

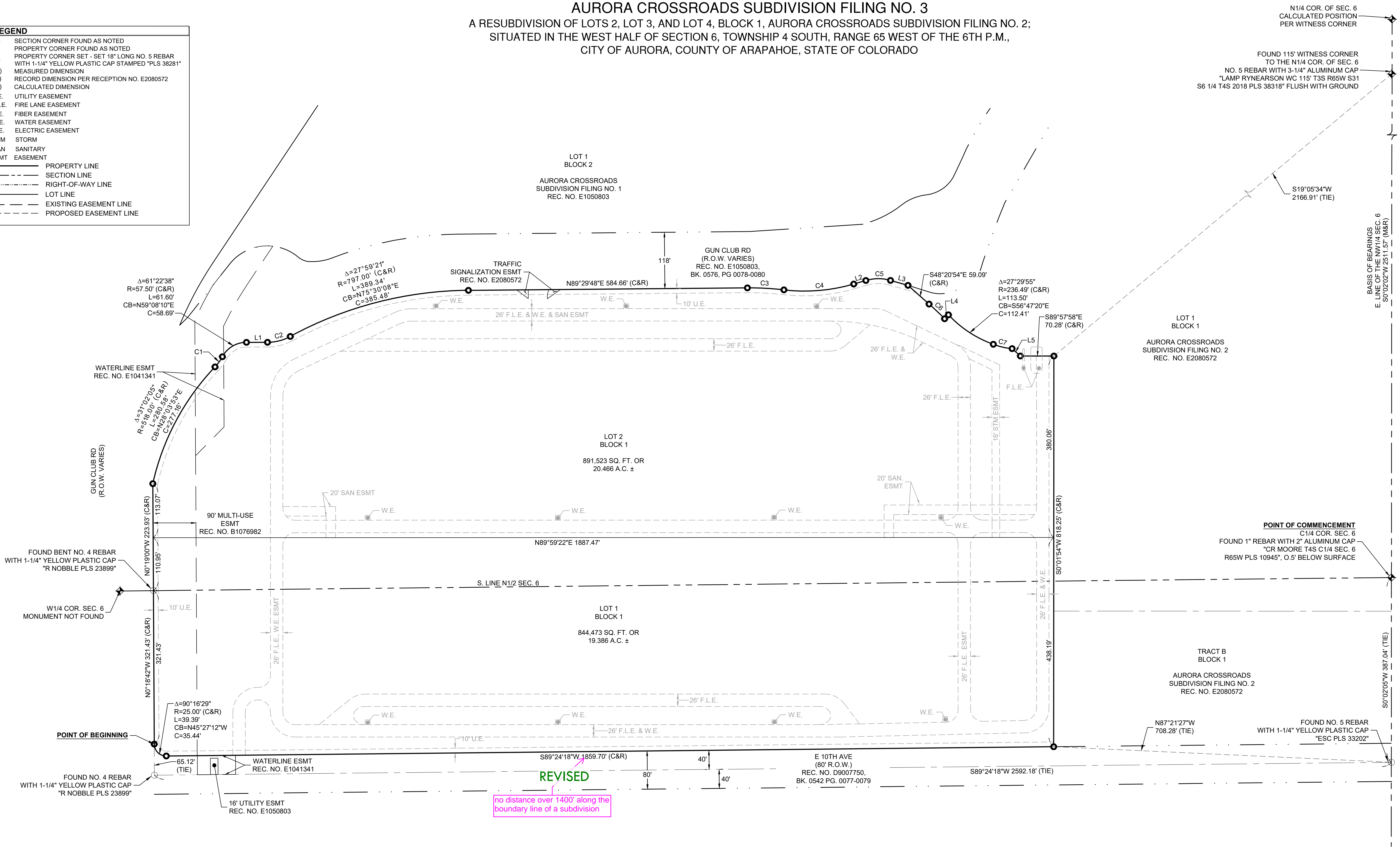






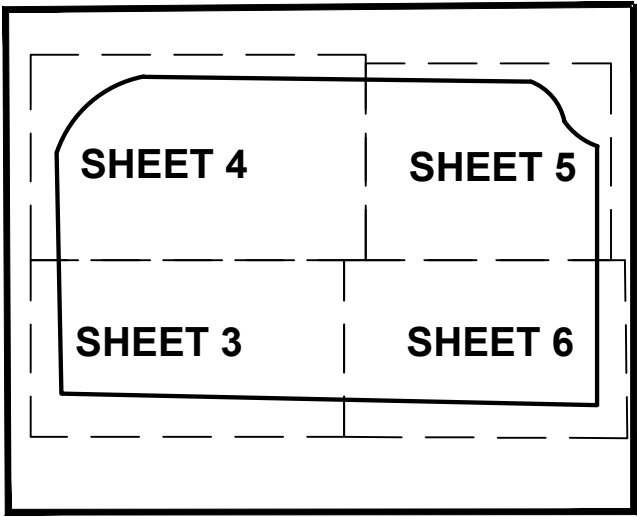
AURORA CROSSROADS SUBDIVISION FILING NO. 3  
A RESUBDIVISION OF LOTS 2, LOT 3, AND LOT 4, BLOCK 1, AURORA CROSSROADS SUBDIVISION FILING NO. 2;  
SITUATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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

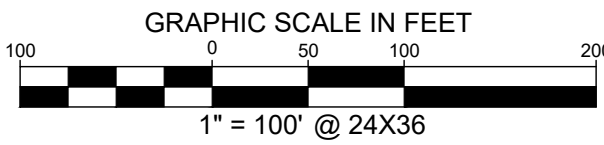
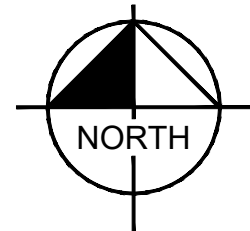


CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	15°08'04"	100.00'	26.41'	S36°00'53"W	26.34'
C2	28°19'02"	101.00'	49.92'	S75°39'58"W	49.41'
C3	7°09'11"	614.50'	76.72'	N86°55'36"W	76.67'
C4	22°51'44"	370.50'	147.84'	S85°13'08"W	146.86'
C5	31°54'45"	94.00'	52.36'	S89°44'38"W	51.68'
C6	3°30'34"	731.00'	44.78'	N46°35'37"W	44.77'
C7	15°56'38"	145.50'	40.49'	N76°50'31"W	40.36'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°49'30"W	44.02'
L2	S73°47'15"W	26.37'
L3	N74°17'59"W	38.05'
L4	S45°02'02"W	11.52'
L5	N48°22'33"W	23.16'



KEY MAP  
N.T.S.



