

THE AURORA HIGHLANDS FILING NO. 28

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26

IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

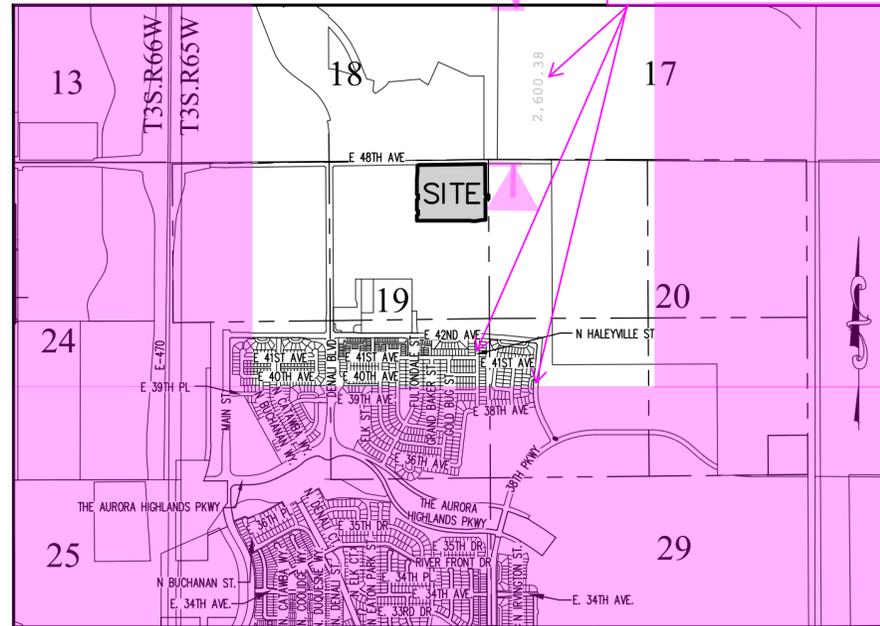
SHEET 1 OF 12

Label publicly dedicated streets within 1/2 mile of the site (Typical) COA 2023 Subdivision Plat Checklist Item #3.

Show all roads and reference tracts per Flg 26

Addressed

Addressed



VICINITY MAP
SCALE 1" = 2000'

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	LEGAL DESCRIPTION & GENERAL NOTES
SHEET 3	OVERALL MAP
SHEETS 4-12	MAP SHEETS

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 _____ Date will be added when I sign this Plat

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.

FOR REVIEW

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

(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.)

(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.

Comments Noted
Thank You!

Advisory Comment:
All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)

Send in the State Monument Records for the aliquot corners used in the plat. Monument records will be sent in with this submittal

See the red line comments on the plat and site plan.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING ALL THOSE CERTAIN PORTIONS OF TRACT H AS DEPICTED ON THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 RECORDED AT RECEPTION NO. _____ IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: Addressed

(LEGAL DESCRIPTION CONTINUED ON SHEET 2) Match language in the dedicatory example per COA 2023 Subdivision Plat Checklist Item #6.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO TRACTS _____ AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 28, 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.

Addressed

Names must match those in the title work COA 2023 Subdivision Plat Checklist Item #8.

Remove ", "

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.

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.: 136623-04
Drawn By: BAM

DATE OF PREPARATION:	11-10-2023
SCALE:	N/A
SHEET 1 OF 12	

THE AURORA HIGHLANDS FILING NO. 28

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26
SITUATED IN THE NORTHEAST QUARTER 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 12

LEGAL DESCRIPTION

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

THENCE ALONG SAID EAST LINE SOUTH 00°20'41" EAST, A DISTANCE OF 594.23 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°20'41" EAST, A DISTANCE OF 64.00 FEET;

THENCE DEPARTING SAID EAST LINE NORTH 89°59'12" WEST, A DISTANCE OF 54.03 FEET;

THENCE SOUTH 00°20'44" EAST, A DISTANCE OF 354.13 FEET;

THENCE SOUTH 89°40'56" WEST, A DISTANCE OF 75.68 FEET;

THENCE SOUTH 76°42'09" WEST, A DISTANCE OF 84.73 FEET;

THENCE NORTH 89°59'12" WEST, A DISTANCE OF 62.77 FEET;

THENCE NORTH 77°34'07" WEST, A DISTANCE OF 33.98 FEET;

THENCE NORTH 89°15'26" WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 89°59'12" WEST, A DISTANCE OF 838.63 FEET TO THE EASTERLY RIGHT-OF-WAY OF FULTONDALE STREET, AS DEPICTED ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING 12 COURSES:

1. NORTH 00°00'48" EAST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
3. NON-TANGENT TO SAID CURVE, NORTH 00°00'48" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°00'49" EAST;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'59", AN ARC LENGTH OF 31.42 FEET;
5. NORTH 00°00'48" EAST, A DISTANCE OF 160.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
6. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
7. NON-TANGENT TO SAID CURVE, NORTH 00°00'48" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°00'48" EAST;
8. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
9. NORTH 00°00'48" EAST, A DISTANCE OF 243.88 FEET;
10. NORTH 04°46'38" EAST, A DISTANCE OF 120.42 FEET;
11. NORTH 00°00'48" EAST, A DISTANCE OF 93.77 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET;
12. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°20'30", AN ARC LENGTH OF 15.42 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE RIGHT-OF-WAY AS DESCRIBED IN _____ RECORDED _____, AT RECEPTION NO. _____, IN SAID OFFICIAL RECORDS, AND THE NORTHERLY BOUNDARY OF SAID TRACT H, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 34.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 19°18'17" WEST;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, AND SAID NORTHERLY BOUNDARY THE FOLLOWING 3 COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°30'03", AN ARC LENGTH OF 12.34 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 19.50 FEET;
 2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°56'33", AN ARC LENGTH OF 13.25 FEET;
 3. NORTH 89°08'12" EAST, A DISTANCE OF 1,099.52 FEET;
- THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND SAID NORTHERLY BOUNDARY, SOUTH 00°20'44" EAST, A DISTANCE OF 517.40 FEET;
- THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 54.03 FEET TO THE POINT OF BEGINNING.
- CONTAINING AN AREA OF 24.525 ACRES, (1,068,331 SQUARE FEET), MORE OR LESS.

In Range Box? or On what? Basis of Bearing statement to fully describe monuments per COA 2023 Subdivision Plat Checklist Item #12.b.

The monument is not in a range box per the monument record.

