



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

AuroraGov.org

February 18, 2025

Matt Hopper
Aerotropolis Area Coordinating Metro District
8390 E. Crescent Pkwy Ste 300
Greenwood Village, CO 80111

Re: Third Submission Review: The Aurora Highlands North Area B Roads - Replat

Application Number: DA-2062-55

Case Number: 2024-3009-00

Dear Matt Hopper:

Thank you for your submission. 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 agencies.

There are several items that still need to be addressed, therefore, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 4, 2025.

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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please give me a call. I can be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Jeff Killian - Matrix Design Group
Partick Chelin – Bowman
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\2000-2099\2062-55rev3



Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

1A. Show all dedicated streets within ½ mile of the proposed site in the Vicinity Map.

COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

2A. Provide a closure report for the plat exterior boundary.

AZTEC – Updated closure reports will be sent in with this submittal.

2B. Access is required for all tracts.

AZTEC – Per the project engineer access to Tract I will be dedicated on the Area C Roads Plat.

2C. Revise the right-of-way dedication language to “Granted”.

AZTEC – Addressed.

2D. All missing reception numbers shall be inserted prior to plat acceptance.

AZTEC – Comment Noted. Thank You!

2E. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.

AZTEC – Patrick Chelin will request the statement of authority.

2F. Provide an updated Title Commitment to be dated within 30 calendar days of when the plat is sent in for recording.

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

2G. Please send in the Certificate of Taxes Due obtained from the County Treasurer's office showing they 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 recording.

2H. Please 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 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.

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND
A PARCEL OF LAND SITUATED IN THE 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 7

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 H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 RECORDED AT RECEPTION NO. 202400006167, A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000096730, BOTH 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 SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE SHEET 3 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. 30, 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 (COLLECTIVELY HEREAFTER "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;

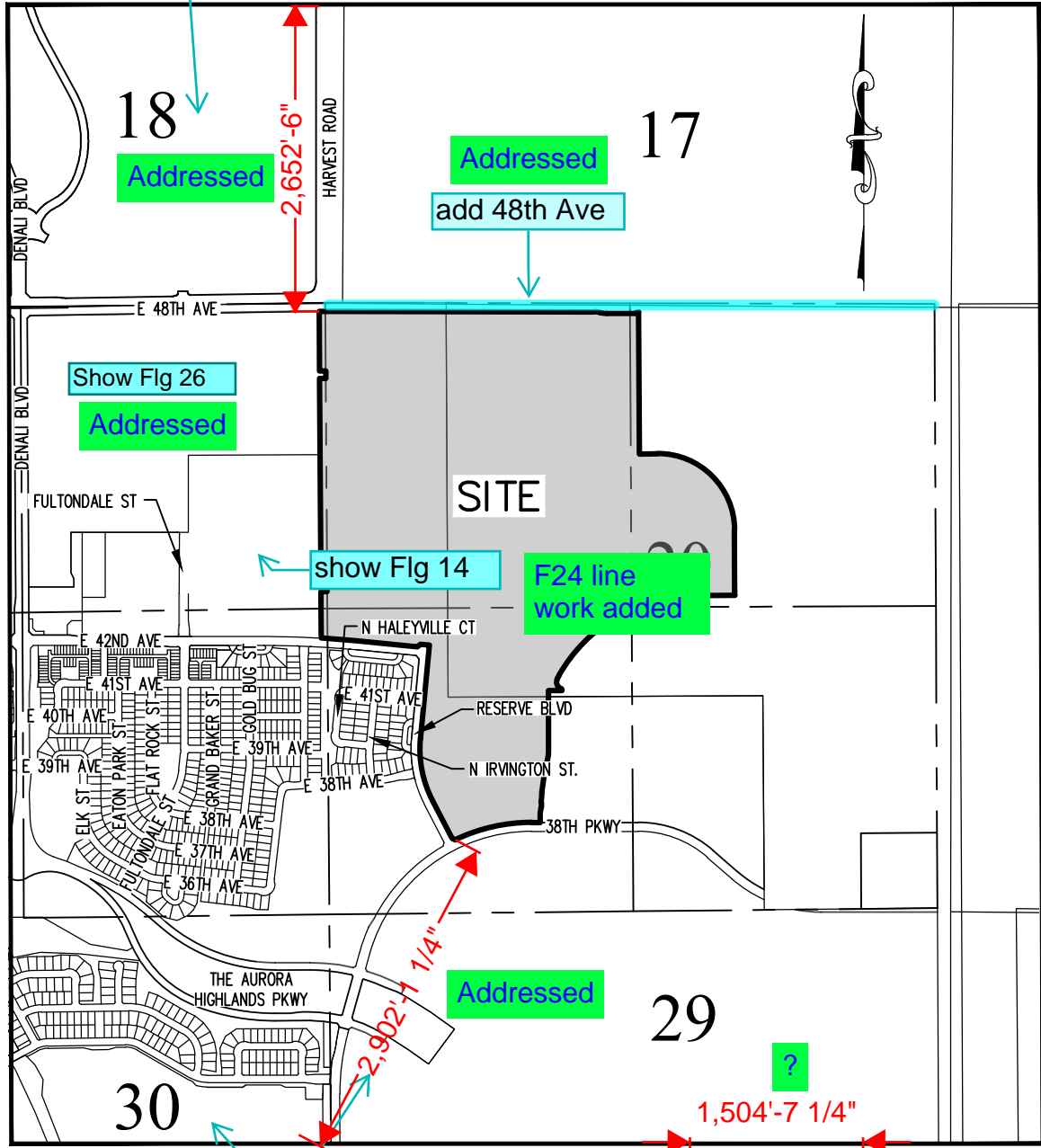
ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