No.	DATE	REVISION DESCRIPTION

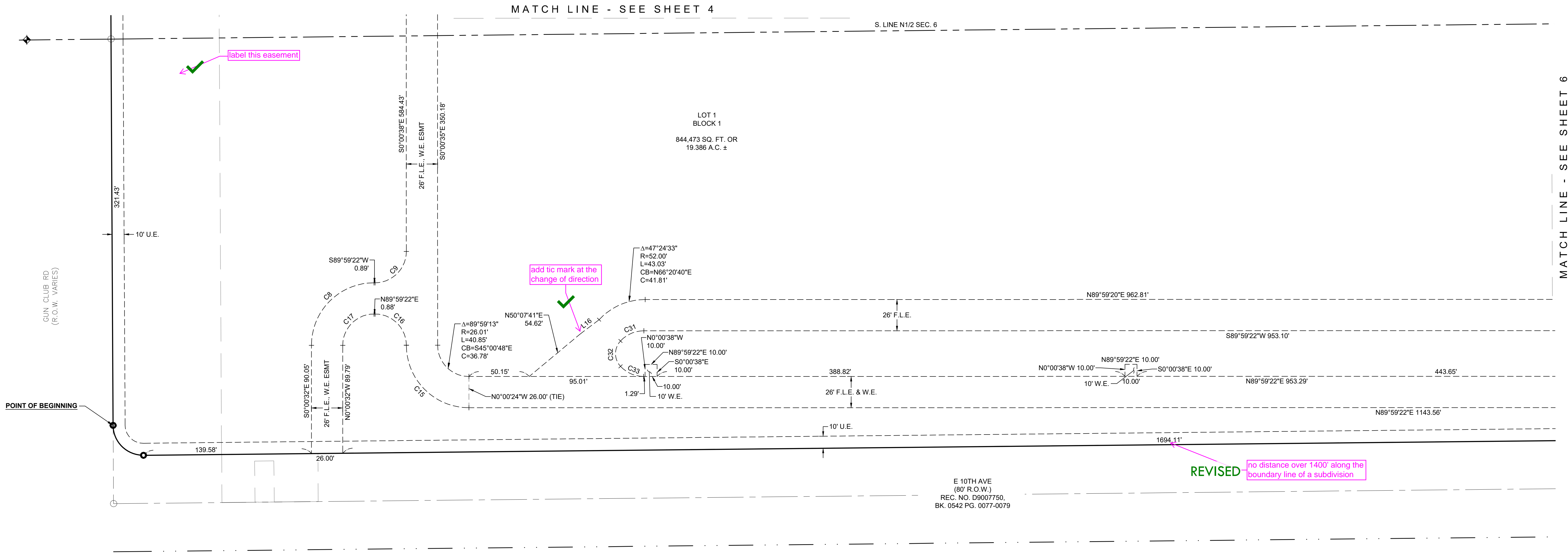
# Kimley»Horn

6200 S. SYRACUSE WAY #300  
GREENWOOD VILLAGE, COLORADO 80111

Tel. No. (303) 228-2300  
www.kimley-horn.com

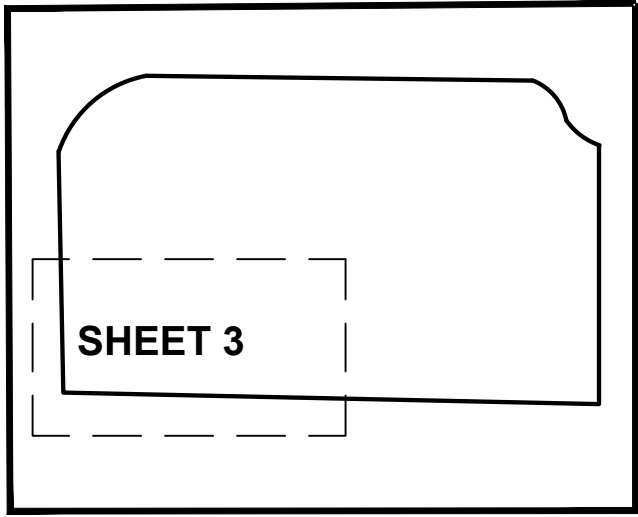
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=100'	MC	DRW	Aug. 2023	196067003	2 OF 6

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



LINE TABLE			
NO.	BEARING	LENGTH	
L16	N52°49'25"E	20.22'	

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C8	89°59'52"	52.00'	81.68'	S44°59'26"W	73.54'
C9	90°00'00"	26.00'	40.84'	S44°59'22"W	36.77'
C15	89°59'13"	52.01'	81.68'	S45°00'48"E	73.54'
C16	90°00'00"	26.00'	40.84'	S45°00'38"E	36.77'
C17	89°59'52"	26.00'	40.84'	N44°59'26"E	36.77'
C31	47°00'51"	26.50'	21.74'	S66°26'16"W	21.14'
C32	85°58'18"	15.50'	23.26'	S00°03'18"E	21.14'
C33	46°29'24"	26.50'	21.50'	S66°17'11"E	20.92'



KEY MAP  
N.T.S

LEGEND

+

○

●

(M)

(R)

(C)

U.E.

F.L.E.

ESMT

W.E.

STM

SAN

SECTION CORNER FOUND AS NOTED  
PROPERTY CORNER FOUND AS NOTED  
PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"  
MEASURED DIMENSION  
RECORD DIMENSION PER RECEPTION NO. E2080572  
CALCULATED DIMENSION  
UTILITY EASEMENT  
FIRE LANE EASEMENT  
EASEMENT  
WATER EASEMENT  
STORM  
SANITARY

