

# PRAIRIE POINT SUBDIVISION FILING NO. 5

TRACT K, PRAIRIE POINT SUBDIVISION FILING 1  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

## DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF TRACT K, PRAIRIE POINT SUBDIVISION FILING 1, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, PER PLAT RECORDED AT RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33, WHENCE THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 BEARS NORTH 89°35'36" EAST, A DISTANCE OF 2,636.79 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID SOUTH LINE NORTH 89°35'36" EAST, A DISTANCE OF 150.21 FEET;

THENCE DEPARTING SAID SOUTH LINE NORTH 00°24'24" WEST, A DISTANCE OF 50.00 FEET TO THE BOUNDARY OF SAID TRACT K AND THE POINT OF BEGINNING;

THENCE ALONG SAID BOUNDARY THE FOLLOWING 9 COURSES:

1. NORTH 00°24'24" WEST, A DISTANCE OF 704.42 FEET;
2. NORTH 32°55'00" EAST, A DISTANCE OF 191.53 FEET;
3. SOUTH 62°21'16" EAST, A DISTANCE OF 49.72 FEET;
4. SOUTH 58°13'44" EAST, A DISTANCE OF 228.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 7,155.50 FEET;
5. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'45", AN ARC LENGTH OF 143.09 FEET;
6. SOUTH 57°05'00" EAST, A DISTANCE OF 809.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,093.50 FEET;
7. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°28'11", AN ARC LENGTH OF 66.22 FEET;
8. SOUTH 32°55'00" WEST, A DISTANCE OF 194.60 FEET;
9. SOUTH 89°35'36" WEST, A DISTANCE OF 1,088.72 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 14.648 ACRES, (638,078 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PRAIRIE POINT SUBDIVISION FILING NO. 5 AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AND TRACTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

## COVENANTS:

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

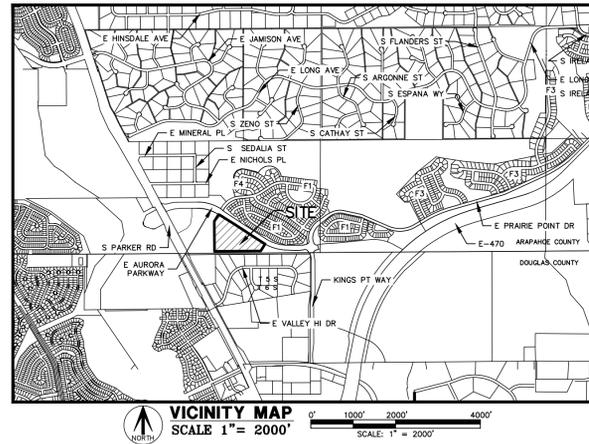
NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED 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.

THE AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO WATER LINES, WATER MAINS, METERS, FIRE HYDRANTS CONDUITS, VAULTS, METERS, VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND APPURTENANCES THERETO, AND ALL FACILITIES, AND FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE AREAS LABELED AS "WATER EASEMENT" FOR AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS, ARAPAHOE, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. (ARAPAHOE COUNTY) E4021602 RESPECTIVELY.

THE AREA(S) LABELED AS "STORM SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO STORM COLLECTION MAINS AND TRANSMISSION MAINS, LINES, DRAINS, AND IRRIGATION LINES AND ALL FACILITIES, FIXTURES, DEVICES, APPURTENANCES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. (ARAPAHOE COUNTY) E4021602 RESPECTIVELY.



## COVENANTS:

THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY, AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE "UTILITY EASEMENT" FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.

## OWNER:

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

BY \_\_\_\_\_, AS \_\_\_\_\_, OF CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

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

## 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 DERIVED FROM GPS OBSERVATIONS UTILIZING THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER SECTION 33, TOWNSHIP 5 SOUTH, RANGE 66 WEST, FOUND TO BEAR NORTH 89°35'36" EAST AND IS MONUMENTED AT THE SOUTH QUARTER CORNER BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED AS SHOWN ON SHEET 2 AND THE SOUTHEAST CORNER WITH A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED AS SHOWN ON SHEET 2.
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. ALL DISTANCES ARE U.S. SURVEY FOOT GROUND DISTANCES.
5. 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.
6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. \_\_\_\_\_ COMMITMENT NO. \_\_\_\_\_, WITH AN EFFECTIVE DATE OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ A.M./P.M. WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
7. PARKS, RECREATION IMPROVEMENTS, TRAILS AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION AND PEDESTRIAN/BICYCLE CONNECTIVITY REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
8. TRACTS A-K ARE TO BE PRIVATELY OWNED AND MAINTAINED.
9. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO STREET A 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.
10. 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.

