

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND ALL OF TRACTS E & F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, SITUATED IN THE EAST HALF OF 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 9

(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.)

Updated title commitment will be sent in.

(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 at the time of your final submittal of the electronic Plat for recording.)

Comment Noted. An updated tax certs will be ordered when we get closer to Plat recording

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF PARCELS OF LAND BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2019000089309, AND ALL OF TRACTS E & F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, RECORDED AT RECEPTION NO. 2022000032652 BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, ADAMS COUNTY, STATE OF COLORADO, SITUATED IN THE EAST HALF 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. 24, 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.

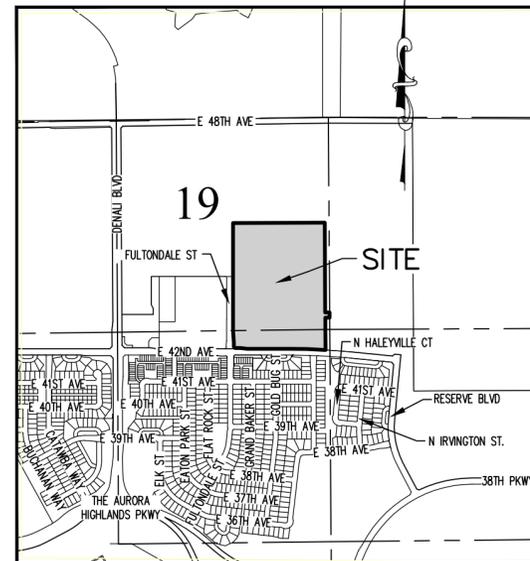
COVENANTS

THE UNDERSIGNED OWNER, 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" = 1500'

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	LEGAL DESCRIPTION AND NOTES
SHEET 3	OVERALL BOUNDARY AND LEGENDS
SHEETS 4-9	LOT DETAILS

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 _____

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 _____, 20____.

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

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

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

OWNER:

AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION

BY: _____

NAME: CARLO G. FERREIRA

IT'S: PRESIDENT

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ 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: _____

OWNER:

THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD

BY: _____

NAME: _____

IT'S: PRESIDENT

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ AD. BY _____, AS PRESIDENT

OF THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

See Updated title commitment

this is not listed in the Title work

there are other owners listed in the Title work - add them

See Updated title commitment

FOR REVIEW

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.: 136623-02 Drawn By: RBA	DATE OF PREPARATION:	07/14/2023
	SCALE:	NA
SHEET 1 OF 9		

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND ALL OF TRACTS E & F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, SITUATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 9

Addressed
Send in the closure sheet

DEDICATION (CONTINUED FROM SHEET 1)

A PARCEL OF LAND BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309, AND ALL OF TRACT E AND TRACT F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3 RECORDED AT RECEPTION NO. 2022000032652, ALL IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 19, WHENCE THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19 BEARS NORTH 00°20'41" WEST, A DISTANCE OF 2,657.11 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE ALONG SAID EAST LINE, NORTH 00°20'41" WEST, A DISTANCE OF 147.29 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°40'59" WEST, A DISTANCE OF 54.00 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. B615518B, IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°20'41" EAST, A DISTANCE OF 147.33 FEET;
2. SOUTH 00°22'39" EAST, A DISTANCE OF 256.22 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 42ND AVENUE AS SHOWN ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 8,043.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 03°20'45" WEST;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°19'56", AN ARC LENGTH OF 467.78 FEET;
2. TANGENT TO SAID CURVE, NORTH 89°59'12" WEST, A DISTANCE OF 507.83 FEET TO THE SOUTHEAST CORNER OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3 THE FOLLOWING TWO (2) COURSES:

1. NORTH 82°51'42" WEST, A DISTANCE OF 88.69 FEET;
2. NORTH 89°59'12" WEST, A DISTANCE OF 61.43 FEET TO THE EASTERLY RIGHT-OF-WAY OF FULTONDALE STREET AS DEPICTED ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
2. TANGENT TO SAID CURVE, NORTH 00°00'48" EAST, A DISTANCE OF 47.41 FEET;
3. NORTH 03°48'02" WEST, A DISTANCE OF 150.33 FEET;
4. NORTH 00°00'48" EAST, A DISTANCE OF 675.51 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 00°00'48" EAST, A DISTANCE OF 669.85 FEET;

THENCE NORTH 89°40'56" EAST, A DISTANCE OF 1,144.69 FEET TO SAID WESTERLY LINE OF THE 30.00-FOOT-WIDE NON-EXCLUSIVE EASEMENT;

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

THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°40'59" EAST, A DISTANCE OF 54.00 FEET TO SAID EAST LINE;

THENCE ALONG SAID EAST LINE, SOUTH 00°20'41" EAST, A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 41.681 ACRES, (1,815,632 SQUARE FEET), MORE OR LESS.

