

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND ALL OF TRACTS E & F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, SITUATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET

Comment Noted. Thank You! Tax Certs will ordered when we get closer to this Plat recording.

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

Comment Noted. Thank You! We will order an updated title commitment when we get closer to this Plat recording.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT _____ ARE THE OWNERS OF PARCELS OF LAND BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2019000089309, AND ALL OF TRACTS E & F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, RECORDED AT RECEPTION NO. 2022000032652 BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, ADAMS COUNTY, STATE OF COLORADO, SITUATED IN THE EAST HALF OF SECTION 19, 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 2 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. 24**, 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, 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.

OWNER:

AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION

BY: _____

NAME: CARLO G. FERREIRA

IT'S: PRESIDENT

STATE OF _____)
COUNTY OF _____)SS

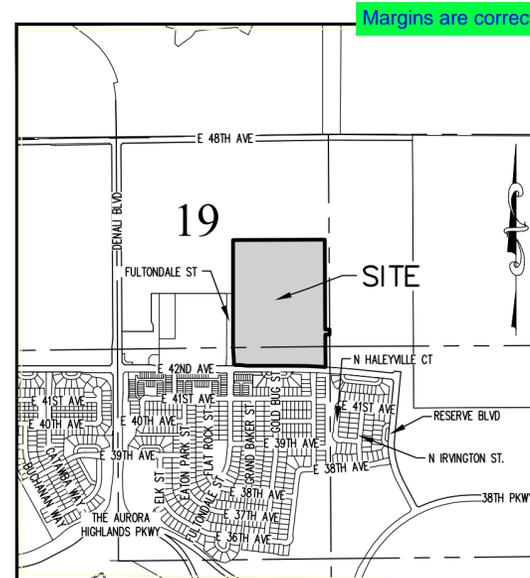
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ AD. BY CARLO FERREIRA, AS PRESIDENT

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: _____



VICINITY MAP
SCALE 1" = 1500'

Margins are correct.

Addressed

Add: a political subdivision and public corporation of the State of Colorado

OWNER:

THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD

BY: _____

NAME: _____

IT'S: PRESIDENT

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ AD. BY _____, AS PRESIDENT

OF THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) 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 scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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.

SHEET 1	TITLE SHEET
SHEET 2	LEGAL DESCRIPTION AND NOTES
SHEET 3	OVERALL BOUNDARY AND LEGENDS
SHEETS 4-9	LOT DETAILS

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____ A.D., 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 _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE:

I 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 _____, 20____.

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.

BRADY J. MOORHEAD, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38668
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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.

FOR REVIEW

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND ALL OF TRACTS E & F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, SITUATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 9

DEDICATION (CONTINUED FROM SHEET 1)

A PARCEL OF LAND BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309, AND ALL OF TRACT E AND TRACT F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3 RECORDED AT RECEPTION NO. 2022000032652, ALL IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 19, WHENCE THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19 BEARS NORTH 00°20'41" WEST, A DISTANCE OF 2,657.11 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE ALONG SAID EAST LINE, NORTH 00°20'41" WEST, A DISTANCE OF 147.29 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°40'59" WEST, A DISTANCE OF 54.00 FEET TO THE WESTERLY LINE OF THE 30.00 FOOT WIDE 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 ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°20'41" EAST, A DISTANCE OF 147.33 FEET;
2. SOUTH 00°22'39" EAST, A DISTANCE OF 256.22 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 42ND AVENUE AS SHOWN ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 8,043.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 03°20'45" WEST;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°19'56", AN ARC LENGTH OF 467.78 FEET;
2. TANGENT TO SAID CURVE, NORTH 89°59'12" WEST, A DISTANCE OF 507.83 FEET TO THE SOUTHEAST CORNER OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3 THE FOLLOWING TWO (2) COURSES:

1. NORTH 82°51'42" WEST, A DISTANCE OF 88.69 FEET;
2. NORTH 89°59'12" WEST, A DISTANCE OF 61.43 FEET TO THE EASTERLY RIGHT-OF-WAY OF FULTONDALE STREET AS DEPICTED ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
2. TANGENT TO SAID CURVE, NORTH 00°00'48" EAST, A DISTANCE OF 47.41 FEET;
3. NORTH 03°48'02" WEST, A DISTANCE OF 150.33 FEET;
4. NORTH 00°00'48" EAST, A DISTANCE OF 675.51 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 00°00'48" EAST, A DISTANCE OF 669.85 FEET;

THENCE NORTH 89°40'56" EAST, A DISTANCE OF 1,144.69 FEET TO SAID WESTERLY LINE OF THE 30.00-FOOT-WIDE NON-EXCLUSIVE EASEMENT;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°20'41" EAST, A DISTANCE OF 1,126.47 FEET;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°40'59" EAST, A DISTANCE OF 54.00 FEET TO SAID EAST LINE;

THENCE ALONG SAID EAST LINE, SOUTH 00°20'41" EAST, A DISTANCE OF 64.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 41.681 ACRES, (1,815,632 SQUARE FEET), MORE OR LESS.