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT 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 \_\_\_\_/\_\_\_\_/2025.

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.

ANTHONY K. PEALL, PLS 38636  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR,  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1  
LITTLETON, CO. 80122  
TPEALL@AZTECCONSULTANTS.COM  
(303) 713-1898

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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

## CITY OF AURORA APPROVALS:

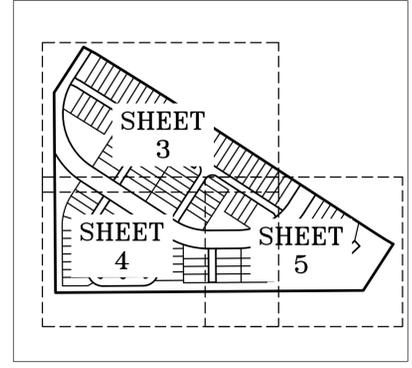
THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER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

\_\_\_\_\_  
CITY ENGINEER  
\_\_\_\_\_  
PLANNING DIRECTOR  
\_\_\_\_\_  
DATE  
\_\_\_\_\_  
DATE

<b>AZTEC</b> CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	<b>DEVELOPER</b> OAKWOOD LAND DEVELOPMENT		DATE OF PREPARATION:	2024-10-18
	4908 TOWER ROAD DENVER, COLORADO (303) 486-8500		SCALE:	N/A
AzTec Proj. No: 17121-01		Drawn By: GLW		SHEET 1 OF 5

# PRAIRIE POINT SUBDIVISION FILING NO. 5

TRACT 5, PRAIRIE POINT SUBDIVISION FILING 1  
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH,  
 RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

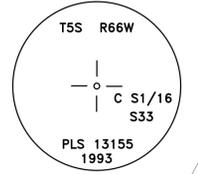


KEY MAP  
 SCALE: 1" = 300'

**LEGEND**

- ◆ FOUND ALIQUOT CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- ① FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"
- U.E. UTILITY EASEMENT (DRY)
- W.E. WATER EASEMENT
- M.E. MAINTENANCE EASEMENT (BY SEPARATE DOCUMENT)
- ROW RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL

C-S 1/16 CORNER SECTION 33,  
 T5S, R66W, 6TH P.M.  
 FOUND 3-1/4" ALUMINUM CAP  
 ON A 2-3/8" ALUMINUM PIPE  
 STAMPED AS SHOWN



RIGHT-OF-WAY TO  
 BE DEDICATED BY  
 SEPARATE DOCUMENT

UTILITY EASEMENT TO  
 BE DEDICATED BY  
 SEPARATE DOCUMENT

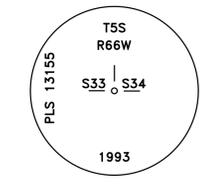
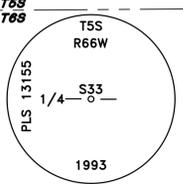
UTILITY EASEMENT TO  
 BE DEDICATED BY  
 SEPARATE DOCUMENT

