

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 9

UPDATED CLOSURE SHEET WILL BE SUBMITTED.

DATE _____



FOR REVIEW

 <p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	DATE OF PREPARATION:	03-15-2022
	SCALE:	N/A
	SHEET 1 OF 9	

AzTec Proj. No.: 65322-06 Drawn By: RDR

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 9

DEDICATION

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING OF NORTH 00°15'28" WEST, A DISTANCE OF 525.33 FEET ON THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 17 RECORDED AT RECEPTION NO. _____, IN SAID OFFICIAL RECORDS;

1. **NO RECORDING INFORMATION AVAILABLE AT THIS TIME.** BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING OF NORTH 00°15'28" WEST, A DISTANCE OF 525.33 FEET ON THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 17 RECORDED AT RECEPTION NO. _____, IN SAID OFFICIAL RECORDS;

- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'57", AN ARC LENGTH OF 23.56 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 00°15'28" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°15'28" WEST;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- TANGENT TO SAID CURVE, NORTH 00°15'28" WEST, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 00°15'28" WEST, A DISTANCE OF 64.00 FEET;
- SOUTH 89°44'32" WEST, A DISTANCE OF 12.73 FEET;
- NORTH 00°15'28" WEST, A DISTANCE OF 51.83 FEET;
- NORTH 36°17'19" WEST, A DISTANCE OF 54.57 FEET;
- NORTH 67°05'49" WEST, A DISTANCE OF 54.76 FEET;
- SOUTH 89°44'32" WEST, A DISTANCE OF 108.82 FEET;
- NORTH 00°15'28" WEST, A DISTANCE OF 117.50 FEET;
- NORTH 89°44'32" EAST, A DISTANCE OF 10.00 FEET;
- NORTH 00°15'28" WEST, A DISTANCE OF 64.00 FEET;
- NORTH 01°41'23" EAST, A DISTANCE OF 119.07 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 89°44'32" EAST, A DISTANCE OF 133.35 FEET;

THENCE SOUTH 75°55'51" EAST, A DISTANCE OF 81.47 FEET;

THENCE SOUTH 67°04'07" EAST, A DISTANCE OF 90.36 FEET;

THENCE SOUTH 50°14'52" EAST, A DISTANCE OF 59.29 FEET;

THENCE SOUTH 39°45'08" WEST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 50°14'52" EAST, A DISTANCE OF 54.75 FEET;

THENCE SOUTH 34°32'41" EAST, A DISTANCE OF 93.31 FEET;

THENCE SOUTH 23°26'50" EAST, A DISTANCE OF 67.08 FEET;

THENCE SOUTH 15°13'49" EAST, A DISTANCE OF 80.69 FEET;

THENCE SOUTH 00°15'28" EAST, A DISTANCE OF 90.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 282.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 21°56'48" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°20'40", AN ARC LENGTH OF 134.59 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 56°54'10" EAST, A DISTANCE OF 117.48 FEET;

THENCE SOUTH 33°05'50" EAST, A DISTANCE OF 240.00 FEET;

THENCE NORTH 56°54'10" EAST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 33°05'50" EAST, A DISTANCE OF 220.00 FEET;

THENCE SOUTH 56°54'10" WEST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 33°05'50" EAST, A DISTANCE OF 240.00 FEET;

THENCE SOUTH 32°42'54" EAST, A DISTANCE OF 33.88 FEET;

THENCE SOUTH 31°09'50" EAST, A DISTANCE OF 56.57 FEET;

THENCE SOUTH 14°56'37" EAST, A DISTANCE OF 373.15 FEET;

DEDICATION (CONT.)

THENCE NORTH 67°25'50" EAST, A DISTANCE OF 59.50 FEET;

THENCE NORTH 83°41'52" EAST, A DISTANCE OF 65.74 FEET;

THENCE SOUTH 66°18'08" EAST, A DISTANCE OF 85.74 FEET;

THENCE SOUTH 36°18'08" EAST, A DISTANCE OF 42.87 FEET;

THENCE SOUTH 26°33'47" EAST, A DISTANCE OF 72.11 FEET;

THENCE SOUTH 10°37'23" EAST, A DISTANCE OF 31.50 FEET;

THENCE SOUTH 11°07'25" WEST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 32°52'14" WEST, A DISTANCE OF 80.10 FEET TO THE NORTHERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 19 RECORDED AT RECEPTION NO. _____, IN SAID RECORDS;

NO RECORDING INFORMATION AVAILABLE AT THIS TIME. THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THIRTY-ONE (31) COURSES:

1. NORTH 24°07'00" WEST, A DISTANCE OF 3.51 FEET;

2. SOUTH 65°53'00" WEST, A DISTANCE OF 51.52 FEET;

3. SOUTH 68°46'44" WEST, A DISTANCE OF 55.93 FEET;

4. SOUTH 71°29'05" WEST, A DISTANCE OF 55.93 FEET;

5. SOUTH 75°32'40" WEST, A DISTANCE OF 67.13 FEET;

6. SOUTH 79°36'14" WEST, A DISTANCE OF 67.13 FEET;

7. SOUTH 08°21'58" EAST, A DISTANCE OF 3.41 FEET;

8. SOUTH 81°55'40" WEST, A DISTANCE OF 67.47 FEET;

9. SOUTH 89°26'51" WEST, A DISTANCE OF 175.85 FEET;

10. SOUTH 04°22'00" EAST, A DISTANCE OF 21.55 FEET;

11. SOUTH 00°33'09" EAST, A DISTANCE OF 46.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

12. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'14", AN ARC LENGTH OF 32.20 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,557.00 FEET;

13. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°28'28", AN ARC LENGTH OF 121.59 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

14. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'14", AN ARC LENGTH OF 32.20 FEET;