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 GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, T3S, R65W, 6THP.M., TAKEN TO BEAR NORTH 00°20'41" WEST, A DISTANCE OF 2,657.11 FEET, BEING MONUMENTED AT THE EAST QUARTER CORNER BY A FOUND 3" ALUMINUM CAP STAMPED "GES, 1/4, S19/S20, T3S R65W, LS 17488" AND AT THE NORTHEAST CORNER BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON, T3S R65W, S18/S17/S19/S20, 2018, PLS 31159" AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
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. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
5. 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.
6. FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1183746-CO DATED JULY 07, 2023 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.
7. 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.
8. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO EAST 42ND AVENUE AND FULTONDALE 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.
9. TRACTS A, B, C, D, E, F, G, H, I, J AND K ARE TO BE PRIVATELY OWNED AND MAINTAINED.
10. 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.
11. AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.
12. A TELECOMMUNICATIONS EASEMENT RECORDED OCTOBER 17, 2019 AT RECEPTION NO. 2019000089102 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.
13. A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED JULY 10, 2019 AT RECEPTION NO. 2019000053755 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.

Comment Noted. Thank You!
We will order an updated title commitment when we get closer to this Plat recording.

See the Advisory Comments on the first page of the Plat

FOR REVIEW

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.: 136623-02 Drawn By: RBA

DATE OF PREPARATION:	07/14/2023
SCALE:	NA
SHEET 2 OF 9	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND ALL OF TRACTS E & F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, SITUATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 9

