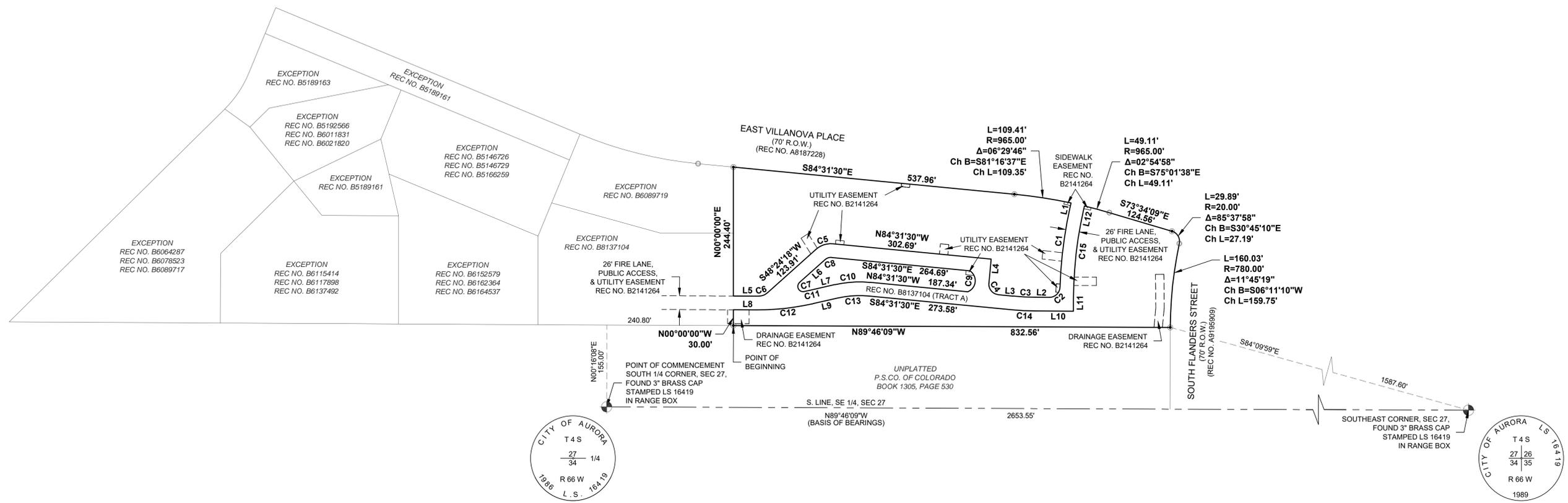




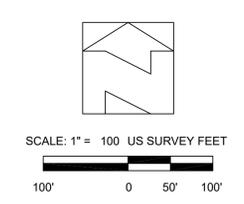
# STERLING HILLS SUBDIVISION FILING NO. 15

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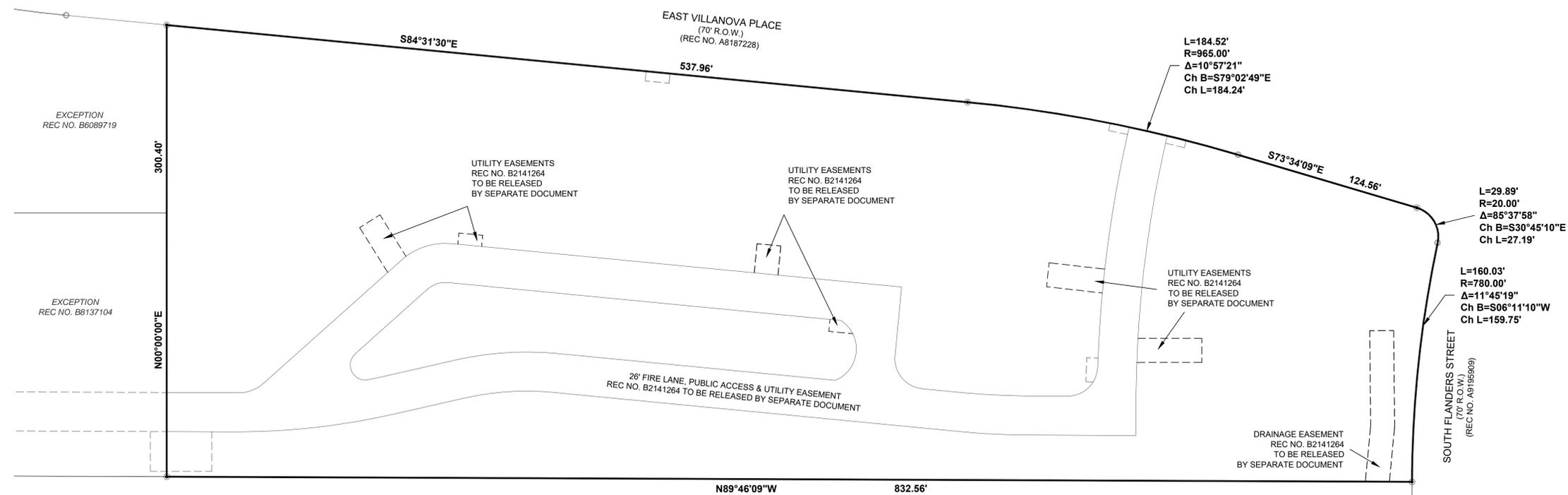
NO	REVISION RECORD	DATE	BY
6	NEW TITLE COMMITMENT	07-03-2024	DRH
5	CITY COMMENTS #2	06-21-2024	DRH
4	ADDED OVERFLIGHT NOTE	10-19-2023	DRH
3	CPE COMMENTS	10-16-2023	DRH
2	CITY COMMENTS #1	10-10-2023	DRH
1	ESMT CHANGES	07-25-2023	DRH