15. TANGENT TO SAID CURVE, NORTH 00°33'09" WEST, A DISTANCE OF 46.33 FEET;

16. NORTH 03°15'41" EAST, A DISTANCE OF 21.55 FEET;

17. SOUTH 89°26'51" WEST, A DISTANCE OF 58.93 FEET;

18. NORTH 89°53'44" WEST, A DISTANCE OF 53.32 FEET;

19. NORTH 87°09'25" WEST, A DISTANCE OF 65.69 FEET;

20. NORTH 84°01'22" WEST, A DISTANCE OF 65.69 FEET;

21. NORTH 80°53'19" WEST, A DISTANCE OF 65.69 FEET;

22. NORTH 10°40'42" EAST, A DISTANCE OF 4.00 FEET;

23. NORTH 78°00'57" WEST, A DISTANCE OF 54.56 FEET;

24. NORTH 75°24'15" WEST, A DISTANCE OF 54.56 FEET;

25. NORTH 73°13'21" WEST, A DISTANCE OF 36.58 FEET;

26. NORTH 70°46'48" WEST, A DISTANCE OF 65.47 FEET;

27. NORTH 67°54'25" WEST, A DISTANCE OF 54.56 FEET;

28. NORTH 65°17'43" WEST, A DISTANCE OF 54.56 FEET;

29. NORTH 62°25'20" WEST, A DISTANCE OF 65.47 FEET;

30. NORTH 59°17'17" WEST, A DISTANCE OF 65.47 FEET TO SAID EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 17;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SIX (6) COURSES:

- NORTH 32°16'44" EAST, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,082.00 FEET, THE

DEDICATION (CONT.)

RADIUS POINT OF SAID CURVE BEARS NORTH 32°16'44" EAST;

- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°42'14", AN ARC LENGTH OF 13.29 FEET;

- NON-TANGENT TO SAID CURVE, NORTH 32°02'36" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 32°31'42" EAST;

- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°42'11", AN ARC LENGTH OF 24.00 FEET;

- NON-TANGENT TO SAID CURVE, NORTH 34°12'59" EAST, A DISTANCE OF 21.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 332.00 FEET;

- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°28'28", AN ARC LENGTH OF 199.76 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 34.405 ACRES, (1,498,676 SQUARE FEET), MORE OR LESS.

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 ARE BASED ON THE ASSUMED BEARING OF NORTH 00°15'28" WEST, A DISTANCE OF 525.33 FEET ALONG A PORTION OF THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 17 BEING MONUMENTED ON EACH END BY A NO. 5 REBAR WITH A 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668", WITH ALL BEARINGS CONTAINED HEREIN BEING 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.

- THE EASEMENTS HEREON SHOWN ARE EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.

- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200

- FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1141979-CO DATED AUGUST 10, 2022 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.

- 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 ADJACENT TO NORTH JACKSON GAP STREET, NORTH JAMESTOWN STREET, NORTH KEWAUNEE STREET, EAST 33RD DRIVE, AND EAST 34TH AVENUE 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.

- TRACTS A, B, C, D, E, F, AND G ARE TO BE PRIVATELY OWNED AND MAINTAINED.

- 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.

- AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

- 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.

AZTEC
CONSULTANTS, INC.

AzTec Proj. No.: 65322-06

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Drawn By: RDR

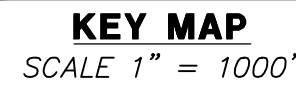
DATE OF PREPARATION:	03-15-2022
SCALE:	N/A
SHEET 2 OF 9	

FOR REVIEW

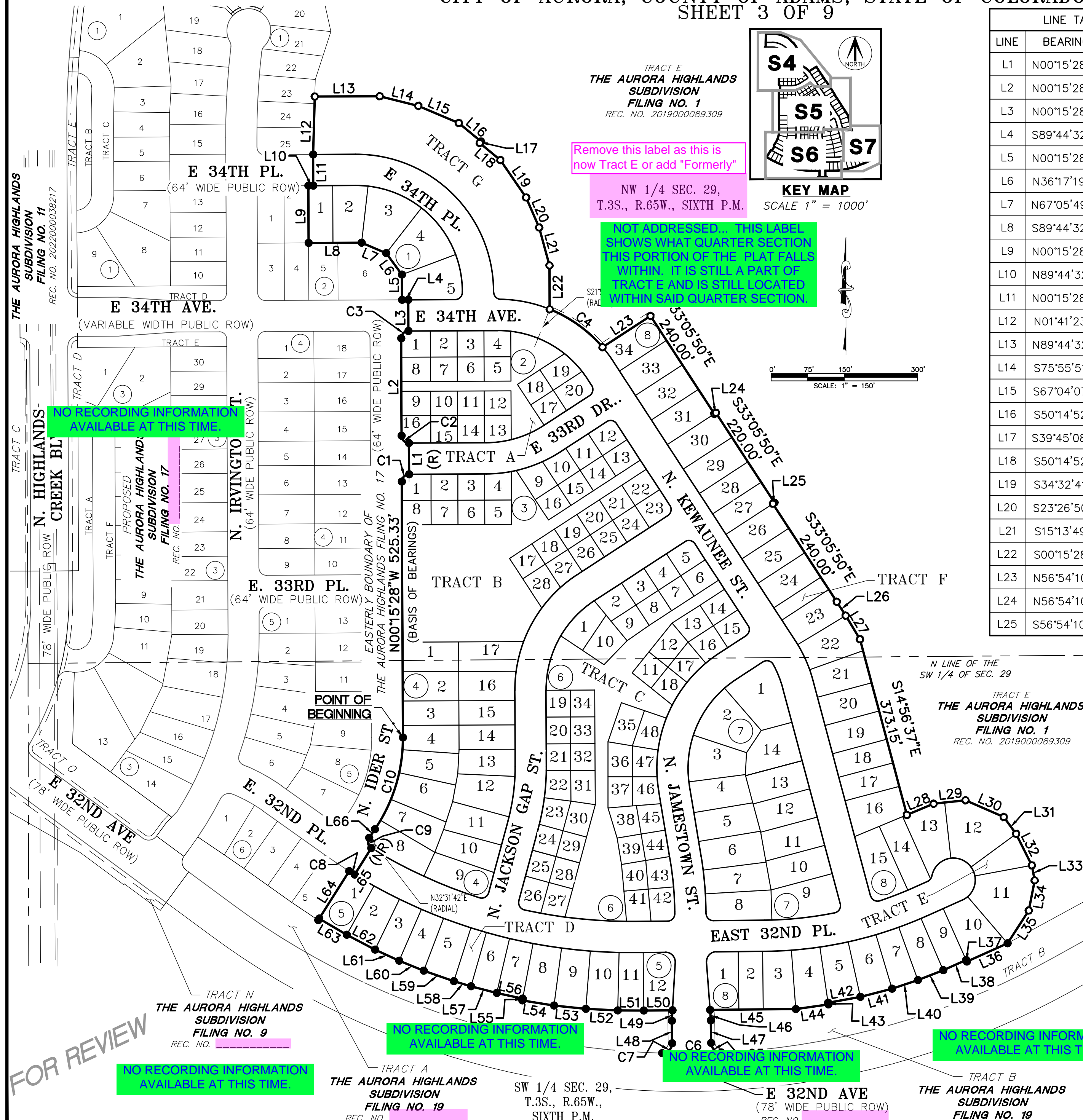
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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