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.

Addressed

include roads from Windler Flg 10



THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30
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A PARCEL OF LAND SITUATED IN THE 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 7

OWNER:

GVRE 470 LLC, A COLORADO LIMITED LIABILITY COMPANY

BY:

NAME:

IT'S:

STATE OF)

)SS

COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF

20 AD. BY

AS OF

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

OWNER:

AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION

BY:

NAME:

IT'S:

STATE OF)

)SS

COUNTY OF)

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

NOTARY PUBLIC

MY COMMISSION EXPIRES:

OWNER:

GVR KING LLC, A COLORADO LIMITED LIABILITY COMPANY

BY:

NAME:

IT'S:

STATE OF)

)SS

COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF

20 AD. BY

AS OF

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

OWNER:

AURORA HIGHLANDS HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY:

NAME:

IT'S:

STATE OF)

)SS

COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF

20 AD. BY

AS OF

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

OWNER:

RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION

BY:

NAME:

IT'S:

STATE OF)

)SS

COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF

20 AD. BY

AS OF

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

FOR REVIEW
DO NOT RECORD

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.: 132423-11
Drawn By: BJM

Table with 2 columns: Field, Value. Fields include DATE OF PREPARATION (01-30-2024), SCALE (N/A), and SHEET 2 OF 7.

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30
A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND
A PARCEL OF LAND SITUATED IN THE 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 7

LEGAL DESCRIPTION

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

THENCE ALONG SAID WEST LINE, SOUTH 00°20'41" EAST, A DISTANCE OF 76.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 202500002162, IN SAID OFFICIAL RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY AND ALONG THE SOUTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 202500002157, IN SAID OFFICIAL RECORDS, THE FOLLOWING SIX (6) COURSES:

- SOUTH 89°53'06" EAST, A DISTANCE OF 2,326.92 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, SOUTH 89°53'06" EAST, A DISTANCE OF 199.62 FEET;
- SOUTH 89°53'15" EAST, A DISTANCE OF 46.98 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°02'30", AN ARC LENGTH OF 29.32 FEET;

THENCE DEPARTING SAID LAST DESCRIBED SOUTHERLY BOUNDARY, SOUTH 00°19'01" EAST, A DISTANCE OF 1,149.83 FEET;

THENCE NORTH 89°40'59" EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 00°19'01" EAST, A DISTANCE OF 78.00 FEET;

THENCE NORTH 89°40'59" EAST, A DISTANCE OF 141.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 665.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 1,044.58 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°19'01" EAST, A DISTANCE OF 529.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 785.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'02", AN ARC LENGTH OF 37.92 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 89°40'59" WEST, A DISTANCE OF 28.71 FEET;

THENCE SOUTH 89°40'59" WEST, A DISTANCE OF 315.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,370.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°02'14", AN ARC LENGTH OF 1,435.55 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 27°43'55" WEST, A DISTANCE OF 30.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 63.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 58°35'50" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°02'32", AN ARC LENGTH OF 107.80 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°38'23", AN ARC LENGTH OF 17.45 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°00'00" EAST, A DISTANCE OF 2.26 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 115.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 540.00 FEET;