GENERAL NOTES:

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
2. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, T3S, R65W, 6THP.M., TAKEN TO BEAR NORTH 00°20'41" WEST, A DISTANCE OF 2,657.11 FEET, BEING MONUMENTED AT THE EAST QUARTER CORNER BY A FOUND 3" ALUMINUM CAP STAMPED "GES PLS 17488" AND AT THE NORTHEAST CORNER BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON PLS 31159 (2018)" AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
3. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. 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.
5. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
6. FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1123074-CO DATED MARCH 01, 2023 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.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
8. ALL OWNERS OF LOTS ADJACENT TO EAST 42ND AVENUE 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.
9. TRACTS A, B, C, D, E, F, G, H, I, AND J ARE TO BE PRIVATELY OWNED AND MAINTAINED.
10. 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.
11. AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.
12. A TELECOMMUNICATIONS EASEMENT RECORDED OCTOBER 17, 2019 AT RECEPTION NO. 2019000089102 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.
13. A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED JULY 10, 2019 AT RECEPTION NO. 2019000053755 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.

add the full stampings on caps

Addressed

Comment Noted. An updated title commitment will be ordered when we get closer to Plat recording

See the Advisory Comments on the first page of the plat

or Tracts Addressed

Advisory comment: Tracts were mislabeled on North A site plan. Please make sure all are consistent.

Comment Noted. Thank You!

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.: 136623-02 Drawn By: RBA

DATE OF PREPARATION:	07/14/2023
SCALE:	NA
SHEET 2 OF 9	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND ALL OF TRACTS E & F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, SITUATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 9

MONUMENT SYMBOL LEGEND

- SET 18" LONG #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"

MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

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

TRACT A
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC. NO. 2019000089309

Advisory comment:
Tracts were mislabeled on
North A site plan. Please
make sure all are
consistent.

Comment Noted.
Thank You!

FULTONDALE ST.
(PUBLIC ROW WIDTH VARIES)
REC. NO. 2022000032652

LOT 1, BLOCK 1
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 3
REC. NO. 2022000032652

SR 1/4 SEC. 19,
T3S, R65W, 6TH P.M.

E. 42ND AVE
(PUBLIC ROW WIDTH VARIES)
REC. NO. 2019000089309

THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 14
REC. NO. 2021000148457

THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 14
REC. NO. 2021000148457

THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC. NO. 2019000089309

SE CORNER SECTION 19
T3S, R65W, 6TH P.M.,
FOUND 3" BRASS CAP STAMPED "CITY OF AURORA PLS 16848 (1989)"
1.0± BELOW SURFACE IN A RANGE BOX PER MONUMENT RECORD FILED
BY PLS 38318 AND ACCEPTED ON SEPTEMBER 30, 2018

TRACT A
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC. NO. 2019000089309

add street
names

Street Names Added

NE CORNER SECTION 19
T3S, R65W, 6TH P.M.
FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON PLS
31159 (2018)" FLUSH WITH SURFACE PER MONUMENT
RECORD FILED BY PLS 31159 AND ACCEPTED ON SEPTEMBER 30, 2018

add the full stampings on caps

Addressed

LINE	BEARING	LENGTH
L1	S82°51'42"E	88.69'
L2	S89°59'12"E	61.43'
L3	N00°00'48"E	47.41'
L4	S00°00'48"W	1.21'
L5	S89°59'12"E	33.87'
L6	N53°41'17"E	22.41'
L7	S38°33'20"E	15.00'
L8	S66°51'59"E	14.49'
L9	S00°00'48"W	19.96'

