE OF 7.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- TANGENT TO SAID CURVE, NORTH 00°19'01" WEST, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- TANGENT TO SAID CURVE, NORTH 89°40'59" EAST, A DISTANCE OF 7.50 FEET;
- NORTH 00°19'01" WEST, A DISTANCE OF 64.00 FEET;
- SOUTH 89°40'59" WEST, A DISTANCE OF 7.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- TANGENT TO SAID CURVE, NORTH 89°40'59" EAST, A DISTANCE OF 7.50 FEET;
- NORTH 00°19'01" WEST, A DISTANCE OF 64.00 FEET;
- SOUTH 89°40'59" WEST, A DISTANCE OF 7.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- TANGENT TO SAID CURVE, NORTH 89°40'59" EAST, A DISTANCE OF 7.50 FEET;
- NORTH 00°19'01" WEST, A DISTANCE OF 64.00 FEET;
- SOUTH 89°40'59" WEST, A DISTANCE OF 7.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°37'27", AN ARC LENGTH OF 33.03 FEET;
- TANGENT TO SAID CURVE, SOUTH 69°06'23" EAST, A DISTANCE OF 6.36 FEET;
- NORTH 19°50'09" EAST, A DISTANCE OF 64.01 FEET;
- NORTH 69°06'23" WEST, A DISTANCE OF 5.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°37'27", AN ARC LENGTH OF 33.03 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 665.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°09'55", AN ARC LENGTH OF 744.73 FEET;
- TANGENT TO SAID CURVE, NORTH 89°40'59" EAST, A DISTANCE OF 384.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

LEGAL DESCRIPTION CONTINUED:

- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;
 - TANGENT TO SAID CURVE, SOUTH 00°19'01" EAST, A DISTANCE OF 6.50 FEET;
 - NORTH 89°40'59" EAST, A DISTANCE OF 64.00 FEET;
 - NORTH 00°19'01" WEST, A DISTANCE OF 6.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
 - NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
 - TANGENT TO SAID CURVE, NORTH 89°40'59" EAST, A DISTANCE OF 100.00 FEET;
 - SOUTH 00°19'01" EAST, A DISTANCE OF 443.90 FEET;
 - NORTH 89°40'59" EAST, A DISTANCE OF 486.26 FEET;
 - NORTH 89°39'31" EAST, A DISTANCE OF 20.00 FEET;
 - SOUTH 00°19'04" EAST, A DISTANCE OF 531.00 FEET;
 - SOUTH 73°04'03" WEST, A DISTANCE OF 20.88 FEET;
 - SOUTH 70°40'39" WEST, A DISTANCE OF 95.90 FEET;
 - SOUTH 66°18'22" WEST, A DISTANCE OF 117.66 FEET;
 - SOUTH 62°08'48" WEST, A DISTANCE OF 85.57 FEET;
 - SOUTH 59°46'35" WEST, A DISTANCE OF 30.26 FEET;
 - SOUTH 57°51'24" WEST, A DISTANCE OF 63.55 FEET;
 - SOUTH 55°15'21" WEST, A DISTANCE OF 63.55 FEET;
 - SOUTH 52°53'55" WEST, A DISTANCE OF 51.63 FEET;
 - SOUTH 50°47'08" WEST, A DISTANCE OF 51.63 FEET;
 - SOUTH 48°40'21" WEST, A DISTANCE OF 51.63 FEET;
 - SOUTH 46°33'33" WEST, A DISTANCE OF 51.64 FEET;
 - SOUTH 44°27'04" WEST, A DISTANCE OF 51.37 FEET;
 - SOUTH 42°20'36" WEST, A DISTANCE OF 51.63 FEET;
 - SOUTH 40°13'48" WEST, A DISTANCE OF 51.63 FEET;
 - SOUTH 38°06'23" WEST, A DISTANCE OF 52.15 FEET;
 - SOUTH 35°59'07" WEST, A DISTANCE OF 51.50 FEET;
 - SOUTH 33°52'38" WEST, A DISTANCE OF 51.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,400.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 57°10'36" EAST;
 - SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°13'27", AN ARC LENGTH OF 29.92 FEET;
 - NON-TANGENT TO SAID CURVE, SOUTH 29°02'20" WEST, A DISTANCE OF 125.08 FEET;
 - SOUTH 24°30'51" WEST, A DISTANCE OF 95.97 FEET;
 - NORTH 56°01'24" WEST, A DISTANCE OF 288.94 FEET;
 - NORTH 70°41'31" WEST, A DISTANCE OF 51.87 FEET;
 - NORTH 74°35'04" WEST, A DISTANCE OF 51.20 FEET;
 - NORTH 78°40'36" WEST, A DISTANCE OF 36.09 FEET;
 - NORTH 82°35'35" WEST, A DISTANCE OF 52.48 FEET;
 - NORTH 87°13'00" WEST, A DISTANCE OF 52.08 FEET;
 - NORTH 89°55'05" WEST, A DISTANCE OF 9.02 FEET;
 - SOUTH 89°40'59" WEST, A DISTANCE OF 354.98 FEET;
 - NORTH 84°27'25" WEST, A DISTANCE OF 23.22 FEET TO THE **POINT OF BEGINNING**.
- CONTAINING AN AREA OF 50.010 ACRES, (2,178,441 SQUARE FEET), MORE OR LESS.

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".
- BEARINGS ARE BASED ON THE ASSUMED BEARING OF NORTH 00°20'41" WEST, A DISTANCE OF 2,657.11 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED BY A FOUND 5/8" ALUMINUM ROD WITH A 3" ALUMINUM CAP STAMPED "GES, 1/4, S.19/S.20, T3S R65W, LS 17488" 0.5'± BELOW THE SURFACE PER MONUMENT RECORD ACCEPTED ON APRIL 3, 1995 BY PLS 24960 AT THE WEST QUARTER CORNER OF SAID SECTION 20, AND A FOUND NO. 6 REBAR WITH A 3 1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON PLS 31159 2018" FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON SEPTEMBER 30, 2018 BY PLS 31159 AT THE NORTHWEST CORNER OF SAID SECTION 20, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- 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 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.
- 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-1222849-CO, DATED JUNE 17, 2024 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- 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 NORTH JAMESTOWN COURT, NORTH KEWANUEE COURT, NORTH KELLERMAN STREET, EAST 45TH PLACE, EAST 44TH AVENUE, EAST 43RD PLACE, EAST 43RD AVENUE, NORTH LANGDALE WAY, AND NORTH RESERVE BOULEVARD 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.
- TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, AND O ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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 ACCIDENTS, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROXIMATE TO THE PROPERTY. ANY EASEMENT GRANTED SHALL DIVEST THE OWNERS OR OCCUPANTS OF THE PROPERTY OF ANY RIGHTS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENCE OR OPERATION OF AIRCRAFT AT ANY ALTITUDE ABOVE GROUND LEVEL.
- AN AVIGATION EASEMENT RECORDED OCTOBER 17, 2019 AT RECEPTION NO. 2018000099141 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 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.

Per the language in the document for
this temporary construction easement
once all improvements are done this
easement gets terminated.

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

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
Drawn By: RBA

DATE OF PREPARATION:	07/12/2024
SCALE:	N/A
SHEET 2 OF 10	

AzTec Proj. No.: 136624-09

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

A RESUBDIVISION OF TRACT G, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30
SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 10

THE CURRENT SECTION 20
T3S, R65W, 6TH P.M.
FOUND NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP
STAMPED "LAMP RYNEARSON T3S R65W S18/S17/S19/S20
2018 PLS 31159" FLUSH WITH SURFACE PER MONUMENT
RECORD FILED BY PLS 31159 AND ACCEPTED ON SEPTEMBER
30, 2018

Match Filing No. 30 Bearings
& Distances/Curve Data for
Tract G exterior.

Addressed.

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020
- FOUND SECTION CORNER AS SHOWN HEREON

SEE SHEET 10
FOR LINE AND
CURVE TABLES

0' 75' 150' 300'
SCALE: 1" = 150'

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

Repeat comment. These lines do not control the boundary of this Plat therefore the section corners outside of this view port will not be shown hereon. The section lines are shown to show how this Plat relates to the quarter sections it falls in.

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

AzTec Proj. No.: 136624-09

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

Drawn By: RBA

DATE OF
PREPARATION: 07/12/2024

SCALE: 1" = 150'

SHEET 3 OF 10

N00°20'41"W 2657.11'
WEST LINE OF THE NW 1/4 OF SEC. 20
(BASIS OF BEARINGS)

POINT OF COMMENCEMENT

WEST 1/4 CORNER SECTION 20
T3S, R65W, 6TH P.M.
FOUND 5/8" ALUMINUM ROD WITH
A 3" ALUMINUM CAP STAMPED "GES,
1/4, S19/S20, T3S R65W, LS
17488" 0.52' BELOW SURFACE PER
MONUMENT RECORD FILED BY PLS
24960 AND ACCEPTED ON APRIL 3,
1995

F30 shows:
D = 88°59'9"
R = 20.00'
L = 31.06'

Road Name &
Recording Info.

Addressed.

Revised F30 Plat
accordingly

F30 shows: N89°39'37"E 7.85'

Over plotting?

Addressed.

