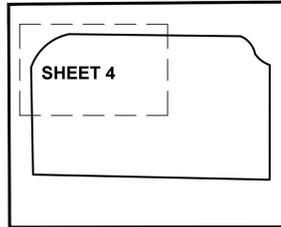
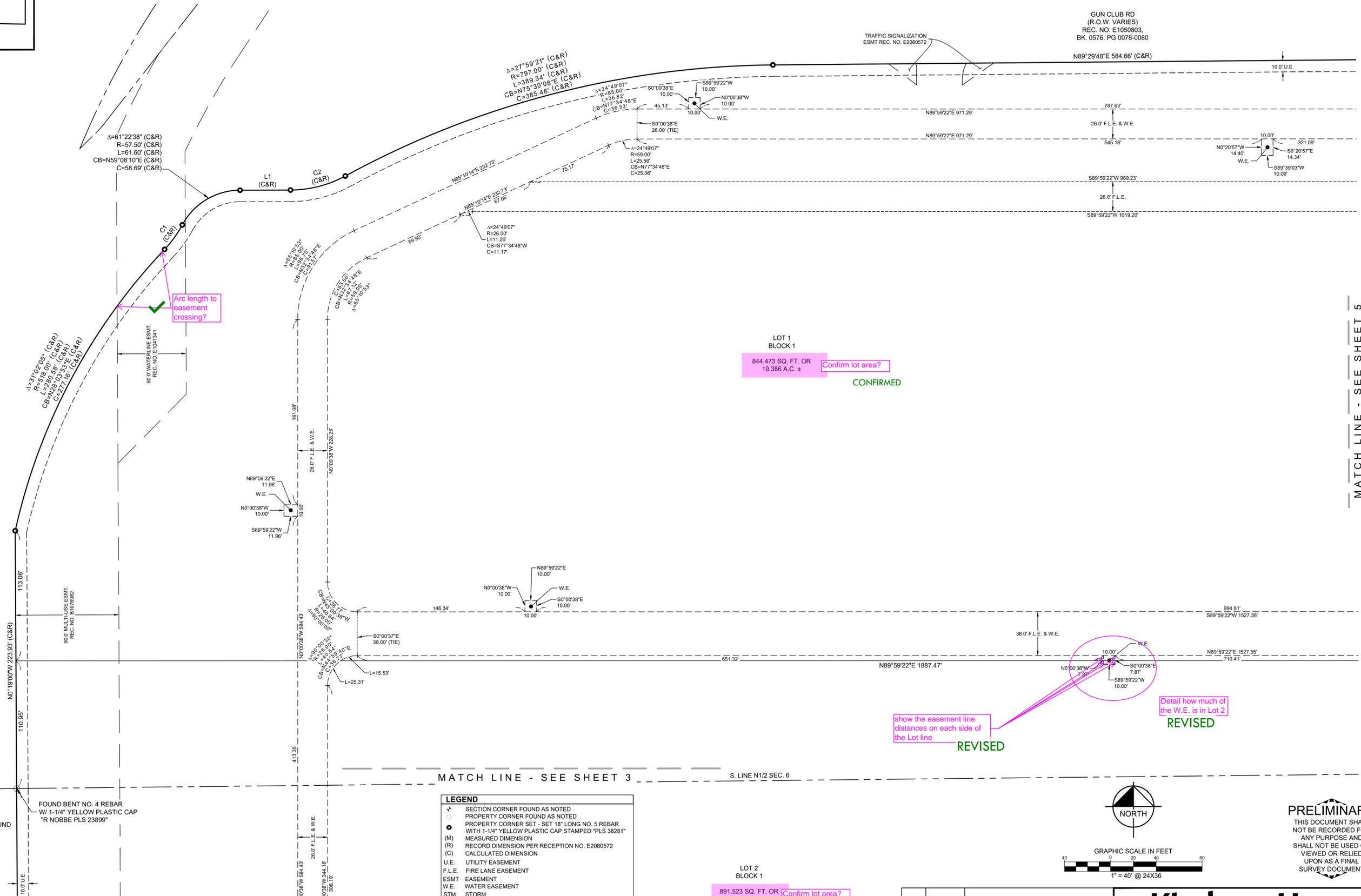


AURORA CROSSROADS SUBDIVISION FILING NO. 3
 A RESUBDIVISION OF LOTS 2, LOT 3, AND LOT 4, BLOCK 1, AURORA CROSSROADS SUBDIVISION FILING NO. 2;
 SITUATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



KEY MAP
N.T.S.