UNPLATTED

N00°23'41"E 1319.85'  
 W LINE S 1/2 SE 1/4 SEC. 33

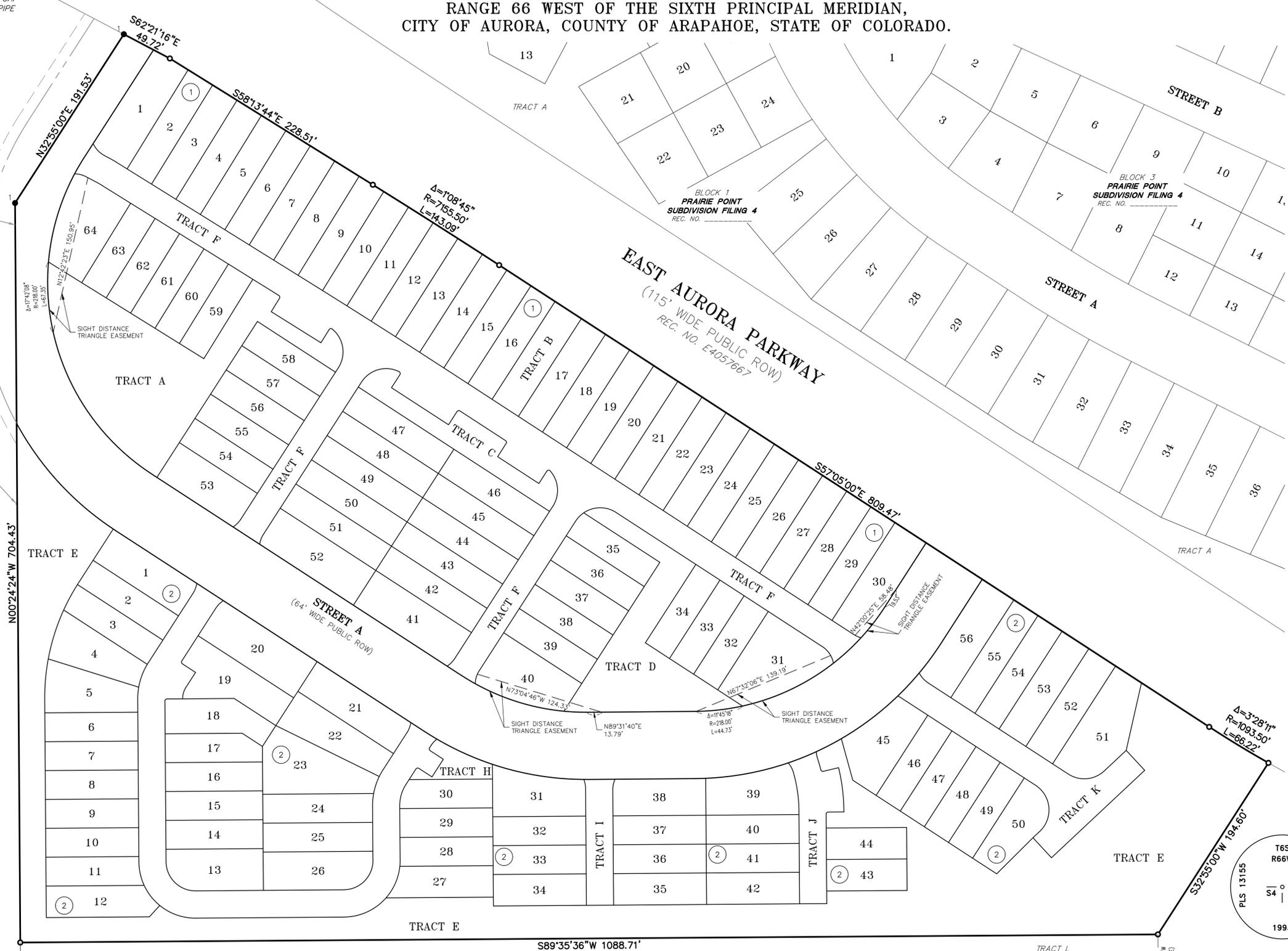
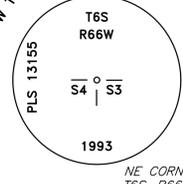
SR 1/4 SBC. 33,  
 T5S, R66W,  
 SIXTH P.M.

S 1/4 CORNER SECTION 33,  
 T5S, R66W, 6TH P.M.  
 FOUND NO. 6 REBAR WITH  
 3-1/4" ALUMINUM CAP  
 STAMPED AS SHOWN

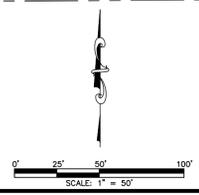


SE CORNER SECTION 33,  
 T5S, R66W, 6TH P.M.  
 FOUND NO. 6 REBAR WITH  
 3-1/4" ALUMINUM CAP  
 STAMPED AS SHOWN

NE CORNER SECTION 4,  
 T6S, R66W, 6TH P.M.  
 FOUND NO. 6 REBAR WITH  
 3-1/4" ALUMINUM CAP  
 STAMPED AS SHOWN



FOR REVIEW



ARAPAHOE COUNTY  
 N89°35'36"E 2636.79' (BASIS OF BEARINGS)  
 DOUGLAS COUNTY  
 N89°35'36"E 2411.52'

NE 1/4 SEC. 4,  
 T5S, R66W,  
 SIXTH P.M.

