



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

Worth Discovering • auroragov.org

August 23, 2023

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

Re: Second Submission Review: The Aurora Highlands North Area A - Replat

Application Number: DA-2062-46

Case Number: 2023-3021-00

Dear Mr. Chelin,

Thank you for your submission. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and agencies.

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 September 20, 2023.

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

Attachments: Xcel Energy Comments

cc: Jeff Killian - Matrix Design Group 707 17th Street Ste 3150 Denver, CO 80202
Jacob Cox, ODA

Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\2000-2099\2062-46rev2



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

- 1A. Repeat comment: The Adams County records indicate there are multiple owners within the plat area. Please submit titlework to confirm and provide signature blocks for each owner. *Aztec – An updated title commitment will be ordered. The client is in the process of purchasing all lands so eventually their will be one owner signing the Plat.*
- 1B. Repeat comment: Label all dedicated streets within ½ mile of the site on the Vicinity Map. Confirm with Real Property that if a street is shown but has not yet been dedicated it should be labeled “Future.” *Aztec – Due to the scale of the vicinity map not all street names can be added or the map will not be legible.*
- 1C. Submit a written response to this comment letter with the next submittal. Include a response to Xcel’s comments as well. Submit your response to the redlines as a separate file. *Aztec – Addressed*
- 1D. Ensure N, S, E, and W references are included with street names. Correct misspelled street names as noted. *Aztec – Directional references were added to all street names being dedicated by this Plat. Already dedicated street names cannot be changed and need to be referenced as they were dedicated.*

2. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 2A. The CAD file submitted did not display properly. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided is a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.
- 2B. Correct misspelled street names. *Aztec – Addressed*

COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 3A. Dedicated right-of-way will likely be impacted by the ongoing design of the roundabout. The final design is required before this plat can be recorded. Additional comments may be forthcoming.

4. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 4A. Provide Title Commitment dated within 30 days of the plat acceptance date. *Aztec – Comment Noted. Thank You.*
- 4B. Provide a Certificate of Taxes Due obtained from the County Treasurer’s office, showing taxes have been paid in full through the time of the recordation of the plat. *Aztec – Certificate of taxes will be ordered when we get closer to the recording of this Plat.*
- 4C. There are several easements listed to be dedicated by separate documents. The easement names may have to be changed. Please check with Aurora Water to see if the names are correct. *Aztec – Comment Noted. Thank You.*
- 4D. Indicate how the additional R.O.W. is going to be dedicated to the City of Aurora. *Aztec – Addressed. Rec No will be added when it is available.*
- 4E. Some of the street names seem to be missing the direction indicator (N, E, S, & W). Confirm with Planning what indicators need to be added. *Aztec – Addressed*
- 4F. Add street names and R.O.W. widths to the details. *Aztec – Addressed*
- 4G. Address all comments, notations, and edits on the redlines. *Aztec – Addressed*

5. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

- 5A. See attached comment letter. A comment response is requested.
Aztec – 10’ UE’s added. General note 11 was removed and the below referenced note was added in its place.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

August 17, 2023

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Debbie Bickmire

RE: The Aurora Highlands North Area A – 2nd referral, Case # DA-2062-46

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there are *still* several **conflicts/concerns** with **The Aurora Highlands North Area A**. PSCo requests 10-foot-wide utility easements abutting all roadways where there are not already utility easements for natural gas and electric use for *distribution* facilities. For non-residential type lots and for tracts, PSCo does not require 6-foot wide gas easements. These are only for residential-type lots. The 10-foot widths are to accommodate natural gas and electric distribution facilities in these areas, not only natural gas. These lot sides are essentially not really "front" or even "rear". Note 11 is not necessary.

Public Service Company requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

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 grantees, may remove any Interfering Objects at no cost to such grantees, 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.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities in various areas of the subject property. The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

Additional easements will need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

PSCo also has existing high-pressure natural gas transmission facilities along East 38th Avenue, including a natural gas meter station. An **engineering review** and approval will be necessary

for any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way. The property owner/developer/contractor must contact PSCo's Encroachment Team for development plan review and execution of a License Agreement (upload all files in PDF format) at: https://www.xcelenergy.com/working_with_us/builders/encroachment_requests (scroll down to Encroachment Requests and click on APPLY NOW).

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Comment response requested.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com

A new title commitment will be ordered.

Tax certs will be ordered when we get closer to the recording of this Plat.

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26

A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN 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 10

Comment Noted. We were told to combine all submittal items into 1 PDF for each submittal? We will leave out the comment responses form the combined PDF for this next submittal.

(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.)

(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.)

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF TWO PARCELS OF LAND BEING ALL THOSE CERTAIN PORTIONS OF TRACT A AND TRACT B AS DEPICTED ON THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309 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 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(LEGAL DESCRIPTION CONTINUED ON SHEET 2)

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO TRACTS AND RIGHT-OF-WAYS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26**, 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.

OWNER:

AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION

BY: _____

NAME: _____

IT'S: _____

STATE OF _____

COUNTY OF _____)SS

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

AS _____ OF CGF MANAGEMENT, INC., A NEVADA CORPORATION, MANAGER OF AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

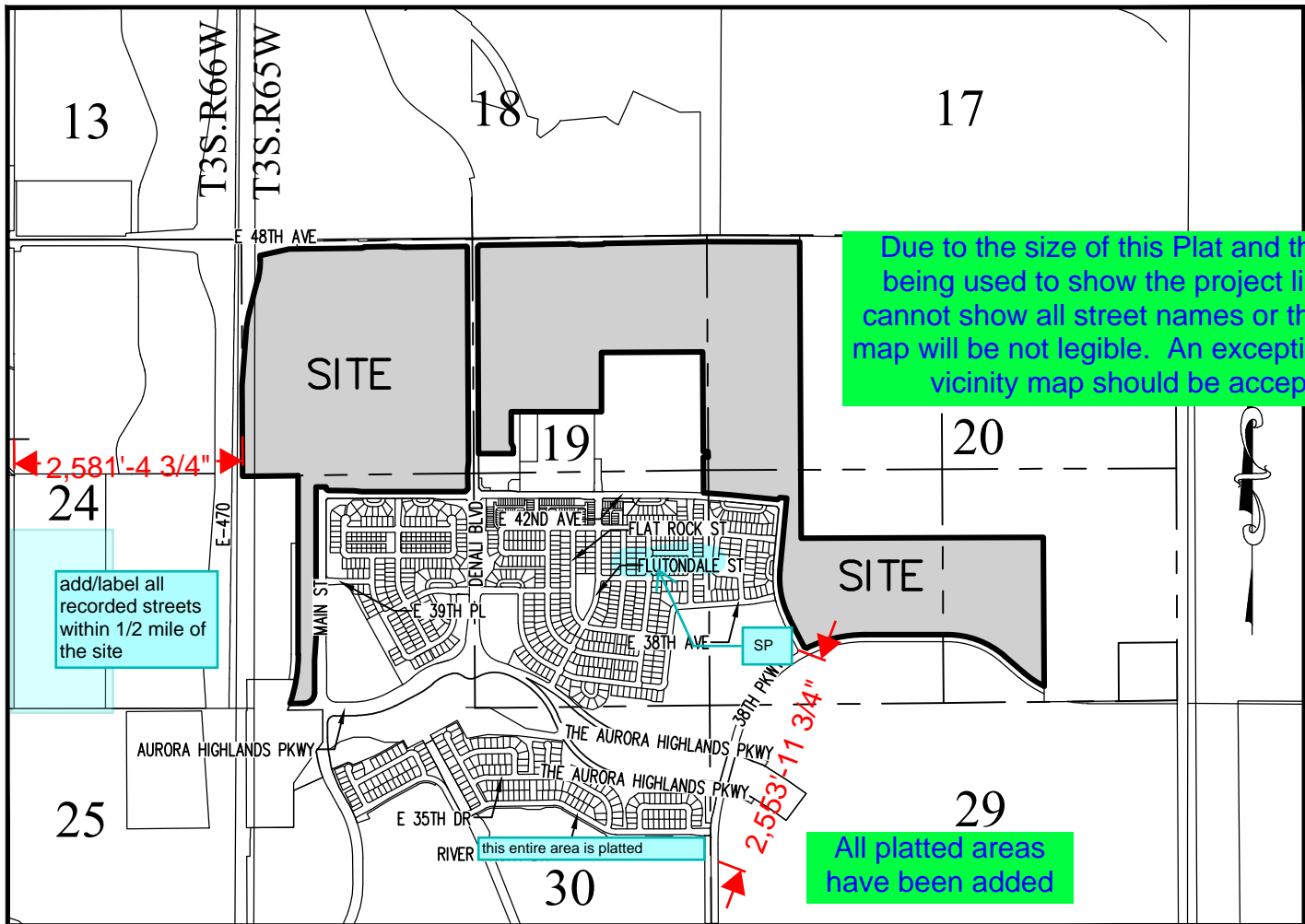
COVENANTS

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.