NOT ADDRESSED... THIS LABEL
SHOWS WHAT QUARTER SECTION
THIS PORTION OF THE PLAT FALLS
WITHIN. IT IS STILL A PART OF
TRACT E AND IS STILL LOCATED
WITHIN SAID QUARTER SECTION.



LINE TABLE		
LINE	BEARING	LENGTH
L51	N89°53'44"W	53.32'
L52	N87°09'25"W	65.69'
L53	N84°01'22"W	65.69'
L54	N80°53'19"W	65.69'
L55	N10°40'42"E	4.00'
L56	N78°00'57"W	54.56'
L57	N75°24'15"W	54.56'
L58	N73°13'21"W	36.58'
L59	N70°46'48"W	65.47'
L60	N67°54'25"W	54.56'
L61	N65°17'43"W	54.56'
L62	N62°25'20"W	65.47'
L63	N59°17'17"W	65.47'
L64	N32°16'44"E	115.00'
L65	N32°02'36"E	64.00'
L66	N34°12'59"E	21.21'
L67	N00°15'28"W	2.00'
L68	N00°15'28"W	2.07'
L69	N33°05'50"W	16.40'
L70	S00°33'09"E	4.44'
L71	S00°33'09"E	4.44'
L72	S00°33'09"E	0.50'
L73	S00°33'09"E	0.50'
L74	N65°53'00"E	30.67'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	15.00'	23.56'
C17	90°00'00"	15.00'	23.56'
C18	94°18'46"	15.00'	24.69'
C19	92°41'09"	15.00'	24.27'
C20	92°41'09"	15.00'	24.27'
C21	90°00'00"	15.00'	23.56'
C22	90°00'00"	15.00'	23.56'
C23	90°00'00"	20.00'	31.42'
C24	90°00'00"	20.00'	31.42'
C25	93°34'43"	15.00'	24.50'
C26	93°34'43"	15.00'	24.50'
C27	55°28'55"	15.00'	14.53'

NO RECORDING INFORMATION
AVAILABLE AT THIS TIME.

THE AURORA HIGHLANDS
SUBDIVISION
FILING NO. 19

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

E 32ND AVE
(78' WIDE PUBLIC ROW)
REC NO. [REDACTED]

TRACT B
THE AURORA HIGHLANDS
SUBDIVISION
FILING NO. 19
REC. NO. [REDACTED]

AZTEC
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DATE OF PREPARATION	03-15-2022
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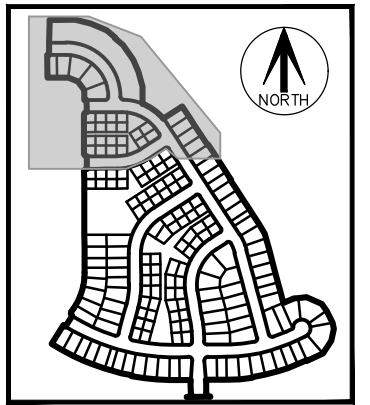
SCALE:	1"=150'
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SHEET 3 OF 9

AzTec Proj. No.: 65322-06

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 9



KEY MAP
SCALE 1" = 1000'

SEE SHEET 3 FOR LINE
AND CURVE TABLES

MONUMENT SYMBOL LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- △ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- # BLOCK NUMBER

ADDRESSED

AC = Acres
SF = Square Feet
REC. NO. = Reception Number
ROW = Right-of-Way

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

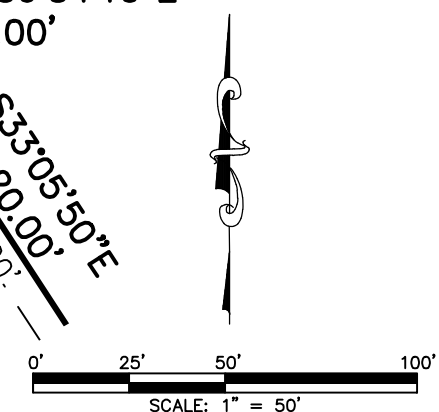
NW 1/4 SEC. 29,
T.3S., R.65W., SIXTH P.M.

