



Planning
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

AuroraGov.org

July 19, 2024

Carlo Ferreira
The Aurora Highlands, LLC
141 Union Blvd Ste 150
Lakewood, CO 89228

Re: Initial Submission Review: The Aurora Highlands Subdivision Filing No 34 - Plat
Application Number: DA-2062-62
Case Numbers: 2024-3034-00

Dear Mr. Ferreira:

Thank you for your initial submission, which we started to process on June 24, 2024. 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 referral agencies.

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 August 16, 2024.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Jeff Killion, Matrix Design Group
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\\$DA\2062-62rev1.rtf



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Notification was sent to ten (10) adjacent property owners, three (3) outside agencies, and three (3) registered community associations. There were no comments received from adjacent property owners or community associations. Comments were received from one (1) outside agency and are included in this letter.

2. Completeness and Clarity of the Application

2A. Verify if the sidewalk easement located south of Tract G needs to be extended.

3. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

3A. Please provide a preliminary digital .shp or .dwg file for addressing and other GIS mapping purposes. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the parcels, street lines, easement, and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

4A. The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.

AZTEC – New covenant language has been added.

4B. Send in the State Monument Records for the aliquot corners used in the plat.

AZTEC – State monument records will be sent in with this submittal

4C. All missing reception numbers will need to be inserted before plat acceptance.

AZTEC – Addressed

4D. Revise the legal description per the comments and notations on the redlines.

AZTEC – Legal Description was revised to add in TAH Filing No. 26 info.

4E. Verify easements shown in the Title Commitment. Show on the plat if they have not been released.

AZTEC – Easement release legal and exhibits have been prepared and sent to the client for the easement releases.

4F. Revise easement labels and notes per comments on the redlines.

AZTEC – Addressed

4G. The Title Commitment will need to be updated within 30 calendar days of the plat approval date. The commitment should be submitted at the time of final submission of the electronic plat for recording.

AZTEC – An updated title commitment will be ordered when we get closer to the recording of this Plat.

4H. Provide the Certificate of Taxes Due obtained from the County Treasurer's Office showing taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic plat for recording.

AZTEC – Tax Certs will be ordered when we get closer to the recording of this Plat.

4I. Be advised - sometimes the margins or scale factor may not match the County or City standards as stated on 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 – Margins were checked and are good. Measuring with PDF software is not advised.

4J. All new easements are to be dedicated by plat. Easement releases are to be submitted to releaseeasements@auroragov.org.

AZTEC – Legal and exhibits are prepared and will be sent in with this submittal for the easement releases.

5. Revenue (Aurora Water/TAPS / 303-739-7395 / moestman@auroragov.org)

5A. Storm Drainage Development Fees Due: \$1,242 x 24.369 acres = \$30,266.30

Fees are due before plat recordation.

6. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

6A. Comment letter will be forwarded separately.



Right of Way & Permits

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

July 3, 2024

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

Attn: Debbie Bickmire

Re: The Aurora Highlands Subdivision Filing No. 34, Case # DA-2062-62

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **The Aurora Highlands F34** and requests that the following language be placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. 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.

AZTEC – Note added as General Note 14 on Plat.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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. 34

A REPLAT OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, SITUATED IN THE NORTHEAST 1/4 SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 5

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 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:

SEE SHEET 2 FOR LEGAL DESCRIPTION.

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.

(Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.

(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.

Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

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

See the red line comments on the plat and site plan.

EVERY LOT PROVIDED IN SECTION 19-000 OF THE CITY CODE TO 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.

The area(s) labeled "DRAINAGE EASEMENT" ("Drainage 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 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.

New covenants added.

An updated title commitment will be ordered when we get closer to the recording of this Plat.

Tax Certs will be ordered when we get closer to the recording of this Plat.

Margins were checked and are good. Measuring with PDF software is not advised.

State monument records will be sent in with this submittal.

TAH Filing No. 26 was recently recorded and all Reception No's have been added.

All comments have been addressed.

OWNER:

AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION

BY: _____

NAME: _____

IT'S: _____

STATE OF _____)

COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, 20____ AD. BY _____

AS _____, OF CGF MANAGEMENT, INC., A NEVADA CORPORATION, MANAGER OF AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

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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.

Move to 3rd line (See COA 2024
Subdivision Plat Checklist Item #2)

Addressed. Revised to
state replat of Tract G F26

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	LEGAL DESCRIPTION & GENERAL NOTES
SHEET 3	OVERALL MAP SHEET
SHEET 4-5	DETAIL MAP SHEETS

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 _____, 20____.

I FURTHER CERTIFY THAT THE SURVEY WORK HEREON IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A _____.

Date will be added when
we sign this plat and send
out for signatures and
recording.

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
_____	_____
_____	DATE

AZTEC CONSULTANTS, INC. Proj. No.: 136624-07	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com Drawn By: BJM	DATE OF PREPARATION:	5-20-2024
		SCALE:	N/A
		SHEET 1 OF 5	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 34

A REPLAT OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, SITUATED IN THE NORTHEAST 1/4 SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 5

LEGAL DESCRIPTION

BEGINNING AT THE MOST WESTERLY CORNER OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3 BOUNDARY AS RECORDED AT RECEPTION NO. 2022000032652 IN SAID RECORDS, BEING A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID WESTERLY BOUNDARY OF TRACT A, NORTH 00°19'04" WEST, A DISTANCE OF 1,148.63 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY SOUTH 89°59'01" EAST, A DISTANCE OF 1,315.74 FEET;

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 470.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°00'49" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°00'48" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°00'48" WEST, A DISTANCE OF 100.00 FEET TO THE NORTHERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3;

THENCE ALONG THE BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:

- NORTH 89°59'12" WEST, A DISTANCE OF 941.89 FEET;
- SOUTH 00°00'48" WEST, A DISTANCE OF 351.86 FEET;
- SOUTH 27°08'15" EAST, A DISTANCE OF 56.19 FEET;
- SOUTH 00°09'42" WEST, A DISTANCE OF 72.65 FEET;
- NORTH 89°59'30" WEST, A DISTANCE OF 392.67 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 24.369 ACRES, (1,061,492 SQUARE FEET), MORE OR LESS.

MONUMENT SYMBOL LEGEND

- SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"

MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE REGISTRATION 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.

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

NOTE: TRACTS A, C, D, AND H ARE ACCESS EASEMENTS IN THEIR ENTIRETY.

NOTE: TRACTS B AND F ARE ACCESS, DRAINAGE, AND UTILITY EASEMENTS IN THEIR ENTIRETY

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".
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE RECORD BEARING OF NORTH 00°19'04" WEST, A DISTANCE OF 2,334.27 FEET ALONG THE WEST BOUNDARY OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, BEING MONUMENTED AT BOTH ENDS BY A FOUND 1 1/4" ORANGE PLASTIC CAP STAMPED: AZTEC, PLS NO. 38668, 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.
- TRACTS A, B, C, D, E, F, G, AND H ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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-1221173-CO DATED JUNE 5, 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 DENALI BOULEVARD, EAST 44TH PLACE, EAST 45TH AVENUE, EAST 46TH AVENUE, NORTH DENALI COURT, NORTH ELK COURT, NORTH EATON PARK COURT, NORTH FULTONDALE COURT, AND FULTONDALE STREET, 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.
- 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.
- 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.
- AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE ENTIRE SUBJECT PROPERTY.
- A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED JULY 10, 2019 AT RECEPTION NO. 2019000053755 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 BUT IS NOT A PLOTTABLE ITEM.

Added PSCO General Note per response letter.

Addressed

on what?

Updated title commitment will be ordered when we get closer to recording

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'01"	15.00'	23.56'
C2	78°10'05"	15.00'	20.46'
C3	90°00'00"	15.00'	23.56'
C4	90°00'00"	15.00'	23.56'
C5	14°23'23"	160.00'	40.18'
C6	14°23'23"	160.00'	40.18'
C7	14°23'23"	160.00'	40.18'
C8	14°23'23"	160.00'	40.19'
C9	14°23'23"	15.00'	23.56'
C10	90°00'00"	15.00'	23.56'
C11	90°00'00"	23.00'	36.13'
C12	90°00'00"	15.00'	23.56'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	15.00'	23.56'
C17	90°00'00"	15.00'	23.56'
C18	90°00'00"	15.00'	23.56'
C19	90°00'00"	15.00'	23.56'
C20	90°00'00"	23.00'	36.13'
C21	90°00'00"	15.00'	23.56'

FOR REVIEW

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: BJM

DATE OF
PREPARATION: 5-20-2024

SCALE: N/A

SHEET 2 OF 5

AzTec Proj. No.: 136624-07

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 34

A REPLAT OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, SITUATED IN THE NORTHEAST 1/4 SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 5

SEE SHEET 2 FOR LEGENDS AND CURVE TABLE

N 1/4 CORNER SECTION 19
T.3S., R.65W., 6TH P.M.
FOUND NO. 6 REBAR WITH A 3 1/4" ALUMINUM CAP
STAMPED "AZTEC CONSULTANTS INC PLS 37064 (2007)"
FLUSH WITH SURFACE PER MONUMENT RECORD BY PLS
31159 ACCEPTED ON JUNE 30, 2018

Fully describe monument and cap stamping COA
2024 Subdivision Plat Checklist Item #13.d.(1)

Addressed

Added RN

Added RN

Added RN

Added RN

Added RN

Addressed

Proposed easements
froze on this sheet.

$\Delta=90^{\circ}00'00''$
 $R=20.00'$
 $L=31.42'$

$\Delta=90^{\circ}00'00''$
 $R=20.00'$
 $L=31.42'$

$S00^{\circ}00'48''W$
100.00'

E 44TH AVE

THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 24
REC NO. _____

E. 43RD DR

E 43RD PL

0' 50' 100' 200'
SCALE: 1" = 100'

POINT OF
BEGINNING
MOST WLY CORNER
TAH FILING NO. 3

Show & describe
the C 1/4 corner

Added. The section line is not controlling the
ROW for Denali Blvd. The centerline is and is
not the same line as the section line as both
bearings area shown.

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

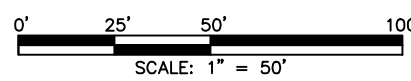
AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 136624-07
Drawn By: BJM

DATE OF PREPARATION:	5-20-2024
SCALE:	1"=100'
SHEET 3 OF 5	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 34

A REPLAT OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, SITUATED IN THE NORTHEAST 1/4 SECTION 19, TOWNSHIP 3 SOUTH, RANGE 106 EAST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 5



TRACT F
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 26
REC NO.

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

Added RN

Added RN

20' SANITARY SEWER EASEMENT
REC NO. 2019000089309

(A.E., D.E., & U.E.)
Addressed.
0.262 AC

DENALI BLVD
(114' WIDE PUBLIC ROW)
REC NO. 2019000089309

Addressed

Advisory Comment:
text size shall be at least 0.10"
Not Addressed. The text
size is 0.10"

E 46TH AVE
(64' WIDE PUBLIC ROW)

SEE SHEET 2 FOR LEGENDS
AND CURVE TABLE

TRACT E
40,589 SF
0.932 AC

Legal and exhibits are
prepared and will be sent in
with this submittal for the
easement releases

Title work and TAH F3 show an
U.E. Rec. No. 2121000146654
& D.E. Rec. No. 202100046652
have these been released?

E 45TH AVE
(64' WIDE PUBLIC ROW)

Label Easement?
Addressed

SEE
SHEET
5

TRACT B
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 3
REC NO. 2022000032652

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.: 136624-07

Drawn By: BJM

DATE OF PREPARATION:	5-20-2024
SCALE:	1"=50'
SHEET 4 OF 5	

A REPLAT OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, SITUATED IN THE NORTHEAST 1/4 SECTION 19,
TOWNSHIP 3 SOUTH, RANGE 6, SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Legal and exhibits are prepared and will be sent in with this submittal for the easement releases

SEE SHEET 4

Label Easement?

Label Easement?

46,958 SF
1.078 AC310. W 3

addressed.

Legal and exhibits are prepared and will be sent in with this submittal for the easement releases

10' UTILITY EASEMENT
REC NO. 2022000032652

Legal and exhibits are prepared and will be sent in with this submittal for the easement releases

Legal and exhibits are prepared and will be sent in with this submittal for the easement releases

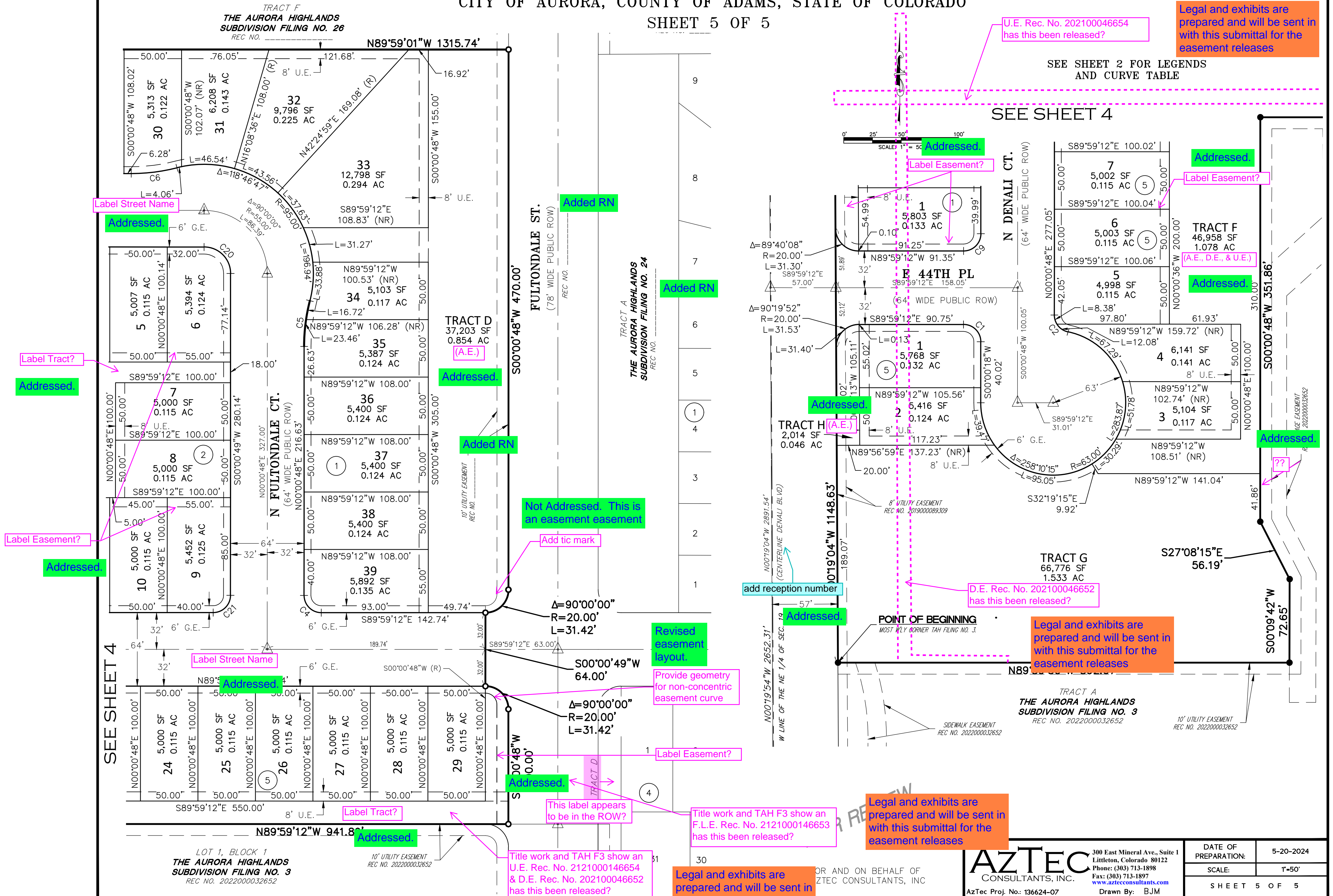
AZTEC
CONSULTANTS, INC.

