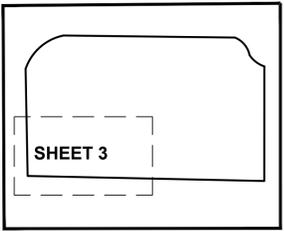
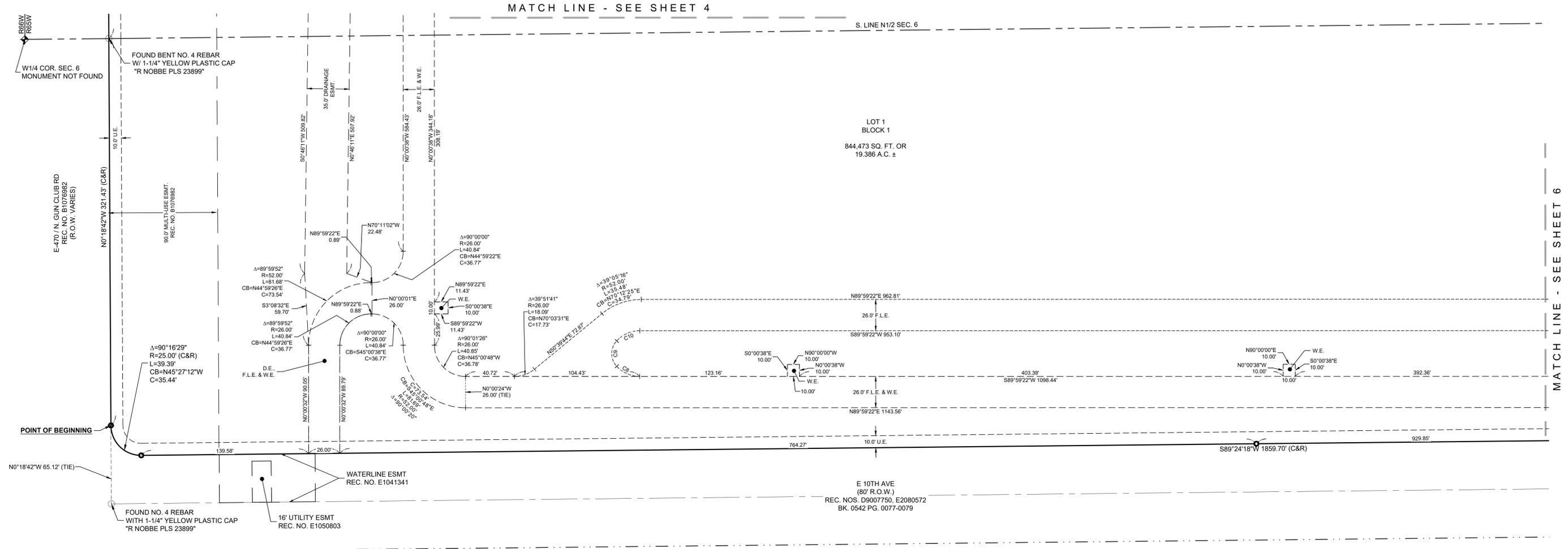


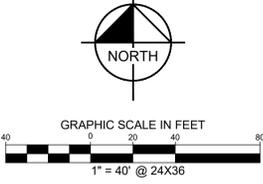




**AURORA CROSSROADS SUBDIVISION FILING NO. 3**  
 A RESUBDIVISION OF LOT 2, LOT 3, AND LOT 4, BLOCK 1, AURORA CROSSROADS SUBDIVISION FILING NO. 2;  
 SITUATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND	
+	SECTION CORNER FOUND AS NOTED
○	PROPERTY CORNER FOUND AS NOTED
●	PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION PER RECEPTION NO. E2080572
(C)	CALCULATED DIMENSION
U.E.	UTILITY EASEMENT
F.L.E.	FIRE LANE EASEMENT
ESMT	EASEMENT
W.E.	WATER EASEMENT
STM	STORM
SAN	SANITARY
—————	PROPERTY LINE
- - - - -	SECTION LINE
- · - · -	RIGHT-OF-WAY LINE
—————	LOT LINE
- - - - -	EXISTING EASEMENT LINE
- · - · -	PROPOSED EASEMENT LINE



**PRELIMINARY**  
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No.	DATE	REVISION DESCRIPTION
4	1/30/24	REV.
3	1/25/24	REV.
2	12/22/23	REV.
1	9/25/23	REV.