Addressed

The easements hereon shown and labeled 6' (& 10') 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. Per COA Subdivision Plat Checklist Item #12.g. (See Graphics on Sheet 3 Typical)

Remove unnecessary spaces. (Typical)

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 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 OBSERVATIONS 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, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., TAKEN TO BEAR SOUTH 00°20'41" EAST, A DISTANCE OF 2,657.11 FEET, MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON T3S R65W S18/S17/S19/S20 2018 PLS 31159" FLUSH WITH SURFACE AT THE NORTHEAST CORNER, AND A FOUND 5/8" ALUMINUM ROD WITH A 3" ALUMINUM CAP STAMPED "GES 1/4 S19/S20 T3S R65W PLS 17488" 0.5'± BELOW THE SURFACE AT THE EAST QUARTER CORNER, AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS REFERENCED HEREIN 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 AND H 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 FILE NO. NCS-1201229-CO DATED DECEMBER 1, 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. Addressed EAST 48th Avenue?
8. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO EAST 47TH AVENUE, EAST 47TH PLACE, EAST 47TH DRIVE, NORTH GRAND BAKER COURT, NORTH GRAND BAKER STREET, NORTH GOLD BUG WAY, AND NORTH HALEYVILLE COURT 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. Addressed NORTH GOLD BUG COURT?
9. 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.
10. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
11. AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE ENTIRE SUBJECT PROPERTY.
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.
14. THE RIGHT-OF-WAY THAT IS BEING DEDICATED BY THIS PLAT TOTALS 7.149 ACRES (311,417 SQUARE FEET).

A new TC will be ordered when we get closer to this Plat recording.

See advisory note on sheet 1.

Addressed

EAST 48th Avenue?

NORTH GOLD BUG COURT?

Addressed

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
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AzTec Proj. No.: 136623-04
Drawn By: BAM

DATE OF PREPARATION:	11-10-2023
SCALE:	N/A
SHEET 2 OF 12	

THE AURORA HIGHLANDS FILING NO. 28

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26
SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38668"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38668"
- (ROW) RIGHT-OF-WAY

The monument is not in a range box per the monument record.

Addressed

The monument is not in a range box per the monument record.

Show opposing ROW per COA 2023 Subdivision Plat Checklist Item #14.

In Range Box? or on what? Basis of Bearing statement to fully describe monuments per COA 2023 Subdivision Plat Checklist Item #12.b.

POINT OF COMMENCEMENT
NE COR. SEC. 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 ACCEPTED ON SEPTEMBER 30, 2018 BY PLS 31159

N 1/4 COR. SEC. 19, T3S, R65W, 6TH P.M., FOUND NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "T3S R65W S18/S19 1/4 LS 38058 2021" FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON OCTOBER 31, 2021 BY PLS 38058

In Range Box?

Show second tie out Bearing & Distance COA 2023 Subdivision Plat Checklist Item #13.d.(6)

Addressed

Block Number?

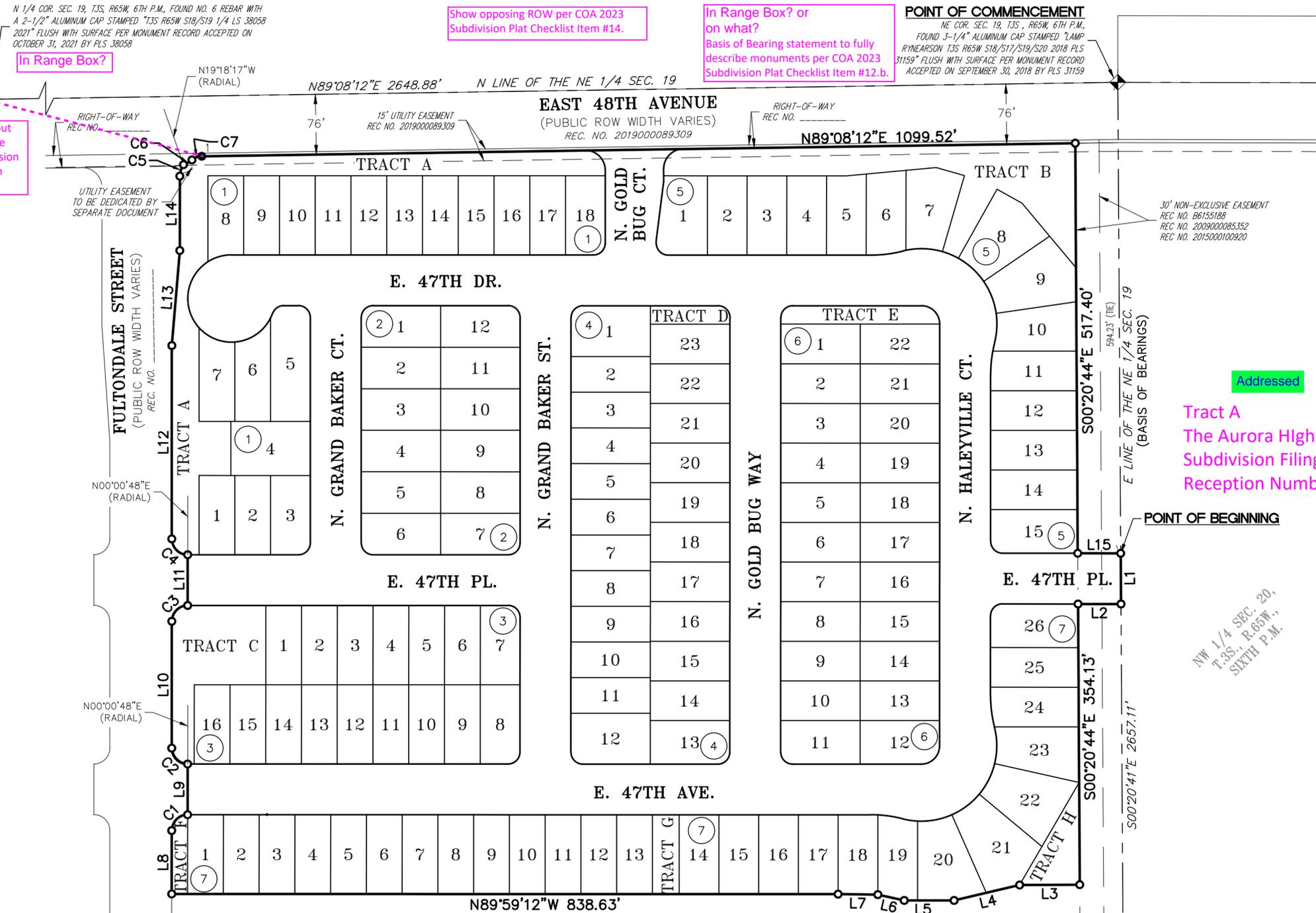
Addressed

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°20'41"E	64.00'
L2	N89°59'12"W	54.03'
L3	S89°40'56"W	75.68'
L4	S76°42'09"W	84.73'
L5	N89°59'12"W	62.77'
L6	N77°34'07"W	33.98'
L7	N89°15'26"W	50.00'
L8	N00°00'48"E	80.00'
L9	N00°00'48"E	64.00'
L10	N00°00'48"E	160.00'
L11	N00°00'48"E	64.00'
L12	N00°00'48"E	243.88'
L13	N04°46'38"E	120.42'
L14	N00°00'48"E	93.77'
L15	S89°59'12"E	54.03'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	89°59'59"	20.00'	31.42'
C3	90°00'00"	20.00'	31.42'
C4	90°00'00"	20.00'	31.42'
C5	35°20'30"	25.00'	15.42'
C6	20°30'03"	34.50'	12.34'
C7	38°56'33"	19.50'	13.25'



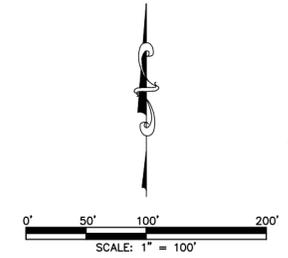
Addressed
Tract A
The Aurora Highlands
Subdivision Filing No. 1?
Reception Number?