Show opposing ROW line?
 ROW Recording Information?
 GUN CLUB RD (R.O.W. VARIES)
 E470 IS OVER 700 FEET IN WIDTH CANNOT SHOW AT THIS SCALE

LOT 1
BLOCK 1
844,473 SQ. FT. OR
19,386 A.C. ±
Confirm lot area?
CONFIRMED

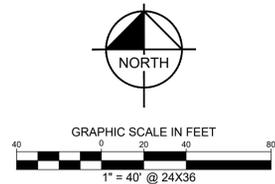
LOT 2
BLOCK 1
891,523 SQ. FT. OR
20,466 A.C. ±
Confirm lot area?
CONFIRMED

show the easement line distances on each side of the Lot line
 REVISÉD

Detail how much of the W.E. is in Lot 2
 REVISÉD

LEGEND

- ▲ SECTION CORNER FOUND AS NOTED
- PROPERTY CORNER FOUND AS NOTED
- PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION PER RECEPTION NO. E2080572
- (C) CALCULATED DIMENSION
- U.E. UTILITY EASEMENT
- F.L.E. FIRE LANE EASEMENT
- ESMT EASEMENT
- W.E. WATER EASEMENT
- STM STORM
- SAN SANITARY
- PROPERTY LINE
- - - SECTION LINE
- - - - - RIGHT-OF-WAY LINE
- - - - - LOT LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE



PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

No.	DATE	REVISION DESCRIPTION
1	9/25/23	REV.

Kimley»Horn

6200 S. SYRACUSE WAY #300
GREENWOOD VILLAGE, COLORADO 80111
Tel. No. (303) 228-2300
www.kimley-horn.com

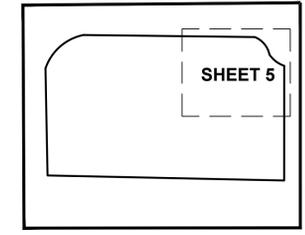
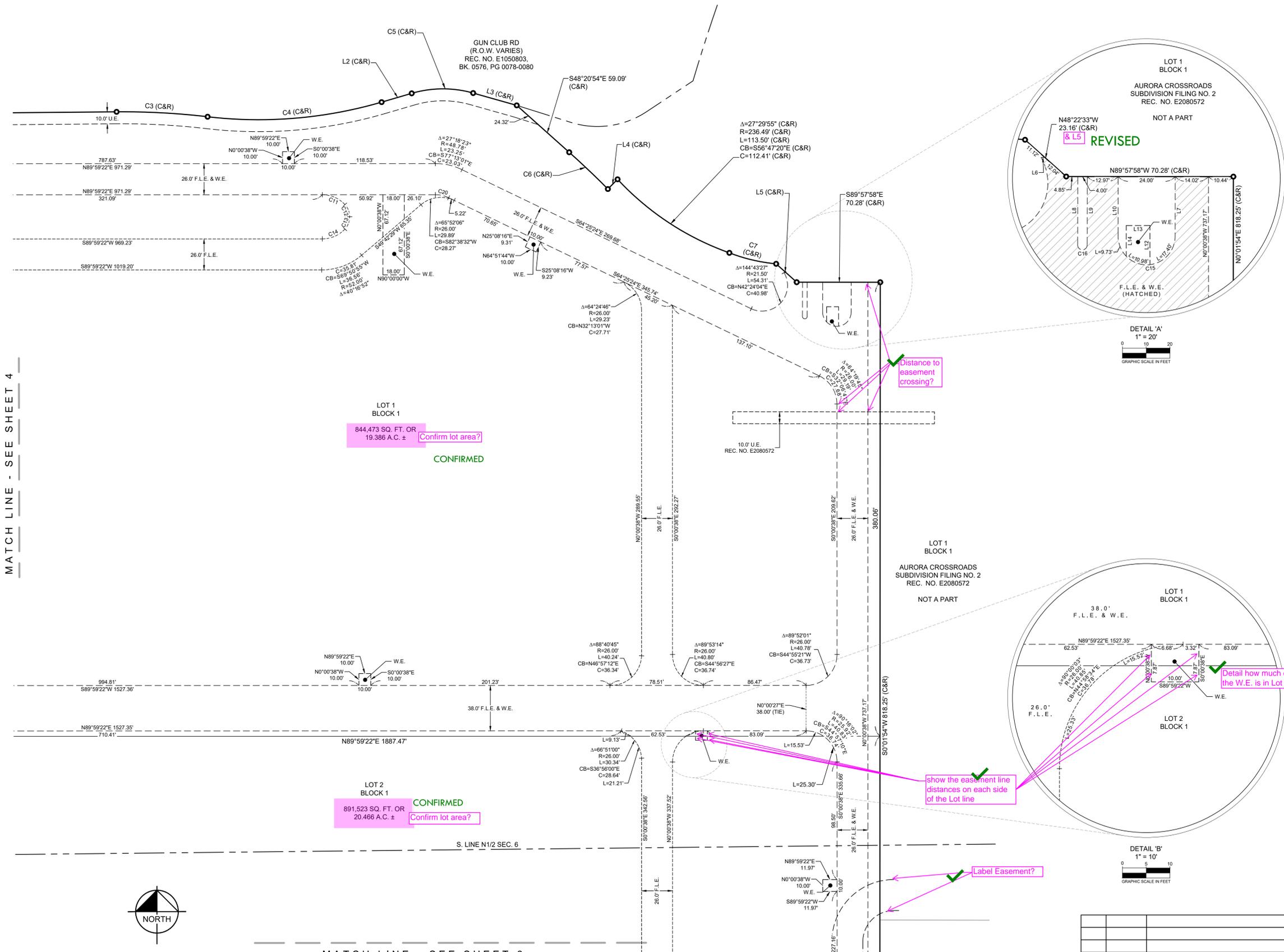
Scale: 1"=40'
 Drawn by: MC/PTM
 Checked by: DRW
 Date: Oct. 2023
 Project No.: 196067003
 Sheet No.: 4 OF 6

