

DOMINIUM PARKLANDS SUBDIVISION FILING NO. 1

A RESUBDIVISION TRACT N, PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DEDICATION AND LAND DESCRIPTION

A PARCEL OF LAND BEING ALL OF TRACT N, PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., STATE OF COLORADO, BEING SUBORDINATELY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THAT SPECIAL WARRANTY DEED RECORDED JANUARY 4, 2022 AT RECEPTION NO. E2001156, IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 17:
THENCE S85°56'47"W, A DISTANCE OF 889.78 TO THE POINT OF BEGINNING;

THENCE S00°22'51"E, A DISTANCE OF 1221.54 FEET
THENCE S89°45'19"W, A DISTANCE OF 395.44 FEET;
THENCE N40°11'27"W, A DISTANCE OF 98.97 FEET TO A NON-TANGENT CURVE;
THENCE ON SAID NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 27°32'15" AND AN ARC LENGTH OF 135.53, A CHORD BEARING OF N13°23'17"E AND A CHORD DISTANCE OF 134.23;
THENCE N00°22'51"W, A DISTANCE OF 882.20 FEET;
THENCE N07°12'50"E, A DISTANCE OF 75.66 FEET;
THENCE N00°22'51"W, A DISTANCE OF 32.00 FEET TO A TANGENT CURVE;
THENCE ON SAID TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27, A CHORD BEARING OF N44°37'09"E AND A CHORD DISTANCE OF 35.36,
THENCE N89°37'09"E, A DISTANCE OF 391.86 FEET TO THE POINT OF BEGINNING.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO 1 LOT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF DOMINIUM PARKLANDS 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.

NOTES:

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, BEARING SOUTH 00°29'23" EAST, A DISTANCE OF 2630.40 FEET, MONUMENTED ON THE NORTH BY A 3.25" ALUMINUM CAP, STAMPED, "AZTEC, PLS 38256, 2024" FLUSH WITH GRADE AND MONUMENTED ON THE SOUTH BY A 3" BRASS CAP, STAMPING ILLEGIBLE, 2.2" DOWN IN MONUMENT BOX.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- 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".
- 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.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO EAST ALAMEDA 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.
- 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.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. FOR ALL RECORD INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, ENCUMBRANCES, OR TITLE OF RECORD. KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON COMMITMENT NO. NCS-1215040-CO, COMMITMENT DATE APRIL 02, 2024 AT 5:00 P.M., PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- RECOVERED MONUMENTS ARE SHOWN HEREON WITH PERTINENT INFORMATION RELATING TO MONUMENT STAMPING, SIZE AND MATERIAL (IF KNOWN), AND POSITION RELATIVE TO SURROUNDING GRADE. TO PRESERVE THE STABILITY AND TO AVOID DISTURBING THE POSITION OF MONUMENTS, THE SURVEYOR DID NOT DIG OUT THE BASE OF THE MONUMENT TO DETERMINE PIPE SIZE OR REBAR SIZE, IF THE MONUMENT WAS FLUSH OR BELOW GRADE

COVENANTS:

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA ("CITY");

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.

THE AREA(S) LABELED "FIRE LANE EASEMENT" ("FIRE LANE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE; FACILITIES, AND ALL FIXTURES, DEVICES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL, IN THE OPERATION OF A FIRE LANE OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENT; TOGETHER WITH THE RIGHT-OF-WAY FOR INGRESS AND EGRESS OF EMERGENCY AND SERVICE VEHICLES OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENTS, WHICH SAID LANES TO BE DEDICATED AND DESIGNATED AS FIRE LANE EASEMENTS AND EMERGENCY AND SERVICE VEHICLE ROADS; FIRE LANE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY EACH OWNER OF THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA AT NO COST TO THE CITY IN ACCORDANCE WITH CURRENT CITY STANDARDS FOR FIRE LANE EASEMENTS AND SHALL BE POSTED BY SUCH OWNER WITH SIGNS STATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE CITY CODE OF AURORA, COLORADO (COLLECTIVELY AND INDIVIDUALLY HERINAFTER REFERRED TO AS "FIRE LANE FACILITIES"). OWNER ALSO GRANTS THE CITY THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID FIRE LANE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY FIRE LANE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. OWNER HAS RESPONSIBILITY AND LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, CONSTRUCTION OF FIRE LANE FACILITIES AND CONTINUOUS MAINTENANCE OF THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES, AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE FIRE LANE EASEMENT AREA; ALL AT NO COST TO THE CITY. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE FIRE LANE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE EASEMENT OR FIRE LANE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS), FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE FIRE LANE EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES. TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY. ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO WATER LINES, WATER MAINS, METERS, FIRE HYDRANTS CONDUITS, VAULTS, METERS, VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND APPURTENANCES THERETO, AND ALL FACILITIES, AND FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE AREAS LABELED AS "WATER EASEMENT" FOR AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS, ARAPAHOE, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

