



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

*AuroraGov.org*

December 20, 2024

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

**Re: Second 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, which we started to process on December 3, 2024. 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 10, 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.

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

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Jeff Killian - Matrix Design Group 707 17th Street Ste 3150 Denver, CO 80202  
Partick Chelin – Matrix Design Group 707 17th Street Ste 3150 Denver, CO 80202  
Jacob Cox, Director of Development Services  
Justin Andrews, ODA  
Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\2000-2099\2062-55rev2



## *Second Submission Review*

### PLANNING DEPARTMENT COMMENTS

#### **1. Completeness and Clarity of Application**

1A. Is a reference to the legend required on Sheet 5?

### COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### **2. Land Development Services** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

2A. The title description should match on all sheets.

**AZTEC - Addressed**

2B. Expand the vicinity map to cover ½ mile from the site exterior.

**AZTEC - Addressed**

2C. Revise the legal description per the comments on the redlines.

**AZTEC - Addressed**

2D. Monuments shall be set no more than 1,400 feet apart along any straight boundary line.

**AZTEC - Addressed**

2E. Reference adjacent right-of-way including recordation information. Show the opposing right-of-way.

**AZTEC – Addressed. Latest ROW Docs from ARTA to City will be sent in with this submittal.**

2F. Access is required for all tracts.

**AZTEC – Comment Noted. I will let the project engineer know.**

2G. Label adjacent streets, lots, blocks, tracts, etc.. per comments.

**AZTEC - Addressed**

2H. Label easements, line, and curve lengths per comments.

**AZTEC - Addressed**

2I. Show a tie-out distance and bearing to the exterior boundary of the subdivision from at least two control corners.

**AZTEC - Addressed**

2J. All easements that are to be dedicated by separate documents need to have reception numbers or be removed.

**AZTEC – The easements will be dedicated before the Plat records.**

2K. Verify monument location(s).

**AZTEC - Addressed**

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

**AZTEC – Comment Noted. Thank You!**

2M. 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 at a later date when we get closer to this Plat recording.**

2N. 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 - Tax Certs will be ordered when we get closer to this Plat recording.**

2O. 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.**

3. **Xcel Energy** (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

3A. No resubmittals are necessary.

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 C... 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. 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");

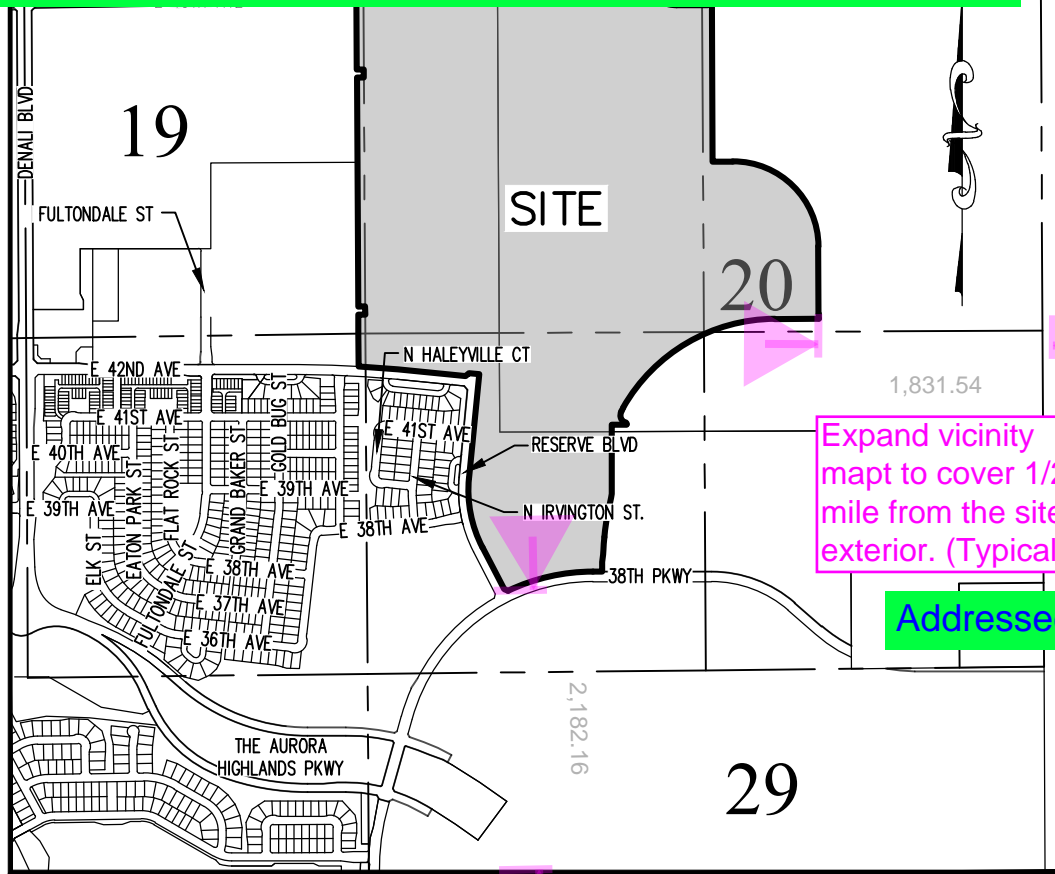
NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED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

