

STERLING HILLS SUBDIVISION FILING NO. 15

A RESUBDIVISION OF A PORTION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 13,  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 1 OF 5

DEDICATION

KNOWN ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING LOT 1, BLOCK 1, PLAT OF STERLING HILLS SUBDIVISION FILING NO. 13, EXCEPTING THEREFROM THAT PORTION OF THE PROPERTY PLATTED AS:

BALTERRA CONDOMINIUMS ACCORDING TO THE CONDOMINIUM MAPS RECORDED DECEMBER 16, 2005 AT RECEPTION NO. B5189161, DECEMBER 16, 2005 AT RECEPTION NO. B5189163, SEPTEMBER 29, 2005 AT RECEPTION NO. B5146726, SEPTEMBER 29, 2005 AT RECEPTION NO. B5146729, NOVEMBER 2, 2005 AT RECEPTION NO. B5166259, FEBRUARY 21, 2006 AT RECEPTION NO. B6021820, JANUARY 27, 2006 AT RECEPTION NO. B6011831, DECEMBER 23, 2005 AT RECEPTION NO. B5192566, JUNE 19, 2006 AT RECEPTION NO. B6089717, JUNE 19, 2006 AT RECEPTION NO. B6089719, MAY 26, 2006 AT RECEPTION NO. 6078523, APRIL 27, 2006 AT RECEPTION NO. B6064287, AUGUST 10, 2006 AT RECEPTION NO. B6115414, AUGUST 16, 2006 AT RECEPTION NO. B6117898, SEPTEMBER 25, 2006 AT RECEPTION NO. B6137492, OCTOBER 25, 2006 AT RECEPTION B6152579, NOVEMBER 15, 2006 AT RECEPTION NO. B6162364, NOVEMBER 20, 2006 AT RECEPTION NO. B6164537 AND DECEMBER 18, 2008 AT RECEPTION NO. B8137104 AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BALTERRA CONDOMINIUMS RECORDED SEPTEMBER 29, 2005 AT RECEPTION NO. B5146725 AND ANNEXATION OF ADDITIONAL LAND RECORDED, DECEMBER 16, 2005 AT RECEPTION NO. B5189162, SEPTEMBER 29, 2005 AT RECEPTION NO. B5146728, NOVEMBER 2, 2005 AT RECEPTION NO. B5166258, FEBRUARY 21, 2006 AT RECEPTION NO. B6021819, JANUARY 27, 2006 AT RECEPTION NO. B6011830, DECEMBER 23, 2005 AT RECEPTION NO. B5192565, JUNE 19, 2006 AT RECEPTION NO. B6089716, JUNE 19, 2006 AT RECEPTION NO. B6089718, MAY 26, 2006 AT RECEPTION NO. B6078522, APRIL 27, 2006 AT RECEPTION NO. B6064286, AUGUST 10, 2006 AT RECEPTION NO. B6115413, AUGUST 16, 2006 AT RECEPTION NO. B6117897, SEPTEMBER 25, 2006 AT RECEPTION NO. B6137491, OCTOBER 25, 2006 AT RECEPTION NO. B6152578, NOVEMBER 15, 2006 AT RECEPTION NO. B6162363, NOVEMBER 20, 2006 AT RECEPTION NO. B6164536 AND DECEMBER 18, 2008 AT RECEPTION NO. B8137103, TECHNICAL AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BALTERRA CONDOMINIUMS AND AMENDMENT TO CONDOMINIUM MAP OF BALTERRA CONDOMINIUMS GARAGES NO. 1, 2, 5 AND 6, RECORDED APRIL 9, 2009 AT RECEPTION NO. B9035851, IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY COLORADO.

TOGETHER WITH A PORTION OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. B8137104, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION, WHERE THE SOUTH LINE OF THE SOUTHEAST 1/4 THEREOF BEARS N89°46'09"W, A DISTANCE OF 2653.55 FEET PER SAID PLAT, MONUMENTED BY A 3" BRASS CAP IN RANGE BOX STAMPED LS 16419 ON THE EAST AND WEST, SHOWN AND DESCRIBED ON SHEETS 2 AND 5, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N00°16'08"E, A DISTANCE OF 155.00 FEET, TO THE SOUTH LINE OF SAID LOT;  
THENCE S89°46'09"E, A DISTANCE OF 240.80 FEET, ON SAID SOUTH LINE OF SAID LOT, TO THE POINT OF BEGINNING;