UNPLATTED
SPECIAL WARRANTY
DEED
REC. NO. 2020000096730

Moved

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

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

EAST LINE OF THE W 1/2 OF SEC. 20

SOUTH LINE OF THE N 1/2 OF SEC. 20

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

Revised

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

Revised

TRACT F
TRACT F, Filing No. 30?

Revised

TRACT O

N89°39'31"E
20.00'

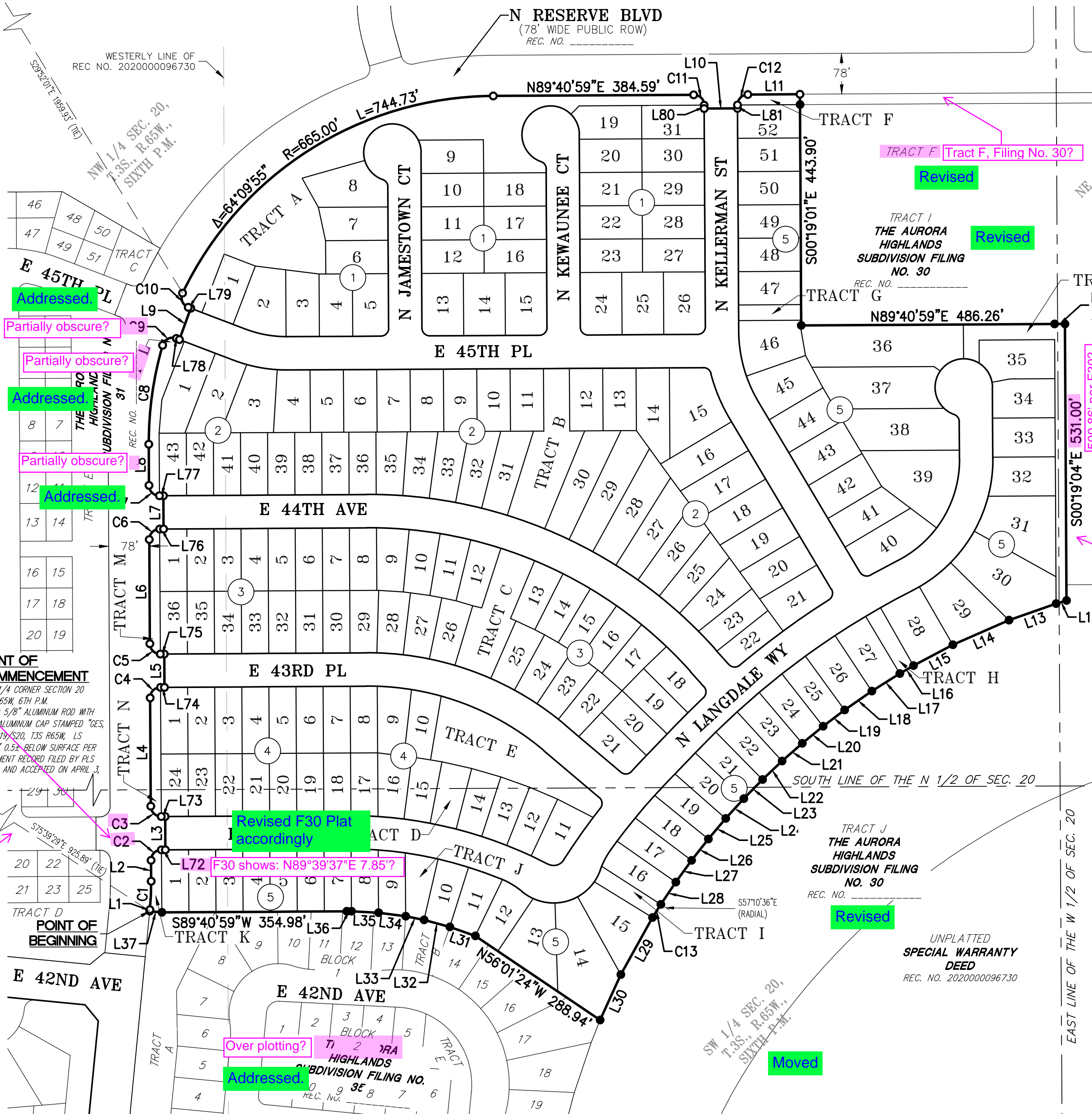
Revised F30 Plat
accordingly

Revised

Tract I
The Aurora Highlands
Subdivision Filing No. 30
Rec. No. _____

Temporary storm
easement?

Not showing on this Plat because its not
even of record yet and is a temporary
easement. If it shows up in the title
commitment when we go to record this
Plat then we will show this easement.



A RESUBDIVISION OF TRACT G, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30
SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO/
SHEET 5 SHEET 4 OF 10 SEE SHEET 5

SHEET 4 OF 10

SEE SHEET 5



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

Remove this line
so as not to
confuse the public.

Not Addressed

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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

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

SHEET 4 OF 10

AzTec Proj. No.: 136624-09

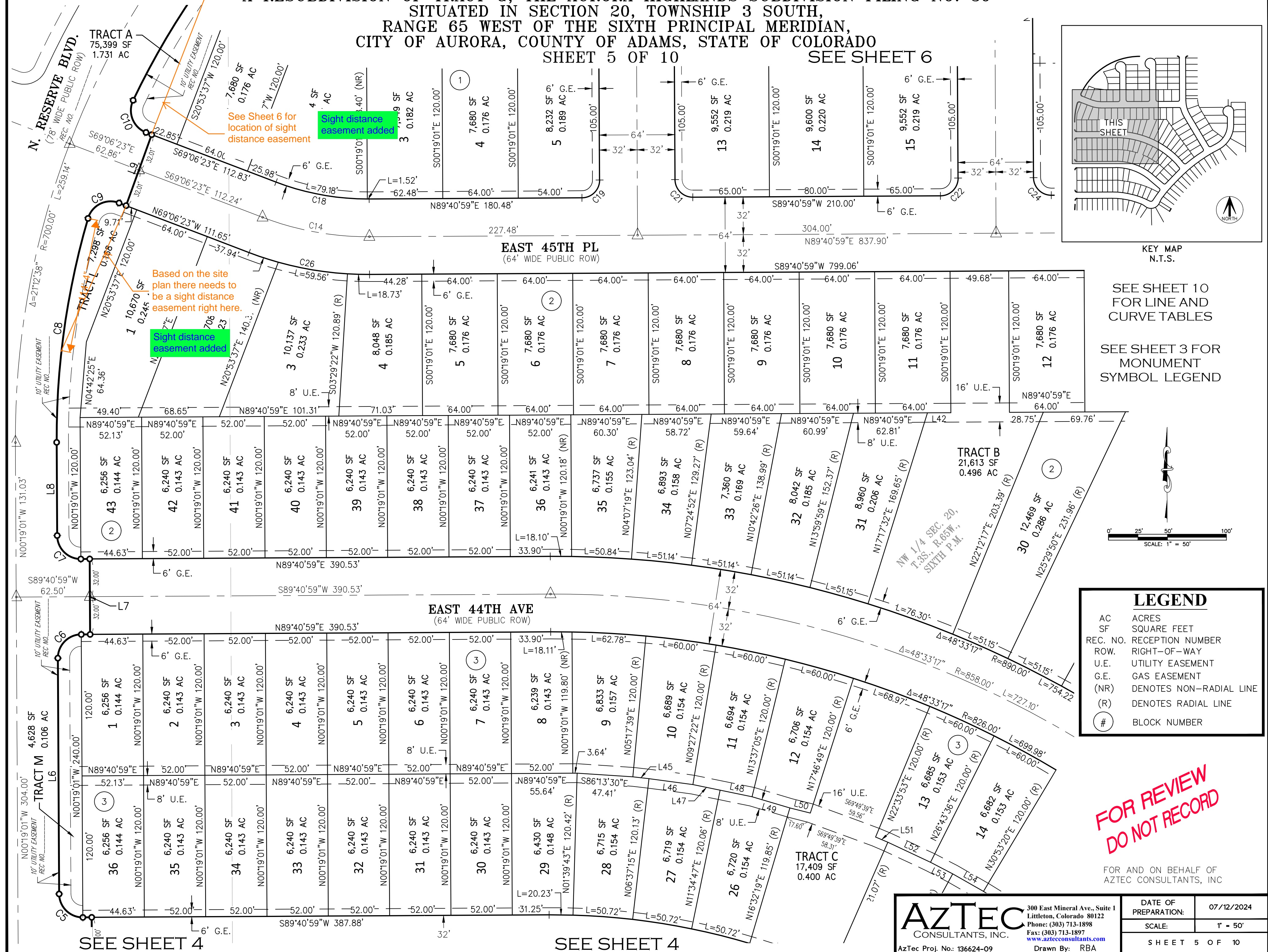
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

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

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

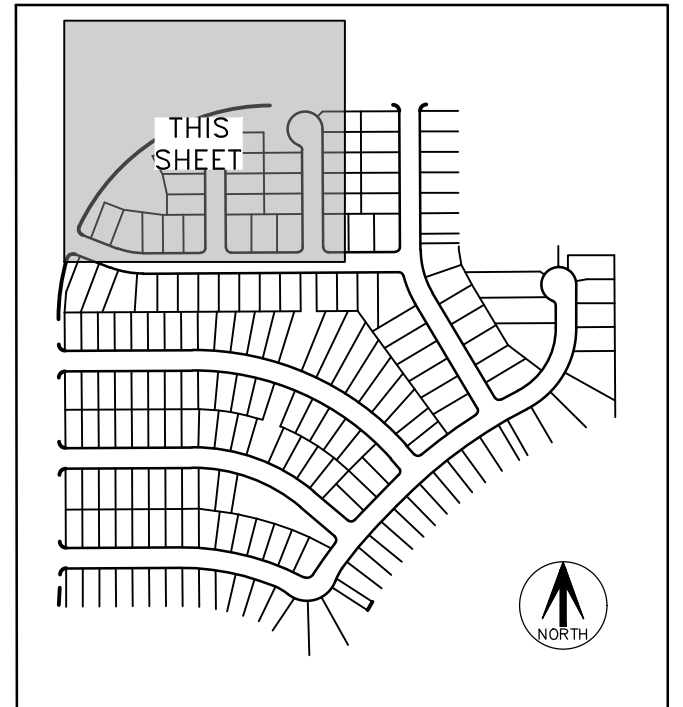
SHEET 5 OF 10

SEE SHEET 6



THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

A RESUBDIVISION OF TRACT G, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30
SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 10



KEY MAP
N.T.S.