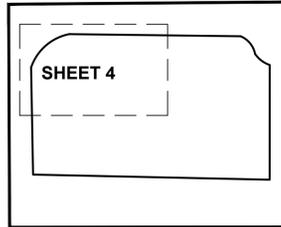
**Kimley»Horn**

8200 S. SYRACUSE WAY #300  
GREENWOOD VILLAGE, COLORADO 80111  
Tel. No. (303) 226-2300  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MC/PTM	DRW	Jan. 2024	196067003	3 OF 6

DWS:NAME:KIMLEY-HORN;COMP:JHW;CBL:CHILLI;PROJECT:AURORA-CROSSROADS;SUBDIVISION:LOT 1, BLOCK 1, AURORA CROSSROADS SUBDIVISION FILING NO. 1;PLOT:196067003;DATE:1/30/24;TIME:10:58 AM;LAST SAVED: 1/30/24 10:58 AM

**AURORA CROSSROADS SUBDIVISION FILING NO. 3**  
 A RESUBDIVISION OF LOT 2, LOT 3, AND LOT 4, BLOCK 1, AURORA CROSSROADS SUBDIVISION FILING NO. 2;  
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 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

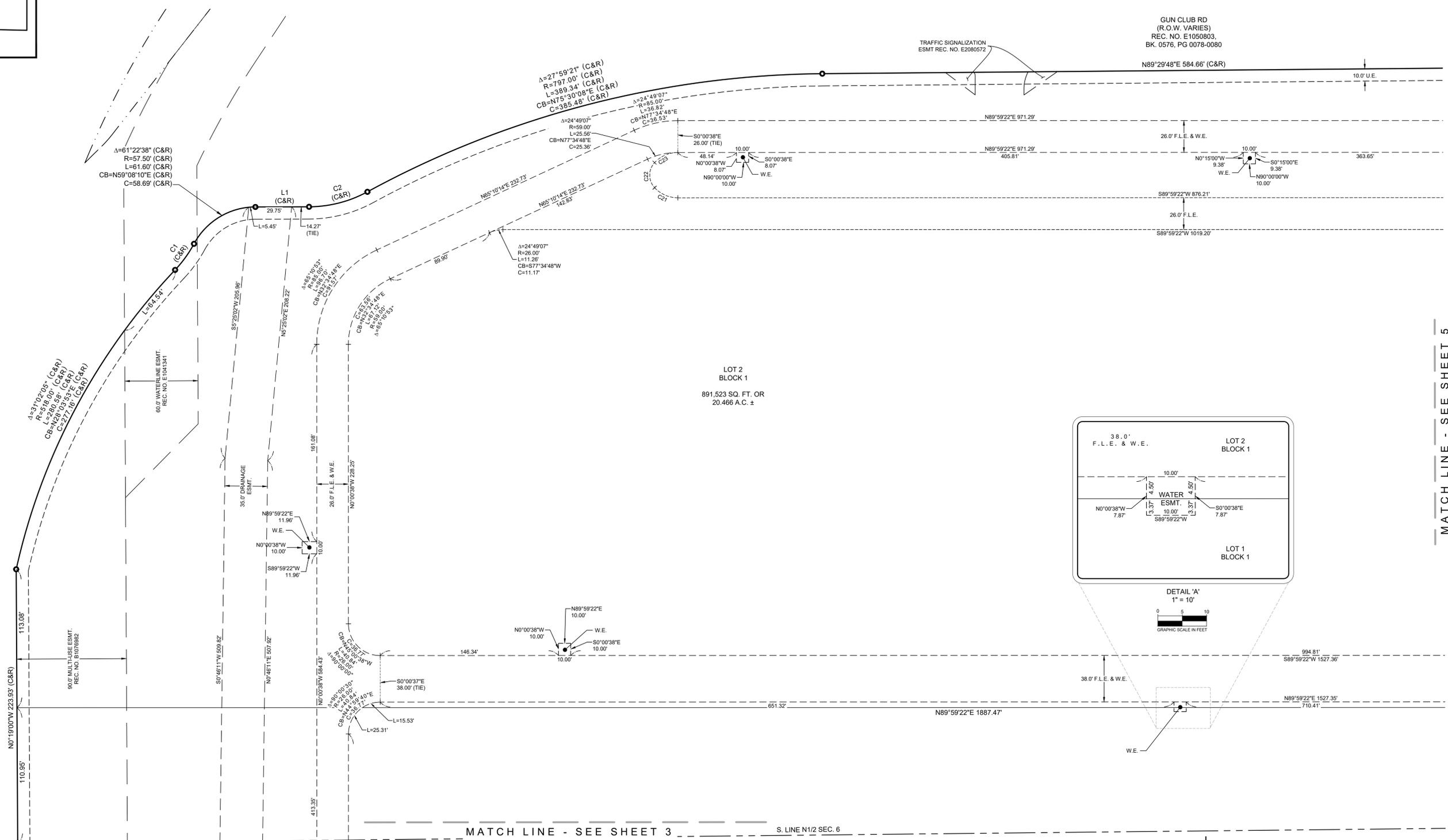


KEY MAP  
N.T.S.