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

AzTec Proj. No.: 136624-07

Drawn By: BJM

DATE OF PREPARATION:	5-20-2024
SCALE:	1"=50'
S H E E T 5 O F 5	



RECEIVED

COLORADO LAND SURVEY MONUMENT RECORD

JUL 25 2000

Department of Regulatory Agencies
Board of Registration for Professional Engineers and Professional Land Surveyors
1560 Broadway, Suite 1370, Denver, CO 80202
Phone (303) 894-7788 * Fax (303) 894-7790 * TDD (303) 894-2900X833

COLO. ST. BD. OF REG.
FOR PE AND PLS

REPORT ONE MONUMENT ONLY ON THIS FORM - REPRODUCTION OF THIS FORM IS AUTHORIZED
All items to be filled in by the Land Surveyor using PERMANENT BLACK LETTERING and lines which can be reproduced

1. TYPE OF MONUMENT: ☐ SECTION CORNER ☒ QUARTER CORNER ☐ BENCH MARK ☐ OTHER _____

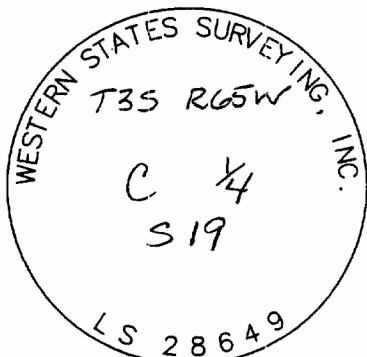
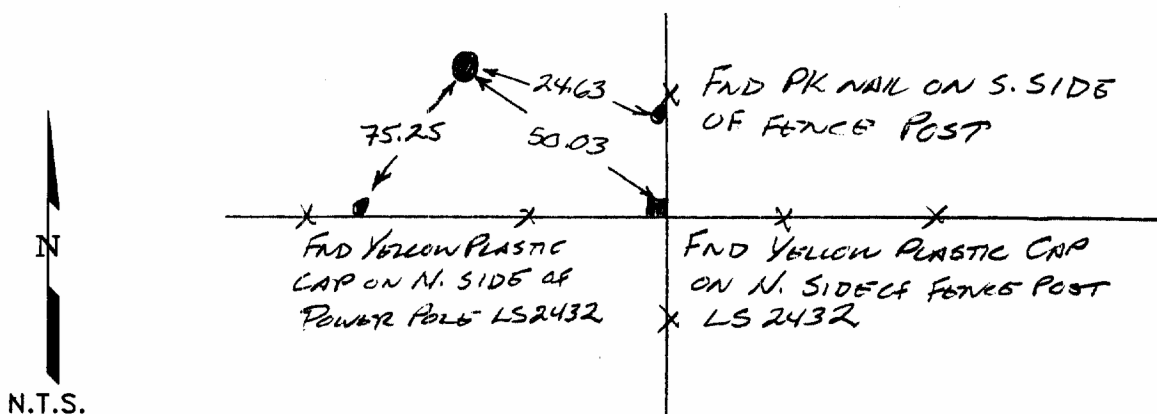
2. DESCRIPTION OF MONUMENT FOUND:

FOUND 1" RE-BAR AND ALL NECESSARIES PER
MON. RECORD DATED 9-4-85 BY LS 23519

3. DESCRIPTION OF MONUMENT ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:

ATTACHED 2" ALUM. CAP TO EXISTING MONUMENT.

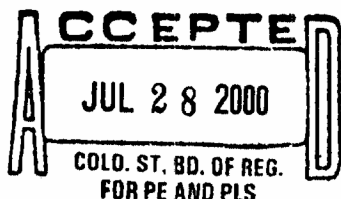
4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTIONARY EVIDENCE WHERE APPLICABLE:



Stamping on Cap

- a. Date of field Work to Establish, Restore or Rehabilitate Monument: 5-29-97
b. Date Monument was used as Control: 5-29-97

(Do not fill in)



RECEIVED AT OFFICE OF THE COUNTY CLERK
_____ COUNTY

BY: _____
DATE: _____

Record to be filed by Index Reference Number Numerically, then Alphabetically, under appropriate Township, Range, and Meridian.

5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): John A. Dickson

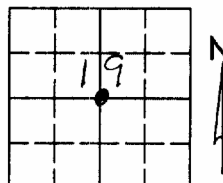
Firm Name: WESTERN STATES SURVEYING, INC.

Firm Address: 19029 EAST PLAZA DR., #252
PARKER, CO 80134

Phone: 303-841-7436

6. LOCATION DIAGRAM

1" = 1 Mile



● = Location of Monument Signature/Date through Seal

7. SEC 19 T 3S R 65W, 64 P.M.
COUNTY Adams INDEX REF NUMBER 3-L

**8. SEC _____ T _____ R _____ P.M.
COUNTY _____ INDEX REF NUMBER _____

** To be used only for monuments located on county lines

Rev.02/00

COLORADO LAND SURVEY MONUMENT RECORD

Department of Regulatory Agencies
Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors
1560 Broadway, Suite 1350
Denver, CO 80202
Phone (303) 894-7800; Fax (303) 894-2310; EMAIL des@dora.state.co.us; V/TDD 711

OCT 08 2021

Report one monument only on this form - Reproduction of this form is authorized. PE & PLS
All items are to be filled in by the Land Surveyor using **PERMANENT BLACK LETTERING** and lines which can be reproduced.

1. TYPE OF MONUMENT: ☐ SECTION CORNER ☒ QUARTER CORNER ☐ SIXTEENTH CORNER ☐ OTHER _____

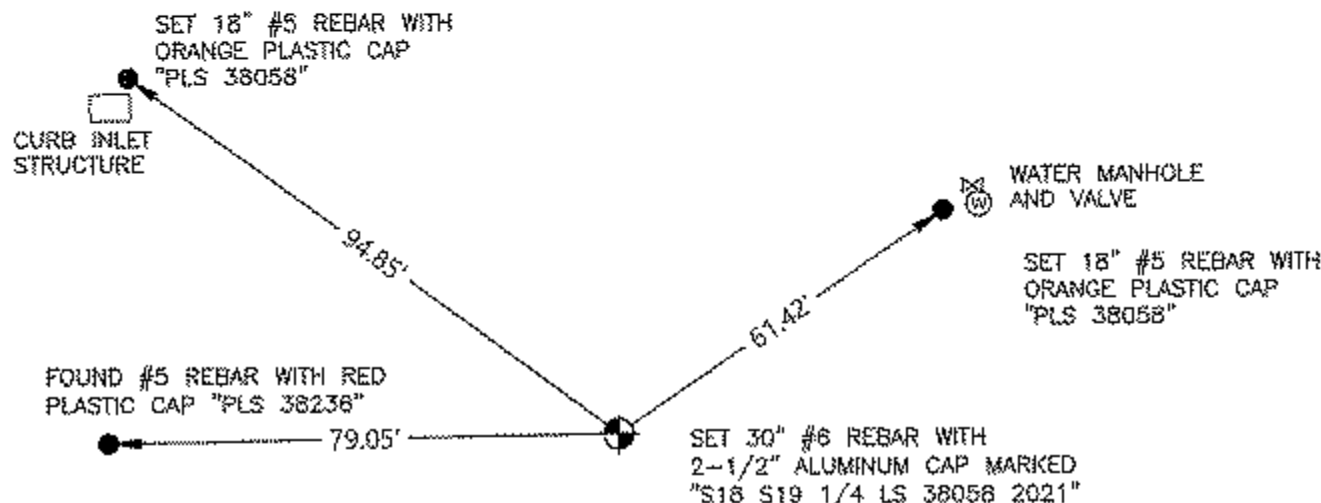
2. DESCRIPTION AND DATE OF MONUMENT FOUND:

NO MONUMENT FOUND

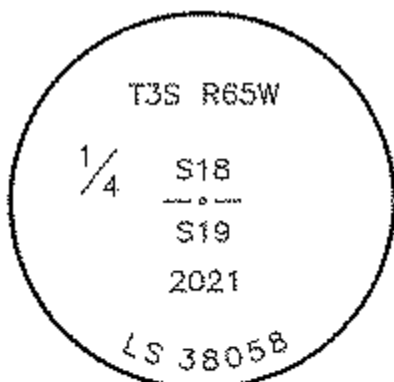
3. DESCRIPTION OF MONUMENT SET BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:

SET 30" #6 REBAR WITH 2-1/2" ALUMINUM CAP MARKED "S18 S19 1/4 LS 38058 2021"

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



Not to scale



Stamping on Cap

- a. Date of Field Work to Establish, Restore or Rehabilitate Monument: 3/9/2021
b. Date Monument was used as a Control corner: 3/31/2021

(Surveyor, do not fill in)

OCT 31 2021

COLO. ST. BD. OF L.
ENG. & SURV. CO.

RECEIVED AT OFFICE OF THE COUNTY CLERK
_____ COUNTY

BY: _____

DATE: _____

Record to be filed numerically by Index Reference Number, then alphabetically by letter in the index reference number, then under appropriate Township, Range, and Meridian.

5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): DALLAS WILLSON

Firm Name: SURVWEST

Firm Address: 6501 E. BELLEVUE AVE., SUITE 300

ENGLEWOOD, CO 80111

Phone: (720) 259 - 9316

6. LOCATION DIAGRAM

1" = 1 Mile



● = Location of Monument



Signature/Date through Seal

7. SEC 18 T 3 S R 65 W, 6TH P.M.
COUNTY ADAMS INDEX REF NUMBER 3-N

**8. SEC _____ T _____ R _____ P.M.
COUNTY _____ INDEX REF NUMBER _____

** To be used only for monuments located on county lines



Dora
Department of Regulatory Agencies

Rev.02/01/2011

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26

A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN SECTIONS 19 AND 20 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 11

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF TWO PARCELS OF LAND BEING ALL THOSE CERTAIN PORTIONS OF TRACT A AND TRACT B AS DEPICTED ON 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 SECTIONS 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(LEGAL DESCRIPTION CONTINUED ON SHEET 3)

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO BLOCKS, TRACTS AND RIGHT-OF-WAYS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26**, 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.

COVENANTS

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREFTER "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;

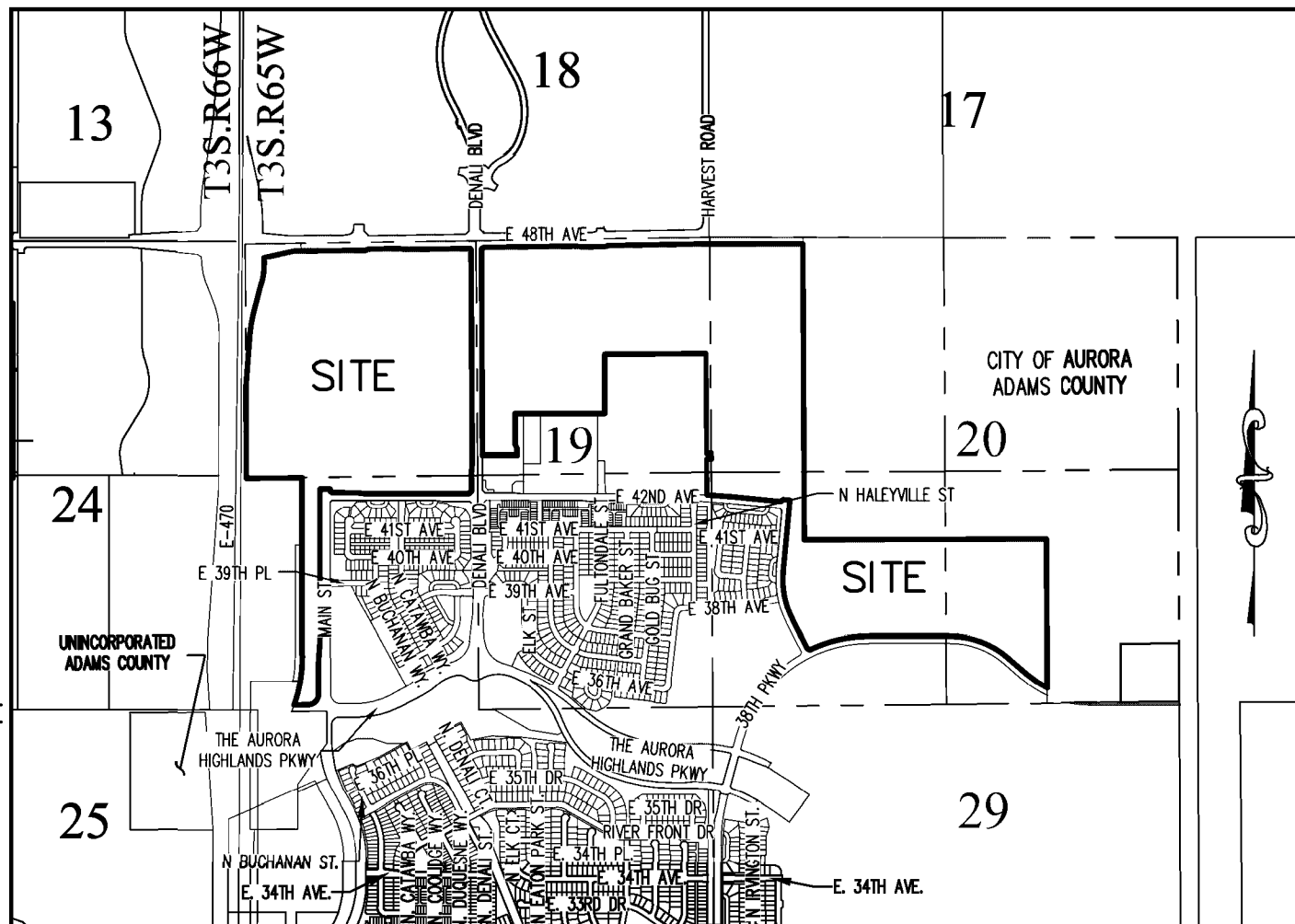
ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

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.