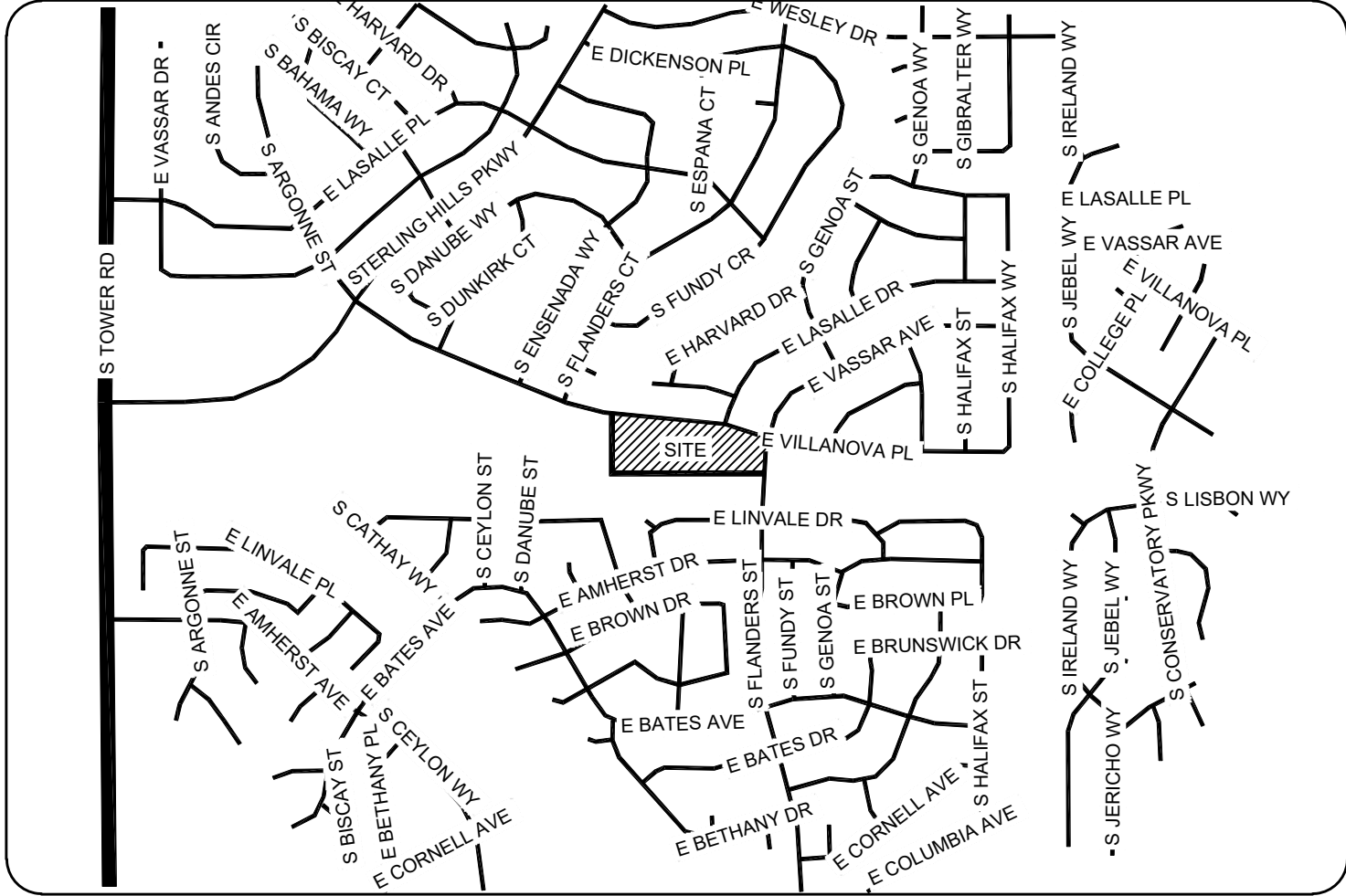
THENCE BEARS N00°00'00"E, A DISTANCE OF 300.40 FEET, TO THE NORTH LINE OF SAID LOT;  
THENCE ON SAID NORTH LINE THE FOLLOWING FOUR COURSES:  
1) S84°31'30"E, A DISTANCE OF 537.96 FEET,  
2) ON A CURVE TO THE RIGHT WITH A LENGTH OF 184.52 FEET, A RADIUS OF 965.00 FEET, A DELTA OF 10°57'21", AND A CHORD WHICH BEARS S79°34'09"E, 184.24 FEET,  
3) S73°34'09"E, A DISTANCE OF 124.56 FEET,  
4) ON A CURVE TO THE RIGHT WITH A LENGTH OF 29.89 FEET, A RADIUS OF 20.00 FEET, A DELTA OF 85°37'58", AND A CHORD WHICH BEARS S30°45'10"E, 27.19 FEET, TO THE EAST LINE OF SAID LOT;  
THENCE ON A CURVE TO THE RIGHT WITH A LENGTH OF 160.03 FEET, A RADIUS OF 780.00 FEET, A DELTA OF 11°45'19", AND A CHORD WHICH BEARS S06°11'10"W, 159.75 FEET, ON SAID EAST LINE, TO SAID SOUTH LINE OF SAID LOT;  
THENCE N89°46'09"W, A DISTANCE OF 832.56 FEET, ON SAID SOUTH LINE OF SAID LOT, TO THE POINT OF BEGINNING;