THE AREA(S) LABELED AS "SANITARY SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES. TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY. ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO SANITARY SEWER COLLECTION MAINS AND TRANSMISSION MAINS, LINES AND ALL FACILITIES, FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

THE AREA(S) LABELED AS "STORM SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES. TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY. ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO STORM COLLECTION MAINS AND TRANSMISSION MAINS, LINES, DRAINS, AND IRRIGATION LINES AND ALL FACILITIES, FIXTURES, DEVICES, APPURTENANCES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

OWNER'S SIGNATURE BLOCK

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

BY: _____ AS _____

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,

OF _____, 20__ A.D. BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

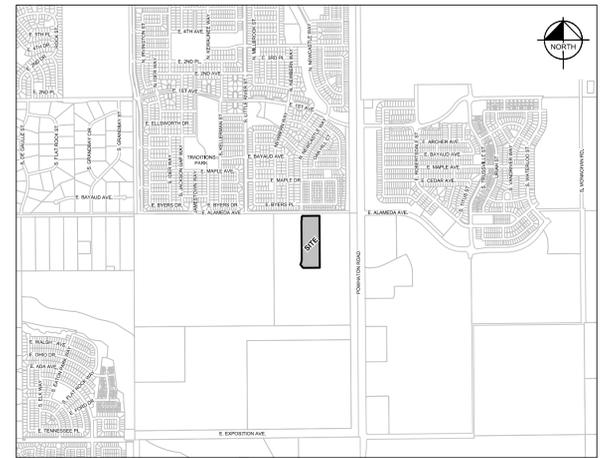
MY COMMISSION EXPIRES: _____

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__ AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE 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 _____

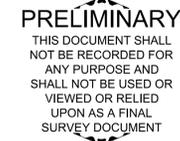


VICINITY MAP
1" = 2000'

SURVEYOR'S CERTIFICATION

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 _____.

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.



DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF _____ COUNTY, COLORADO ON THIS _____ DAY OF _____, 20__ AD AT O'CLOCK __M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