Remove this label
as this is now Tract
E or add
"Formerly"

Contact Andy Niquette
decorationproperty@auroragov.org
for the easement concerns

SEE SHEETS 8 & 9 FOR
BLOCKS 22 & 6 DETAILS

LEGAL AND EXHIBITS HAVE
BEEN PREPARED AND SENT TO
CLIENT FOR SUBMITTAL TO
ANDY FOR REVIEW.



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AzTec Proj. No.: 65322-06

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www.aztecconsultants.com

Drawn By: RDR

DATE OF
PREPARATION: 03-15-2022

SCALE: 1"=50'

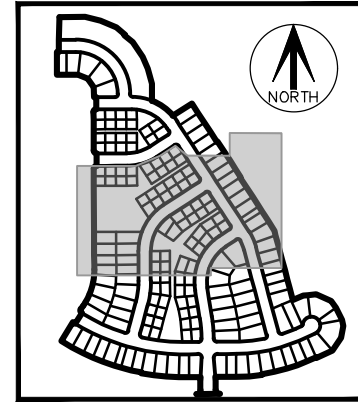
SHEET 4 OF 9

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 9



KEY MAP

SCALE 1" = 1000'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

MONUMENT SYMBOL LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- △ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- # BLOCK NUMBER

SEE SHEET 3 FOR LINE
AND CURVE TABLES

SEE SHEETS 8 & 9 FOR
BLOCKS 2, 3, & 6 DETAILS

NO RECORDING INFORMATION
AVAILABLE AT THIS TIME.

NOT ADDRESSED... THIS LABEL
SHOWS WHAT QUARTER SECTION
THIS PORTION OF THE PLAT FALLS
WITHIN. IT IS STILL A PART OF
TRACT E AND IS STILL LOCATED
WITHIN SAID QUARTER SECTION.

NOT ADDRESSED... THIS LABEL
SHOWS WHAT QUARTER SECTION
THIS PORTION OF THE PLAT FALLS
WITHIN. IT IS STILL A PART OF
TRACT E AND IS STILL LOCATED
WITHIN SAID QUARTER SECTION.

Remove this label as
this will become Tract C
or add "Formerly"
SW 1/4 SEC. 29,
T.3S., R.65W.,
SIXTH P.M.

Remove this label as
this will become Tract B
or add "Formerly"?
NW 1/4 SEC. 29,
T.3S., R.65W.,
SIXTH P.M.

NO RECORDING INFORMATION
AVAILABLE AT THIS TIME.

NO RECORDING INFORMATION
AVAILABLE AT THIS TIME.

SEE SHEET 7

AZTEC
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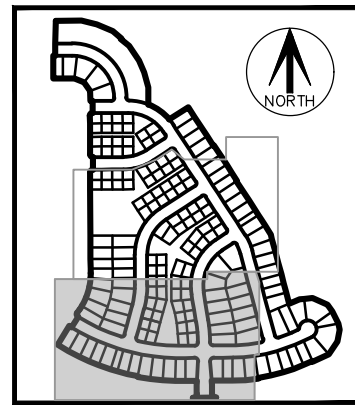
DATE OF
PREPARATION: 03-15-2022

SCALE: 1"=50'

SHEET 5 OF 9

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 9



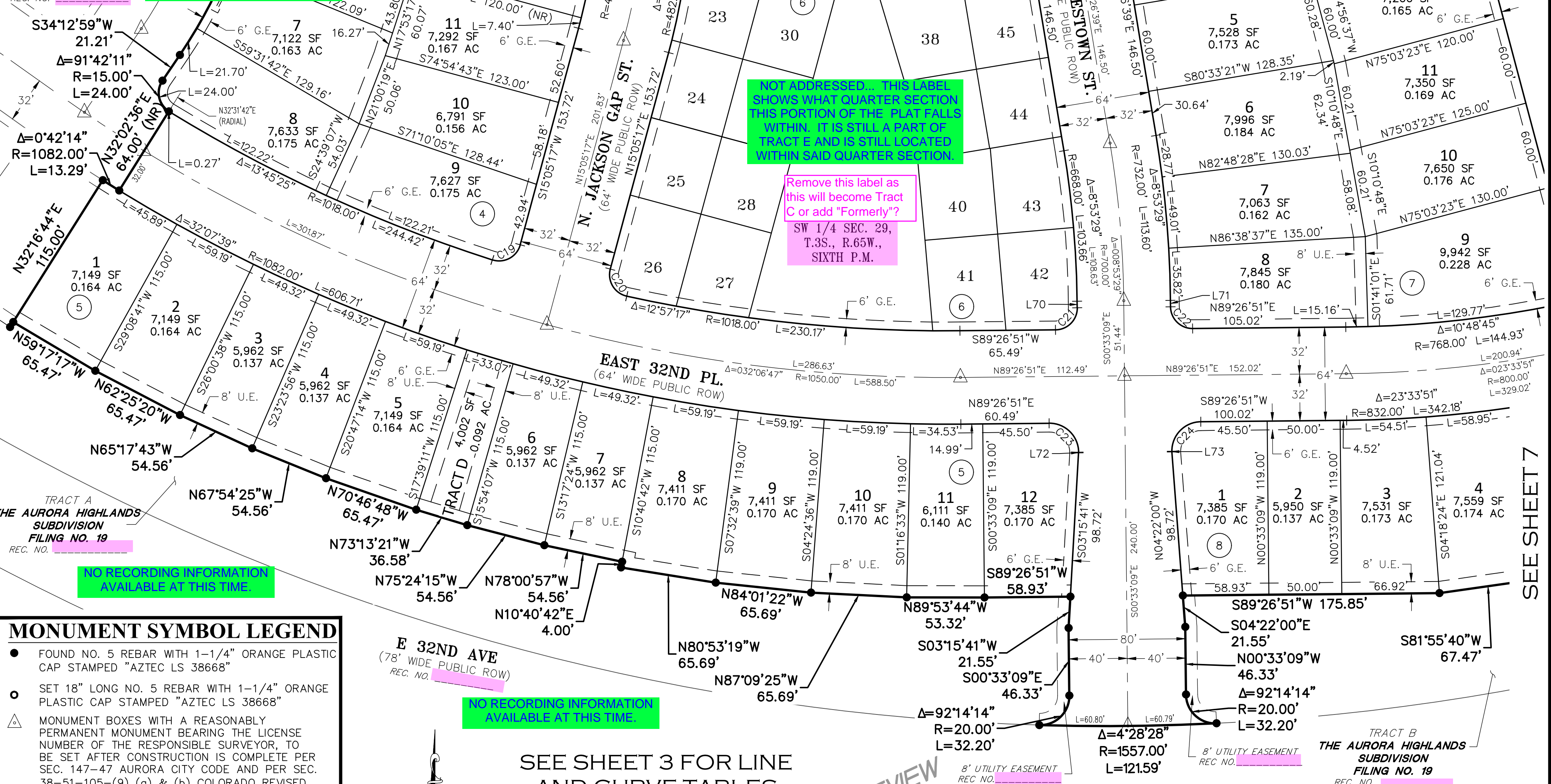
KEY MAP
SCALE 1" = 1000'