An updated title commitment will be ordered at a later date when we get closer to this Plat recording.  
Comment Noted. Thank You!  
Tax Certs will be ordered when we get closer to this Plat recording.  
Margins were checked and are good.



VICINITY MAP  
SCALE 1" = 1500'

COVENANTS – CONTINUED

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 DAMAGE ARISING THEREFROM.

(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.) per COA 2024 Subdivision Plat Checklist Item 19.b.

(Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

(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 no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

(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 5 & 6 DETAIL MAP SHEET, LINE/CURVE TABLES & LEGENDS

SHEET 7 DETAIL SHEET FOR GAS EASEMENTS

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.

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

DIRECTOR OF PLANNING

DATE

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: 01-30-2024  
SCALE: N/A  
SHEET 1 OF 7



## Addressed

SHEET 2 OF 7

FOR REVIEW  
DO NOT RECORD

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
[www.aztecconsultants.com](http://www.aztecconsultants.com)

AzTec Proj. No.: 132423-11

Drawn By: BJM

DATE OF PREPARATION:	01-30-2024
SCALE:	N/A
S H E E T   2   O F   7	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 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 SOUTHWEST CORNER OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024000044967, IN SAID OFFICIAL RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LAST DESCRIBED SPECIAL WARRANTY DEED AND ALONG THE SOUTHERLY BOUNDARY OF EXHIBIT A AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2024000044966, IN SAID OFFICIAL RECORDS THE FOLLOWING SIX (6) COURSES:

- 1. 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;
- 2. 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;
- 3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 65.11 FEET;
- 4. TANGENT TO SAID CURVE, SOUTH 89°53'06" EAST, A DISTANCE OF 199.62 FEET;
- 5. 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;
- 6. 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°43'45" 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" WEST, 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;

THENCE SOUTH 04°50'48" WEST, A DISTANCE OF 52.64 FEET;

LEGAL DESCRIPTION CONTINUED

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 A; H?

THENCE ALONG THE SOUTHERLY BOUNDARY AND THE SOUTHWESTERLY BOUNDARY OF SAID TRACT A THE ADDRESSED IN (10) COURSES:

- 1. 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;
- 2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°28'57", AN ARC LENGTH OF 686.26 FEET;
- 3. NON-TANGENT TO SAID CURVE, NORTH 65°46'33" WEST, A DISTANCE OF 31.61 FEET;
- 4. 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;
- 5. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°03'09", AN ARC LENGTH OF 556.68 FEET; Curve table shows 20°19'11" & L = 342.23'?
- 6. TANGENT TO SAID CURVE, NORTH 05°32' ADDRESSED. 45 FEET;
- 7. NORTH 84°27'25" WEST, A DISTANCE OF Curve was not spanned
- 8. SOUTH 50°32'35" WEST, A DISTANCE OF 35.36 FEET;
- 9. 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;
- 10. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°11'50", AN ARC LENGTH OF 308.43 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 NON-TANGENT TO SAID CURVE, DEPARTING SAID LAST DESCRIBED SOUTHERLY BOUNDARY ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1. NON-TANGENT TO SAID CURVE, NORTH 00°22'39" WEST, A DISTANCE OF 255.85 FEET;
- 2. 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.