VICINITY MAP

SCALE 1" = 2000'

GENERAL NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., TAKEN TO BEAR SOUTH 00°14'11" EAST, A DISTANCE OF 2,647.87 FEET, MONUMENTED BY A NO. 6 REBAR WITH A 3 1/4" ALUMINUM CAP STAMPED "PLS 24313 (1999)" AT THE NORTHWEST CORNER, AND A 3" BRASS CAP STAMPED "CITY OF AURORA PLS 16848 (1989)" AT THE WEST QUARTER CORNER, AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- TRACTS A, B, C, D, E, F, G AND H ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. _____ DATED _____ AT _____ P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO MAIN STREET, 48TH AVENUE, COLLIDGE STREET, DENALI BOULEVARD, EAST 48TH 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.
- 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.
- NON-EXCLUSIVE SIDEWALK EASEMENT 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.

SHEET INDEX

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SHEETS 4-6	MAP DETAILS
SHEETS 7-9	DETAILS
SHEET 10	LINE AND CURVE TABLES

Remove redline response from this set in next submittal. Response must be submitted as a separate upload.

GENERAL NOTES - CONT'D

- 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.
- AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE ENTIRE SUBJECT PROPERTY.
- 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.
- 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.
- THE RIGHT-OF-WAY THAT IS BEING DEDICATED BY THIS PLAT TOTALS 16.173 ACRES (704,462 SQUARE FEET).

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 MARCH 9, 2022.

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 _____

PLANNING DIRECTOR _____

DATE _____

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: RBA

DATE OF PREPARATION:	04/28/2023
SCALE:	N/A
SHEET	1 OF 10

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26

A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN SECTIONS 19 AND 20 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 10

Legal description revised to add
secondary calls to future ROW
and future Plat boundaries

LEGAL DESCRIPTION

TWO PARCELS OF LAND BEING A PORTION OF TRACTS A AND B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, ADAMS COUNTY, STATE OF COLORADO, SITUATED IN SECTIONS 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A (PORTION OF TRACT B):

BEGINNING AT WEST QUARTER CORNER OF SAID SECTION 19 AND A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT B;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES;

- 1.NORTH 00°14'11" WEST, A DISTANCE OF 1,027.97 FEET;
- 2.NORTH 04°07'14" EAST, A DISTANCE OF 610.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,179.96 FEET;
- 3.NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°25'27", AN ARC LENGTH OF 214.68 FEET;
- 4.NORTH 14°32'41" EAST, A DISTANCE OF 373.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 903.25 FEET;
- 5.NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'22", AN ARC LENGTH OF 242.87 FEET;
- 6.NORTH 00°51'41" WEST, A DISTANCE OF 45.85 FEET;
- 7.NORTH 77°42'52" EAST, A DISTANCE OF 339.15 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 89°08'02" EAST, A DISTANCE OF 822.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 34.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°56'33", AN ARC LENGTH OF 23.45 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 19.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°56'33", AN ARC LENGTH OF 13.25 FEET;

THENCE NORTH 89°08'02" EAST, A DISTANCE OF 337.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 275.00 FEET;

THENCE 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;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 65.11 FEET;

THENCE NORTH 89°08'02" EAST, A DISTANCE OF 692.07 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT B;

THENCE ALONG THE EASTERLY, SOUTHERLY, AND WESTERLY BOUNDARY OF SAID TRACT B THE FOLLOWING NINETEEN (19) COURSES;

- 1.SOUTH 45°35'31" EAST, A DISTANCE OF 13.00 FEET;
- 2.SOUTH 00°19'04" EAST, A DISTANCE OF 2,418.78 FEET;
- 3.SOUTH 05°26'22" WEST, A DISTANCE OF 109.65 FEET;
- 4.SOUTH 00°19'04" EAST, A DISTANCE OF 203.55 FEET;
- 5.SOUTH 45°00'00" WEST, A DISTANCE OF 42.32 FEET;
- 6.NORTH 89°59'12" WEST, A DISTANCE OF 1,169.73 FEET;
- 7.NORTH 82°51'41" WEST, A DISTANCE OF 88.68 FEET;
- 8.NORTH 89°59'12" WEST, A DISTANCE OF 295.01 FEET;
- 9.NORTH 44°59'28" WEST, A DISTANCE OF 25.35 FEET;
- 10.NORTH 00°00'02" WEST, A DISTANCE OF 22.07 FEET;
11. NORTH 89°59'45" WEST, A DISTANCE OF 114.00 FEET;
- 12.SOUTH 00°00'15" WEST, A DISTANCE OF 1,714.48 FEET;
13. SOUTH 04°14'26" WEST, A DISTANCE OF 236.90 FEET;
14. SOUTH 00°00'15" WEST, A DISTANCE OF 372.32 FEET TO THE BEGINNING OF

LEGAL DESCRIPTION CONTINUED

- A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 121.00 FEET;
- 15.SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°20'34", AN ARC LENGTH OF 188.68 FEET;
 - 16.SOUTH 89°20'50" WEST, A DISTANCE OF 157.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,707.03 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 71°03'34" WEST;
 - 17.NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°57'40", AN ARC LENGTH OF 564.92 FEET;
 - 18.NORTH 00°00'05" WEST, A DISTANCE OF 2,020.39 FEET;
 - 19.SOUTH 89°13'56" WEST, A DISTANCE OF 628.57 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 166.194 ACRES, (7,239,408 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

PARCEL B (PORTION OF TRACT A):

BEGINNING AT THE MOST WESTERLY CORNER OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3 BOUNDARY AS RECORDED AT RECEPTION NO. 2022000032652 IN SAID RECORDS AND A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID WESTERLY BOUNDARY OF TRACT A THE FOLLOWING TWO (2) COURSES;

- 1.NORTH 00°19'04" WEST, A DISTANCE OF 2,334.27 FEET;
- 2.NORTH 44°24'34" EAST, A DISTANCE OF 15.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 34.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°46'51" WEST;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°01'30", AN ARC LENGTH OF 10.25 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 19.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°56'33", AN ARC LENGTH OF 13.25 FEET;

THENCE NORTH 89°08'12" EAST, A DISTANCE OF 994.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 275.00 FEET;

THENCE 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;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 65.11 FEET;

THENCE NORTH 89°08'12" EAST, A DISTANCE OF 258.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 34.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°56'33", AN ARC LENGTH OF 23.45 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 19.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°56'33", AN ARC LENGTH OF 13.25 FEET;

THENCE NORTH 89°08'12" EAST, A DISTANCE OF 1,153.59 FEET;

THENCE SOUTH 89°53'06" EAST, A DISTANCE OF 1,048.78 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE SOUTHERLY BOUNDARY OF SAID TRACT A THE FOLLOWING SIXTEEN (16) COURSES;

- 1.SOUTH 00°16'11" EAST, A DISTANCE OF 3,349.40 FEET;
- 2.NORTH 89°45'36" EAST, A DISTANCE OF 2,736.08 FEET;

LEGAL DESCRIPTION CONTINUED

- 3.SOUTH 00°22'39" EAST, A DISTANCE OF 1,684.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,107.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 26°32'35" EAST;
- 4.NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°26'12", AN ARC LENGTH OF 278.93 FEET;
- 5.NORTH 49°01'13" WEST, A DISTANCE OF 282.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 993.00 FEET;
- 6.WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°58'47", AN ARC LENGTH OF 710.23 FEET;
- 7.NORTH 90°00'00" WEST, A DISTANCE OF 923.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,543.00 FEET;
- 8.WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°28'57", AN ARC LENGTH OF 686.26 FEET;
- 9.NORTH 65°46'33" WEST, A DISTANCE OF 31.61 FEET;
- 10.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;
11. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°03'09", AN ARC LENGTH OF 556.68 FEET;
- 12.NORTH 05°32'35" EAST, A DISTANCE OF 817.45 FEET;
- 13.NORTH 84°27'25" WEST, A DISTANCE OF 79.43 FEET;
14. SOUTH 50°32'35" WEST, A DISTANCE OF 35.36 FEET;
- 15.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;
16. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°11'50", AN ARC LENGTH OF 308.43 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 00°21'56" WEST, A DISTANCE OF 403.53 FEET;