E470 / N. GUN CLUB RD  
REC. NO. B1076882  
(R.O.W. VARIES)

W1/4 COR. SEC. 6  
MONUMENT NOT FOUND

FOUND BENT NO. 4 REBAR  
W/ 1-1/4" YELLOW PLASTIC CAP  
"R NOBBE PLS 23899"



MATCH LINE - SEE SHEET 3

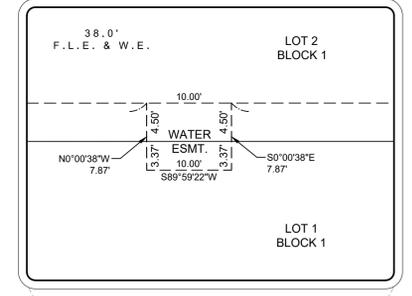
S. LINE N1/2 SEC. 6

**LEGEND**

- ▲ SECTION CORNER FOUND AS NOTED
- PROPERTY CORNER FOUND AS NOTED
- PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"
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- (C) CALCULATED DIMENSION
- U.E. UTILITY EASEMENT
- F.L.E. FIRE LANE EASEMENT
- ESMT EASEMENT
- W.E. WATER EASEMENT
- STM STORM
- SAN SANITARY

— PROPERTY LINE  
 - - - SECTION LINE  
 - - - - - RIGHT-OF-WAY LINE  
 - - - - - LOT LINE  
 - - - - - EXISTING EASEMENT LINE  
 - - - - - PROPOSED EASEMENT LINE

LOT 1  
BLOCK 1  
844,473 SQ. FT. OR  
19,386 A.C. ±



DETAIL 'A'  
1" = 10'



MATCH LINE - SEE SHEET 5

No.	DATE	REVISION DESCRIPTION
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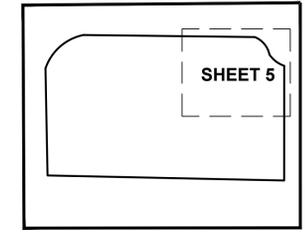
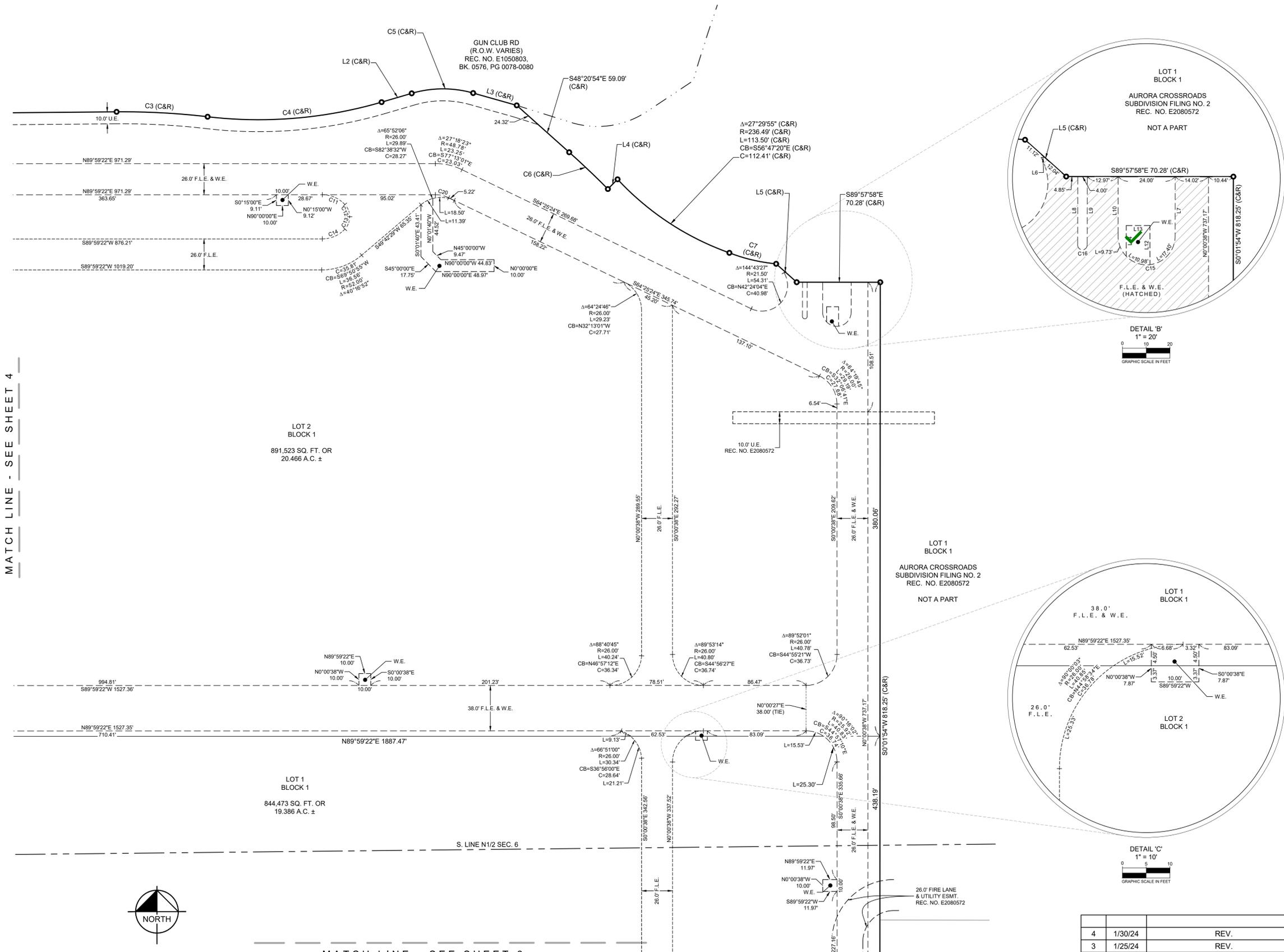
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N/A	MC/PTM	DRW	Jan. 2024	196067003	4 OF 6