Addressed

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 CURVE USE HEREIN RELATES TO FIRE LINES. THE EASEMENT, AND SER Digging along side a cap to determine what the cap is on does not constitute disturbing a monument and the State Board requires monuments to be fully described. Describe what these caps are on.
- 2. 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 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON T3S R65W S18/S17/S19/S20 2018 PLS 31159" AT THE NORTHWEST CORNER AND A FOUND 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.
- 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. TRACTS A, B, C, D, E, F, G, H, I, AND J ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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, A DIVISION OF FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JANUARY 17, 2024, AT INFORMATION REGARDING RIGHT OF WAY. THIS SURVEY DOES NOT REPRESENT DETERMINE OWNERSHIP, RIGHT OF PUBLIC RECORD.

5-1203109-CO RECORD UMBRANCE(S). CONSULTANTS, INC. OTHER MATTERS

5-1203109-CO RECORD UMBRANCE(S). CONSULTANTS, INC. OTHER MATTERS

5-1203109-CO RECORD UMBRANCE(S). CONSULTANTS, INC. OTHER MATTERS

5-1203109-CO RECORD UMBRANCE(S). CONSULTANTS, INC. OTHER MATTERS

5-1203109-CO RECORD UMBRANCE(S). CONSULTANTS, INC. OTHER MATTERS

5-1203109-CO RECORD UMBRANCE(S). CONSULTANTS, INC. OTHER MATTERS

5-1203109-CO RECORD UMBRANCE(S). CONSULTANTS, INC. OTHER MATTERS

5-1203109-CO RECORD UMBRANCE(S). CONSULTANTS, INC. OTHER MATTERS

5-1203109-CO RECORD UMBRANCE(S). CONSULTANTS, INC. OTHER MATTERS

5-1203109-CO RECORD UMBRANCE(S). CONSULTANTS, INC. OTHER MATTERS

5-1203109-CO RECORD UMBRANCE(S). CONSULTANTS, INC. OTHER MATTERS

5-1203109-CO RECORD UMBRANCE(S). CONSULTANTS, INC. OTHER MATTERS

5-1203109-CO RECORD UMBRANCE(S). CONSULTANTS, INC. OTHER MATTERS

5-1203109-CO RECORD UMBRANCE(S). CONSULTANTS, INC. OTHER MATTERS

5-1203109-CO RECORD UMBRANCE(S). CONSULTANTS, INC. OTHER MATTERS

5-1203109-CO RECORD UMBRANCE(S). CONSULTANTS, INC. OTHER MATTERS

5-1203109-CO RECORD UMBRANCE(S). CONSULTANTS, INC. OTHER MATTERS

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  
Drawn By: BJM

DATE OF PREPARATION: 1-30-2024

SCALE: N/A

SHEET 3 OF 7



THE AURORA HIGHLANDS SUBDIVISION Addressed NG NO. 30

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 AND A PARCEL OF LAND SITUATED IN THE SECTIONS 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 4 OF 7

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, T.3S, R.65W, 1/4, S17/S20, PLS  
31159 (2018)" FLUSH WITH SURFACE PER MONUMENT RECORD  
FILED BY PLS 31159 AND ACCEPTED ON SEPTEMBER 30, 2018

POINT OF COMMENCEMENT

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

HARVEST ROAD

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

Special Warranty Deed  
Reception No. 2024000044966?

Addressed

Move symbols to the  
correct locations?

Monuments must be set no more than  
1400' apart along any straight boundary  
line per COA 2023 Subdivision Plat  
Checklist 13.d.(3)

Addressed

FINAL ROLE AND ORDER  
REC NO. 2024000045438

ROW for E 48th Ave is  
shown as it exists today.

