



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

AuroraGov.org

March 4, 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. 36- Plat
Application Number: DA-2062-65
Case Number: 2024-3044-00

Dear Carlo:

Thank you for your second submission, which we started to process on February 18th, 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 27, 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\2062-65rev2



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 Planning and Fire/Life Safety
- 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 1: Reference TAH Area B Site Plan PA-29.1 and 29.2DA-2062-33 / RSN 1619783 (repeat comment)

AZTEC – Added as General Note 14 on sheet 2.

- 2B. Sheet 3: Why does Street H not connect to Street I? (repeat comment)

AZTEC – Per the project engineer the Site Plan was approved with this layout.

- 2C. Sheet 4: Block 2, Lot 9 has a label error. (repeat comment)

AZTEC – Addressed

- 2D. Sheet 6: Block 2, Lot 9 has a label error. (repeat comment)

AZTEC – Addressed

- 2E. Sheet 7: Block 7, Lots 8 and 9. Lot 9 appears to be a flag lot and is 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 Site Plan was approved with this layout.

3. Letter of Introduction

- 3A. Upon your next resubmittal please include a letter of introduction describing the following: 1) Which Sub Area is this filing included within, 2) Which site plan 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. Fire / Life Safety (William Polk/ wpolk@auroragov.org Comments in blue)

- 5A. Sheet 7: The fire lane turning radii do not meet the minimum requirements. Fire Lanes shall conform to the City of Aurora Road Manual requirements. Please revise the plat and site plan to reflect the minimum requirement. (repeat comment).

AZTEC – The Fire Lane easement meets the City requirements. C25 & C26 are tags on the Tract boundary and not the easement. See C36 & C37 tags for easement radii.

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

- 6A. (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. Thank You!



6B. (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!

6C. (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. 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!

6D. (Advisory Comment) Be advised - sometimes the margins or scale factors may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the

AZTEC – Comment Noted. Thank You!



scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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.

- 6E. (Advisory Comment): All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)

Subdivision Plat:

- 6F. Sheet 1: Dedication – Revise property description to reflect the correct distance from the P.O.C. to the P.O.B., remove the word “and” match the written description with the graphics, and match the area with the closure report.
- 6G. Sheet 1: Surveyor’s Certification – Insert the date of fieldwork.
- 6H. Sheet 2: General Notes – #6 Revise the title commitment date to be within 30 days of the plat acceptance date, #12 & 13 Release or restrict these blanket easements prior to plat approval.
- 6I. Sheet 3: Revise the distance from the P.O.C. to the P.O.B., remove duplicate B&D.
- 6J. Sheet 4: Exclusive G.E. should extend through the U.E.’s, trim the U.E. line in Lot 4, Block 4.
- 6K. Sheet 5: Exclusive G.E. should extend through the U.E.’s, trim the U.E. line in Lot 4, Block 4, label the easement near the bottom of this sheet, does the exclusive G.E. need to extend around the cul-de-sac?
- 6L. Sheet 6: Exclusive G.E. should extend through the U.E.’s.
- 6M. Sheet 7: Exclusive G.E. should extend through the U.E.’s, does the exclusive G.E. need to extend around the cul-de-sac and around the bubble along E. 47th Avenue?

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

- 7A. All new easement dedications are to be done by plat, and releases to be submitted to releaseeasements@auroragov.org.

8.Xcel Energy. (Donna George).

- 8A. Please see the attached letter for comments.



City of Aurora

AuroraGov.org



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 20, 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. 36 - 2nd referral
Case # DA-2062-65**

Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment responses for **The Aurora Highlands F36** and still needs a utility easement along East 47th Avenue within Tracts D and E for continuity.

What is the dedicated use of each tract - will there be a tract table?

