

SHEET INDEX

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CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID SECTION 17;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, NORTH 89°52'40" EAST, A DISTANCE OF 2,646.04 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 17, WITH ALL BEARINGS HEREON REFERENCED TO THIS LINE;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, NORTH 89°37'09" EAST, A DISTANCE OF 632.33 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°16'57" EAST, A DISTANCE OF 192.00 FEET;

THENCE SOUTH 42°15'31" EAST, A DISTANCE OF 29.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 88.56 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 42°55'35" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°47'37", AN ARC LENGTH OF 103.24 FEET;

THENCE SOUTH 10°24'20" EAST, A DISTANCE OF 15.67 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 49.02 FEET;

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 591.00 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE NORTH 89°37'09" EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE NORTH 89°37'09" EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'47", AN ARC LENGTH OF 31.41 FEET;

THENCE SOUTH 00°22'58" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°22'51" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'44", AN ARC LENGTH OF 31.41 FEET;

THENCE SOUTH 00°22'34" EAST, A DISTANCE OF 177.32 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 42.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 88.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°51'49", AN ARC LENGTH OF 73.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 41.56 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 34°17'08" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°56'21", AN ARC LENGTH OF 25.34 FEET;

THENCE NORTH 89°37'09" EAST, A DISTANCE OF 24.84 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 88.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°51'49", AN ARC LENGTH OF 73.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 41.56 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 55°42'52" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°56'21", AN ARC LENGTH OF 25.34 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 24.84 FEET;

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 00°22'51" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 88.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°51'49", AN ARC LENGTH OF 73.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 41.56 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 34°17'08" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°56'21", AN ARC LENGTH OF 25.34 FEET;

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 802.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°37'09" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°37'09" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

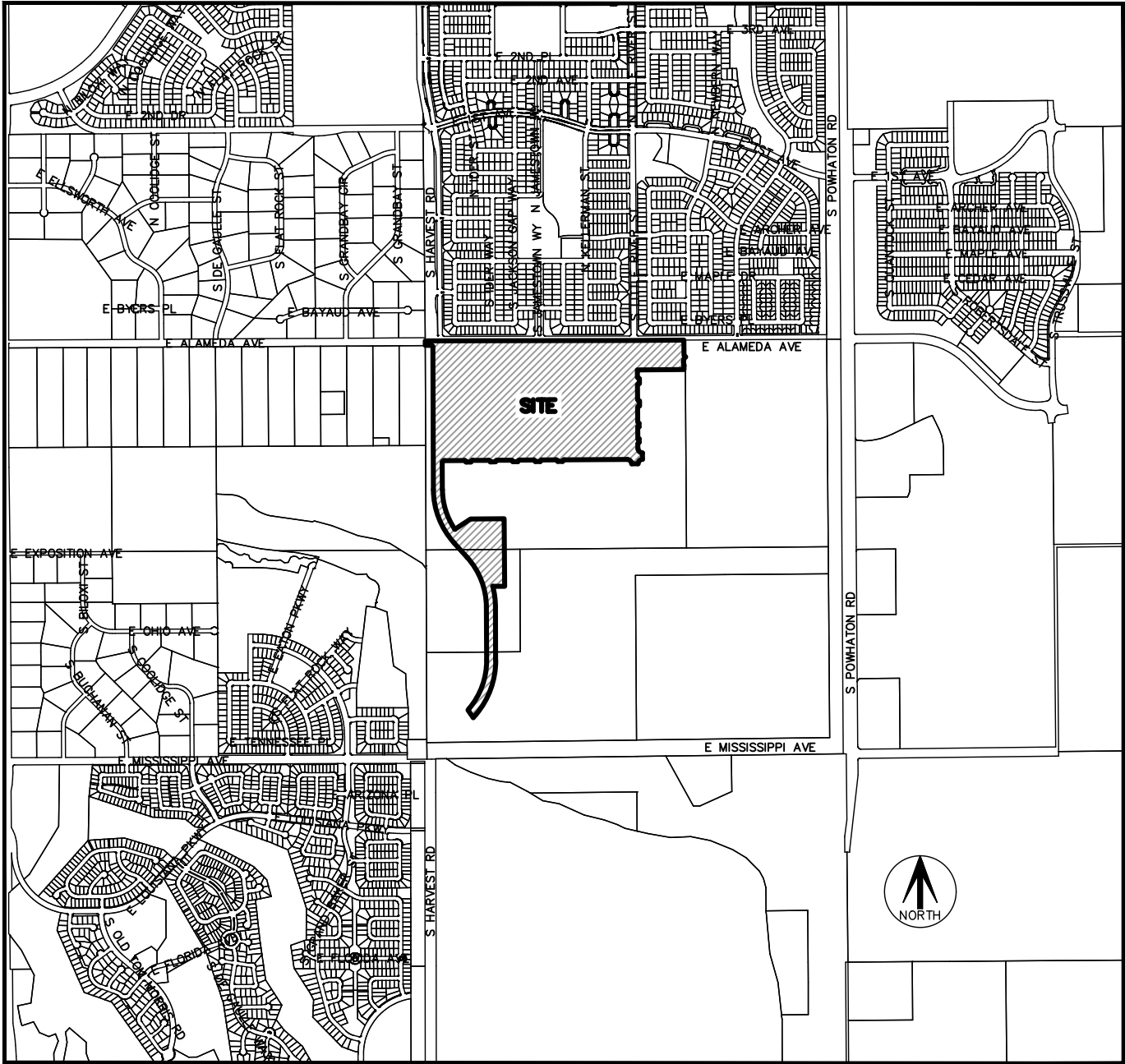
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°37'09" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1  
SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



VICINITY MAP  
SCALE 1" = 2000'

CERTIFICATION OF DEDICATION AND OWNERSHIP

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°37'09" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°37'09" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 311.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°49'27", AN ARC LENGTH OF 39.19 FEET;

THENCE SOUTH 00°12'18" EAST, A DISTANCE OF 343.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 893.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°18'19", AN ARC LENGTH OF 534.67 FEET;

THENCE NORTH 56°45'05" EAST, A DISTANCE OF 240.66 FEET;

THENCE NORTH 89°37'09" EAST, A DISTANCE OF 425.29 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 856.32 FEET;

THENCE SOUTH 89°37'45" WEST, A DISTANCE OF 150.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,057.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 75°24'37" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°23'06", AN ARC LENGTH OF 265.38 FEET;

THENCE SOUTH 00°12'18" EAST, A DISTANCE OF 676.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,057.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°12'18", AN ARC LENGTH OF 741.71 FEET;

THENCE SOUTH 40°00'00" WEST, A DISTANCE OF 56.61 FEET TO THE SOUTHWESTERLY BOUNDARY OF THAT CERTAIN 60.00 FOOT UTILITY EASEMENT (SEMAC) RECORDED UNDER NO. E1153399 IN THE OFFICIAL RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY, NORTH 34°32'26" WEST, A DISTANCE OF 118.28 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY, NORTH 40°00'00" EAST, A DISTANCE OF 25.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 943.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°12'18", AN ARC LENGTH OF 661.71 FEET;

THENCE NORTH 00°12'18" WEST, A DISTANCE OF 676.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 943.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°56'56", AN ARC LENGTH OF 690.41 FEET;

THENCE NORTH 42°09'13" WEST, A DISTANCE OF 250.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,007.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°56'56", AN ARC LENGTH OF 737.27 FEET;

THENCE NORTH 00°12'18" WEST, A DISTANCE OF 302.04 FEET;

THENCE SOUTH 89°37'19" WEST, A DISTANCE OF 95.58 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE ALONG SAID WEST LINE, NORTH 00°12'18" WEST, A DISTANCE OF 1,585.67 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 115.691 ACRES, (5,039,497 SQUARE FEET), MORE OR LESS.

CERTIFICATION OF DEDICATION AND OWNERSHIP

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1**, 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

NL PARKLANDS V4 LAND CO, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

AS \_\_\_\_\_

NOTARIAL CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY

OF \_\_\_\_\_, A.D. 2024, BY \_\_\_\_\_ AS \_\_\_\_\_

OF NL PARKLANDS V4 LAND CO, LLC, A COLORADO LIMITED LIABILITY COMPANY, AN AUTHORIZED SIGNATORY.

BY \_\_\_\_\_ WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY I.D. NUMBER \_\_\_\_\_

DEED OF TRUST BENEFICIARY:

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

NCP EASTERN HILLS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

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 TO BE ADDED ONCE SET.

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.

ANTHONY K. PEALL  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38636  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1  
LITTLETON, CO. 80122  
(303) 713-1898

**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 GUARANTY, 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.

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 \_\_\_\_\_, 2024 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

DEVELOPER  
VENTANA CAPITAL, INC

8678 CONCORD CENTER DRIVE, SUITE 200  
ENGLEWOOD, CO 80112  
303.346.7006

DATE OF PREPARATION: 10-05-2022

SCALE: N/A

SHEET 1 OF 21

LAST REVISED: 2024/10/14

AzTec Proj. No: 171021-02 Drawn By: BAM



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1  
SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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.

GENERAL NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4--508, COLORADO REVISED STATUTE.
2. 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.
3. BASIS OF BEARINGS: 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 NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, T4S, R65W, 6TH P.M. WHICH BEARS NORTH 89°52'40" EAST, A DISTANCE OF 2,646.04 FEET AND IS MONUMENTED AT THE NW CORNER BY A NO. 6 REBAR WITH A 2" ALUMINUM CAP STAMPED "CITY OF AURORA T4S 7/8/18/17 R65W 1995 LS 16848" AND AT THE NORTH QUARTER CORNER BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "NOLTE T4S R65W S8 1/4 S17 2006 PLS 29430".
4. DATE OF FIELD SURVEY: JULY 19, 2022
5. FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-1120665P1-CO WITH AN EFFECTIVE DATE OF NOVEMBER 03, 2022 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(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.
6. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY AND VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND 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".
7. 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.
8. ALL OWNERS OF LOTS ADJACENT TO EAST NEVADA AVENUE, SOUTH, IRVINGTON STREET, SOUTH IDER WAY, SOUTH JACKSON CAP WAY, SOUTH JAMESTOWN WAY, SOUTH KEWAUNEE STREET, SOUTH KELLERMAN STREET, SOUTH LITTLE RIVER STREET, EAST DAKOTA PLACE, EAST ALASKA DRIVE, EAST VIRGINIA PLACE, SOUTH LANGDALE STREET, SOUTH HARVEST ROAD 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.
9. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, II, JJ, KK, LL, MM, NN, OO AND PP ARE TO BE PRIVATELY OWNED AND MAINTAINED.
10. 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.
11. NON-EXCLUSIVE SIDEWALK EASEMENTS 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.
12. THIS PLAT CONTAINS 437 LOTS AND 42 TRACTS.

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

|   |   |  |                      |            |
|---|---|--|----------------------|------------|
| <div><div>AzTEC</div><div>CONSULTANTS, INC.</div></div> <div><div>300 East Mineral Ave., Suite 1</div><div>Littleton, Colorado 80122</div><div>Phone: (303) 713-1898</div><div>Fax: (303) 713-1897</div><div>www.aztecconsultants.com</div></div> | D E V E L O P E R<br>VENTANA CAPITAL, INC                                   |  | DATE OF PREPARATION: | 10-05-2022 |
|   |   |  | SCALE:               | N/A        |
|   | 8678 CONCORD CENTER DRIVE, SUITE 200<br>ENGLEWOOD, CO 80112<br>303.346.7006 |  | S H E E T 2 O F 21   |            |

AzTec Proj. No:

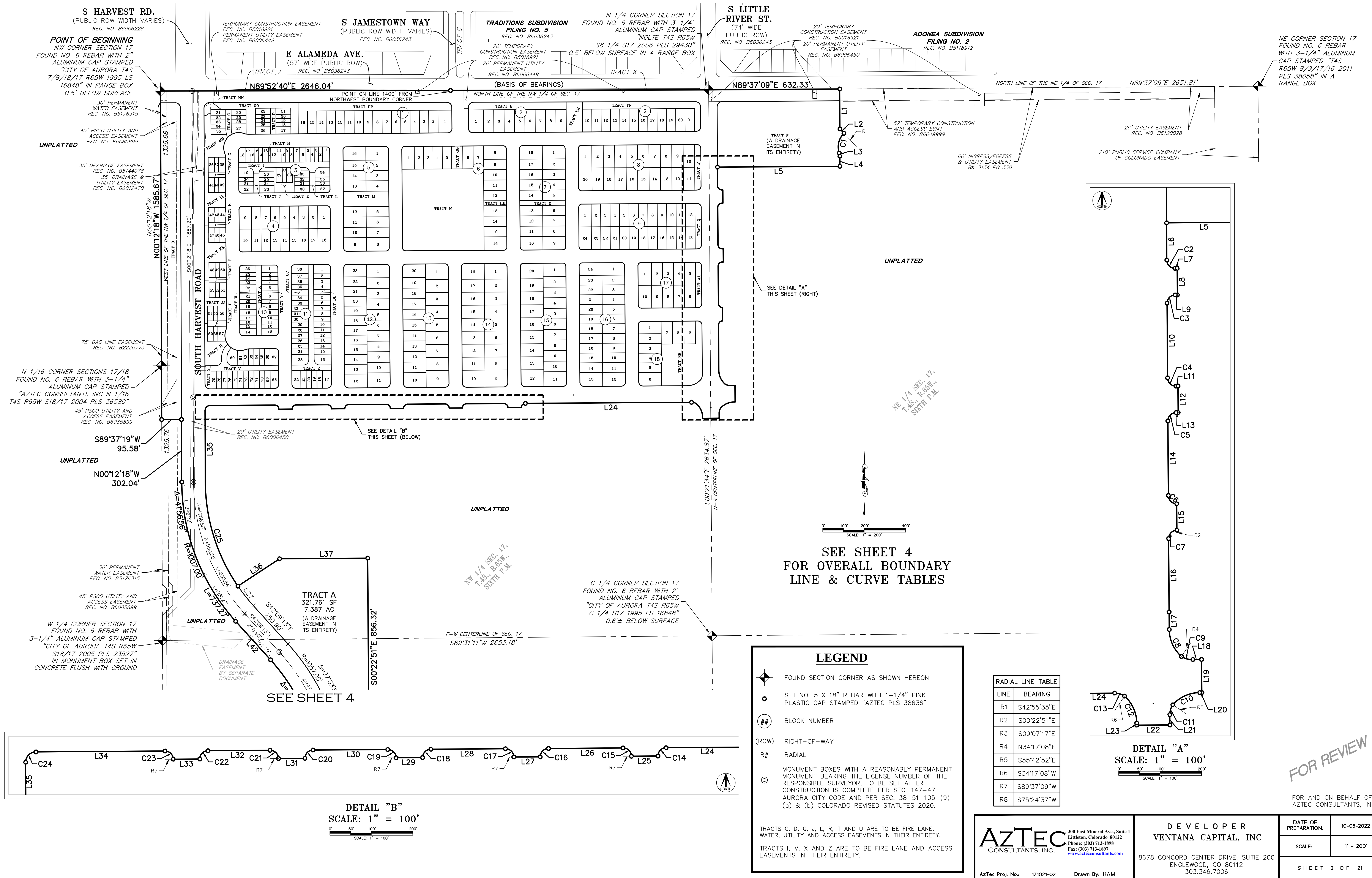
171021-02

Drawn By:

BAM



SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

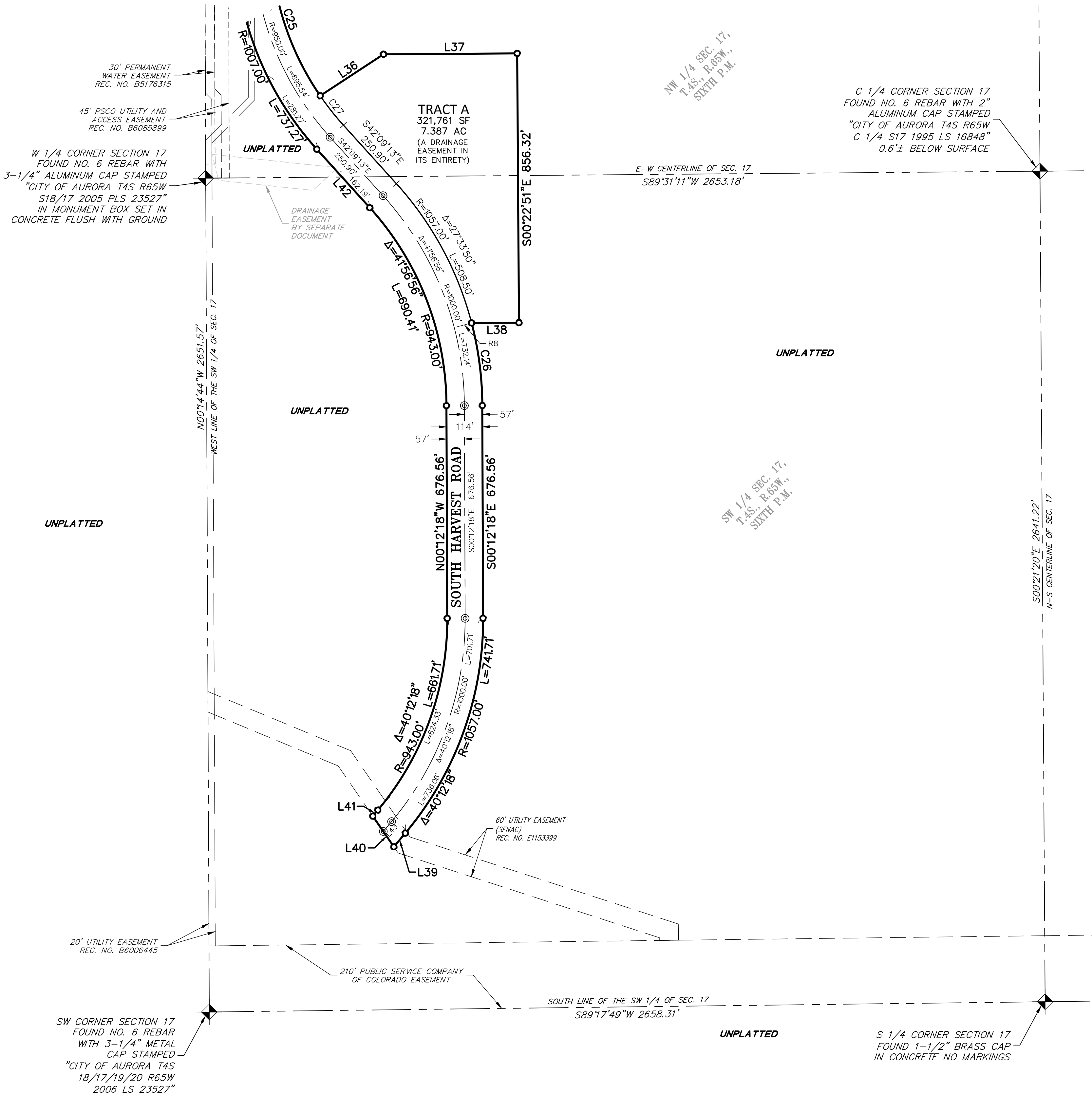




PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEETS 3 & 18



| CURVE TABLE |           |        |         |
|-------------|-----------|--------|---------|
| CURVE       | DELTA     | RADIUS | LENGTH  |
| C1          | 66°47'37" | 88.56' | 103.24' |
| C2          | 90°00'00" | 20.00' | 31.42'  |
| C3          | 90°00'00" | 20.00' | 31.42'  |
| C4          | 90°00'00" | 20.00' | 31.42'  |
| C5          | 90°00'00" | 20.00' | 31.42'  |
| C6          | 89°59'47" | 20.00' | 31.41'  |
| C7          | 89°59'44" | 20.00' | 31.41'  |
| C8          | 47°51'49" | 88.00' | 73.51'  |
| C9          | 34°56'21" | 41.56' | 25.34'  |
| C10         | 47°51'49" | 88.00' | 73.51'  |
| C11         | 34°56'21" | 41.56' | 25.34'  |
| C12         | 47°51'49" | 88.00' | 73.51'  |
| C13         | 34°56'21" | 41.56' | 25.34'  |
| C14         | 90°00'00" | 20.00' | 31.42'  |