THENCE NORTH 89°39'19" EAST, A DISTANCE OF 54.00 FEET;

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

THENCE SOUTH 89°39'19" WEST, A DISTANCE OF 54.00 FEET;

THENCE NORTH 00°20'41" WEST, A DISTANCE OF 1,126.49 FEET;

THENCE SOUTH 89°40'56" WEST, A DISTANCE OF 1,144.69 FEET;

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 669.85 FEET TO THE NORTHERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3;

THENCE ALONG SAID NORTHERLY BOUNDARY AND THE WESTERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3 THE FOLLOWING FIVE (5) COURSES;

- 1.NORTH 89°59'12" WEST, A DISTANCE OF 1,019.89 FEET;
- 2.SOUTH 00°00'48" WEST, A DISTANCE OF 351.86 FEET;
- 3.SOUTH 27°08'15" EAST, A DISTANCE OF 56.19 FEET;
- 4.SOUTH 00°09'42" WEST, A DISTANCE OF 72.65 FEET;
- 5.NORTH 89°59'30" WEST, A DISTANCE OF 392.67 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 251.690 ACRES, (10,963,625 SQUARE FEET), MORE OR LESS.

CONTAINING A TOTAL AREA OF 417.884 ACRES, (18,203,033 SQUARE FEET), MORE OR LESS.

AZTEC
CONSULTANTS, INC.

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

AzTec Proj. No.: 132423-02

Drawn By: RBA

DATE OF PREPARATION: 04/28/2023

SCALE: N/A

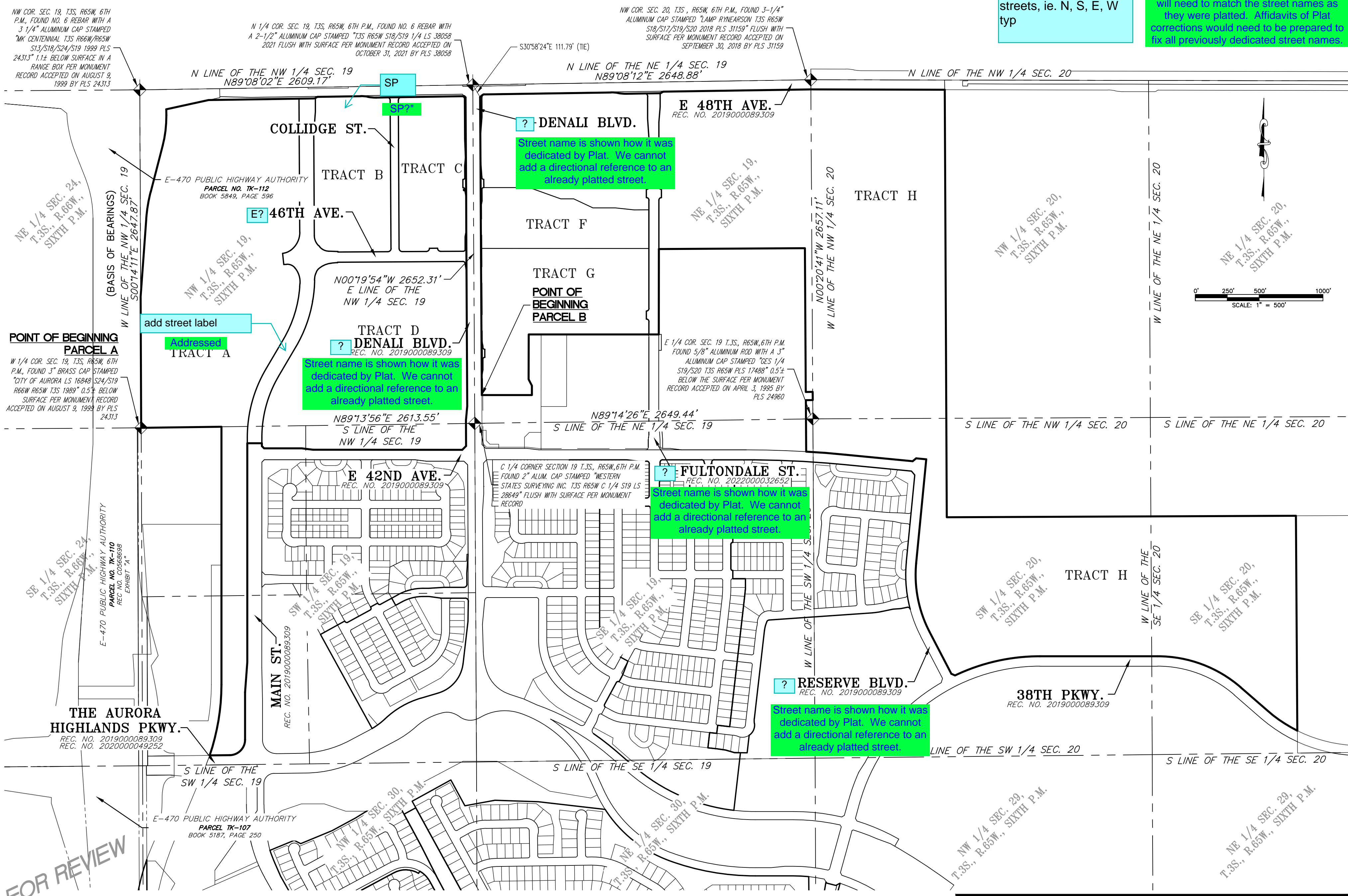
SHEET 2 OF 10

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26

A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN 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 10

Add directional
references for all
streets, ie. N, S, E, W
typ

Directional reference's will be added to all
new streets that are being dedicated by
this Plat. Any previously dedicated streets
will need to match the street names as
they were platted. Affidavits of Plat
corrections would need to be prepared to
fix all previously dedicated street names.