THE AREA(S) LABELED "DRAINAGE EASEMENT" ("DRAINAGE 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 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 AS "SANITARY SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY 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 NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO SANITARY SEWER COLLECTION MAINS AND TRANSMISSION MAINS, LINES AND ALL FACILITIES, FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

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.



VICINITY MAP
SCALE 1" = 2000'

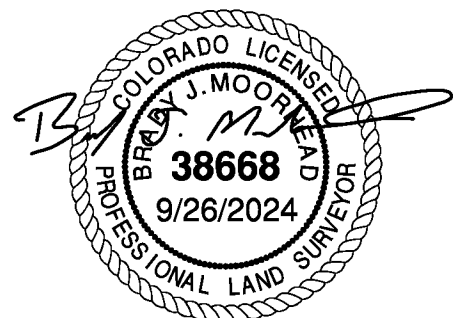
SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	OWNER SIGNATURES
SHEET 3	LEGAL DESCRIPTION
SHEET 4	OVERALL MAP
SHEETS 5-7	MAP DETAILS
SHEETS 8-10	DETAILS
SHEET 11	LINE AND CURVE TABLES

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 SEPTEMBER 26, 2024.

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.





BRAD 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 1st DAY OF November, 2024 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	11/01/2024 DATE
 PLANNING DIRECTOR	10/31/2024 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.: 132423-02
Drawn By: RBA

DATE OF PREPARATION:	04/28/2023
SCALE:	N/A
SHEET 1 OF 11	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26

A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN SECTIONS 19 AND 20 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 11

OWNER:

GVRE 470, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Robert Evans

NAME: ROBERT EVANS

IT'S: SENIOR VICE PRESIDENT

STATE OF NEVADA

COUNTY OF CLARK

}SS

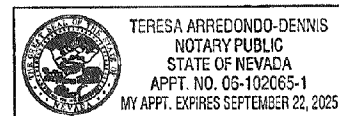
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF
OCTOBER 20 24 AD. BY ROBERT EVANS

AS SENIOR VICE PRESIDENT OF GVRE 470.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: SEPTEMBER 22, 2025



OWNER:

GVR KING, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Robert Evans

NAME: ROBERT EVANS

IT'S: SENIOR VICE PRESIDENT

STATE OF NEVADA

COUNTY OF CLARK

}SS

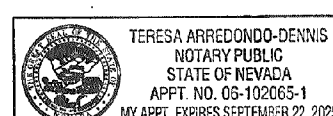
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF
OCTOBER 20 24 AD. BY ROBERT EVANS

AS SENIOR VICE PRESIDENT OF GVR KING

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: SEPTEMBER 22, 2025



OWNER:

AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION

BY: Carlo Ferreira

NAME: CARLO FERREIRA

IT'S: PRESIDENT

STATE OF COLORADO

COUNTY OF ADAMS

}SS

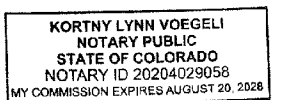
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30TH DAY OF
SEPTEMBER 20 24 AD. BY CARLO FERREIRA

AS PRESIDENT OF CGF MANAGEMENT, INC., A NEVADA CORPORATION, MANAGER OF AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: AUGUST 20, 2028



OWNER:

RICHMOND AMERICAN HOMES OF COLORADO, INC. A DELAWARE CORPORATION

BY: Eric Kubly

NAME: Eric Kubly

IT'S: SVP of Land Development

STATE OF Colorado

COUNTY OF Denver

}SS

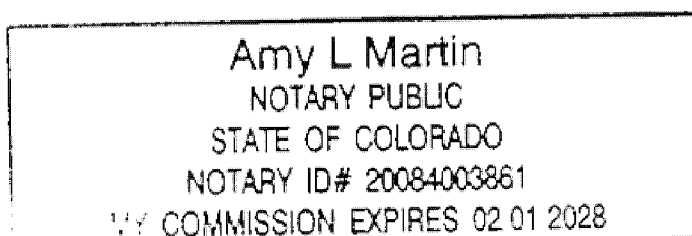
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF
October 20 24 AD. BY Eric Kubly

AS SVP of Land Dev OF Richmond American Homes of CO, Inc

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-01-2028



OWNER:

CND-VP HIGHLANDS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Walter Watson

NAME: Walter Watson

IT'S: VP of Strategic Dev.

STATE OF Colorado

COUNTY OF Denver

}SS

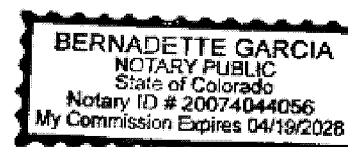
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF
October 20 24 AD. BY Walter Watson

AS VP of Strategic Dev. OF David Weekley Homes

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: April 19, 2026



OWNER:

THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD

BY: Matt Hopper

NAME: MATT HOPPER

IT'S: PRESIDENT

STATE OF COLORADO

COUNTY OF ADAMS

}SS

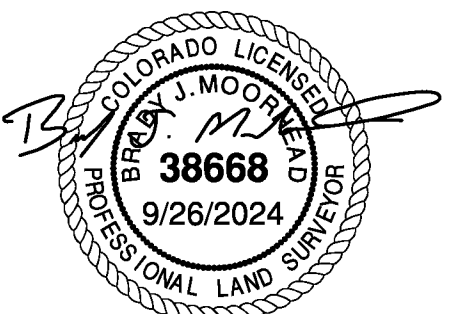
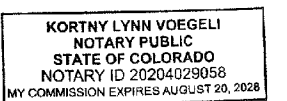
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF
SEPTEMBER 20 24 AD. BY MATT HOPPER

AS PRESIDENT OF TAH CAB

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: AUGUST 20, 2028



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.: 132423-02
Drawn By: RBA

DATE OF PREPARATION:	04/28/2023
SCALE:	N/A
SHEET 1 OF 11	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26

A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN SECTIONS 19 AND 20 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 11

LEGAL DESCRIPTION

PARCEL A (PORTION OF TRACT B):

BEGINNING AT WEST QUARTER CORNER OF SAID SECTION 19 AND A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT B;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES:

- NORTH 00°14'11" WEST, A DISTANCE OF 1,027.97 FEET;
- NORTH 04°07'14" EAST, A DISTANCE OF 610.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,179.96 FEET;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°25'27", AN ARC LENGTH OF 214.68 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 14°32'41" EAST, A DISTANCE OF 373.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 903.25 FEET;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'22", AN ARC LENGTH OF 242.87 FEET;
- TANGENT TO SAID CURVE, NORTH 00°51'41" WEST, A DISTANCE OF 45.85 FEET;
- NORTH 77°42'52" EAST, A DISTANCE OF 339.15 FEET TO THE SOUTHERLY BOUNDARY OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024000044968, IN SAID OFFICIAL RECORDS;

THENCE DEPARTING SAID WESTERLY BOUNDARY ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES:

- NORTH 89°08'02" EAST, A DISTANCE OF 841.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 64.50 FEET;
- 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;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 22.92 FEET;
- TANGENT TO SAID CURVE, NORTH 89°08'02" EAST, A DISTANCE OF 301.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 275.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.09 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 325.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 65.11 FEET;
- TANGENT TO SAID CURVE, NORTH 89°08'02" EAST, A DISTANCE OF 692.07 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT B;

THENCE ALONG THE EASTERLY, SOUTHERLY, AND WESTERLY BOUNDARY OF SAID TRACT B THE FOLLOWING NINETEEN (19) COURSES:

- SOUTH 45°35'31" EAST, A DISTANCE OF 13.00 FEET;
- SOUTH 00°19'04" EAST, A DISTANCE OF 2,418.78 FEET;
- SOUTH 05°26'22" WEST, A DISTANCE OF 109.65 FEET;
- SOUTH 00°19'04" EAST, A DISTANCE OF 203.55 FEET;
- SOUTH 45°00'00" WEST, A DISTANCE OF 42.32 FEET;
- NORTH 89°59'12" WEST, A DISTANCE OF 1,169.73 FEET;
- NORTH 82°51'41" WEST, A DISTANCE OF 88.68 FEET;
- NORTH 89°59'12" WEST, A DISTANCE OF 295.01 FEET;
- NORTH 44°59'28" WEST, A DISTANCE OF 25.35 FEET;
- NORTH 00°00'02" WEST, A DISTANCE OF 22.07 FEET;
- NORTH 89°59'45" WEST, A DISTANCE OF 114.00 FEET;
- SOUTH 00°00'15" WEST, A DISTANCE OF 1,714.48 FEET;
- SOUTH 04°14'26" WEST, A DISTANCE OF 236.90 FEET;
- SOUTH 00°00'15" WEST, A DISTANCE OF 372.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 121.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°20'34", AN ARC LENGTH OF 188.68 FEET;
- TANGENT TO SAID CURVE, SOUTH 89°20'50" WEST, A DISTANCE OF 157.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,707.03 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 71°03'34" WEST;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°57'40", AN ARC LENGTH OF 564.92 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 00°00'05" WEST, A DISTANCE OF 2,020.39 FEET;
- SOUTH 89°13'56" WEST, A DISTANCE OF 628.57 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 166.187 ACRES, (7,239,085 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

PARCEL B (PORTION OF TRACT A):

BEGINNING AT THE MOST WESTERLY CORNER OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3 BOUNDARY AS RECORDED AT RECEPTION NO.

LEGAL DESCRIPTION CONTINUED

2022000032652 IN SAID RECORDS AND A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID WESTERLY BOUNDARY OF TRACT A THE FOLLOWING TWO (2) COURSES:

- NORTH 00°19'04" WEST, A DISTANCE OF 2,334.27 FEET;
- NORTH 44°24'34" EAST, A DISTANCE OF 12.45 FEET TO THE SOUTHERLY BOUNDARY OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024000044965, IN SAID OFFICIAL RECORDS, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 34.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°46'51" WEST;

THENCE DEPARTING SAID WESTERLY BOUNDARY ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING TEN (10) COURSES:

- NORTH 89°08'12" EAST, A DISTANCE OF 8.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 64.50 FEET;
- 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;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 22.92 FEET;
- TANGENT TO SAID CURVE, NORTH 89°08'12" EAST, A DISTANCE OF 958.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 275.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.09 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 325.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 65.11 FEET;
- TANGENT TO SAID CURVE, THENCE NORTH 89°08'12" EAST, A DISTANCE OF 269.85 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, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 27°23'19" EAST;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 22.92 FEET;
- TANGENT TO SAID CURVE NORTH 89°08'12" EAST, A DISTANCE OF 1,125.58 FEET TO THE SOUTHERLY BOUNDARY OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024000044967, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID LAST DESCRIBED SOUTHERLY BOUNDARY, SOUTH 89°53'06" EAST, A DISTANCE OF 1,048.81 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID EASTERLY BOUNDARY AND THE SOUTHERLY BOUNDARY OF SAID TRACT A THE FOLLOWING SIXTEEN (16) COURSES:

- SOUTH 00°16'11" EAST, A DISTANCE OF 3,349.40 FEET;
- NORTH 89°45'36" EAST, A DISTANCE OF 2,736.08 FEET;
- SOUTH 00°22'39" EAST, A DISTANCE OF 1,684.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,107.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 26°32'35" EAST;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°26'12", AN ARC LENGTH OF 278.93 FEET;
- TANGENT TO SAID CURVE, NORTH 49°01'13" WEST, A DISTANCE OF 282.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 993.00 FEET;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°58'47", AN ARC LENGTH OF 710.23 FEET;
- TANGENT TO SAID CURVE, NORTH 90°00'00" WEST, A DISTANCE OF 923.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,543.00 FEET;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°28'57", AN ARC LENGTH OF 688.26 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 65°46'33" WEST, A DISTANCE OF 31.61 FEET;
- NORTH 27°30'34" WEST, A DISTANCE OF 369.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 965.00 FEET;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°03'09", AN ARC LENGTH OF 556.68 FEET;
- TANGENT TO SAID CURVE, NORTH 05°32'35" EAST, A DISTANCE OF 817.45 FEET;
- NORTH 84°27'25" WEST, A DISTANCE OF 79.43 FEET;
- SOUTH 50°32'35" WEST, A DISTANCE OF 35.36 FEET;
- 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;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°11'50", AN ARC LENGTH OF 308.43 FEET TO THE WESTERLY LINE OF THE 30.00 FOOT WIDE NON-EXCLUSIVE EASEMENT DESCRIBED AS EXHIBIT A IN THE EASEMENT DEED AND TEMPORARY CONSTRUCTION EASEMENT RECORDED NOVEMBER 17, 2009 AT RECEPTION NO. 2009000085352 AND DECEMBER 02, 2015 AT RECEPTION NO. 2015000100920, IN SAID OFFICE OF THE CLERK AND RECORDER, AND RECORDED OCTOBER 31, 2006 AT RECEPTION NO. B6155188, IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO;