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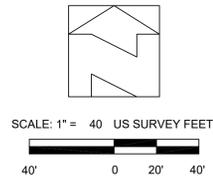
LAND SURVEYING  
 ALTA/NSPS SURVEYS  
 TOPOGRAPHIC MAPS  
 CONSULTING SERVICES

# 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 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
  - R.O.W. RIGHT-OF-WAY



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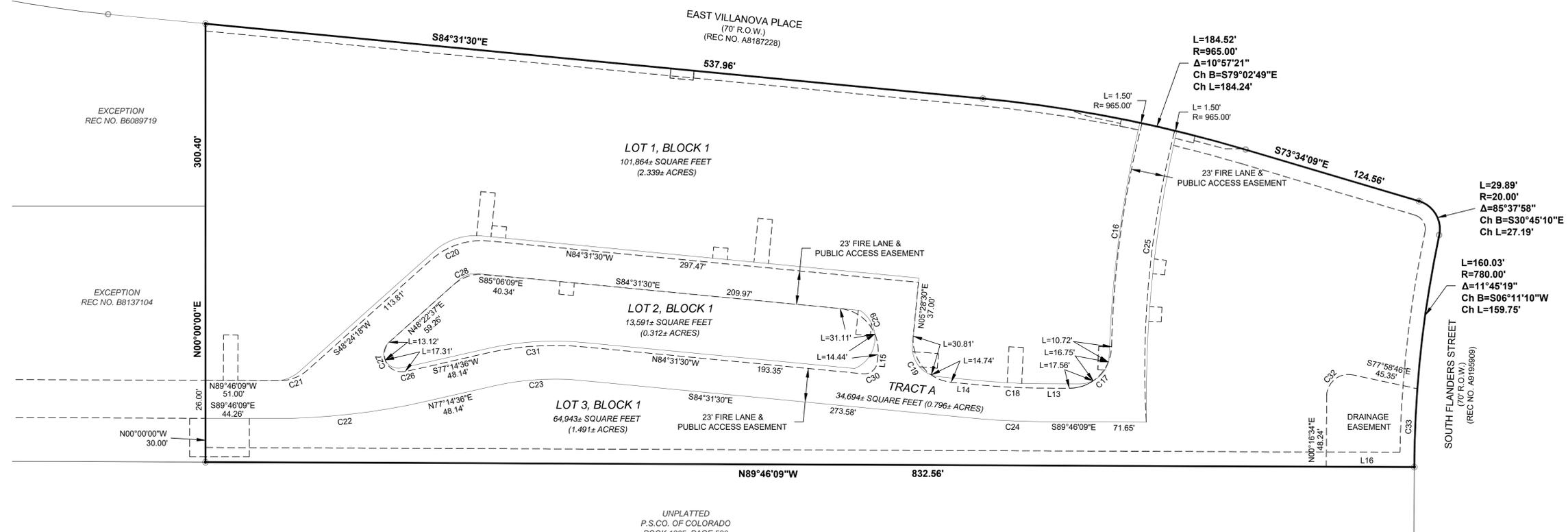
NO	REVISION RECORD	DATE	BY
6	NEW TITLE COMMITMENT	07-03-2024	DRH
5	CITY COMMENTS #2	06-21-2024	DRH
4	ADDED OVERFLIGHT NOTE	10-19-2023	DRH
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2	CITY COMMENTS #1	10-10-2023	DRH
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# STERLING HILLS SUBDIVISION 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 4 OF 5  
**FIRE LANE AND ACCESS EASEMENT, AND DRAINAGE EASEMENT**