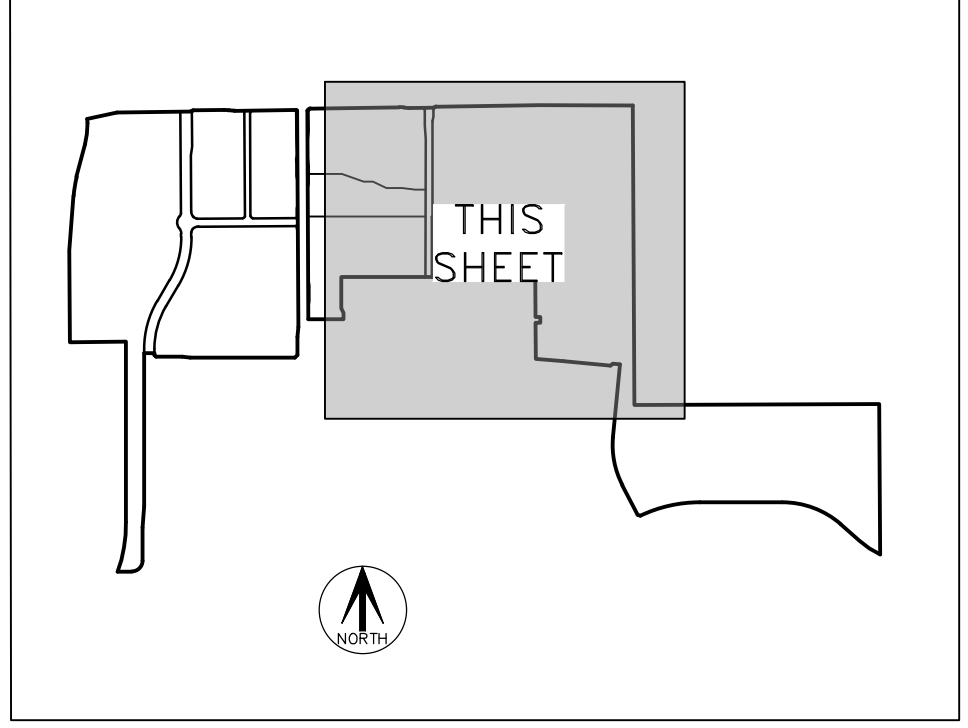
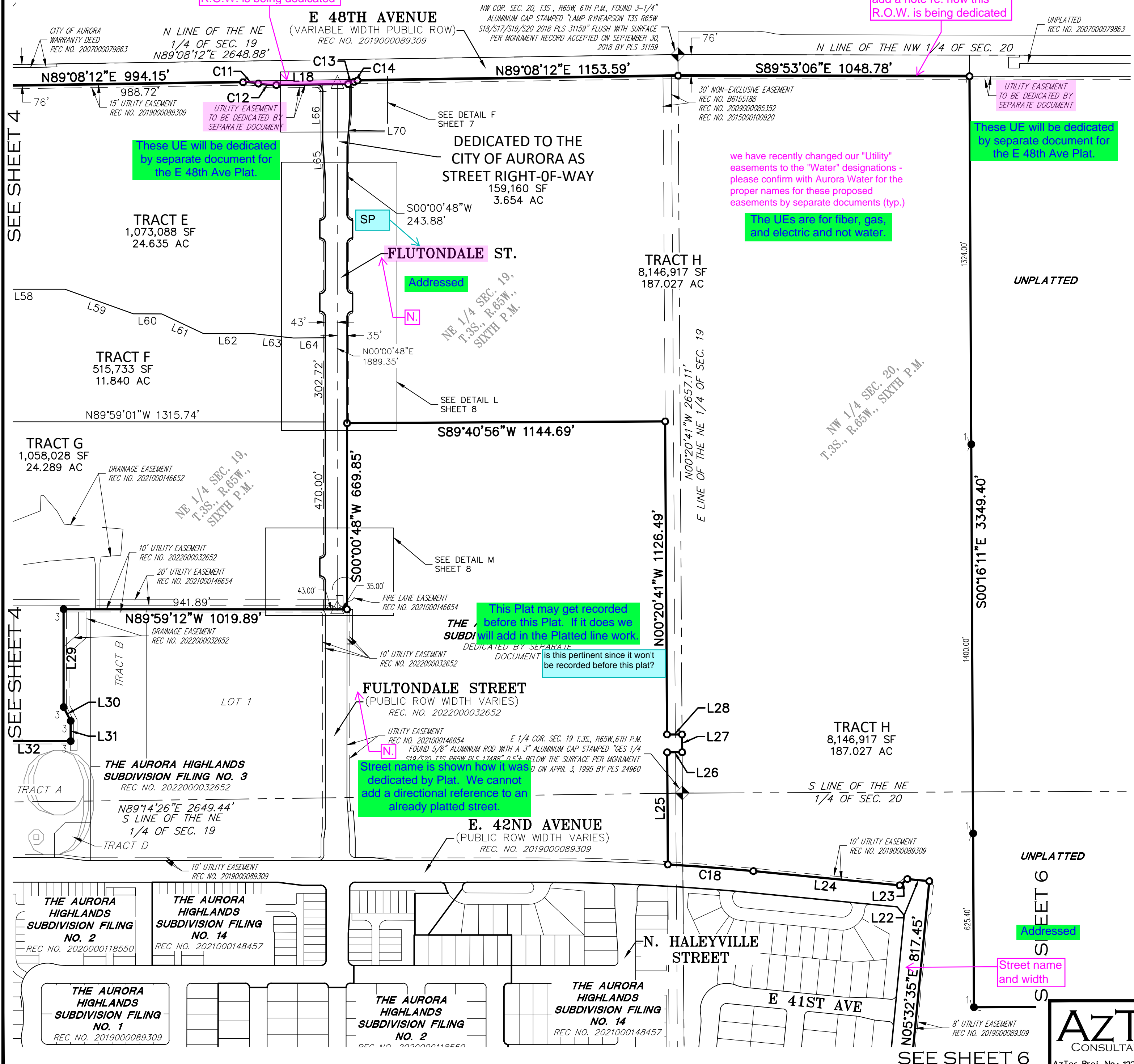
FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AzTec CONSULTANTS, INC. AzTec Proj. No.: 132423-02	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com Drawn By: RBA	DATE OF PREPARATION:	04/28/2023
		SCALE:	1" = 500'
		SHEET	3 OF 10

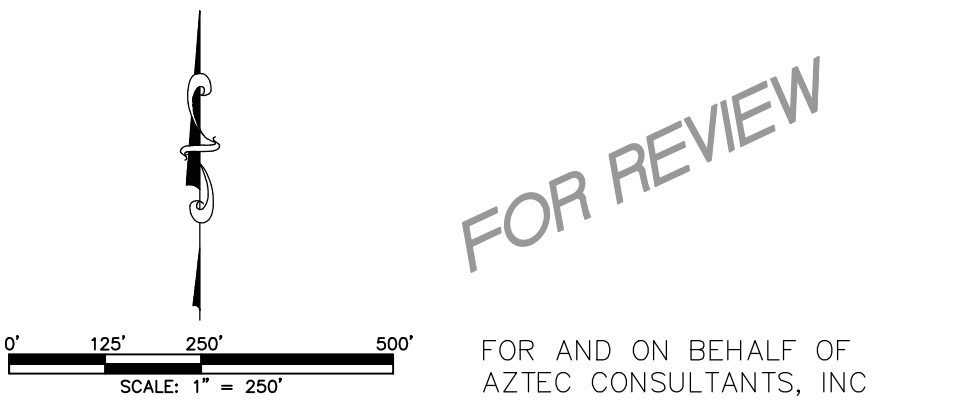
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26

A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN SECTIONS 19 AND 20 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF DO
SHEET 5 OF 10



MONUMENT SYMBOL LEGEND	
○	SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
1	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
2	FOUND NO. 5 REBAR WITH 2-1/4" ALUMINUM CAP STAMPED "E-470 PUBLIC HIGHWAY AUTHORITY ROW PLS 28649"
3	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
4	FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 22103 CENTENNIAL ENG"
◆	FOUND SECTION CORNER AS SHOWN HEREON

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



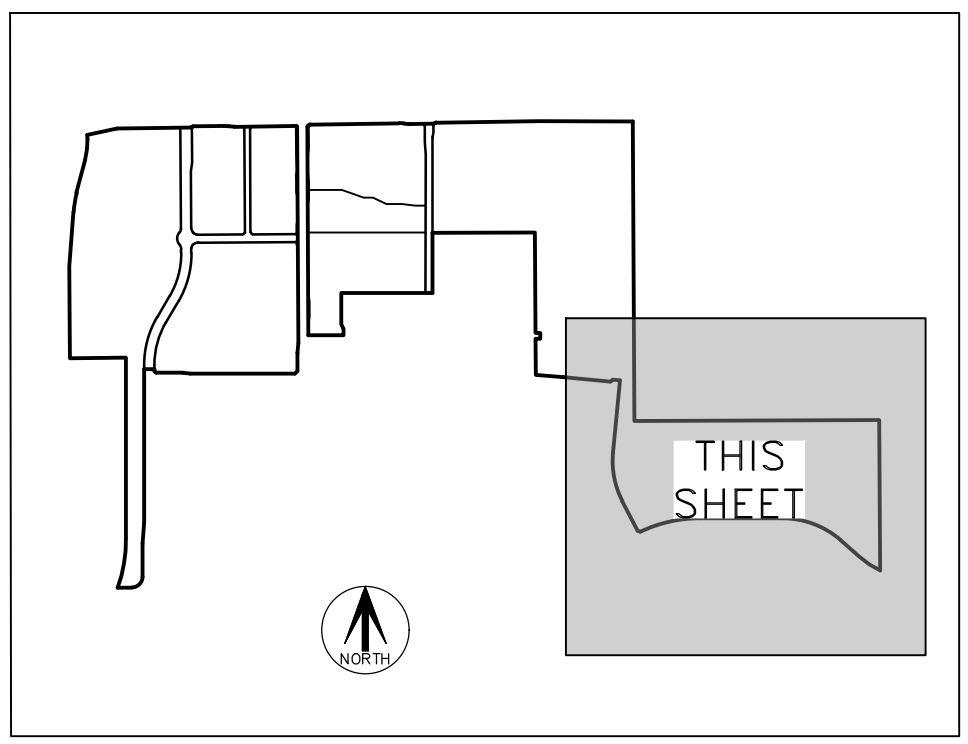
AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No: 132423-02	DATE OF PREPARATION:	04/28/2023
	SCALE:	1" = 250'
	SHEET 5 OF 10	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26

A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN SECTIONS 19 AND 20 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 5

SHEET 6 OF 10



KEY MAP
N.T.S.

