

STERLING HILLS SUBDIVISION FILING NO. 15

A RESUBDIVISION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14
SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 7

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14, RECORDED AT RECEPTION NO. B7077623 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ARAPAHOE, STATE OF COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27;

THENCE ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER, NORTH 89°49'51" EAST, A DISTANCE OF 1169.74 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 00°10'09" WEST, A DISTANCE OF 154.90 FEET TO THE NORTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1305 AT PAGE 530 IN SAID OFFICIAL RECORDS AND THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 1, AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG THE BOUNDARY OF SAID STERLING HILLS SUBDIVISION FILING NO. 14, THE FOLLOWING TWENTY-TWO (22) COURSES:

- NORTH 00°28'36" WEST, A DISTANCE OF 124.70 FEET;
- NORTH 89°31'24" EAST, A DISTANCE OF 136.79 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 63.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°22'55", AN ARC LENGTH OF 43.30 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.01 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°25'01", AN ARC LENGTH OF 19.24 FEET;
- NON-TANGENT TO SAID CURVE, SOUTH 56°26'30" EAST, A DISTANCE OF 20.22 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 37.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°29'33", AN ARC LENGTH OF 7.42 FEET;
- NON-TANGENT TO SAID CURVE, SOUTH 44°56'58" EAST, A DISTANCE OF 87.27 FEET;
- NORTH 89°49'48" EAST, A DISTANCE OF 43.32 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 79.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°46'46", AN ARC LENGTH OF 61.74 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 45°03'02" EAST, A DISTANCE OF 31.54 FEET;
- NORTH 44°56'58" WEST, A DISTANCE OF 244.57 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2000.00 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°18'54", AN ARC LENGTH OF 185.53 FEET;
- TANGENT TO SAID CURVE, NORTH 39°38'03" WEST, A DISTANCE OF 194.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1000.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 39°38'13" WEST;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°03'23", AN ARC LENGTH OF 280.24 FEET;
- TANGENT TO SAID CURVE, NORTH 34°18'20" EAST, A DISTANCE OF 135.13 FEET TO THE BEGINNING OF A TANGENT CONCAVE CURVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET;
- EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;
- TANGENT TO SAID CURVE, SOUTH 55°41'40" EAST, A DISTANCE OF 220.12 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 785.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°18'26", AN ARC LENGTH OF 168.62 FEET;
- TANGENT TO SAID CURVE, SOUTH 68°00'06" EAST, A DISTANCE OF 239.84 FEET;
- SOUTH 21°59'54" WEST, A DISTANCE OF 134.66 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 204.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°03'08", AN ARC LENGTH OF 82.08 FEET;
- TANGENT TO SAID CURVE, SOUTH 45°03'02" WEST, A DISTANCE OF 576.03 FEET TO SAID NORTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN BOOK 1305 AT PAGE 530;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°49'51" WEST, A DISTANCE OF 325.80 FEET TO THE POINT OF BEGINNING

CONTAINING AN AREA OF 9.078 ACRES, (395,442 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **STERLING HILLS SUBDIVISION FILING NO. 15**, 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.

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".
- BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°49'51" EAST, A DISTANCE OF 2,634.81 FEET.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED. **J and K**
- TRACTS A, B, C, D, E, F, G, H, **AND I** 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.
- LAND TITLE GUARANTEE COMPANY ORDER NO. F70617350-10 WITH AN EFFECTIVE DATE OF 04/06/2020 AT 05:00 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.
- 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.
- 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.
- ALL OWNERS OF LOTS ADJACENT TO STERLING HILLS PARKWAY AND EAST VILLANOVA PLACE 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.



VICINITY MAP
1" = 1000'

OWNER:

STERLING RIDGE LP, A COLORADO LIMITED PARTNERSHIP:

BY: STERLING RIDGE LP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, ITS AGENT

ITS: DEVELOPMENT MANAGER

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____)SS

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

OF STERLING RIDGE LP, A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CONTRACT PURCHASER:

AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

BY: AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS AGENT

ITS: DEVELOPMENT MANAGER

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____)SS

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

OF AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS AGENT

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	OVERALL BASE SHEET
SHEET 3-4	PLAT DETAIL SHEET
SHEET 5	EASEMENT DETAIL SHEET
SHEET 6	EASEMENT DETAIL SHEET
SHEET 7	LINE & CURVE TABLES

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, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 20____ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS, ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____.

DANIEL E. DAVIS, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38256
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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE

COUNTY, COLORADO ON THIS _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

BOOK NO.: _____

PAGE NO.: _____

RECEPTION NO.: _____

AzTEC
CONSULTANTS, INC.