| CURVE TABLE |           |          |         |
|-------------|-----------|----------|---------|
| CURVE       | DELTA     | RADIUS   | LENGTH  |
| C15         | 90°00'00" | 20.00'   | 31.42'  |
| C16         | 90°00'00" | 20.00'   | 31.42'  |
| C17         | 90°00'00" | 20.00'   | 31.42'  |
| C18         | 90°00'00" | 20.00'   | 31.42'  |
| C19         | 90°00'00" | 20.00'   | 31.42'  |
| C20         | 90°00'00" | 20.00'   | 31.42'  |
| C21         | 90°00'00" | 20.00'   | 31.42'  |
| C22         | 90°00'00" | 20.00'   | 31.42'  |
| C23         | 90°00'00" | 20.00'   | 31.42'  |
| C24         | 89°49'27" | 25.00'   | 39.19'  |
| C25         | 34°18'19" | 893.00'  | 534.67' |
| C26         | 14°23'06" | 1057.00' | 265.38' |
| C27         | 7°38'37"  | 893.00'  | 119.13' |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | S00°16'57"E | 192.00' |
| L2         | S42°15'31"E | 29.89'  |
| L3         | S10°24'20"E | 15.67'  |
| L4         | S00°22'51"E | 49.02'  |
| L5         | S89°37'09"W | 591.00' |
| L6         | S00°22'51"E | 90.00'  |
| L7         | N89°37'09"E | 5.00'   |
| L8         | S00°22'51"E | 64.00'  |
| L9         | S89°37'09"W | 5.00'   |
| L10        | S00°22'51"E | 180.00' |
| L11        | N89°37'09"E | 5.00'   |
| L12        | S00°22'51"E | 64.00'  |
| L13        | S89°37'09"W | 5.00'   |
| L14        | S00°23'04"E | 180.00' |
| L15        | S00°22'58"E | 64.00'  |
| L16        | S00°22'34"E | 177.32' |
| L17        | S00°22'51"E | 42.05'  |
| L18        | N89°37'09"E | 24.84'  |
| L19        | S00°22'51"E | 80.00'  |
| L20        | S89°37'09"W | 5.00'   |
| L21        | S00°22'51"E | 24.84'  |
| L22        | S89°37'09"W | 80.00'  |
| L23        | N00°22'51"W | 5.00'   |
| L24        | S89°37'09"W | 802.20' |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L25        | S89°37'09"W | 64.00'  |
| L26        | S89°37'09"W | 180.00' |
| L27        | S89°37'09"W | 64.00'  |
| L28        | S89°37'09"W | 180.00' |
| L29        | S89°37'09"W | 64.00'  |
| L30        | S89°37'09"W | 180.00' |
| L31        | S89°37'09"W | 64.00'  |
| L32        | S89°37'09"W | 150.00' |
| L33        | S89°37'09"W | 64.00'  |
| L34        | S89°37'09"W | 311.17' |
| L35        | S00°12'18"E | 343.92' |
| L36        | N56°45'05"E | 240.66' |
| L37        | N89°37'09"E | 425.29' |
| L38        | S89°37'45"W | 150.71' |
| L39        | S40°00'00"W | 56.61'  |
| L40        | N34°32'26"W | 118.28' |
| L41        | N40°00'00"E | 25.08'  |
| L42        | N42°09'13"W | 250.90' |
| L43        | S40°00'00"W | 40.85'  |
| L44        | N89°37'05"E | 6.66'   |
| L45        | N60°26'22"E | 9.75'   |
| L46        | N31°15'39"E | 9.08'   |
| L47        | S74°57'42"E | 13.43'  |
| L48        | N00°22'51"W | 17.69'  |

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- (ROW) RIGHT-OF-WAY
- R# RADIAL
- 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.

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

AzTec Proj. No: 171021-02 Drawn By: BAM

DEVELOPER  
VENTANA CAPITAL, INC

8678 CONCORD CENTER DRIVE, SUITE 200  
ENGLEWOOD, CO 80112  
303.346.7006

DATE OF PREPARATION: 10-05-2022

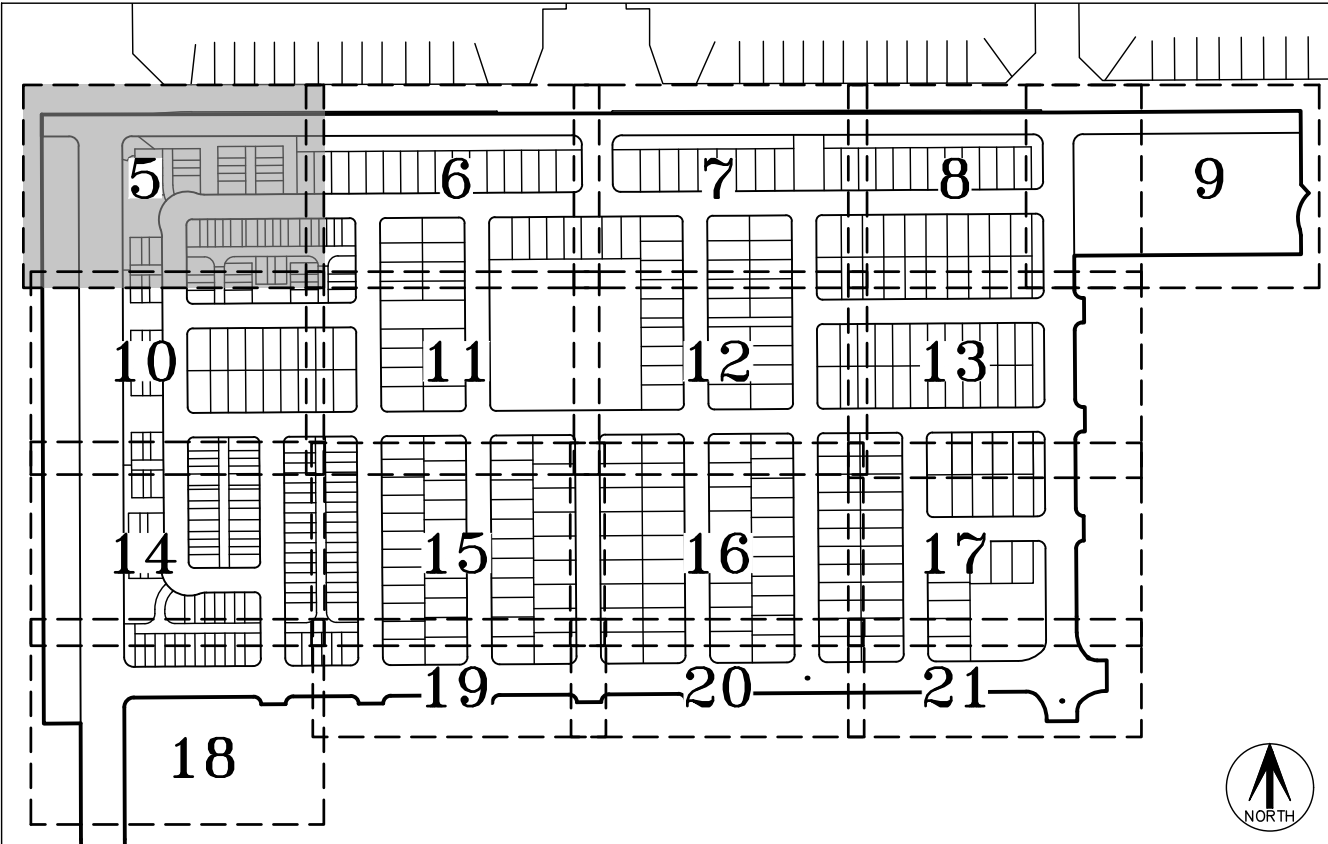
SCALE: 1" = 200'

SHEET 4 OF 21



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



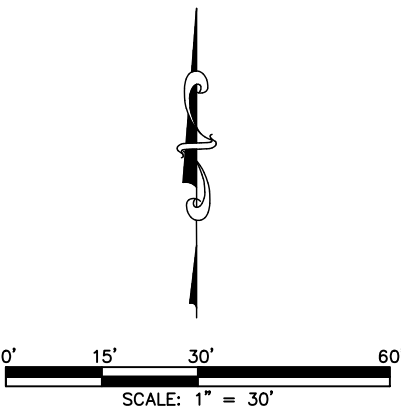
KEY MAP  
SCALE: 1" = 500'

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- BLOCK NUMBER
- (ROW) RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- 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.
- \* FIRE LANE, SANITARY SEWER, WATER, & ACCESS EASEMENT IN ITS ENTIRETY
- \*\* FIRE LANE, WATER, & ACCESS EASEMENT IN ITS ENTIRETY

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L46        | S89°52'40"W | 70.62' |
| L47        | N00°12'18"W | 56.97' |
| L48        | S89°37'09"W | 26.00' |

| CURVE TABLE |           |         |        |
|-------------|-----------|---------|--------|
| CURVE       | DELTA     | RADIUS  | LENGTH |
| C30         | 89°55'02" | 25.00'  | 39.23' |
| C31         | 90°04'58" | 25.00'  | 39.31' |
| C32         | 20°07'38" | 58.00'  | 20.37' |
| C33         | 12°52'03" | 113.00' | 25.38' |
| C34         | 16°32'32" | 87.00'  | 25.12' |
| C35         | 11°13'22" | 58.00'  | 11.36' |
| C36         | 90°00'00" | 15.00'  | 23.56' |
| C37         | 90°00'00" | 26.00'  | 40.84' |
| C38         | 69°44'52" | 26.00'  | 31.65' |
| C39         | 69°44'52" | 26.00'  | 31.65' |



FOR REVIEW

FOR AND ON BEHALF OF  
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AzTEC CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

DEVELOPER  
VENTANA CAPITAL, INC.

8678 CONCORD CENTER DRIVE, SUITE 200  
ENGLEWOOD, CO 80112  
303.346.7006

DATE OF PREPARATION: 10-05-2022

SCALE: 1" = 30'

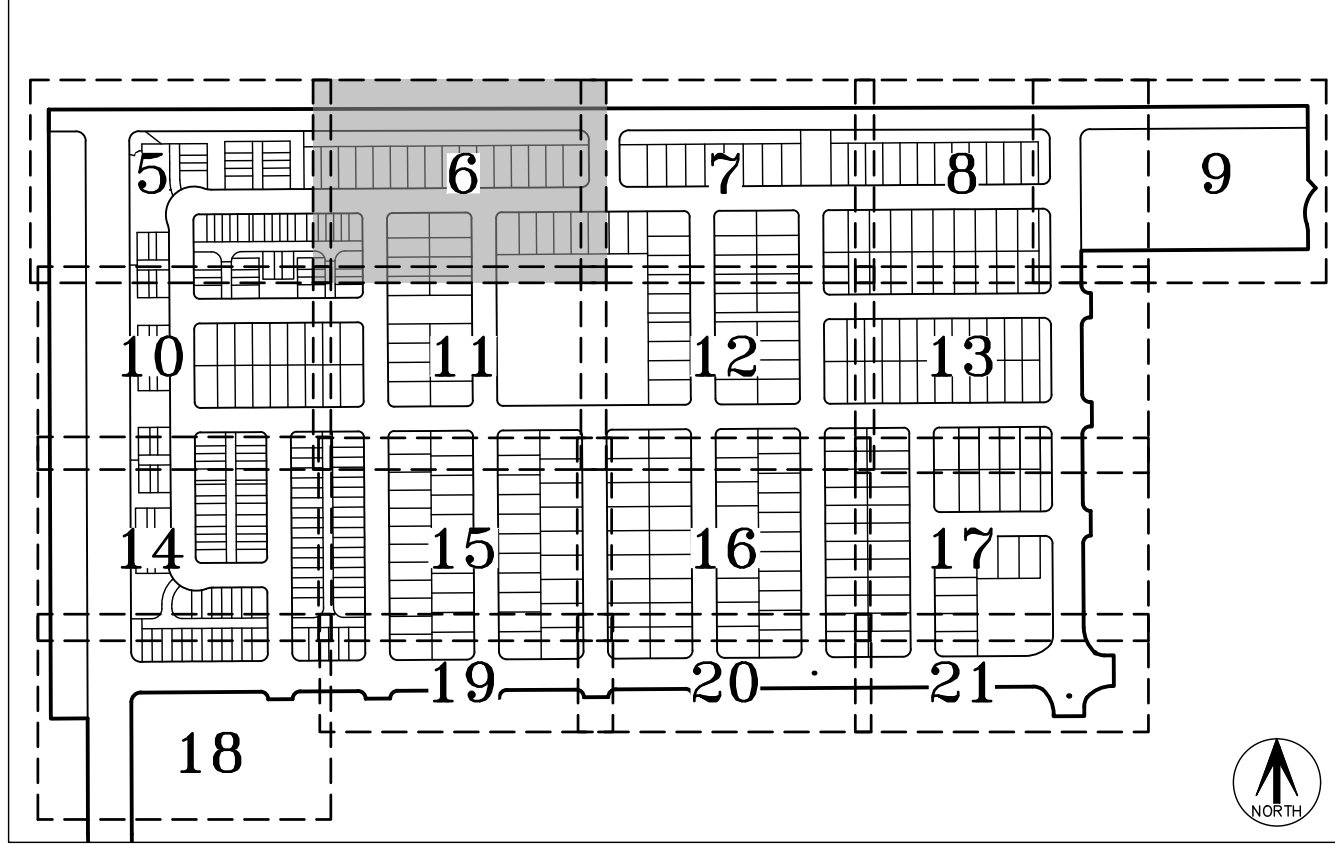
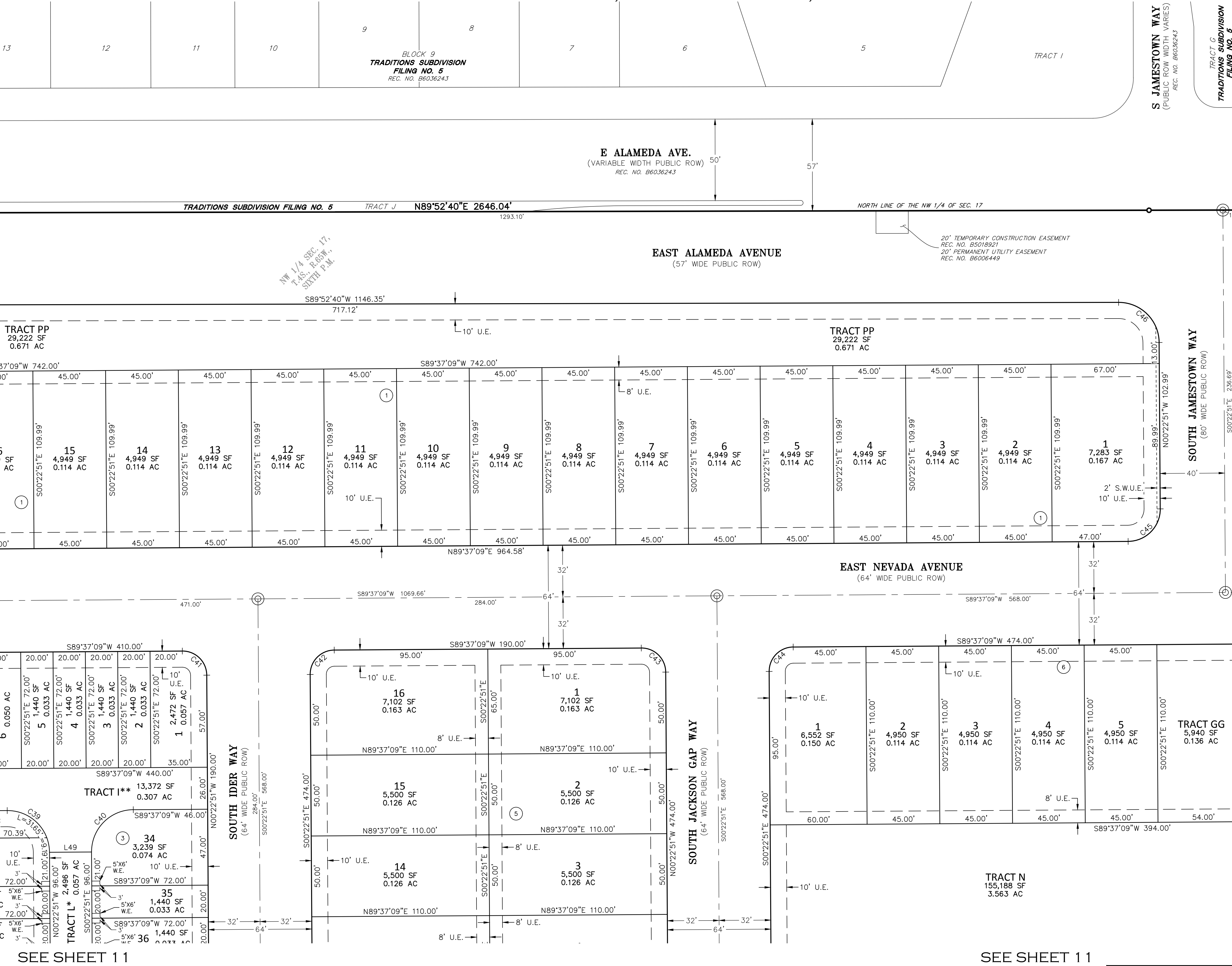
SHEET 5 OF 21

AzTec Proj. No: 170121-02 Drawn By: BAM



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP  
SCALE: 1" = 500'

**LEGEND**

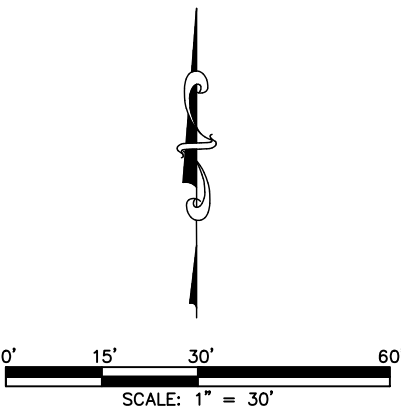
## BLOCK NUMBER  
(ROW) RIGHT-OF-WAY  
G.E. GAS EASEMENT  
U.E. UTILITY EASEMENT  
W.E. WATER EASEMENT

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.