THENCE SOUTH 05°25'52" WEST, A DISTANCE OF 30.14 FEET;

THENCE SOUTH 13°50'11" WEST, A DISTANCE OF 47.65 FEET;

THENCE SOUTH 12°23'51" WEST, A DISTANCE OF 52.64 FEET;

THENCE SOUTH 10°53'15" WEST, A DISTANCE OF 52.64 FEET;

THENCE SOUTH 09°22'38" WEST, A DISTANCE OF 52.64 FEET;

THENCE SOUTH 07°52'01" WEST, A DISTANCE OF 52.64 FEET;

THENCE SOUTH 06°21'24" WEST, A DISTANCE OF 52.64 FEET;

LEGAL DESCRIPTION CONTINUED

THENCE SOUTH 04°50'48" WEST, A DISTANCE OF 52.64 FEET;
THENCE SOUTH 03°24'43" WEST, A DISTANCE OF 47.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,997.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 87°16'04" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'27", AN ARC LENGTH OF 38.02 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 07°35'41" WEST, A DISTANCE OF 57.23 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 76.80 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT H;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND THE SOUTHWESTERLY BOUNDARY OF SAID TRACT H THE FOLLOWING TEN (10) COURSES:

- NORTH 90°00'00" WEST, A DISTANCE OF 72.26 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 686.26 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°11'51" WEST, A DISTANCE OF 308.43 FEET TO THE WESTERLY LINE OF THE 30.00 FOOT 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:

- NON-TANGENT TO SAID CURVE, NORTH 00°22'39" WEST, A DISTANCE OF 255.85 FEET;
- NORTH 00°20'41" WEST, A DISTANCE OF 147.71 FEET;

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°40'56" 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 1,787.90 FEET;

THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°59'12" EAST, A DISTANCE OF 54.00 FEET TO THE SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20;

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

THENCE DEPARTING SAID WEST LINE, NORTH 89°59'12" 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 517.40 FEET;

THENCE NORTH 89°08'12" EAST, A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 242.088 ACRES, (10,545,332 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 ARE BASED ON THE ASSUMED BEARING OF SOUTH 00°20'41" EAST, A DISTANCE OF 2,657.11 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED BY A FOUND NO.6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON T3S R65W S18/S17/S19/S20 2018 PLS 31159" AT THE NORTHWEST CORNER AND A FOUND 5/8" ALUMINUM ROD WITH A 3" ALUMINUM CAP STAMPED "GES, 1/4, S19/S20, T3S R65W, LS 17488" AND AT THE WEST QUARTER CORNER, 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, 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.
- THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1203109-CO DATED JANUARY 17, 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 NORTH RESERVE BOULEVARD AND NORTH LITTLE RIVER 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.
- AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE ENTIRE SUBJECT PROPERTY.

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

FOR REVIEW
DO NOT RECORD

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.: 132423-11 Drawn By: BJM	DATE OF PREPARATION:	1-30-2024
	SCALE:	N/A
	SHEET 3 OF 7	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND A PARCEL OF LAND SITUATED IN THE 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 4 OF 7

POINT OF COMMENCEMENT

NW CORNER SECTION 20, T3S, R65W, 6TH P.M.
FOUND NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP
STAMPED "LAMP RYNEARSON T3S R65W S18/S17/S19/S20
2018 PLS 31159" FLUSH WITH SURFACE PER MONUMENT
RECORD FILED BY PLS 31159 AND ACCEPTED ON
SEPTEMBER 30, 2018

HARVEST ROAD

(72' WIDE PUBLIC ROW WIDTH)
REC NO. 2006000533770

N LINE OF THE NW 1/4 OF SEC. 20

S89°53'06"E 2645.88'

S89°53'06"E 2326.92'

1501.43'

E 48TH AVE

(76' WIDE PUBLIC ROW WIDTH)
REC NO. 2019000089309
REC NO. 202500002162

Δ=11°28'42"
R=275.00'
L=55.09'

Δ=11°28'42"
R=325.00'
L=65.11'

Δ=26°02'30"
R=64.50'
L=29.32'

S89°53'15"E 46.98'

TRACT E

S89°53'15"E 2645.98'

N LINE OF THE NE 1/4 OF SEC. 20

E 48TH AVE

(PUBLIC ROW WIDTH VARIES) 76' per deed?
REC NO. 202500002157

Addressed

E 48TH AVE

(PUBLIC ROW WIDTH VARIES)
REC NO. 2018000045211
REC NO. 2019000089309
REC NO. 202500002162

TRACT J

NR 1/4 SEC. 19,
T.3S., R.65W.,
SIXTH P.M.