THENCE NON-TANGENT TO SAID CURVE, DEPARTING SAID LAST DESCRIBED SOUTHERLY BOUNDARY ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

- NORTH 00°22'39" WEST, A DISTANCE OF 255.85 FEET;
- NORTH 00°20'41" WEST, A DISTANCE OF 147.71 FEET;

LEGAL DESCRIPTION CONTINUED

THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°40'59" EAST, A DISTANCE OF 54.00 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE ALONG SAID WEST LINE, NORTH 00°20'41" WEST, A DISTANCE OF 64.00 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°40'59" WEST, A DISTANCE OF 54.00 FEET TO SAID LAST DESCRIBED WESTERLY LINE;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°20'41" WEST, A DISTANCE OF 1,126.47 FEET;

THENCE SOUTH 89°40'56" WEST, A DISTANCE OF 1,144.69 FEET;

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 669.85 FEET TO THE NORTHERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3;

THENCE ALONG SAID NORTHERLY BOUNDARY AND THE WESTERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:

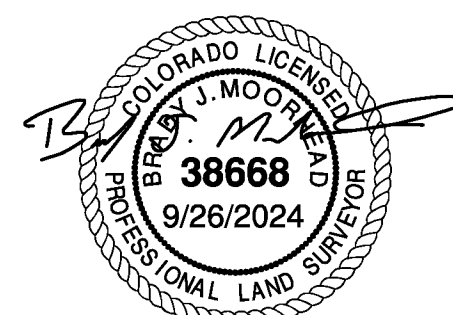
- NORTH 89°59'12" WEST, A DISTANCE OF 1,019.89 FEET;
- SOUTH 00°00'48" WEST, A DISTANCE OF 351.86 FEET;
- SOUTH 27°08'15" EAST, A DISTANCE OF 56.19 FEET;
- SOUTH 00°09'42" WEST, A DISTANCE OF 72.65 FEET;
- NORTH 89°59'30" WEST, A DISTANCE OF 392.67 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 251.678 ACRES, (10,963,092 SQUARE FEET), MORE OR LESS.

CONTAINING A TOTAL AREA OF 417.865 ACRES, (18,202,177 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".
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., TAKEN TO BEAR SOUTH 00°14'11" EAST, A DISTANCE OF 2,647.87 FEET, MONUMENTED BY A NO. 6 REBAR WITH A 3 1/4" ALUMINUM CAP STAMPED "PLS 24313 (1999)" AT THE NORTHWEST CORNER, AND A 3" BRASS CAP STAMPED "CITY OF AURORA PLS 16848 (1989)" AT THE WEST QUARTER CORNER, AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS REFERENCED HEREIN 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.
- TRACTS A, B, C, D, E, F, G, H, I, AND J ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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-1232340-CO DATED SEPTEMBER 4, 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 OR TRACTS ADJACENT TO MAIN STREET, EAST 48TH AVENUE, COLLIDGE STREET, DENALI BOULEVARD, FULTONDALE STREET, AND EAST 46TH 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.
- 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.
- NON-EXCLUSIVE SIDEWALK EASEMENT ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
- AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE ENTIRE SUBJECT PROPERTY.
- 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.
- THE RIGHT-OF-WAY THAT IS BEING DEDICATED BY THIS PLAT TOTALS 15.904 ACRES (692,777 SQUARE FEET).



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

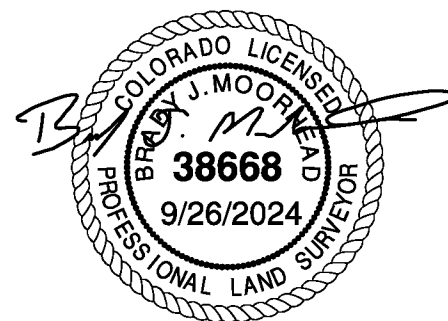
AZTEC CONSULTANTS, INC.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION: 04/28/2023
	AzTec Proj. No.: 132423-02	SCALE: N/A
Drawn By: RBA		SHEET 3 OF 11

[illegible]

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°14'11"W	1027.97'
L2	N04°07'14"E	610.57'
L3	N14°32'41"E	373.00'
L4	N00°51'41"W	45.85'
L5	N77°42'52"E	339.15'
L6	N89°08'02"E	841.19'
L7	N89°08'02"E	301.26'
L8	N89°08'02"E	692.07'
L9	S45°35'31"E	13.00'
L10	S00°19'04"E	218.78'
L11	S05°26'22"W	109.65'
L12	S00°19'04"E	203.55'
L13	S45°00'00"W	42.32'
L14	N89°59'12"W	1169.73'
L15	N82°51'41"W	88.68'
L16	N89°59'12"W	295.01'
L17	N44°59'28"W	25.35'
L18	N00°00'02"W	22.07'
L19	N89°59'45"W	114.00'
L20	S00°00'15"W	1714.48'
L21	S04°14'26"W	236.90'
L22	S00°00'15"W	372.32'
L23	S89°20'50"W	157.64'
L24	N00°00'05"W	2020.39'
L25	S89°13'56"W	628.57'
L26	S00°20'41"E	147.71'
L27	N44°24'34"E	12.45'


LINE TABLE		
LINE	BEARING	LENGTH
L28	N89°08'12"E	958.18'
L29	N89°08'12"E	269.65'
L30	N89°08'12"E	1125.58'
L31	S89°53'06"E	1048.81'
L32	S00°16'11"E	3349.40'
L33	N89°45'36"E	2736.08'
L34	S00°22'39"E	1684.12'
L35	N49°01'13"W	282.19'
L36	N90°00'00"E	923.12'
L37	N65°46'33"W	31.61'
L38	N27°30'34"W	369.57'
L39	N05°32'35"E	817.45'
L40	N84°27'25"W	79.43'
L41	S50°32'35"W	35.36'
L42	N84°27'25"W	529.50'
L43	N00°22'39"W	255.85'
L44	N89°40'59"E	54.00'
L45	N00°20'41"W	64.00'
L46	S89°40'59"W	54.00'
L47	N00°20'41"W	1126.47'
L48	S89°40'56"W	1144.69'
L49	S00°00'48"W	669.85'
L50	N89°59'12"W	1019.89'
L51	S00°00'48"W	351.86'
L52	S27°08'15"E	56.19'
L53	S00°09'42"W	72.65'
L54	N89°59'30"W	392.67'

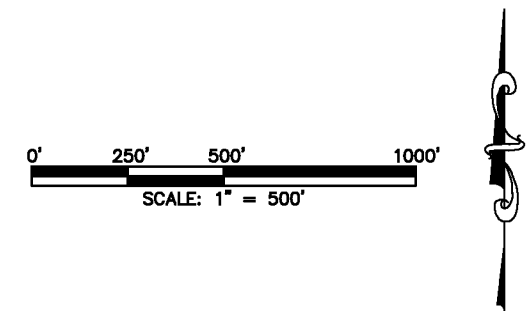
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°25'27"	1179.96'	214.68'
C2	15°24'22"	903.25'	242.87'
C5	11°28'42"	275.00'	55.09'
C6	11°28'42"	325.00'	65.11'
C7	89°20'34"	121.00'	188.68'
C8	18°57'40"	1707.03'	564.92'
C11	11°28'42"	275.00'	55.09'
C12	11°28'42"	325.00'	65.11'
C13	26°31'31"	64.50'	29.86'
C14	26°31'31"	49.50'	22.92'
C15	14°26'12"	1107.00'	278.93'
C16	40°58'47"	993.00'	710.23'
C17	25°28'57"	1543.00'	686.26'
C18	2°11'50"	8043.00'	308.43'



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP
STAMPED "AZTEC LS 38668"
- 1 ● FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED
"AZTEC LS 38256"
- 2 ● FOUND NO. 5 REBAR WITH 2-1/4" ALUMINUM CAP STAMPED
"E-470 PUBLIC HIGHWAY AUTHORITY ROW PLS 28649"
- 3 ● FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP
STAMPED "AZTEC LS 38668"
- 4 ● FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 22103
CENTENNIAL ENG"
-  FOUND SECTION CORNER AS SHOWN HEREON



AZTEC
CONSULTANTS, INC.

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www.aztecconsultants.com

AzTec Proj. No.: 132423-02

Drawn By: RBA

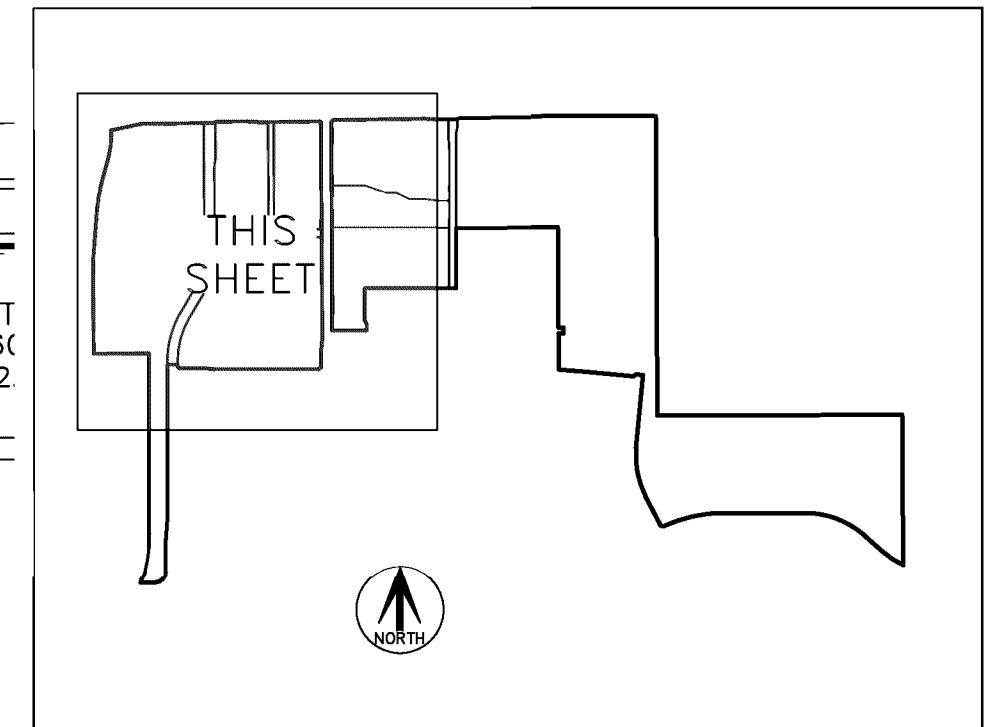
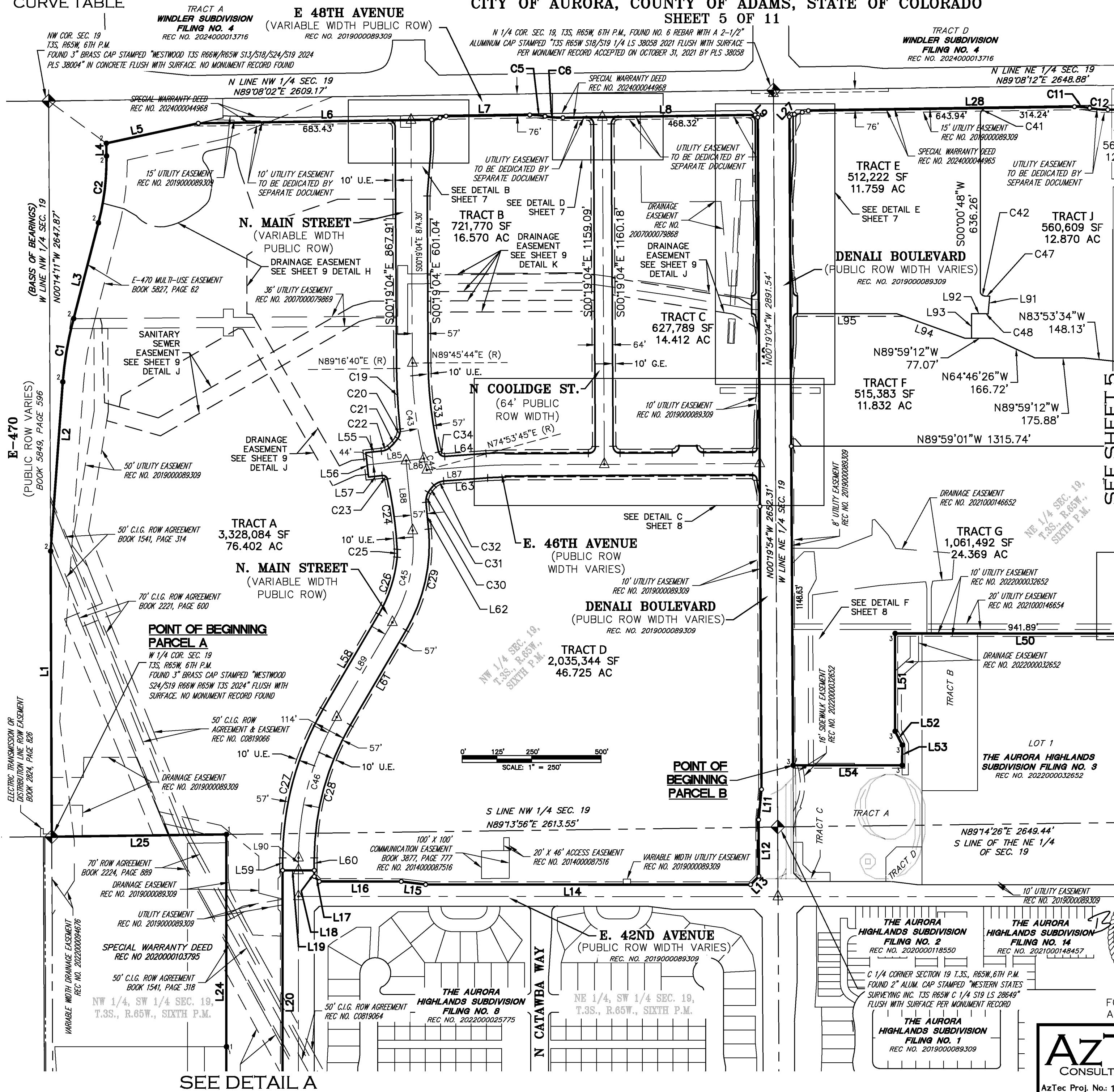
DATE OF PREPARATION:	04/28/2023
SCALE:	1" = 500'
S H E E T 4 O F 11	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26