\*\* FIRE LANE, WATER, & ACCESS EASEMENT IN ITS ENTIRETY

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L49        | S89°37'09"W | 26.00' |

| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH |
| C39         | 69°44'52" | 26.00' | 31.65' |
| C40         | 90°00'00" | 26.00' | 40.84' |
| C41         | 90°00'00" | 15.00' | 23.56' |
| C42         | 90°00'00" | 15.00' | 23.56' |
| C43         | 90°00'00" | 15.00' | 23.56' |
| C44         | 90°00'00" | 15.00' | 23.56' |
| C45         | 90°00'00" | 20.00' | 31.42' |
| C46         | 89°44'29" | 25.00' | 39.16' |



FOR REVIEW

**AzTEC**  
CONSULTANTS, INC.

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

**DEVELOPER**  
VENTANA CAPITAL, INC

8678 CONCORD CENTER DRIVE, SUITE 200  
ENGLEWOOD, CO 80112  
303.346.7006

DATE OF PREPARATION: 10-05-2022

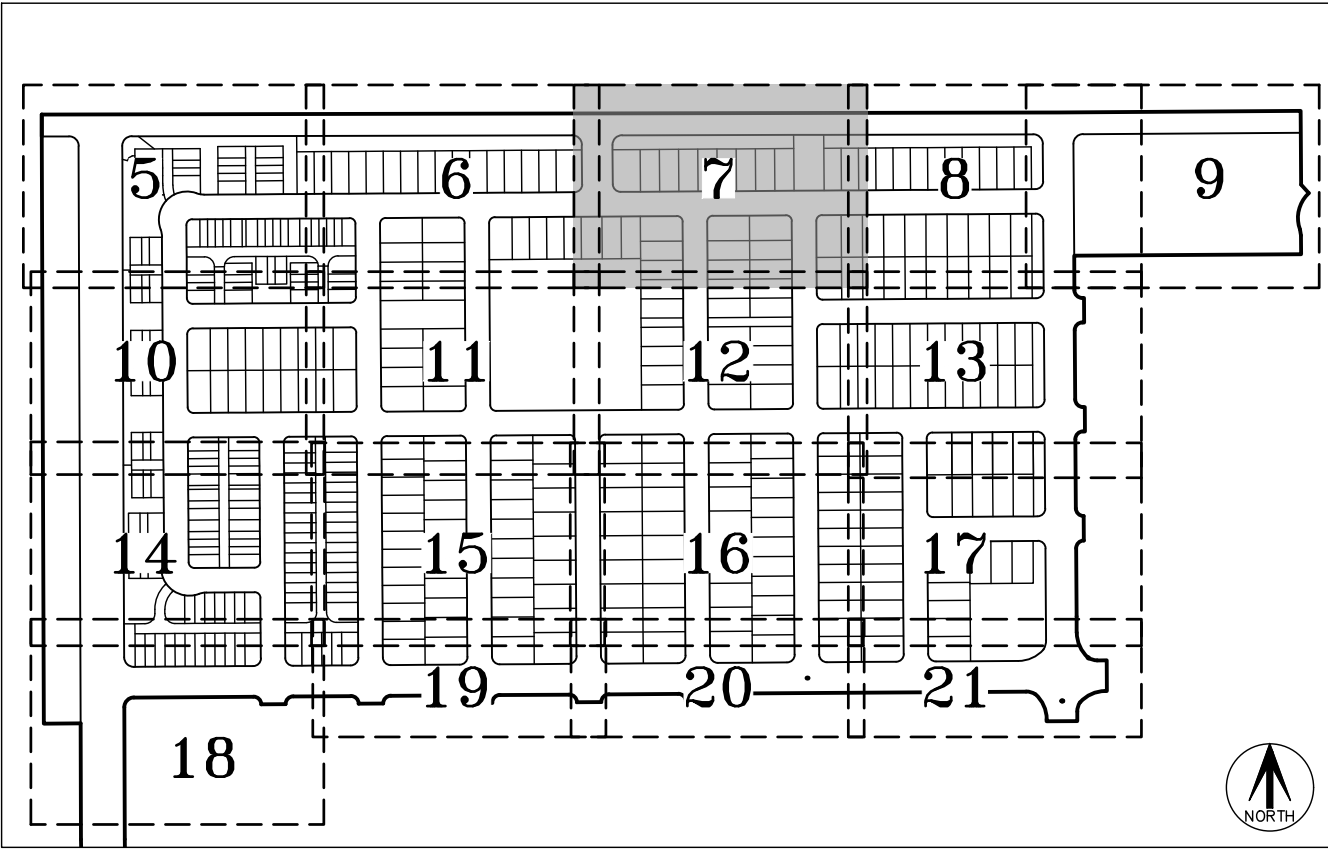
SCALE: 1" = 30'

SHEET 6 OF 21



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

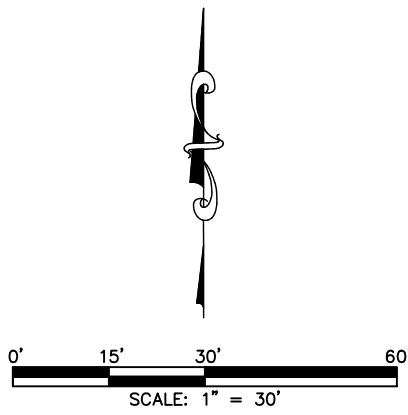


KEY MAP  
SCALE: 1" = 500'

LEGEND

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

| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH |
| C45         | 90°00'00" | 20.00' | 31.42' |
| C46         | 89°44'29" | 25.00' | 39.16' |
| C47         | 90°15'31" | 25.00' | 39.38' |
| C48         | 90°00'00" | 20.00' | 31.42' |
| C49         | 90°00'00" | 15.00' | 23.56' |
| C50         | 90°00'00" | 15.00' | 23.56' |
| C51         | 90°00'00" | 15.00' | 23.56' |
| C52         | 90°00'00" | 15.00' | 23.56' |



FOR REVIEW

FOR AND ON BEHALF OF  
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303.346.7006

DATE OF PREPARATION: 10-05-2022

SCALE: 1" = 30'

SHEET 7 OF 21

AzTec Proj. No: 171021-02 Drawn By: BAM

SEE SHEET 6

SEE SHEET 6

SEE SHEET 12

SEE SHEET 12

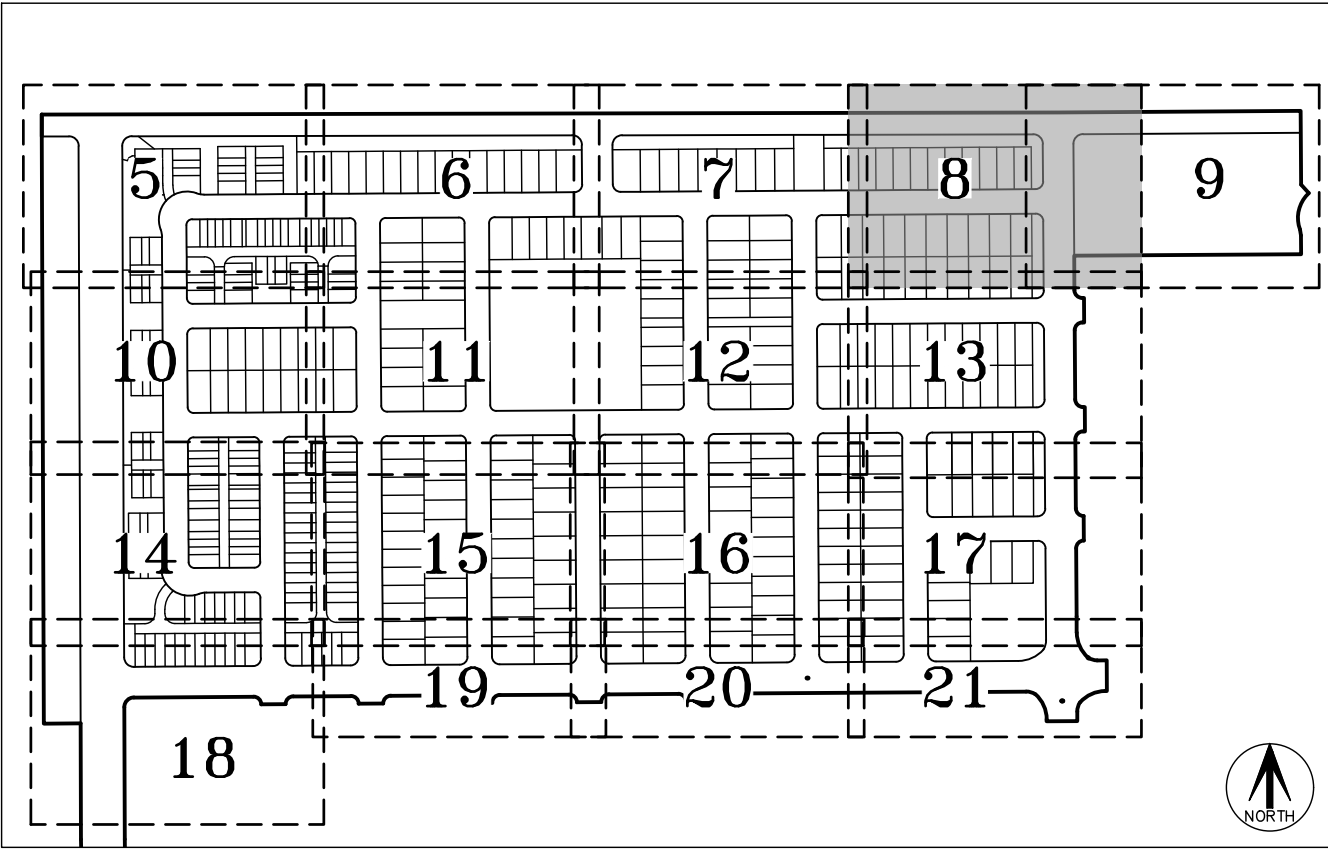
SEE SHEET 8

SEE SHEET 8



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

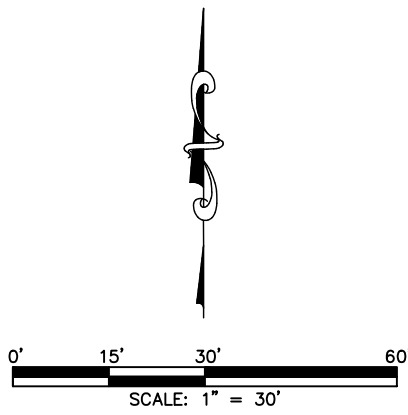


KEY MAP  
SCALE: 1" = 500'

**LEGEND**

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- BLOCK NUMBER
- (ROW) RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- S.W.U.E. SIDEWALK & UTILITY EASEMENT
- 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.

| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH |
| C53         | 89°44'29" | 25.00' | 39.16' |
| C54         | 90°00'00" | 20.00' | 31.42' |
| C55         | 90°00'00" | 20.00' | 31.42' |
| C56         | 90°00'00" | 25.00' | 39.27' |



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

|   |   |            |
|---|---|------------|
| <b>AzTEC</b><br>CONSULTANTS, INC.<br><small>300 East Mineral Ave., Suite 1<br/>Littleton, Colorado 80122<br/>Phone: (303) 713-1898<br/>Fax: (303) 713-1897<br/>www.aztecconsultants.com</small> | <b>DEVELOPER</b><br>VENTANA CAPITAL, INC<br><br>8678 CONCORD CENTER DRIVE, SUITE 200<br>ENGLEWOOD, CO 80112<br>303.346.7006 |            |
|   | DATE OF PREPARATION:  | 10-05-2022 |
|   | SCALE:  | 1" = 30'   |
| SHEET 8 OF 21   |   |            |

AzTec Proj. No: 171021-02 Drawn By: BAM

SEE SHEET 7

SEE SHEET 9

SEE SHEET 7

SEE SHEET 9

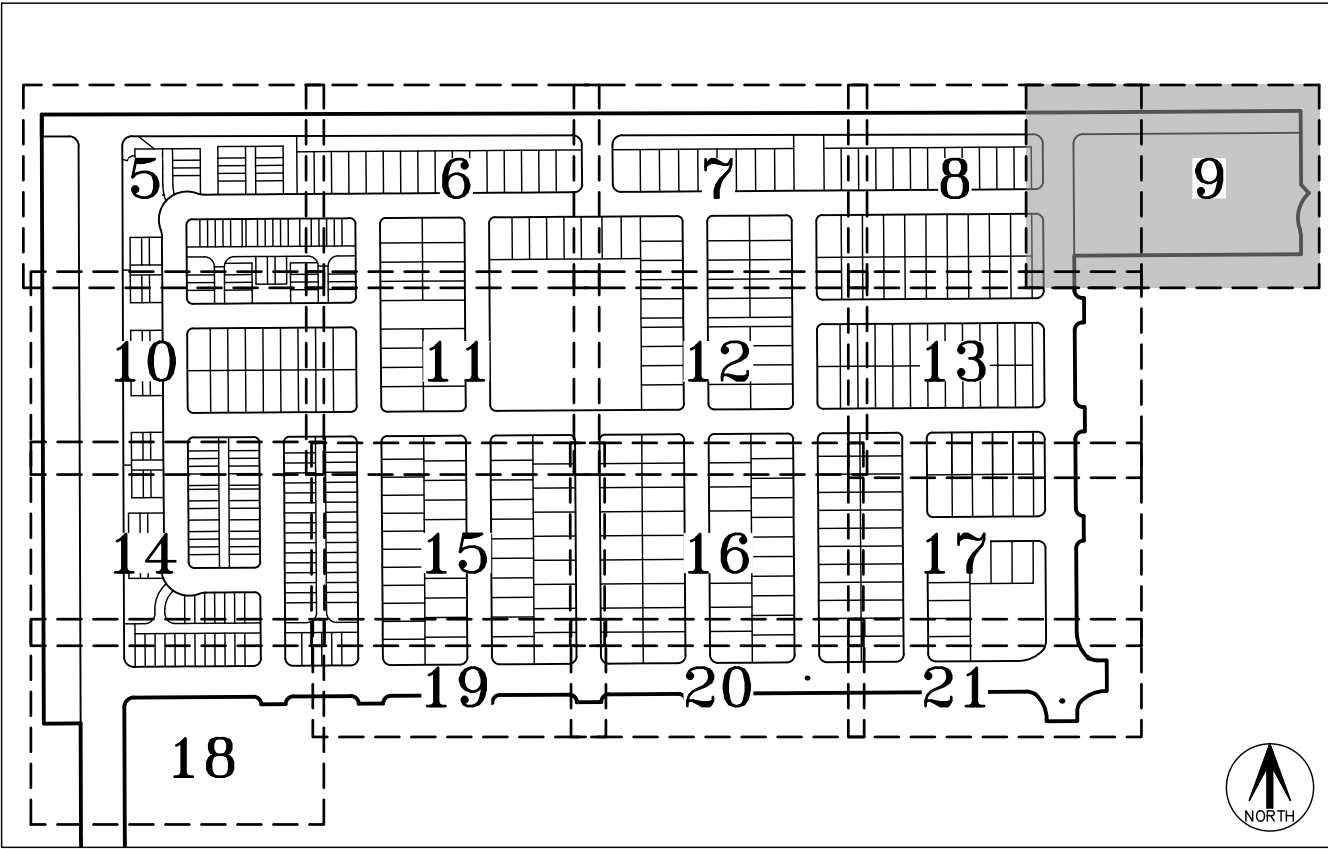
SEE SHEET 13

SEE SHEET 13



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



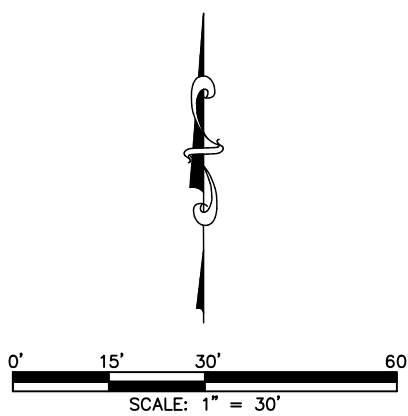
KEY MAP  
SCALE: 1" = 500'

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- (ROW) RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- S.W.U.E. SIDEWALK & UTILITY EASEMENT
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CURVE TABLE

| CURVE | DELTA     | RADIUS | LENGTH |
|-------|-----------|--------|--------|
| C53   | 89°44'29" | 25.00' | 39.16' |
| C54   | 90°00'00" | 20.00' | 31.42' |
| C55   | 90°00'00" | 20.00' | 31.42' |
| C56   | 90°00'00" | 25.00' | 39.27' |



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AzTec Proj. No: 171021-02 Drawn By: BAM

DEVELOPER  
VENTANA CAPITAL, INC

8678 CONCORD CENTER DRIVE, SUITE 200  
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303.346.7006

DATE OF PREPARATION: 10-05-2022

SCALE: 1" = 30'