NE 1/4 SEC. 19,
T.3S., R.65W.,
SIXTH P.M.

TRACT H
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 26
REC. NO. -----

E 1/4 COR. SEC. 19, T.3S., R65W, 6TH P.M.
FOUND 5/8" ALUMINUM ROD WITH A 3"
ALUMINUM CAP STAMPED "GES 1/4
S19/S20 T3S R65W PLS 17488" 0.5"
BELOW THE SURFACE PER MONUMENT
RECORD ACCEPTED ON APRIL 3, 1995 BY
PLS 24960

In Range Box? Basis of Bearing statement to fully describe monuments per COA 2023 Subdivision Plat Checklist Item #12.b.



FOR REVIEW

AZTEC
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Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 136623-04
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FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DATE OF PREPARATION:	11-10-2023
SCALE:	1" = 100'
SHEET 3 OF 12	

THE AURORA HIGHLANDS FILING NO. 28

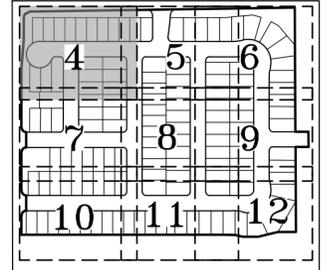
A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH,
 RANGE 57 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 4 OF 12

Recording information will be added when its available. The legal and exhibits have been prepared and should be into the City for review.

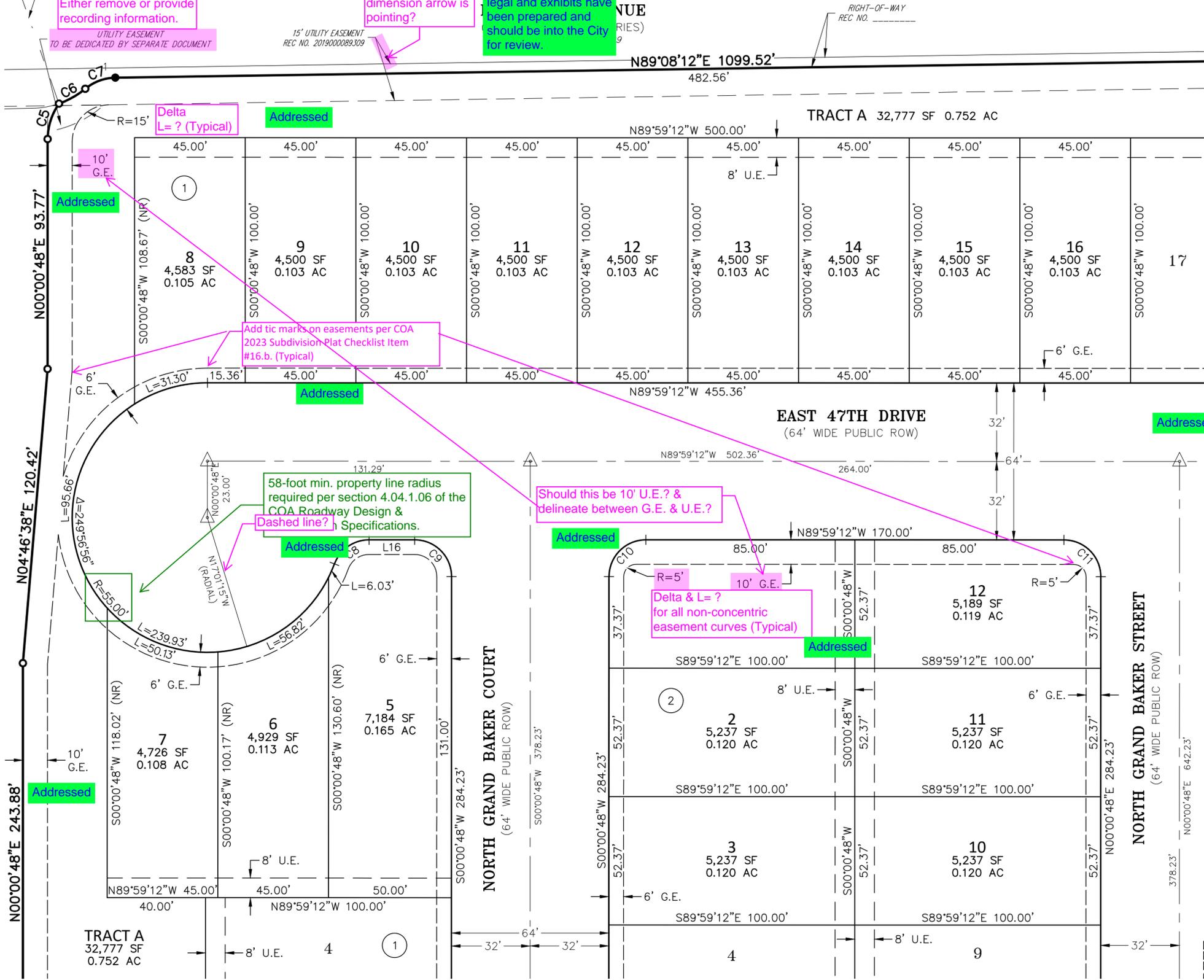
Either remove or provide recording information.

Confirm where dimension arrow is pointing?

Leaders are correct. There is a proposed ROW take that is not recorded yet. The legal and exhibits have been prepared and should be into the City for review.



KEY MAP
 SCALE: 1" = 500'



SEE SHEET 5

LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38668"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38668"
- (ROW) RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- R=x' RADIUS EQUALS
- (NR) DENOTES NON-RADIAL
- BLOCK NUMBER

LINE TABLE

LINE	BEARING	LENGTH
L16	N89°59'12"W	18.53'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C5	35°20'30"	25.00'	15.42'
C6	20°30'03"	34.50'	12.34'
C7	38°56'33"	19.50'	13.25'
C8	69°56'56"	15.00'	18.31'
C9	90°00'00"	15.00'	23.56'
C10	90°00'00"	15.00'	23.56'
C11	90°00'00"	15.00'	23.56'

Legend symbol (Typical)

Should this be 10' U.E.? & delineate between G.E. & U.E.?

Delta & L = ? for all non-concentric easement curves (Typical)

58-foot min. property line radius required per section 4.04.1.06 of the COA Roadway Design & Specifications. Dashed line?