No.	DATE	REVISION DESCRIPTION

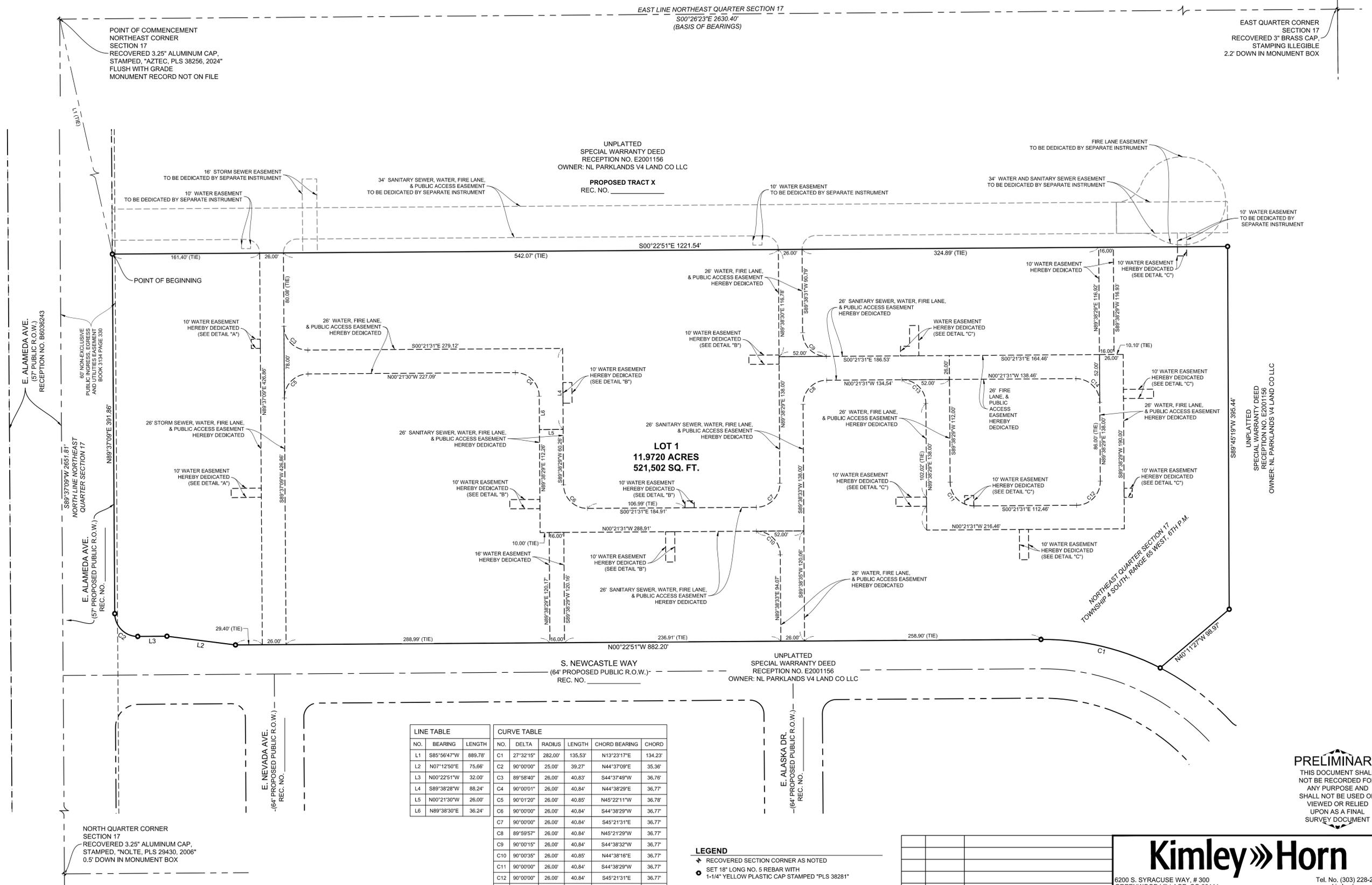
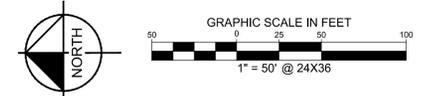
6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CJW	DRW	2024-12-16	096572003	1 OF 4

DOMINIUM PARKLANDS SUBDIVISION FILING NO. 1

A RESUBDIVISION TRACT N, PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	S85°56'47\"W	889.78'	C1	27°32'15\"	282.00'	135.53'	N13°23'17\"E	134.23'
L2	N07°12'50\"E	75.66'	C2	90°00'00\"	25.00'	39.27'	N44°37'09\"E	35.36'
L3	N00°22'51\"W	32.00'	C3	89°58'40\"	26.00'	40.83'	S44°37'49\"W	36.76'
L4	S89°38'28\"W	88.24'	C4	90°00'01\"	26.00'	40.84'	N44°38'29\"E	36.77'
L5	N00°21'30\"W	26.00'	C5	90°01'20\"	26.00'	40.85'	N45°22'11\"W	36.78'
L6	N89°38'30\"E	36.24'	C6	90°00'00\"	26.00'	40.84'	S44°38'29\"W	36.77'
			C7	90°00'00\"	26.00'	40.84'	S45°21'31\"E	36.77'
			C8	89°59'57\"	26.00'	40.84'	N45°21'29\"W	36.77'
			C9	90°00'15\"	26.00'	40.84'	S44°38'32\"W	36.77'
			C10	90°00'35\"	26.00'	40.85'	N44°38'16\"E	36.77'
			C11	90°00'00\"	26.00'	40.84'	S44°38'29\"W	36.77'
			C12	90°00'00\"	26.00'	40.84'	S45°21'31\"E	36.77'
			C13	90°00'00\"	26.00'	40.84'	N44°38'29\"E	36.77'
			C14	90°00'00\"	26.00'	40.84'	N44°38'29\"E	36.77'