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

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

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

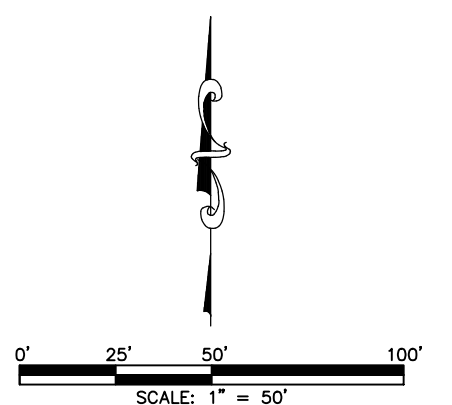
Revised
TRACT D
THE AURORA
HIGHLANDS
SUBDIVISION FILING
NO. 30
REC. NO. _____

Addressed
Show exclusive
G.E. continuing.
(Typical)

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

SEE SHEET 10
FOR LINE AND
CURVE TABLES

SEE SHEET 3 FOR
MONUMENT
SYMBOL LEGEND



SEE SHEET 9

SEE SHEET 9

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
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www.aztecconsultants.com

AzTec Proj. No.: 136624-09

Drawn By: RBA

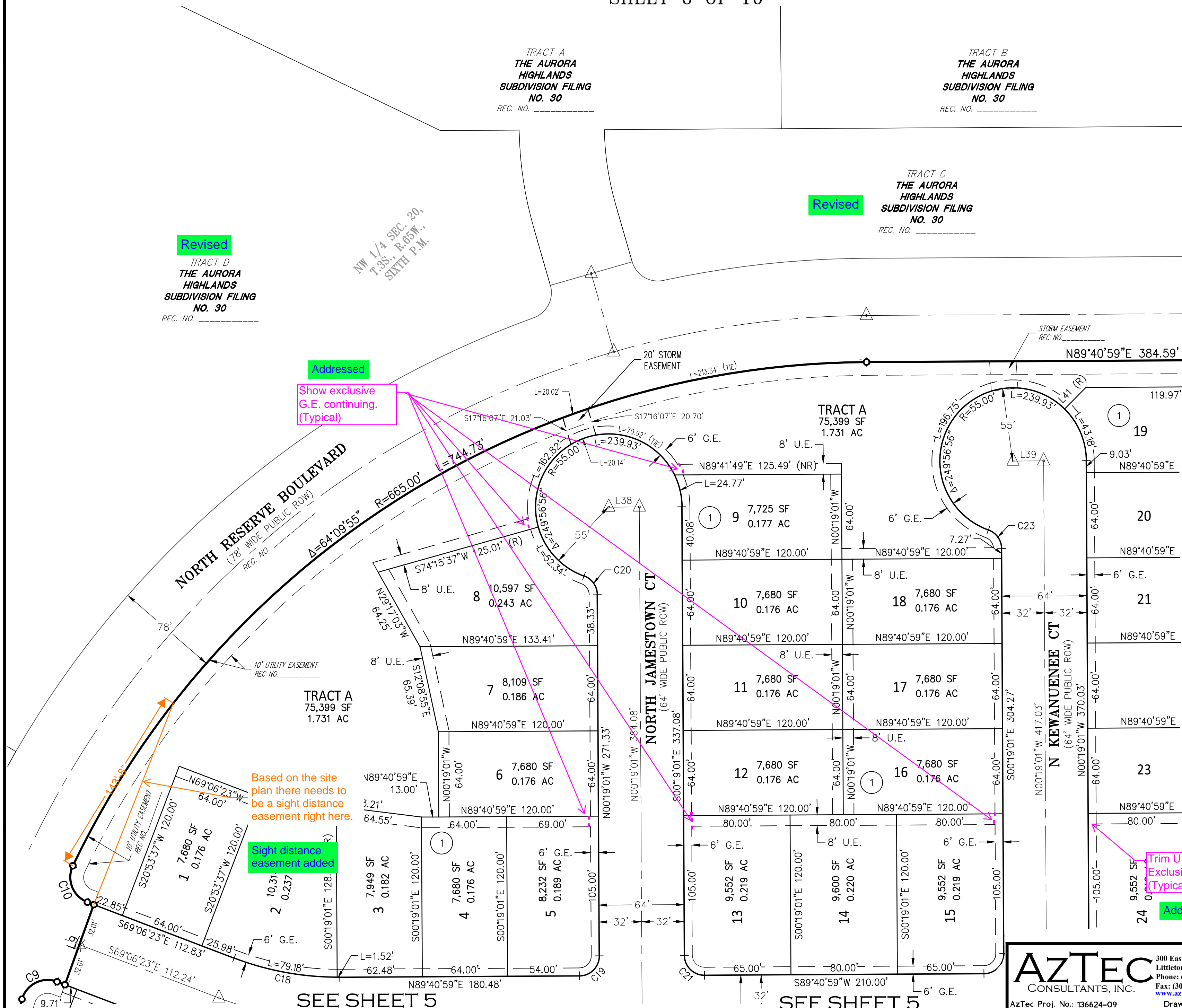
DATE OF
PREPARATION: 07/12/2024

SCALE: 1" = 50'

SHEET 6 OF 10

SEE SHEET 5

SEE SHEET 5



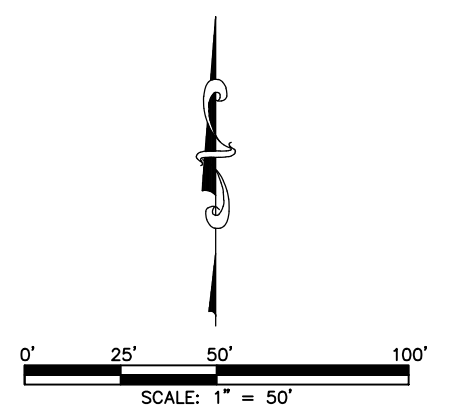
A RESUBDIVISION OF TRACT G, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30
SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 8



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

SEE SHEET 3 FOR
MONUMENT
SYMBOL LEGEND



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
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AzTec Proj. No.: 136624-09

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

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

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

SHEET 7 OF 10

REPEAT COMMENT FROM PREVIOUS REVIEW

Revised

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

A RESUBDIVISION OF TRACT G, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30
SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SEE SHEET 9 SHEET 8 OF 10

SEE SHEET 10
FOR LINE AND
CURVE TABLES



SEE SHEET 9

SEE SHEET 9

SHEET 8 OF 10

UNPLATTED
SPECIAL WARRANTY
DEED
REC. NO. 2020000096730

Not showing on this Plat because its not even of record yet and is a temporary easement. If it shows up in the title commitment when we go to record this Plat then we will show this easement.

Temporary Storm easement per F30?

Based on the site plan there needs to be a sight distance easement right here.

Sight distance
easement added

*UNPLATTED
SPECIAL WARRANTY
DEED*

REC. NO. 2020000096730

AZTEC
CONSULTANTS, INC.

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Littleton, Colorado 80122
Phone: (303) 713-1898
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www.ertecconsultants.com

AzTec Proj. No.: 136624-09

Drawn By: RBA

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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

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

SHEET 8 OF 10

FOR REVIEW
DO NOT RECORD

SHEET 9 OF 10

REC. NO. _____

10' UTILITY EASEMENT
REC NO. _____

TRACT 1
THE AURORA
HIGHLANDS
SUBDIVISION FILING
NO. 30
REC. NO. _____

Revised

KEY MAP
N.T.S.

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

SEE SHEET 3
FOR MONUMENT
LEGEND

A graphic scale bar is located at the bottom of the page. It is a horizontal line with tick marks at 0', 25', 50', and 100'. Below the bar, the text "SCALE: 1" = 50'" is written. Above the bar, the text "0' 25' 50' 100'" is written. To the right of the scale bar is a north arrow pointing upwards, with the letter "N" at the top.

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

AzTec Proj. No.: 136624-09

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

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

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

SHEET 9 OF 10

SEE SHEET 8

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 37

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

SITUATED IN SECTION 20, TOWNSHIP 3 SOUTH,

RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 10 OF 10

Removed

Line is obstructing the tables. Please remove.

LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE				CURVE TABLE			
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L1	N05°32'35"E	2.98'	L28	S33°52'38"W	51.50'	L55	S57°50'46"E	31.18'	C1	5°51'35"	535.00'	54.72'	C25	90°00'00"	15.00'	23.56'
L2	N00°19'01"W	40.04'	L29	S29°02'20"W	125.08'	L56	S55°45'54"E	20.10'	C2	90°00'00"	20.00'	31.42'	C26	21°12'38"	282.00'	104.39'
L3	N00°19'01"W	64.00'	L30	S24°30'51"W	95.97'	L57	S53°16'48"E	41.13'	C3	90°00'00"	20.00'	31.42'	C27	75°48'41"	15.00'	19.85'
L4	N00°19'01"W	208.00'	L31	N70°41'31"W	51.87'	L58	S51°11'56"E	10.15'	C4	90°00'00"	20.00'	31.42'	C28	16°15'38"	332.00'	94.22'
L5	N00°19'01"W	64.00'	L32	N74°35'04"W	51.20'	L59	S48°42'35"E	51.18'	C5	90°00'00"	20.00'	31.42'	C29	88°19'27"	15.00'	23.12'
L6	N00°19'01"W	200.00'	L33	N78°40'36"W	36.09'	L60	S44°13'54"W	59.37'	C6	90°00'00"	20.00'	31.42'	C30	88°19'27"	15.00'	23.12'
L7	N00°19'01"W	64.00'	L34	N82°35'35"W	52.48'	L61	S46°03'59"W	60.40'	C7	90°00'00"	20.00'	31.42'	C31	88°19'27"	15.00'	23.12'
L8	N00°19'01"W	79.03'	L35	N87°13'00"W	52.08'	L62	S41°45'44"E	38.94'	C8	16°35'11"	665.00'	192.51'	C32	88°19'27"	15.00'	23.12'
L9	N19°50'09"E	64.01'	L36	N89°55'05"W	9.02'	L63	S83°07'31"E	15.21'	C9	94°37'27"	20.00'	33.03'	C33	2°40'05"	1592.00'	74.13'
L10	N89°40'59"E	64.00'	L37	N84°27'25"W	23.22'	L64	S81°34'35"E	36.26'	C10	94°37'27"	20.00'	33.03'	C34	1°28'42"	1232.00'	31.79'
L11	N89°40'59"E	100.00'	L38	S89°40'59"W	23.00'	L65	S79°49'03"E	22.20'	C11	90°00'00"	20.00'	31.42'	C35	87°50'24"	15.00'	23.00'
L12	S73°04'03"W	20.88'	L39	N89°40'59"E	23.00'	L66	N00°19'01"W	10.08'	C12	90°00'00"	20.00'	31.42'	C36	87°50'24"	15.00'	23.00'
L13	S70°40'39"W	95.90'	L40	S89°40'59"W	23.00'	L67	N30°45'58"W	47.31'	C13	1°13'27"	1400.00'	29.92'	C37	84°57'18"	23.00'	34.10'
L14	S66°18'22"W	117.66'	L41	N44°41'59"E	22.80'	L68	N54°50'00"W	15.00'	C14	21°12'38"	250.00'	92.55'	C38	17°07'22"	160.00'	47.82'
L15	S62°08'48"W	85.57'	L42	N89°40'59"E	19.80'	L69	S00°19'01"E	66.00'	C15	16°05'33"	192.00'	53.93'	C39	16°05'33"	160.00'	44.94'
L16	S59°46'35"W	30.26'	L43	N35°50'14"W	3.01'	L70	S00°19'01"E	44.90'	C16	109°54'15"	63.00'	120.85'	C40	69°56'56"	15.00'	18.31'
L17	S57°51'24"W	63.55'	L44	S41°45'44"E	38.94'	L71	N79°27'57"E	35.20'	C17	17°07'22"	192.00'	57.38'	C41	2°06'24"	1592.00'	58.54'
L18	S55°15'21"W	63.55'	L45	S83°22'45"E	13.72'	L72	N89°40'59"E	7.50'	C18	21°12'38"	218.00'	80.70'				
L19	S52°53'55"W	51.63'	L46	S82°20'58"E	37.56'	L73	S89°40'59"W	7.50'	C19	90°00'00"	15.00'	23.56'				
L20	S50°47'08"W	51.63'	L47	S78°25'13"E	23.57'	L74	N89°40'59"E	7.50'	C20	69°56'56"	15.00'	18.31'				
L21	S48°40'21"W	51.63'	L48	S78°29'57"E	27.71'	L75	S89°40'59"W	7.50'	C21	90°00'00"	15.00'	23.56'				
L22	S46°33'33"W	51.64'	L49	S73°27'41"E	33.43'	L76	N89°40'59"E	7.50'	C22	90°00'00"	15.00'	23.56'				
L23	S44°27'04"W	51.37'	L50	S75°52'24"E	17.85'	L77	S89°40'59"W	7.50'	C23	69°56'56"	15.00'	18.31'				
L24	S42°20'36"W	51.63'	L51	S66°58'34"E	11.32'	L78	S69°06'23"E	6.36'	C24	90°00'00"	15.00'	23.56'				
L25	S40°13'48"W	51.63'	L52	S64°53'42"E	39.96'	L79	N69°06'23"W	5.17'								
L26	S38°06'23"W	52.15'	L53	S62°24'41"E	21.24'	L80	S00°19'01"E	6.50'								
L27	S35°59'07"W	51.50'	L54	S60°19'49"E	30.04'	L81	N00°19'01"W	6.50'								

Match F30?

Revised F30 Plat accordingly

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

Escrow No. 1211999

WHEN RECORDED, RETURN TO:

Weekley Homes, LLC
Attention: Christy Fink
1111 North Post Oak Road
Houston, TX 77055

(Space above line for Recorder's use only)

SPECIAL WARRANTY DEED

Effective as of the 2nd day of August, 2024, AURORA HIGHLANDS, LLC, a Nevada limited liability company ("Grantor"), in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell and convey to CND-VP HIGHLANDS, LLC, a Colorado limited liability company ("Grantee"), having an office at 1111 North Post Oak Road, Houston, TX 77055, all right, title and interest in and to that certain real property situated in the City of Aurora, State of Colorado, more particularly described in Attachment "A" attached hereto and incorporated herein by reference, together with any improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining but expressly excluding: (i) any and all minerals, oil, gas and other hard rock and hydrocarbon substances and rights; and, (ii) any and all water and water rights, whether adjudicated or non-adjudicated, tributary or non-tributary; and, (iii) any and all geothermal resources, all of whatever kind or nature in, upon, under, appurtenant to, or that may be produced from the real property (the "Property").

Grantor, for itself, its successors and assigns, hereby relinquishes and conveys to Grantee, its successors and assigns, all rights of Grantor, and its successors and assigns, to enter upon the Surface of the Property for any purpose, including in connection with the exploration, development, extraction, utilization or transportation of any minerals or mineral rights, oil and gas or oil and gas rights, and other hydrocarbon substances, or water or water rights, or geothermal resources. Nothing contained herein shall prevent Grantor from accessing, developing and removing any oil and gas, and other hydrocarbon substances, water or water rights, or geothermal resources under the Surface of the Property, or using any means, methods, equipment, pipes, or operations below the Surface of the Property to access (or permit access to) other properties. As used herein, the term "Surface" shall mean and include that portion of the Property as measured from the finished grade of the Property to a depth of two hundred (200) feet below the finished grade of the Property.

The development known as Aurora Highlands is located within an area which has been officially designed as an airport influence district by the City of Aurora. As a result of this designation, the Property is subject to an avigation and hazard easement that has been granted to the City of Aurora, Colorado (the "City") and Denver International Airport ("DIA") recorded in the records of the Clerk and Recorder for the County of Adams, State of Colorado on December 12, 2018 at Reception No. 2018000099141, which allows for the unobstructed passage of aircraft above the property and provides for the waiver of any right or cause of action against the City or DIA due to noise, vibration, fumes, smoke, dust, or fuel particles caused by aircraft or airport operations. The use and enjoyment of the Property may be affected by aircraft noise, vibrations, fumes, smoke, dust, or fuel particulates from aircraft operation, and is subject to Aurora Unified Development Ordinance Article 146-2.6.2.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every

person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to the statutory exceptions and the Permitted Exceptions set forth on Attachment "B" attached hereto and made a part hereof.

[Signature and Notary Page Follows]

IN WITNESS WHEREOF, the undersigned has executed this instrument effective as of the date first set forth above.

GRANTOR:

AURORA HIGHLANDS, LLC,
a Nevada limited liability company

By: CGF Management, Inc., a
Nevada corporation, Manager

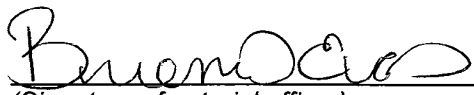
By: 
Carlo G. Ferreira, President

STATE OF Nevada)
COUNTY OF Clark) S.S.

This instrument was acknowledged before me the 31st day of July, 2024, by Carlo G. Ferreira, President of CGF Management, Inc., a Nevada corporation, acting as Manager of Aurora Highlands, LLC, a Nevada limited liability company.