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

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 36

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 19, AND THE NW 1/4 OF 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 7

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED NOVEMBER 1, 2024, AT RECEPTION NO. 2024000061167, ALL OF SPECIAL WARRANTY DEED RECORDED JANUARY 2, 2024, AT RECEPTION NO. 2024000000161, BOTH RECORDED IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER 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:

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

THENCE ALONG SAID WEST LINE, SOUTH 00°20'41" EAST, A DISTANCE OF 76.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE AS DESCRIBED IN 'EXHIBIT C' OF SPECIAL WARRANTY DEED RECORDED JANUARY 14, 2025, AT RECEPTION NO. 2025000002162, IN SAID OFFICIAL RECORDS, AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE ALONG SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE SOUTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JANUARY 14, 2025, AT RECEPTION NO. 2025000002157, IN SAID OFFICIAL RECORDS, SOUTH 89°53'06" EAST, A DISTANCE OF 1,501.43 FEET TO THE NORTHEAST CORNER OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024000000161;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY ALONG THE BOUNDARIES OF SAID LAST DESCRIBED SPECIAL WARRANTY DEED THE FOLLOWING 4 COURSES:

- 1. SOUTH 00°20'50" EAST, A DISTANCE OF 1,009.25 FEET;
- 2. SOUTH 89°40'56" WEST, A DISTANCE OF 256.25 FEET;
- 3. NORTH 64°19'19" WEST, A DISTANCE OF 322.65 FEET;
- 4. SOUTH 89°39'19" WEST, A DISTANCE OF 1,009.25 FEET TO THE SOUTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF SAID TRACT H;

THENCE ALONG SAID SOUTHERLY EXTENSION AND ALONG SAID WESTERLY BOUNDARY OF TRACT H THE FOLLOWING 5 COURSES:

- 1. NORTH 00°20'41" WEST, A DISTANCE OF 355.23 FEET;
- 2. SOUTH 89°59'12" EAST, A DISTANCE OF 54.00 FEET;
- 3. NORTH 00°20'41" WEST, A DISTANCE OF 64.00 FEET;
- 4. NORTH 89°59'12" WEST, A DISTANCE OF 54.00 FEET;
- 5. NORTH 00°20'41" WEST, A DISTANCE OF 517.40 FEET TO THE NORTHWEST CORNER OF SAID TRACT H, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE AS DESCRIBED IN 'EXHIBIT B' OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2025000002162;

THENCE ALONG SAID LAST DESCRIBED SOUTHERLY RIGHT-OF-WAY, NORTH 89°08'12" EAST, A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 34.479 ACRES, (1,501,894 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 36, 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.

THIS FILING CONTAINS 168 LOTS AND 7 TRACTS.