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

DATE OF PREPARATION: 08-14-2019

SCALE: N/A

SHEET 1 OF 7

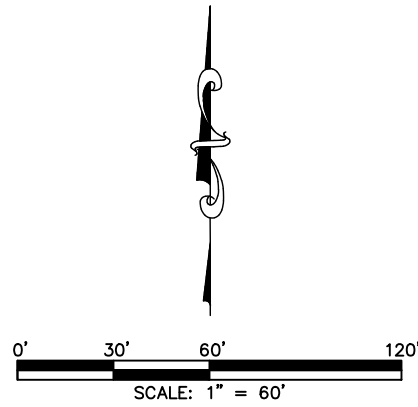
STERLING HILLS SUBDIVISION FILING NO. 15

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SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 7

MONUMENT SYMBOL LEGEND	
1	SET 1" BRASS DISK STAMPED "AZTEC LS 38256"
1	FOUND 1" BRASS DISK STAMPED "LS 38510"
2	FOUND 1" BRASS DISK ILLEGIBLE
3	FOUND NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "LS 38510"
4	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 36561"
5	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE
6	FOUND NO. 5 REBAR
7	FOUND MAG NAIL
1	BLOCK NUMBER
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
A.U.E.	ACCESS AND UTILITY EASEMENT
NOTE: NON-EXCLUSIVE ACCESS EASEMENTS ENCUMBER THE ENTIRETY OF TRACTS B, D & E.	

add: Tract K is a Drainage easement in its entirety

UNLESS NOTED (R), ALL MEASURED BEARINGS AND DISTANCES MATCH RECORD



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

DATE OF PREPARATION:	08-14-2019
SCALE:	T=60'
SHEET 2 OF 7	

SEE SHEET 5 FOR
UTILITY EASEMENT DETAIL

SEE SHEET 6 FOR
GAS EASEMENT DETAIL

AzTEC
CONSULTANTS, INC.

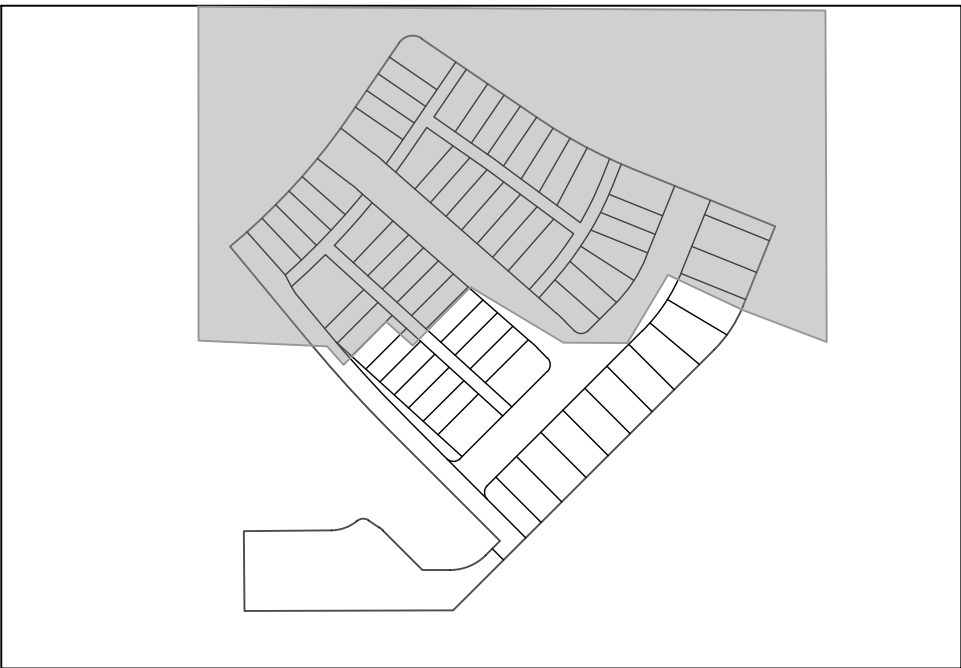
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
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Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 146119-03