WITNESS MY HAND AND OFFICIAL SEAL.




(Signature of notarial officer)

My Commission expires: 7/31/2026

ATTACHMENT A
TO SPECIAL WARRANTY DEED
DESCRIPTION OF PROPERTY
SEE ATTACHED

EXHIBIT A

LEGAL DESCRIPTION

TAH PA 5.1 TAKEDOWN

A PARCEL OF LAND BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309, 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:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 19, WHENCE THE NORTH LINE OF SAID NORTHEAST QUARTER BEARS NORTH 89°08'12" EAST, A DISTANCE OF 2,648.88 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO,

THENCE SOUTH 59°28'51" EAST, A DISTANCE OF 145.81 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°08'12" EAST, A DISTANCE OF 643.94 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°51'48" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°07'24", AN ARC LENGTH OF 38.89 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°00'48" WEST, A DISTANCE OF 636.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°38'54", AN ARC LENGTH OF 23.21 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 282.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°55'49", AN ARC LENGTH OF 19.34 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 05°17'43" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 218.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°17'43" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°16'54", AN ARC LENGTH OF 20.10 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°59'12" WEST, A DISTANCE OF 39.10 FEET;

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 88.38 FEET;

THENCE NORTH 89°59'12" WEST, A DISTANCE OF 24.40 FEET;

THENCE NORTH 70°15'16" WEST, A DISTANCE OF 261.78 FEET;

THENCE NORTH 89°59'12" WEST, A DISTANCE OF 356.23 FEET;

THENCE NORTH 00°28'23" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°00'48" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°40'07", AN ARC LENGTH OF 23.48 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°19'04" WEST, A DISTANCE OF 4.61 FEET;

THENCE NORTH 04°26'02" WEST, A DISTANCE OF 126.82 FEET;

THENCE NORTH 00°19'04" WEST, A DISTANCE OF 196.71 FEET;

THENCE NORTH 04°26'45" EAST, A DISTANCE OF 144.50 FEET;

THENCE NORTH 00°19'04" WEST, A DISTANCE OF 153.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°47'12", AN ARC LENGTH OF 13.43 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 89°08'12" EAST, A DISTANCE OF 0.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 64.50 FEET;

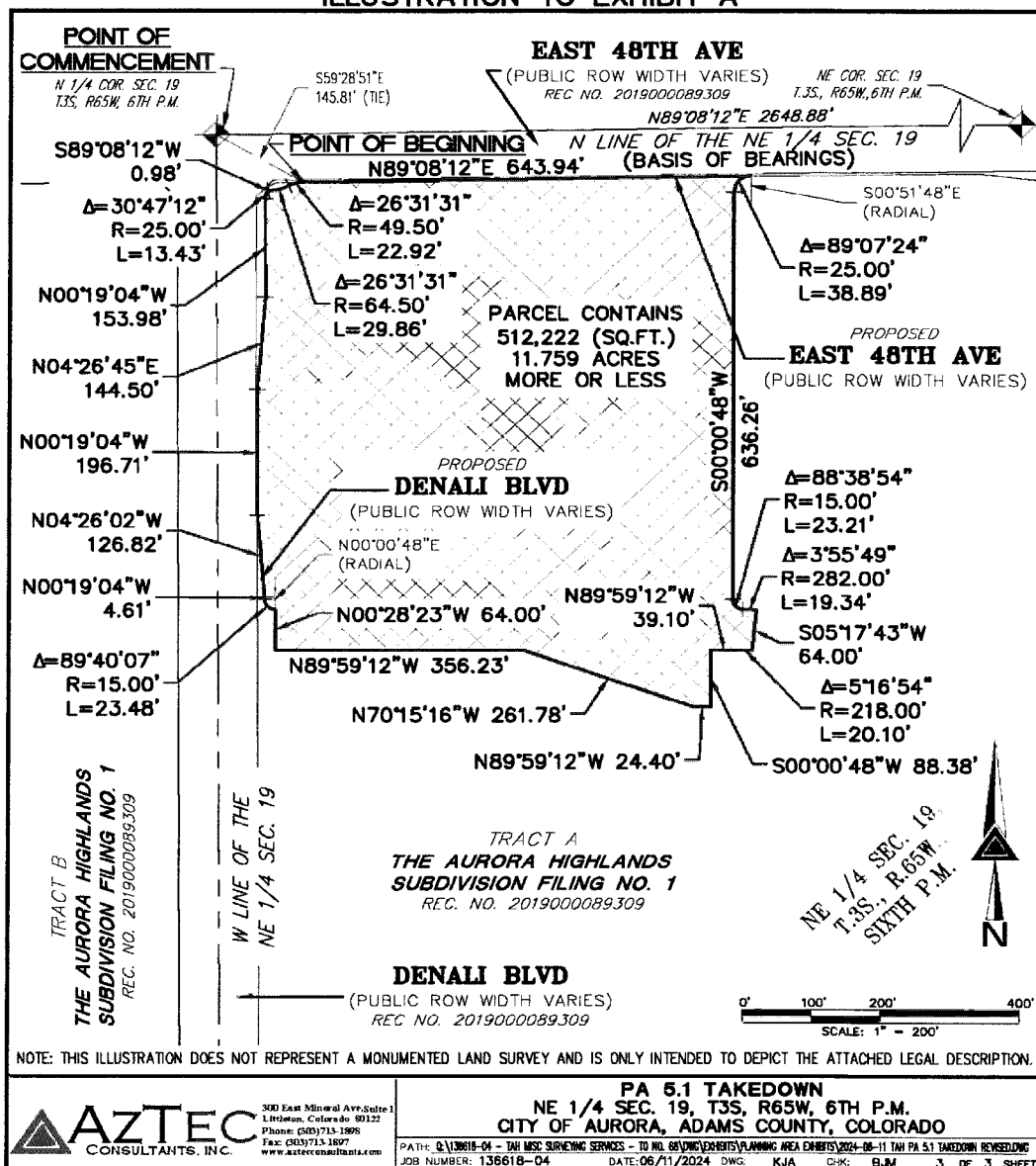
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 29.86 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 49.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 22.92 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 11.759 ACRES, (512,222 SQUARE FEET), MORE OR LESS.

BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A



LEGAL DESCRIPTION
TAH PA 34 TAKEDOWN

A PARCEL OF LAND BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE WEST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER SAID SECTION 20;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, NORTH 00°20'41" WEST, A DISTANCE OF 1,147.99 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°40'59" EAST, A DISTANCE OF 736.37 FEET;

THENCE SOUTH 59°55'27" EAST, A DISTANCE OF 216.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 743.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 59°55'27" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°23'34", AN ARC LENGTH OF 394.13 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°19'01" EAST, A DISTANCE OF 839.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 457.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°51'35", AN ARC LENGTH OF 46.74 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 05°32'35" WEST, A DISTANCE OF 90.82 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 42ND AVENUE AS DEPICTED ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 4 COURSES:

- 1) NORTH 84°27'25" WEST, A DISTANCE OF 1.43 FEET;
- 2) SOUTH 50°32'35" WEST, A DISTANCE OF 35.36 FEET;
- 3) NORTH 84°27'25" WEST, A DISTANCE OF 529.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 8,043.00 FEET;
- 4) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°48'42", AN ARC LENGTH OF 254.30 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20;

THENCE NON-TANGENT TO SAID CURVE ALONG SAID WEST LINE, NORTH 00°22'39" WEST, A DISTANCE OF 259.91 FEET TO THE **POINT OF BEGINNING**.