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	15.00'	23.56'
C4	14°23'54"	159.70'	40.13'
C5	14°23'23"	160.00'	40.18'
C6	14°23'23"	160.00'	40.18'
C7	18°10'28"	65.50'	20.78'
C8	90°00'00"	15.00'	23.56'
C9	91°56'05"	15.00'	24.07'
C10	16°05'26"	68.00'	19.10'
C11	14°20'45"	160.00'	40.06'
C12	14°20'42"	160.00'	40.06'
C13	14°23'23"	160.00'	40.18'
C14	14°14'11"	165.50'	41.12'
C15	90°00'00"	23.00'	36.13'
C16	90°00'00"	23.00'	36.13'
C17	90°00'00"	15.00'	23.56'
C18	90°00'00"	23.00'	36.13'
C19	90°00'00"	23.00'	36.13'
C20	90°00'00"	15.00'	23.56'
C21	90°00'00"	23.00'	36.13'
C22	90°00'00"	23.00'	36.13'
C23	90°00'00"	20.00'	31.42'
C24	14°23'23"	160.00'	40.18'
C25	14°23'22"	160.00'	40.18'
C26	90°00'00"	15.00'	23.56'
C27	90°00'00"	15.00'	23.56'
C28	90°00'00"	15.00'	23.56'
C29	90°00'00"	20.00'	31.42'
C30	90°00'00"	15.00'	23.56'
C31	14°23'23"	160.00'	40.18'
C32	88°40'10"	15.00'	23.21'

CURVE	DELTA	RADIUS	LENGTH
C33	15°38'48"	163.01'	44.52'
C34	14°23'23"	160.00'	40.18'
C35	90°19'49"	20.00'	31.53'
C36	90°00'00"	20.00'	31.42'
C37	90°00'00"	15.00'	23.56'
C38	90°00'00"	15.00'	23.56'
C39	14°23'23"	160.00'	40.18'
C40	10°43'01"	160.00'	29.93'
C41	93°40'22"	15.00'	24.52'
C42	90°00'01"	20.00'	31.42'
C43	90°00'00"	15.00'	23.56'
C44	90°00'00"	15.00'	23.56'
C45	90°00'00"	15.00'	23.56'
C46	90°00'00"	15.00'	23.56'
C47	90°00'00"	15.00'	23.56'
C48	90°00'00"	15.00'	23.56'
C49	90°00'00"	23.00'	36.13'
C50	90°00'00"	23.00'	36.13'
C51	90°00'00"	23.00'	36.13'
C52	90°00'00"	15.00'	23.56'
C53	90°00'00"	15.00'	23.56'
C54	90°00'00"	23.00'	36.13'
C55	90°00'00"	20.00'	31.42'
C56	100°09'41"	15.00'	26.22'
C57	4°13'42"	160.00'	11.81'
C58	14°23'23"	160.00'	40.18'
C59	90°00'00"	23.00'	36.13'
C60	92°01'43"	1.50'	2.41'
C61	89°40'11"	15.00'	23.48'

TRACT F

TRACT A
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC. NO. 2019000089309

EAST LINE OF THE NE 1/4 SECTION 19
(BASIS OF BEARINGS)

N89°40'59"E
54.00'
S00°20'41"E
64.00'
POINT OF BEGINNING

S89°40'59"W 54.00'
N00°20'41"W 147.29' (TIE)
S00°20'41"E 147.33'

POINT OF COMMENCEMENT
EAST 1/4 CORNER SECTION 19, T3S, R65W, 6TH P.M.
FOUND A 3" ALUMINUM CAP STAMPED "GES PLS 17488"
0.5± BELOW SURFACE PER MONUMENT RECORD FILED BY
PLS 24960 AND ACCEPTED ON APRIL 3, 1995

S00°22'39"E 256.22'

SOUTH LINE OF THE NW 1/4 SECTION 20

Addressed

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

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

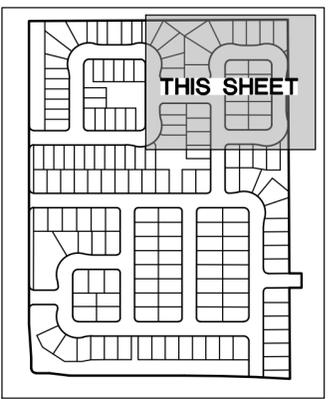
AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 136623-02
Drawn By: RBA

DATE OF PREPARATION:	07/14/2023
SCALE:	1" = 150'
SHEET 3 OF 9	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND ALL OF TRACTS E & F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, SITUATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