Addressed

Addressed. SWD to the City was  
recorded under 202500002162. I will  
send in this deed with this submittal

Addressed. SWD to the City was  
recorded under 202500002162. I will  
send in this deed with this submittal

ROW: The Aurora Highlands Filing No. 1?  
Reception No. 2019000089309? & The  
Aurora Highlands Filing No. 26?  
Reception No. 202400006167? & Special  
Warranty Deed Reception No.  
2024000044967?

Special Warranty Deed Reception No. 2024000044966?  
& Quit Claim Deed Reception No. 2009000030451  
Need documentation from Aerotropolis Regional  
Transportation Authority to the City of Aurora?

Addressed. SWD to the City was  
recorded under 202500002157. I will  
send in this deed with this submittal

6) Show a tie-out distance and  
bearing to the exterior boundary of  
the subdivision from at least two  
control corners (i.e., section  
corners, aliquot corners, existing  
plat boundary corner, existing Lot  
corner, or a monument box in  
centerline of abutting  
street right-of-way, etc.).

Removed

ROW  
358,470 SF  
8,229 AC

"Granted to the City of  
Aurora as Street Right-of-  
Way sq. feet"

Addressed

TRACT I  
Tract I requires  
access (Typical)

Comment Noted.  
Thank You. I will  
consult with the project  
engineer

Describe what the monument is on?  
Digging along side a cap to  
determine what the cap is on does  
not constitute disturbing a  
monument and the State Board  
requires monuments to be fully  
described. Describe what these  
caps are on. (Typical)

Addressed

SEE SHEET 7 FOR  
MONUMENT LEGEND AND  
LINE AND CURVE TABLES

UNPLATTED  
SPECIAL WARRANTY DEED  
REC. NO. 2020000096730

FOR REVIEW  
DO NOT RECORD

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

UNPLATTED  
SPECIAL WARRANTY DEED  
REC. NO. 2020000096872

AzTEC  
CONSULTANTS, INC.

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" = 320'
SHEET 4 OF 7	

AzTec Proj. No.: 132423-11



All easements that are to be dedicated by separate document need to have reception numbers or be removed (Typical)

Comment Noted. Easements by separate document will be recorded and Reception No's will be added before this Plat records.

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 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

Monuments must be set no more than 1400' apart along any straight boundary line per COA 2023  
Subdivision Plat Checklist 13.d.(3)

Addressed

AL RULE AND ORDER  
NO. 2024000045438

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

SPECIAL WARRANTY DEED  
REC NO. 2024000044966  
(EXHIBIT A)

N 1/4 SEC. 20,  
T.3S., R.65W., SIXTH P.M.

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

add reference to legend?