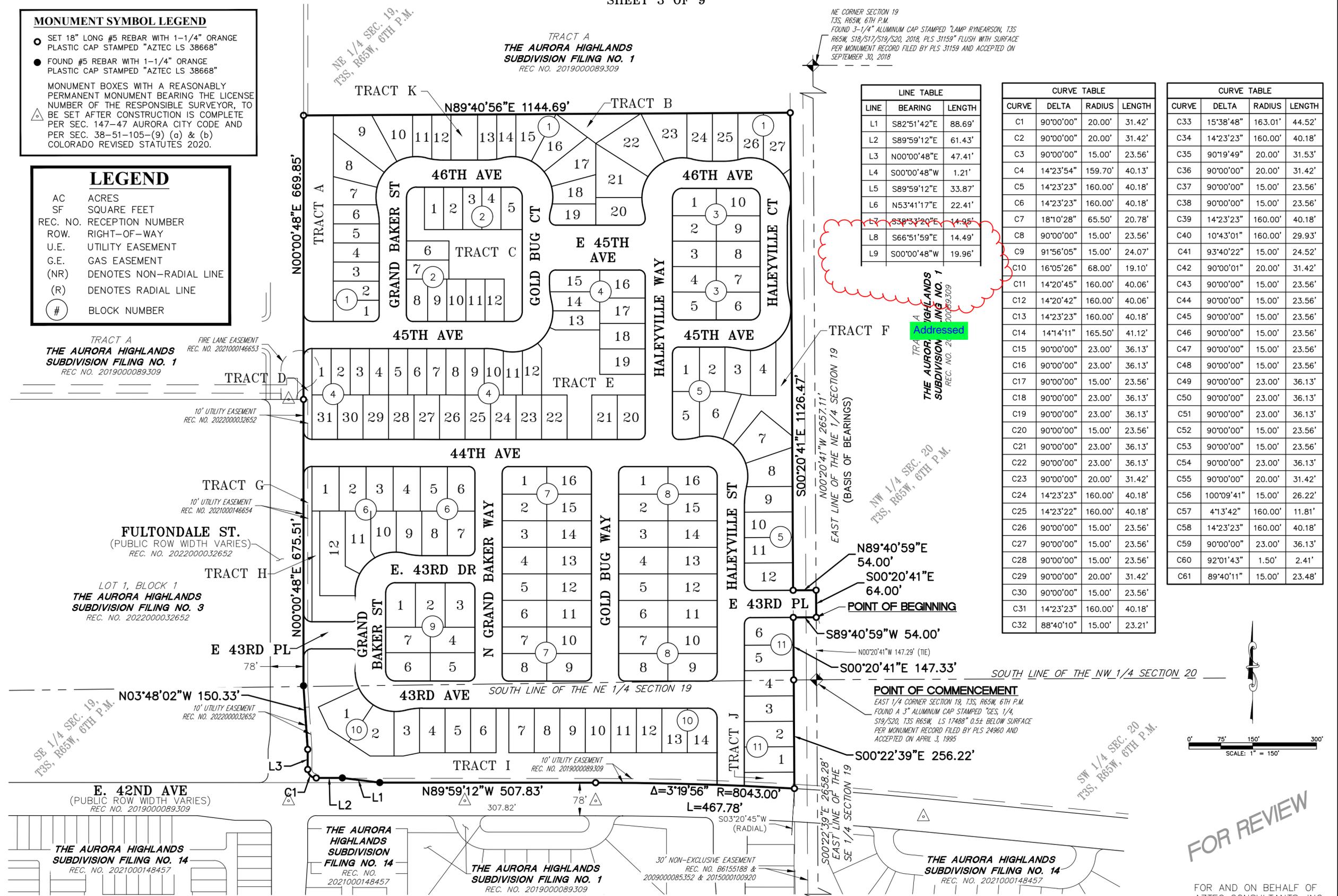
MONUMENT SYMBOL LEGEND

- SET 18" LONG #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"

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 2020.

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
BLOCK NUMBER



LINE TABLE

LINE	BEARING	LENGTH
L1	S82°51'42"E	88.69'
L2	S89°59'12"E	61.43'
L3	N00°00'48"E	47.41'
L4	S00°00'48"W	1.21'
L5	S89°59'12"E	33.87'
L6	N53°41'17"E	22.41'
L7	S38°33'20"E	14.95'
L8	S66°51'59"E	14.49'
L9	S00°00'48"W	19.96'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	15.00'	23.56'
C4	14°23'54"	159.70'	40.13'
C5	14°23'23"	160.00'	40.18'
C6	14°23'23"	160.00'	40.18'
C7	18°10'28"	65.50'	20.78'
C8	90°00'00"	15.00'	23.56'
C9	91°56'05"	15.00'	24.07'
C10	16°05'26"	68.00'	19.10'
C11	14°20'45"	160.00'	40.06'
C12	14°20'42"	160.00'	40.06'
C13	14°23'23"	160.00'	40.18'
C14	14°14'11"	165.50'	41.12'
C15	90°00'00"	23.00'	36.13'
C16	90°00'00"	23.00'	36.13'
C17	90°00'00"	15.00'	23.56'
C18	90°00'00"	23.00'	36.13'
C19	90°00'00"	23.00'	36.13'
C20	90°00'00"	15.00'	23.56'
C21	90°00'00"	23.00'	36.13'
C22	90°00'00"	23.00'	36.13'
C23	90°00'00"	20.00'	31.42'
C24	14°23'23"	160.00'	40.18'
C25	14°23'22"	160.00'	40.18'
C26	90°00'00"	15.00'	23.56'
C27	90°00'00"	15.00'	23.56'
C28	90°00'00"	15.00'	23.56'
C29	90°00'00"	20.00'	31.42'
C30	90°00'00"	15.00'	23.56'
C31	14°23'23"	160.00'	40.18'
C32	88°40'10"	15.00'	23.21'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C33	15°38'48"	163.01'	44.52'
C34	14°23'23"	160.00'	40.18'
C35	90°19'49"	20.00'	31.53'
C36	90°00'00"	20.00'	31.42'
C37	90°00'00"	15.00'	23.56'
C38	90°00'00"	15.00'	23.56'
C39	14°23'23"	160.00'	40.18'
C40	10°43'01"	160.00'	29.93'
C41	93°40'22"	15.00'	24.52'
C42	90°00'01"	20.00'	31.42'
C43	90°00'00"	15.00'	23.56'
C44	90°00'00"	15.00'	23.56'
C45	90°00'00"	15.00'	23.56'
C46	90°00'00"	15.00'	23.56'
C47	90°00'00"	15.00'	23.56'
C48	90°00'00"	15.00'	23.56'
C49	90°00'00"	23.00'	36.13'
C50	90°00'00"	23.00'	36.13'
C51	90°00'00"	23.00'	36.13'
C52	90°00'00"	15.00'	23.56'
C53	90°00'00"	15.00'	23.56'
C54	90°00'00"	23.00'	36.13'
C55	90°00'00"	20.00'	31.42'
C56	100°09'41"	15.00'	26.22'
C57	4°13'42"	160.00'	11.81'
C58	14°23'23"	160.00'	40.18'
C59	90°00'00"	23.00'	36.13'
C60	92°01'43"	1.50'	2.41'
C61	89°40'11"	15.00'	23.48'

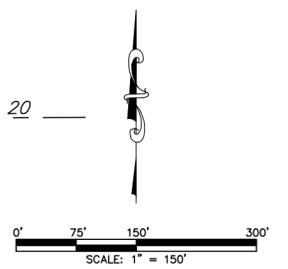
NE CORNER SECTION 19
T3S, R65W, 6TH P.M.
FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON, T3S
R65W, S18/S17/S19/S20, 2018, PLS 31159" FLUSH WITH SURFACE
PER MONUMENT RECORD FILED BY PLS 31159 AND ACCEPTED ON
SEPTEMBER 30, 2018

THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC. NO. 201900089309

EAST LINE OF THE NE 1/4 SECTION 19
(BASIS OF BEARINGS)

NW 1/4 SEC. 20
T3S, R65W, 6TH P.M.