Drawn By: CWB

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SHEET 3 OF 7

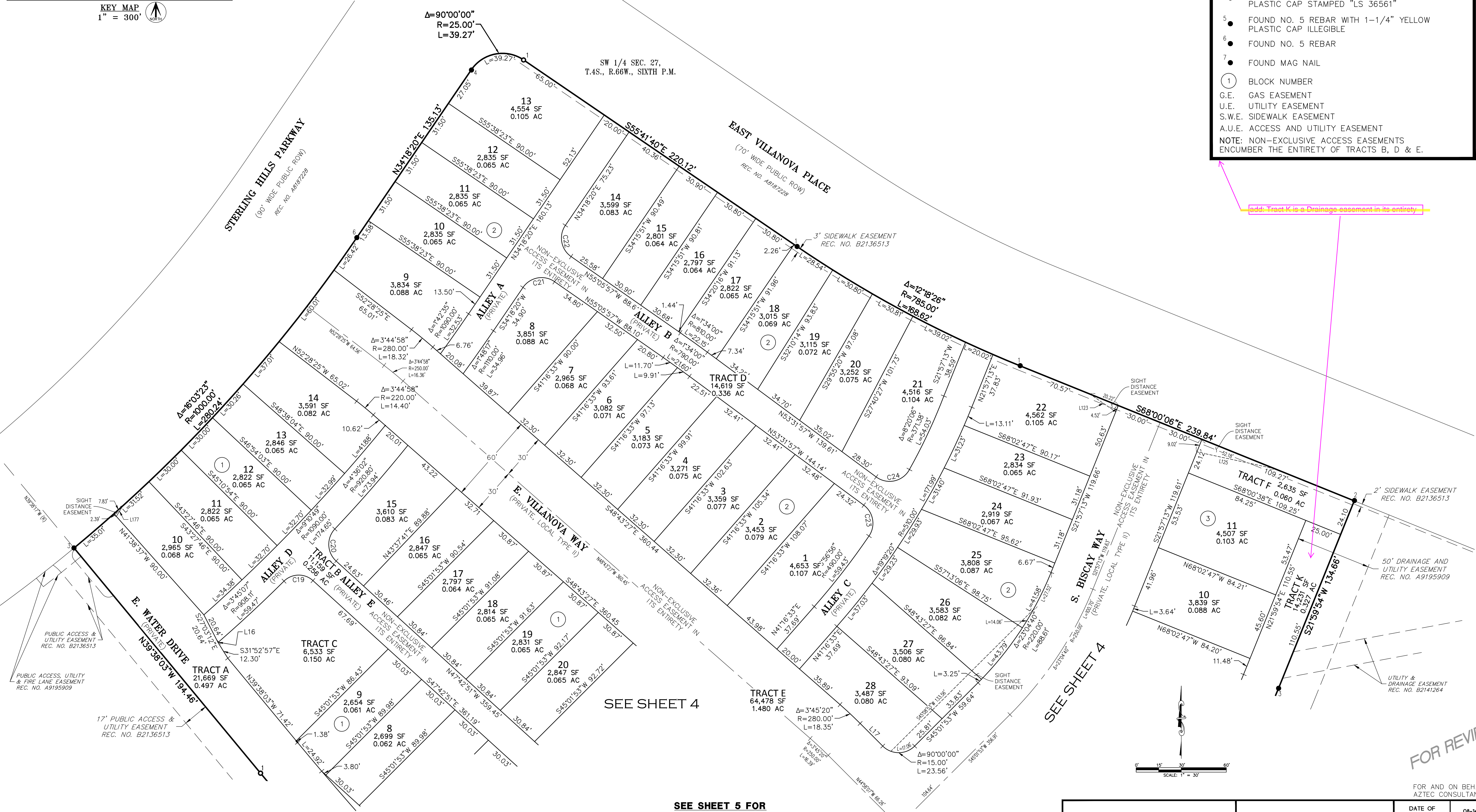


KEY MAP
1" = 300'



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add. Tract K is a Drainage easement in its entirety



SEE SHEET 5 FOR
UTILITY EASEMENT DETAIL

SEE SHEET 7 FOR
LINE AND CURVE TABLES

SEE SHEET 6 FOR
GAS EASEMENT DETAIL

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AzTec Proj. No.: 146119-03

Drawn By: CWB

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

DATE OF
PREPARATION: 08-14-2019

SCALE: 1"=30'