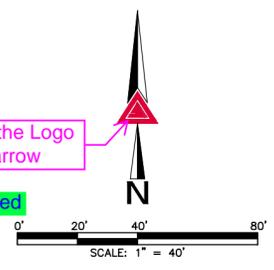
SHEET 5 OF 9



Addressed

SEE SHEET 2
FOR SYMBOL
LEGENDS

SEE SHEET 2 FOR
LINE AND CURVE
TABLES



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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AzTec Proj. No.: 136623-02
Drawn By: RBA

DATE OF PREPARATION:	07/14/2023
SCALE:	NA
SHEET 5 OF 9	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24

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SHEET 6 OF 9

Comment Noted.
Thank You.

no portion of the building can encroach into the easement here

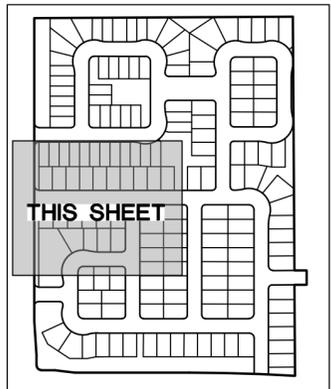
this should show the Area A plat in process

Addressed

add street names

Street Names Added

TRACT E
199 SF
0.739 AC



KEY MAP
N.T.S.

delete the Logo
North arrow

Addressed



TRACT D
4,122 SF
0.095 AC

FULTONDALE ST.
(PUBLIC ROW WIDTH VARIES)
REC. NO. 2022000032652

TRACT G
7,150 SF
0.164 AC

TRACT H
29,391 SF
0.675 AC

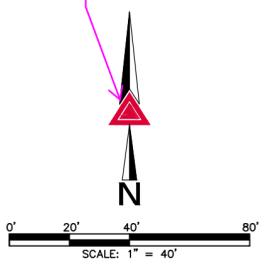
SEE SHEET 2
FOR SYMBOL
LEGENDS

SEE SHEET 2 FOR
LINE AND CURVE
TABLES

SEE SHEET 7

Addressed

delete the Logo
North arrow



FOR REVIEW

FOR AND ON BEHALF OF
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Drawn By: RBA

DATE OF PREPARATION:	07/14/2023
SCALE:	1" = 40'
SHEET 6 OF 9	

SEE SHEET 8

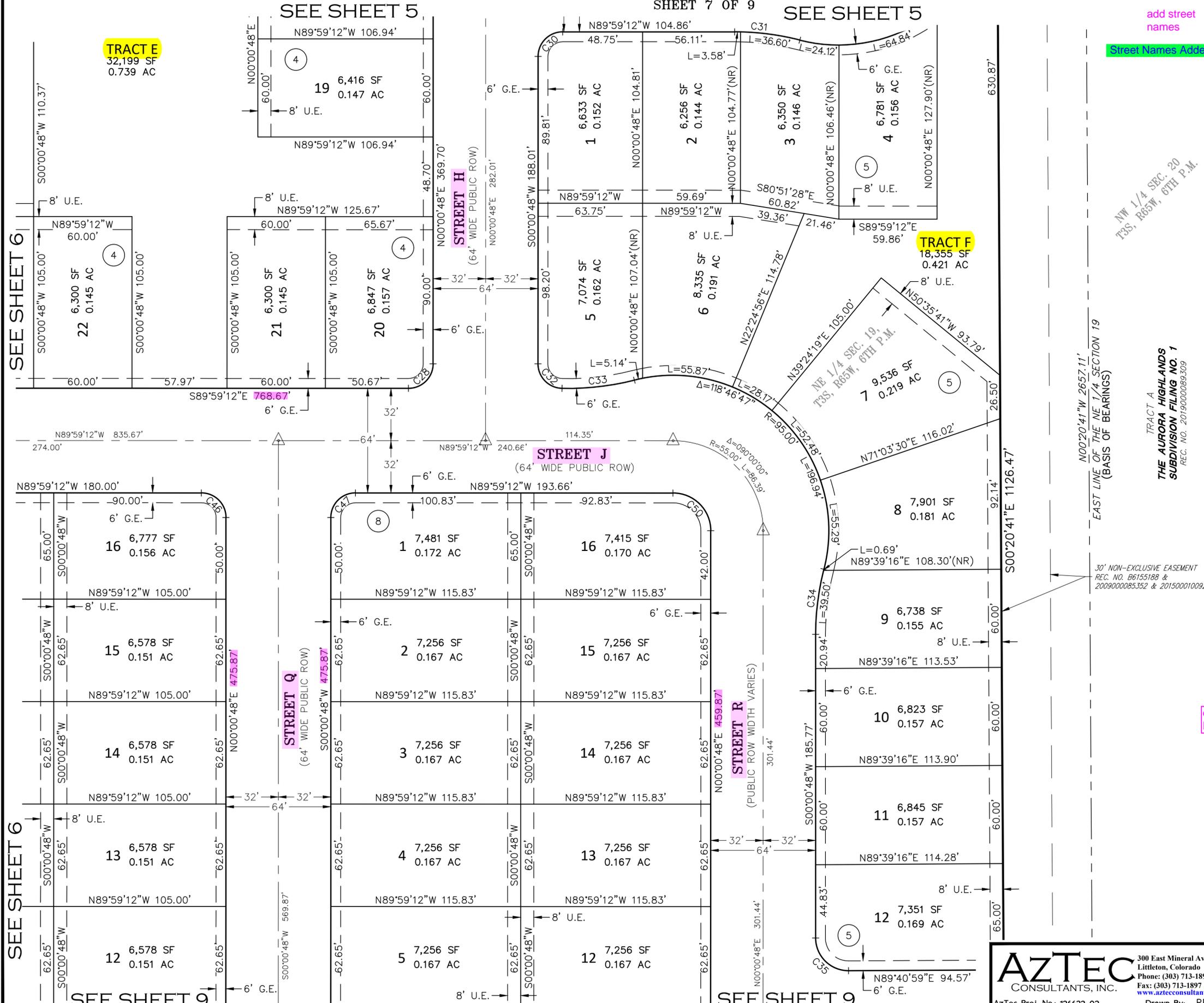
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SHEET 7 OF 9