**AZTEC**  
 CONSULTANTS, INC.  
 300 East Mineral Ave., Suite 1  
 Littleton, Colorado 80122  
 Phone: (303) 713-1898  
 Fax: (303) 713-1897  
 www.aztecconsultants.com

**DEVELOPER**  
 OAKWOOD LAND DEVELOPMENT  
 4908 TOWER ROAD  
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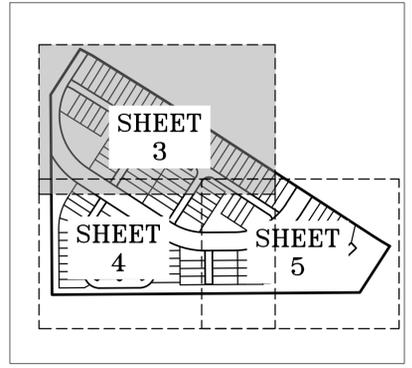
DATE OF PREPARATION:	2024-10-18
SCALE:	T = 50'
SHEET 2 OF 5	

AzTec Proj. No: 17121-01 Drawn By: GLW

FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC

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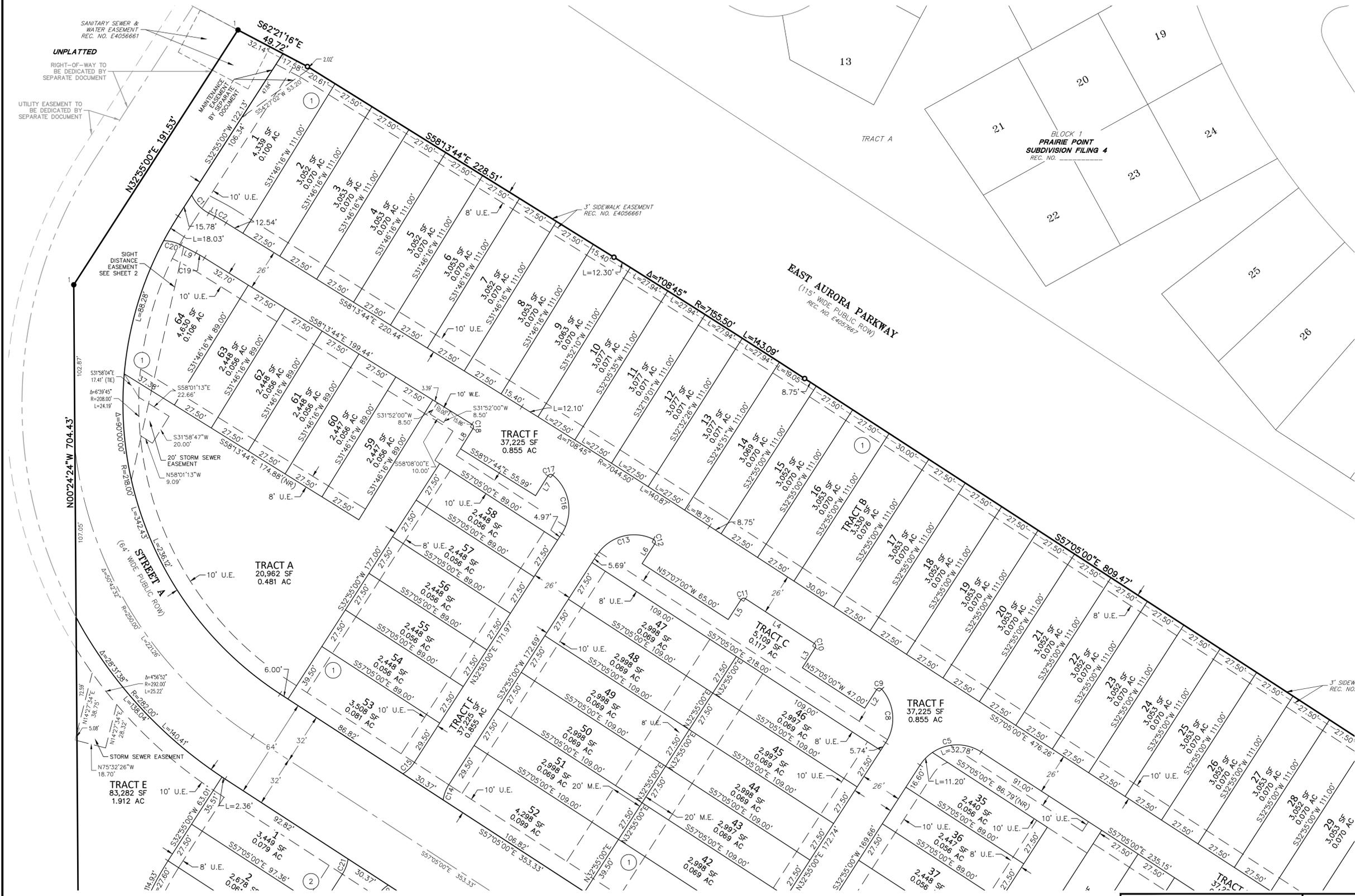
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KEY MAP  
 SCALE: 1" = 300'