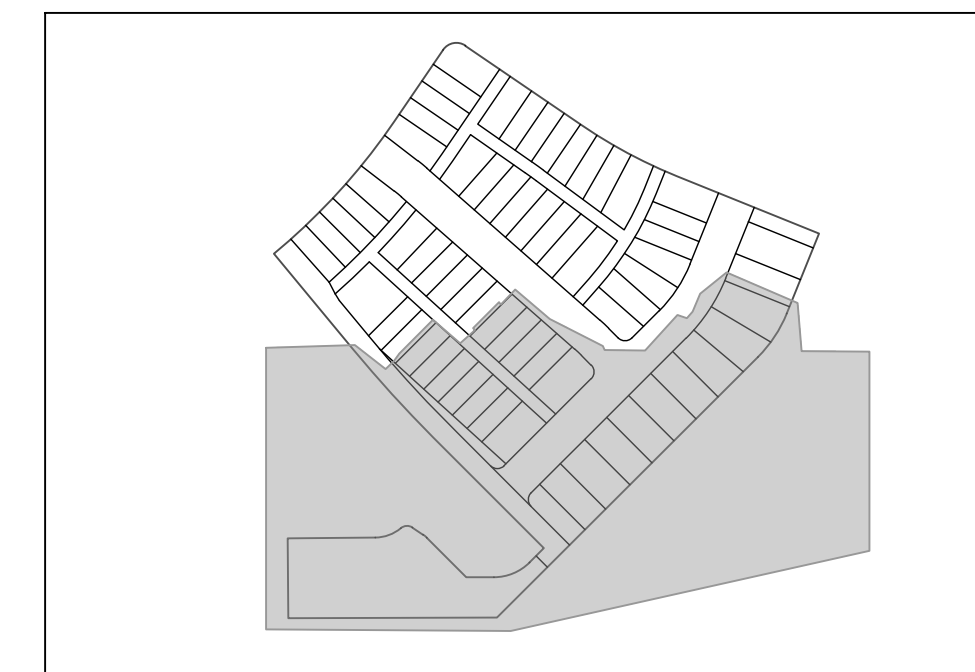
SHEET 3 OF 7

MONUMENT SYMBOL LEGEND

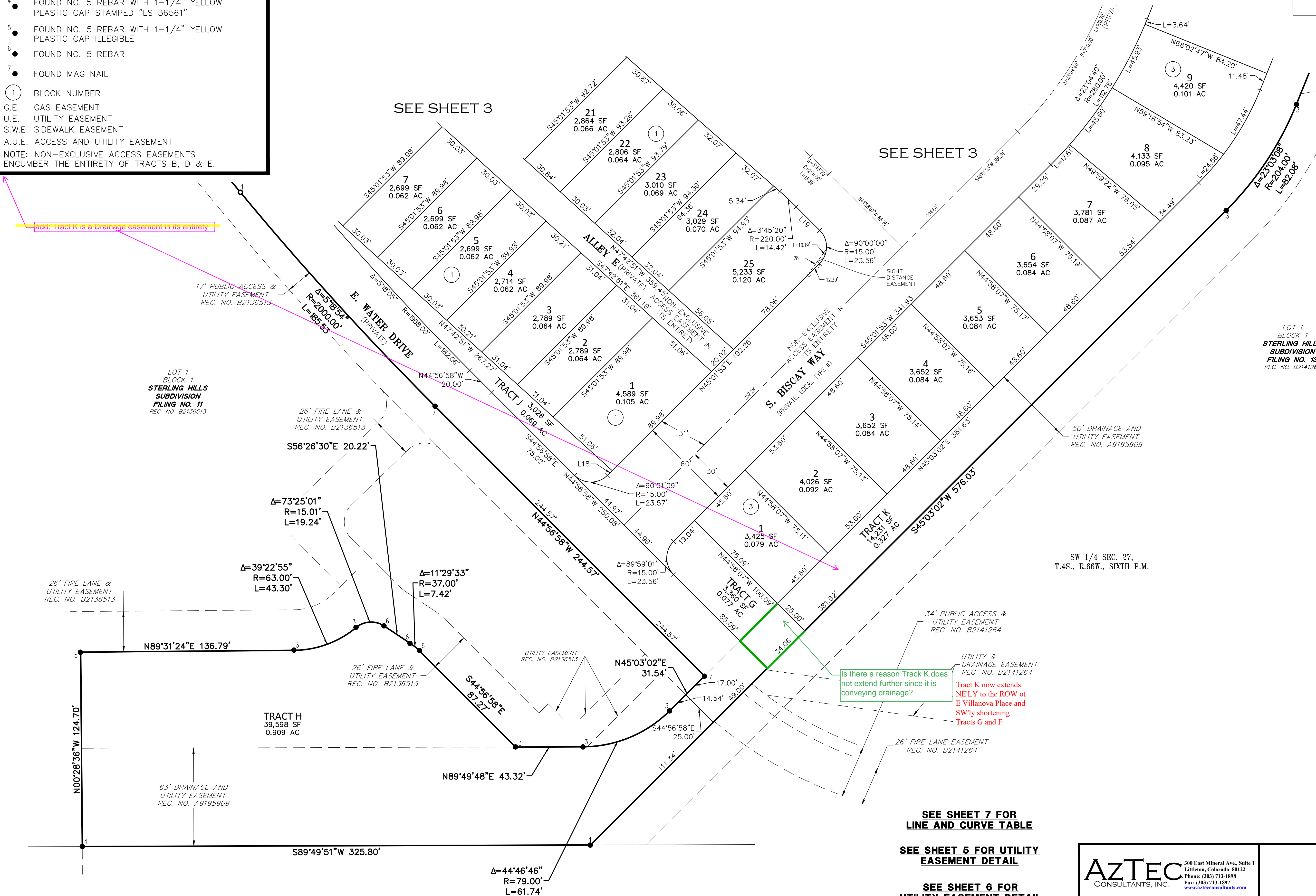
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- U.E. UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- A.U.E. ACCESS AND UTILITY EASEMENT
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SHEET 4 OF 7



KEY MAP
1" = 300'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AzTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
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www.aztecconsultants.com

AzTec Proj. No.: 146119-03 Drawn By: CWB

DATE OF PREPARATION: 08-14-2019

SCALE: 1" = 30'