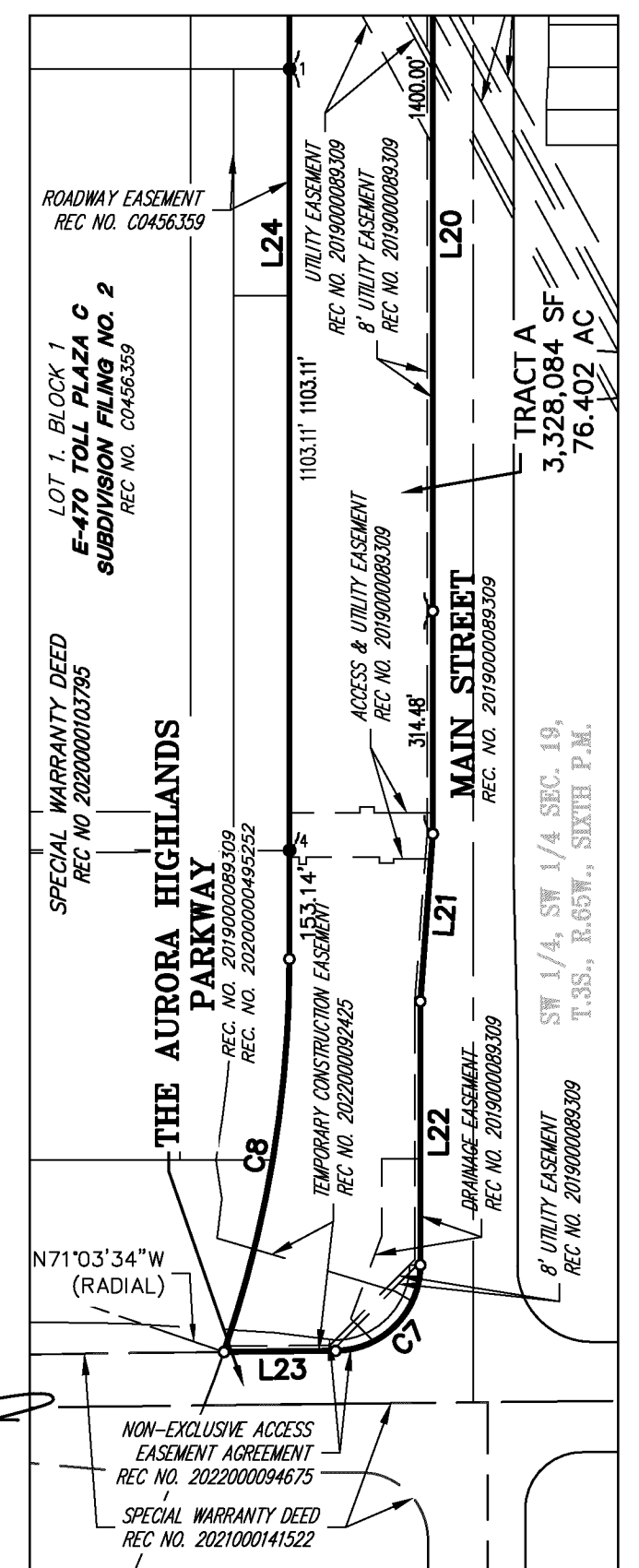
A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN SECTIONS 19 AND 20 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 10
FOR LINE AND
CURVE TABLE

SHEET 5 OF 11




SEE SHEET 11 FOR LINE AND CURVE TABLE	KEY MAP N.T.S.	SEE SHEET 6 FOR LEGENDS
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DETAIL A

1" = 250'

 NORTH

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	04/28/2023
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SCALE:	1" = 250'
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SHEET 5 OF 11

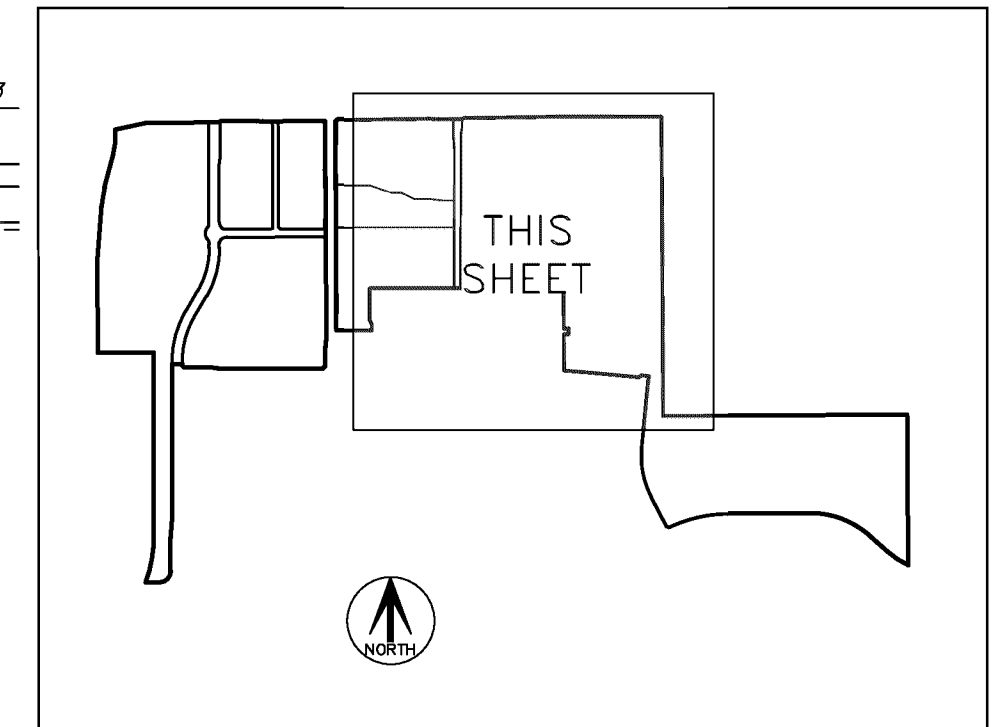
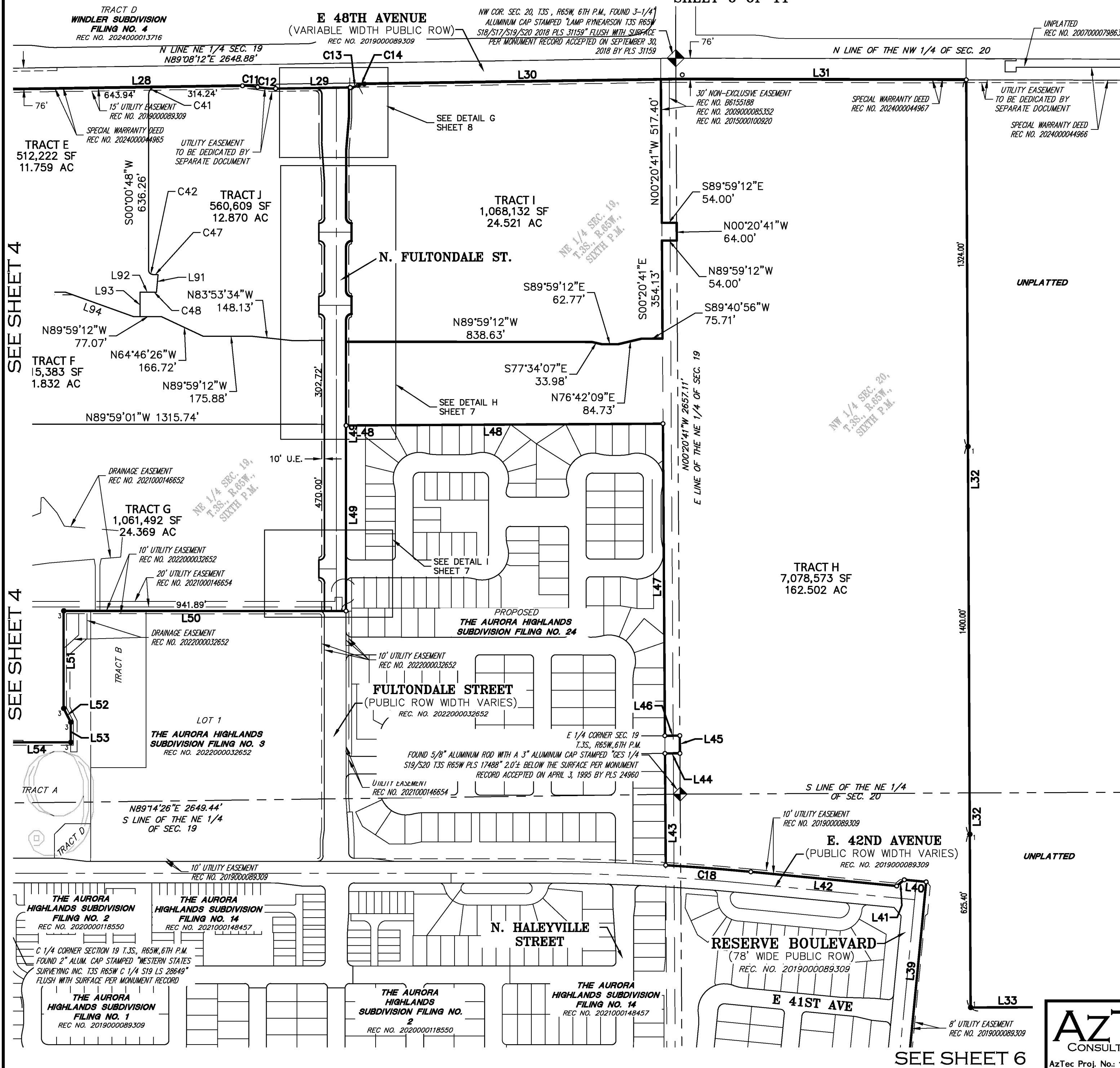
AzTec Proj. No.: 132423-02

Drawn By: RBA

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26


A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN SECTIONS 19 AND 20 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 11



KEY MAP
N.T.S.

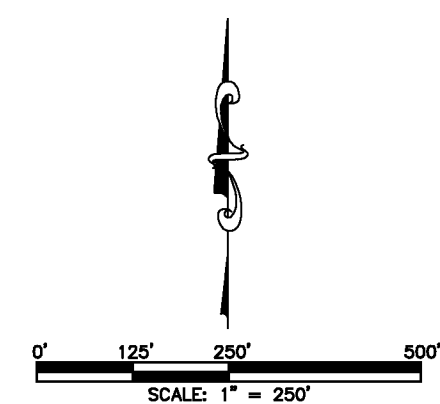
MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- 1 ● FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- 2 ● FOUND NO. 5 REBAR WITH 2-1/4" ALUMINUM CAP STAMPED "E-470 PUBLIC HIGHWAY AUTHORITY ROW PLS 28649"
- 3 ● FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- 4 ● FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 22103 CENTENNIAL ENG"
-  FOUND SECTION CORNER AS SHOWN HEREON

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
<div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">#</div>	BLOCK NUMBER

NOTE: TRACT F IS A DRAINAGE
EASEMENT IN ITS ENTIRETY



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

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Phone: (303) 713-1898
Fax: (303) 713-1897
www.azteconconsultants.com
Drawn By: RBA