TRACT F

FULTONDALE STREET
(78' WIDE PUBLIC ROW WIDTH)
REC NO. 2022000032652

TRACT G

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

N LINE OF THE SE
1/4 OF SEC. 19

N89°08'12"E 54.00'

TRACT A

S89°59'12"E 54.00'

N00°20'41"W 64.00'

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

TRACT S

TRACT T

TRACT U

TRACT V

TRACT W

TRACT X

TRACT Y

TRACT Z

TRACT AA

TRACT AB

TRACT AC

TRACT AD

TRACT AE

TRACT AF

TRACT AG

TRACT AH

TRACT AI

TRACT AJ

TRACT AK

TRACT AL

TRACT AM

TRACT AN

TRACT AO

TRACT AP

TRACT AQ

TRACT AR

TRACT AS

TRACT AT

TRACT AU

TRACT AV

TRACT AW

TRACT AX

TRACT AY

TRACT AZ

TRACT BA

TRACT BB

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TRACT BJ

TRACT BK

TRACT BL

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TRACT BQ

TRACT BR

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TRACT BT

TRACT BU

TRACT BV

TRACT BW

TRACT BX

TRACT BY

TRACT BZ

TRACT CA

TRACT CB

TRACT CC

TRACT CD

TRACT CE

TRACT CF

TRACT CG

TRACT CH

TRACT CI

TRACT CJ

TRACT CK

TRACT CL

TRACT CM

TRACT CN

TRACT CO

TRACT CP

TRACT CQ

TRACT CR

TRACT CS

TRACT CT

TRACT CU

TRACT CV

TRACT CW

TRACT CX

TRACT CY

TRACT CZ

TRACT DA

TRACT DB

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TRACT DS

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TRACT DV

TRACT DW

TRACT DX

TRACT DY

TRACT DZ

TRACT EA

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TRACT ED

TRACT EE

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TRACT EH

TRACT EI

TRACT EJ

TRACT EK

TRACT EL

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TRACT IM

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TRACT IU

TRACT IV

TRACT IW

TRACT IX

TRACT IY

TRACT IZ

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TRACT JB

TRACT JC

TRACT JD

TRACT JE

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TRACT JH

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TRACT JL

TRACT JM

TRACT JN

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TRACT JP

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TRACT JW

TRACT JX

TRACT JY

TRACT JZ</

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND
A PARCEL OF LAND SITUATED IN THE 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 5 OF 7

POINT OF COMMENCEMENT

NW CORNER SECTION 20
T.3S., R.65W., 6TH P.M.
FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON T3S
R65W S18/S17/S19/S20 2018 PLS 31159" FLUSH WITH SURFACE
PER MONUMENT RECORD FILED BY PLS 31159 AND ACCEPTED ON
SEPTEMBER 30, 2018

N LINE OF THE NW
1/4 OF SEC. 20

HARVEST ROAD
(72' WIDE PUBLIC ROW WIDTH)
REC NO. 2006000533770

N89°08'12"E
54.00'

POINT OF BEGINNING

N89°59'12"W
54.00'

N00°20'41"W
64.00'

S89°59'12"E
54.00'

N41°06'36"W
171.31'

S89°39'19"W 843.39'

S00°20'41"E 2657.11'

S00°20'41"W 1787.90'

S89°40'59"W 790.37'

S20°53'51"W 64.00' (R)

Δ=86°05'32" R=20.00' L=30.05'

Δ=17°18'10" R=743.00' L=224.38'

Δ=86°05'32" R=20.00' L=30.05'

Δ=17°18'10" R=743.00' L=224.38'

S89°40'56"W 54.00'

N00°20'41"W 64.00'

N89°40'59"E 54.00'

N00°22'39"W 255.85'