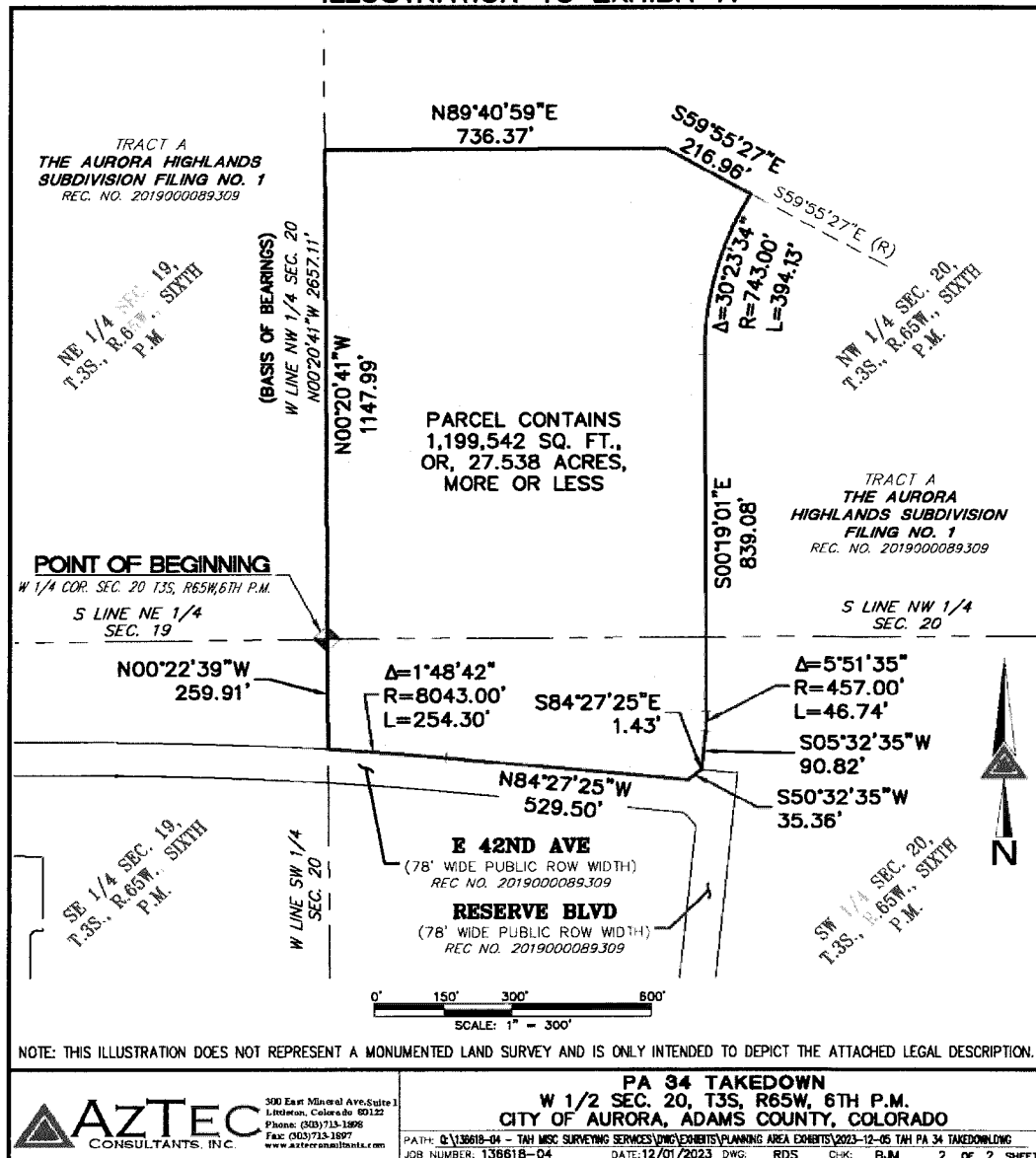
CONTAINING AN AREA OF 1,199,542 SQUARE FEET OR 27.538 ACRES, MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

Q:\136618-04 - TAH Misc Surveying Services\Legals\Planning Area Legals\2023-12-05 TAH PA 34 Takedown.docx
Page 1 of 2

ILLUSTRATION TO EXHIBIT A



LEGAL DESCRIPTION
TAH PA 35.1 AND 35.2 TAKEDOWN

A PARCEL OF LAND BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2019000089309 AND A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000096730, BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN SECTION 20 OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF RESERVE BOULEVARD, AS SHOWN ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, WHENCE THE EASTERLY RIGHT-OF-WAY OF SAID RESERVE BOULEVARD BEARS SOUTH 05°32'35" WEST, A DISTANCE OF 817.45 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE NORTHERLY PROLONGATION OF SAID EASTERLY RIGHT-OF-WAY, NORTH 05°32'35" EAST, A DISTANCE OF 87.84 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTHERLY PROLONGATION, SOUTH 84°27'25" EAST, A DISTANCE OF 23.22 FEET;

THENCE NORTH 89°40'59" EAST, A DISTANCE OF 354.98 FEET;

THENCE SOUTH 89°55'05" EAST, A DISTANCE OF 9.02 FEET;

THENCE SOUTH 87°13'00" EAST, A DISTANCE OF 52.08 FEET;

THENCE SOUTH 82°35'35" EAST, A DISTANCE OF 52.48 FEET;

THENCE SOUTH 78°40'36" EAST, A DISTANCE OF 36.09 FEET;

THENCE SOUTH 74°35'04" EAST, A DISTANCE OF 51.20 FEET;

THENCE SOUTH 70°41'31" EAST, A DISTANCE OF 51.87 FEET;

THENCE SOUTH 56°01'24" EAST, A DISTANCE OF 288.94 FEET;

THENCE NORTH 24°30'51" EAST, A DISTANCE OF 95.97 FEET;

THENCE NORTH 29°02'20" EAST, A DISTANCE OF 125.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,400.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 58°24'03" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°13'27", AN ARC LENGTH OF 29.92 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 33°52'38" EAST, A DISTANCE OF 51.50 FEET;

THENCE NORTH 35°59'07" EAST, A DISTANCE OF 51.50 FEET;

THENCE NORTH 38°06'23" EAST, A DISTANCE OF 52.15 FEET;

THENCE NORTH 40°13'48" EAST, A DISTANCE OF 51.63 FEET;

THENCE NORTH 42°20'36" EAST, A DISTANCE OF 51.63 FEET;

THENCE NORTH 44°27'04" EAST, A DISTANCE OF 51.37 FEET;

THENCE NORTH 46°33'33" EAST, A DISTANCE OF 51.64 FEET;

THENCE NORTH 48°40'21" EAST, A DISTANCE OF 51.63 FEET;
THENCE NORTH 50°47'08" EAST, A DISTANCE OF 51.63 FEET;
THENCE NORTH 52°53'55" EAST, A DISTANCE OF 51.63 FEET;
THENCE NORTH 55°15'21" EAST, A DISTANCE OF 63.55 FEET;
THENCE NORTH 57°51'24" EAST, A DISTANCE OF 63.55 FEET;
THENCE NORTH 59°46'35" EAST, A DISTANCE OF 30.26 FEET;
THENCE NORTH 62°08'48" EAST, A DISTANCE OF 85.57 FEET;
THENCE NORTH 66°18'22" EAST, A DISTANCE OF 117.66 FEET;
THENCE NORTH 70°40'39" EAST, A DISTANCE OF 95.90 FEET;
THENCE NORTH 73°04'03" EAST, A DISTANCE OF 20.88 FEET;
THENCE NORTH 00°19'04" WEST, A DISTANCE OF 531.00 FEET;
THENCE SOUTH 89°39'31" WEST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 89°40'59" WEST, A DISTANCE OF 486.26 FEET;
THENCE NORTH 00°19'01" WEST, A DISTANCE OF 443.90 FEET;
THENCE SOUTH 89°40'59" WEST, A DISTANCE OF 588.59 FEET TO THE BEGINNING OF A TANGENT
CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 665.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC
LENGTH OF 1,044.58 FEET;
THENCE TANGENT TO SAID CURVE, SOUTH 00°19'01" EAST, A DISTANCE OF 839.08 FEET TO THE
BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 535.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°51'35", AN ARC
LENGTH OF 54.72 FEET;
THENCE TANGENT TO SAID CURVE, SOUTH 05°32'35" WEST, A DISTANCE OF 2.98 FEET TO THE
POINT OF BEGINNING
CONTAINING AN AREA OF 2,188,072 SQUARE FEET OR 50.231 ACRES, MORE OR LESS.
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A