SHEET 9 OF 21

SEE SHEET 8

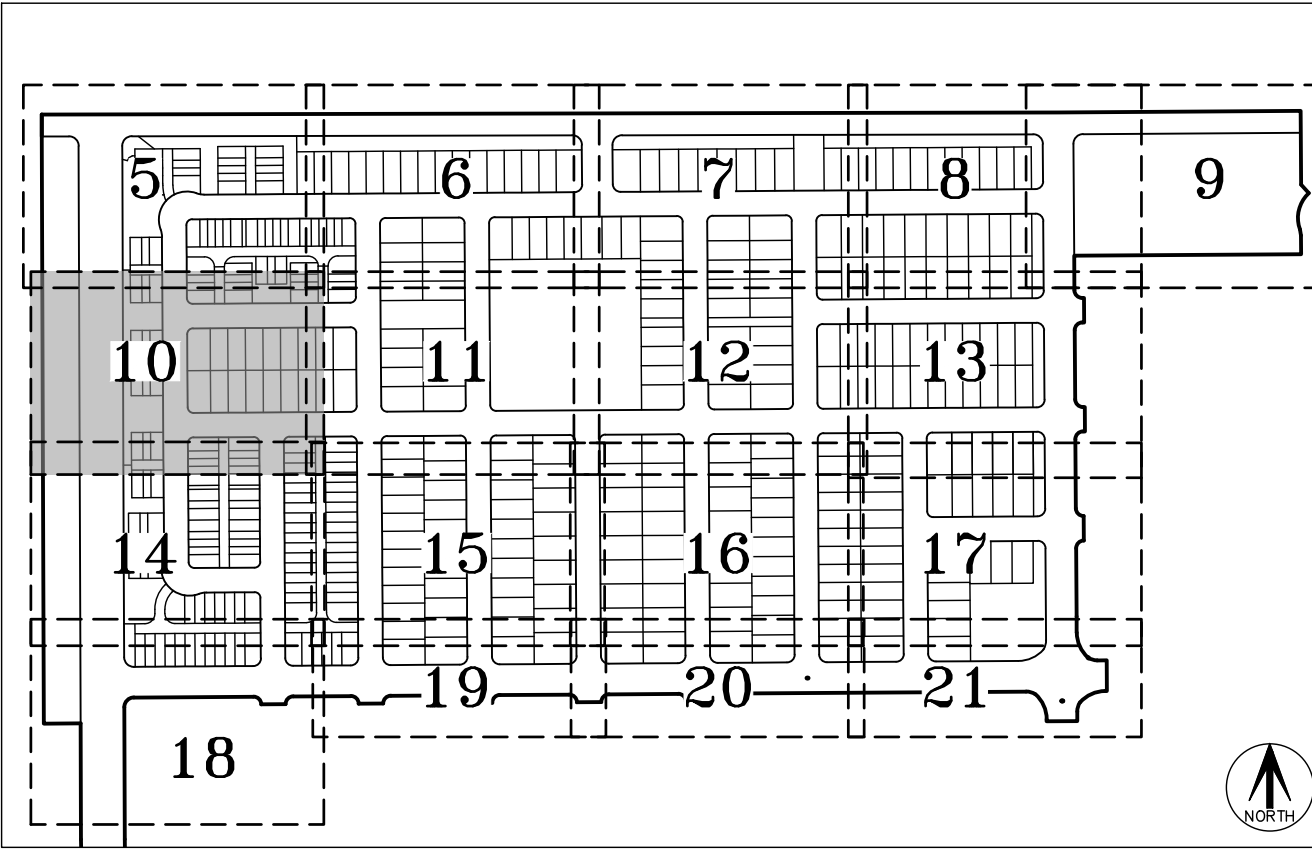
SEE SHEET 8

SEE SHEET 13



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

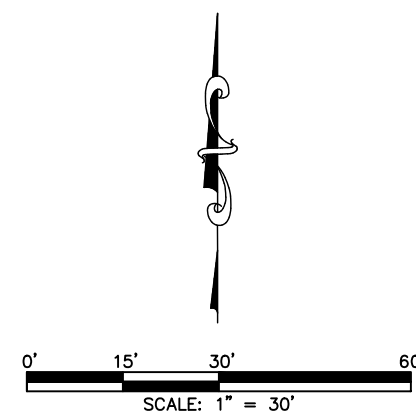


KEY MAP  
SCALE: 1" = 500'

**LEGEND**

- ## BLOCK NUMBER
- (ROW) RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- 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.
- \* FIRE LANE, SANITARY SEWER, WATER, & ACCESS EASEMENT IN ITS ENTIRETY

| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH |
| C57         | 90°00'00" | 15.00' | 23.56' |
| C58         | 90°00'00" | 15.00' | 23.56' |
| C59         | 90°00'00" | 15.00' | 23.56' |
| C60         | 90°00'00" | 15.00' | 23.56' |
| C61         | 90°00'00" | 15.00' | 23.56' |
| C62         | 90°00'00" | 15.00' | 23.56' |



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

DEVELOPER  
VENTANA CAPITAL, INC

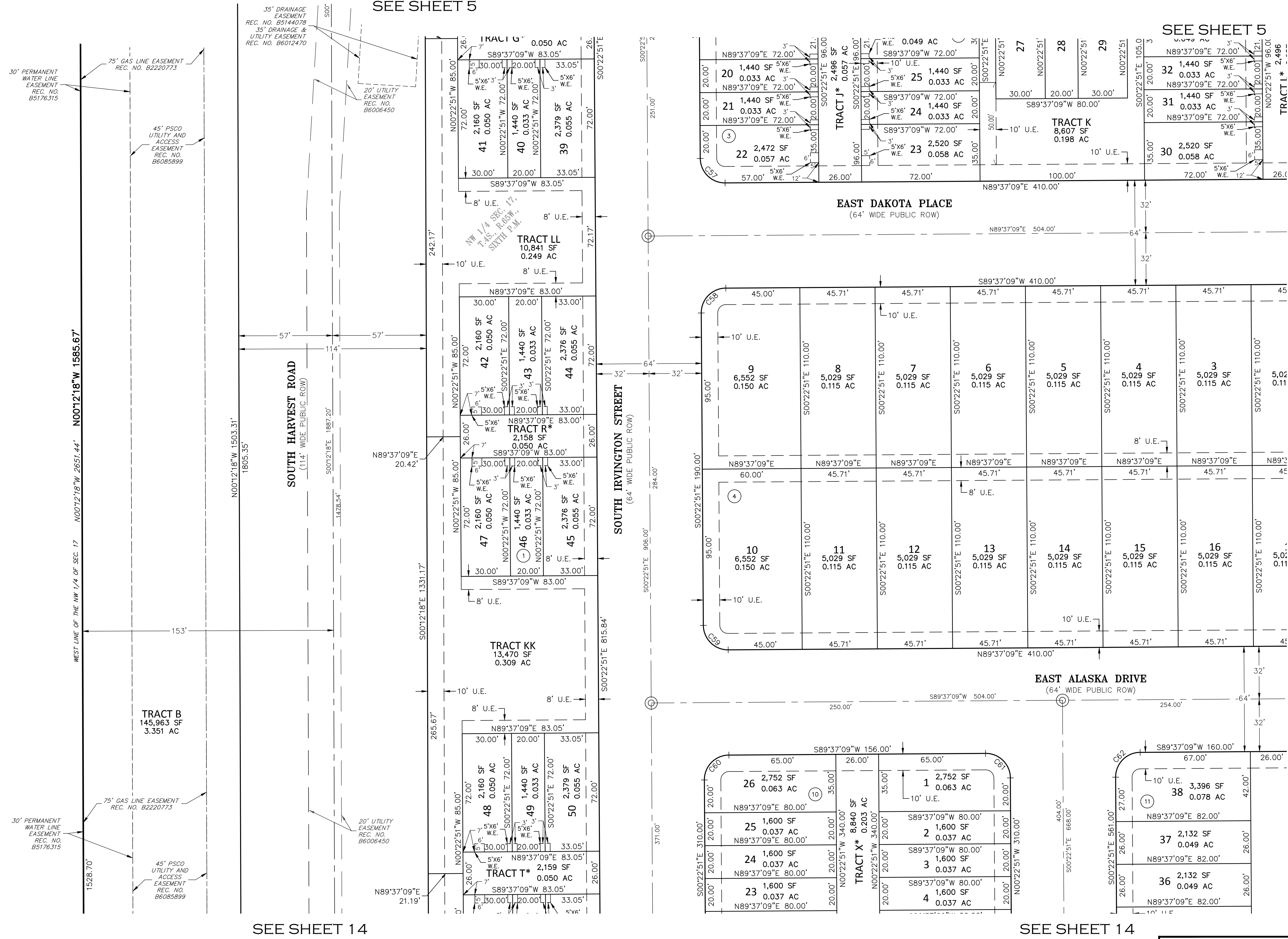
8678 CONCORD CENTER DRIVE, SUITE 200  
ENGLEWOOD, CO 80112  
303.346.7006

DATE OF PREPARATION: 10-05-2022

SCALE: 1" = 30'

SHEET 10 OF 21

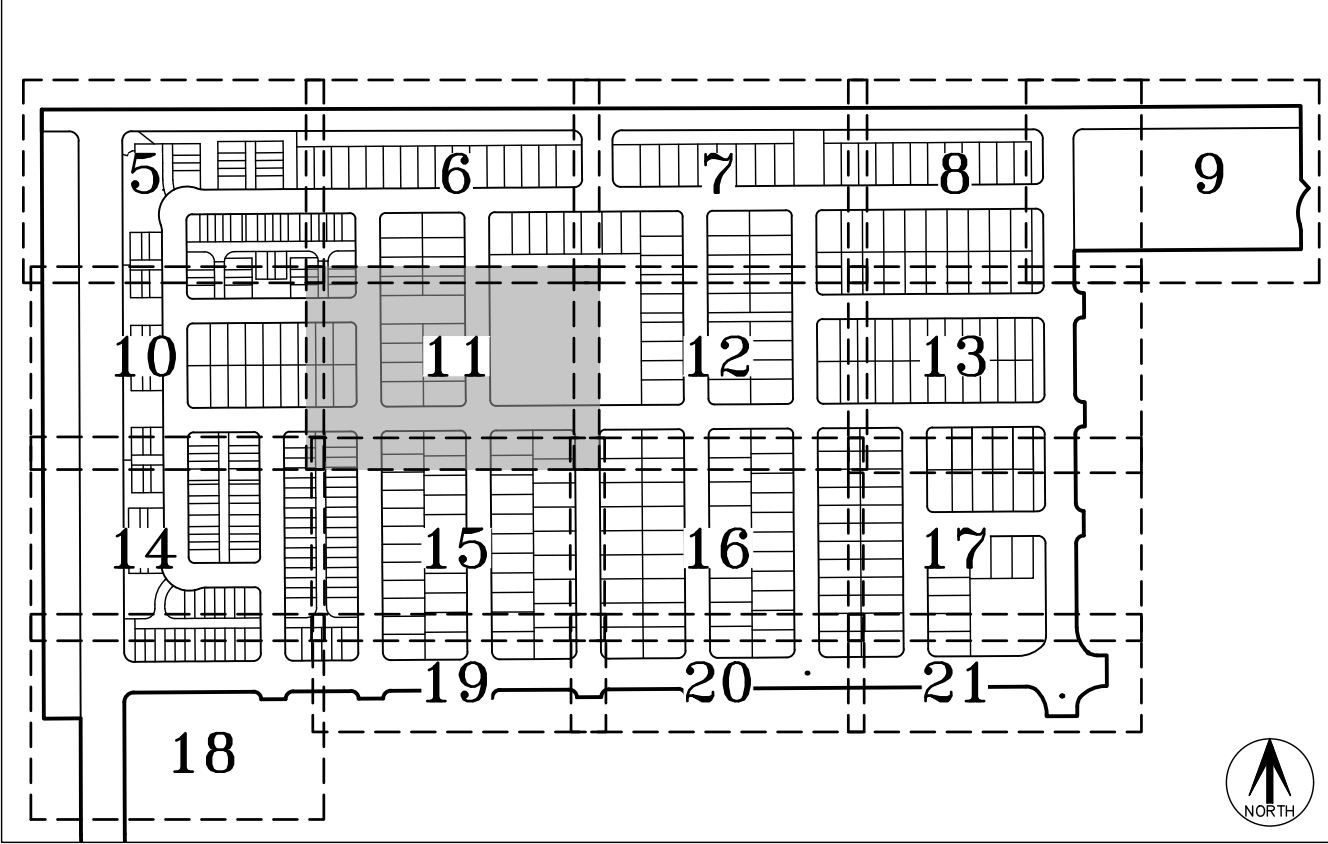
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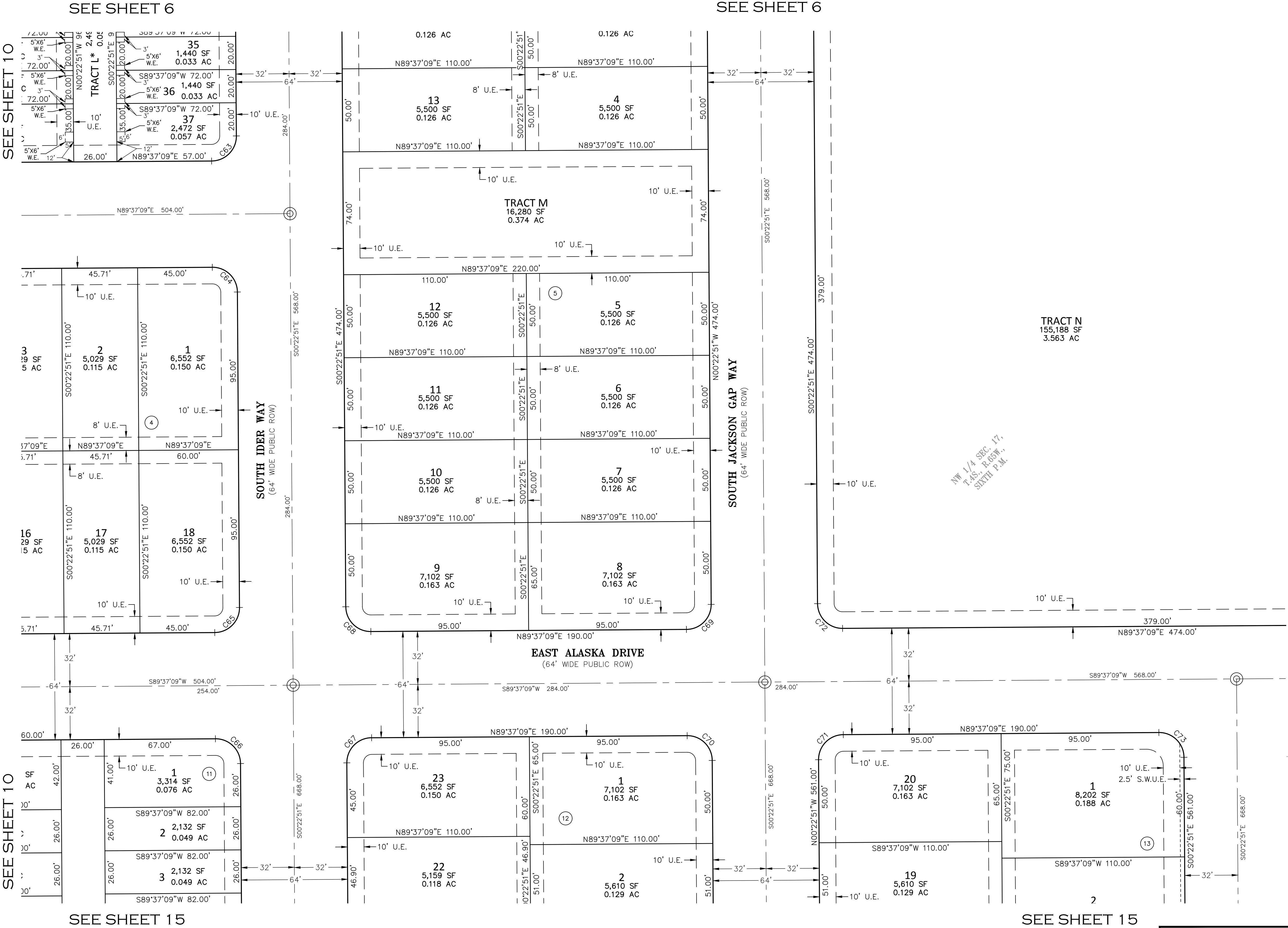


PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP  
SCALE: 1" = 500'



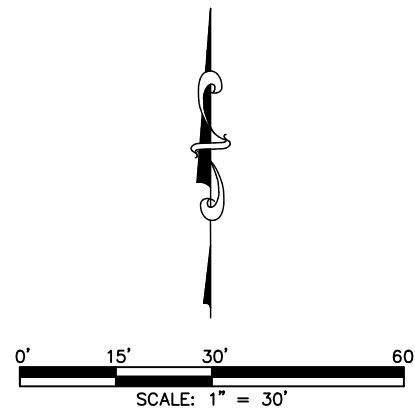
**LEGEND**

## BLOCK NUMBER  
(ROW) RIGHT-OF-WAY  
G.E. GAS EASEMENT  
U.E. UTILITY EASEMENT  
W.E. WATER EASEMENT

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.