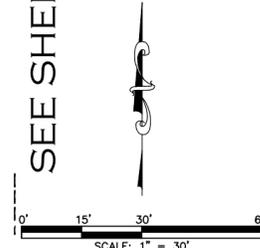
Label Street Name

SEE SHEET 5

SEE SHEET 7

SEE SHEET 7

FOR REVIEW



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 300 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
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 www.aztecconsultants.com
 AzTec Proj. No.: 136623-04
 Drawn By: BAM

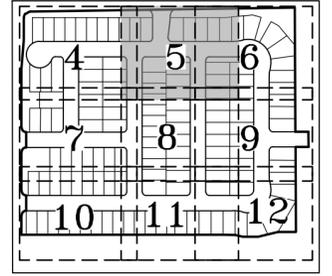
DATE OF PREPARATION:	11-10-2023
SCALE:	1" = 30'
SHEET 4 OF 12	

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

Leaders are correct. There is a proposed ROW take that is not recorded yet. The legal and exhibits have been prepared and should be into the City for review.

AURORA HIGHLANDS FILING NO. 28

DIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26
 SITUATED IN THE NORTHEAST QUARTER 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 12



KEY MAP
 SCALE: 1" = 500'

LEGEND

- (ROW) RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- R=x' RADIUS EQUALS
- BLOCK NUMBER

Addressed

Legend symbol (Typical)

LINE TABLE

LINE	BEARING	LENGTH
L17	N00°00'48"E	2.64'
L18	N00°20'41"W	15.87'

CURVE TABLE

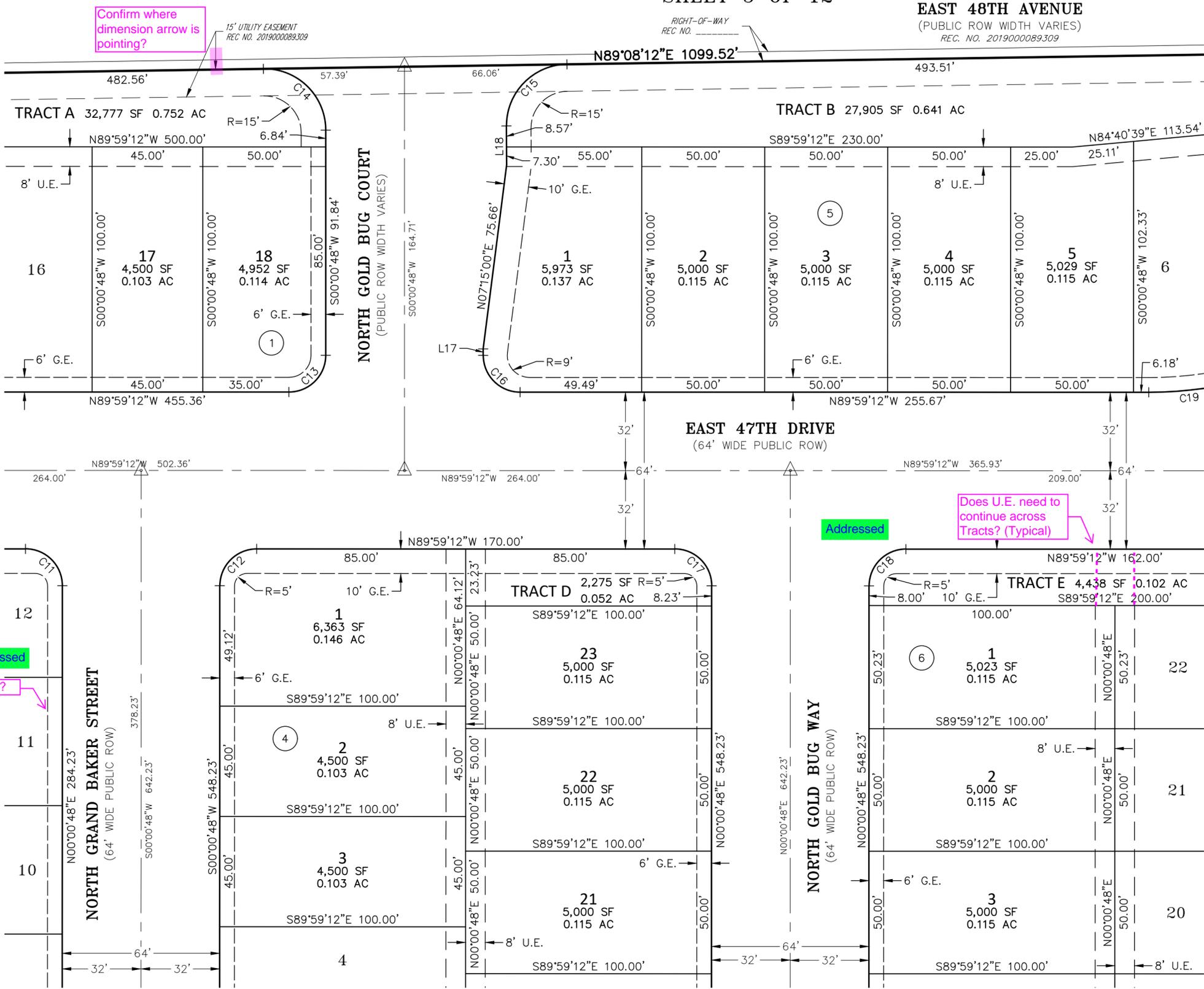
CURVE	DELTA	RADIUS	LENGTH
C11	90°00'00"	15.00'	23.56'
C12	90°00'00"	15.00'	23.56'
C13	90°00'00"	15.00'	23.56'
C14	90°52'36"	25.00'	39.65'
C15	89°28'53"	25.00'	39.04'
C16	90°00'00"	15.00'	23.56'
C17	90°00'00"	15.00'	23.56'
C18	90°00'00"	15.00'	23.56'
C19	14°21'53"	160.00'	40.11'

SEE SHEET 4

SEE SHEET 6

SEE SHEET 4

SEE SHEET 6



Confirm where dimension arrow is pointing?

15' UTILITY EASEMENT
 REC. NO. 2019000089309

RIGHT-OF-WAY
 REC. NO.

EAST 48TH AVENUE
 (PUBLIC ROW WIDTH VARIES)
 REC. NO. 2019000089309

EAST 47TH DRIVE
 (64' WIDE PUBLIC ROW)

NORTH GRAND BAKER STREET
 (64' WIDE PUBLIC ROW)

NORTH GOLD BUG COURT
 (PUBLIC ROW WIDTH VARIES)

NORTH GOLD BUG WAY
 (64' WIDE PUBLIC ROW)

Label easement?