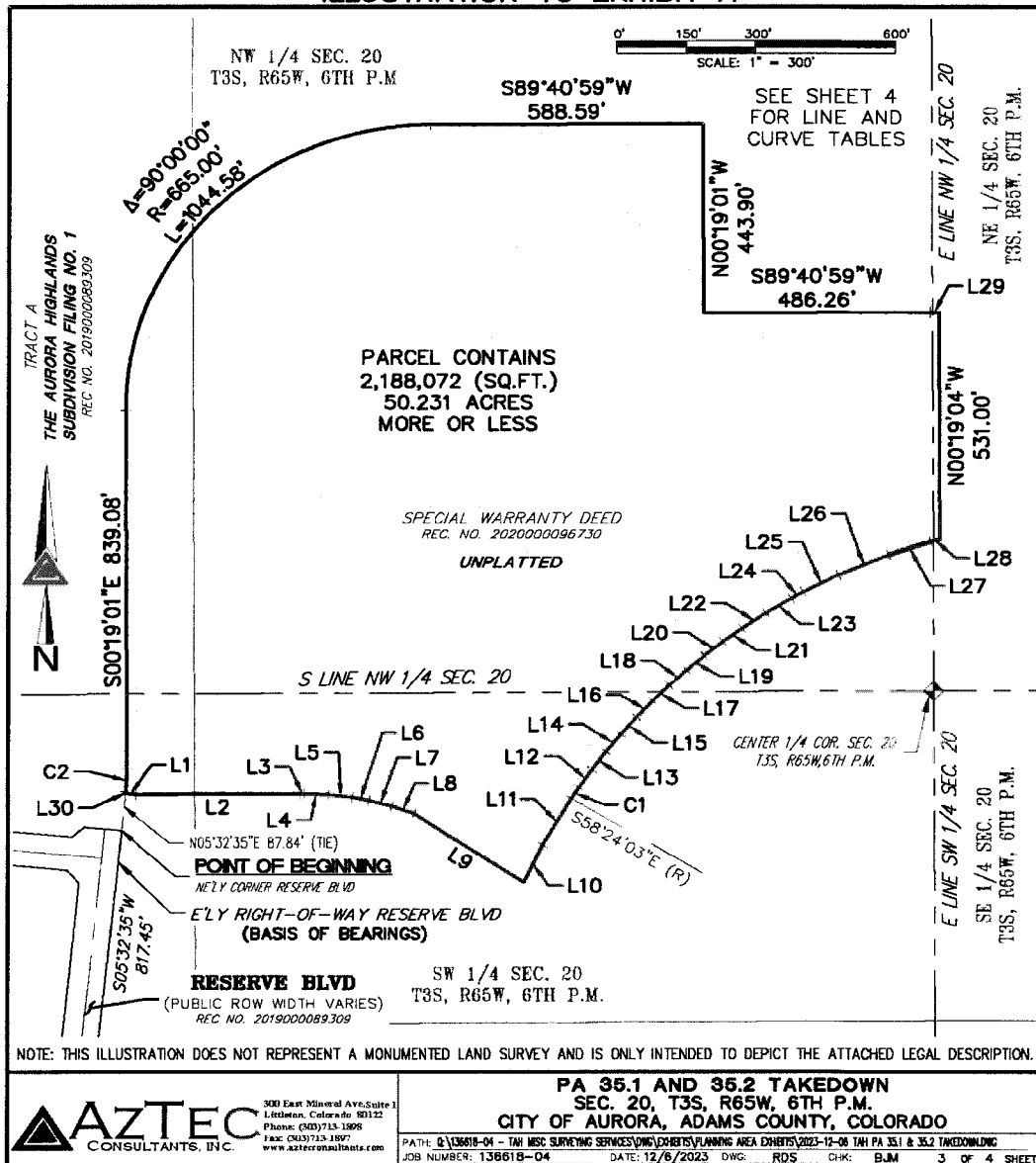


ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S84°27'25"E	23.22'
L2	N89°40'59"E	354.98'
L3	S89°55'05"E	9.02'
L4	S87°13'00"E	52.08'
L5	S82°35'35"E	52.48'
L6	S78°40'36"E	36.09'
L7	S74°35'04"E	51.20'
L8	S70°41'31"E	51.87'
L9	S56°01'24"E	288.94'
L10	N24°30'51"E	95.97'
L11	N29°02'20"E	125.08'
L12	N33°52'38"E	51.50'
L13	N35°59'07"E	51.50'
L14	N38°06'23"E	52.15'
L15	N40°13'48"E	51.63'

LINE TABLE		
LINE	BEARING	LENGTH
L16	N42°20'36"E	51.63'
L17	N44°27'04"E	51.37'
L18	N46°33'33"E	51.64'
L19	N48°40'21"E	51.63'
L20	N50°47'08"E	51.63'
L21	N52°53'55"E	51.63'
L22	N55°15'21"E	63.55'
L23	N57°51'24"E	63.55'
L24	N59°46'35"E	30.26'
L25	N62°08'48"E	85.57'
L26	N66°18'22"E	117.66'
L27	N70°40'39"E	95.90'
L28	N73°04'03"E	20.88'
L29	S89°39'31"W	20.00'
L30	S05°32'35"W	2.98'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°13'27"	1400.00'	29.92'
C2	5°51'35"	535.00'	54.72'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



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www.aztecconsultants.com

PA 35.1 AND 35.2 TAKEDOWN
SEC. 20, T3S, R65W, 6TH P.M.
CITY OF AURORA, ADAMS COUNTY, COLORADO

PATH: Q:\35618-04 - TAN MSC SURVEYING SERVICES\ADAMS\PLANNING AREA EXHIBITS\2023-12-08 TAN PA 35.1 & 35.2 TAKEDOWN.DWG
JOB NUMBER: 136618-04 DATE: 12/6/2023 DWG: RDS CHK: BJM 4 OF 4 SHEETS

ATTACHMENT B
TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Taxes and assessments for 2024 and subsequent years, a lien not yet due and payable.
2. Any water rights, claims of title to water, in, on or under the Land.
3. Reservations made by the Union Pacific Railway Company in Patent dated February 25, 1897 Patent No. 39, providing substantially as follows: Reserving unto the company and its assigns all coal that may be found underneath surface of land herein described and the exclusive right to prospect and mine for same, also such right of way and other grounds as may appear necessary for proper working of any coal mines that may be developed upon said premises, and for transportation of coal from same, and any and all assignments thereof or interest therein.
4. All Coal and mineral rights and right to extract the same as reserved by the Union Pacific Railroad in instrument recorded June 21, 1899 in Book A33 at Page 522 and as referenced in instrument recorded August 13, 1909 in Book 35 at Page 106. NOTE: Quit Claim in connection therewith recorded April 14, 1971 in Book 1684 at Page 281 and Release and Quitclaim Deed recorded November 23, 1998 at Reception No. C0470914. NOTE: Quitclaim Deed in connection therewith recorded May 11, 1992 in Book 3902 at Page 345. NOTE: Affidavit of Non-Development in connection therewith recorded December 18, 2017 at Reception No. 2017000111043. Deed in connection therewith recorded February 6, 2020 at Reception No. 2020000011990.
5. Terms, conditions, provisions, obligations and agreements as set forth in the Surface Owner's Agreement recorded October 22, 1956 in Book 633 at Page 4.
6. Terms, conditions, provisions, obligations and agreements as set forth in the Zoning Hearing Decision-Case #19-85-PUD recorded February 21, 1985 in Book 2969 at Page 579.
7. Terms, conditions, provisions, obligations and agreements as set forth in the Green Valley East Preliminary Plan recorded May 28, 1985 at Reception No. B576455. NOTE: Green Valley East Preliminary Plan Amendment in connection therewith recorded March 10, 1986 at Reception No. B634819.
8. Ordinance No. 85-188, for annexing certain unincorporated lands, recorded April 15, 1986 in Book 3132 at Page 648.
9. Easements, notes, covenants, restrictions and rights-of-way as shown on the Annexation Plat, recorded April 15, 1986 at Reception No. B642401.
10. Terms, conditions, provisions, obligations and agreements as set forth in the Annexation Agreement recorded January 26, 1987 in Book 3265 at Page 640.

11. Terms, conditions, provisions, obligations and agreements as set forth in the Amendment to Certificate of Organization for the E-470 Public Highway Authority recorded December 19, 1995 in Book 4646 at Page 979.
12. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Drainage Easement recorded August 20, 2007 at Reception No. 2007000079867.
13. Terms, conditions, provisions, obligations and agreements as set forth in the Green Valley Development Agreement recorded March 6, 2009 at Reception No. 2009000016224 and Memorandum of Development Agreement recorded November 1, 2018 at Reception No. 2018000088835 and Assignment and Assumption of Development Agreement recorded December 16, 2019 at Reception No. 2019000109731 and Memorandum of Amendments to Development Agreement recorded June 28, 2023 at Reception No. 2023000036483.
14. Terms, conditions, provisions, obligations and agreements as set forth in the Basin-Wide Drainage Construction and Cost Reimbursement Agreement recorded March 16, 2009 at Reception No. 2009000018359.
15. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Agreement of Lease recorded December 26, 2012 at Reception No. 2012000097994 and Memorandum of Second Amendment To and Ratification of Oil and Gas Lease recorded January 12, 2018 at Reception No. D8004307. (Arapahoe County Records) NOTE: Affidavit of Extension of Oil and Gas Lease in connection therewith recorded April 13, 2018 at Reception No. D8035972. (Arapahoe County Records)
16. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Avigation Easement recorded December 12, 2018 at Reception No. 2018000099141.
17. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Connection, Dedication and Transportation Agreement (Dedication of Crude Oil) recorded January 23, 2019 at Reception No. 2019000005765.
18. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Temporary Construction Easement Agreement recorded July 10, 2019 at Reception No. 2019000053755. Partial Termination in connection therewith recorded April 20, 2021 at Reception No. 2021000047075, and Partial Termination recorded July 27, 2021 at Reception No. 2021000089475.
19. Terms, conditions, provisions, obligations and agreements as set forth in the Administrative Street 1.Vacation recorded August 8, 2019 at Reception No. 2019000063711.
20. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Telecommunications Easement recorded October 17, 2019 at Reception No. 2019000089102.
21. Easements, notes, covenants, restrictions and rights-of-way as shown on The Aurora Highlands Framework Development Plan, recorded October 17, 2019 at Reception No. 2019000089306.