MONUMENT SYMBOL LEGEND

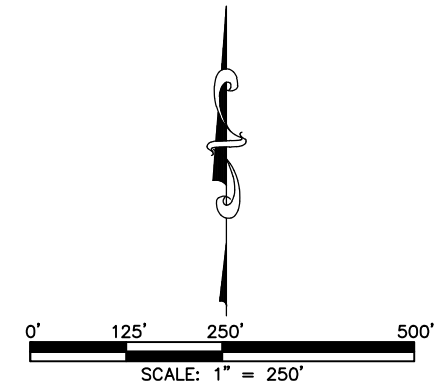
- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- 1 ● FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- 2 ● FOUND NO. 5 REBAR WITH 2-1/4" ALUMINUM CAP STAMPED "E-470 PUBLIC HIGHWAY AUTHORITY ROW PLS 28649"
- 3 ● FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- 4 ● FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 22103 CENTENNIAL ENG"
- ◆ FOUND SECTION CORNER AS SHOWN HEREON

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

SEE SHEET 10
FOR LINE AND
CURVE TABLE

FOR REVIEW



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

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Littleton, Colorado 80122
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www.aztecconsultants.com

AzTec Proj. No.: 132423-02
Drawn By: RBA

DATE OF PREPARATION:	04/28/2023
SCALE:	1" = 250'
SHEET 6 OF 10	

SEE SHEET 5

TRACT H
8,146,917 SF
187.027 AC

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

10' UTILITY EASEMENT
REC NO. 2019000089309

UNPLATTED

UNPLATTED

L24 L23 L22

is this part of Flg 14?

Addressed

E 41ST AVE

N89°45'36"E 2736.08'

8' UTILITY EASEMENT
REC NO. 2019000089309

N05°32'35"E 817.45'

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

TRACT H
8,146,917 SF
187.027 AC

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

UNPLATTED

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

RESERVE BOULEVARD
(78' WIDE PUBLIC ROW)
REC. NO. 2019000089309

N

Street name is shown how it was
dedicated by Plat. We cannot
add a directional reference to an
already platted street.

L20

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

E

Street name is shown how it was
dedicated by Plat. We cannot
add a directional reference to an
already platted street.

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

30' UTILITY EASEMENT
REC NO. 2019000089309

N90°00'00"W 923.12'

C17

C16

L19

16' UTILITY EASEMENT
REC NO. 2019000089309

S00°22'39"E 1684.12'

N26°32'35"E
(RADIAL)