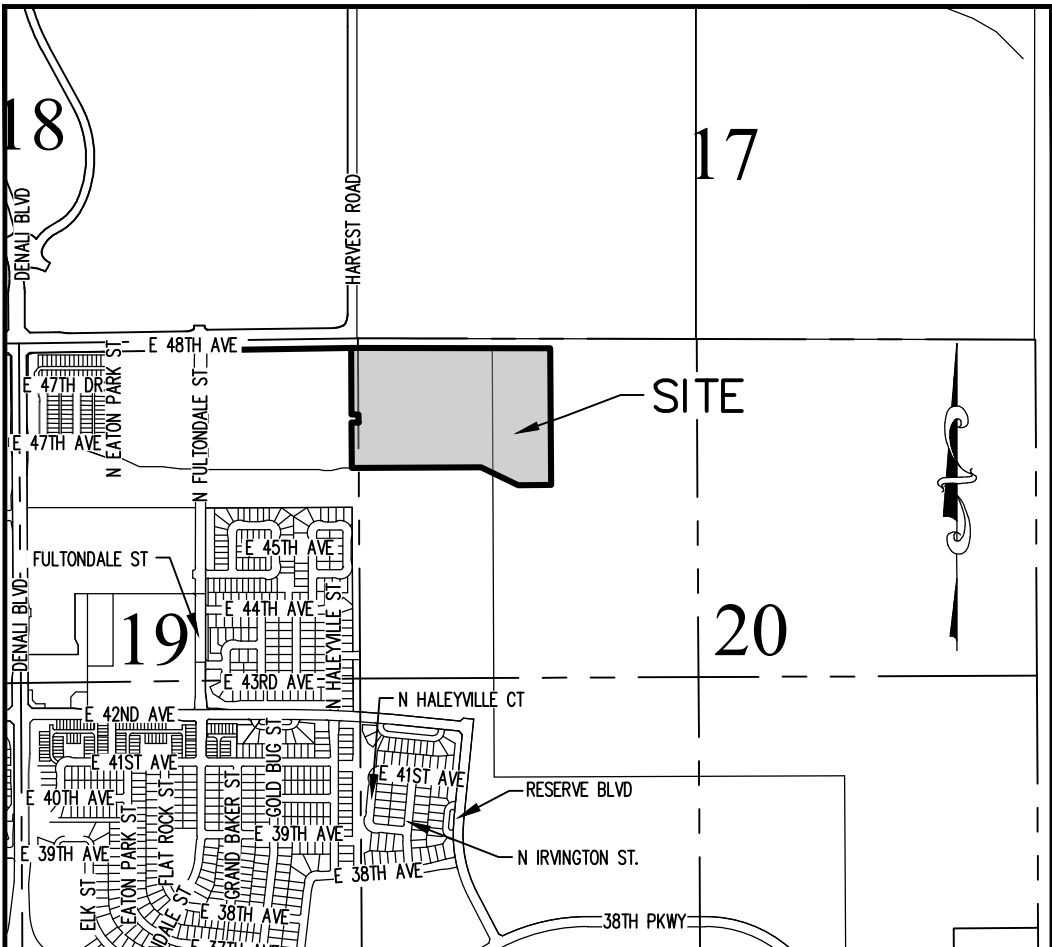
COVENANTS

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

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

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

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



(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.

(Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. 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.

(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 scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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.

(Advisory Comment): All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)

SHEET 4-7 DETAIL MAP SHEETS

COVENANTS - CONTINUED

THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY, AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE 'UTILITY EASEMENT' FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.

COVENANTS CONTINUED ON SHEET 2.

OWNER:

RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION

BY: _____

NAME: _____

IT'S: _____

STATE OF _____

COUNTY OF _____

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: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE CORNERS HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT (0.3048 METERS) PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____, 20_____

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.

CITY OF AURORA APPROVALS

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

CITY ENGINEER

DATE

DIRECTOR OF PLANNING

DATE

AzTEC CONSULTANTS, INC.

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

AzTec Proj. No.: 136624-05

Drawn By: GLW

DATE OF PREPARATION: 7-10-2024

SCALE: N/A

SHEET 1 OF 7

FOR REVIEW
DO NOT RECORD

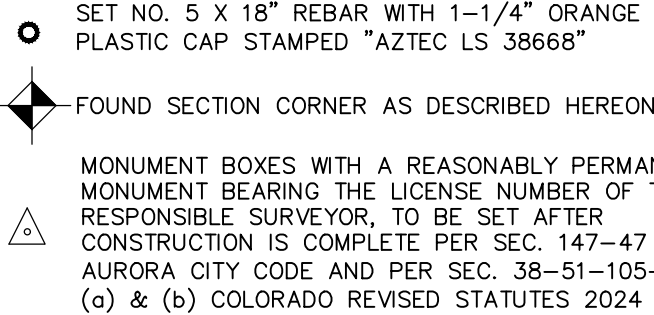
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 36

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND
A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 19, AND THE NW 1/4 OF 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 7

GENERAL NOTES:

1. 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".
2. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMED BEARING OF SOUTH 00°20'41" EAST, 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 NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNearson T3S R65W S18/S17/S19/S20 2018 PLS 31159" AT THE NORTHWEST CORNER AND A FOUND 5/8" ALUMINUM ROD WITH A 3" ALUMINUM CAP STAMPED "GES, 1/4, S19/S20, T3S R65W, LS 17488" AT THE WEST QUARTER CORNER, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
3. 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.
4. TRACTS A, B, C, D, E, F, AND G ARE TO BE PRIVATELY OWNED AND MAINTAINED.
5. 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.
6. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1224294-CO DATED JUNE 26, 2024 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). An updated title commitment will be ordered when we get approval to go to signatures and recording.
AZTEC CONSULTANTS LLP, RIGHT(S)-OF-WAY, EASEMENT(S), OR ENCUMBRANCE(S).
7. 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.
8. ALL OWNERS OF TRACTS ADJACENT TO EAST 48TH AVENUE, NORTH JAMESTOWN STREET, EAST 47TH DRIVE, NORTH HARVEST COURT, EAST 47TH PLACE, NORTH IRVINGTON STREET, NORTH IDER STREET, AND EAST 47TH AVENUE 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.
9. 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.

MONUMENT SYMBOL LEGEND



LEGEND

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

TRACT E IS A PUBLIC ACCESS EASEMENT
IN ITS ENTIRETY

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N00°20'41"W | 24.57' |
| L2 | N89°39'19"E | 66.25' |
| L3 | S00°20'41"E | 24.57' |
| L4 | S00°20'41"E | 12.57' |
| L5 | N89°39'19"E | 42.24' |
| L6 | N00°20'41"W | 12.57' |
| L7 | N60°18'33"E | 8.10' |
| L8 | S46°06'21"E | 26.59' |
| L9 | S09°38'42"E | 53.35' |
| L10 | N00°20'41"W | 12.57' |
| L11 | N00°20'41"W | 12.57' |
| L12 | N89°39'19"E | 42.24' |
| L13 | N89°39'19"E | 42.24' |
| L14 | S00°20'41"E | 12.57' |
| L15 | S00°20'41"E | 12.57' |

| CURVE TABLE | | | | CURVE TABLE | | | |
|-------------|-----------|---------|--------|-------------|------------|---------|--------|
| CURVE | DELTA | RADIUS | LENGTH | CURVE | DELTA | RADIUS | LENGTH |
| C1 | 90°21'29" | 15.00' | 23.66' | C20 | 138°05'55" | 19.00' | 45.80' |
| C2 | 14°23'23" | 160.00' | 40.18' | C21 | 90°00'00" | 15.00' | 23.56' |
| C3 | 14°23'23" | 160.00' | 40.18' | C22 | 90°00'00" | 15.00' | 23.56' |
| C4 | 90°00'00" | 15.00' | 23.56' | C23 | 90°00'00" | 54.00' | 84.82' |
| C5 | 88°50'49" | 25.00' | 38.77' | C24 | 90°00'00" | 54.00' | 84.82' |
| C6 | 90°00'00" | 23.00' | 36.13' | C25 | 90°00'00" | 23.00' | 36.13' |
| C7 | 90°00'00" | 23.00' | 36.13' | C26 | 90°00'03" | 23.00' | 36.13' |
| C8 | 90°00'00" | 15.00' | 23.56' | C27 | 14°23'23" | 160.00' | 40.18' |
| C9 | 90°00'00" | 15.00' | 23.56' | C28 | 14°23'23" | 160.00' | 40.18' |
| C10 | 90°00'00" | 15.00' | 23.56' | C29 | 0°44'59" | 218.00' | 2.85' |
| C11 | 90°10'24" | 15.00' | 23.61' | C30 | 0°34'24" | 282.00' | 2.82' |
| C12 | 90°00'00" | 15.00' | 23.56' | C31 | 89°59'57" | 23.00' | 36.13' |
| C13 | 90°00'00" | 15.00' | 23.56' | C32 | 14°23'23" | 160.00' | 40.18' |
| C14 | 90°00'00" | 15.00' | 23.56' | C33 | 14°21'16" | 160.00' | 40.09' |
| C15 | 90°00'00" | 15.00' | 23.56' | C34 | 89°38'31" | 15.00' | 23.47' |
| C16 | 90°00'00" | 15.00' | 23.56' | C35 | 90°00'00" | 52.00' | 81.68' |
| C17 | 90°00'00" | 15.00' | 23.56' | C36 | 90°00'00" | 29.00' | 45.55' |
| C18 | 89°21'20" | 25.00' | 38.99' | C37 | 90°00'00" | 29.00' | 45.55' |
| C19 | 33°41'17" | 15.00' | 8.82' | C38 | 90°00'00" | 52.00' | 81.68' |