TRACT A
1,482,543 SF
34.035 AC

TRACT D
650,028 SF
14.923 AC

TRACT H
1,268,208 SF
29.114 AC

SEE SHEET 7 FOR
MONUMENT LEGEND AND
LINE AND CURVE TABLES

TRACT B
1,167,263 SF
26.797 AC

N. LITTLE RIVER ST.
(78' WIDE PUBLIC ROW)

TRACT C
120,858 SF
2.775 AC

TRACT G
3,055,103 SF
70.136 AC

TRACT F
11,648 SF
0.267 AC

TRACT I
953,839 SF
21.897 AC

TRACT J
1,431,367 SF
32.860 AC

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

N 1/4 CORNER SECTION 20
T.3S., R.65W., 6TH P.M.
FOUND 30" NO. 6 REBAR WITH A 3 1/4" ALUMINUM CAP
STAMPED "LAMP RYNEARSON, 1/4, S17/S20, PLS 31159 (2018)"
FLUSH WITH SURFACE PER MONUMENT RECORD FILED BY PLS
31159 AND ACCEPTED ON SEPTEMBER 30, 2018

E 48TH AVE
(PUBLIC ROW WIDTH VARIES)
REC NO. 202500002157

0' 100' 200' 400'
SCALE: 1" = 200'

SEE SHEET 7 FOR
MONUMENT LEGEND AND
LINE AND CURVE TABLES

TRACT I requires access.
Per the Project Engineer
access to this Tract will be
dedicated on the Area C
Roads Plat.

AZTEC
CONSULTANTS, INC.

Aztec Proj. No.: 132423-11

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

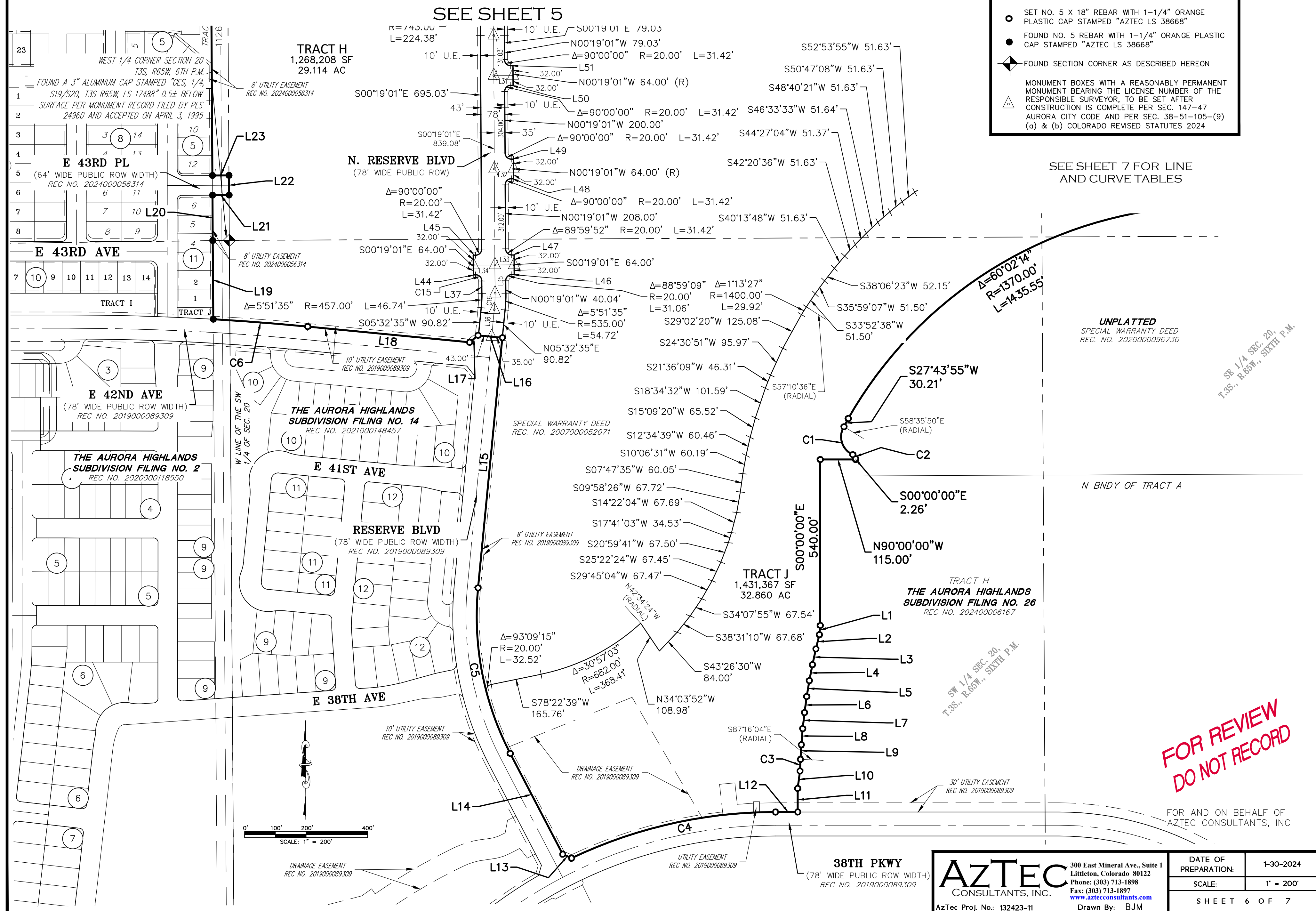
DATE OF PREPARATION:	1-30-2024
SCALE:	1" = 200'
SHEET 5 OF 7	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND
A PARCEL OF LAND SITUATED IN THE 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 7