---

---

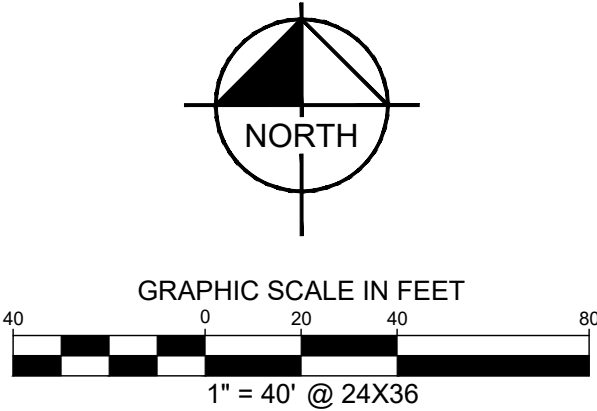
---

---

---

---

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

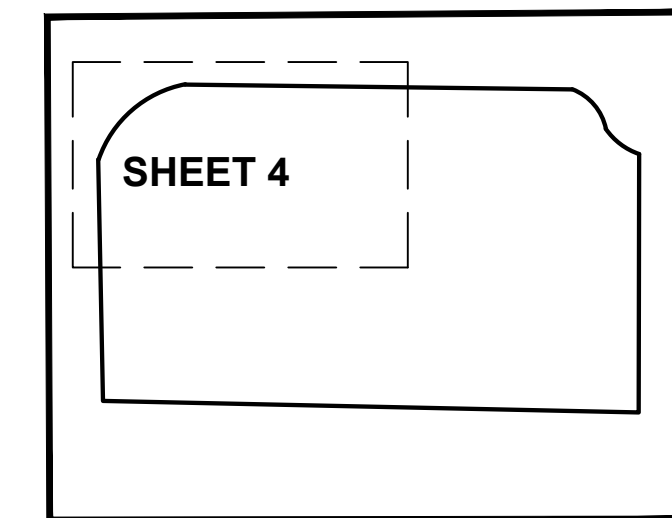
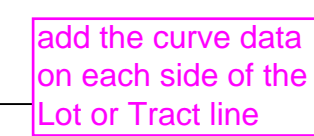
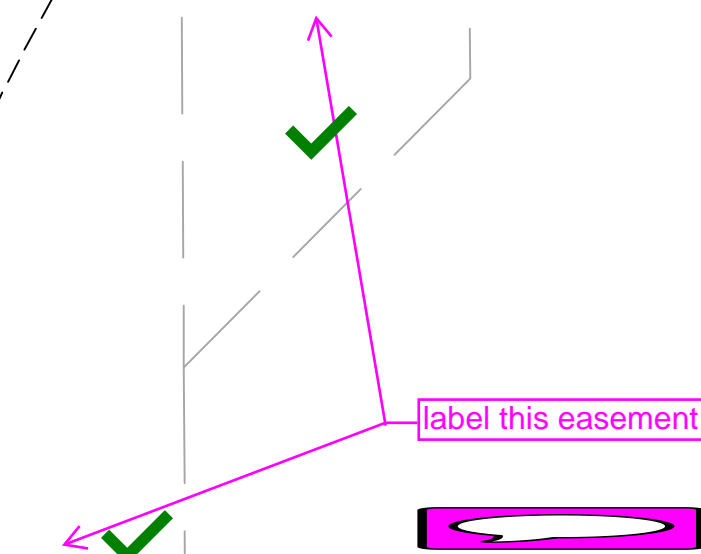




A RESUBDIVISION OF LOTS 2, LOT 3, AND LOT 4, BLOCK 1, AURORA CROSSROADS SUBDIVISION FILING NO. 2;  
SITUATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

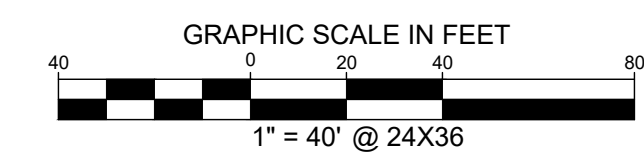
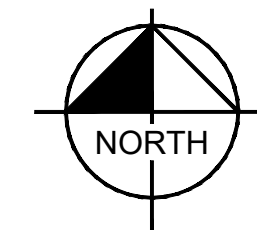
LINE TABLE		
NO.	BEARING	LENGTH
L6	S00°00'38"E	10.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C23	24°49'07"	59.00'	25.56'	S77°34'48"W	25.36'