CONTAINING 215,092 SQUARE FEET (4.938 ACRES) MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO 3 LOTS, 1 BLOCK, AND 1 TRACT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF: STERLING HILLS SUBDIVISION NO. 15, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS, AND TRACT A, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

NOTES

- 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 CERTIFICATION SHOWN HEREON.
- 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".
- 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.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF. A US SURVEY FOOT IS DEFINED AS EXACTLY 1200/9937 METERS.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. GILLIANS LAND CONSULTANTS RELIED UPON LAND TITLE GUARANTEE COMPANY ORDER NUMBER: RND70839083-4, EFFECTIVE DATE: 06/24/2024, 2024 AT 5:00 P.M. FOR THIS INFORMATION.
- TRACT A IS GRANTED TO THE CITY OF AURORA FOR PUBLIC LAND, AND A WATER AND SANITARY SEWER EASEMENT PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO EAST VILLANOVA PLACE AND SOUTH FLANDERS 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.
- UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ABUTTING ALL PUBLIC STREETS, AND AROUND THE PERIMETER OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING TRACTS, PARCELS AND/OR OPEN SPACE AREAS, EXCEPT THE WEST LINE OF LOTS 1 AND 3. THESE EASEMENTS ARE DEDICATED TO THE CITY OF AURORA FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN 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 GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, 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.
- 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 EASEMENTS 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



VICINITY MAP  
SCALE: 1"=1,000'

COVENANTS

THE UNDERSIGNED OWNER(S), 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.

CITY OF AURORA APPROVALS

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

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

MORTGAGE HOLDER:

ALPINE BANK, A COLORADO BANKING CORPORATION

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

OWNER:  
RB STERLING, LLC, AN OHIO LIMITED LIABILITY COMPANY

SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

NOTARIAL:

STATE OF COLORADO )  
COUNTY OF ARAPAHOE ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_DAY  
OF \_\_\_\_\_, 20\_\_ A.D.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF  
\_\_\_\_\_, AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC \_\_\_\_\_

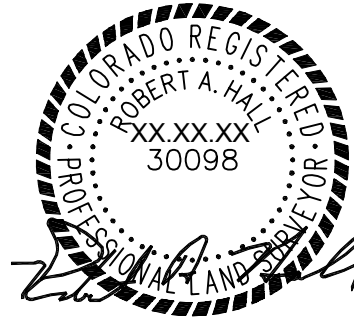
MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, ROBERT A HALL, 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 APRIL 3, 2023.

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.

ROBERT A. HALL  
COLORADO P.L.S. 30098  
FOR & ON BEHALF OF  
GILLIANS LAND CONSULTANTS  
rhall\_glc@msn.com



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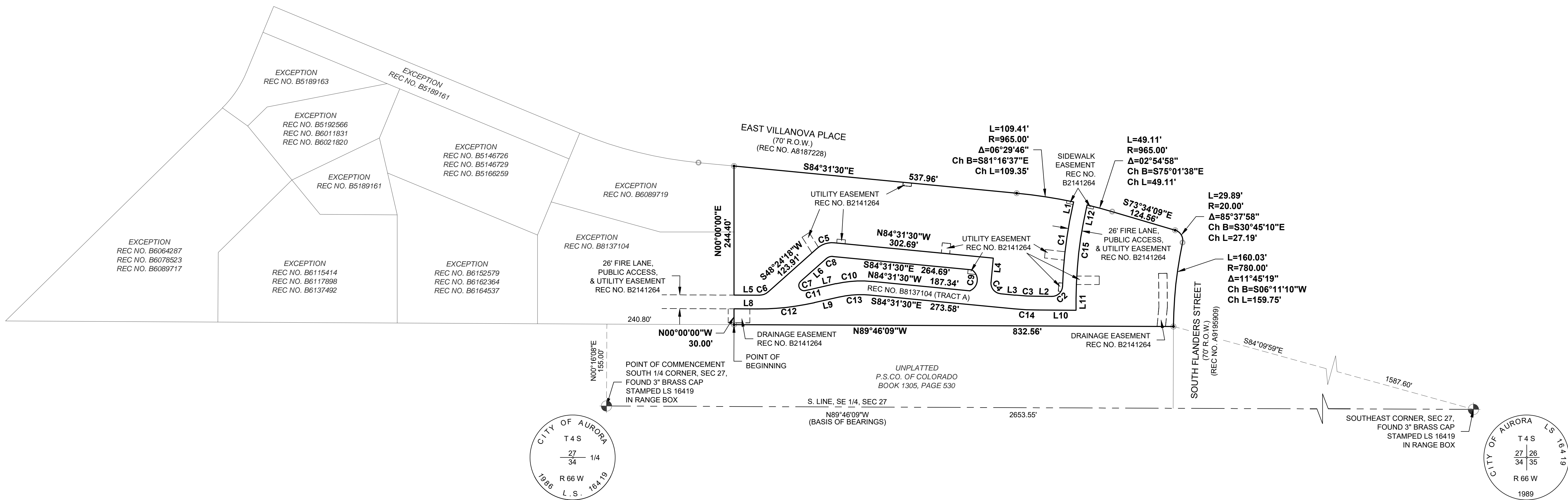
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3	CPE COMMENTS	10-16-2023	DRH
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1	ESMT CHANGES	07-25-2023	DRH
NO	REVISION RECORD	DATE	BY