SHEET 4 OF 7

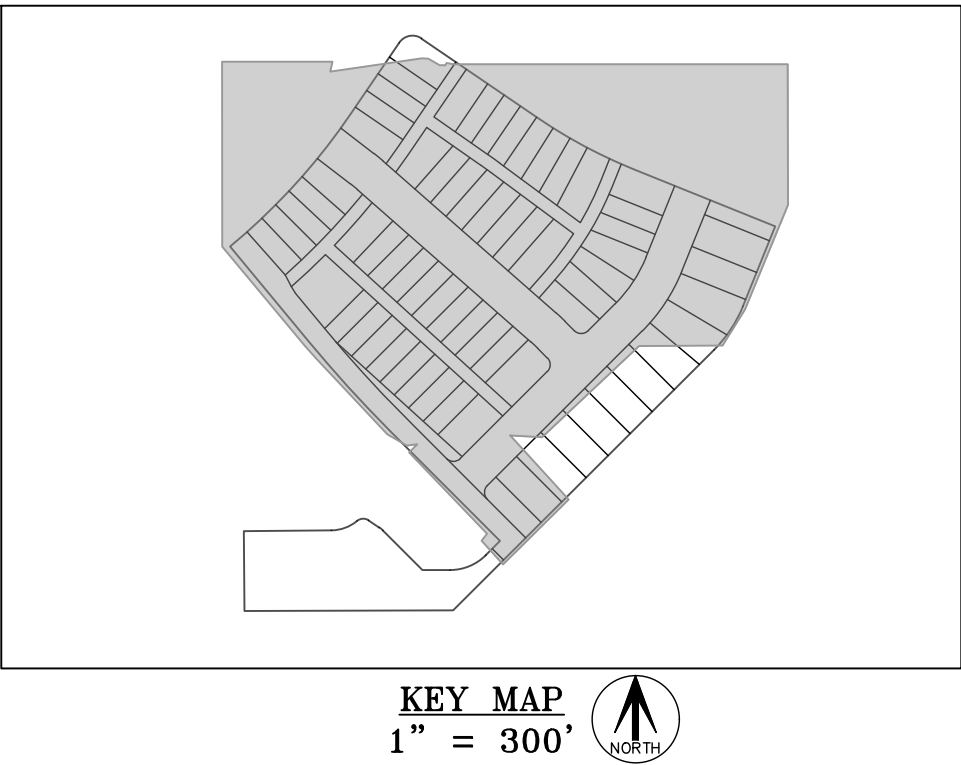
SEE SHEET 7 FOR
LINE AND CURVE TABLE

SEE SHEET 5 FOR UTILITY
EASEMENT DETAIL

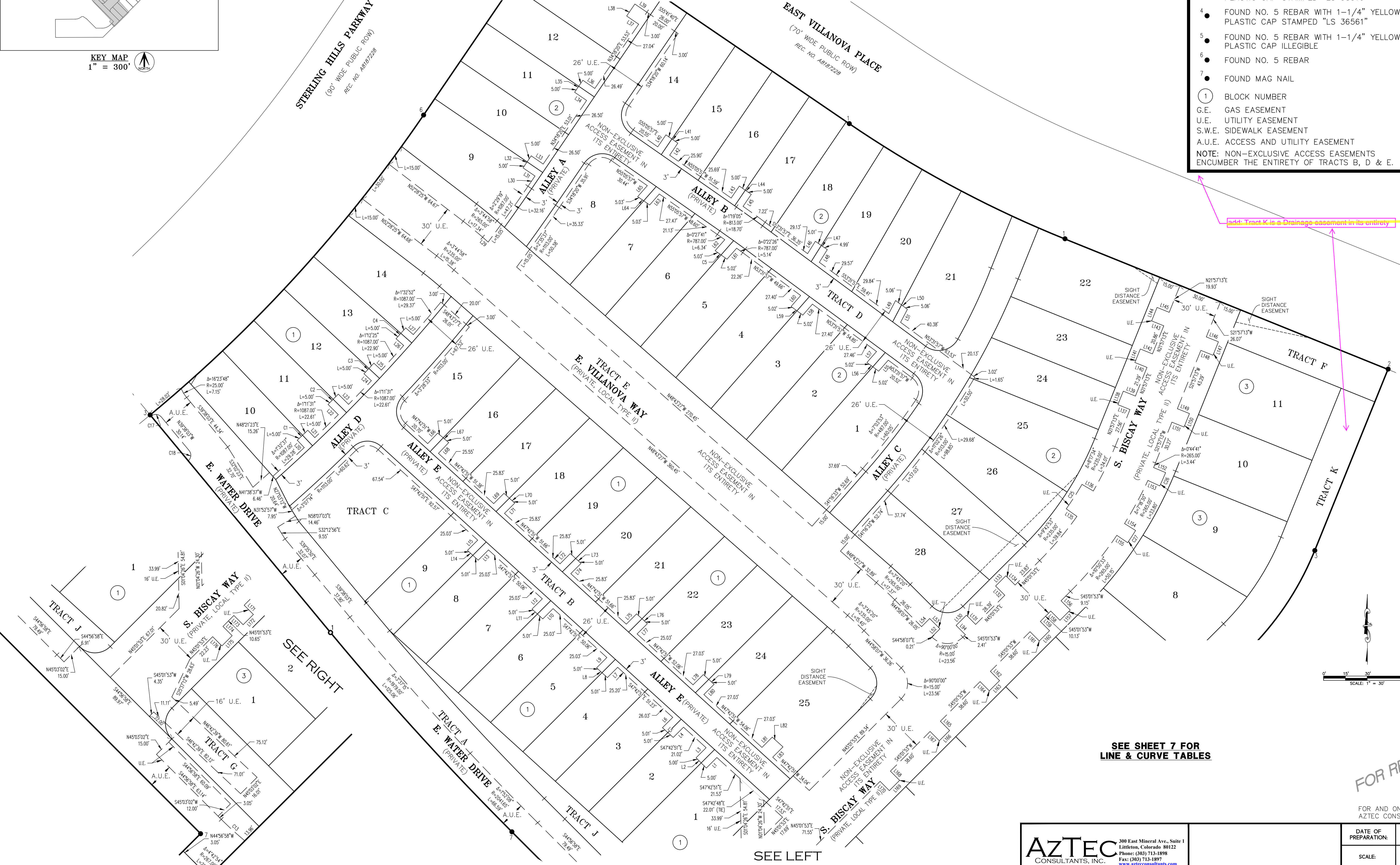
SEE SHEET 6 FOR
UTILITY EASEMENT DETAIL

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SHEET 5 OF 7



MONUMENT SYMBOL LEGEND	
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NOTE: NON-EXCLUSIVE ACCESS EASEMENTS ENCUMBER THE ENTIRETY OF TRACTS B, D & E.	



SEE SHEET 7 FOR
LINE & CURVE TABLES

SEE LEFT

AzTEC
CONSULTANTS, INC.

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

DATE OF PREPARATION:

08-14-2019

SCALE:

T=30'

SHEET 5 OF 7

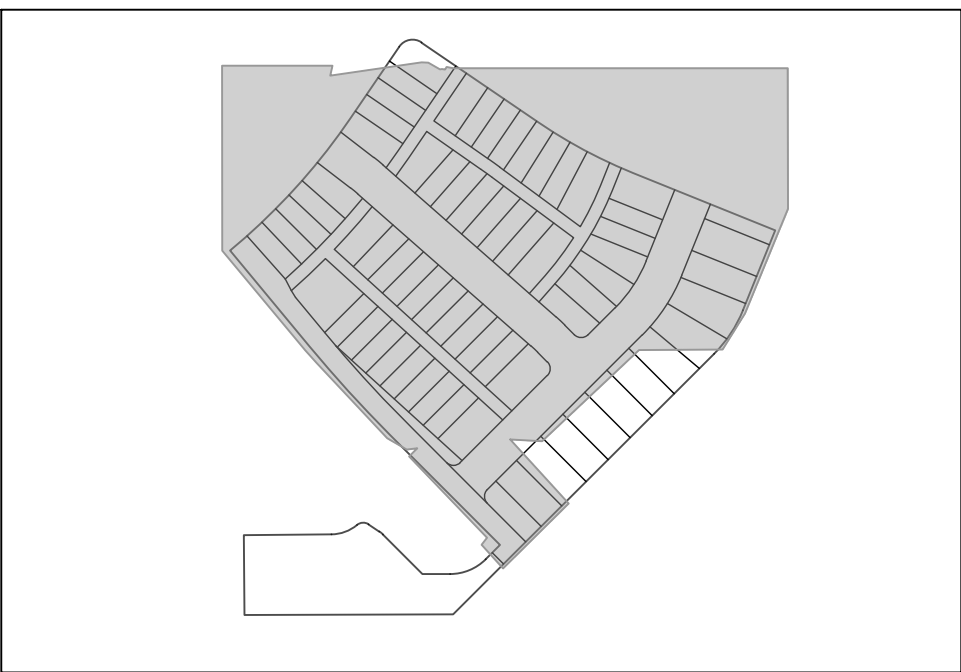
AzTec Proj. No.: 14619-03

Drawn By: CWB

FOR REVIEW
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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SHEET 6 OF 7



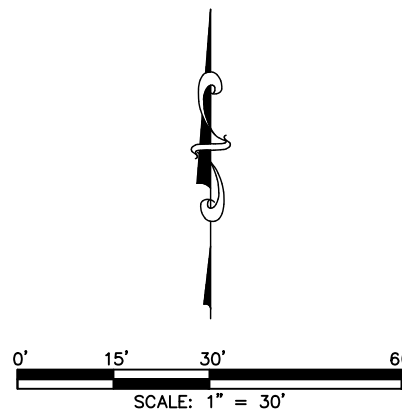
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- 3 FOUND NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "LS 38510"
- 4 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 36561"
- 5 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE
- 6 FOUND NO. 5 REBAR
- 7 FOUND MAG NAIL
- 1 BLOCK NUMBER
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- A.U.E. ACCESS AND UTILITY EASEMENT
- NOTE: NON-EXCLUSIVE ACCESS EASEMENTS ENCUMBER THE ENTIRETY OF TRACTS B, D & E.