DATE OF PREPARATION:	04/28/2023
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SCALE:	1" = 250'
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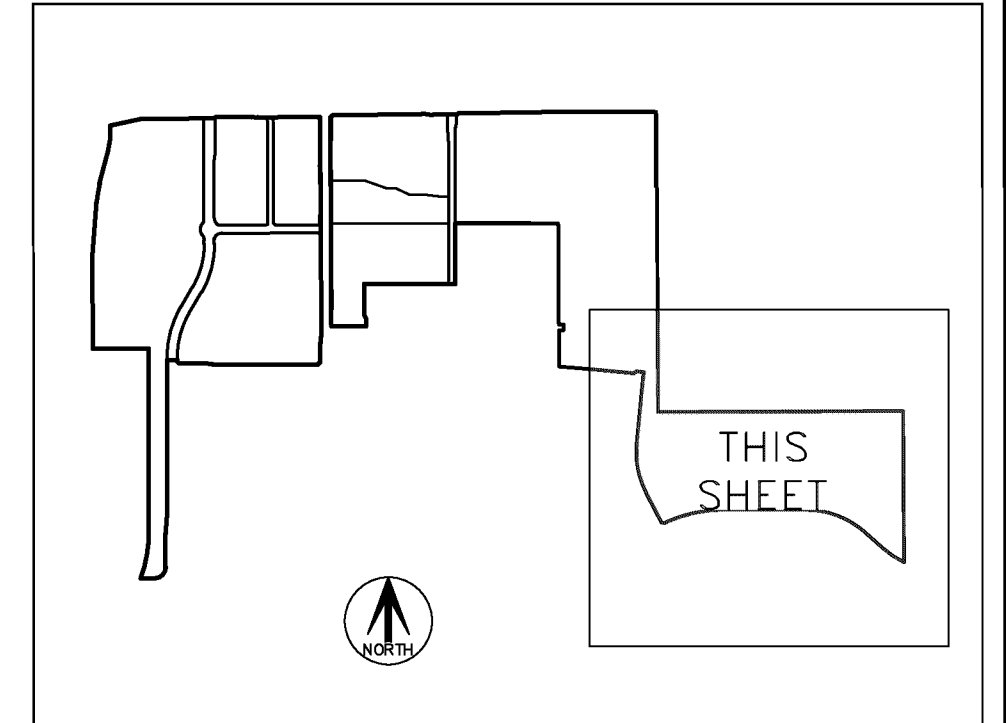
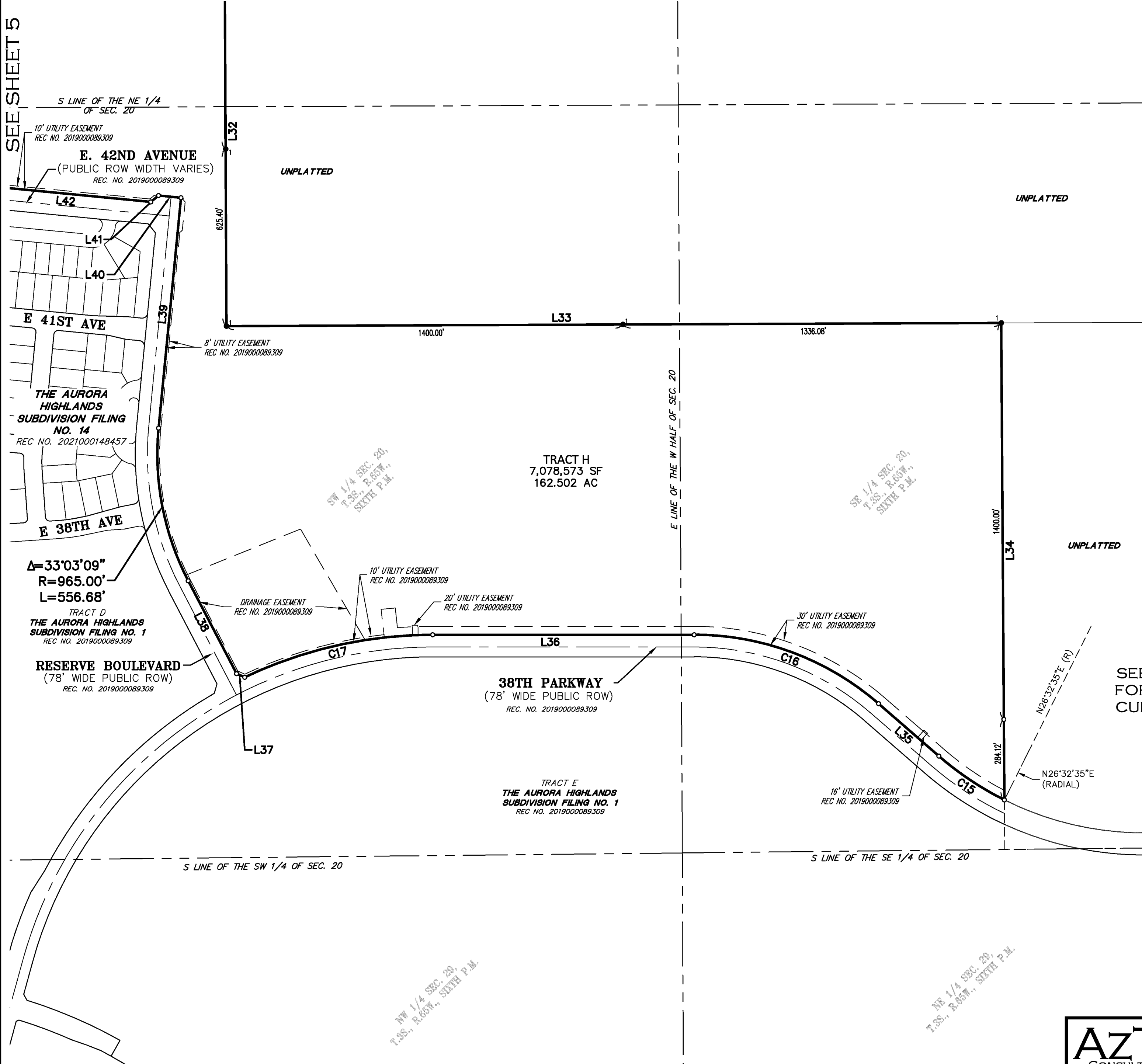
SHEET 6 OF 11

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26

A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN SECTIONS 19 AND 20 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 11

SEE SHEET 5



KEY MAP
N.T.S.

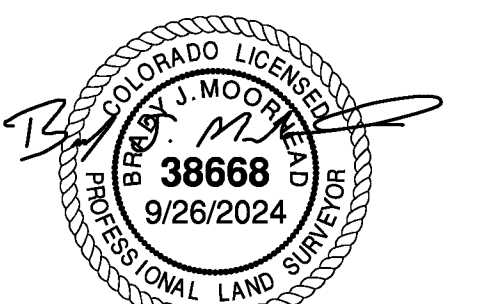
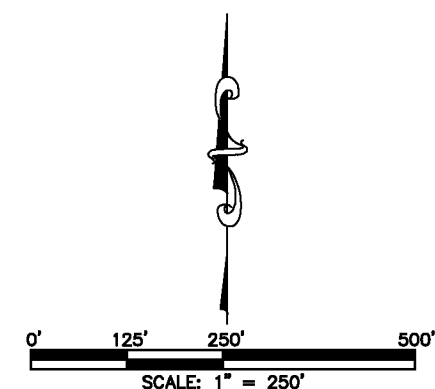
MONUMENT SYMBOL LEGEND

- 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" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- FOUND NO. 5 REBAR WITH 2-1/4" ALUMINUM CAP STAMPED "E-470 PUBLIC HIGHWAY AUTHORITY ROW PLS 28649"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 22103 CENTENNIAL ENG"
- ◆ FOUND SECTION CORNER AS SHOWN HEREON