POINT OF COMMENCEMENT
EAST 1/4 CORNER SECTION 19, T3S, R65W, 6TH P.M.
FOUND A 3" ALUMINUM CAP STAMPED "GES, 1/4,
S19/S20, T3S R65W, LS 17488" 0.5± BELOW SURFACE
PER MONUMENT RECORD FILED BY PLS 24960 AND
ACCEPTED ON APRIL 3, 1995



FOR REVIEW

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.: 136623-02
Drawn By: RBA

DATE OF PREPARATION:	07/14/2023
SCALE:	1" = 150'
SHEET 3 OF 9	

SE CORNER SECTION 19
T3S, R65W, 6TH P.M.
FOUND 3" BRASS CAP STAMPED "CITY OF AURORA LS 16848, T3S,
19/20/30/29, R65W, 1989" 1.0± BELOW SURFACE IN A RANGE BOX
PER MONUMENT RECORD FILED BY PLS 38318 AND ACCEPTED ON
SEPTEMBER 30, 2018

30' NON-EXCLUSIVE EASEMENT
REC. NO. B6155188 &
2009000085352 & 2015000100920

TRACT A
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC. NO. 201900089309

FIRE LANE EASEMENT
REC. NO. 2021000146653

10' UTILITY EASEMENT
REC. NO. 2022000032652

FULTONDALE ST.
(PUBLIC ROW WIDTH VARIES)
REC. NO. 2022000032652

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

SW 1/4 SEC. 19,
T3S, R65W, 6TH P.M.

E. 42ND AVE
(PUBLIC ROW WIDTH VARIES)
REC. NO. 2019000089309

THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 14
REC. NO. 2021000148457

THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 14
REC. NO. 2021000148457

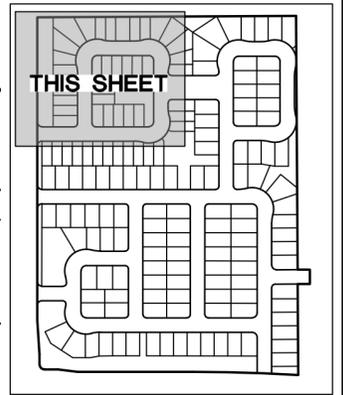
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC. NO. 2019000089309

THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 14
REC. NO. 2021000148457

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND ALL OF TRACTS E & F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, SITUATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 9

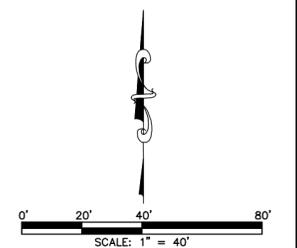


KEY MAP
N.T.S.