\* FIRE LANE, SANITARY SEWER, WATER, & ACCESS EASEMENT IN ITS ENTIRETY

| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH |
| C63         | 90°00'00" | 15.00' | 23.56' |
| C64         | 90°00'00" | 15.00' | 23.56' |
| C65         | 90°00'00" | 15.00' | 23.56' |
| C66         | 90°00'00" | 15.00' | 23.56' |
| C67         | 90°00'00" | 15.00' | 23.56' |
| C68         | 90°00'00" | 15.00' | 23.56' |
| C69         | 90°00'00" | 15.00' | 23.56' |
| C70         | 90°00'00" | 15.00' | 23.56' |
| C71         | 90°00'00" | 15.00' | 23.56' |
| C72         | 90°00'00" | 15.00' | 23.56' |
| C73         | 90°00'00" | 15.00' | 23.56' |



FOR REVIEW

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DEVELOPER  
VENTANA CAPITAL, INC

8678 CONCORD CENTER DRIVE, SUITE 200  
ENGLEWOOD, CO 80112  
303.346.7006

DATE OF PREPARATION: 10-05-2022

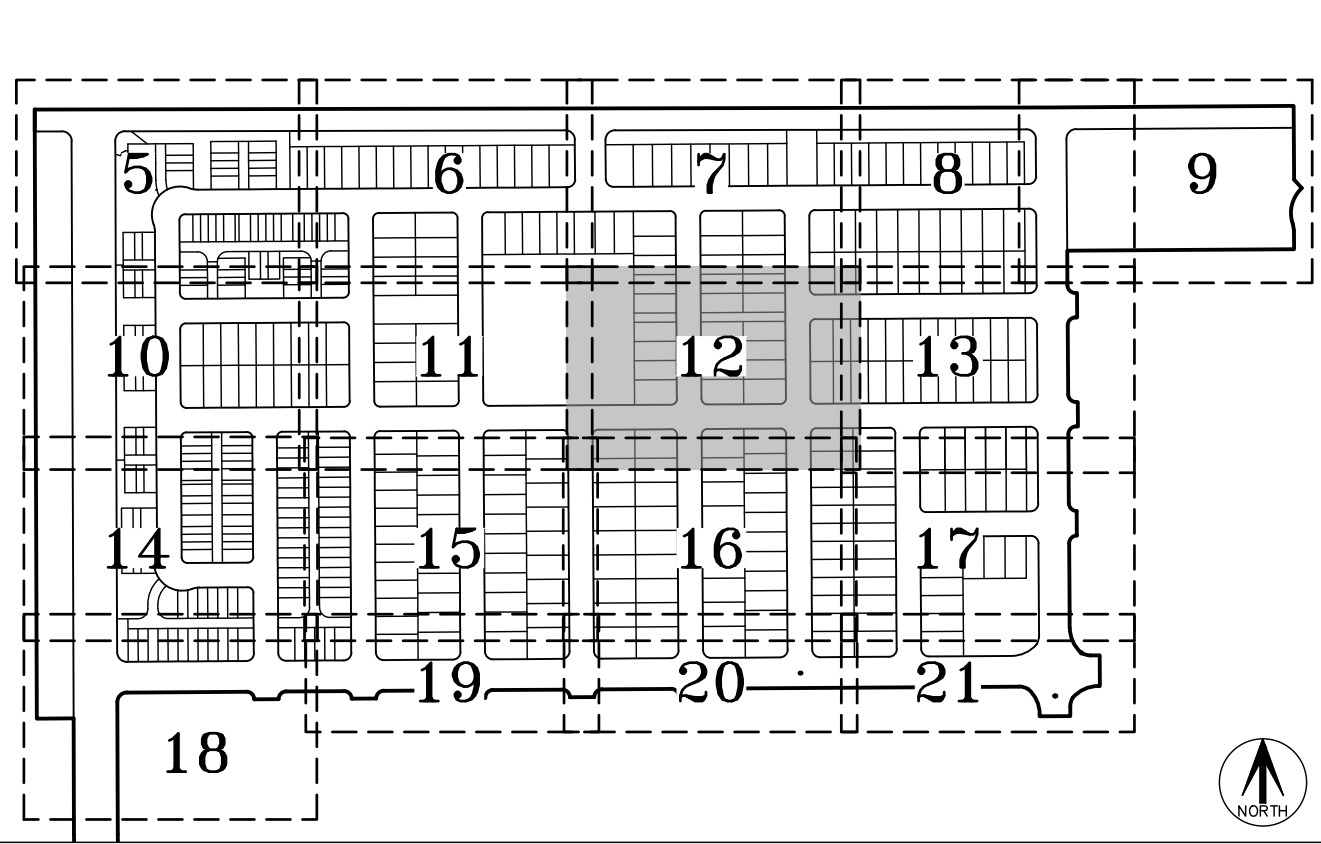
SCALE: 1" = 30'

SHEET 11 OF 21



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



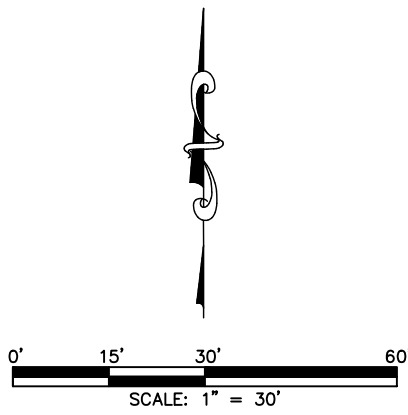
KEY MAP  
SCALE: 1" = 500'

**LEGEND**

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

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.

| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH |
| C74         | 90°00'00" | 15.00' | 23.56' |
| C75         | 90°00'00" | 15.00' | 23.56' |
| C76         | 90°00'00" | 15.00' | 23.56' |
| C77         | 90°00'00" | 15.00' | 23.56' |
| C78         | 90°00'00" | 15.00' | 23.56' |
| C79         | 90°00'00" | 15.00' | 23.56' |
| C80         | 90°00'00" | 15.00' | 23.56' |
| C81         | 90°00'00" | 15.00' | 23.56' |
| C82         | 90°00'00" | 15.00' | 23.56' |
| C83         | 90°00'00" | 15.00' | 23.56' |
| C84         | 90°00'00" | 15.00' | 23.56' |



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

SEE SHEET 7

SEE SHEET 13

SEE SHEET 16

SEE SHEET 7

SEE SHEET 11

SEE SHEET 11

SEE SHEET 16

**AzTEC**  
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AzTec Proj. No: 171021-02 Drawn By: BAM

DEVELOPER  
VENTANA CAPITAL, INC

8678 CONCORD CENTER DRIVE, SUITE 200  
ENGLEWOOD, CO 80112  
303.346.7006

DATE OF PREPARATION: 10-05-2022

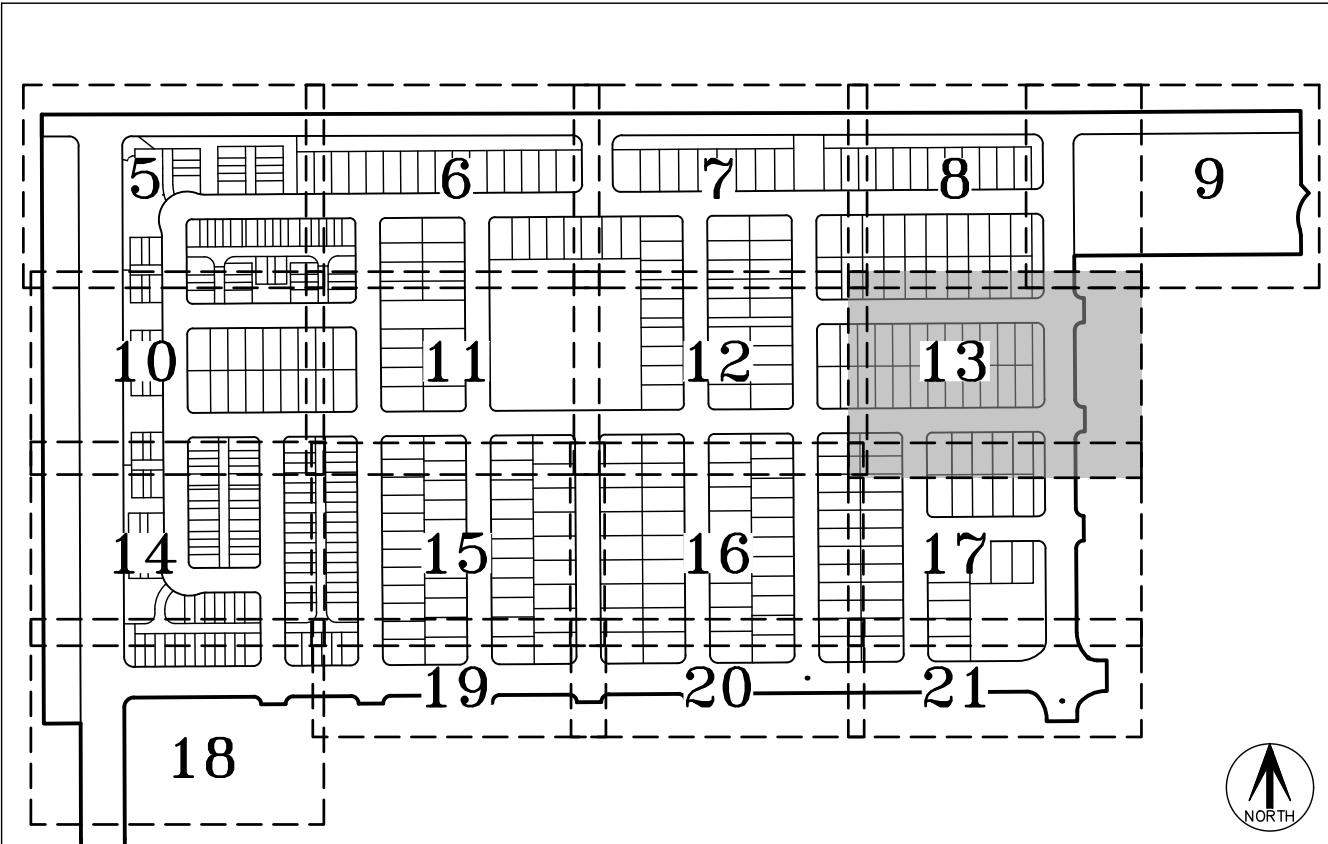
SCALE: 1" = 30'

SHEET 12 OF 21



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

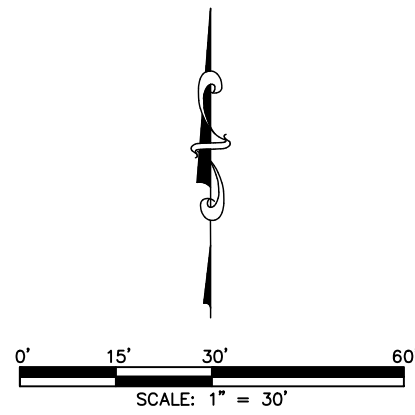


KEY MAP  
SCALE: 1" = 500'

**LEGEND**

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- ## BLOCK NUMBER
- (ROW) RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- S.W.U.E. SIDEWALK & UTILITY EASEMENT
- ⊙ 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.

| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH |
| C85         | 90°00'00" | 15.00' | 23.56' |
| C86         | 90°00'00" | 15.00' | 23.56' |
| C87         | 90°00'00" | 20.00' | 31.42' |
| C88         | 90°00'00" | 20.00' | 31.42' |
| C89         | 90°00'00" | 20.00' | 31.42' |
| C90         | 90°00'00" | 20.00' | 31.42' |



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DEVELOPER  
VENTANA CAPITAL, INC.

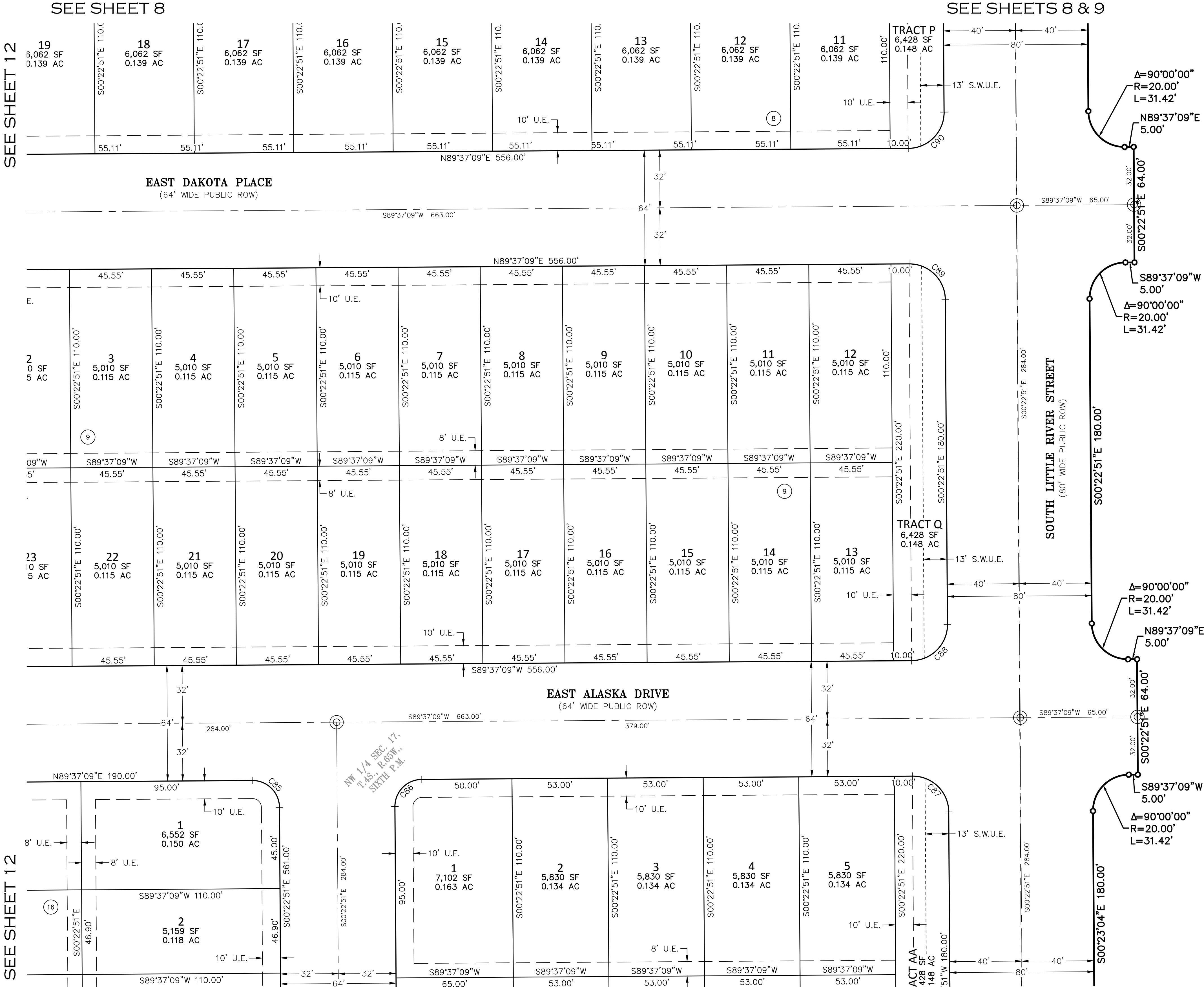
8678 CONCORD CENTER DRIVE, SUITE 200  
ENGLEWOOD, CO 80112  
303.346.7006

DATE OF PREPARATION: 10-05-2022

SCALE: 1" = 30'

SHEET 13 OF 21

AzTec Proj. No: 171021-02 Drawn By: BAM



SEE SHEET 12

SEE SHEETS 8 & 9

SEE SHEET 12

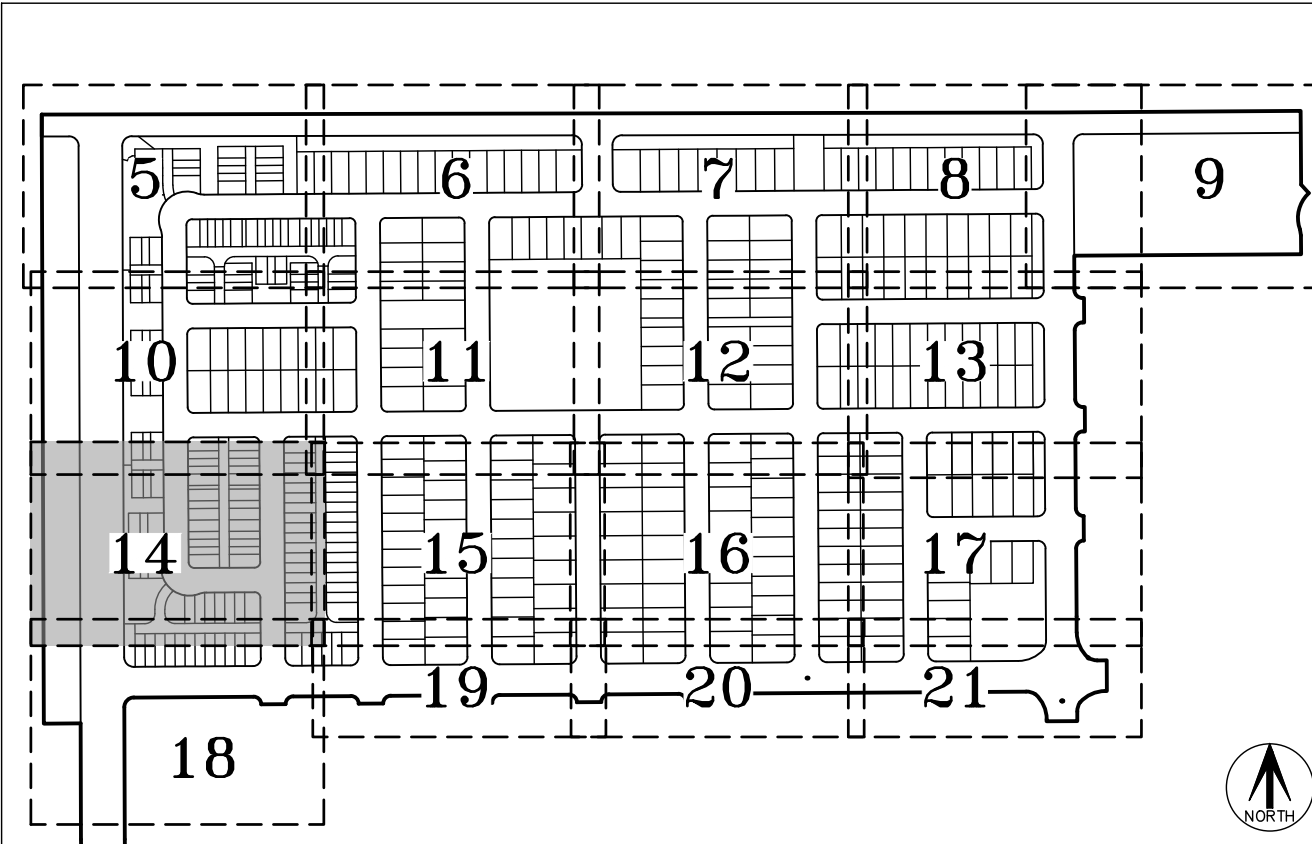
SEE SHEET 17

SEE SHEET 17



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP  
SCALE: 1" = 500'