THE AURORA HIGHLANDS
SUBDIVISION
FILING NO. 17
REC. NO. [REDACTED]

NO RECORDING INFORMATION
AVAILABLE AT THIS TIME.

NOT ADDRESSED... THIS LABEL
SHOWS WHAT QUARTER SECTION
THIS PORTION OF THE PLAT FALLS
WITHIN. IT IS STILL A PART OF
TRACT E AND IS STILL LOCATED
WITHIN SAID QUARTER SECTION.

Remove this label as
this will become Tract
C or add "Formerly"?
SW 1/4 SEC. 29,
T.3S., R.65W.,
SIXTH P.M.



MONUMENT SYMBOL LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- △ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- # BLOCK NUMBER

E 32ND AVE
(78' WIDE PUBLIC ROW)
REC. NO. [REDACTED]

NO RECORDING INFORMATION
AVAILABLE AT THIS TIME.

SEE SHEET 3 FOR LINE
AND CURVE TABLES
SEE SHEETS 8 & 9 FOR
BLOCKS 2, 3, & 6 DETAILS

FOR REVIEW

NO RECORDING INFORMATION
AVAILABLE AT THIS TIME.

NO RECORDING INFORMATION
AVAILABLE AT THIS TIME.

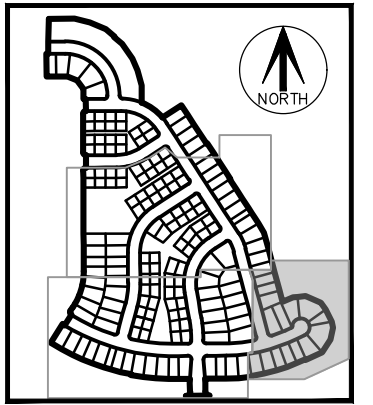
AZTEC
CONSULTANTS, INC.

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

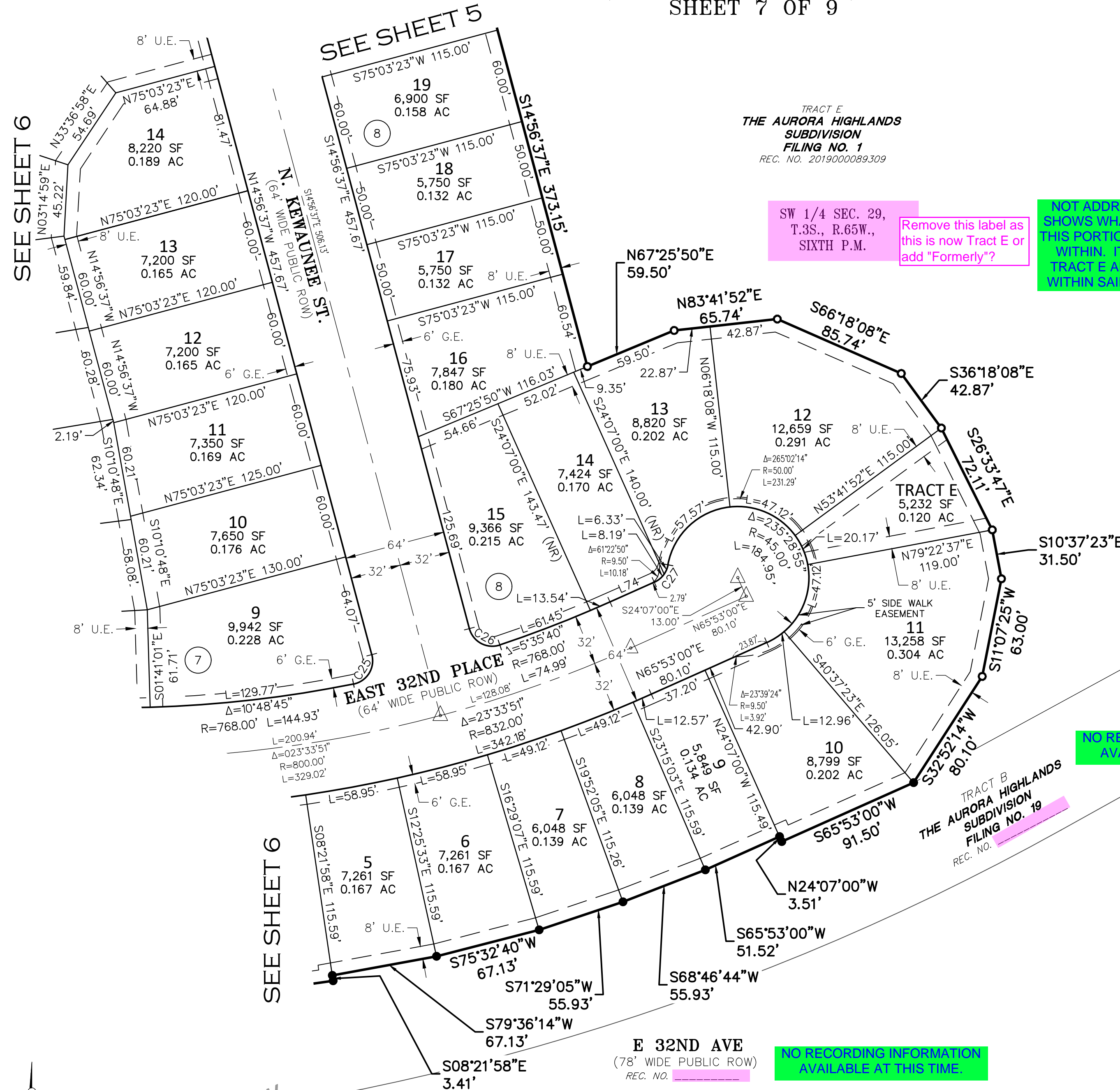
DATE OF PREPARATION:	03-15-2022
SCALE:	1"=50'
SHEET	6 OF 9