Addressed

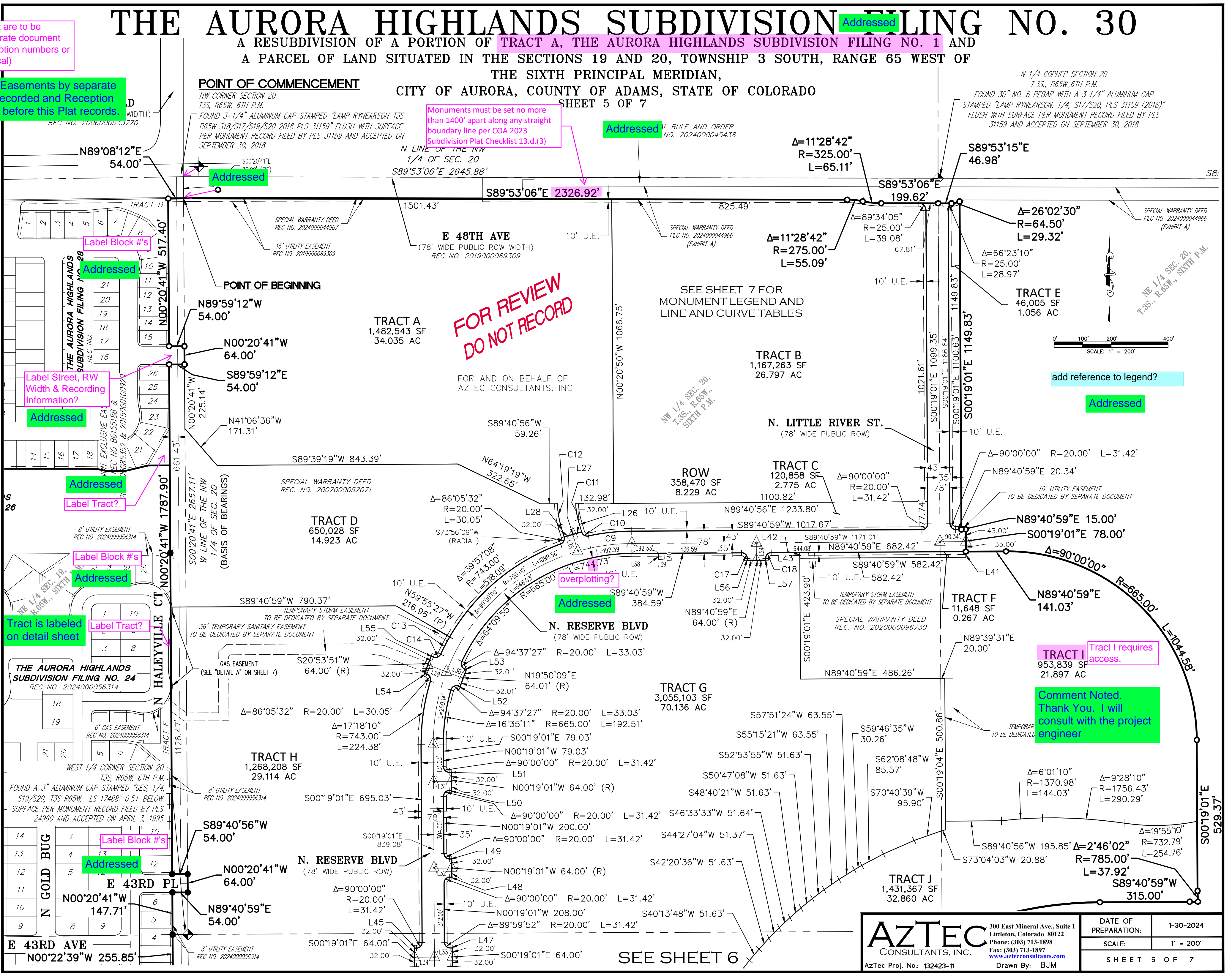
Comment Noted.  
Thank You. I will consult with the project engineer

TRACT I requires access.

FOR REVIEW  
DO NOT RECORD

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

NW 1/4 SEC. 20,  
T.3S., R.65W.,  
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  
Drawn By: BJM

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

SEE SHEET 6



# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 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

SEE SHEET 5

## 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

Change Sheet border line type so as not to be confused with the plat boundary? (Typical)

SEE SHEET 7 FOR MONUMENT LEGEND AND LINE AND CURVE TABLES

UNPLATTED  
SPECIAL WARRANTY DEED  
REC. NO. 2020000096730

SW 1/4 SEC. 20,  
T.3S., R.65W., SIXTH P.M.