S LINE OF THE SW 1/4 OF SEC. 20

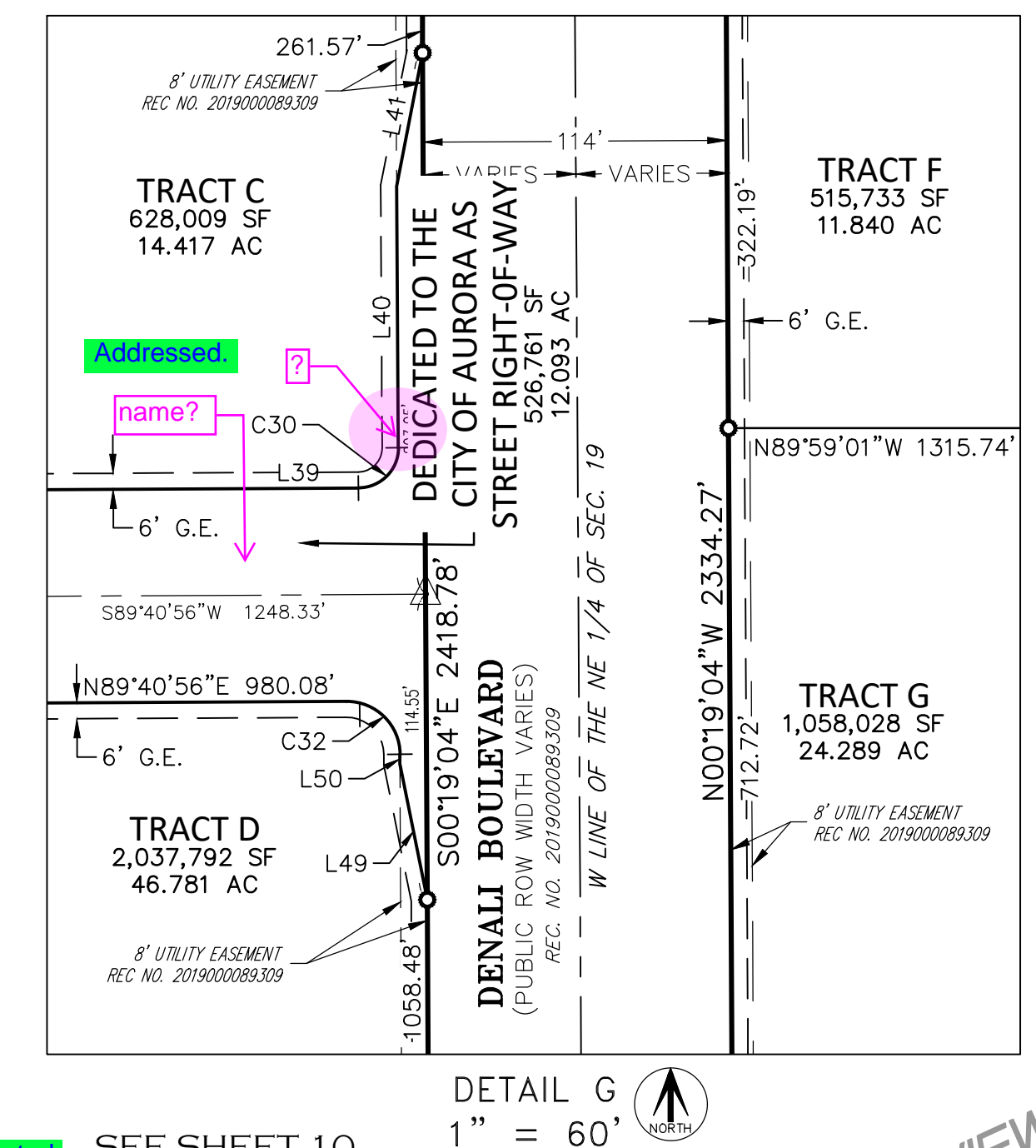
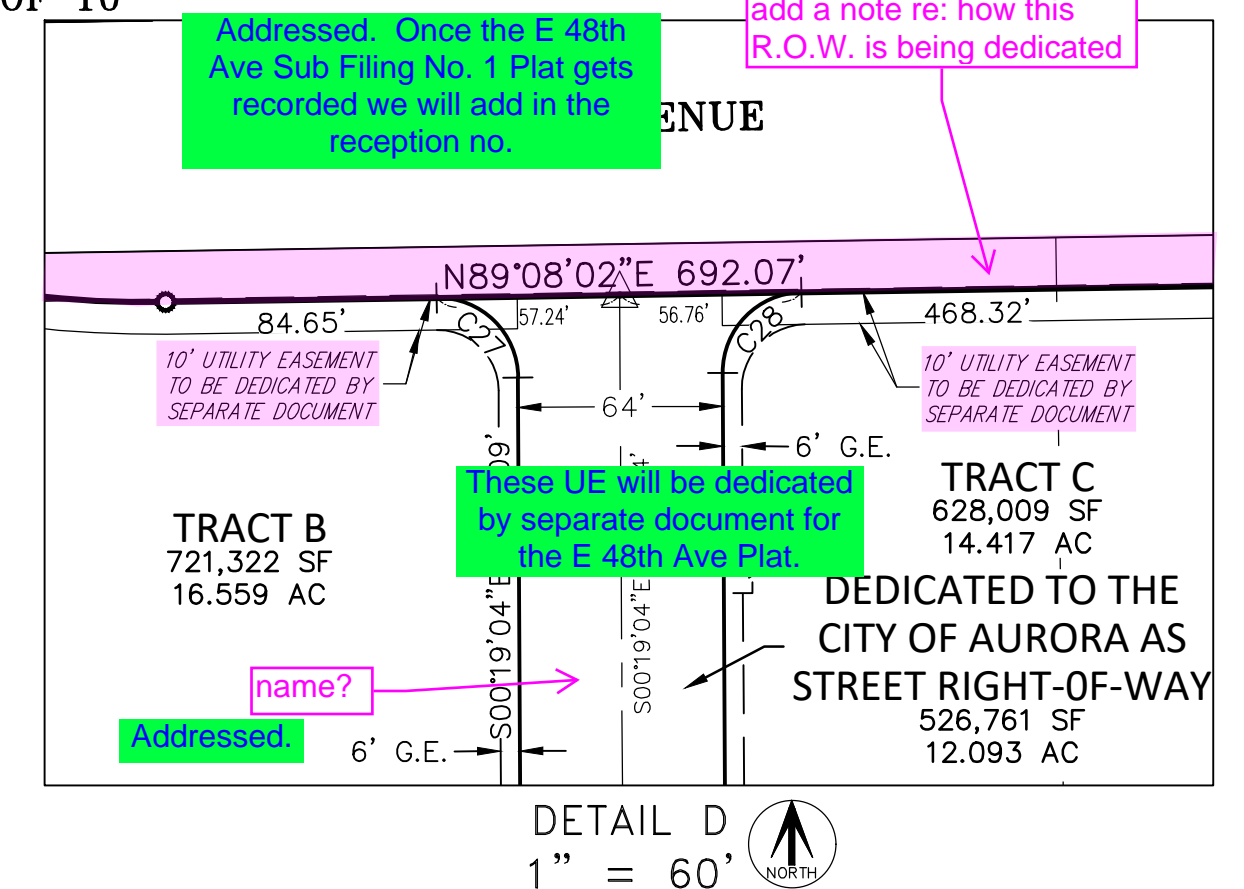
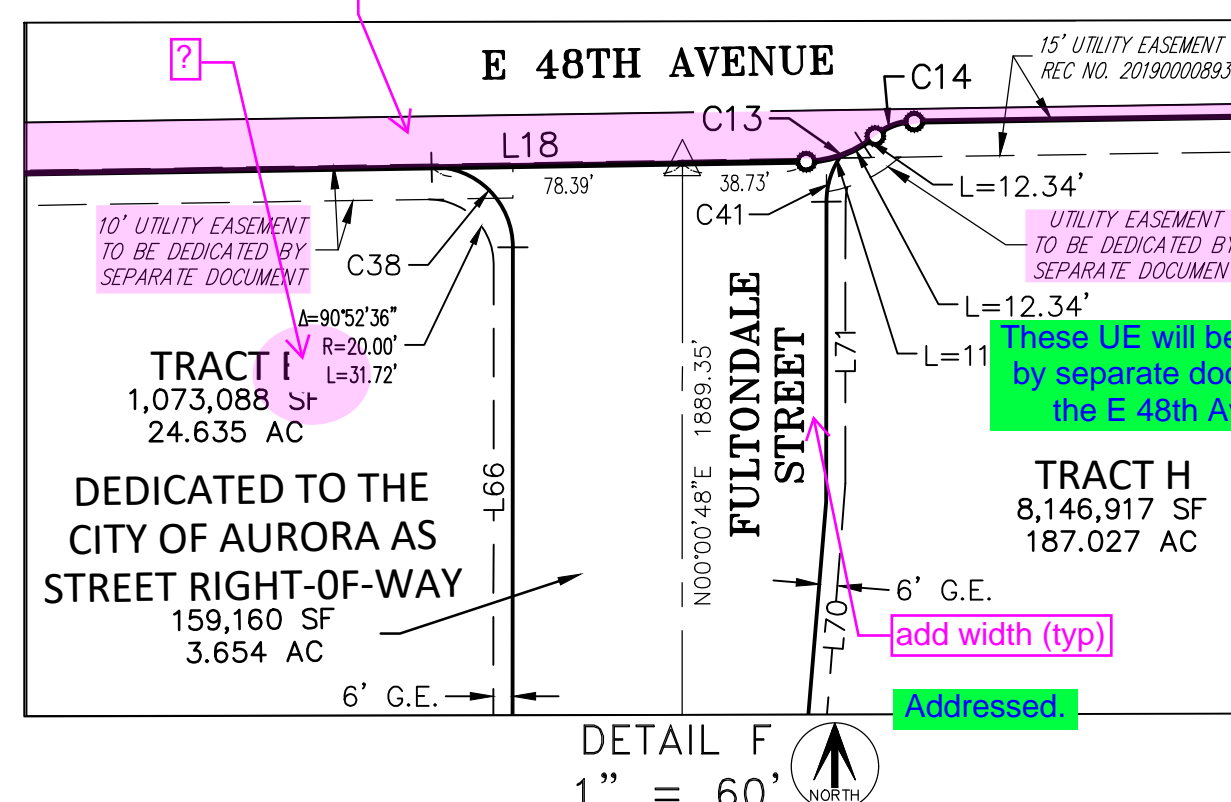
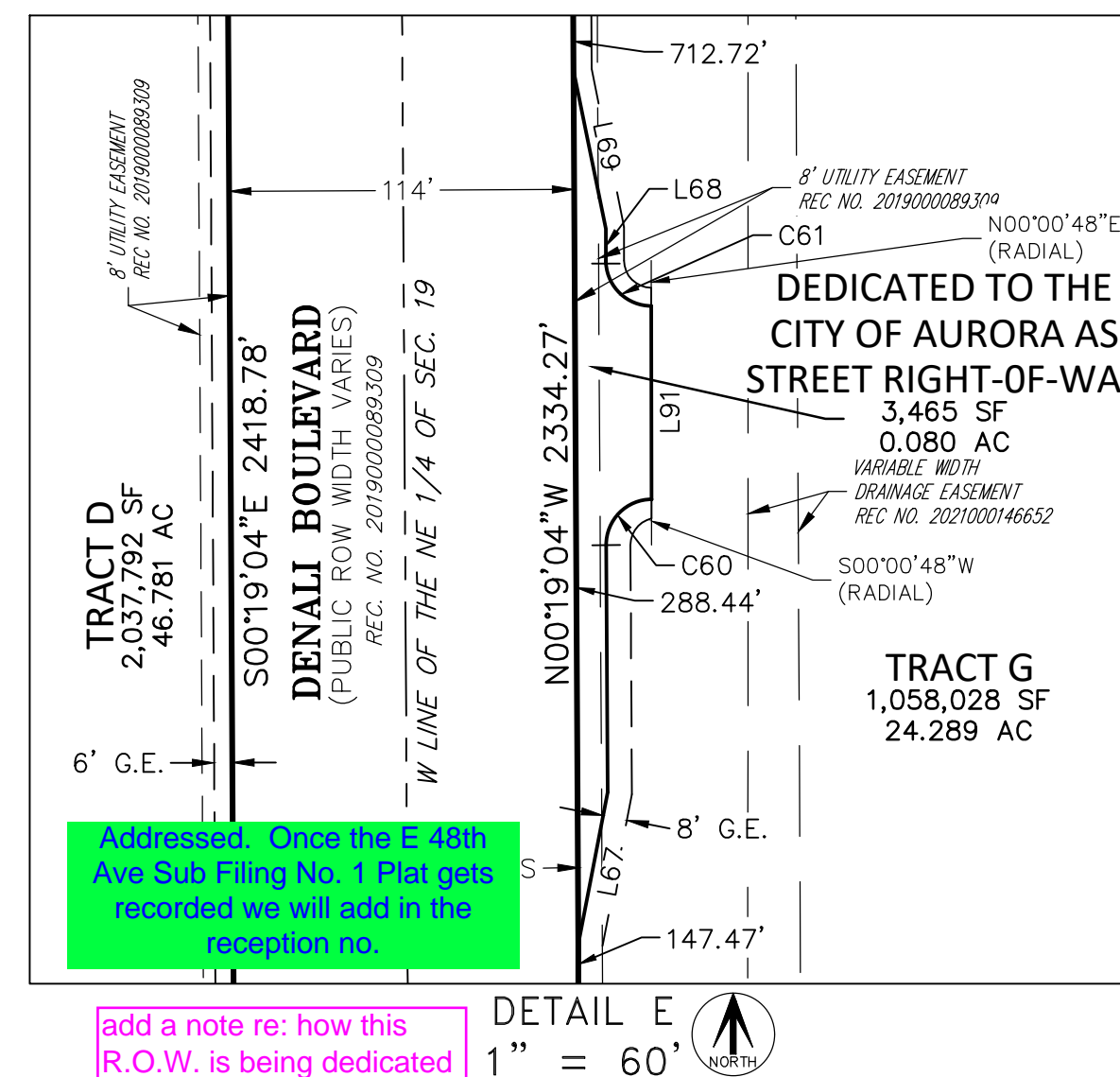
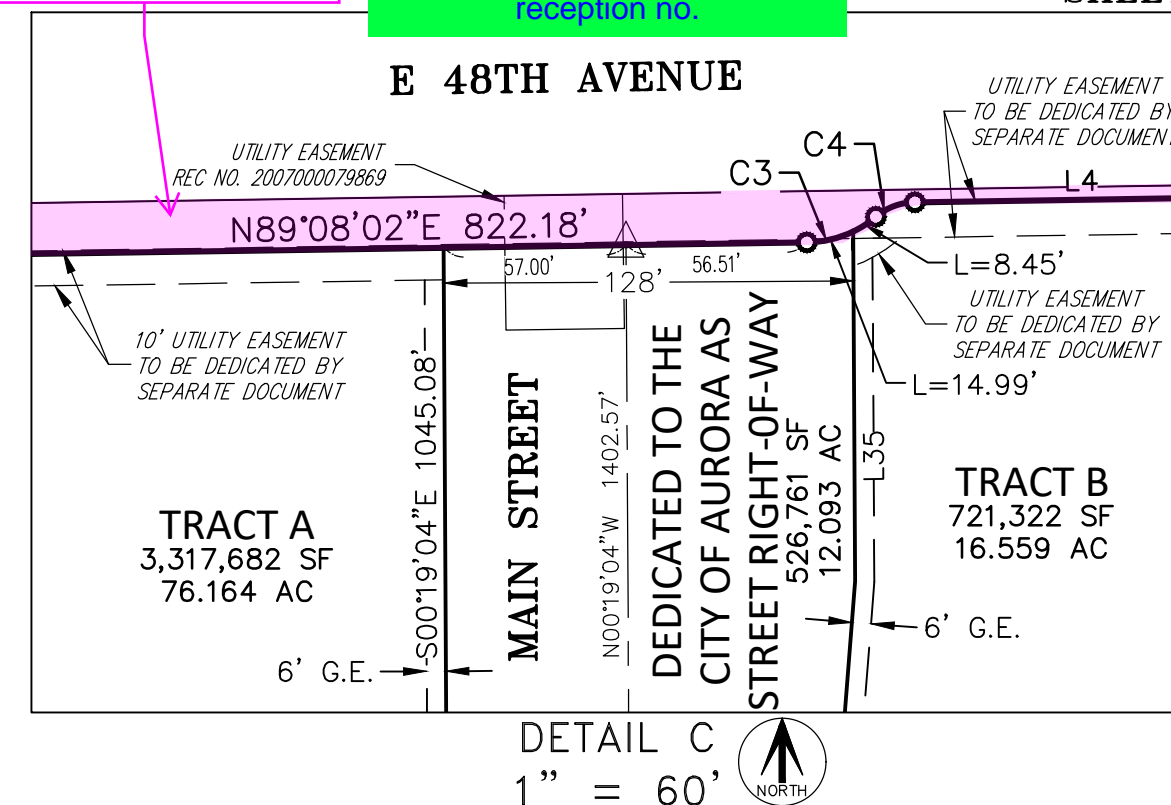
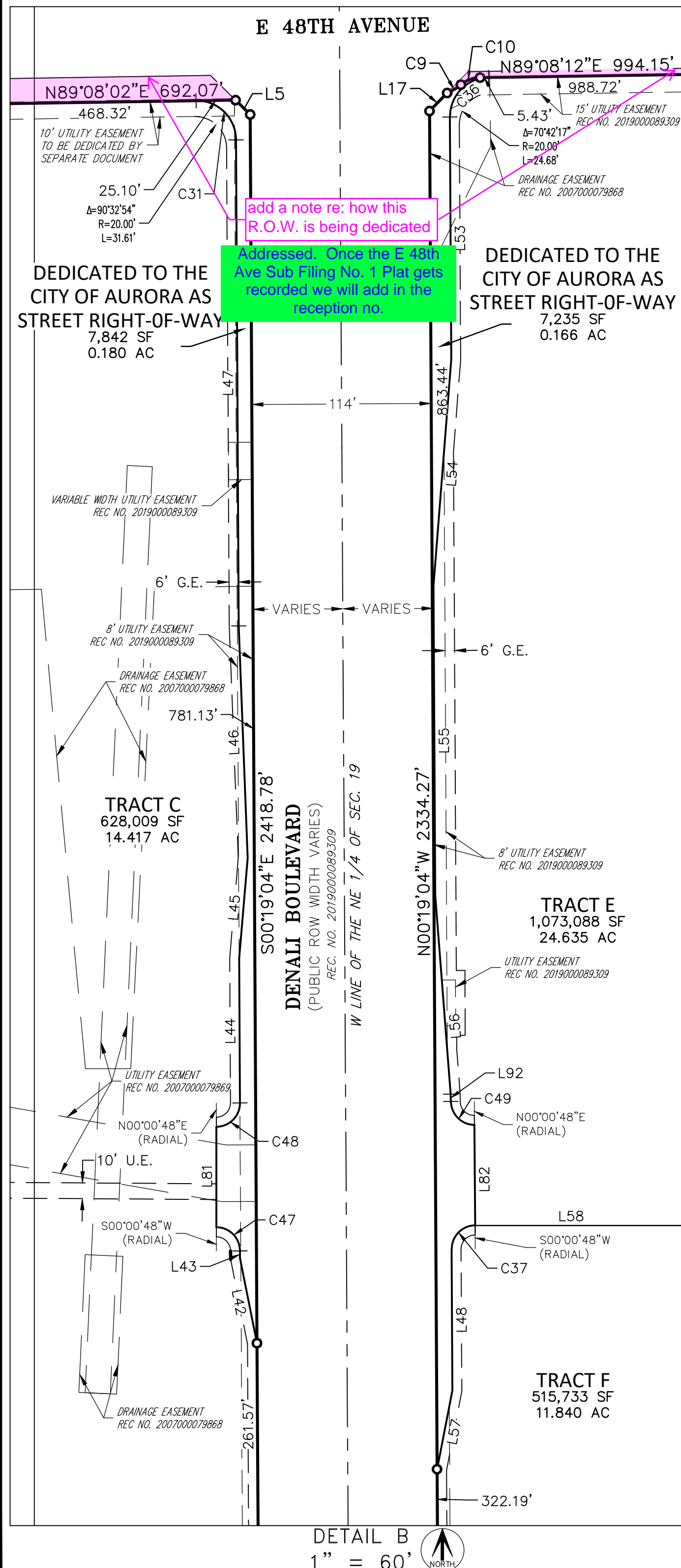
S LINE OF THE SE 1/4 OF SEC. 20