Add: Tract K is a Drainage easement in its entirety



SEE SHEET 7 FOR
LINE & CURVE TABLES

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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AzTec Proj. No: 146119-03 Drawn By: CWB

DATE OF PREPARATION:	08-14-2019
SCALE:	1"=30'
SHEET 6 OF 7	

STERLING HILLS SUBDIVISION FILING NO. 15

A RESUBDIVISION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14
SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 7 OF 7

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°01'53"E	10.25'
L2	S44°58'07"E	10.00'
L3	S45°01'53"W	9.77'
L4	N45°01'53"E	10.01'
L5	S47°42'51"E	10.01'
L6	S45°01'53"W	10.01'
L7	S45°01'53"W	10.01'
L8	N47°42'51"W	10.01'
L9	N45°01'53"E	10.01'
L10	S45°01'53"W	10.01'
L11	N47°42'51"W	10.01'
L12	N45°01'53"E	10.01'
L13	S45°01'53"W	10.01'
L14	N47°42'51"W	10.01'
L15	N45°01'53"E	10.01'
L16	S50°21'57"W	0.49'
L17	N44°58'07"W	21.26'
L18	N45°01'53"E	4.20'
L19	N44°58'07"W	21.26'
L20	N43°27'46"W	7.00'
L21	S43°27'46"E	7.00'
L22	N45°10'54"W	10.00'
L23	S45°10'54"E	10.00'
L24	N46°54'03"W	7.00'
L25	S46°54'03"E	7.00'
L26	N48°38'04"W	7.00'
L27	S48°38'04"E	7.00'
L28	N36°20'52"E	22.07'
L29	N48°43'27"W	5.03'
L30	S34°18'20"W	8.50'
L31	N55°38'23"W	10.00'
L32	N34°18'20"E	10.00'
L33	S55°38'23"E	10.00'
L34	N55°41'40"W	10.00'
L35	N34°18'20"E	10.00'
L36	S55°41'40"E	10.00'
L37	S55°44'09"E	10.00'
L38	S34°18'20"W	10.00'
L39	N55°44'09"W	10.00'
L40	N34°15'51"E	10.00'
L41	S55°05'57"E	10.00'
L42	S34°15'51"W	10.00'
L43	N34°20'16"E	10.01'
L44	S55°05'57"E	10.00'
L45	S34°20'22"W	10.01'
L46	N32°10'14"E	10.03'
L47	S55°05'57"E	10.00'
L48	S32°05'47"W	10.30'
L49	N27°40'27"E	10.12'
L50	S53°31'57"E	10.12'