**LEGEND**

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- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"
- U.E. UTILITY EASEMENT (DRY)
- W.E. WATER EASEMENT
- M.E. MAINTENANCE EASEMENT (BY SEPARATE DOCUMENT)
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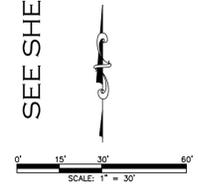


SEE SHEET 5 FOR LINE AND CURVE TABLE

SEE SHEETS 5

SEE SHEET 4

SEE SHEET 5



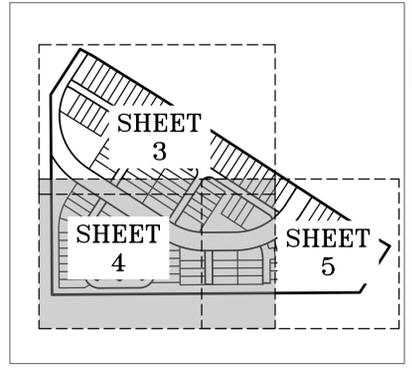
FOR REVIEW

FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC

<b>AZTEC</b> CONSULTANTS, INC. <small>300 East Mineral Ave., Suite 1                  Littleton, Colorado 80122                  Phone: (303) 713-1898                  Fax: (303) 713-1897                  www.aztecconsultants.com</small>	<b>DEVELOPER</b> OAKWOOD LAND DEVELOPMENT <small>4908 TOWER ROAD                  DENVER, COLORADO                  (303) 486-8500</small>		DATE OF PREPARATION: 2024-10-18
	AzTec Proj. No.: 17127-01    Drawn By: GLW		SCALE: 1" = 30'
			SHEET 3 OF 5