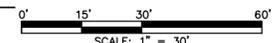
Does U.E. need to continue across Tracts? (Typical)

Addressed

SEE SHEET 8

SEE SHEET 8

FOR REVIEW



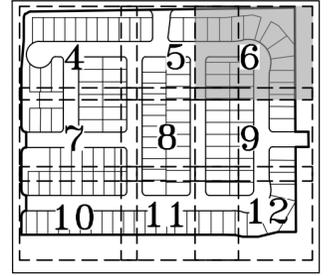
FOR AND ON BEHALF OF
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SHEET 5 OF 12	

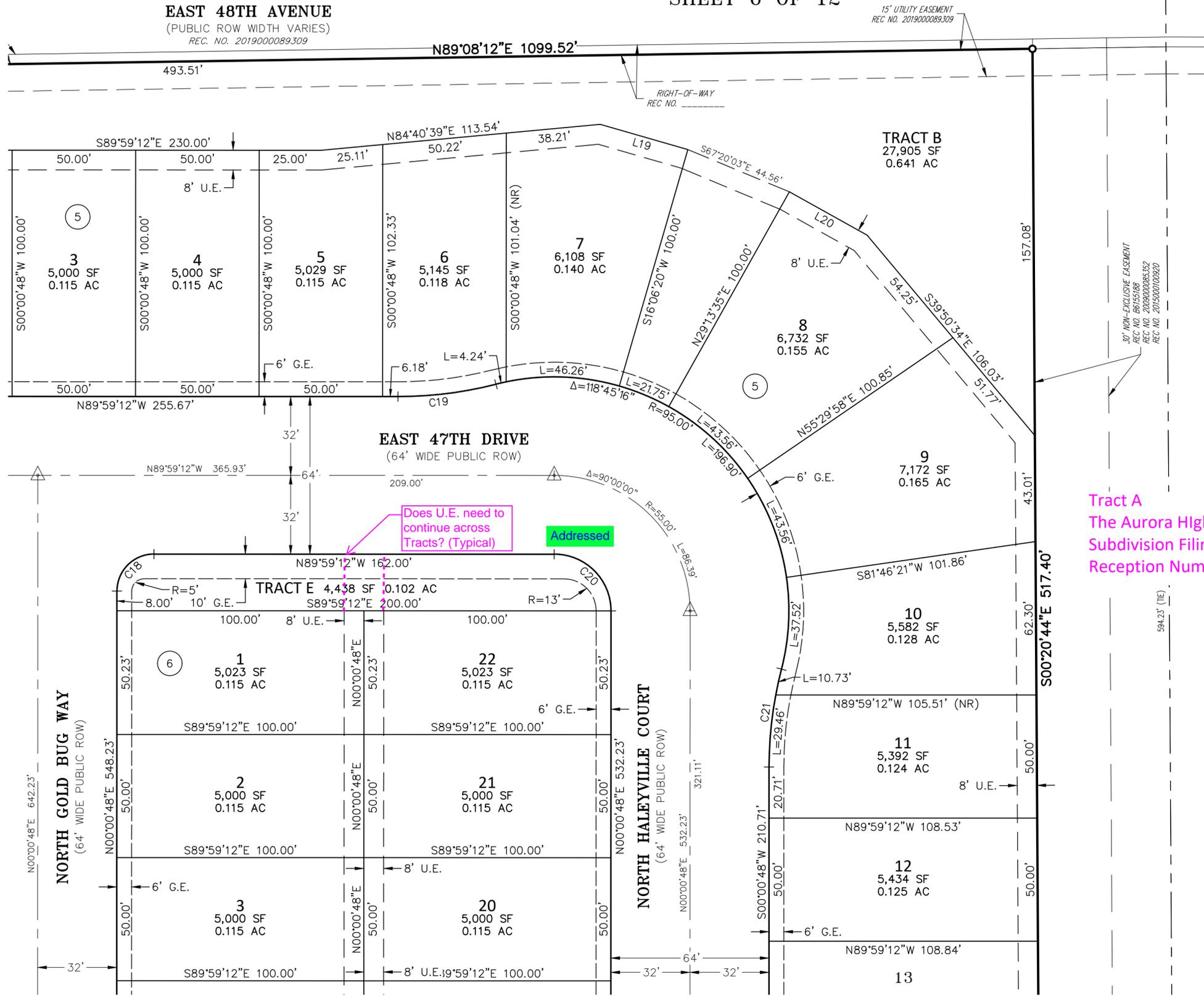
THE AURORA HIGHLANDS FILING NO. 28

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26
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 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 6 OF 12



KEY MAP
 SCALE: 1" = 500'

SEE SHEET 5



LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38668"
- (ROW) RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- R=x' RADIUS EQUALS
- (NR) DENOTES NON-RADIAL
- BLOCK NUMBER

Legend symbol (Typical)

Addressed

Does U.E. need to continue across Tracts? (Typical)

Addressed

Tract A
 The Aurora Highlands
 Subdivision Filing No. 1?
 Reception Number??

LINE TABLE

LINE	BEARING	LENGTH
L19	S73°53'40"E	36.89'
L20	S60°46'25"E	36.02'

Addressed

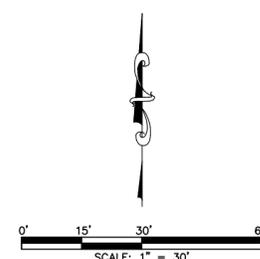
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C18	90°00'00"	15.00'	23.56'
C19	14°21'53"	160.00'	40.11'
C20	90°00'00"	23.00'	36.13'
C21	14°23'23"	160.00'	40.18'

SEE SHEET 5

SEE SHEET 9

SEE SHEET 9



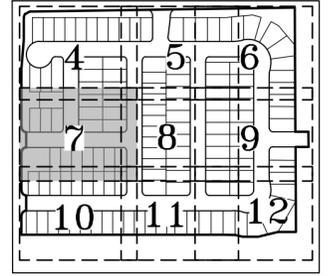
FOR REVIEW

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.: 136623-04	DATE OF PREPARATION: 11-10-2023
	SCALE: 1" = 30' SHEET 6 OF 12