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 9



KEY MAP
SCALE 1" = 1000'



MONUMENT SYMBOL LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- △ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- # BLOCK NUMBER

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

AzTec Proj. No.: 65322-06

Drawn By: RDR

DATE OF PREPARATION: 03-15-2022

SCALE: 1"=50'

SHEET 7 OF 9

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

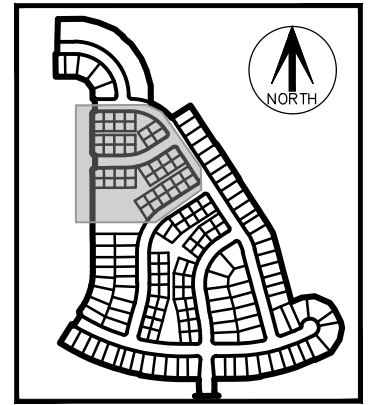
A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 4

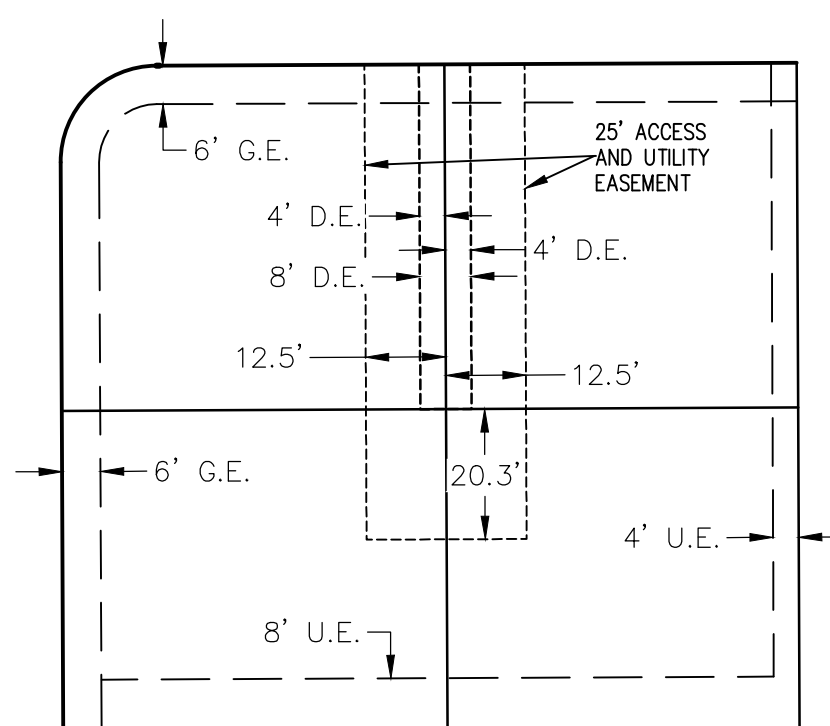
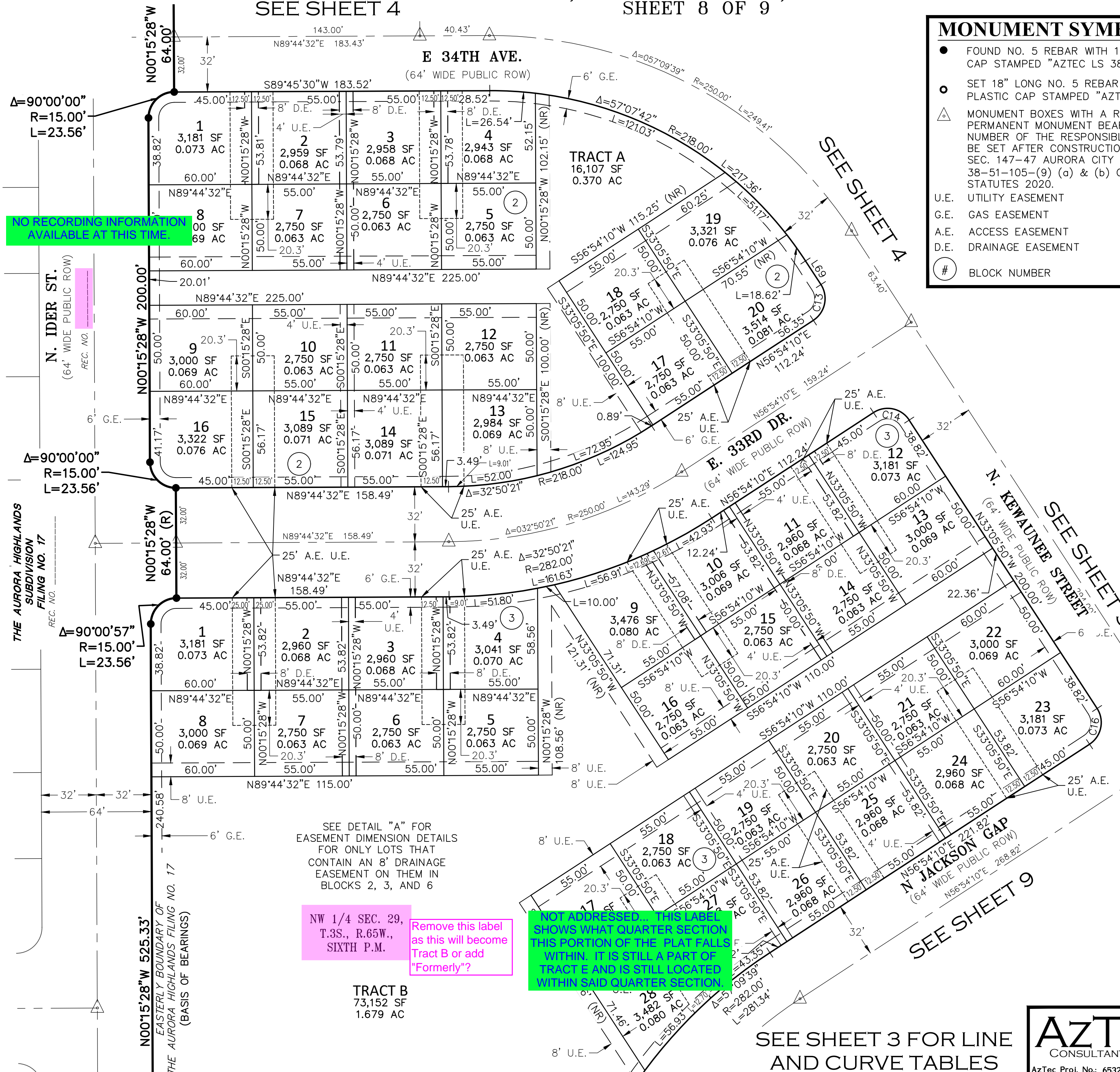
SHEET 8 OF 9