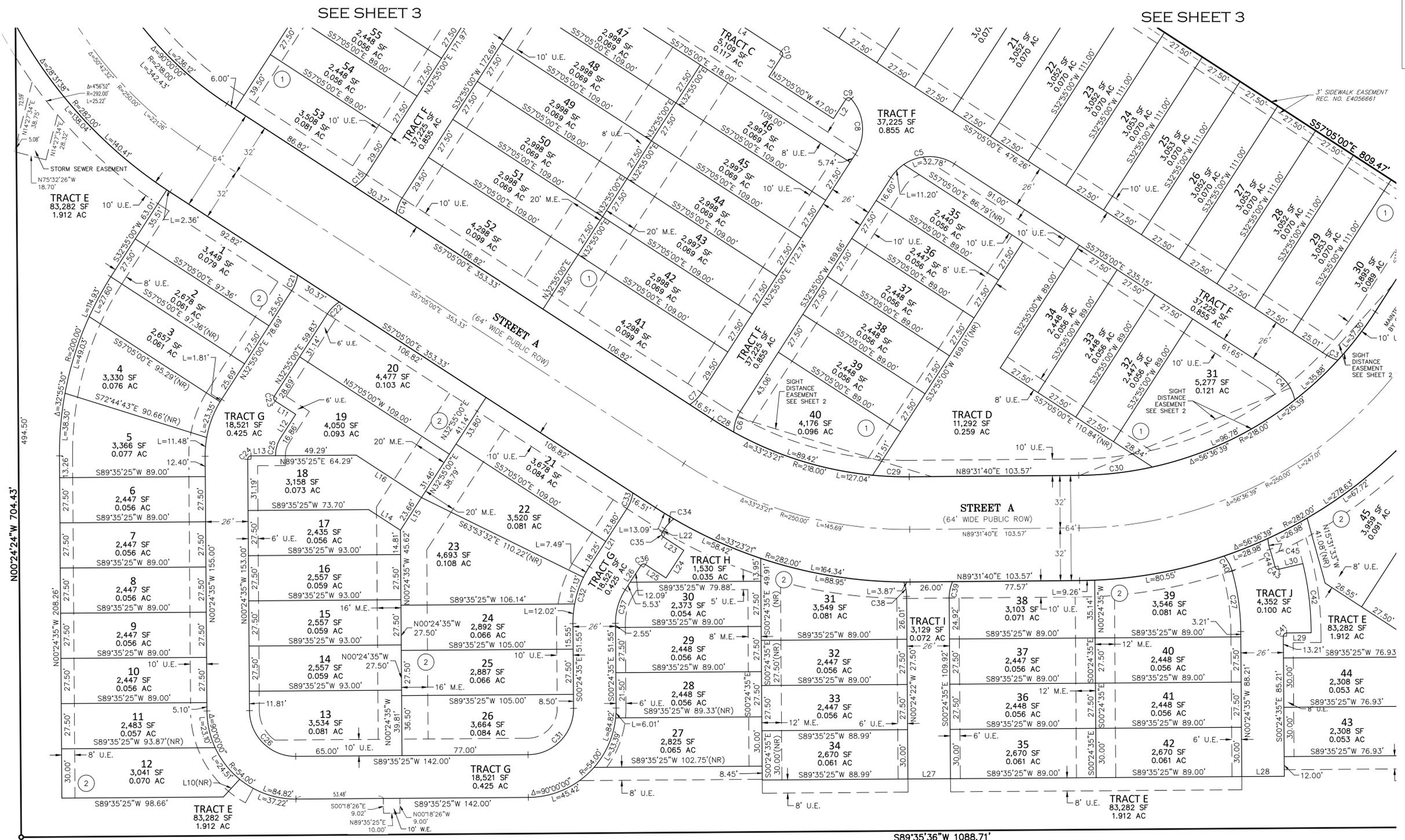
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  - W.E. WATER EASEMENT
  - M.E. MAINTENANCE EASEMENT (BY SEPARATE DOCUMENT)
  - ROW RIGHT-OF-WAY
  - (NR) DENOTES NON-RADIAL



SEE SHEET 5

SEE SHEET 5 FOR LINE AND CURVE TABLE



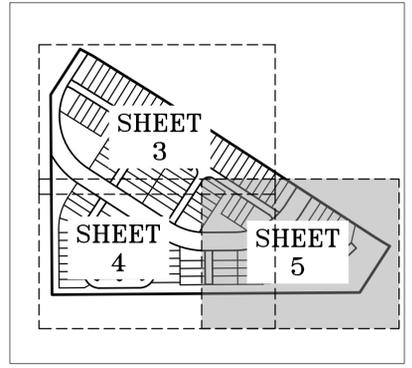
FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

<b>AZTEC</b> CONSULTANTS, INC.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	<b>DEVELOPER</b> OAKWOOD LAND DEVELOPMENT		DATE OF PREPARATION:	2024-10-18
		4908 TOWER ROAD DENVER, COLORADO (303) 486-8500		SCALE:	1" = 30'
AzTec Proj. No: 17121-01 Drawn By: GLW		SHEET 4 OF 5			