SEE SHEET 5

SEE SHEET 5



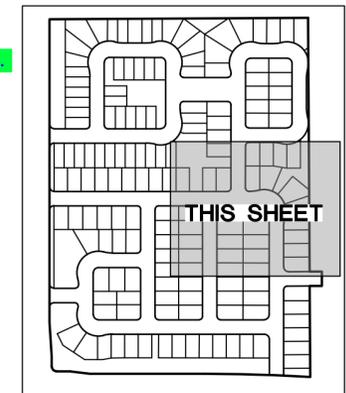
SEE SHEET 6

SEE SHEET 6

SEE SHEET 9

SEE SHEET 9

add street names
Street Names Added



KEY MAP
N.T.S.

delete the Logo
North arrow

Addressed

SEE SHEET 2
FOR SYMBOL
LEGENDS

SEE SHEET 2 FOR
LINE AND CURVE
TABLES

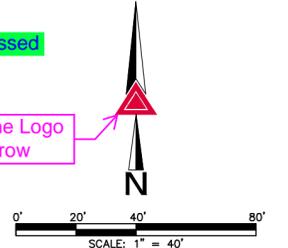
TRACT A
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC. NO. 2019000089309

EAST LINE OF THE NE 1/4 SECTION 19
(BASIS OF BEARINGS)

30' NON-EXCLUSIVE EASEMENT
REC. NO. B6155188 &
2009000085352 & 2015000100920

Addressed

delete the Logo
North arrow



FOR REVIEW

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AzTec Proj. No.: 136623-02
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DATE OF PREPARATION:	07/14/2023
SCALE:	1" = 40'
SHEET 7 OF 9	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24

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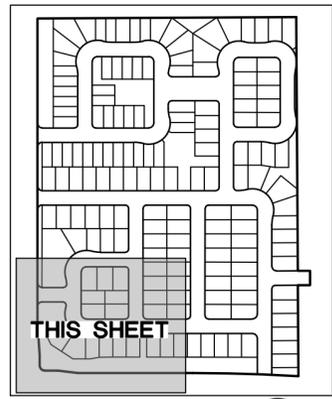
SHEET 8 OF 9

Street Names Added



Advisory comment:
Tracts were mislabeled on North A site plan. Please make sure all are consistent.

Comment Noted
Thank You!



