

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 22

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

## DEDICATION

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

SEE SHEET 2 FOR LEGAL DESCRIPTION

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

## OWNER:

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

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

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

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

IT'S:

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

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

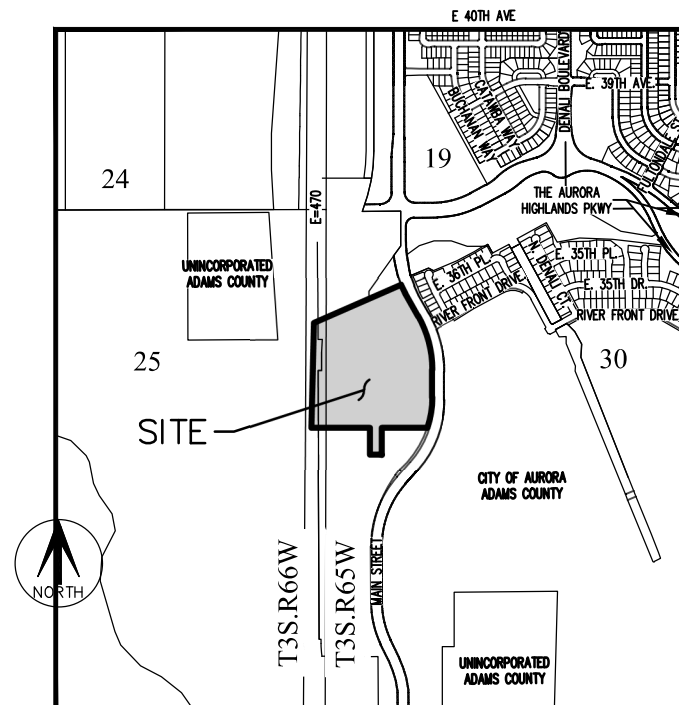
## COVENANTS

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

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

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

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



## VICINITY MAP

SCALE 1" = 2000'

## GENERAL NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE GRID BEARING OF NORTH 00°13'45" WEST, A DISTANCE OF 1,324.09 FEET ALONG THE WEST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN, DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011), BEING MONUMENTED BY A 3" BRASS CAP, STAMPED: CITY OF AURORA T3S, R65W, R66W 25\30, PLS 16848 (1989) DOWN 0.8' BELOW THE SURFACE IN A RANGE BOX AT THE WEST QUARTER CORNER AND A FOUND 3 1/4" ALUMINUM CAP, STAMPED (1985) DOWN 0.8' BELOW THE SURFACE IN A RANGE BOX AT THE NORTH SIXTEENTH CORNER AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
2. 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.
3. 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.
4. FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1120237-CO DATED JUNE 17, 2022 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
5. 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.
6. AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.
7. ALL OWNERS OF LOTS ADJACENT TO MAIN STREET AND WARM SPRINGS SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THAT STREET.
8. 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.
9. 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.
10. 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".
11. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

## SHEET INDEX

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

## CITY OF AURORA APPROVALS

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

CITY ENGINEER

DATE

PLANNING DIRECTOR

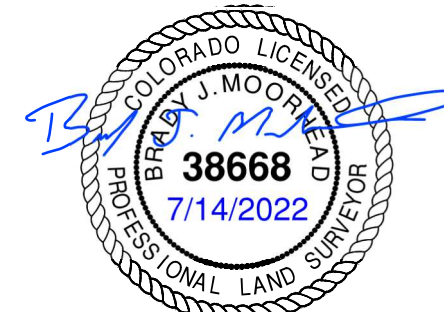
DATE

## SURVEYOR'S CERTIFICATE:

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

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

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



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

## CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY,

COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

COUNTY CLERK AND RECORDER

DEPUTY

INSTRUMENT NO.: \_\_\_\_\_

**AzTEC**  
CONSULTANTS, INC.

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

AzTec Proj. No.: 136622-02

Drawn By: RDR

DATE OF PREPARATION:	04-22-2022
SCALE:	NA
SHEET 1 OF 3	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 22  
A RESUBDIVISION OF LOT 1, BLOCK 1 OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 20  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST AND THE NORTHEAST  
QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 3

**DEDICATION**

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

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

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

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

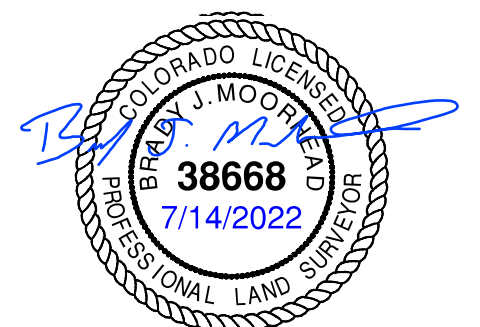
THENCE DEPARTING SAID NORTHERLY BOUNDARY ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5)  
COURSES:

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

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

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

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



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AZTEC**  
CONSULTANTS, INC.

AzTec Proj. No.: 136622-02

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
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Drawn By: RDR

DATE OF  
PREPARATION: 04-22-2022

SCALE: NA

SHEET 2 OF 3





THE AURORA HIGHLANDS SUBDIVISION FILING NO. 22  
A RESUBDIVISION OF LOT 1, BLOCK 1 OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 20  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST AND THE NORTHEAST  
QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 3

**THE AURORA HIGHLANDS**  
**SUBDIVISION FILING NO. 10**  
REC NO. 2021000148384

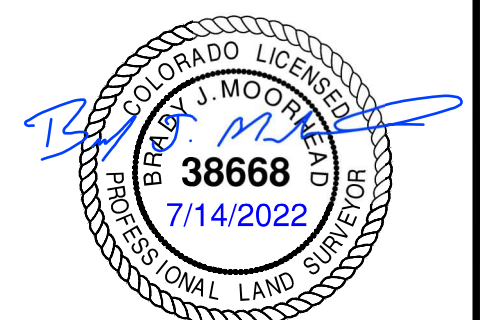
## MONUMENT SYMBOL LEGEND

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

### LINE TYPE LEGEND

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

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°09'27"	250.00'	26.87'
C2	5°19'26"	289.00'	26.85'



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

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Drawn By: RDR

DATE OF PREPARATION:	04-22-2022
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SCALE:	1"=150'
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S H E E T   3   O F   3