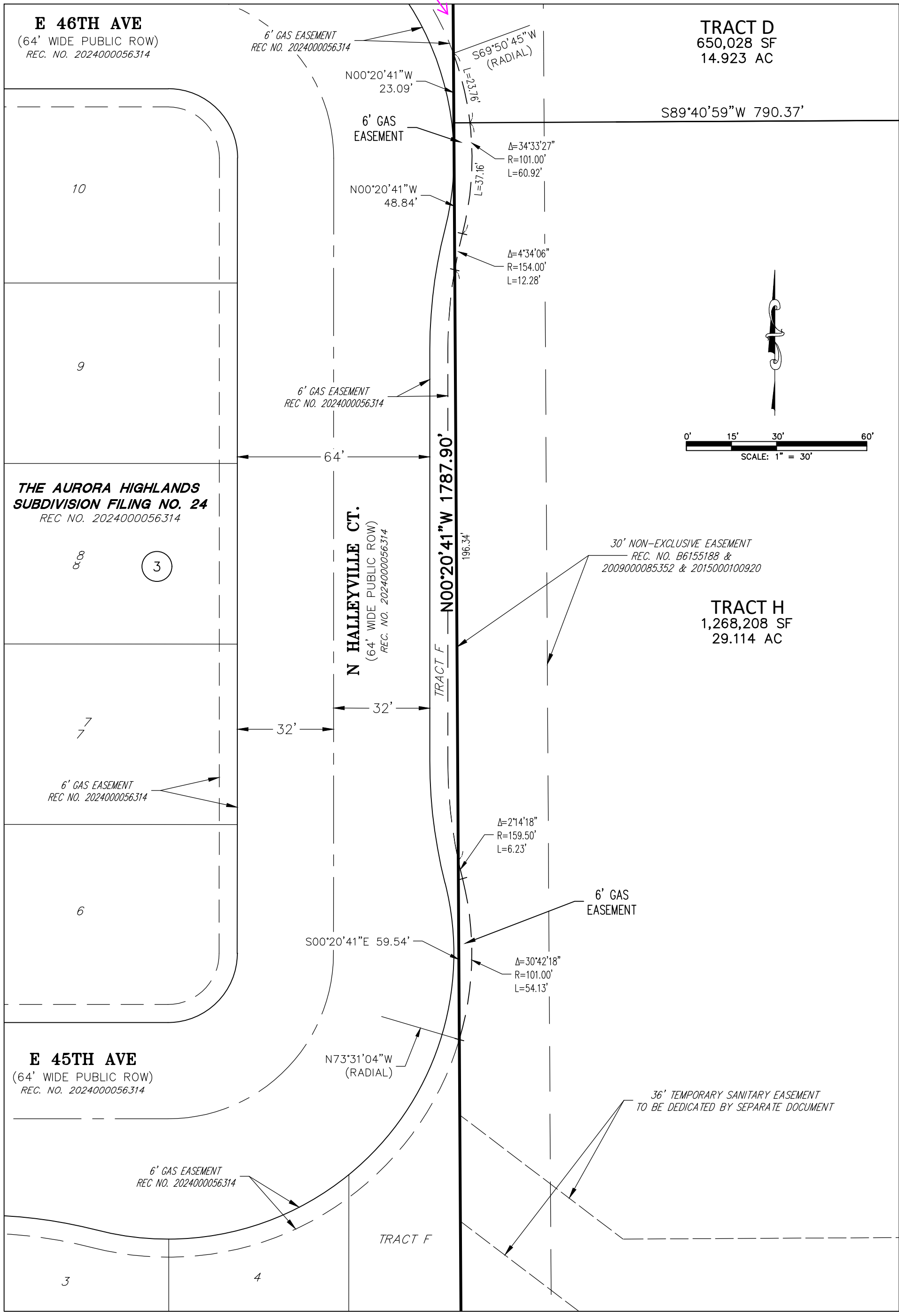
MONUMENT SYMBOL LEGEND

- 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" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- FOUND SECTION CORNER AS DESCRIBED HEREON
- 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 2024



THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 AND
A PARCEL OF LAND SITUATED IN THE 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 7



Addressed
Label Tract?