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

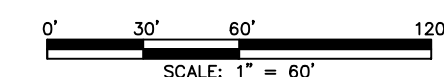
NE 1/4 SEC. 29,
T.3S., R.65W.,
SIXTH P.M.

THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 26

A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 10



SEE SHEET 10
FOR LINE AND
CURVE TABLE



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DATE OF PREPARATION:	04/28/2023
SCALE:	1" = 60'
S H E E T 7 O F 10	

AZTEC
CONSULTANTS, INC.

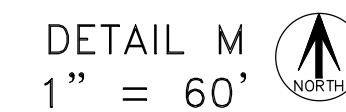
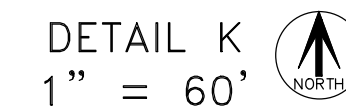
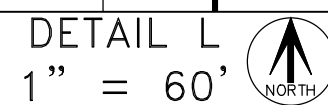
AZTEC
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Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 132423-02

Drawn By: RBA

A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN 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 8 OF 10



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26

A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN 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 9 OF 10

Addressed. Once the E 48th
Ave Sub Filing No. 1 Plat gets
recorded we will add in the
reception no.

add a note re: how this
R.O.W. is being dedicated

10' UTILITY EASEMENT
TO BE DEDICATED BY
SEPARATE DOCUMENT

These UE will be dedicated
by separate document for
the E 48th Ave Plat.

street name
and width

Addressed.

proposed ROW?

street name
and R.O.W.
width

Addressed.