**KEY MAP**  
N.T.S

MATCH LINE - SEE SHEET 5



No.	DATE	REVISION DESCRIPTION

# Kimley»»Horn

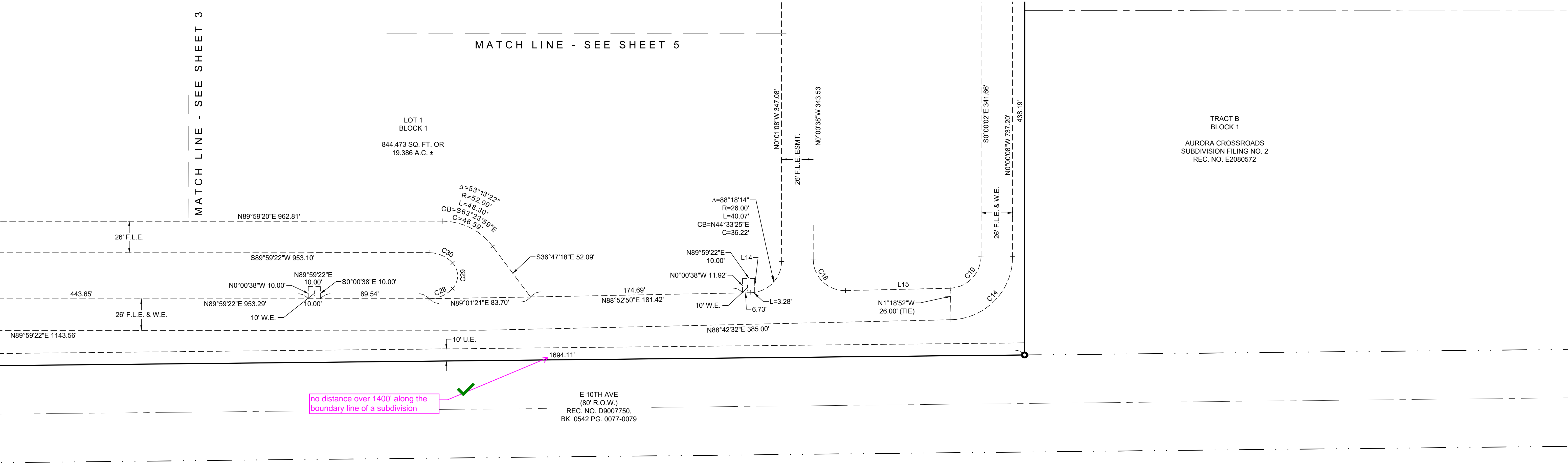
6200 S. SYRACUSE WAY #300  
GREENWOOD VILLAGE, COLORADO 80111

Tel. No. (303) 228-2300  
www.kimley-horn.com

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1"=40'	MC	DRW	Aug. 2023	196067003	4 OF 6

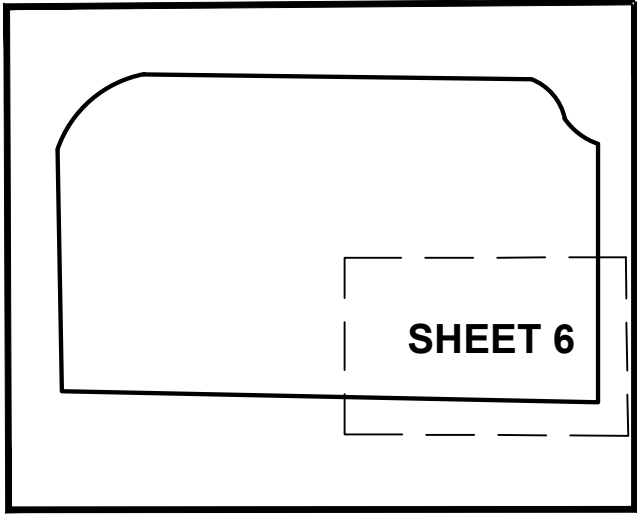


AURORA CROSSROADS SUBDIVISION FILING NO. 3  
A RESUBDIVISION OF LOTS 2, LOT 3, AND LOT 4, BLOCK 1, AURORA CROSSROADS SUBDIVISION FILING NO. 2;  
SITUATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

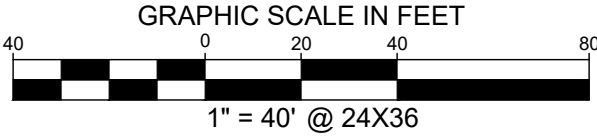
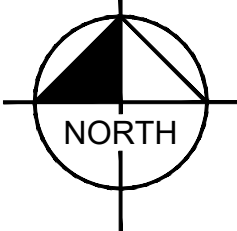


LINE TABLE		
NO.	BEARING	LENGTH
L14	S00°00'38"E	11.51'
L15	S88°42'32"W	86.37'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C14	88°42'40"	52.00'	80.51'	N44°21'12"E	72.71'
C18	91°16'36"	26.00'	41.42'	N45°39'10"W	37.18'
C19	85°54'42"	26.64'	39.95'	S44°25'28"W	36.31'
C28	47°00'48"	26.50'	21.74'	N66°31'35"E	21.14'
C29	85°58'18"	15.50'	23.26'	N00°02'02"E	21.14'
C30	47°00'51"	26.50'	21.74'	N66°27'34"W	21.14'



KEY MAP  
N.T.S



			<div><div>Kimley»Horn</div><div>6200 S. SYRACUSE WAY #300 GREENWOOD VILLAGE, COLORADO 80111</div><div>Tel. No. (303) 228-2300 www.kimley-horn.com</div></div>					
No.	DATE	REVISION DESCRIPTION	Scale 1"=40'	Drawn by MC	Checked by DRW	Date Aug. 2023	Project No. 196067003	Sheet No. 6 OF 6