GILLIANS LAND CONSULTANTS  
P.O. BOX 375  
BENNETT, CO 80102  
303-972-6640  
www.gillianslc.com  
JN: 23056  
INITIAL SUBMITTAL DATE: 04-07-2023

LAND SURVEYING  
ALTA/NSPS SURVEYS  
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CONSULTING SERVICES

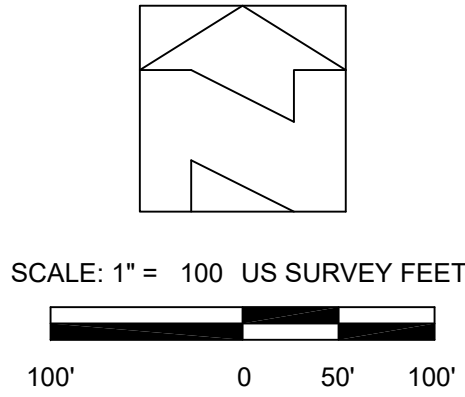
STERLING HILLS SUBDIVISION FILING NO. 15

A RESUBDIVISION OF A PORTION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 13,  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 2 OF 5  
EXISTING CONDITIONS



LINE TABLE		
LINE	BEARING	LENGTH
L1	S12°44'32\"W	6.71'
L2	N89°46'09\"W	26.06'
L3	N84°31'30\"W	28.23'
L4	N05°28'30\"E	46.00'
L5	N89°46'09\"W	48.03'
L6	N48°24'18\"E	64.95'
L7	S77°14'36\"W	48.14'
L8	S89°46'09\"E	44.26'
L9	N77°14'36\"E	48.14'
L10	S89°46'09\"E	71.72'
L11	N00°13'51\"E	22.40'
L12	N12°44'32\"E	6.71'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	154.50'	813.00'	10°53'17\"	S07°17'54\"W	154.26'
C2	30.85'	20.00'	88°22'35\"	S46°02'33\"W	27.88'
C3	43.38'	474.00'	5°14'39\"	N87°08'49\"W	43.37'
C4	31.42'	20.00'	90°00'00\"	N39°31'30\"W	28.28'
C5	35.33'	43.00'	47°04'12\"	S71°56'24\"W	34.34'
C6	18.25'	25.03'	41°49'33\"	S69°19'04\"W	17.85'
C7	26.12'	10.00'	149°38'36\"	N26°25'00\"W	19.30'
C8	13.97'	17.00'	47°04'12\"	N71°56'24\"E	13.58'
C9	49.00'	22.67'	123°51'18\"	S05°28'30\"W	40.00'
C10	67.78'	213.00'	18°13'54\"	S86°21'33\"W	67.49'
C11	12.03'	454.00'	1°31'06\"	S78°00'09\"W	12.03'
C12	108.80'	480.00'	12°59'15\"	N83°44'14\"E	108.57'
C13	59.50'	187.00'	18°13'54\"	N86°21'33\"E	59.25'
C14	45.76'	500.00'	5°14'39\"	S87°08'49\"E	45.75'
C15	171.85'	787.00'	12°30'41\"	N06°29'12\"E	171.51'



- LEGEND
- SET #5 REBAR (18") WITH 1.25" GREEN PLASTIC CAP OR 1" BRASS PLUG STAMPED " PLS 30098"
  - FOUND SECTION CORNER MONUMENT AS NOTED
  - FOUND #5 REBAR & 1" ORANGE CAP OR 3/4" NAIL & WASHER STAMPED 28286