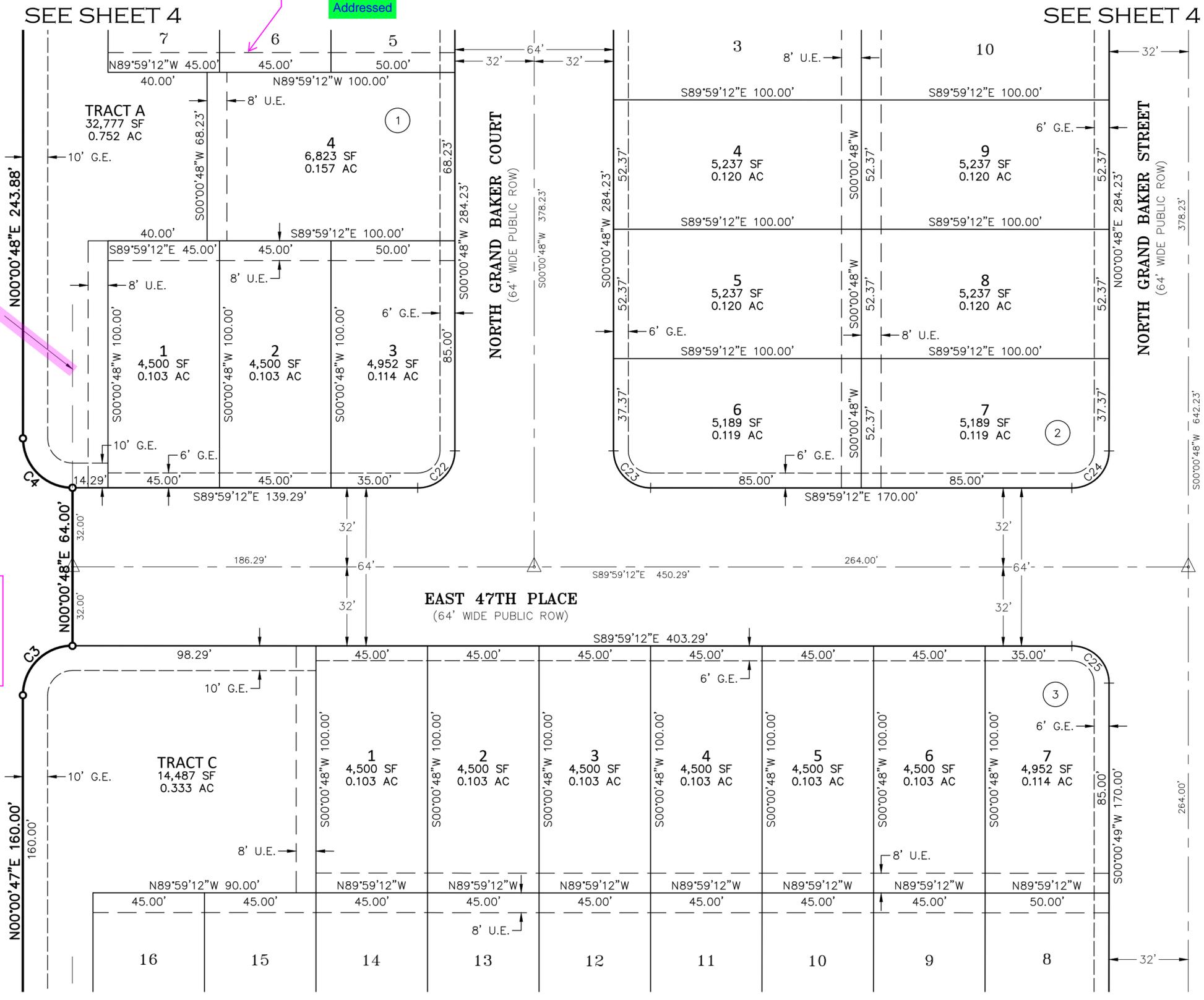
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
 Drawn By: BAM

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 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 7 OF 12



KEY MAP
 SCALE: 1" = 500'



SEE SHEET 8

obscure text?

LEGEND	
	SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38668"
(ROW)	RIGHT-OF-WAY
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
	BLOCK NUMBER

Legend symbol (Typical)

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	90°00'00"	20.00'	31.42'
C4	90°00'00"	20.00'	31.42'
C22	90°00'00"	15.00'	23.56'
C23	90°00'00"	15.00'	23.56'
C24	90°00'00"	15.00'	23.56'
C25	90°00'00"	15.00'	23.56'

SEE SHEET 8



SCALE: 1" = 30'

FOR REVIEW

SEE SHEET 10

SEE SHEET 10

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DATE OF PREPARATION:	11-10-2023
SCALE:	1" = 30'
SHEET 7 OF 12	

SEE SHEET 4

Addressed

Label easement?

Addressed

obscure label?

Addressed

Addressed

Label Street Name

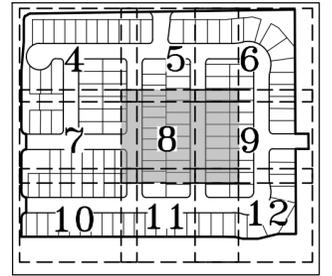
Addressed

Addressed

Addressed

THE AURORA HIGHLANDS FILING NO. 28

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 8 OF 12



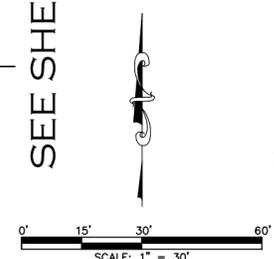
KEY MAP
 SCALE: 1" = 500'



LEGEND	
(ROW)	RIGHT-OF-WAY
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
(Number)	BLOCK NUMBER

Legend symbol (Typical)

Addressed



FOR REVIEW

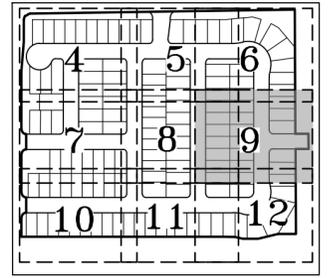
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SHEET 8 OF 12	

THE AURORA HIGHLANDS FILING NO. 28

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH,
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 SHEET 9 OF 12