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" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- ◆ FOUND SECTION CORNER AS DESCRIBED HEREON
- △ 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 2024

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
** SEE DETAIL A SHEET 6
NOTE: TRACT D IS A DRAINAGE EASEMENT IN ITS ENTIRETY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S05°25'52"W	30.14'
L2	S13°50'11"W	47.65'
L3	S12°23'51"W	52.64'
L4	S10°53'15"W	52.64'
L5	S09°22'38"W	52.64'
L6	S07°52'01"W	52.64'
L7	S06°21'24"W	52.64'
L8	S04°50'48"W	52.64'
L9	S03°24'43"W	47.37'
L10	S07°35'41"W	57.23'
L11	S00°00'00"E	76.80'
L12	N90°00'00"W	72.26'
L13	N65°46'33"W	31.61'
L14	N27°30'34"W	369.57'
L15	N05°32'35"E	817.45'
L16	N84°27'25"W	79.43'
L17	S50°32'35"W	35.36'
L18	N84°27'25"W	529.50'
L19	N00°22'39"W	255.85'

LINE TABLE		
LINE	BEARING	LENGTH
L20	N00°20'41"W	147.71'
L21	N89°40'59"E	54.00'
L22	N00°20'41"W	64.00'
L23	S89°40'56"W	54.00'
L24	S00°19'01"E	61.50'
L25	N16°03'51"W	61.22'
L26	N16°03'51"W	44.85'
L27	S73°56'31"W	64.00'
L28	N16°03'51"W	44.85'
L29	N69°06'23"W	69.70'
L30	S69°06'23"E	62.86'
L31	S89°40'59"W	62.50'
L32	S89°40'59"W	62.50'
L33	N89°41'05"E	62.50'
L34	S89°40'59"W	70.50'
L35	S00°19'01"E	92.04'
L36	N05°32'35"E	90.82'
L37	S00°19'01"E	40.04'
L38	S03°30'48"E	22.42'

LINE TABLE		
LINE	BEARING	LENGTH
L39	N83°14'55"E	20.03'
L40	N03°30'48"W	20.17'
L41	N00°19'01"W	20.00'
L42	S00°19'04"E	20.00'
L43	N89°40'59"E	100.00'
L44	S89°40'59"W	7.50'
L45	S89°40'59"W	7.50'
L46	N89°39'37"E	7.85'
L47	N89°40'59"E	7.50'
L48	N89°40'59"E	7.50'
L49	N89°40'59"E	7.50'
L50	N89°40'59"E	7.50'
L51	N89°40'59"E	7.50'
L52	S69°06'23"E	6.36'
L53	S69°06'23"E	5.17'
L54	N69°06'23"W	8.48'
L55	N69°06'23"W	8.48'
L56	S00°19'01"E	6.50'
L57	S00°19'01"E	6.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	98°02'32"	63.00'	107.80'
C2	66°38'23"	15.00'	17.45'
C3	1°05'27"	1997.00'	38.02'
C4	25°28'57"	1543.00'	686.26'
C5	33°03'09"	965.00'	556.68'
C6	2°11'50"	8043.00'	308.43'
C9	11°49'28"	743.00'	153.34'
C10	86°37'32"	20.00'	30.24'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	14°57'09"	218.00'	56.89'
C12	15°08'48"	282.00'	74.55'
C13	5°16'28"	743.00'	68.40'
C14	86°05'31"	20.00'	30.05'
C15	90°00'00"	20.00'	31.42'
C16	5°51'35"	500.00'	51.14'
C17	90°00'00"	20.00'	31.42'
C18	90°00'00"	20.00'	31.42'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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AzTec Proj. No.: 132423-11
Drawn By: BJM

DATE OF PREPARATION:	1-30-2024
SCALE:	1" = 30'
SHEET 7 OF 7	