SEE SHEET 3 FOR SYMBOL LEGENDS

SEE SHEET 3 FOR LINE AND CURVE TABLES

SEE SHEET 5



FOR REVIEW

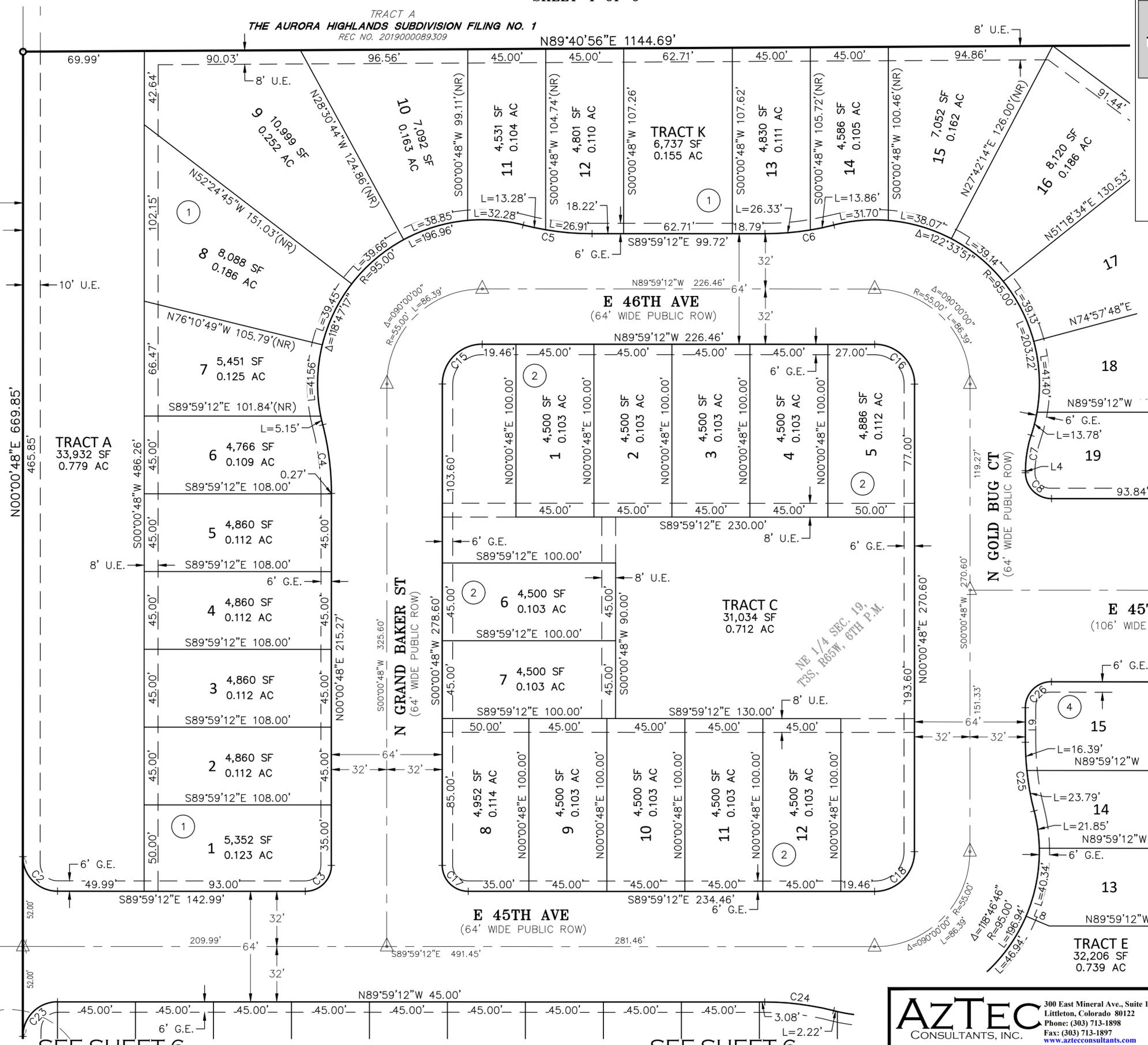
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DATE OF PREPARATION:	07/14/2023
SCALE:	1" = 40'
SHEET 4 OF 9	

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.: 136623-02
Drawn By: RBA



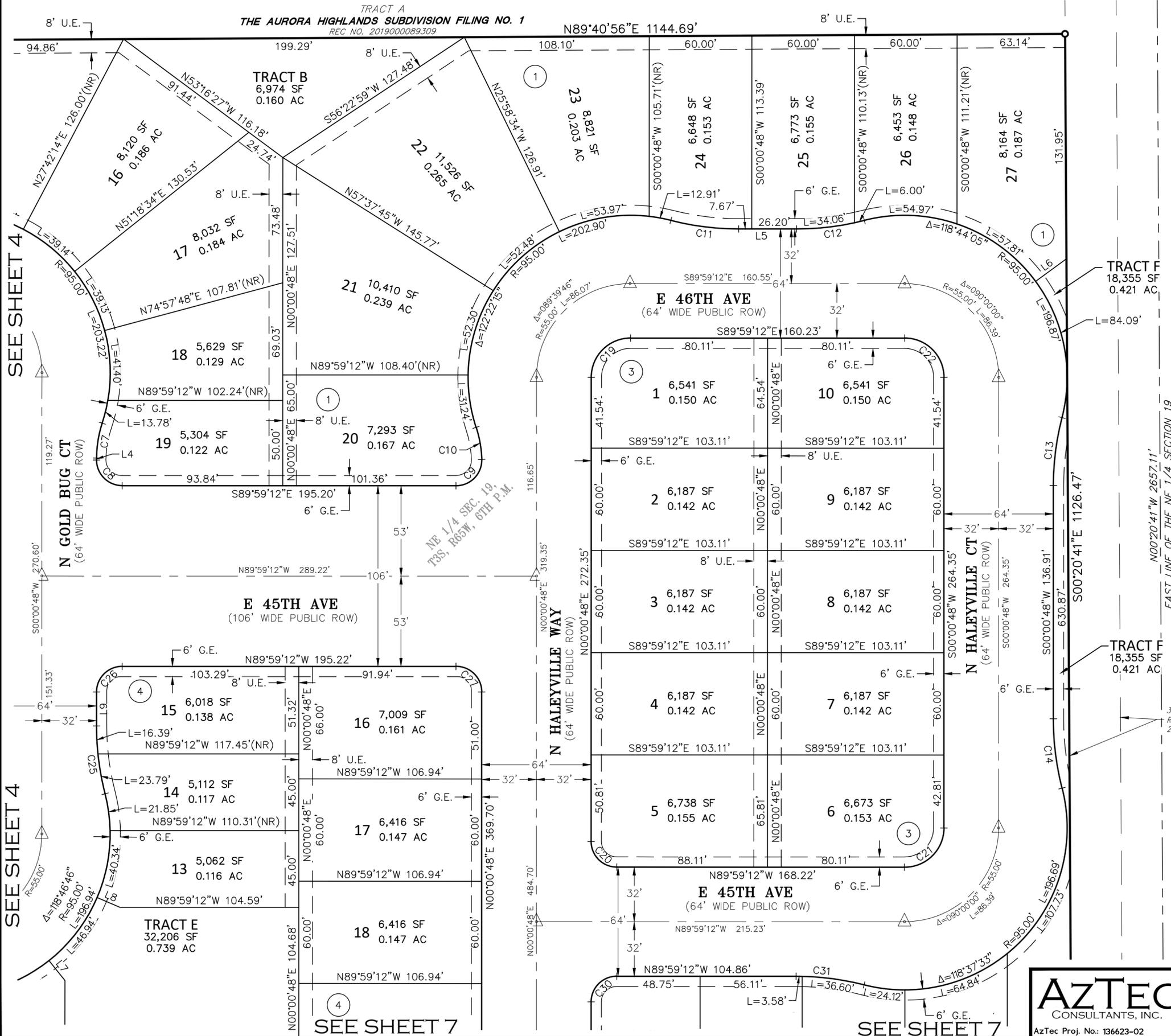
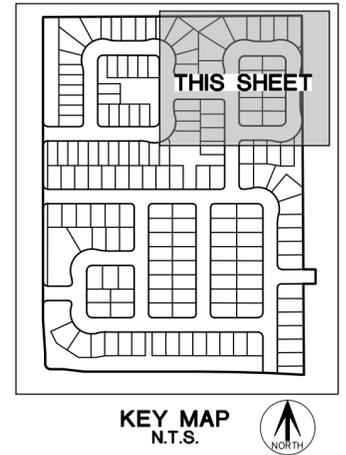
SEE SHEET 6