LEGEND

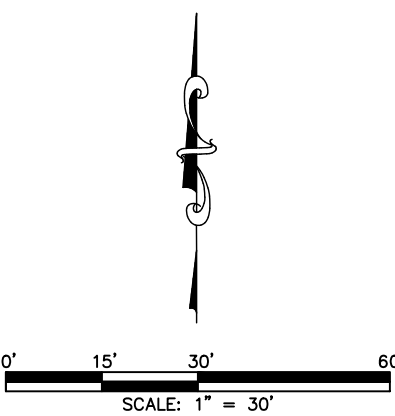
|       |   |
|-------|---|
| ##    | BLOCK NUMBER  |
| (ROW) | RIGHT-OF-WAY  |
| G.E.  | GAS EASEMENT  |
| U.E.  | UTILITY EASEMENT  |
| W.E.  | WATER EASEMENT  |
| *     | FIRE LANE, SANITARY SEWER, WATER, & ACCESS EASEMENT IN ITS ENTIRETY |
| **    | FIRE LANE, WATER, & ACCESS EASEMENT IN ITS ENTIRETY                 |

LINE TABLE

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L50  | S44°50'20"W | 5.41'  |
| L51  | S44°50'20"W | 5.41'  |
| L52  | S00°22'51"E | 11.35' |
| L53  | S00°22'51"E | 11.35' |
| L54  | S89°37'09"W | 54.50' |

CURVE TABLE

| CURVE | DELTA     | RADIUS | LENGTH |
|-------|-----------|--------|--------|
| C91   | 20°07'38" | 58.00' | 20.37' |
| C92   | 90°00'00" | 15.00' | 23.56' |
| C93   | 90°00'00" | 15.00' | 23.56' |
| C94   | 45°13'11" | 88.00' | 69.45' |
| C95   | 45°13'11" | 62.00' | 48.93' |
| C96   | 90°00'00" | 26.00' | 40.84' |
| C97   | 90°00'00" | 26.00' | 40.84' |
| C98   | 20°07'38" | 58.00' | 20.37' |
| C99   | 90°00'00" | 15.00' | 23.56' |
| C100  | 90°00'00" | 26.00' | 40.84' |



FOR REVIEW

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DEVELOPER  
VENTANA CAPITAL, INC

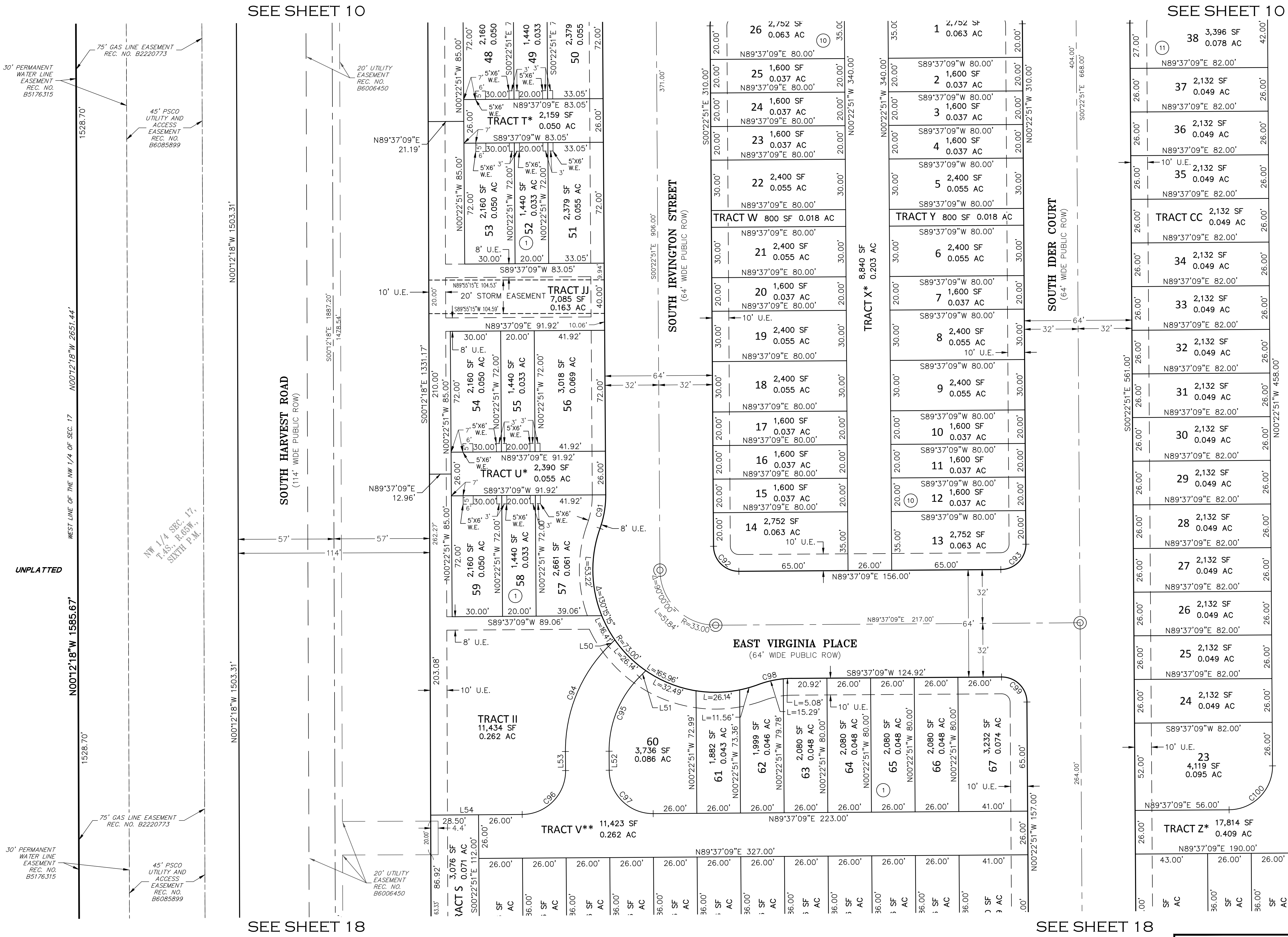
8678 CONCORD CENTER DRIVE, SUITE 200  
ENGLEWOOD, CO 80112  
303.346.7006

DATE OF PREPARATION: 10-05-2022

SCALE: 1" = 30'

SHEET 14 OF 21

AzTec Proj. No: 170121-02 Drawn By: BAM



SEE SHEET 10

SEE SHEET 15

SEE SHEET 18

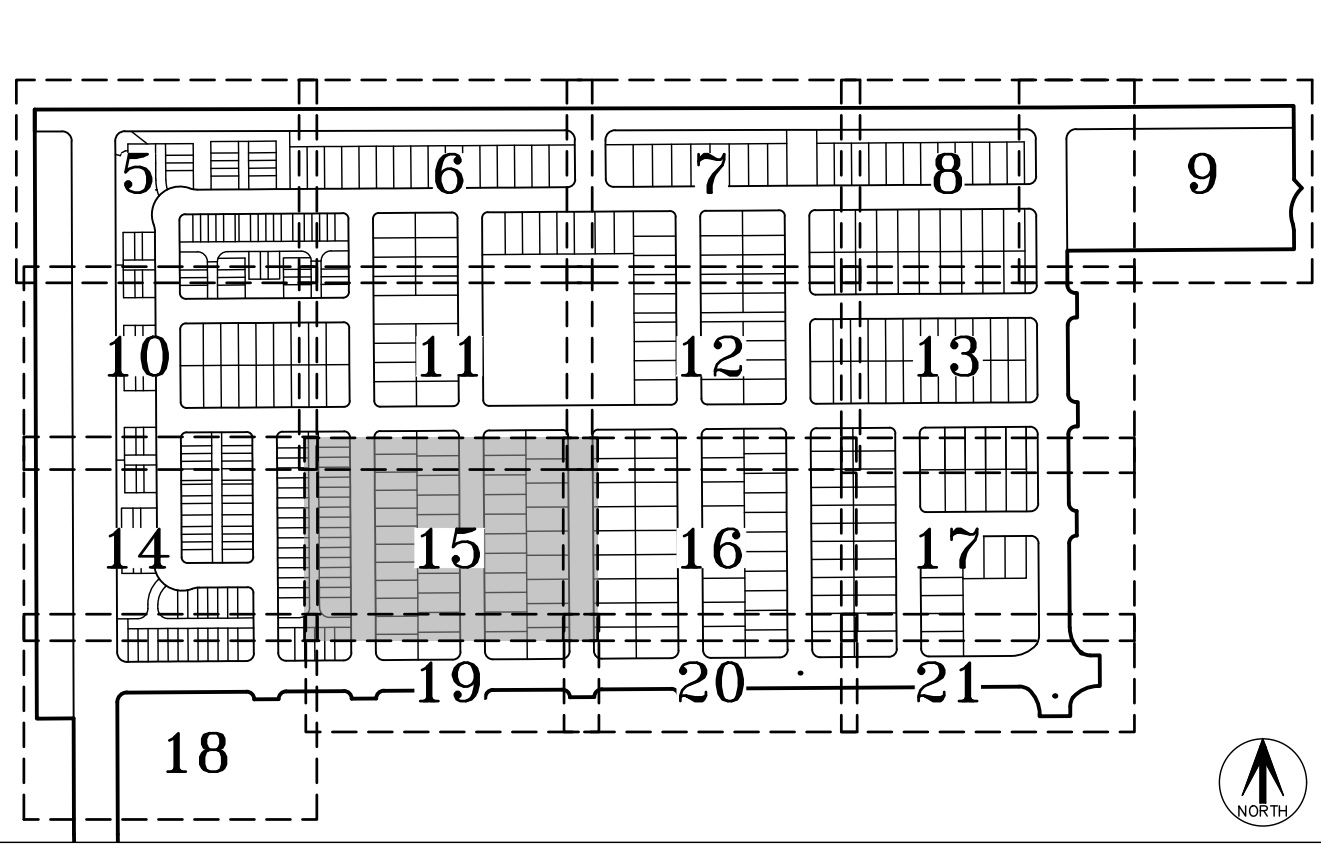
SEE SHEET 10

SEE SHEET 18



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

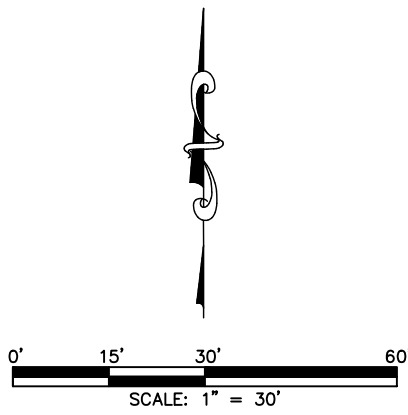
SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP  
SCALE: 1" = 500'

| LEGEND |  |
|--------|--|
| ##     | BLOCK NUMBER   |
| (ROW)  | RIGHT-OF-WAY   |
| G.E.   | GAS EASEMENT   |
| U.E.   | UTILITY EASEMENT   |
| **     | FIRE LANE, SANITARY SEWER, & ACCESS EASEMENT IN ITS ENTIRETY |

| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH |
| C101        | 90°00'00" | 26.00' | 40.84' |



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

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CONSULTANTS, INC.

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[www.aztecconsultants.com](http://www.aztecconsultants.com)

DEVELOPER  
VENTANA CAPITAL, INC.

8678 CONCORD CENTER DRIVE, SUITE 200  
ENGLEWOOD, CO 80112  
303.346.7006

DATE OF PREPARATION: 10-05-2022

SCALE: 1" = 30'

SHEET 15 OF 21

AzTec Proj. No: 171021-02 Drawn By: BAM



SEE SHEET 11

SEE SHEET 11

SEE SHEET 19

SEE SHEET 19

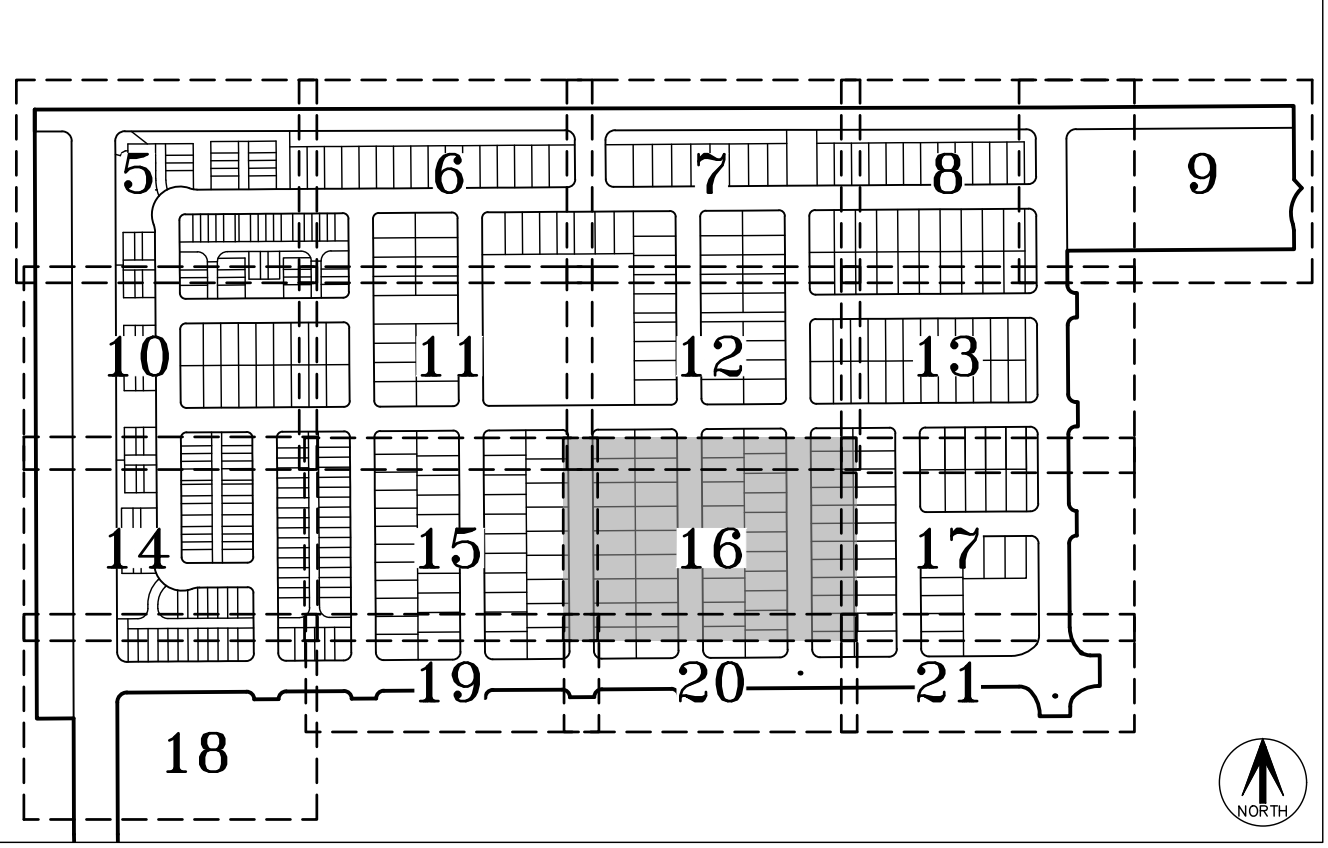
SEE SHEET 14

SEE SHEET 14



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

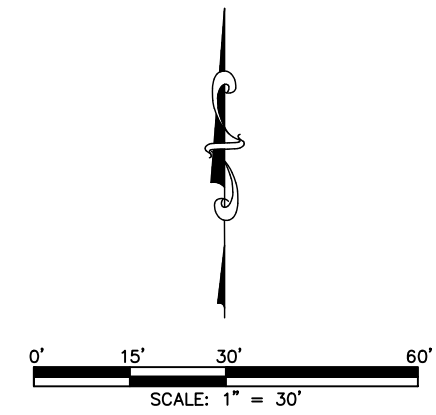
SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP  
SCALE: 1" = 500'

**LEGEND**

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



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

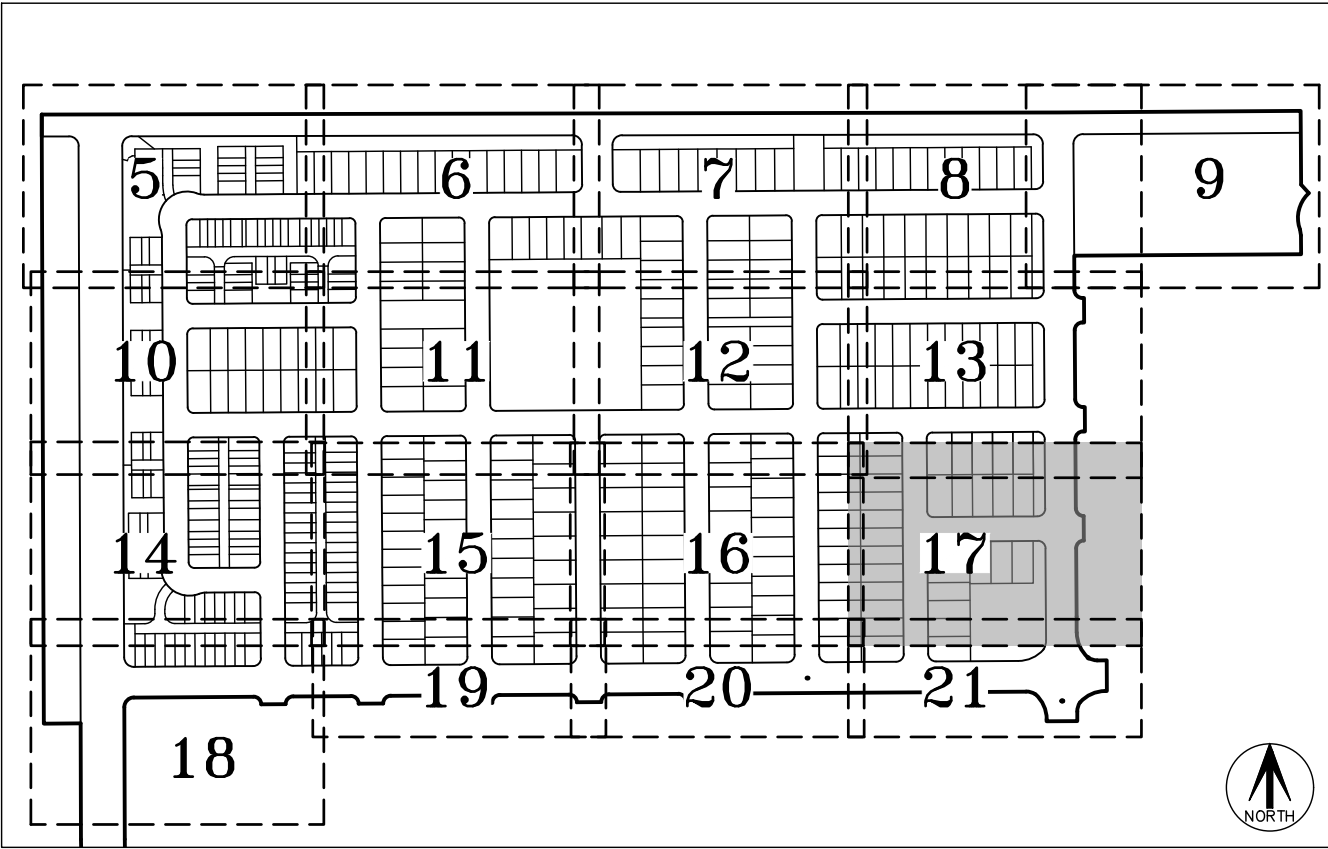
|  |                                    |                |
|--|------------------------------------|----------------|
| <b>AzTEC</b><br>CONSULTANTS, INC.<br>300 East Mineral Ave., Suite 1<br>Littleton, Colorado 80122<br>Phone: (303) 713-1898<br>Fax: (303) 713-1897<br><a href="http://www.aztecconsultants.com">www.aztecconsultants.com</a> | DEVELOPER<br>VENTANA CAPITAL, INC. |                |
|  | DATE OF PREPARATION:               | 10-05-2022     |
|  | SCALE:                             | 1" = 30'       |
| 8678 CONCORD CENTER DRIVE, SUITE 100<br>ENGLEWOOD, CO 80112<br>303.346.7006  |                                    | SHEET 16 OF 21 |