COVENANTS – CONTINUED

THE AREA(S) LABELED "DRAINAGE EASEMENT" ("DRAINAGE EASEMENT AREA") HEREOF DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE DRAINAGE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED "FIRE LANE EASEMENT" ("FIRE LANE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND FACILITIES, AND ALL FIXTURES, DEVICES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A FIRE LANE OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENT; TOGETHER WITH THE RIGHT-OF-WAY FOR INGRESS AND EGRESS OF EMERGENCY AND SERVICE VEHICLES OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENTS, WHICH SAID LANES TO BE DEDICATED AND DESIGNATED AS FIRE LANE EASEMENTS AND EMERGENCY AND SERVICE VEHICLE ROADS; FIRE LANE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY EACH OWNER OF THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA AT NO COST TO THE CITY IN ACCORDANCE WITH CURRENT CITY STANDARDS FOR FIRE LANE EASEMENTS AND SHALL BE POSTED BY SUCH OWNER WITH SIGNS STATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE CITY CODE OF AURORA, COLORADO (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "FIRE LANE FACILITIES"). OWNER ALSO GRANTS THE CITY THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID FIRE LANE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY FIRE LANE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. OWNER HAS RESPONSIBILITY AND LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, CONSTRUCTION OF FIRE LANE FACILITIES AND CONTINUOUS MAINTENANCE OF THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES, AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE FIRE LANE EASEMENT AREA; ALL AT NO COST TO THE CITY. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE FIRE LANE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE EASEMENT OR FIRE LANE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE FIRE LANE EASEMENT AREA IS LOCATED.

Per the language in the document for this telecommunications easement once the property is platted this blanket easement terminates and the easement gets revised to be what easements were dedicated by the Plat.

TS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR
E USE AS GAS EASEMENTS: EXCEPT OTHER UTILITIES, SERVICE
DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY
\$.

EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 41 COVERS THE ENTIRE SUBJECT PROPERTY.

12. 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.

13. 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.

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

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

AzTec Proj. No.: 136624-05

Drawn By: G I W

| | |
|----------------------|-----------|
| DATE OF PREPARATION: | 7-10-2024 |
| SCALE: | N/A |

S H E E T 2 O F 7

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 36

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND
A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 19, AND THE NW 1/4 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 7



SEE SHEET 2 FOR LEGENDS
AND LINE & CURVE TABLES

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 136624-05
Drawn By: GLW

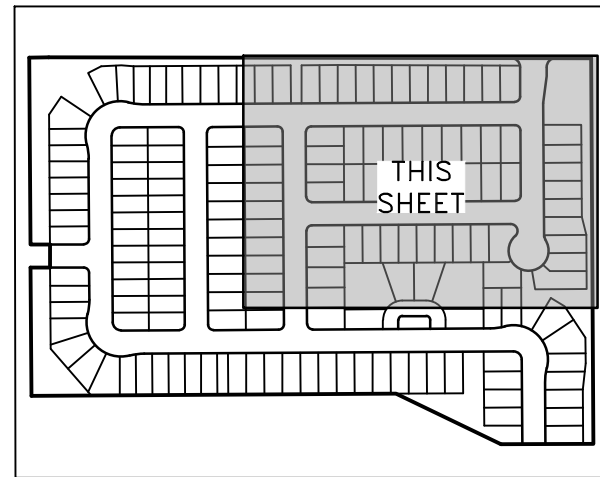
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|----------------------|-----------|
| DATE OF PREPARATION: | 7-10-2024 |
| SCALE: | 1" = 50' |
| SHEET 4 OF 7 | |