# PRAIRIE POINT SUBDIVISION FILING NO. 5

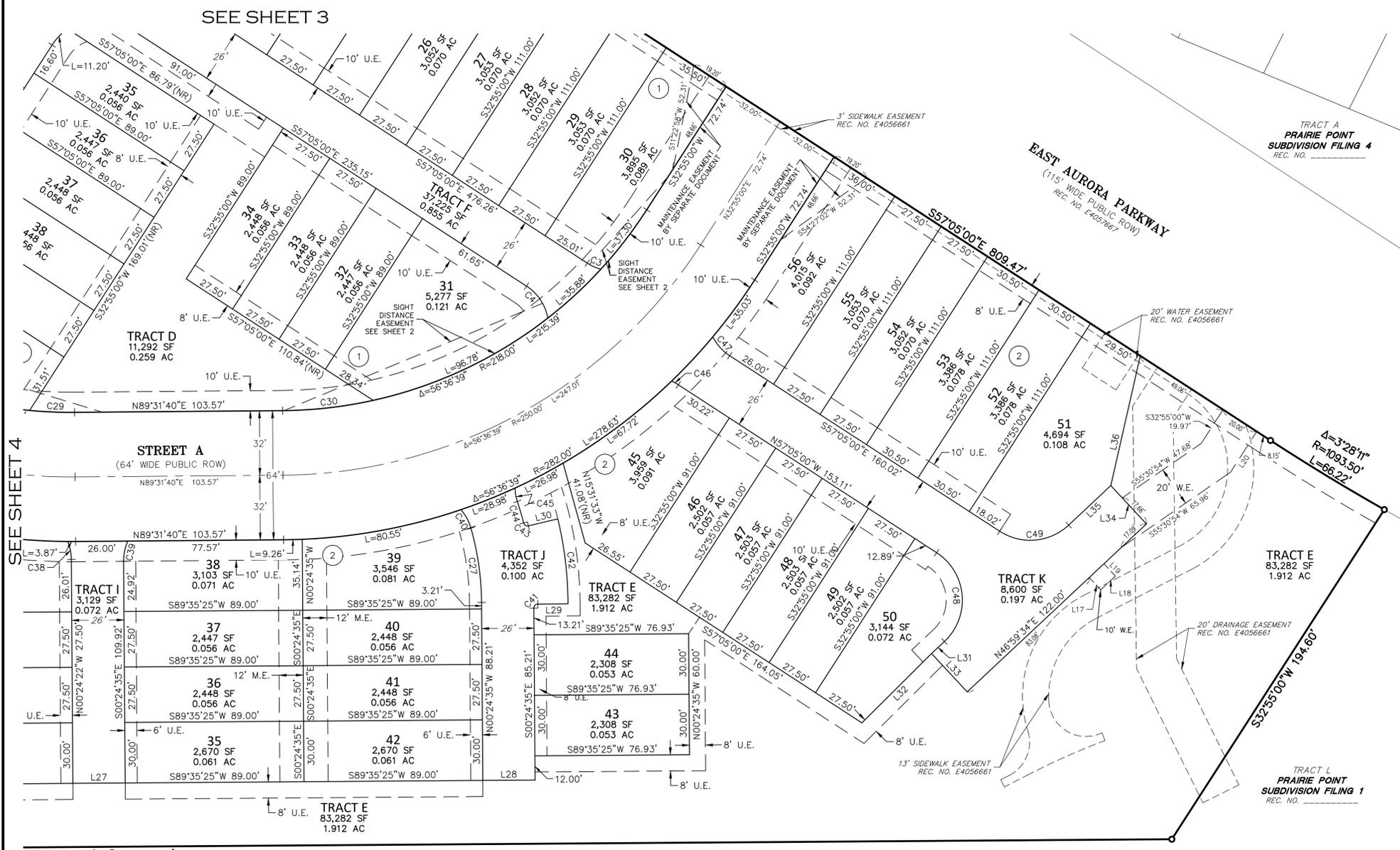
TRACT K, PRAIRIE POINT SUBDIVISION FILING 1  
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH,  
 RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP  
 SCALE: 1" = 300'

**LEGEND**

- FOUND ALIQUOT CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"
- U.E. UTILITY EASEMENT (DRY)
- W.E. WATER EASEMENT
- M.E. MAINTENANCE EASEMENT (BY SEPARATE DOCUMENT)
- ROW RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S62°21'16"E	4.49'
L2	S32°55'00"W	14.04'
L3	N32°55'00"E	15.00'
L4	N57°05'00"W	51.99'
L5	S32°55'00"W	15.00'
L6	N32°55'00"E	14.82'
L7	S32°03'56"W	14.80'
L8	N31°46'16"E	15.00'
L9	N62°21'16"W	10.75'
L10	N42°34'53"E	14.66'
L11	N57°05'00"W	15.00'
L12	N32°55'00"E	16.86'
L13	N89°35'25"E	15.00'
L14	S57°05'00"E	23.10'
L15	N32°55'00"E	23.66'
L16	N57°05'00"W	47.52'
L17	N43°00'26"W	8.35'
L18	N46°59'34"E	10.00'
L19	N43°00'26"W	8.35'
L20	N32°55'00"E	23.97'