SEE SHEET 6

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND ALL OF TRACTS E & F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, SITUATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 9



SEE SHEET 4

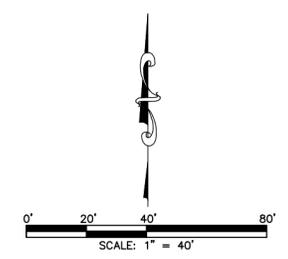
SEE SHEET 4

SEE SHEET 7

SEE SHEET 7

SEE SHEET 3 FOR SYMBOL LEGENDS

SEE SHEET 3 FOR LINE AND CURVE TABLES



FOR REVIEW

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AzTec Proj. No.: 136623-02
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DATE OF PREPARATION:	07/14/2023
SCALE:	NA
SHEET 5 OF 9	

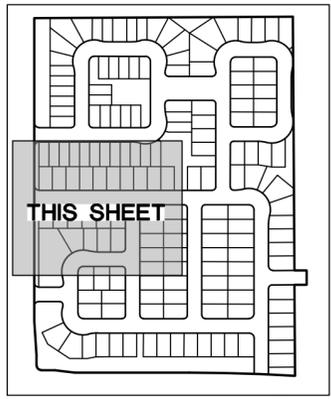
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND ALL OF TRACTS E & F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, SITUATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 9

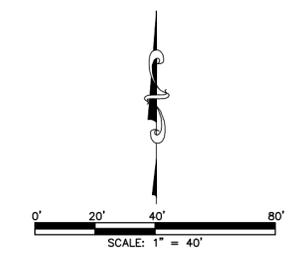
(Advisory) this will need to be released (vacated) prior to any building permits

Fire Lane vacation has been prepared and is into the city for approval.