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 36

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND
A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 19, AND THE NW 1/4 OF 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 7

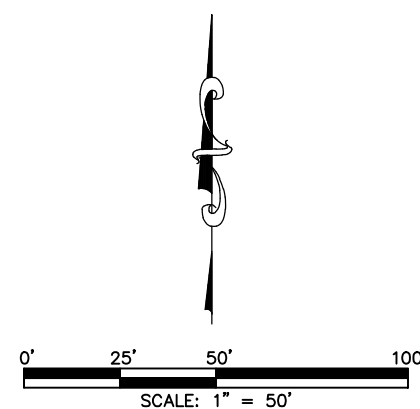
SPECIAL WARRANTY DEED
REC. NO. 202500002162
(EXHIBIT C)

SPECIAL WARRANTY DEED
REC. NO. 202500002157



KEY MAP
N.T.S.

SEE SHEET 2 FOR LEGENDS
AND LINE & CURVE TABLES



SCALE: 1" = 50'

SEE SHEET 4

SEE SHEET 7

Label Easement?

Label added to see sheet 7 for
Fire Lane Easement details.

SEE Does exclusive G.E. continue
around the cul-de-sac?

There is a 10' utility easement
being dedicated here so there is
no need for a 6' gas easement.

FOR REVIEW
NOT RECORD

AZTEC
CONSULTANTS, INC.

AzTec Proj. No.: 136624-05

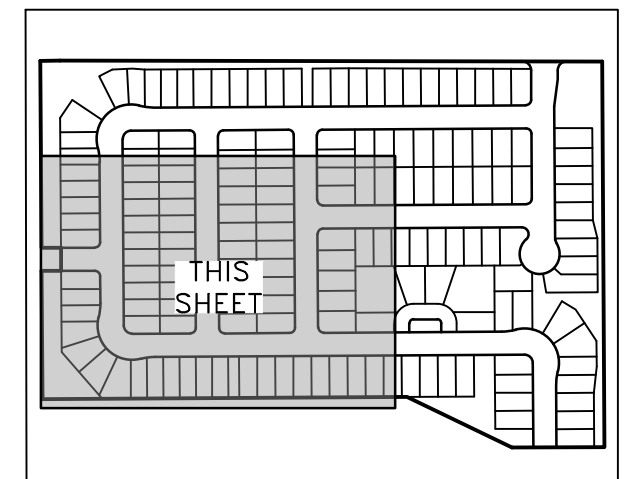
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
Drawn By: GLW

| | |
|-------------------------|-----------|
| DATE OF PREPARATION: | 7-10-2024 |
| SCALE: | 1" = 50' |
| SHEET 5 OF 7 | |

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 36

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 7

SEE SHEET 4

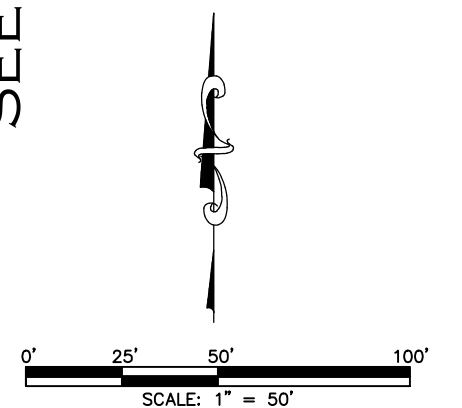


KEY MAP
N.T.S.