**LINE TABLE**

LINE	BEARING	LENGTH
L21	S32°55'00"W	42.06'
L22	S32°55'00"W	2.62'
L23	S57°05'00"E	15.00'
L24	S32°55'00"W	20.00'
L25	N57°05'00"W	15.00'
L26	S32°55'00"W	17.62'
L27	S89°35'25"W	26.01'
L28	S89°35'25"W	26.00'
L29	S89°35'25"W	15.00'
L30	N76°41'49"E	15.02'
L31	N46°59'34"E	8.75'
L32	S45°14'17"W	48.82'
L33	S43°00'26"E	26.00'
L34	S43°00'26"E	26.00'
L35	N46°59'34"E	28.71'
L36	S12°49'56"W	65.98'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	38°04'06"	24.00'	15.95'
C2	4°07'31"	113.00'	8.14'
C3	17°43'25"	24.00'	7.42'
C4	46°45'36"	24.00'	19.59'
C5	90°00'00"	28.00'	43.98'
C6	31°31'44"	24.00'	13.21'
C7	24°37'28"	24.00'	10.31'
C8	74°24'02"	28.00'	36.36'
C9	105°35'58"	2.00'	3.69'
C10	90°00'00"	2.00'	3.14'
C11	90°00'00"	2.00'	3.14'
C12	96°37'33"	2.00'	3.37'
C13	83°22'27"	28.00'	40.74'
C14	24°37'28"	24.00'	10.31'
C15	24°37'28"	24.00'	10.31'
C16	83°47'19"	28.00'	40.95'
C17	97°03'41"	2.00'	3.39'
C18	89°59'56"	2.00'	3.14'
C19	4°07'31"	87.00'	6.26'
C20	26°59'41"	24.00'	11.31'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C21	24°37'28"	24.00'	10.31'
C22	24°37'28"	24.00'	10.31'
C23	90°00'00"	2.00'	3.14'
C24	89°59'25"	2.00'	3.14'
C25	33°19'35"	20.00'	11.63'
C26	90°00'00"	28.00'	43.98'
C27	15°35'47"	137.00'	37.29'
C28	4°00'09"	218.00'	15.23'
C29	5°53'07"	218.00'	22.39'
C30	11°56'32"	218.00'	45.44'
C31	90°00'00"	28.00'	43.98'
C32	33°19'35"	63.00'	36.64'
C33	24°37'28"	24.00'	10.31'
C34	19°46'00"	24.00'	8.28'
C35	90°00'00"	2.00'	3.14'
C36	90°00'00"	2.00'	3.14'
C37	33°19'35"	37.00'	21.52'
C38	21°42'08"	24.00'	9.09'
C39	24°33'42"	24.00'	10.29'
C40	25°08'24"	24.00'	10.53'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C41	90°07'11"	2.00'	3.15'
C42	13°31'48"	180.00'	42.51'
C43	88°57'30"	2.00'	3.11'
C44	3°33'01"	179.21'	11.10'
C45	16°04'04"	24.00'	6.73'
C46	9°11'30"	24.00'	3.85'
C47	30°28'39"	24.00'	12.77'
C48	104°04'34"	28.00'	50.86'
C49	75°55'26"	28.00'	37.10'

SEE SHEET 4

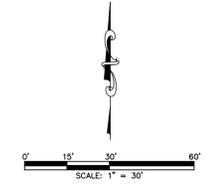
SEE SHEET 3

TRACT A  
 PRAIRIE POINT  
 SUBDIVISION FILING 4  
 REC. NO. \_\_\_\_\_

TRACT L  
 PRAIRIE POINT  
 SUBDIVISION FILING 1  
 REC. NO. \_\_\_\_\_

TRACT L  
 PRAIRIE POINT  
 SUBDIVISION FILING 1  
 REC. NO. \_\_\_\_\_

FOR REVIEW



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	AzTec Proj. No.: 17127-01	Drawn By: GLW	SCALE: 1" = 30'
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.			SHEET 5 OF 5