SEE SHEET 3 FOR SYMBOL LEGENDS

SEE SHEET 3 FOR LINE AND CURVE TABLES



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SHEET 6 OF 9	

SEE SHEET 8

SEE SHEET 7

SEE SHEET 4

SEE SHEET 4

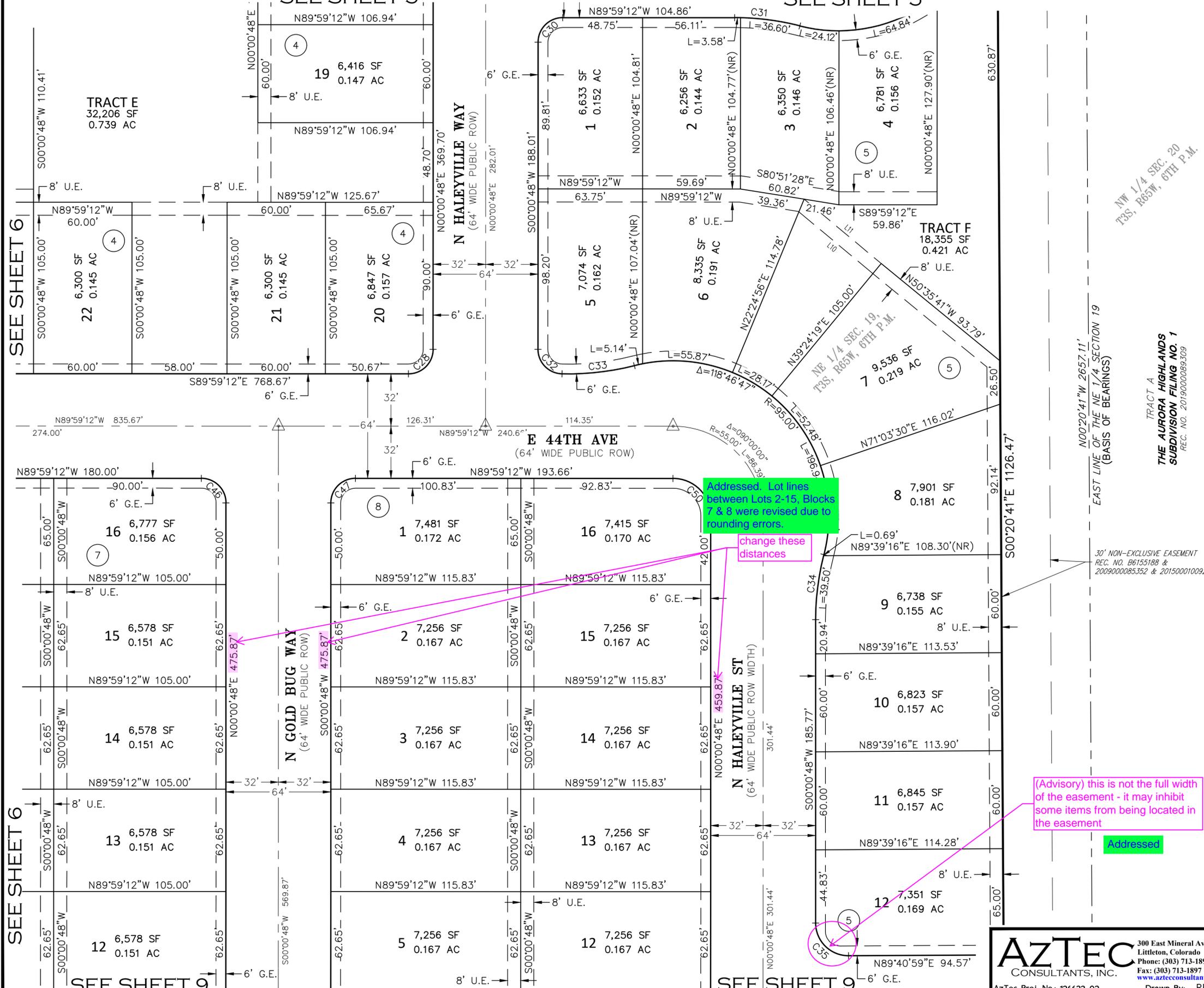
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SHEET 7 OF 9

SEE SHEET 5

SEE SHEET 5

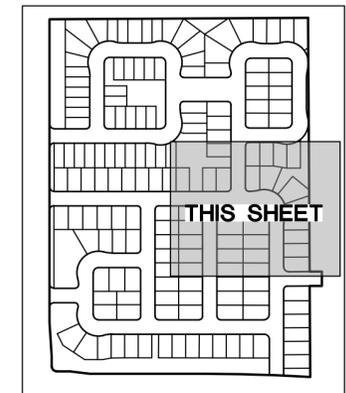


SEE SHEET 6

SEE SHEET 6

SEE SHEET 9

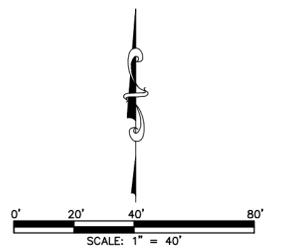
SEE SHEET 9



KEY MAP N.T.S.

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DATE OF PREPARATION:	07/14/2023
SCALE:	1" = 40'
SHEET 7 OF 9	

Addressed. Lot lines between Lots 2-15, Blocks 7 & 8 were revised due to rounding errors.

change these distances

(Advisory) this is not the full width of the easement - it may inhibit some items from being located in the easement

Addressed

NW 1/4 SEC. 20 T35S, R65W, 6TH P.M.