AzTec Proj. No: 171021-02 Drawn By: BAM



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

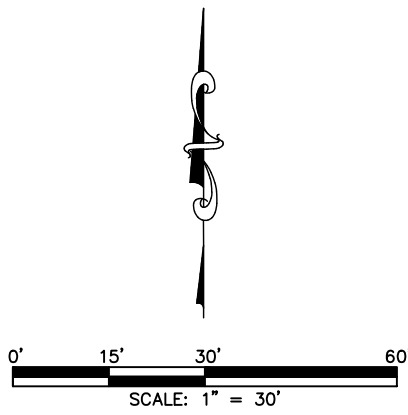


KEY MAP  
SCALE: 1" = 500'

**LEGEND**

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- ## BLOCK NUMBER
- (ROW) RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- S.W.U.E. SIDEWALK & UTILITY EASEMENT
- ⊙ 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.

| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH |
| C102        | 90°00'00" | 15.00' | 23.56' |
| C103        | 90°00'00" | 20.00' | 31.42' |
| C104        | 90°00'00" | 15.00' | 23.56' |
| C105        | 90°00'00" | 20.00' | 31.42' |



FOR REVIEW

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DEVELOPER  
VENTANA CAPITAL, INC

8678 CONCORD CENTER DRIVE, SUITE 200  
ENGLEWOOD, CO 80112  
303.346.7006

|                      |            |
|----------------------|------------|
| DATE OF PREPARATION: | 10-05-2022 |
| SCALE:               | 1" = 30'   |

SHEET 17 OF 21

AzTec Proj. No: 171021-02 Drawn By: BAM

SEE SHEET 16

SEE SHEET 16

SEE SHEET 13

SEE SHEET 13

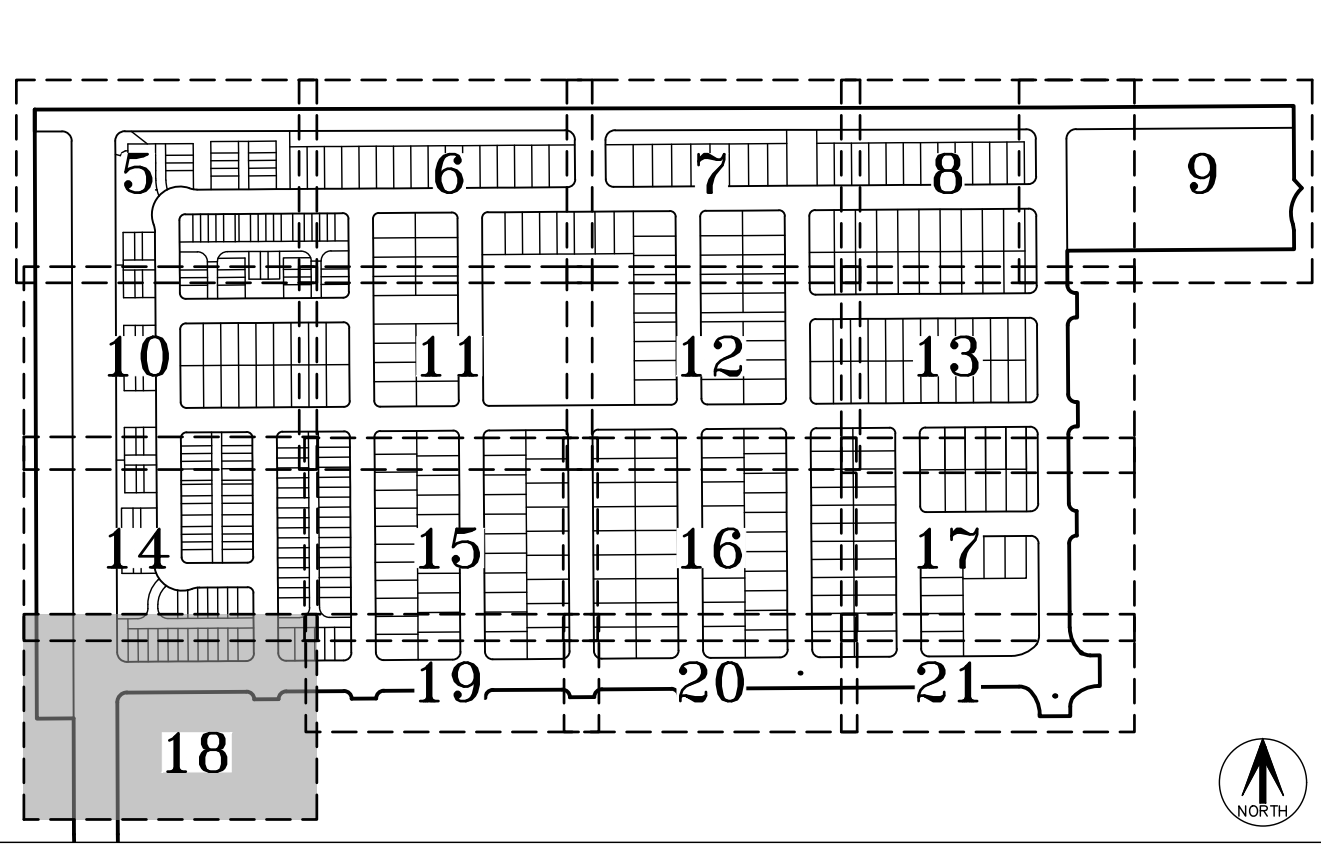
SEE SHEET 21

SEE SHEET 21



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



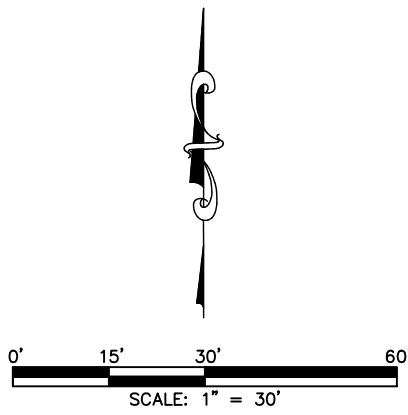
KEY MAP  
SCALE: 1" = 500'

**LEGEND**

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- ## BLOCK NUMBER
- (ROW) RIGHT-OF-WAY
- G.E. GAS EASEMENT
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- \*\* FIRE LANE, WATER, & ACCESS EASEMENT IN ITS ENTIRETY

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L54        | S89°37'09"W | 54.50' |

| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH |
| C106        | 90°10'33" | 25.00' | 39.35' |
| C107        | 90°00'00" | 20.00' | 31.42' |
| C108        | 90°00'00" | 20.00' | 31.42' |



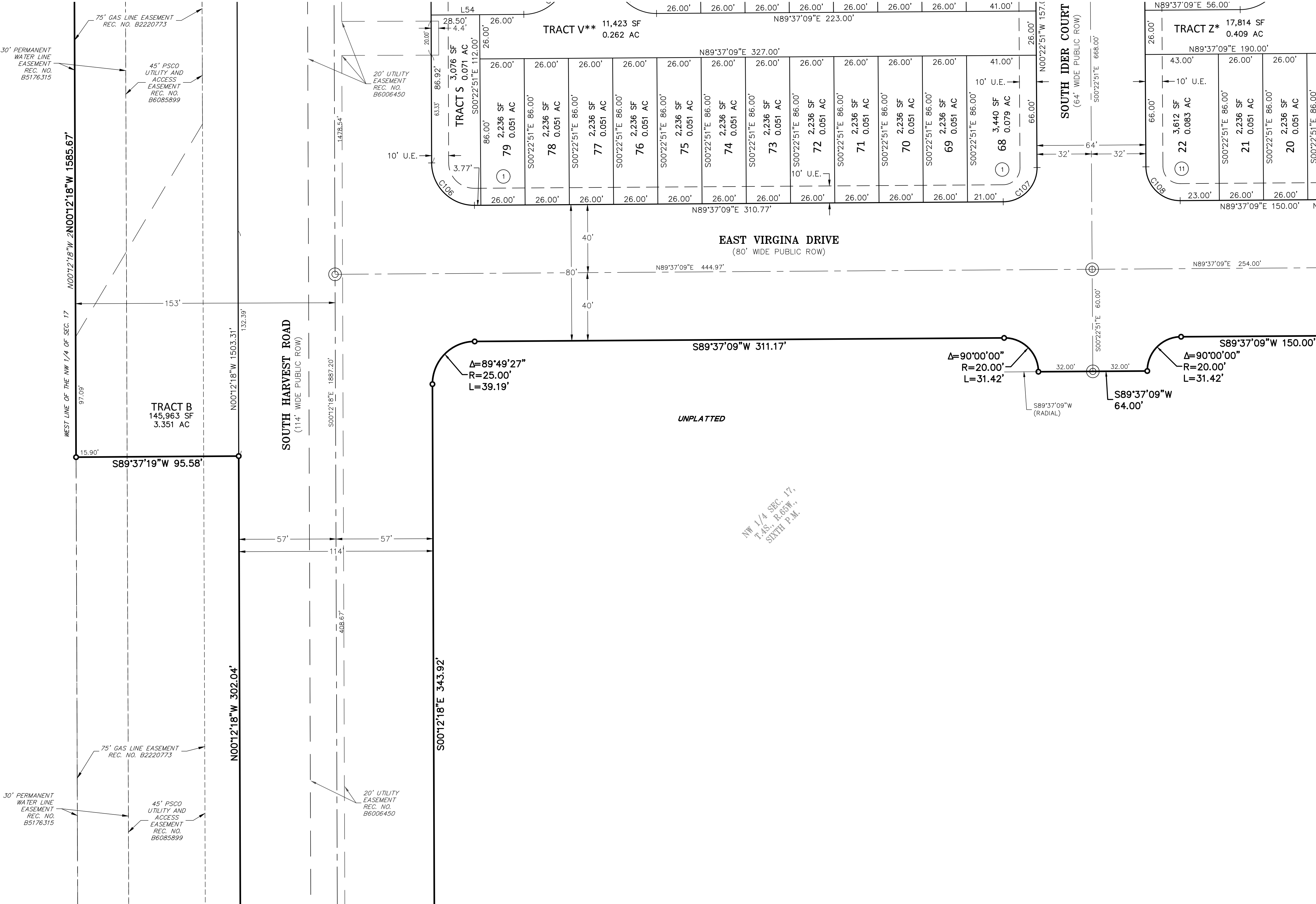
FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

SEE SHEET 14

SEE SHEET 14

SEE SHEET 19



SEE SHEET 4

SEE SHEET 14

**AzTEC**  
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**DEVELOPER**  
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303.346.7006

AzTec Proj. No: 171021-02      Drawn By: BAM

DATE OF PREPARATION: 10-05-2022

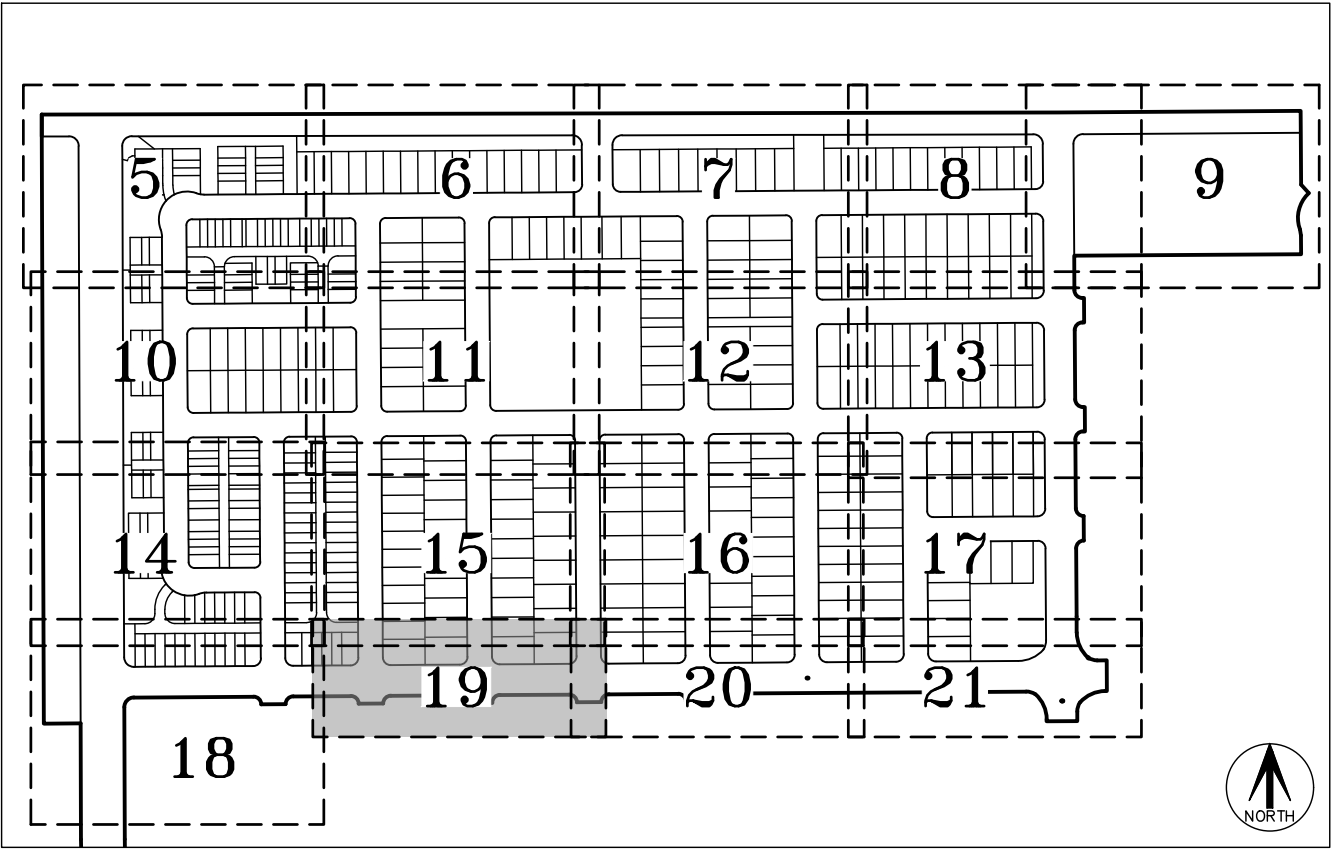
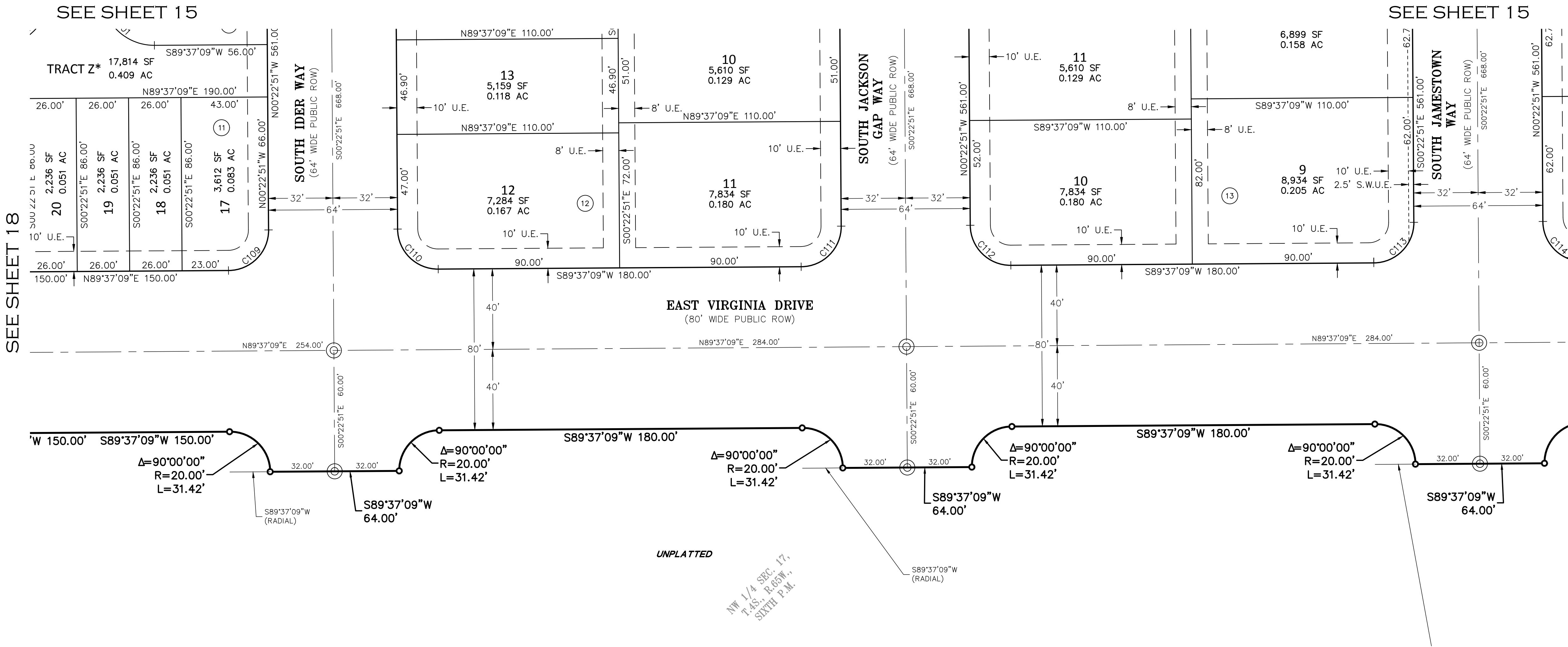
SCALE: 1" = 30'