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
- NOTE: TRACT F IS A DRAINAGE EASEMENT IN ITS ENTIRETY

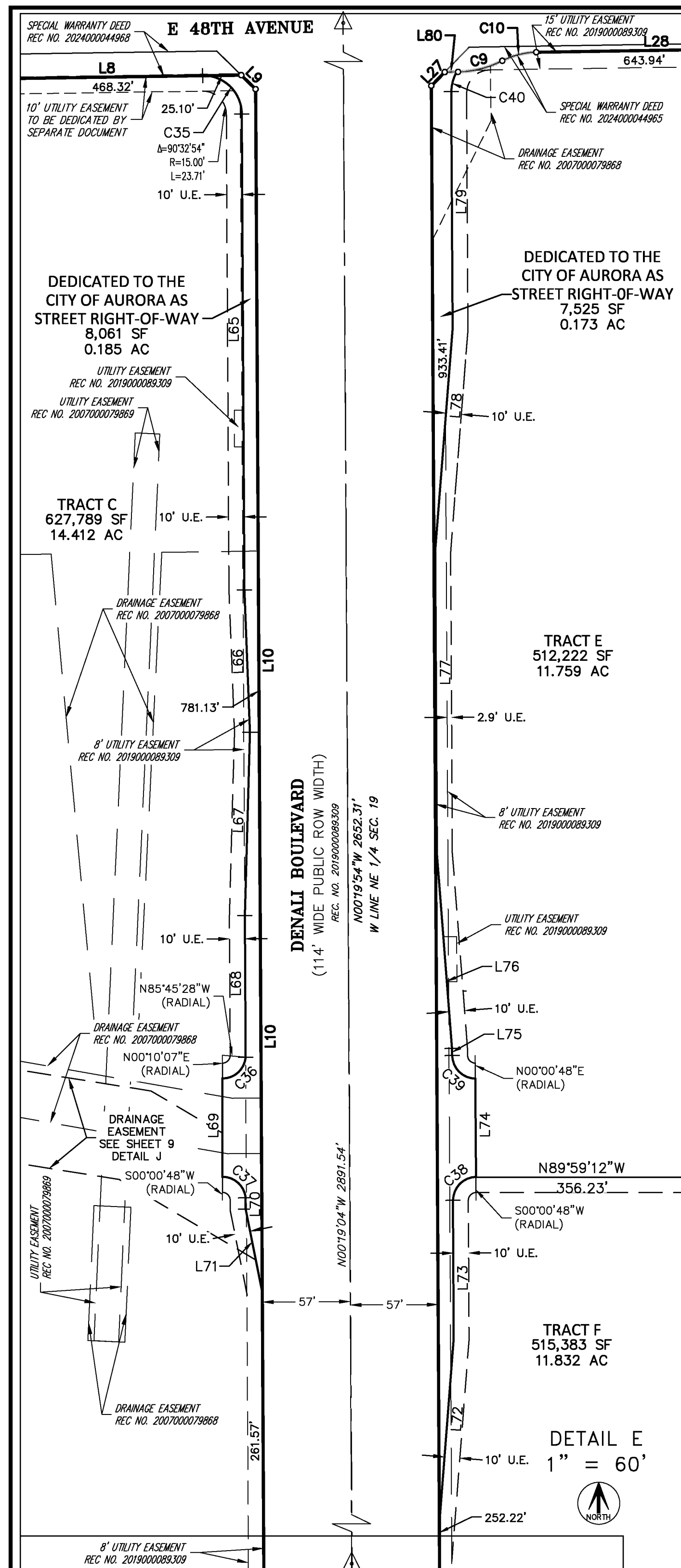
SEE SHEET 11
FOR LINE AND
CURVE TABLE



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

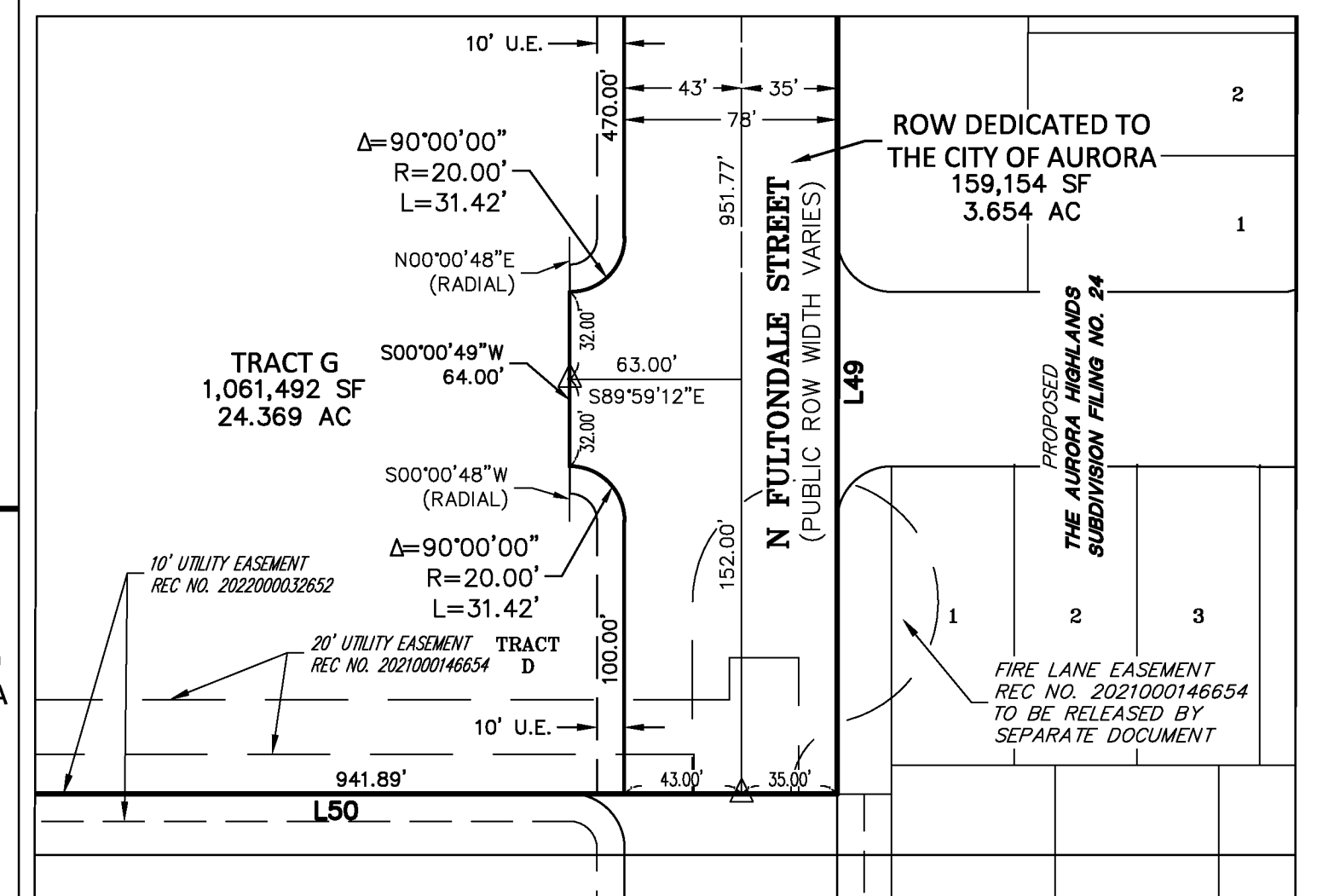
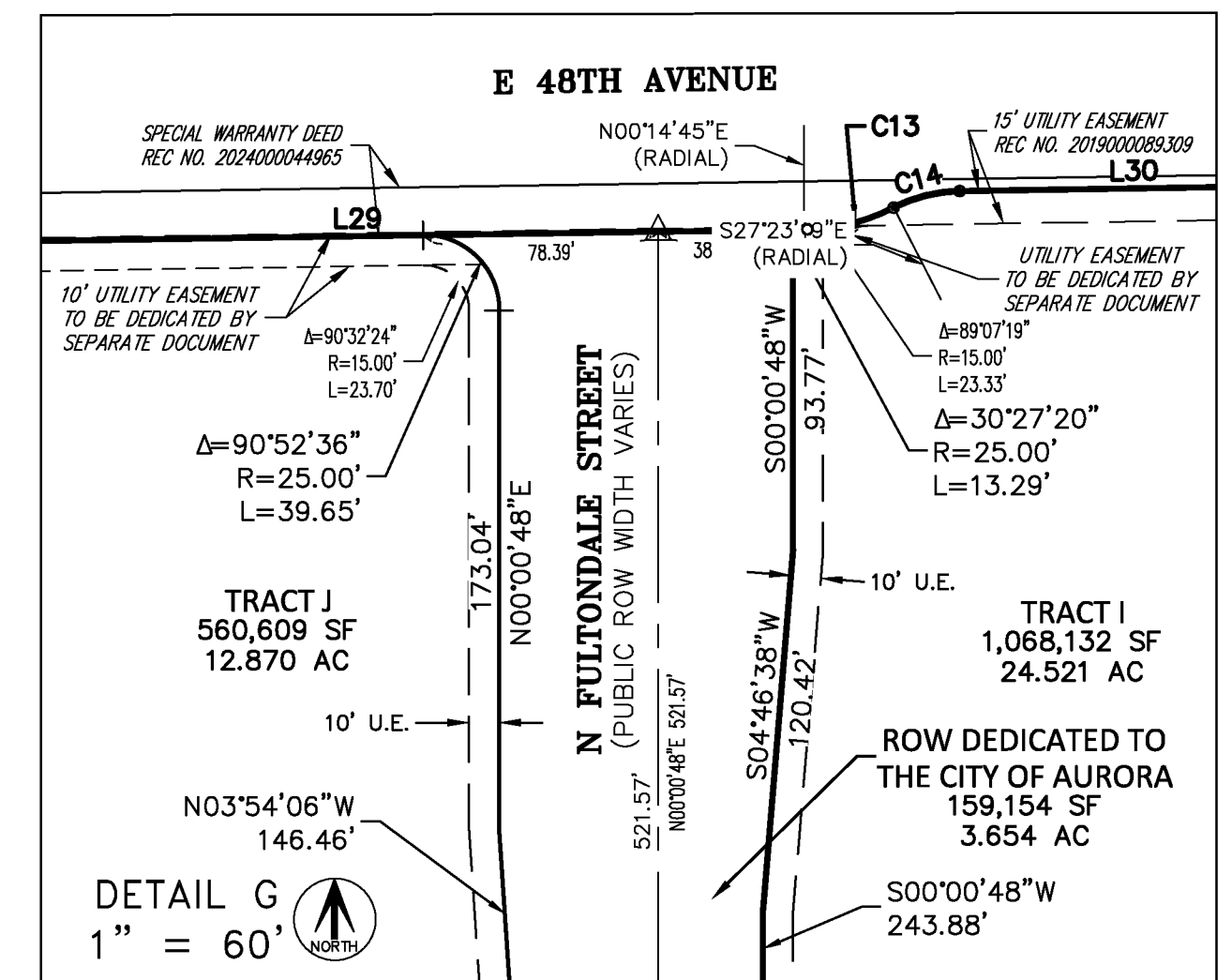
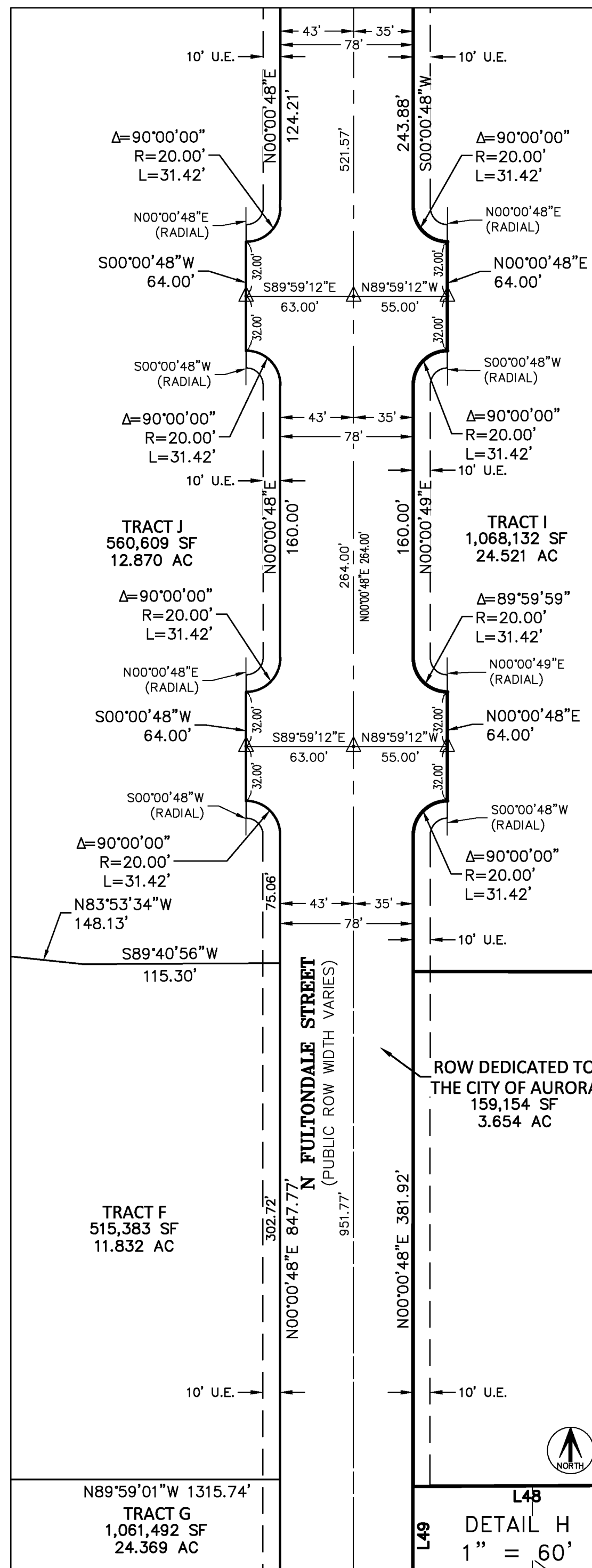
AZTEC
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300 East Mineral Ave., Suite 1
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www.aztecconsultants.com
AzTec Proj. No.: 132423-02
Drawn By: RBA

DATE OF PREPARATION:	04/28/2023
SCALE:	1" = 250'
SHEET 7 OF 11	




THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26

A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN SECTIONS 19 AND 20 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 11



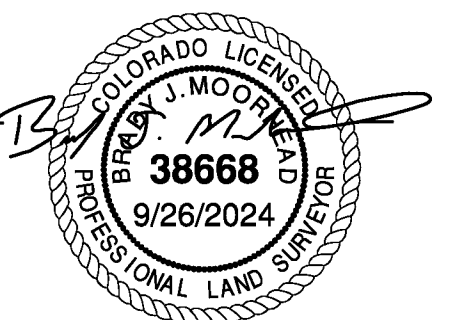
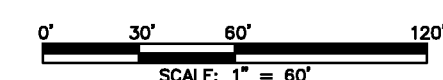
DETAIL I

1" = 60'



SEE SHEET 11
FOR LINE AND
CURVE TABLE

SEE SHEET 6
FOR LEGENDS



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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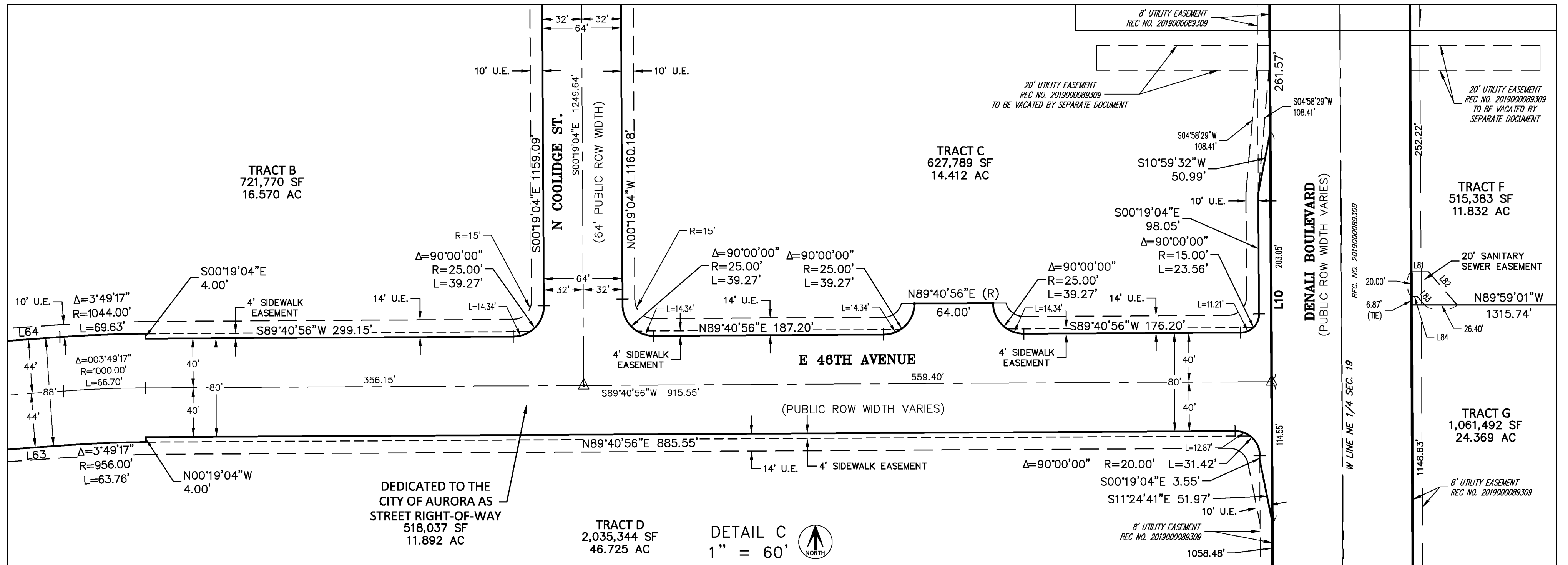
DATE OF PREPARATION:	04/28/2023
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SCALE:	1" = 60'
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SHEET 8 OF 11

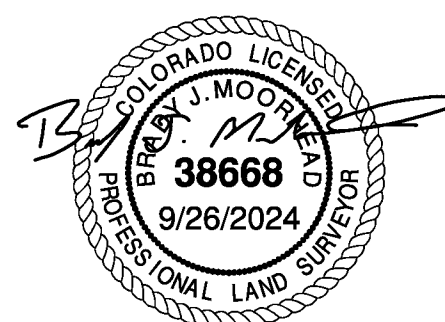
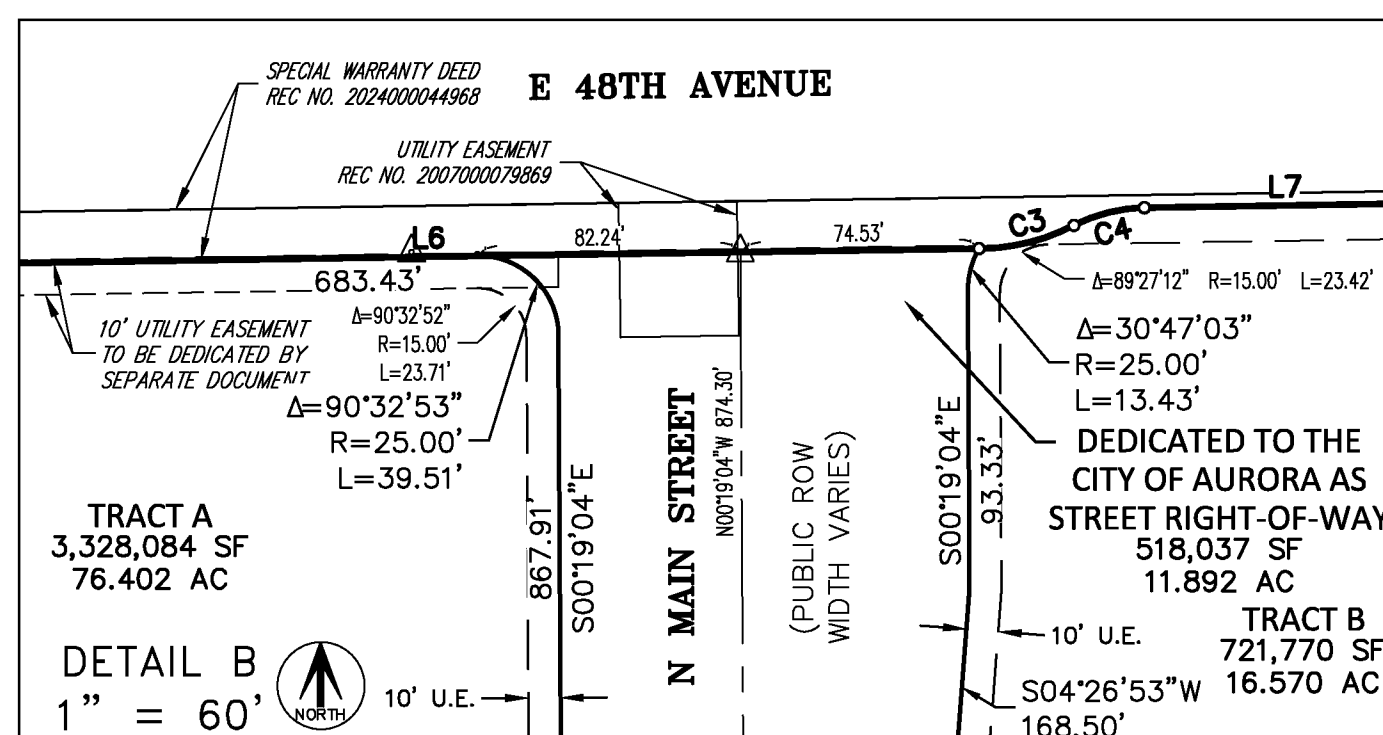
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26

A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN SECTIONS 19 AND 20 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 11