R.O.W. RIGHT-OF-WAY



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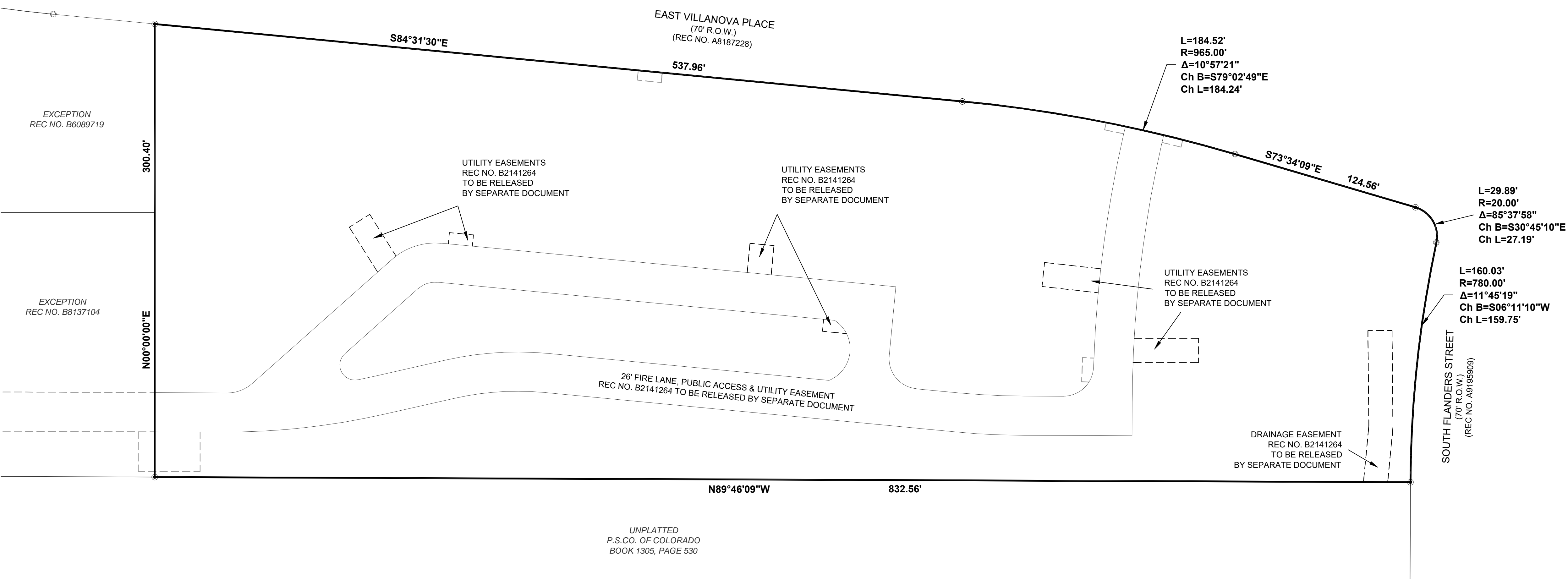
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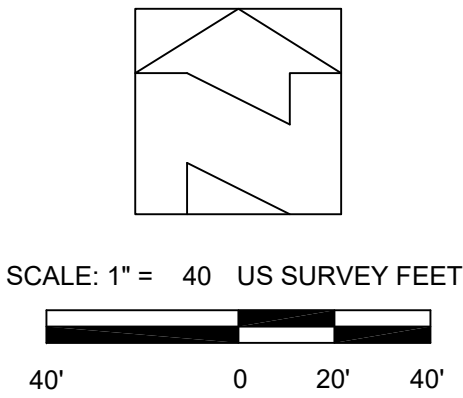
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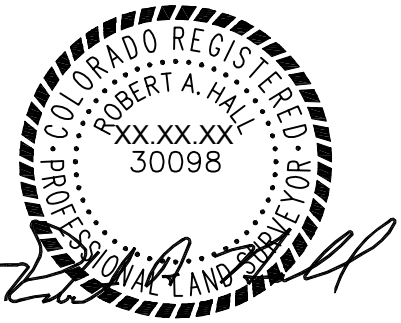
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 3 OF 5  
**RELEASED EASEMENTS**