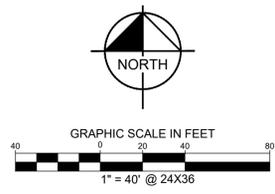
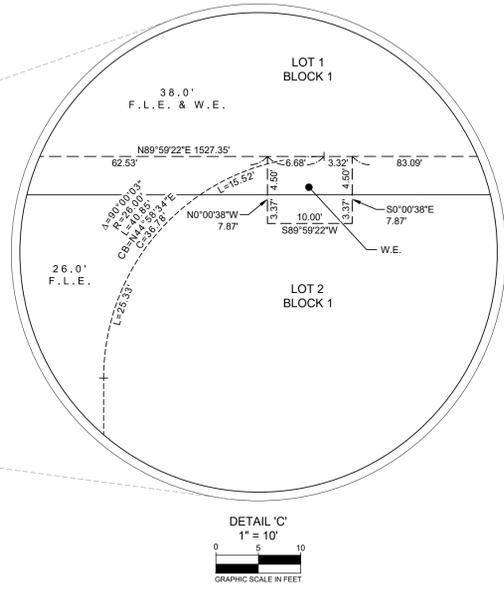
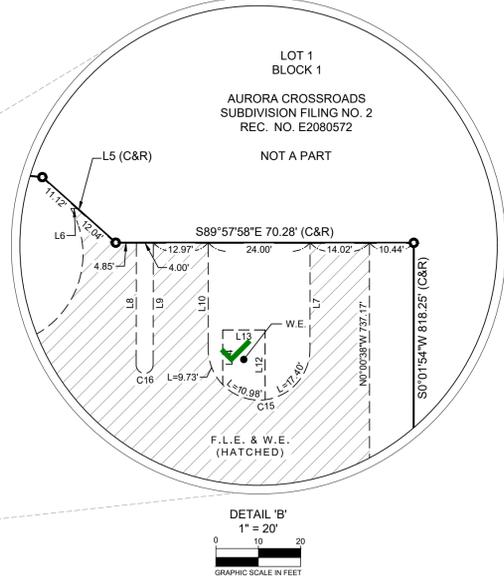
DWG NAME: \\KIMLEY-HORN-CORP\DRAWING\240323\AURORA-CROSSROADS\303.DWG PLOTTED BY: MCCORMACK, PATRICK 10/10/24 2:29 PM LAST SAVED: 10/02/24 1:05 PM

**AURORA CROSSROADS SUBDIVISION FILING NO. 3**  
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**LEGEND**

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- PROPERTY LINE
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MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 4

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MC/PTM	DRW	Jan. 2024	196067003	5 OF 6

DWG NAME: \\KIMLEY-HORN\COMPS\_DWG\AURORA\_CROSSROADS\SUBDIVISION\_3\AURORA\_CROSSROADS\SUBDIVISION\_3.DWG PLOTTED BY: MCCORMACK, PATRICK 10/12/2023 2:29 PM LAST SAVED: 10/30/2024 1:05 PM