LINE TABLE		
LINE	BEARING	LENGTH
L51	S27°40'27"W	10.12'
L52	N45°01'53"E	7.90'
L53	N44°58'07"W	10.00'
L54	S45°01'53"W	7.90'
L55	S41°16'33"W	10.04'
L56	N53°31'57"W	10.04'
L57	N41°16'33"E	10.04'
L58	S41°16'33"W	10.04'
L59	N53°31'57"W	10.04'
L60	N41°16'33"E	10.04'
L61	S41°16'33"W	10.04'
L62	N41°16'33"E	10.05'
L63	S41°16'33"W	10.06'
L64	N55°05'57"W	10.06'
L65	N41°16'33"E	10.06'
L66	N43°37'41"E	10.00'
L67	S49°07'03"E	10.01'
L68	S43°37'41"W	10.25'
L69	N45°01'53"E	10.01'
L70	S47°42'51"E	10.01'
L71	S45°01'53"W	10.01'
L72	N45°01'53"E	10.01'
L73	S47°42'51"E	10.01'
L74	S45°01'53"W	10.01'
L75	N45°01'53"E	10.01'
L76	S47°42'51"E	10.01'
L77	S45°01'53"W	10.01'
L78	N45°01'53"E	10.01'
L79	S47°42'51"E	10.01'
L80	S45°01'53"W	10.01'
L81	N45°01'53"E	10.01'
L82	S47°42'51"E	10.01'
L83	S45°01'53"W	10.01'
L84	S48°43'27"E	5.94'
L85	N31°52'57"W	3.05'
L86	N47°42'51"W	4.01'
L87	N47°42'51"W	10.02'
L88	S55°05'54"E	4.00'
L89	N34°18'20"E	10.00'
L90	N55°41'40"W	10.00'
L91	S34°18'20"W	10.00'
L92	S55°41'40"E	18.00'
L93	N34°18'23"E	10.00'
L94	N44°58'07"W	9.00'
L95	N47°42'51"W	22.01'
L96	N21°59'39"E	10.00'
L97	N68°00'06"W	10.00'
L98	S21°59'54"W	10.00'
L99	S21°57'13"W	10.00'
L100	S68°02'47"E	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L101	S21°57'13"W	10.00'
L102	S68°02'47"E	10.00'
L103	S21°57'13"W	10.00'
L104	N68°02'47"W	10.00'
L105	N44°58'07"W	26.26'
L106	N45°01'53"E	15.00'
L107	N44°58'07"W	15.00'
L108	N43°31'52"E	19.16'
L109	S47°42'51"E	10.00'
L110	S43°16'27"W	19.16'
L111	N44°58'07"W	26.26'
L112	N44°58'07"W	15.00'
L113	S45°01'53"W	15.00'
L114	N45°01'53"E	59.47'
L115	N44°58'07"W	10.00'
L116	N45°01'53"E	10.00'
L117	N44°58'07"W	10.00'
L118	N45°01'53"E	9.06'
L119	N45°01'53"E	40.16'
L120	N44°56'58"W	10.01'
L121	N45°03'02"E	10.00'
L122	N44°56'58"W	10.01'
L123	S55°23'50"E	20.73'
L124	S45°01'53"W	20.40'
L125	S77°48'38"E	52.95'
L126	N44°58'07"W	20.01'
L127	S45°01'53"W	10.00'
L128	S44°58'07"E	10.00'
L129	S48°43'27"E	0.99'
L130	N45°01'53"E	10.00'
L131	S44°58'07"E	9.00'
L132	N44°58'07"W	9.00'
L133	N45°01'53"E	10.00'
L134	S44°58'07"E	9.00'
L135	N54°41'00"W	9.00'
L136	S59°45'13"E	9.00'
L137	N68°02'47"W	9.00'
L138	N21°57'13"E	10.00'
L139	S68°02'47"E	9.00'
L140	N68°02'47"W	9.00'
L141	N21°57'13"E	10.00'
L142	S68°02'47"E	9.00'
L143	S68°02'47"E	9.00'
L144	S21°57'13"W	10.00'
L145	N68°02'47"W	9.00'
L146	S68°02'47"E	9.00'
L147	S21°57'13"W	10.00'
L148	N68°02'47"W	9.00'
L149	S68°02'47"E	9.00'
L150	S21°57'13"W	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L151	N68°02'47"W	9.00'
L152	S67°18'06"E	9.00'
L153	S65°12'38"E	9.00'
L154	S57°54'08"E	9.00'
L155	S55°48'40"E	9.00'
L156	N44°58'07"W	9.00'
L157	N45°01'53"E	10.00'
L158	S44°58'07"E	9.00'
L159	S44°58'07"E	9.00'
L160	S45°01'53"W	10.00'
L161	N44°58'07"W	9.00'
L162	S44°58'07"E	9.00'
L163	S45°01'53"W	10.00'
L164	N44°58'07"W	9.00'
L165	N44°58'07"W	9.00'
L166	N45°01'53"E	10.00'
L167	S44°58'07"E	9.00'
L168	S44°58'07"E	9.00'
L169	S45°01'53"W	10.00'
L170	N44°58'07"W	9.00'
L171	N44°58'07"W	9.00'
L172	N45°01'53"E	10.00'
L173	S44°58'07"E	9.00'
L174	N44°58'07"W	9.00'
L175	N45°01'53"E	10.00'
L176	S44°58'07"E	9.00'
L177	N31°11'15"E	8.19'
L178	S55°05'54"E	10.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	0°31'50"	1080.00'	10.00'
C2	0°31'55"	1077.00'	10.00'
C3	0°31'50"	1080.00'	10.00'
C4	0°31'50"	1080.00'	10.00'
C5	0°44'27"	777.00'	10.05'
C6	3°44'58"	210.00'	13.74'
C7	0°57'48"	1010.00'	16.98'
C8	3°44'58"	290.00'	18.98'
C9	90°00'00"	15.00'	23.56'
C10	1°34'00"	815.00'	22.29'
C11	1°34'00"	809.00'	22.12'
C12	2°46'13"	795.00'	38.44'
C13	5°24'17"	233.00'	21.98'
C14	3°45'20"	290.00'	19.01'
C15	3°45'20"	210.00'	13.77'
C16	0°30'40"	1123.00'	10.02'
C17	89°51'14"	5.00'	7.84'
C18	88°23'34"	5.00'	7.72'
C19	86°45'20"	14.00'	21.20'
C20	90°41'35"	15.00'	23.74'
C21	90°33'20"	15.00'	23.71'
C22	89°24'17"	15.00'	23.41'
C23	87°51'34"	15.00'	23.00'
C24	98°11'57"	15.00'	25.71'
C25	5°04'14"	226.00'	20.00'
C26	2°05'28"	274.00'	10.00'
C27	2°05'28"	274.00'	10.00'

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DATE OF PREPARATION: 08-14-2019

SCALE: N/A

SHEET 7 OF 7