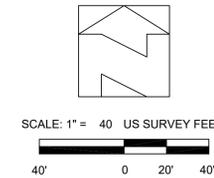
EXCEPTION  
REC NO. B6089719

EXCEPTION  
REC NO. B8137104

UNPLATTED  
P.S.C.O. OF COLORADO  
BOOK 1305, PAGE 530

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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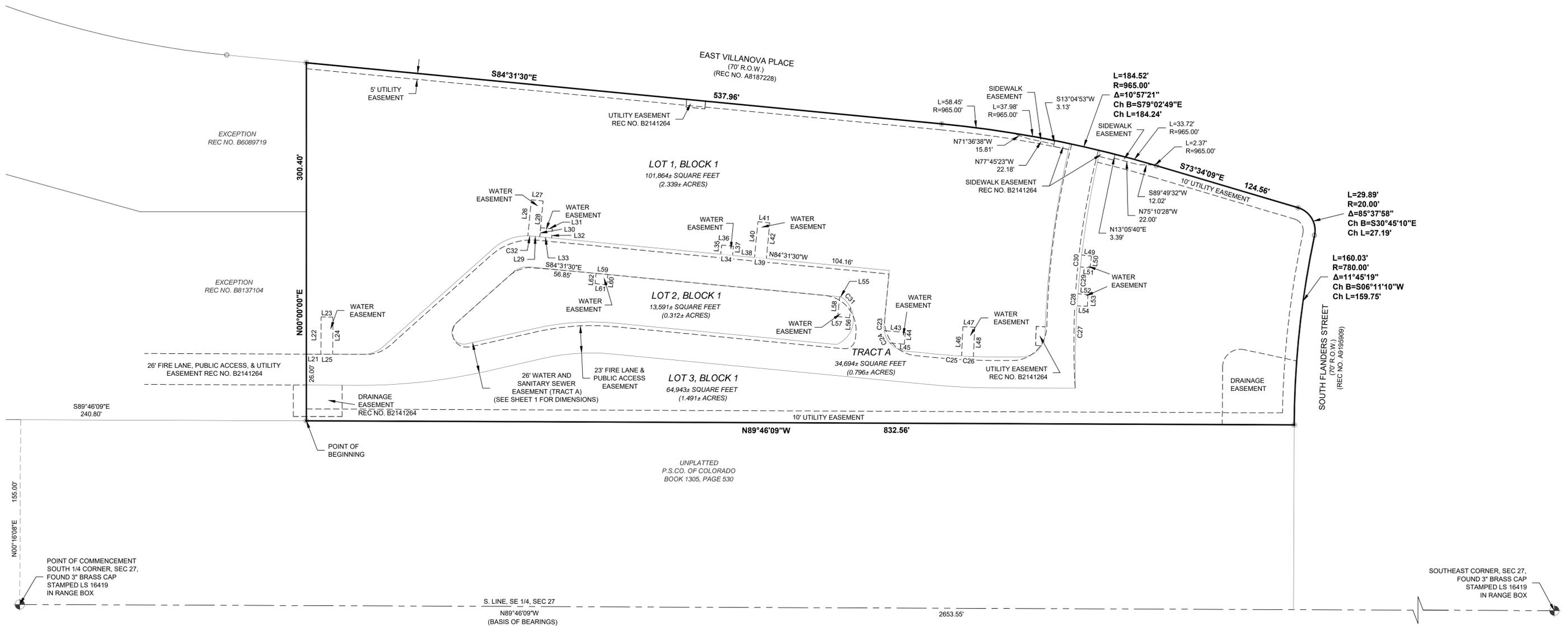
NO	REVISION RECORD	DATE	BY
6	NEW TITLE COMMITMENT	07-03-2024	DRH
5	CITY COMMENTS #2	06-21-2024	DRH
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1	ESMT CHANGES	07-25-2023	DRH

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# STERLING HILLS SUBDIVISION FILING NO. 15

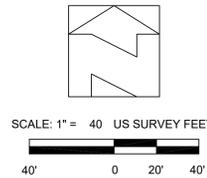
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 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
 SHEET 5 OF 5  
**EASEMENTS, AND LOTS AND TRACT DESIGNATIONS**



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	N89°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	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	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**  
 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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NO	REVISION RECORD	DATE	BY

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