MONUMENT SYMBOL LEGEND

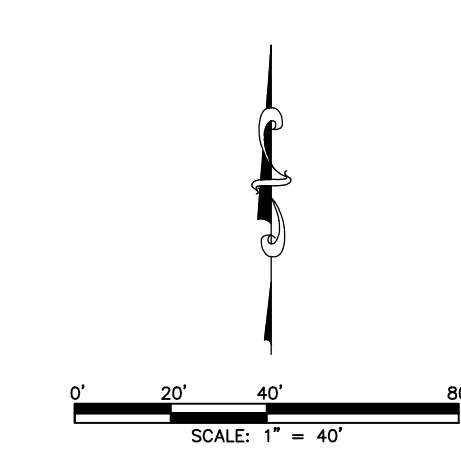
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- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- # BLOCK NUMBER



KEY MAP
SCALE 1" = 1000'



DETAIL 'A'
SCALE 1" = 30'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

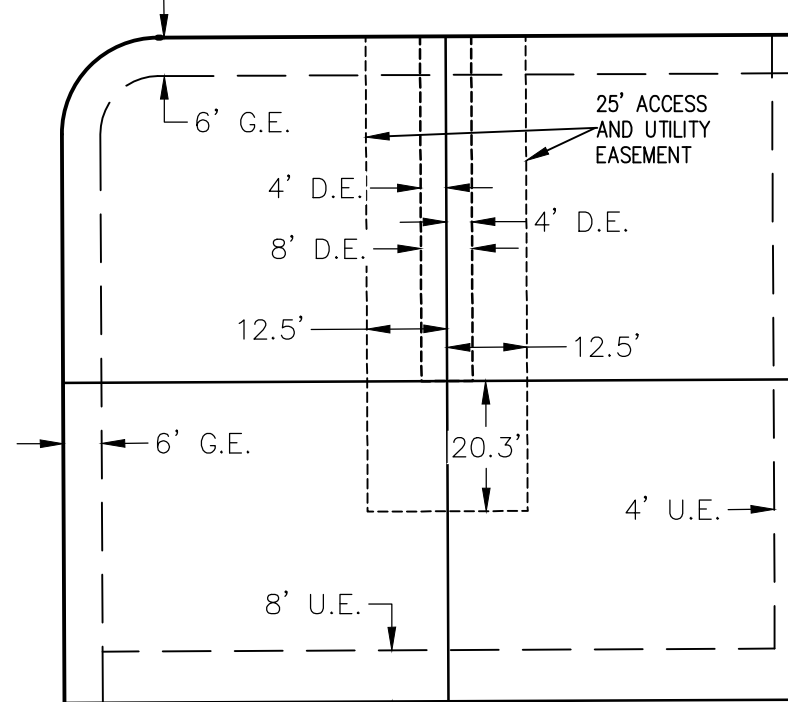
AzTEC
CONSULTANTS, INC.
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Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
Aztec Proj. No.: 65322-06
Drawn By: RDR

DATE OF PREPARATION:	03-15-2022
SCALE:	1"=40'
SHEET	8 OF 9

SEE SHEET 3 FOR LINE
AND CURVE TABLES

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 21

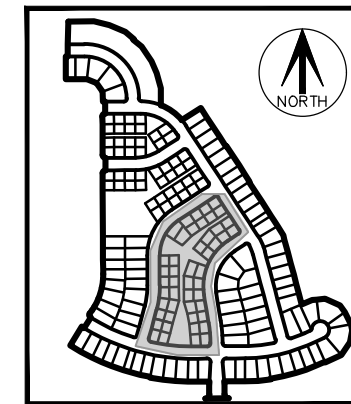
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SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 9



DETAIL 'A'
SCALE 1" = 30'

UPDATED LEGEND AND LABEL TO
INCLUDE DRAINAGE AND UTILITY
EASEMENT.