Addressed.

street name
and R.O.W.
width

DETAIL I
1" = 100'

DETAIL J
1" = 100'

SEE SHEET 10
FOR LINE AND
CURVE TABLE

0' 50' 100' 200'
SCALE: 1" = 100'

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

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
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www.aztecconsultants.com
AzTec Proj. No.: 132423-02
Drawn By: RBA

DATE OF PREPARATION:	04/28/2023
SCALE:	1" = 100'
SHEET 9 OF 10	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26

A RESUBDIVISION OF A PORTION OF TRACTS A & B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
SITUATED IN 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 10 OF 10

LINE TABLE		
LINE	BEARING	LENGTH
L1	N14°32'41"E	373.00'
L2	N00°51'41"W	45.85'
L3	N77°42'52"E	339.15'
L4	N89°08'02"E	337.23'
L5	S45°35'31"E	13.00'
L6	S05°26'22"W	109.65'
L7	S00°19'04"E	203.55'
L8	S45°00'00"W	42.32'
L9	N82°51'41"W	88.68'
L10	N89°59'12"W	295.01'
L11	N44°59'28"W	25.35'
L12	N00°00'02"W	22.07'
L13	N89°59'45"W	114.00'
L14	S04°14'26"W	236.90'
L15	S00°00'15"W	372.32'
L16	S89°20'50"W	157.64'
L17	N44°24'34"E	15.99'
L18	N89°08'12"E	258.65'
L19	N49°01'13"W	282.19'
L20	N65°46'33"W	31.61'
L21	N27°30'34"W	369.57'
L22	N84°27'25"W	79.43'
L23	S50°32'35"W	35.36'
L24	N84°27'25"W	529.50'
L25	N00°21'56"W	403.53'
L26	N89°39'19"E	54.00'
L27	N00°20'41"W	64.00'
L28	S89°39'19"W	54.00'
L29	S00°00'48"W	351.86'
L30	S27°08'15"E	56.19'

LINE TABLE		
LINE	BEARING	LENGTH
L31	S00°09'42"W	72.65'
L32	N89°59'30"W	392.67'
L33	S38°56'04"E	3.20'
L34	S00°00'15"W	45.23'
L35	N00°19'04"W	109.30'
L36	N04°26'53"E	168.50'
L37	S89°40'56"W	390.77'
L38	N00°19'04"W	1160.18'
L39	S89°40'56"W	176.20'
L40	S00°19'04"E	98.05'
L41	S10°59'32"W	50.99'
L42	S11°18'36"E	55.16'
L43	S00°00'48"W	4.55'
L44	S00°19'04"E	91.90'
L45	S04°53'51"W	64.02'
L46	S02°13'39"E	147.71'
L47	S00°19'04"E	308.97'
L48	S00°19'04"E	89.77'
L49	S11°24'41"E	51.97'
L50	S00°19'04"E	3.55'
L51	S09°53'01"W	15.95'
L52	N00°00'15"E	45.23'
L53	S00°19'04"E	153.98'
L54	S04°26'45"W	144.50'
L55	S00°19'04"E	196.71'
L56	S04°26'02"E	126.82'
L57	S10°59'32"W	50.99'
L58	N89°59'12"W	356.23'
L59	N70°15'16"W	261.78'
L60	N89°59'12"W	101.47'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N64°46'26"W	166.72'
L62	N89°59'12"W	175.88'
L63	N83°53'34"W	148.13'
L64	S89°40'56"W	115.30'
L65	N03°54'06"W	146.46'
L66	N00°00'48"E	173.04'
L67	S10°59'32"W	50.99'
L68	S00°10'43"E	11.48'
L69	S11°37'03"E	53.35'
L70	S04°46'38"W	120.42'
L71	S00°00'48"W	93.77'
L72	N00°00'15"E	45.23'
L73	N30°24'28"E	272.29'
L74	S05°55'45"E	88.00'
L75	S87°08'07"W	14.33'
L76	N04°06'05"E	26.67'
L77	N88°19'52"W	64.35'
L78	S00°19'05"E	4.00'
L79	N89°40'56"E	187.20'
L80	N89°40'56"E	64.00'
L81	N00°02'00"W	64.00'
L82	N00°28'23"W	64.00'
L83	S00°00'48"W	64.00'
L84	N00°00'48"E	160.00'
L85	S00°00'48"W	64.00'
L86	N00°00'48"E	64.00'
L87	N00°00'49"E	160.00'
L88	N00°00'48"E	64.00'
L89	S00°00'49"W	64.00'
L90	N00°00'48"E	381.92'

LINE TABLE		
LINE	BEARING	LENGTH
L91	N00°07'13"W	64.00'
L92	S00°19'04"E	4.61'
L93	S00°04'41"W	9.99'
L94	N22°11'43"E	17.36'
L95	N80°44'21"E	9.35'
L96	N00°19'04"W	4.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°25'27"	1179.96'	214.68'
C2	15°24'22"	903.25'	242.87'
C3	38°56'33"	34.50'	23.45'
C4	38°56'33"	19.50'	13.25'
C5	11°28'42"	275.00'	55.09'
C6	11°28'42"	325.00'	65.11'
C7	89°20'34"	121.00'	188.68'
C8	18°57'40"	1707.03'	564.92'
C9	17°01'30"	34.50'	10.25'
C10	38°56'33"	19.50'	13.25'
C11	11°28'42"	275.00'	55.09'
C12	11°28'42"	325.00'	65.11'
C13	38°56'33"	34.50'	23.45'
C14	38°56'33"	19.50'	13.25'
C15	14°26'12"	1107.00'	278.93'
C16	40°58'47"	993.00'	710.23'
C17	25°28'57"	1543.00'	686.26'
C18	2°11'50"	8043.00'	308.43'
C19	53°45'36"	176.00'	165.14'
C20	31°03'09"	126.00'	68.29'
C21	43°02'09"	171.00'	128.44'
C22	30°24'12"	1057.00'	560.89'
C23	45°13'07"	111.00'	87.60'
C24	5°40'14"	127.50'	12.62'
C25	48°27'55"	96.00'	81.20'
C26	90°00'00"	25.00'	39.27'
C27	90°32'54"	25.00'	39.51'
C28	89°27'06"	25.00'	39.03'
C29	90°00'00"	25.00'	39.27'
C30	90°00'00"	15.00'	23.65'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C31	90°32'54"	25.00'	39.51'
C32	90°00'00"	20.00'	31.42'
C33	20°31'32"	1057.03'	378.67'
C34	9°00'45"	960.37'	151.07'
C35	30°24'12"	943.00'	500.39'
C36	89°27'16"	25.00'	39.03'
C37	90°19'53"	15.00'	23.65'
C38	90°52'36"	25.00'	39.65'
C39	30°24'12"	1000.00'	530.64'
C40	30°43'32"	1000.00'	536.26'
C41	35°20'30"	25.00'	15.42'
C42	2°28'32"	226.00'	9.77'
C43	53°55'49"	76.00'	71.54'
C44	1°59'11"	226.00'	7.84'
C45	90°00'00"	25.00'	39.27'
C46	90°00'00"	25.00'	39.27'
C47	90°00'00"	15.00'	23.56'
C48	90°19'53"	15.00'	23.65'
C49	89°40'07"	15.00'	23.48'
C50	90°00'00"	20.00'	31.42'
C51	90°00'00"	20.00'	31.42'
C52	90°00'00"	20.00'	31.42'
C53	90°00'00"	20.00'	31.42'
C54	90°00'00"	20.00'	31.42'
C55	89°59'59"	20.00'	31.42'
C56	90°00'00"	20.00'	31.42'
C57	90°00'00"	20.00'	31.42'
C58	90°00'00"	20.00'	31.42'
C59	90°00'00"	20.00'	31.42'
C60	90°19'52"	15.00'	23.65'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C61	86°01'40"	15.00'	22.52'
C62	22°07'01"	106.00'	40.92'
C63	25°11'46"	61.00'	26.82'
C64	33°20'52"	176.00'	102.44'
C65	8°43'09"	326.00'	49.61'
C66	0°09'00"	488.38'	1.28'

FOR REVIEW

FOR AND ON BEHALF OF
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Drawn By: RBA

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SCALE:

N/A

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