UNPLATTED  
P.S.CO. OF COLORADO  
BOOK 1305, PAGE 530



- LEGEND**
- SET #5 REBAR (18") WITH 1.25" GREEN PLASTIC CAP OR 1" BRASS PLUG STAMPED " PLS 30098"
  - ⊗ FOUND SECTION CORNER MONUMENT AS NOTED
  - FOUND #5 REBAR & 1" ORANGE CAP OR 3/4" NAIL & WASHER STAMPED 28286
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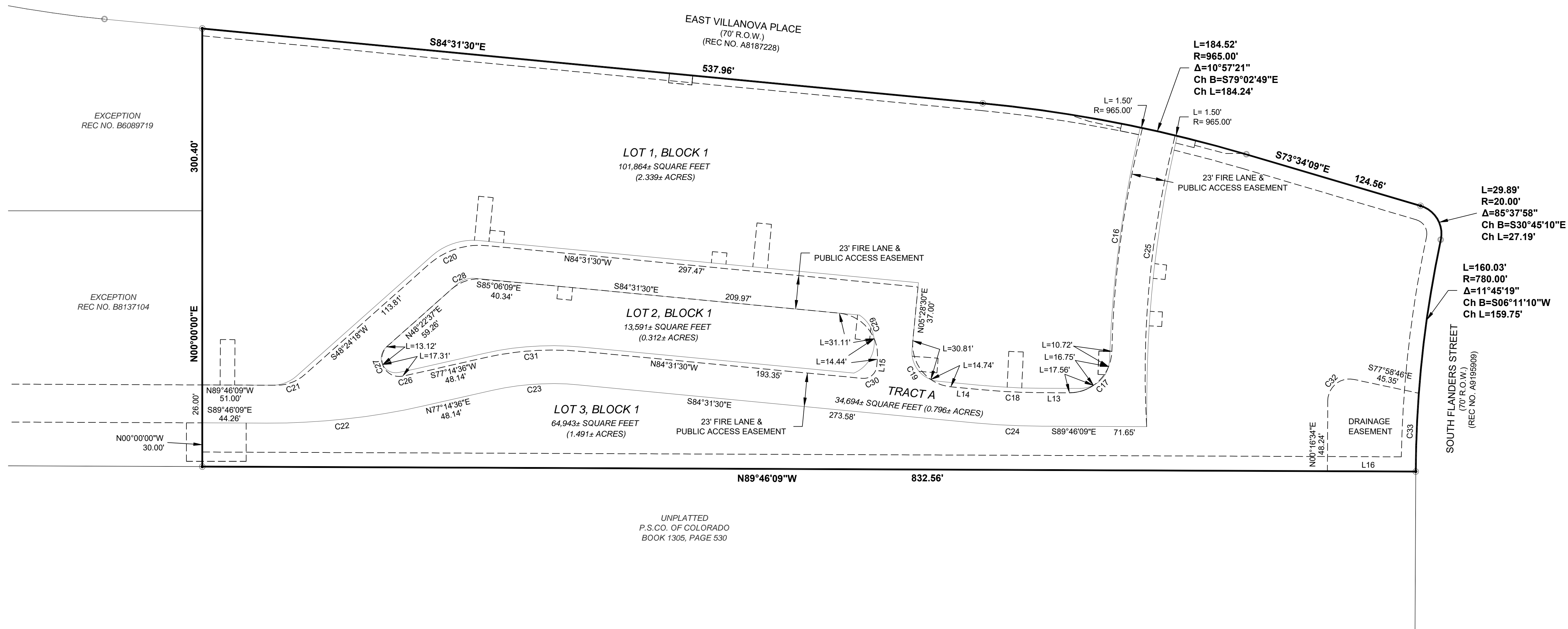
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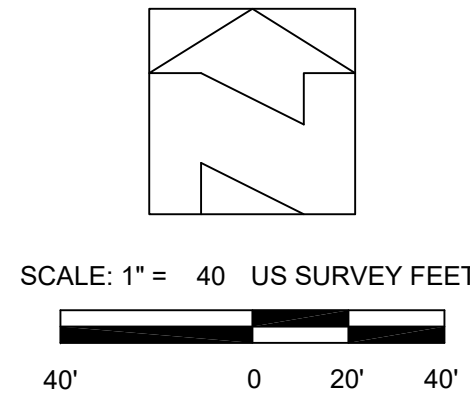
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 4 OF 5  
**FIRE LANE AND ACCESS EASEMENT, AND DRAINAGE EASEMENT**