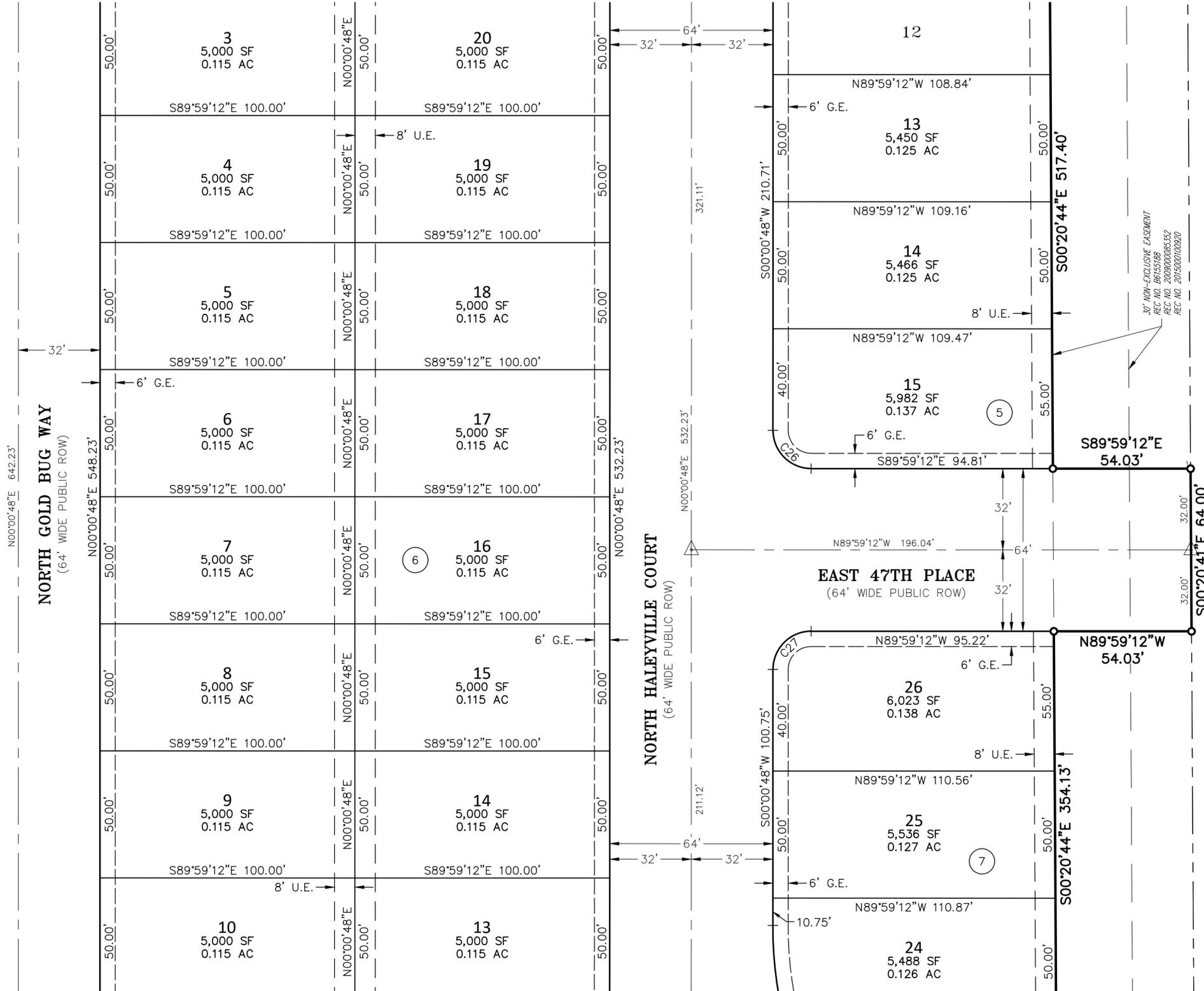
KEY MAP
 SCALE: 1" = 500'

SEE SHEET 8

SEE SHEET 8

SEE SHEET 6

SEE SHEET 6



Tract A
 The Aurora Highlands
 Subdivision Filing No. 1?
 Reception Number?

Addressed

LEGEND

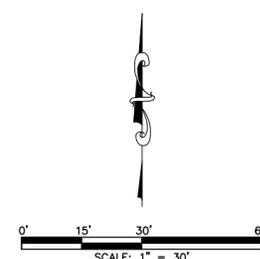
- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38668"
- (ROW) RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- ▲ BLOCK NUMBER

Legend symbol (Typical)

Addressed

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C26	90°00'00"	15.00'	23.56'
C27	90°00'00"	15.00'	23.56'

FOR REVIEW



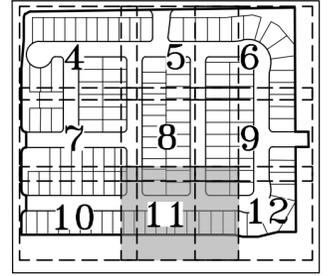
SEE SHEET 12

SEE SHEET 12

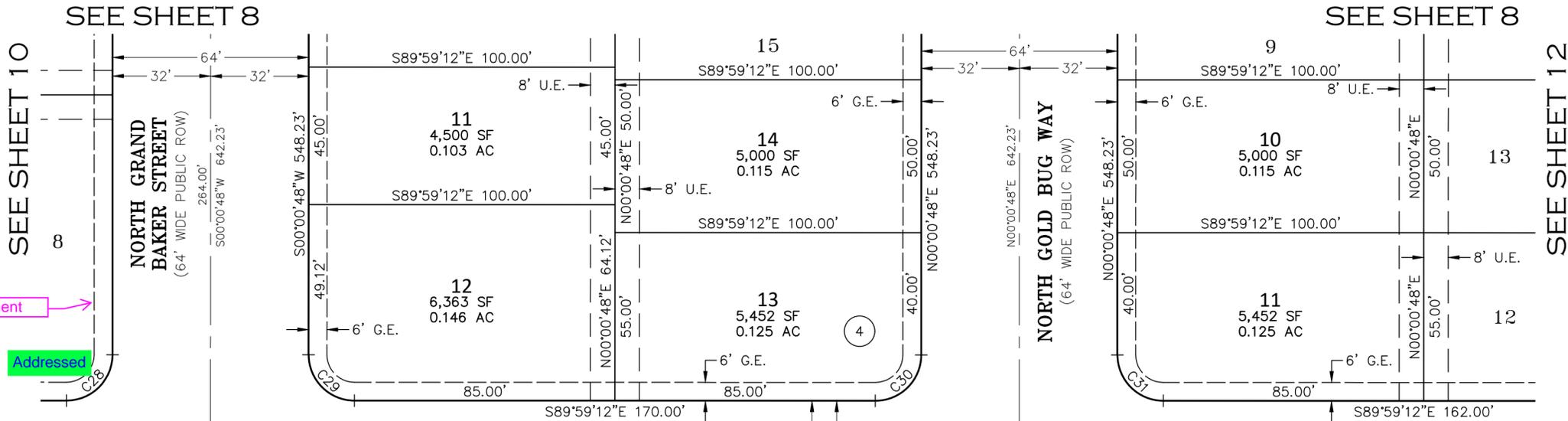
AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 136623-04 Drawn By: BAM	DATE OF PREPARATION:	11-10-2023
	SCALE:	1" = 30'
SHEET 9 OF 12		

THE AURORA HIGHLANDS FILING NO. 28

A RESUBDIVISION OF A PORTION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26
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 SHEET 11 OF 12



KEY MAP
 SCALE: 1" = 500'

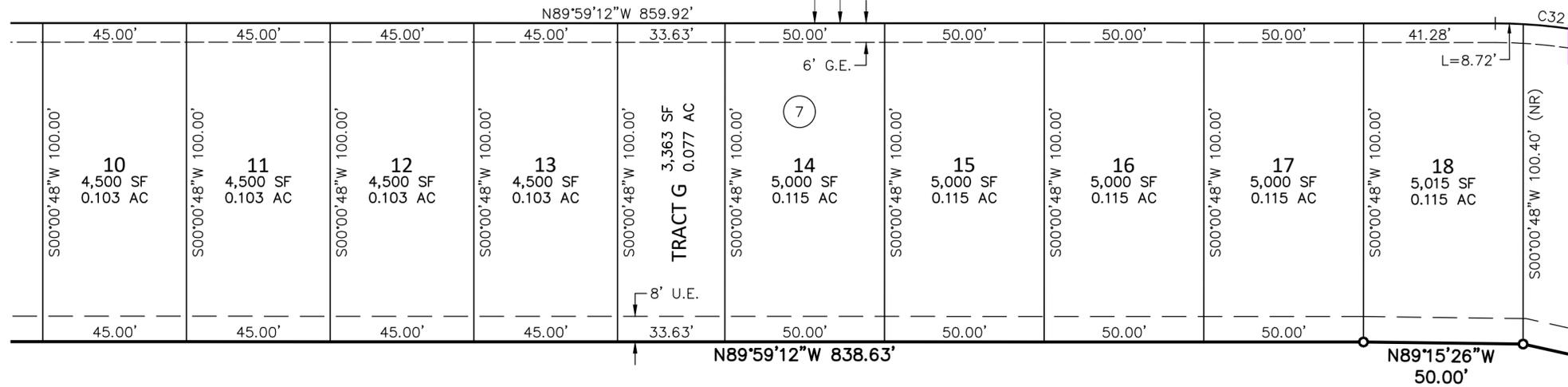


LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38668"
- (ROW) RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- (NR) DENOTES NON-RADIAL
- Block Number