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 3

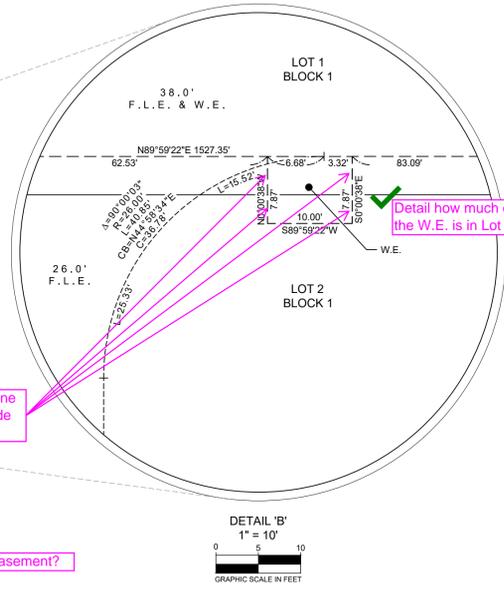
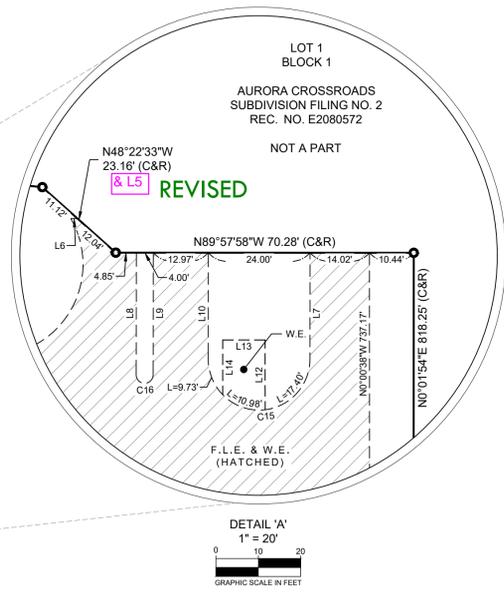
DRAWN BY: KIMLEY-HORN; CHECKED BY: DRW; DATE: 10/20/23; PROJECT NO.: 196067003; SHEET NO.: 4 OF 6

AURORA CROSSROADS SUBDIVISION FILING NO. 3
 A RESUBDIVISION OF LOTS 2, LOT 3, AND LOT 4, BLOCK 1, AURORA CROSSROADS SUBDIVISION FILING NO. 2;
 SITUATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