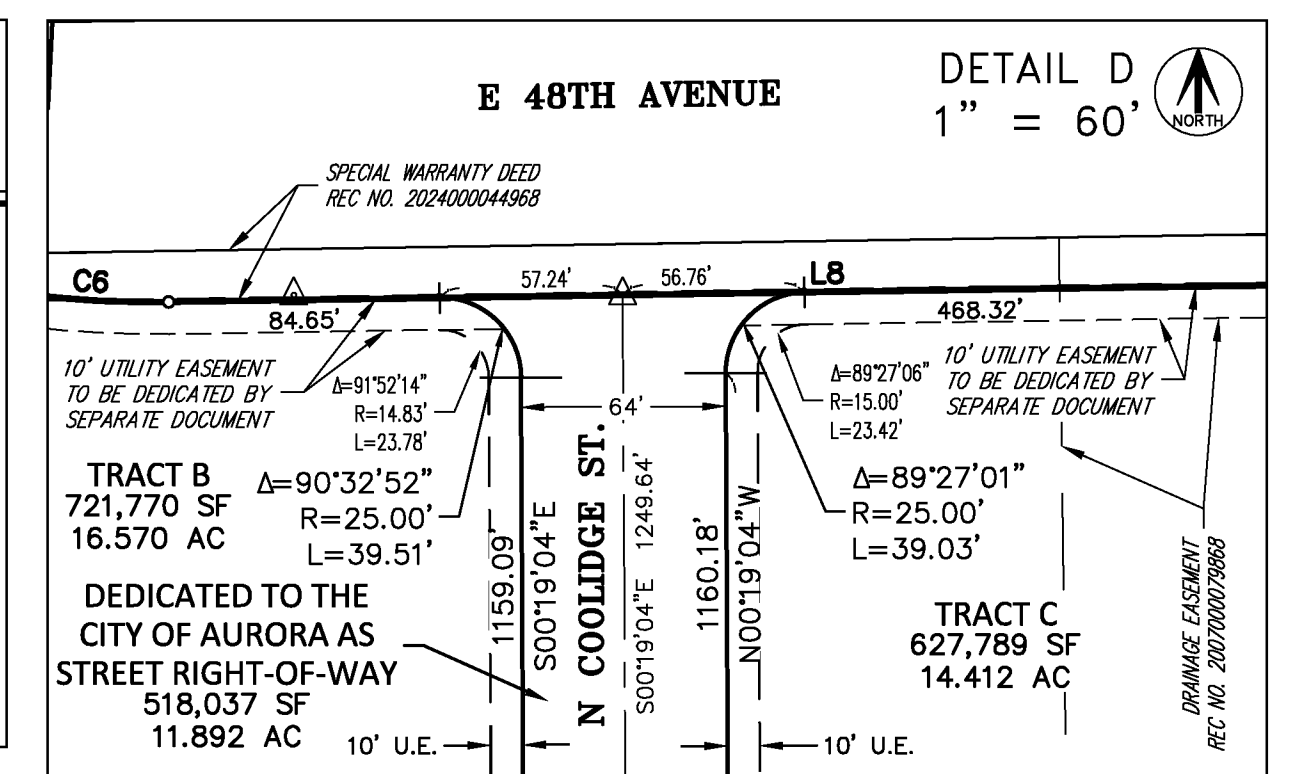
MONUMENT SYMBOL LEGEND	
○	SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
●	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
●	FOUND NO. 5 REBAR WITH 2-1/4" ALUMINUM CAP STAMPED "E-470 PUBLIC HIGHWAY AUTHORITY ROW PLS 28649"
●	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
●	FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 22103 CENTENNIAL ENG"
◆	FOUND SECTION CORNER AS SHOWN HEREON

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
NOTE: TRACT F IS A DRAINAGE EASEMENT IN ITS ENTIRETY	



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 11
FOR LINE AND
CURVE TABLE



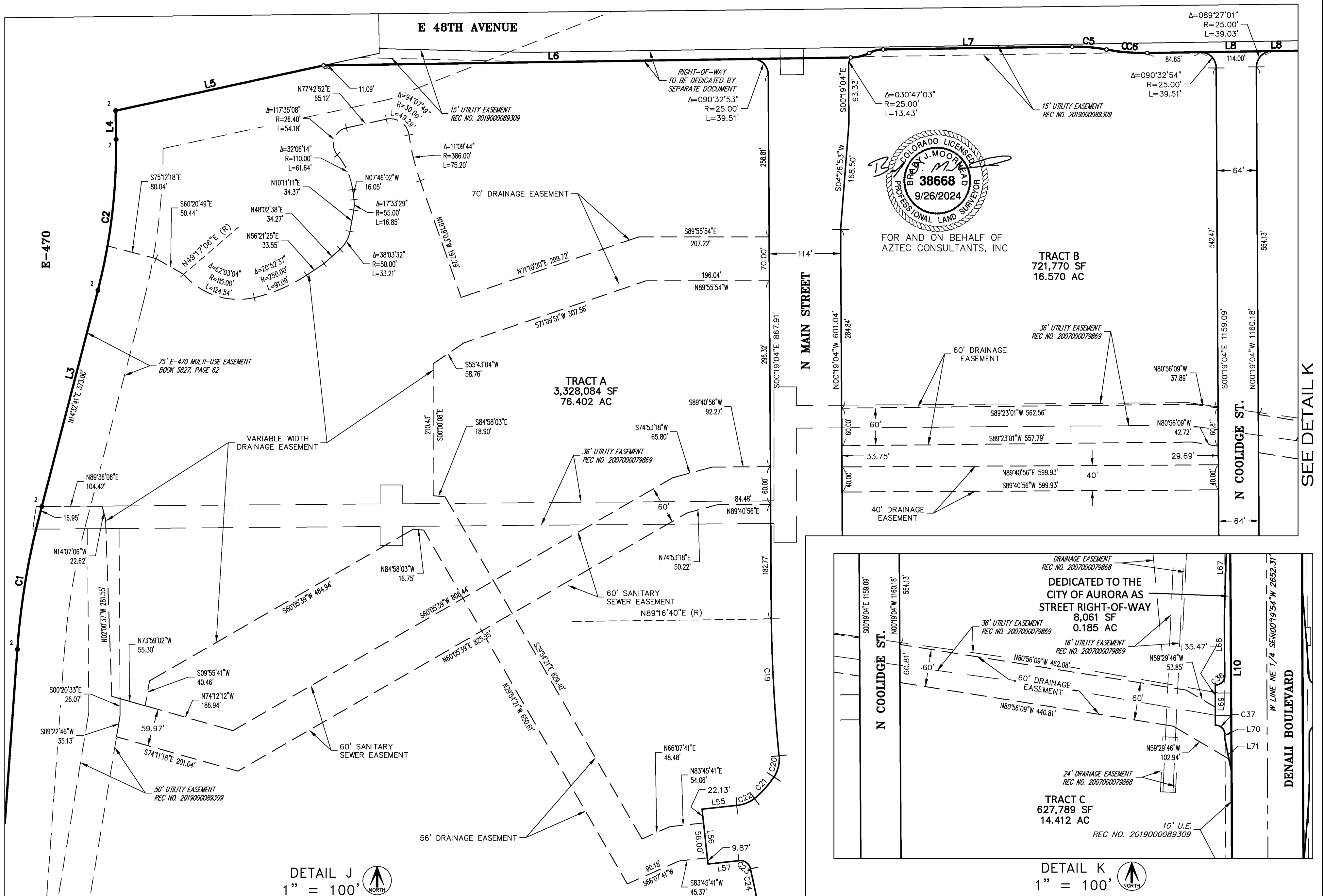
0' 30' 60' 120'
SCALE: 1" = 60'

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AzTec Proj. No.: 132423-02
Drawn By: RBA

DATE OF PREPARATION:	04/28/2023
SCALE:	1" = 60'
SHEET 9 OF 11	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26

A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN SECTIONS 19 AND 20 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 11



SEE SHEET 6
FOR LEGENDS

SEE SHEET 11
FOR LINE AND
CURVE TABLE

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AzTec Proj. No.: 132423-02
Drawn By: RBA

DATE OF PREPARATION:	04/28/2023
SCALE:	1" = 100'
SHEET 10 OF 11	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26

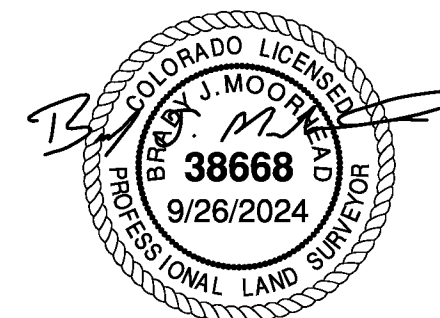
A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN SECTIONS 19 AND 20 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 11 OF 11

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°14'11"W	1027.97'
L2	N04°07'14"E	610.57'
L3	N14°32'41"E	373.00'
L4	N00°51'41"W	45.85'
L5	N77°42'52"E	339.15'
L6	N89°08'02"E	841.19'
L7	N89°08'02"E	301.26'
L8	N89°08'02"E	692.07'
L9	S45°35'31"E	13.00'
L10	S00°19'04"E	2418.78'
L11	S05°26'22"W	109.65'
L12	S00°19'04"E	203.55'
L13	S45°00'00"W	42.32'
L14	N89°59'12"W	1169.73'
L15	N82°51'41"W	88.68'
L16	N89°59'12"W	295.01'
L17	N44°59'28"W	25.35'
L18	N00°00'02"W	22.07'
L19	N89°59'45"W	114.00'
L20	S00°00'15"W	1714.48'
L21	S04°14'26"W	236.90'
L22	S00°00'15"W	372.32'
L23	S89°20'50"W	157.64'
L24	N00°00'05"W	2020.39'
L25	S89°13'56"W	628.57'
L26	S00°20'41"E	147.71'
L27	N44°24'34"E	12.45'
L28	N89°08'12"E	958.18'
L29	N89°08'12"E	269.65'
L30	N89°08'12"E	1125.58'
L31	S89°53'06"E	1048.81'
L32	S00°16'11"E	3349.40'
L33	N89°45'36"E	2736.08'
L34	S00°22'39"E	1684.12'
L35	N49°01'13"W	282.19'
L36	N90°00'00"E	923.12'
L37	N65°46'33"W	31.61'
L38	N27°30'34"W	369.57'
L39	N05°32'35"E	817.45'
L40	N84°27'25"W	79.43'
L41	S50°32'35"W	35.36'
L42	N84°27'25"W	529.50'
L43	N00°22'39"W	255.85'
L44	N89°40'59"E	54.00'
L45	N00°20'41"W	64.00'
L46	S89°40'59"W	54.00'
L47	N00°20'41"W	1126.47'
L48	S89°40'56"W	1144.69'

LINE TABLE		
LINE	BEARING	LENGTH
L49	S00°00'48"W	669.85'
L50	N89°59'12"W	1019.89'
L51	S00°00'48"W	351.86'
L52	S27°08'15"E	56.19'
L53	S00°09'42"W	72.65'
L54	N89°59'30"W	392.67'
L55	S83°45'41"W	55.73'
L56	S06°14'19"E	88.00'
L57	N83°45'41"E	49.51'
L58	S30°24'28"W	395.92'
L59	S00°00'15"W	45.23'
L60	N00°00'15"E	45.23'
L61	N30°24'27"E	395.92'
L62	N05°24'36"W	97.17'
L63	N85°51'39"E	159.08'
L64	S85°51'39"W	149.07'
L65	S00°19'04"E	308.97'
L66	S02°13'30"E	92.47'
L67	S01°35'45"W	119.03'
L68	S00°19'04"E	91.90'
L69	N00°02'00"W	64.00'
L70	S00°35'43"E	7.26'
L71	S11°18'36"E	55.16'
L72	S04°26'49"W	120.39'
L73	S00°19'04"E	89.77'
L74	N00°28'23"W	64.00'
L75	S00°19'04"E	4.61'
L76	S04°26'02"E	126.82'
L77	S00°19'04"E	196.71'
L78	S04°26'45"W	144.50'
L79	S00°19'04"E	153.98'
L80	N89°08'12"E	8.64'
L81	N89°41'17"E	14.04'
L82	S40°44'10"E	35.58'
L83	N40°44'10"W	9.11'
L84	S89°41'17"W	4.80'
L85	S83°45'41"W	205.19'
L86	S83°45'41"W	64.53'
L87	N85°51'39"E	216.88'
L88	N05°24'36"W	252.78'
L89	N30°24'28"E	395.92'
L90	N00°00'15"E	45.23'
L91	S05°17'43"W	64.00'
L92	N89°59'12"W	39.10'
L93	S00°00'48"W	88.38'
L94	N70°15'16"W	261.78'
L95	N89°59'12"W	356.23'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°25'27"	1179.96'	214.68'
C2	15°24'22"	903.25'	242.87'
C3	26°31'31"	64.50'	29.86'
C4	26°31'31"	49.50'	22.92'
C5	11°28'42"	275.00'	55.09'
C6	11°28'42"	325.00'	65.11'
C7	89°20'34"	121.00'	188.68'
C8	18°57'40"	1707.03'	564.92'
C9	26°31'31"	64.50'	29.86'
C10	26°31'31"	49.50'	22.92'
C11	11°28'42"	275.00'	55.09'
C12	11°28'42"	325.00'	65.11'
C13	26°31'31"	64.50'	29.86'
C14	26°31'31"	49.50'	22.92'
C15	14°26'12"	1107.00'	278.93'
C16	40°58'47"	993.00'	710.23'
C17	25°28'57"	1543.00'	686.26'
C18	2°11'50"	8043.00'	308.43'
C19	5°01'39"	2490.00'	218.49'
C20	38°42'38"	52.36'	35.38'
C21	18°25'41"	144.42'	46.45'
C22	33°59'46"	51.67'	30.66'
C23	83°17'04"	17.00'	24.71'
C24	10°00'16"	1462.00'	255.28'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C25	8°04'18"	201.00'	28.32'
C26	25°17'08"	493.00'	217.57'
C27	30°24'12"	1057.00'	560.89'
C28	30°24'12"	943.00'	500.39'
C29	35°49'03"	607.00'	379.46'
C30	36°45'18"	57.00'	36.57'
C31	15°36'21"	123.00'	33.50'
C32	38°54'36"	57.00'	38.71'
C33	12°48'57"	1445.00'	323.22'
C34	81°05'07"	21.03'	29.77'
C35	90°32'54"	25.00'	39.51'
C36	85°55'35"	15.00'	22.50'
C37	84°11'12"	15.00'	22.04'
C38	90°19'53"	15.00'	23.65'
C39	89°40'07"	15.00'	23.48'
C40	30°47'12"	25.00'	13.43'
C41	89°07'24"	25.00'	38.89'
C42	88°38'54"	15.00'	23.21'
C43	13°15'47"	1502.00'	347.69'
C44	14°51'58"	1502.00'	389.72'
C45	35°49'03"	550.00'	343.82'
C46	30°24'12"	1000.00'	530.64'
C47	3°55'49"	282.00'	19.34'
C48	5°16'54"	218.00'	20.10'



FOR AND ON BEHALF OF
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