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C29	90°00'00"	15.00'	23.56'
C30	90°00'00"	15.00'	23.56'
C31	90°00'00"	15.00'	23.56'
C32	14°23'23"	160.00'	40.18'



TRACT H
 THE AURORA HIGHLANDS
 SUBDIVISION FILING NO. 26
 REC. NO. -----

SEE SHEET 12

SEE SHEET 10

FOR REVIEW

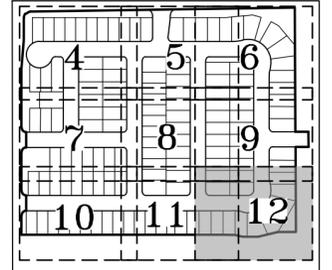
SCALE: 1" = 30'

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DATE OF PREPARATION:	11-10-2023
SCALE:	1" = 30'
SHEET 11 OF 12	

THE AURORA HIGHLANDS FILING NO. 28

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 SHEET 12 OF 12



KEY MAP
 SCALE: 1" = 500'

Addressed

Tract A
 The Aurora Highlands
 Subdivision Filing No. 1?
 Reception Number?

LEGEND

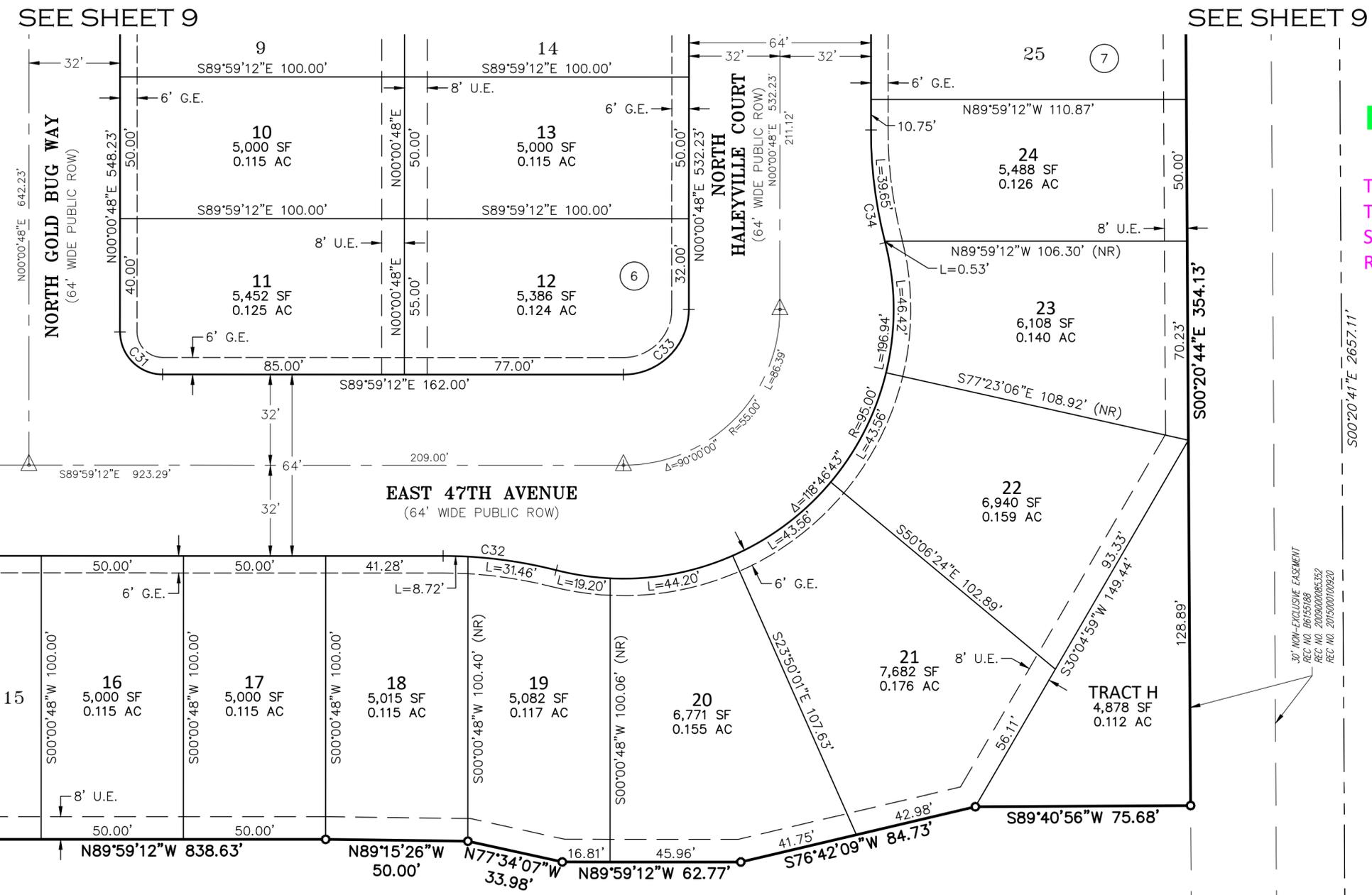
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- (ROW) RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- (NR) DENOTES NON-RADIAL
- ↑ BLOCK NUMBER

Legend symbol (Typical)

Addressed

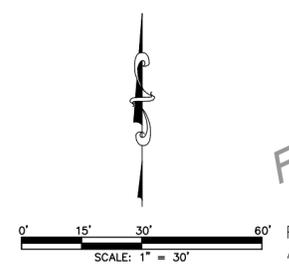
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C31	90°00'00"	15.00'	23.56'
C32	14°23'23"	160.00'	40.18'
C33	90°00'00"	23.00'	36.13'
C34	14°23'20"	160.00'	40.18'



30' NON-EXCLUSIVE EASEMENT
 REC. NO. 86155188
 REC. NO. 200900008532
 REC. NO. 2015000100920

TRACT H
 THE AURORA HIGHLANDS
 SUBDIVISION FILING NO. 26
 REC. NO. _____



FOR REVIEW

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SHEET 12 OF 12	

SEE SHEET 11

SEE SHEET 11

SEE SHEET 9

SEE SHEET 9