SHEET 18 OF 21



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

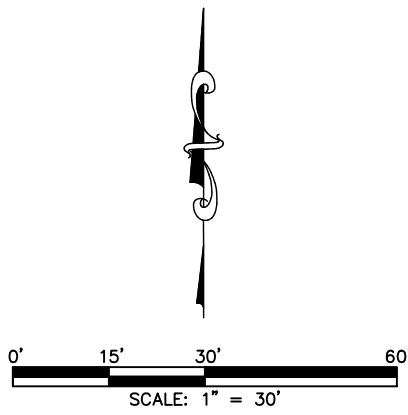


KEY MAP  
SCALE: 1" = 500'

**LEGEND**

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- ## BLOCK NUMBER
- (ROW) RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- S.W.U.E. SIDEWALK & UTILITY EASEMENT
- ⊙ 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.

| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH |
| C109        | 90°00'00" | 20.00' | 31.42' |
| C110        | 90°00'00" | 20.00' | 31.42' |
| C111        | 90°00'00" | 20.00' | 31.42' |
| C112        | 90°00'00" | 20.00' | 31.42' |
| C113        | 90°00'00" | 20.00' | 31.42' |
| C114        | 90°00'00" | 20.00' | 31.42' |



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: 171021-02 Drawn By: BAM

DEVELOPER  
VENTANA CAPITAL, INC

8678 CONCORD CENTER DRIVE, SUITE 200  
ENGLEWOOD, CO 80112  
303.346.7006

DATE OF PREPARATION: 10-05-2022

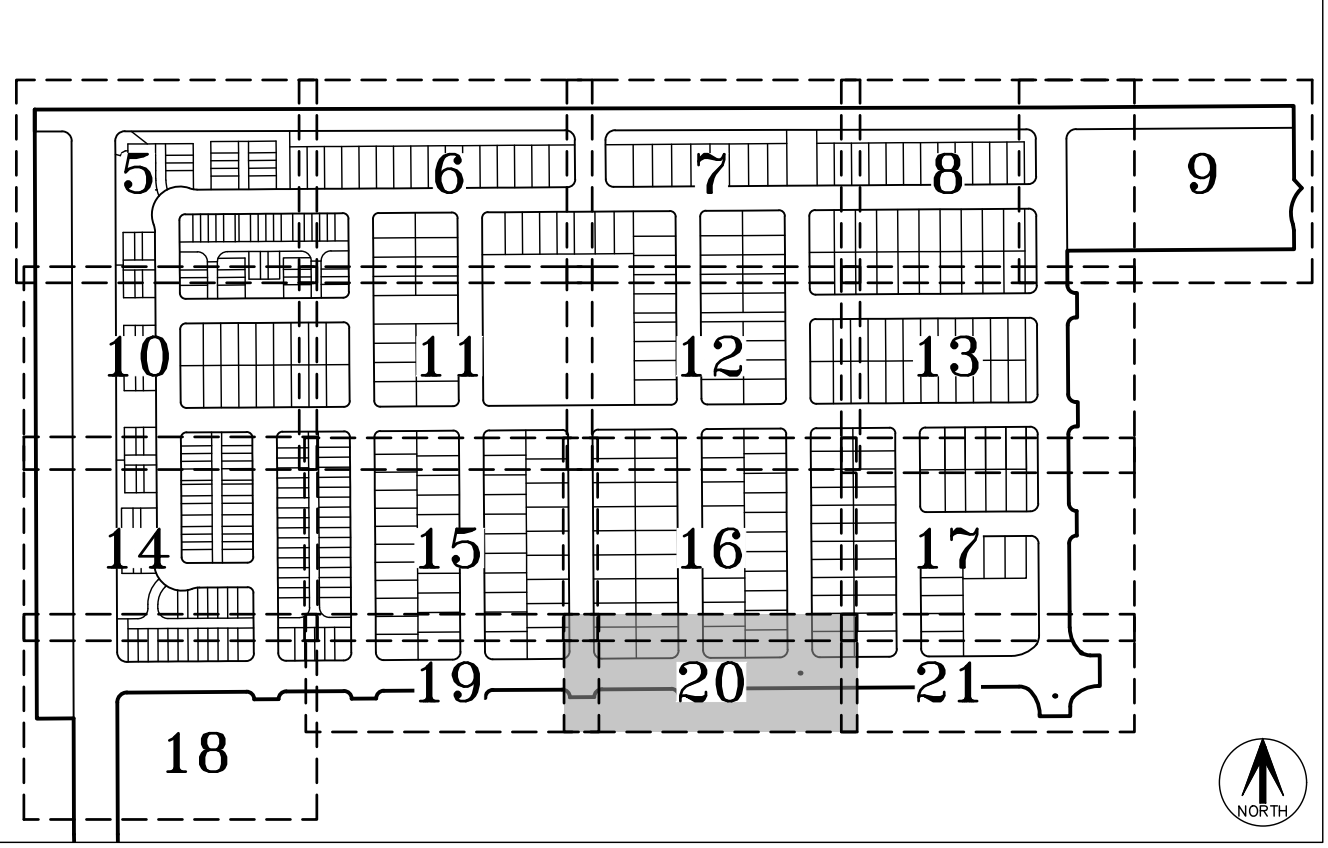
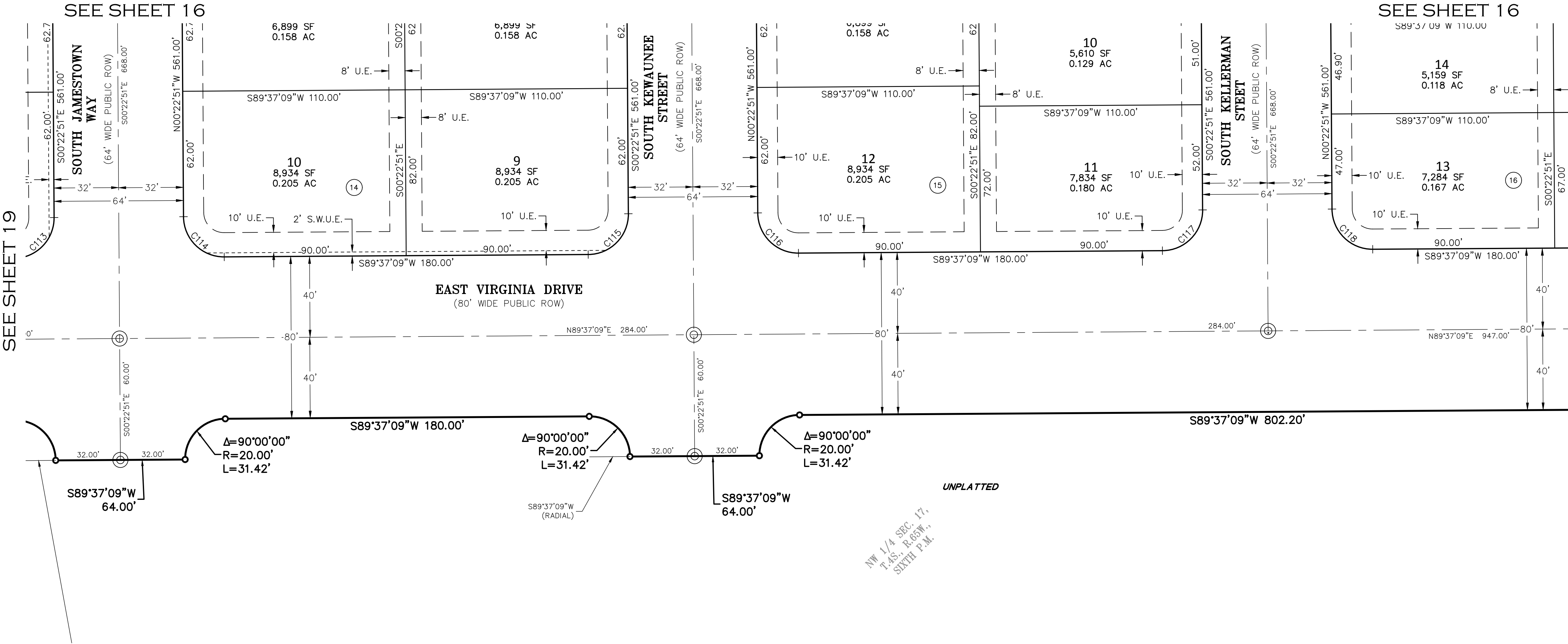
SCALE: 1" = 30'

SHEET 19 OF 21



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

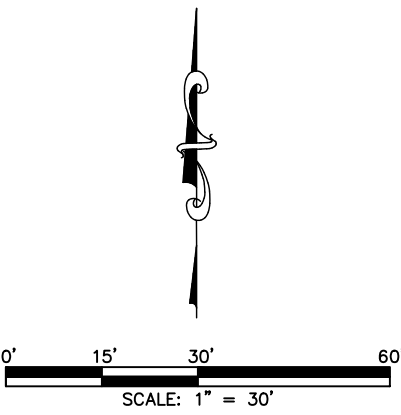


KEY MAP  
SCALE: 1" = 500'

**LEGEND**

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- ## BLOCK NUMBER
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| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH |
| C114        | 90°00'00" | 20.00' | 31.42' |
| C115        | 90°00'00" | 20.00' | 31.42' |
| C116        | 90°00'00" | 20.00' | 31.42' |
| C117        | 90°00'00" | 20.00' | 31.42' |
| C118        | 90°00'00" | 20.00' | 31.42' |



FOR REVIEW

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www.aztecconsultants.com

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ENGLEWOOD, CO 80112  
303.346.7006

DATE OF PREPARATION: 10-05-2022

SCALE: 1" = 30'

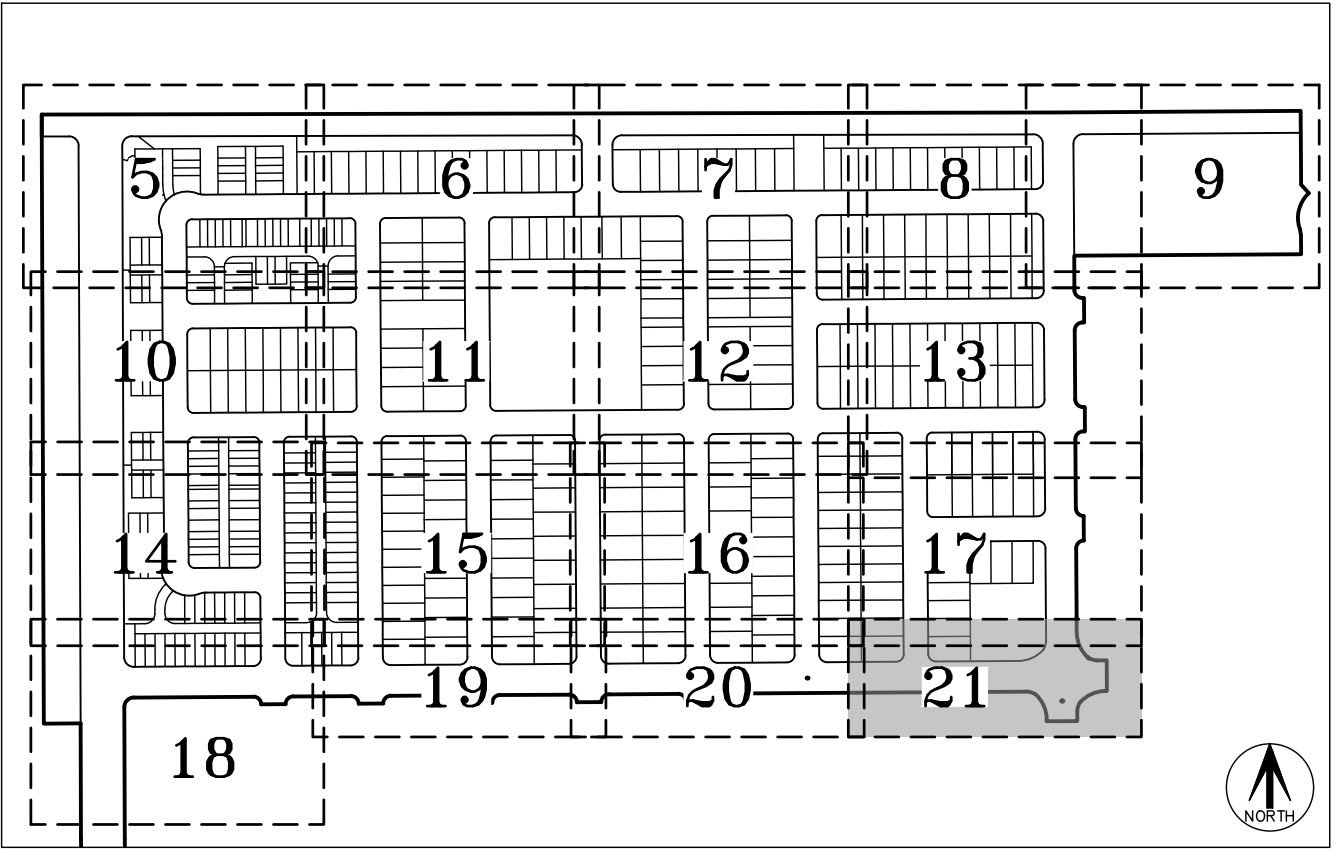
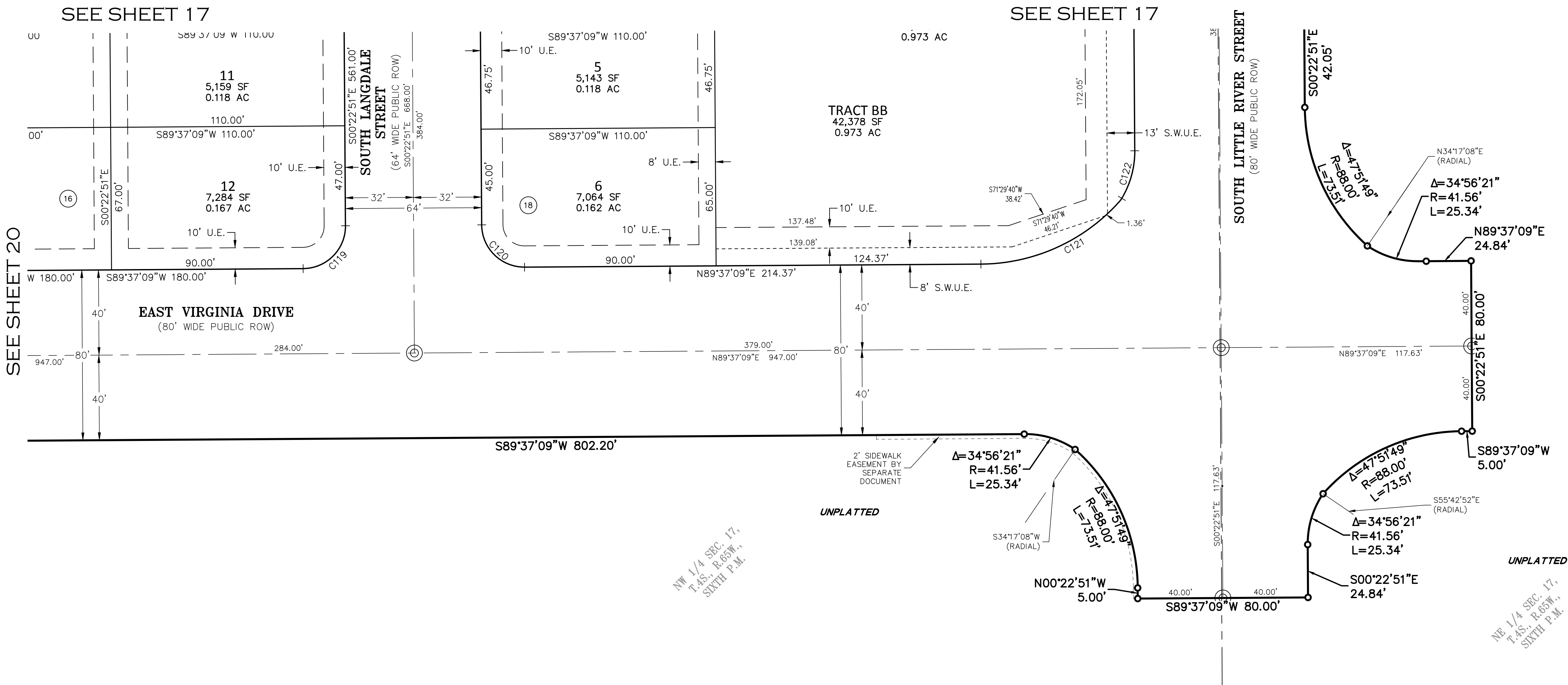
SHEET 20 OF 21

AzTec Proj. No.: 171021-02 Drawn By: BAM



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

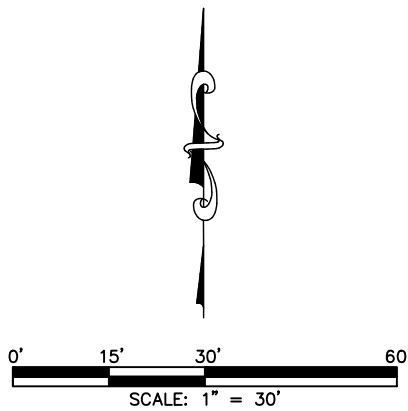


KEY MAP  
SCALE: 1" = 500'

LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- ## BLOCK NUMBER
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| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH |
| C119        | 90°00'00" | 20.00' | 31.42' |
| C120        | 90°00'00" | 20.00' | 31.42' |
| C121        | 47°51'49" | 88.00' | 73.51' |
| C122        | 31°16'02" | 43.00' | 23.47' |



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

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DATE OF PREPARATION: 10-05-2022

SCALE: 1" = 30'

SHEET 21 OF 21

AzTec Proj. No: 171021-02 Drawn By: BAM