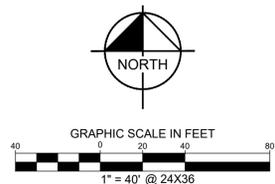
LEGEND

- SECTION CORNER FOUND AS NOTED
- PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION PER RECEPTION NO. E2080572
- (C) CALCULATED DIMENSION
- U.E. UTILITY EASEMENT
- F.L.E. FIRE LANE EASEMENT
- ESMT EASEMENT
- W.E. WATER EASEMENT
- STM STORM
- SAN SANITARY
- PROPERTY LINE
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - LOT LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE



MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 6



No.	DATE	REVISION DESCRIPTION
1	9/25/23	REV.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

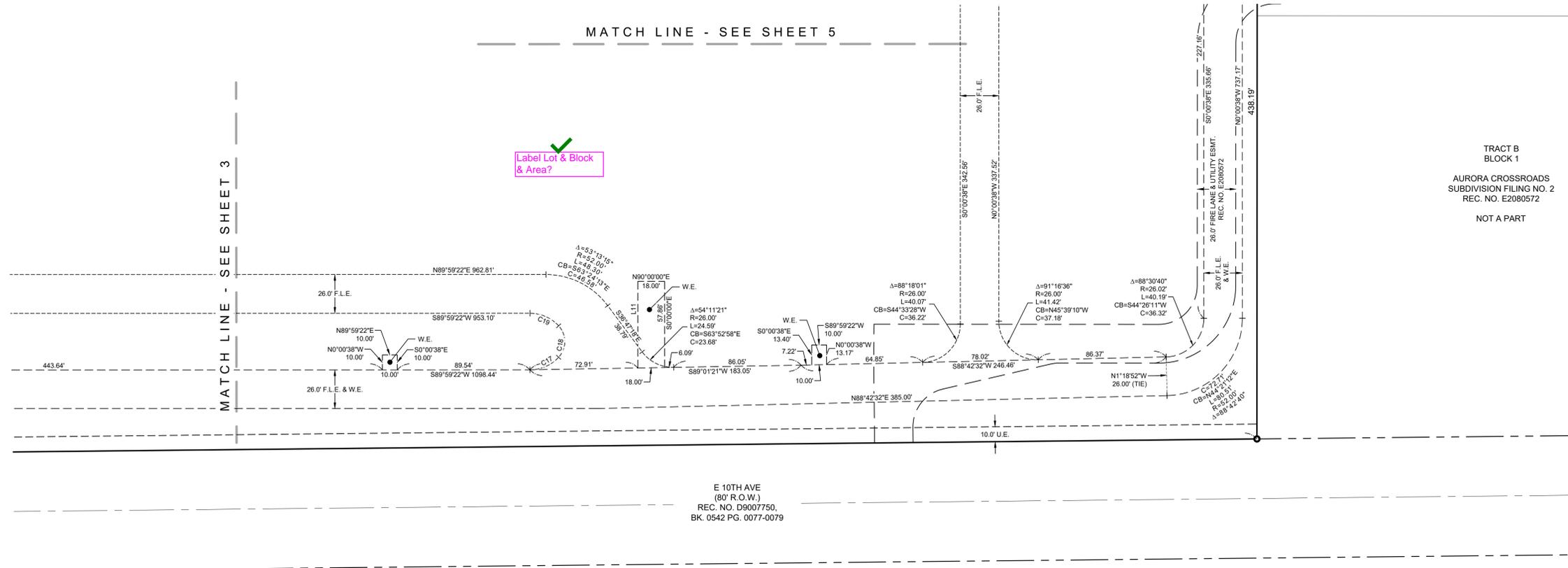
Kimley»Horn

6200 S. SYRACUSE WAY #300
GREENWOOD VILLAGE, COLORADO 80111
Tel. No. (303) 226-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=40'	MC/PTM	DRW	Oct. 2023	196067003	5 OF 6

DRAWN BY: KIMLEY-HORN; CHECKED BY: MC/PTM; DATE: 10/11/2023 9:57 AM; PLOTTED BY: MCGRAWHILL; FILE: C:\DRG\SUBDIVISIONS\AURORA CROSSROADS\AURORA CROSSROADS.DWG