KEY MAP
N.T.S.

delete the Logo
North arrow

Addressed

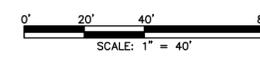
SEE SHEET 2
FOR SYMBOL
LEGENDS

SEE SHEET 2 FOR
LINE AND CURVE
TABLES

SEE SHEET 9

Addressed

delete the Logo
North arrow



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

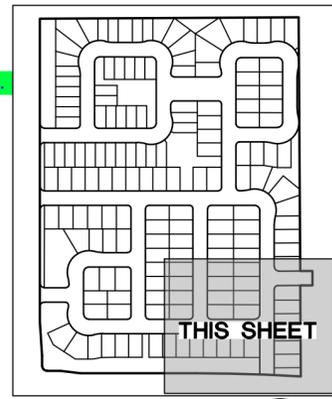
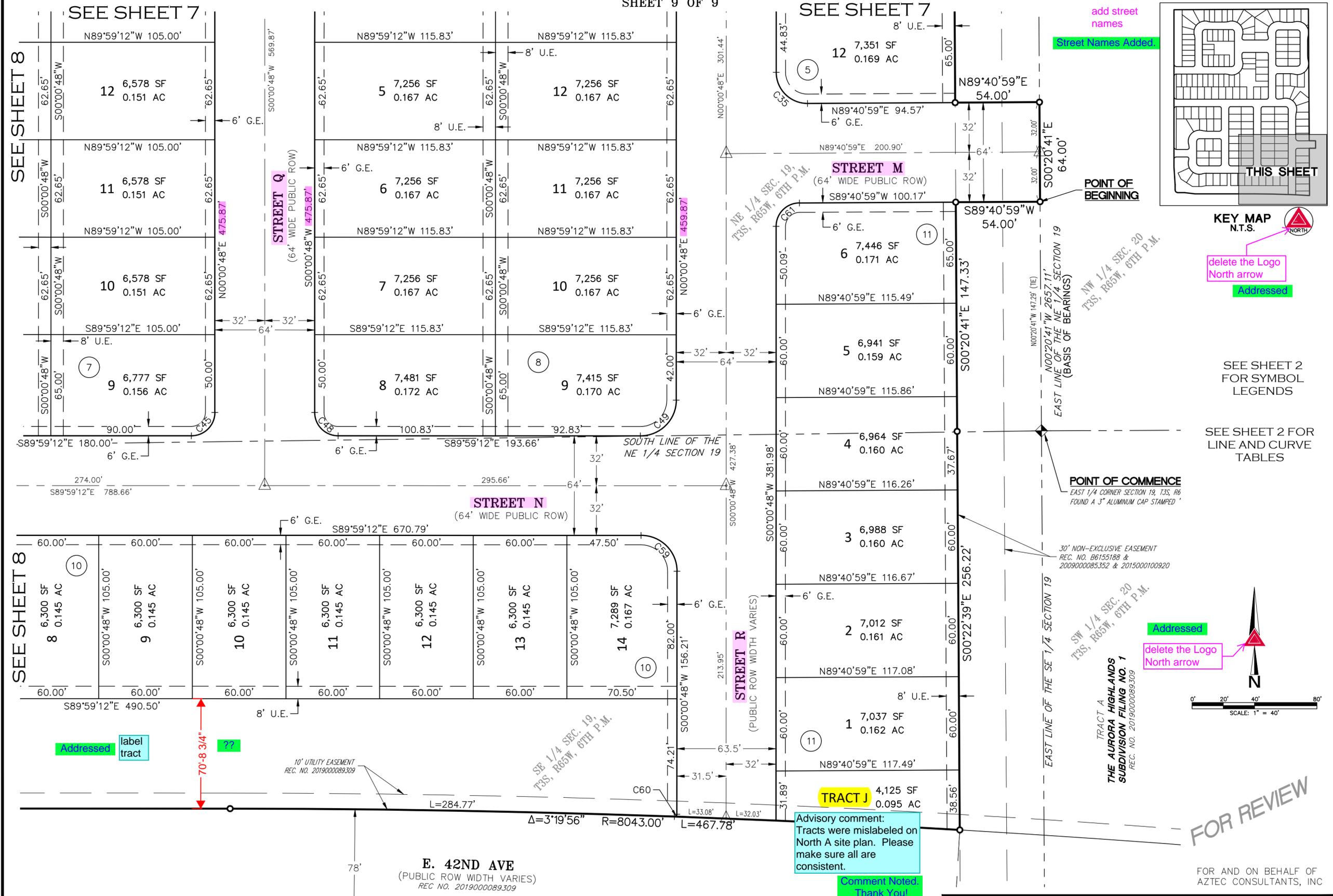
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SHEET 8 OF 9	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24