4' drainage
easement are
noted between
units in the site
plan detail



KEY MAP
= 1000'

Label 5' U.E.'s?

ADDRESSED

Label G.E.?

SEE DETAIL 'A' ALSO SEE
NOTE BELOW STATING WHY
DETAIL 'A' WAS ADDED

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

MONUMENT SYMBOL LEGEND

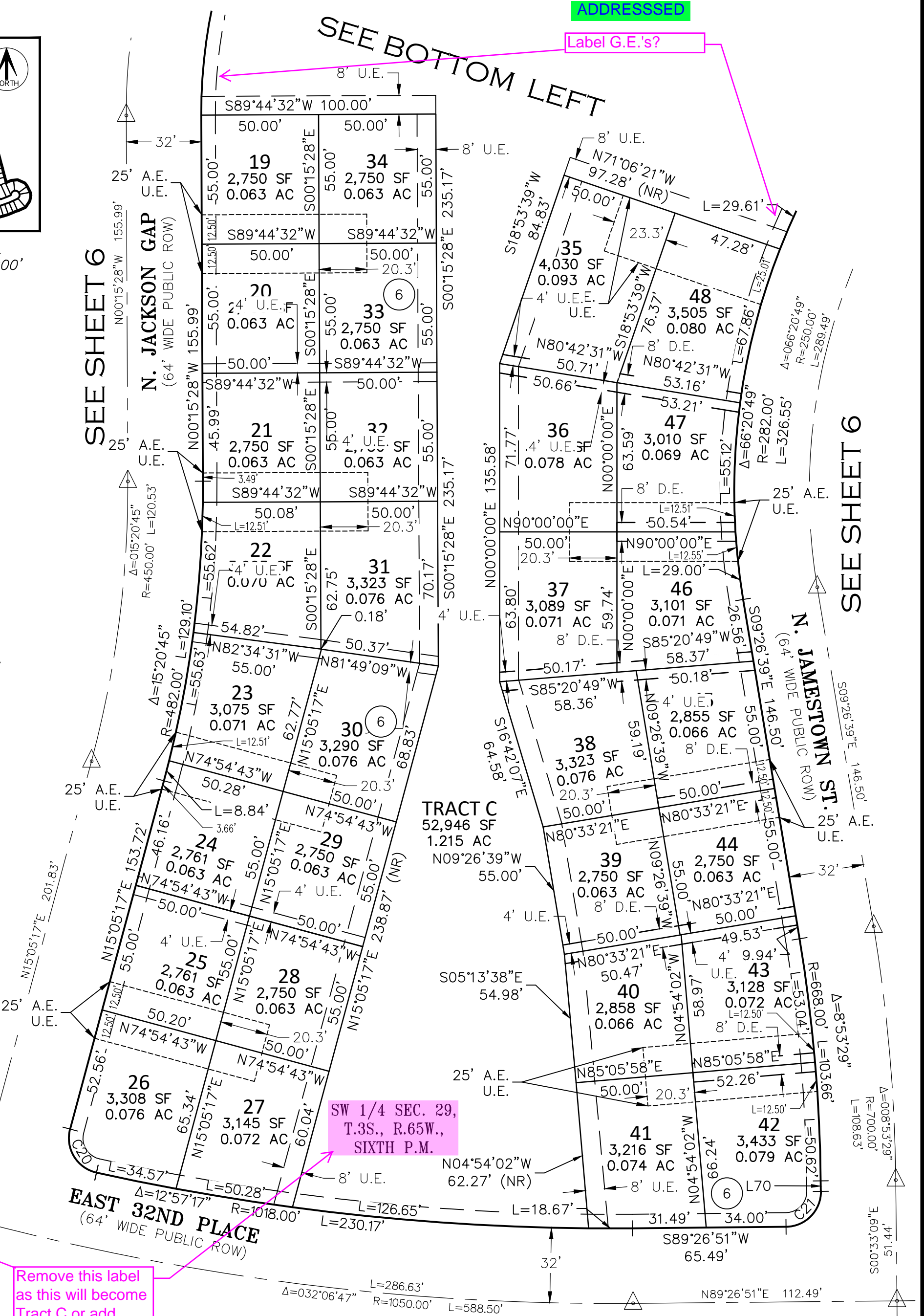
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- U.E. UTILITY EASEMENT
G.E. GAS EASEMENT
A.E. ACCESS EASEMENT
D.E. DRAINAGE EASEMENT
- # BLOCK NUMBER

SCALE: 1" = 40'

SEE DETAIL "A" FOR
EASEMENT DIMENSION DETAILS
FOR ONLY LOTS THAT
CONTAIN AN 8' DRAINAGE
EASEMENT ON THEM IN
BLOCKS 2, 3, AND 6

NOT ADDRESSED... THIS LABEL
SHOWS WHAT QUARTER SECTION
THIS PORTION OF THE PLAT FALLS
WITHIN. IT IS STILL A PART OF
TRACT E AND IS STILL LOCATED
WITHIN SAID QUARTER SECTION.

AZTEC CONSULTANTS, INC



SEE SHEET 3 FOR LINE
AND CURVE TABLES

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DATE OF PREPARATION:	03-15-2022
SCALE:	1"=40'
SHEET 9 OF 9	