Revised to be  
Tract H, Filing 26

FOR REVIEW  
DO NOT RECORD

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

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

DRAINAGE EASEMENT  
REC. NO. 2019000089309

UTILITY EASEMENT  
REC. NO. 2019000089309

38TH PKWY  
(78' WIDE PUBLIC ROW WIDTH)  
REC. NO. 2019000089309

**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

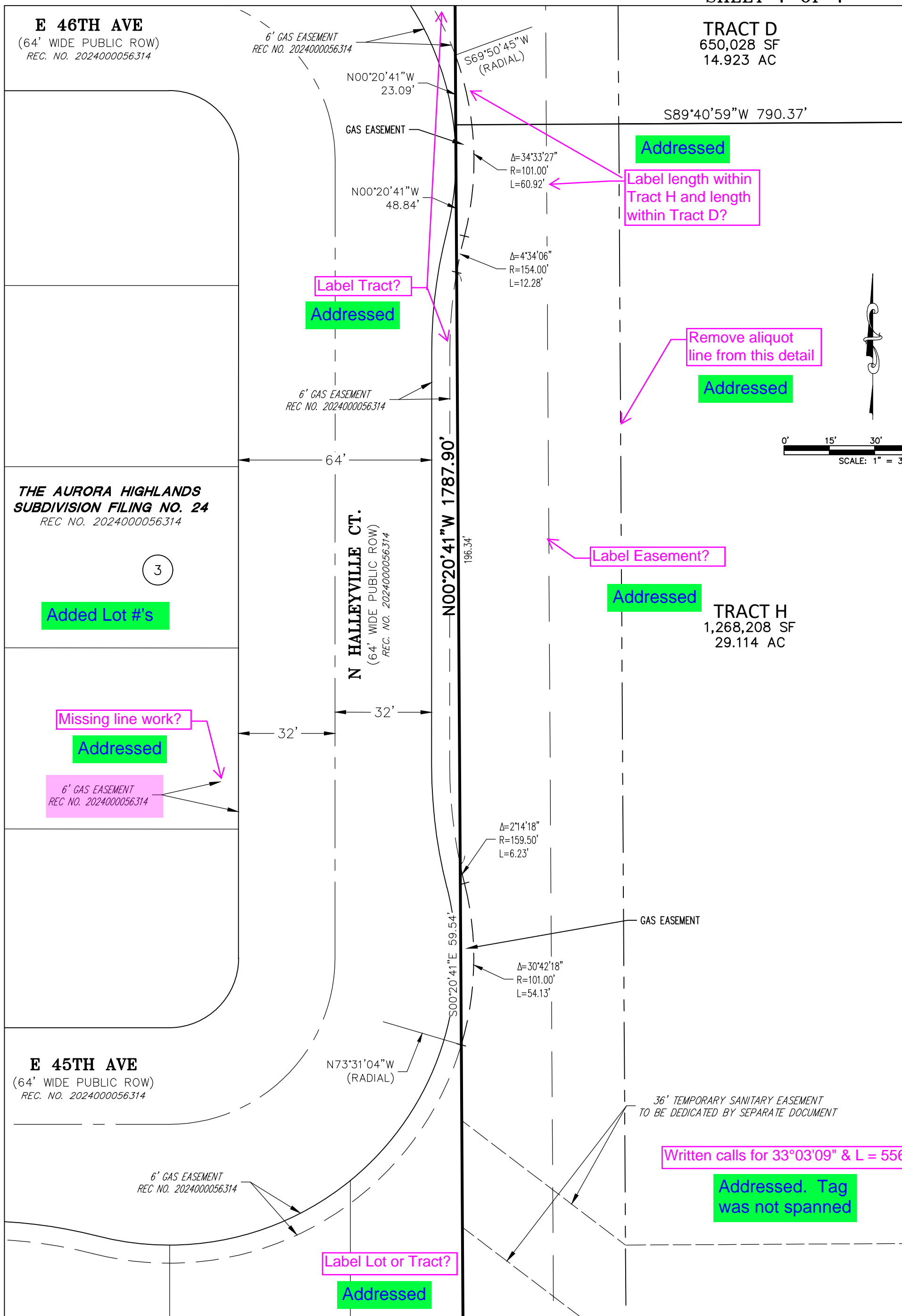
SCALE: 1" = 200'

SHEET 6 OF 7

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 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



**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)

**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'
L20	N00°20'41"W	147.71'

LINE TABLE

LINE	BEARING	LENGTH
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'
L39	N83°14'55"E	20.03'
L40	N03°30'48"W	20.17'

LINE TABLE

LINE	BEARING	LENGTH
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	20°19'11"	965.00'	342.23'
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  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 132423-11  
Drawn By: BJM

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