AURORA CROSSROADS SUBDIVISION FILING NO. 3
 A RESUBDIVISION OF LOTS 2, LOT 3, AND LOT 4, BLOCK 1, AURORA CROSSROADS SUBDIVISION FILING NO. 2;
 SITUATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

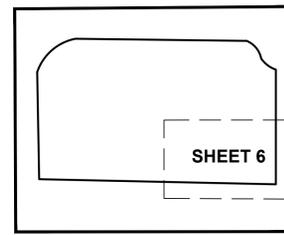


TRACT B
 BLOCK 1
 AURORA CROSSROADS
 SUBDIVISION FILING NO. 2
 REC. NO. E2080572
 NOT A PART

E 10TH AVE
 (80' R.O.W.)
 REC. NO. D9007750,
 BK. 0542 PG. 0077-0079

NO.	BEARING	LENGTH
L1	S89°49'30"W	44.02'
L2	S73°47'15"W	26.37'
L3	N74°17'59"W	38.05'
L4	S45°02'02"W	11.52'
L5	N48°22'33"W	23.16'
L6	S89°50'56"E	1.60'
L7	S00°02'02"W	24.94'
L8	S00°04'50"W	28.46'
L9	N00°04'48"E	28.67'
L10	N00°02'02"E	24.52'
L11	N00°00'00"E	58.17'
L12	N00°02'07"W	16.37'
L13	N90°00'00"W	10.00'
L14	S00°02'07"E	12.85'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	15°08'04"	100.00'	26.41'	S36°00'53"W	26.34'
C2	28°19'02"	101.00'	49.92'	S75°39'58"W	49.41'
C3	7°09'11"	614.50'	76.72'	N86°55'36"W	76.67'
C4	22°51'44"	370.50'	147.84'	S85°13'08"W	146.88'
C5	31°54'45"	94.00'	52.36'	S89°44'38"W	51.68'
C6	3°30'34"	731.00'	44.78'	N46°35'37"W	44.77'
C7	15°56'38"	145.50'	40.49'	N76°50'31"W	40.38'
C8	46°29'24"	26.50'	21.50'	S66°17'11"E	20.92'
C9	85°58'18"	15.50'	23.26'	S00°03'18"E	21.14'
C10	47°00'51"	26.50'	21.74'	S66°26'16"W	21.14'
C11	47°00'51"	26.00'	21.33'	S66°27'33"E	20.74'
C12	42°59'09"	15.00'	11.25'	S21°27'33"E	10.99'
C13	42°59'09"	15.00'	11.25'	S21°31'36"W	10.99'
C14	47°00'51"	26.00'	21.33'	S66°31'36"W	20.74'
C15	182°01'17"	12.00'	38.13'	N88°57'20"W	24.00'
C16	186°05'57"	2.01'	6.51'	S86°55'00"E	4.01'
C17	47°00'48"	26.50'	21.74'	N66°31'35"E	21.14'
C18	85°58'18"	15.50'	23.26'	N00°02'02"E	21.14'
C19	47°00'51"	26.50'	21.74'	N66°27'34"W	21.14'
C20	25°35'41"	26.00'	11.61'	S77°13'14"E	11.52'



KEY MAP
 N.T.S.

LEGEND	
○	SECTION CORNER FOUND AS NOTED
●	PROPERTY CORNER FOUND AS NOTED
○	PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION PER RECEPTION NO. E2080572
(C)	CALCULATED DIMENSION
U.E.	UTILITY EASEMENT
F.L.E.	FIRE LANE EASEMENT
ESMT	EASEMENT
W.E.	WATER EASEMENT
STM	STORM
SAN	SANITARY
---	PROPERTY LINE
- - - -	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE



PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

No.	DATE	REVISION DESCRIPTION
1	9/25/23	REV.

Kimley»Horn

6200 S. SYRACUSE WAY #300
 GREENWOOD VILLAGE, COLORADO 80111
 Tel. No. (303) 226-2300
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=40'	MC/PTM	DRW	Oct. 2023	196067003	6 OF 6

D:\WORK\196067003_AURORA_CROSSROADS\196067003_P1_AURORA_CROSSROADS\196067003_P1_AURORA_CROSSROADS.DWG PLOTTED BY: MCCORMACK, PATRICK 10/11/2023 9:57 AM LAST SAVED 10/11/2023 9:50 AM