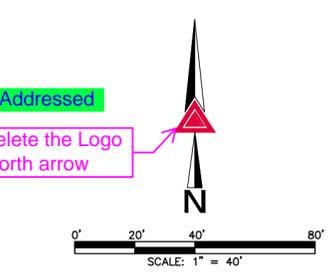
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SHEET 9 OF 9



delete the Logo North arrow
Addressed

SEE SHEET 2 FOR SYMBOL LEGENDS
SEE SHEET 2 FOR LINE AND CURVE TABLES



delete the Logo North arrow
Addressed

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

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Littleton, Colorado 80122
Phone: (303) 713-1898
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www.aztecconsultants.com
Aztec Proj. No.: 136623-02

DATE OF PREPARATION:	07/14/2023
SCALE:	1" = 40'
SHEET 9 OF 9	

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



August 21, 2023

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

Re: Initial Submission Review: The Aurora Highlands Subdivision Filing No 24 - Plat
Application Number: DA-2062-47
Case Numbers: 2023-3032-00

Dear Mr. Ferreira:

Thank you for your initial submission, which we started to process on July 24, 2023. 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 September 7, 2023.

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,

A handwritten signature in black ink, appearing to read "Debbie Bickmire".

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Energy Comments

cc: Jeff Killion, Matrix Design Group
Jacob Cox, ODA
Filed: K:\\$DA\2062-47rev1.rtf



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Notification was sent to eight (8) adjacent property owners, five (5) outside agencies, and four (4) registered community associations. There were no comments received from adjacent property owners or community associations. Comments were received from three (3) outside agencies and are included in or attached to this letter.

2. Completeness and Clarity of the Application

Letter of Introduction

2A. Revise the letter to reference the Site Plans vs. Plats. The terms filing and site plan are different and should not be used interchangeably. Site Plans identify proposed infrastructure and improvements.

2B. Revise per the comments and notations on the redlines.

Plat

2C. Please review all tract labels and ensure they are consistent with the North Area A Site Plan.

Aztec – Comment Noted. Thank You!

2D. Show the proposed right-of-way for Fultondale Street as included in The Aurora Highlands Sub. Flg. No. 26. Include a line to add the reception number.

Aztec – Added

2E. Add labels for all existing and proposed streets.

Aztec – Addressed

3. Addressing (Phil Turner / 303-739-7357 / pturner@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. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

4A. Comments will be provided separately and sent by email.

5. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

5A. Update the Title Commitment to be 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 Plat recording.

5B. 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 – Updated Tax certs will be ordered when we get closer to Plat recording.

5C. Review owners in Title Commitment and make sure the signature blocks on the cover sheet match.

Aztec – Addressed

5D. Provide a closure sheet for the description.

Aztec – Addressed

5E. Add street names.

Aztec – Addressed

5F. Revise easement labels and notes per comments on the redlines.

Aztec – Addressed



5G. No portion of a building can encroach into the fire lane easement that overlaps Lot 1, Block 4.

Aztec – Comment Noted. Thank You.

6. Revenue (Aurora Water/TAPS / dsporter@auroragov.org / 303-739-7395)

6A. Storm Drainage Development Fees Due: $41.6 \text{ acres} \times \$1,242.00 = \$51,667.20$

Fees are due prior to plat recordation.

Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area.



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

7A. See attached comment letter.

Aztec – Easements added



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

August 4, 2023

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. 24, Case #DA-2062-47

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **The Aurora Highlands F24** and requests that "10' G.E." is changed to "10' U.E." in all locations – 10-foot-wide utility easements are intended for both natural gas and electric distribution facilities in these types of locations within subdivisions.

PSCo requests that all tracts are dedicated for utility use, particularly in areas where rear lot utility easements need connectivity to each other. If this is not possible, PSCo requests "connector" utility easements in these locations:

- within Tract C between Lot 12 in Block 2 leading to Street G
- within Tract C between Lot 1 in Block 2 leading to Street F
- within Tract E between Lots 21 and 22 in Block 4
- within Tract E between Lots 19 and 21 in Block 4
- within Tract F between Lots 6 and 7 in Block 5
- within Tract I between Lot 1 in Block 10 to the easement along Fultondale Street and along the north side of Lot 1

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 call the Utility Notification Center by dialing 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