SEE SHEET 2 FOR LEGENDS
AND LINE & CURVE TABLES

SEE SHEET 7

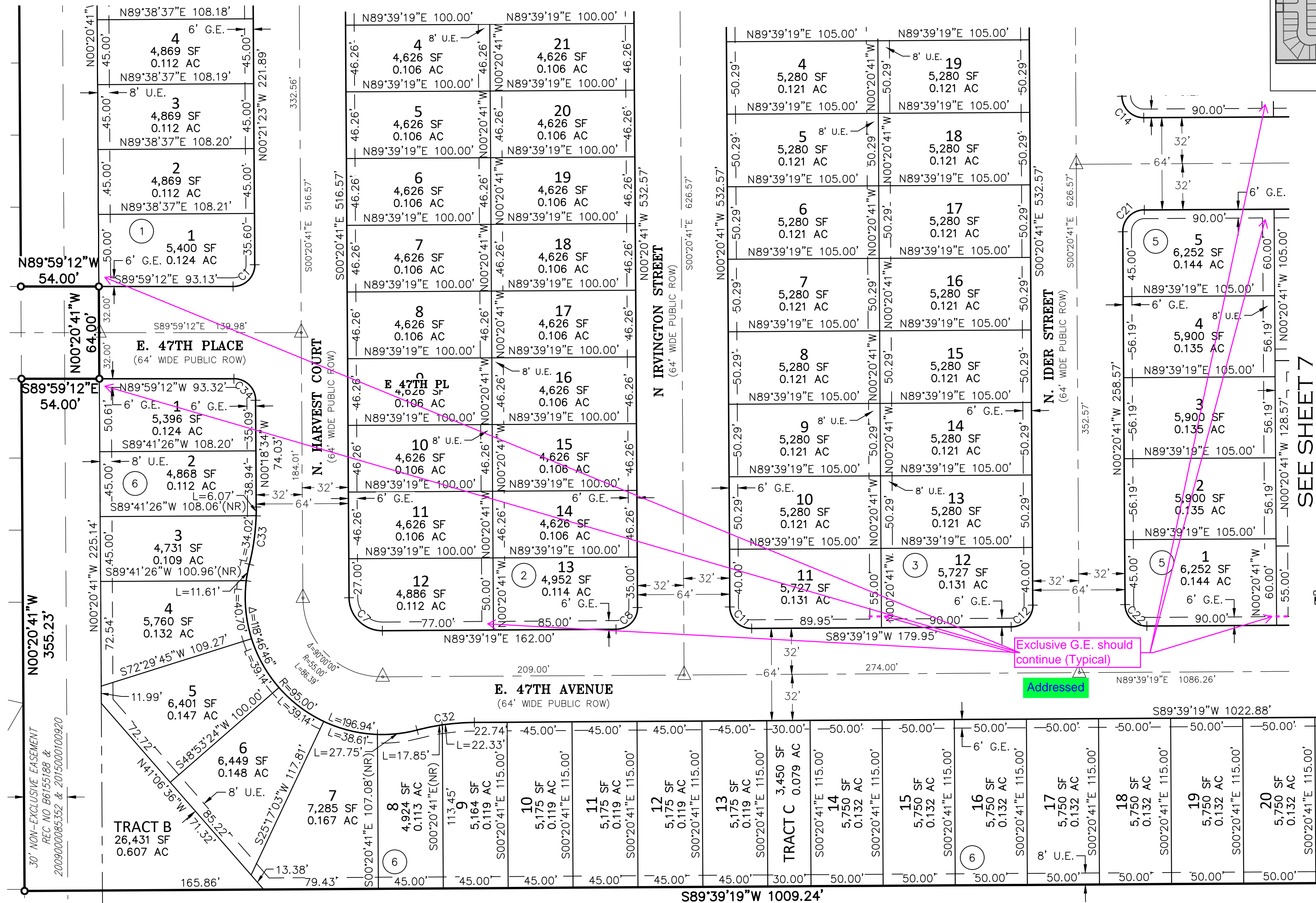


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| SHEET 6 OF 7 | |



A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 7



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AzTec Proj. No.: 136624-05 Drawn By: GLW

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AND LINE & CURVE TABLES