22. Easements, notes, covenants, restrictions and rights-of-way as shown on The Aurora Highlands Infrastructure Site Plan - No. 1, recorded October 17, 2019 at Reception No. 2019000089307.
23. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of The Aurora Highlands Subdivision Filing No. 1, recorded October 17, 2019 at Reception No. 2019000089309. Affidavit of Plat Correction in connection therewith recorded June 2, 2020 at Reception No. 2020000049252.
24. Covenants, conditions, restrictions, provisions, easements and assessments as set forth in Master Declaration of Covenants, Conditions and Restrictions for the Aurora Highlands recorded February 3, 2020 at Reception No. 2020000010483, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, and any and all amendments, assignments, or annexations thereto. Partial Assignment of Declarant's Rights in connection therewith recorded February 3, 2020 at Reception No. 2020000010651, and Partial Assignment recorded November 19, 2020 at Reception No. 2020000121145. First Amendment to the Master Declaration of Covenants, Conditions and Restrictions for the Aurora Highlands in connection therewith recorded November 19, 2020 at Reception No. 20200000121141. First Supplemental Declaration Annexing Additional Land to the Master Declaration of Covenants, Conditions and Restrictions for the Aurora Highlands in connection therewith recorded November 19, 2020 at Reception No. 2020000121142, Second Supplemental recorded May 11, 2021 at Reception No. 2021000057555, Ninth Supplemental recorded December 29, 2023 at Reception No. 2023000071748.
25. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Agreement recorded April 15, 2020 at Reception No. 2020000034688.
26. Terms, conditions, provisions, obligations and agreements as set forth in the Stormwater Maintenance Agreement between the City of Aurora, acting by and through its Utility Enterprise and The Aurora Highlands Community Authority Board recorded May 7, 2020 at Reception No. 2020000041591.
27. Terms, conditions, provisions, obligations and agreements as set forth in the Request for Notification of Surface Development recorded September 1, 2020 at Reception No. 2020000085711.
28. Terms, conditions, provisions, obligations and agreements as set forth in the Storm Drainage Development Fee Agreement recorded July 13, 2021 at Reception No. 2021000083906.
29. Terms, conditions, provisions, obligations and agreements as set forth in the Use Restriction Agreement recorded April 26, 2022 at Reception No. 2022000036323. **The Following Matters Affect Parcels 2 and 3**
30. All Coal and mineral rights and right to extract the same as reserved by the Union Pacific Railroad in instrument recorded June 21, 1899 in Book A33 at Page 522 and as referenced in instrument recorded August 13, 1909 in Book 35 at Page 106. NOTE: Quit Claim in connection therewith recorded April 14, 1971 in Book 1684 at Page 281 and Release and

Quitclaim Deed recorded November 23, 1998 at Reception No. C0470914. NOTE: Quitclaim Deed in connection therewith recorded May 11, 1992 in Book 3902 at Page 345. NOTE: Affidavit of Non-Development in connection therewith recorded December 18, 2017 at Reception No. 2017000111043. Deed in connection therewith recorded February 6, 2020 at Reception No. 2020000011990.

31. Reservation of a undivided 1/2 interest in oil, gas and other minerals as reserved in Deed recorded September 30, 1946 in Book 325 at Page 528, and any and all assignments thereof or interests therein.
32. Reservation of a undivided 1/2 interest in oil, gas and other minerals as reserved in Deed recorded January 30, 1947 in Book 331 at Page 14, and any and all assignments thereof or interests therein.
33. Any tax, lien, fee or assessment by reason of inclusion of subject property in the First Creek Ranch Metropolitan District, as evidenced by instrument recorded June 13, 1985 in Book 3013 at Page 123 (as to Parcel 1 only).
34. Public Disclosure Document in connection therewith recorded April 8, 2014 at Reception No. 2014000021087.
35. Order: Petition for Name Change in connection therewith recorded April 27, 2022 at Reception No. 2022000037680.
36. Notes, easements and other matters as shown on the School Site Agreement (King's Ranch) recorded July 28, 1987 at Reception No. B757844.
37. Notes, easements and other matters as shown on the King Ranch - General Development Plan, recorded August 21, 1987 at Reception No. B763954.
38. Terms, conditions, provisions, obligations and agreements as set forth in the Green Valley Development Agreement recorded March 6, 2009 at Reception No. 2009000016224 and Memorandum of Development Agreement recorded November 1, 2018 at Reception No. 2018000088835 and Assignment and Assumption of Development Agreement recorded December 16, 2019 at Reception No. 2019000109731 and Memorandum of Amendments to Development Agreement recorded June 28, 2023 at Reception No. 2023000036483.
39. Terms, conditions, provisions, obligations and agreements as set forth in the Basin-Wide Drainage Construction and Cost Reimbursement Agreement recorded March 16, 2009 at Reception No. 2009000018359.
40. Oil and Gas Lease recorded October 3, 2011 at Reception No. 2011000064001 and re-recorded February 16, 2012 at Reception No. 2012000011507, and any and all assignments thereof or interests therein.
41. Oil and Gas Lease recorded November 14, 2011 at Reception No. 2011000074691, and re-recorded February 16, 2012 at Reception No. 2012000011482, and any and all assignments thereof or interests therein.

42. Terms, conditions, provisions, obligations and agreements as set forth in the Amended and Restated Surface Use and Damage Agreement recorded December 10, 2015 at Reception No. 20150000103088.
43. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Agreement of Lease recorded December 26, 2012 at Reception No. 2012000097994 and Memorandum of Second Amendment To and Ratification of Oil and Gas Lease recorded January 12, 2018 at Reception No. D8004307 (Arapahoe County Records). Affidavit of Extension of Oil and Gas Lease in connection therewith recorded April 13, 2018 at April 13, 2018 at Reception No. D8035972 (Arapahoe County Records).
44. Affidavit of Possession of Land recorded February 6, 2015 at Reception No. 2015000008658.
45. Terms, conditions, provisions, obligations and agreements as set forth in the Amended and Restated Surface Use and Damage Agreement recorded January 6, 2016 at Reception No. 2016000001253.
46. Terms, conditions, provisions, obligations and agreements as set forth in the Affidavit of Non- Development recorded February 20, 2018 at Reception No. 2018000014437.
47. Oil and Gas Lease recorded May 18, 2018 at Reception No. 2018000040123, and any and all assignments thereof or interests therein.
48. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Agreement recorded June 20, 2018 at Reception No. 2018006671 (Broomfield County Records).
49. Terms, conditions, provisions, obligations and agreements as set forth in the Surface Use Agreement recorded November 1, 2018 at Reception No. 2018000088826.
50. Terms, conditions, provisions, obligations and agreements as set forth in the Subsurface Easement Agreement recorded November 1, 2018 at Reception No. 2018000088827.
51. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Avigation Easement recorded December 12, 2018 at Reception No. 2018000099141.
52. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Connection, Dedication and Transportation Agreement (Dedication of Crude Oil) recorded January 23, 2019 at Reception No. 2019000005765.
53. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Option Agreement recorded June 4, 2019 at Reception No. 2019000042144.
54. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Temporary Construction Easement Agreement recorded July 10, 2019 at Reception No. 2019000053755. Partial Termination in connection therewith recorded April 20, 2021 at

Reception No. 2021000047075, and Partial Termination recorded July 27, 2021 at Reception No. 2021000089475.

55. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Telecommunications Easement recorded October 17, 2019 at Reception No. 2019000089102.
56. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of The Aurora Highlands Framework Development Plan, recorded October 17, 2019 at Reception No. 2019000089306.
57. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of The Aurora Highlands Infrastructure Site Plan - No. 1, recorded October 17, 2019 at Reception No. 2019000089307.
58. Easements, notes and restrictions described on The Aurora Highlands Contextual Site Plan #1, recorded October 17, 2019 at Reception No. 2019000089308.
59. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of The Aurora Highlands Subdivision Filing No. 1, recorded October 17, 2019 at Reception No. 2019000089309. Affidavit of Plat Correction in connection therewith recorded June 2, 2020 at Reception No. 2020000049252.
60. Covenants, conditions, restrictions, provisions, easements and assessments as set forth in Master Declaration of Covenants, Conditions and Restrictions for The Aurora Highlands recorded February 3, 2020 at Reception No. 2020000010483, First Amendment recorded November 19, 2020 at Reception No. 2020000121141, First Supplement recorded November 19, 2020 at Reception No. 2020000121142, Second Supplement recorded May 11, 2021 at Reception No. 2021000057555, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, and any and all amendments, assignments, or annexations thereto. Partial Assignment of Declarant's Rights in connection therewith recorded February 3, 2020 at Reception No. 2020000010651 and Partial Assignment recorded November 19, 2020 at Reception No. 2020000121145. As supplemented by Twelfth Supplemental Declaration Annexing Additional Land to the Master Declaration of Covenants, Conditions and Restrictions for The Aurora Highlands dated effective August 2nd, 2024 and recorded August 2nd, 2024, at Reception No. 2024000042336.
61. Terms, conditions, provisions, obligations and agreements as set forth in the Stormwater Maintenance Agreement between the City of Aurora, acting by and through its Utility Enterprise and The Aurora Highlands Community Authority Board recorded May 7, 2020 at Reception No. 2020000041591.
62. Terms, conditions, provisions, obligations and agreements as set forth in the Declaration of Payment in Lieu of Taxes recorded June 30, 2020 at Reception No. 2020000059148.
63. Terms, conditions, provisions, obligations and agreements as set forth in the Request for Notification of Surface Developments recorded September 1, 2020 at Reception Nos. 2020000085711 and 2020000085712.

64. Terms, conditions, provisions, obligations and agreements as set forth in the Storm Drainage Development Fee Agreement recorded July 13, 2021 at Reception No. 2021000083906.
65. Oil and Gas Lease recorded August 19, 2021 at Reception No. 2021000099016, and any and all assignments thereof or interests therein.
66. Resolution 2023-142, Adopting and Recording the Official Zoning Maps for Unincorporated Adams County, Colorado recorded June 8, 2023 at Reception No. 2023000032315.
67. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Subsurface Easement Agreement recorded June 28, 2023 at Reception No. 2023000036482.
68. Terms, conditions, provisions, obligations and agreements as set forth in the Property Disclosure Statement recorded August 2nd, 2024 at Reception No. 2024000042337.
69. Terms, conditions, provisions, obligations and agreements as set forth in the Second Amendment to the Declaration of Payment in Lieu of Taxes recorded August 2nd, 2024 at Reception No. 2024000042335.