LINE TABLE		
LINE	BEARING	LENGTH
L13	N89°46'09\"W	18.54'
L14	N84°31'30\"W	19.19'
L15	S05°28'30\"W	5.00'
L16	N89°46'09\"W	60.57'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C16	154.98'	678.50'	13°05'14\"	S07°48'05\"W	154.64'
C17	45.03'	29.00'	88°58'23\"	S45°44'39\"W	40.64'
C18	43.75'	478.00'	5°14'39\"	S87°08'49\"E	43.74'
C19	45.55'	29.00'	90°00'00\"	N39°31'30\"W	41.01'
C20	42.72'	52.00'	47°04'12\"	S71°56'24\"W	41.53'
C21	21.17'	29.00'	41°49'33\"	S69°19'04\"W	20.70'
C22	108.80'	480.00'	12°59'15\"	N83°44'14\"E	108.57'
C23	59.50'	187.00'	18°13'54\"	N86°21'33\"E	59.25'
C24	45.76'	500.00'	5°14'39\"	S87°08'49\"E	45.75'
C25	201.46'	655.50'	17°36'33\"	N05°35'47\"E	200.67'
C26	9.81'	457.00'	1°13'48\"	S77°51'30\"W	9.81'
C27	30.43'	12.00'	145°17'34\"	N28°52'49\"W	22.91'
C28	18.96'	29.00'	37°27'52\"	S67°08'14\"W	18.63'
C29	45.55'	29.00'	90°00'00\"	S39°31'30\"E	41.01'
C30	14.14'	9.00'	90°00'00\"	N50°28'30\"E	12.73'
C31	66.82'	210.00'	18°13'54\"	S86°21'33\"W	66.54'
C32	26.64'	15.00'	101°44'40\"	N51°08'54\"E	23.27'
C33	53.70'	780.00'	3°56'39\"	S02°16'50\"W	53.68'



## LEGEND

- SET #5 REBAR (18\") WITH 1.25\" GREEN PLASTIC CAP OR 1\" BRASS PLUG STAMPED \" PLS 30098\"
- FOUND SECTION CORNER MONUMENT AS NOTED
- FOUND #5 REBAR & 1\" ORANGE CAP OR 3/4\" NAIL & WASHER STAMPED 28286
- R.O.W. RIGHT-OF-WAY



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6	NEW TITLE COMMITMENT	07-03-2024	DRH
5	CITY COMMENTS #2	06-21-2024	DRH
4	ADDED OVERFLIGHT NOTE	10-19-2023	DRH
3	CPE COMMENTS	10-16-2023	DRH
2	CITY COMMENTS #1	10-10-2023	DRH
1	ESMT CHANGES	07-25-2023	DRH
NO	REVISION RECORD	DATE	BY

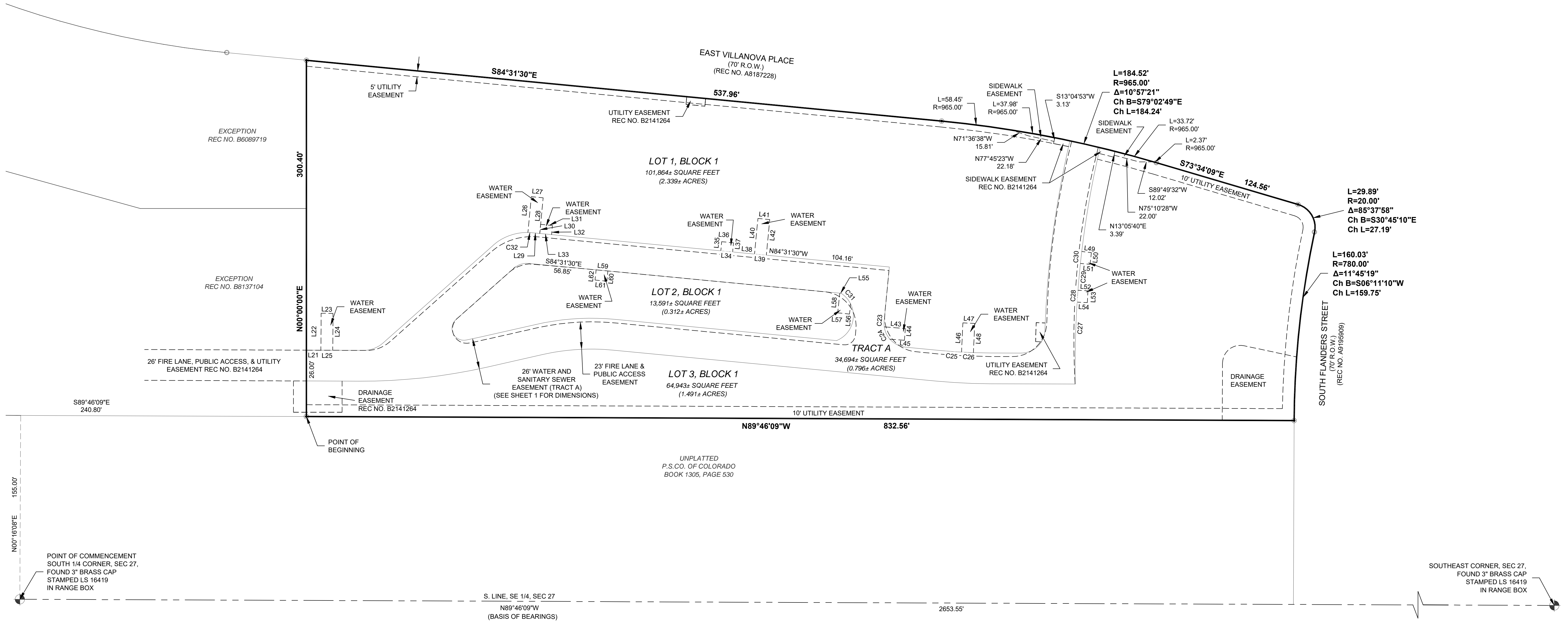
GILLIANS LAND CONSULTANTS  
P.O. BOX 375  
BENNETT, CO 80102  
303-972-6640  
www.gillianslc.com  
JN: 23056  
INITIAL SUBMITTAL DATE: 04-07-2023