TRACT A THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 REC. NO. 2019000089309

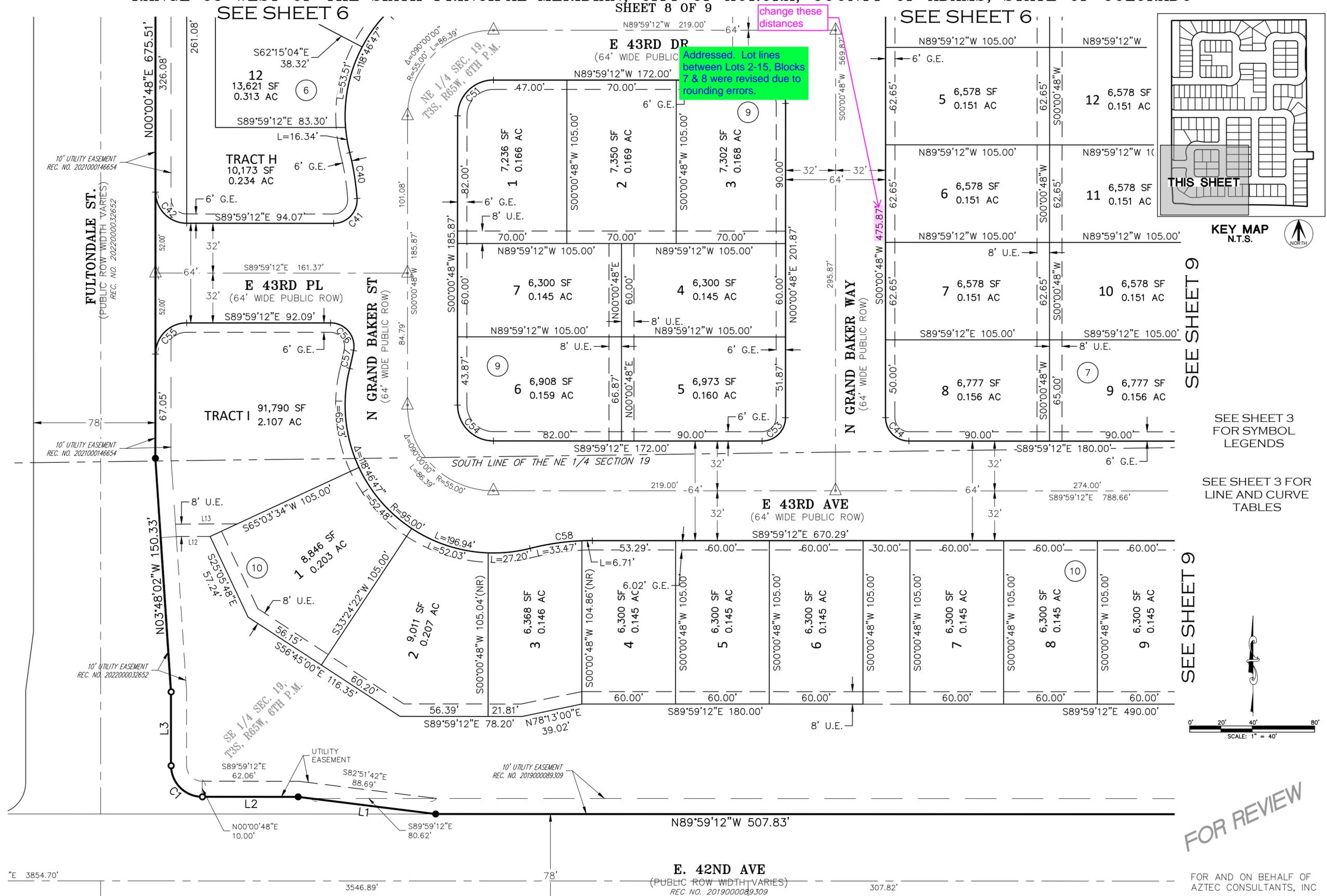
EAST LINE OF THE NE 1/4 SECTION 19 (BASIS OF BEARINGS)

30' NON-EXCLUSIVE EASEMENT REC. NO. B6155188 & 2009000085352 & 2015000100920

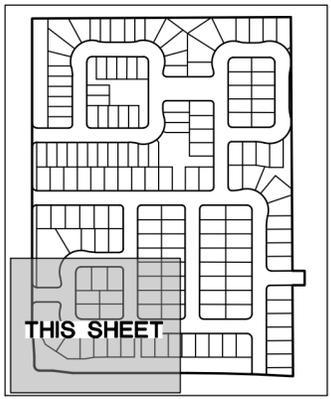
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SHEET 8 OF 9



change these distances
Addressed. Lot lines between Lots 2-15, Blocks 7 & 8 were revised due to rounding errors.



SEE SHEET 9

SEE SHEET 3 FOR SYMBOL LEGENDS

SEE SHEET 3 FOR LINE AND CURVE TABLES

SEE SHEET 9

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DATE OF PREPARATION:	07/14/2023
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SHEET 8 OF 9	