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# STERLING HILLS SUBDIVISION FILING NO. 15

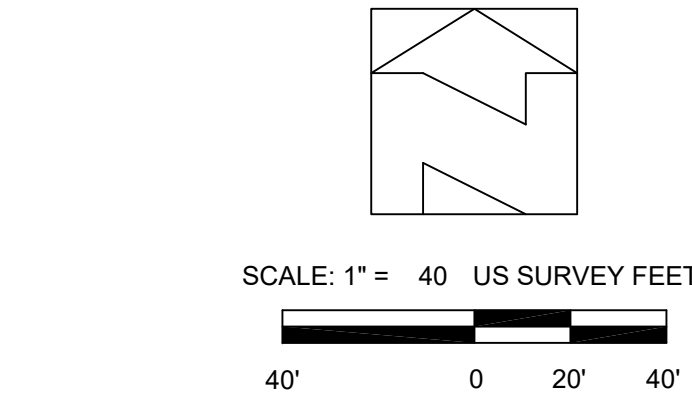
A RESUBDIVISION OF A PORTION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 13,  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 5 OF 5  
**EASEMENTS, AND LOTS AND TRACT DESIGNATIONS**



LINE TABLE		
LINE	BEARING	LENGTH
L21	S89°46'09\"E	12.23'
L22	N00°24'18\"E	31.17'
L23	S89°35'42\"E	10.00'
L24	S00°24'18\"W	31.14'
L25	N69°46'09\"W	10.00'
L26	N05°28'30\"E	30.34'
L27	S84°31'30\"E	10.00'
L28	S05°28'30\"W	30.21'
L29	N84°31'30\"W	6.69'
L30	N05°28'30\"E	7.72'
L31	S84°31'30\"E	10.00'
L32	S05°28'30\"W	7.72'
L33	N84°31'30\"W	10.00'
L34	N84°31'30\"W	10.00'
L35	N05°28'30\"E	7.73'
L36	S84°31'30\"E	10.00'
L37	S05°28'30\"W	7.73'
L38	N84°31'30\"W	18.55'
L39	N84°31'30\"W	10.00'
L40	N05°28'30\"E	30.17'
L41	S84°31'30\"E	10.00'
L42	S05°28'30\"W	30.17'

LINE TABLE		
LINE	BEARING	LENGTH
L43	S85°29'54\"E	17.84'
L44	S04°30'06\"W	10.00'
L45	N85°29'54\"W	12.28'
L46	N02°30'29\"E	24.64'
L47	S87°27'37\"E	10.00'
L48	S02°30'29\"W	24.64'
L49	S83°14'39\"E	8.16'
L50	S06°23'14\"W	10.00'
L51	N83°58'53\"W	8.16'
L52	S87°01'23\"E	8.43'
L53	S02°54'31\"W	10.00'
L54	N87°00'51\"W	8.62'
L55	S84°31'30\"E	1.46'
L56	S05°57'03\"W	8.86'
L57	N84°02'57\"W	10.00'
L58	N05°57'03\"E	16.63'
L59	S84°31'30\"E	10.00'
L60	S05°28'30\"W	8.67'
L61	N84°31'30\"W	10.00'
L62	N05°28'30\"E	8.67'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C23	4.69'	20.00'	13°25'24\"	S01°14'12\"E	4.67'
C24	11.60'	20.00'	33°14'29\"	N24°34'08\"W	11.44'
C25	19.25'	474.00'	02°19'35\"	S85°41'17\"E	19.24'
C26	10.00'	474.00'	01°12'32\"	S87°27'21\"E	10.00'
C27	46.78'	787.00'	03°24'20\"	N01°56'01\"E	46.77'
C28	10.00'	787.00'	00°43'41\"	N04°00'01\"E	10.00'
C29	22.73'	787.00'	01°39'18\"	N05°11'31\"E	22.73'
C30	10.10'	787.00'	00°44'08\"	N06°23'14\"E	10.10'
C31	11.68'	22.67'	29°31'29\"	S41°41'25\"E	11.55'
C32	3.31'	43.00'	04°24'58\"	N86°43'59\"W	3.31'



- LEGEND**
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