LEGEND
 ◆ RECOVERED SECTION CORNER AS NOTED
 ○ SET 18\" LONG NO. 5 REBAR WITH 1-1/4\" YELLOW PLASTIC CAP STAMPED \"PLS 38281\"

No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CJW	DRW	2024-12-16	096572003	2 OF 4

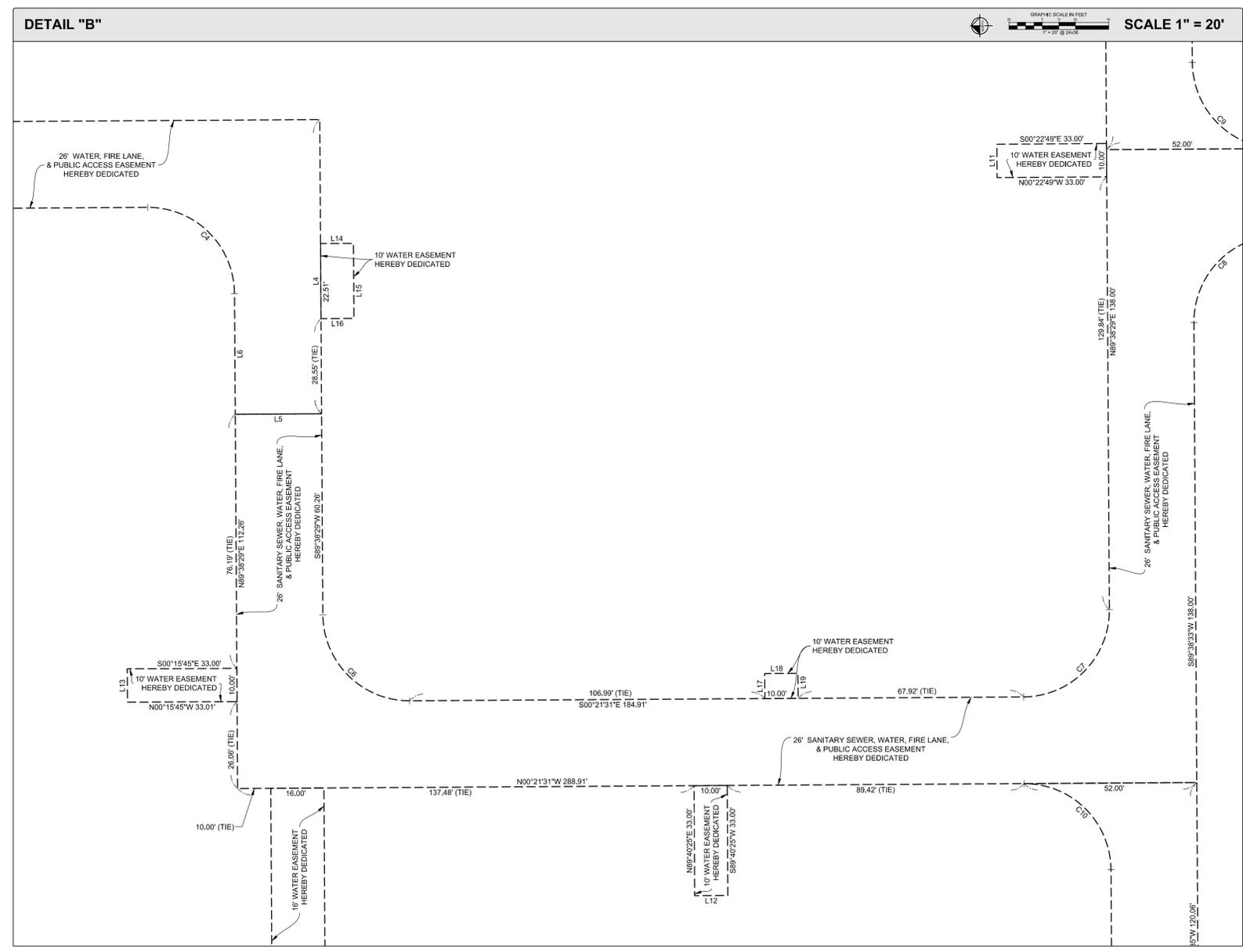
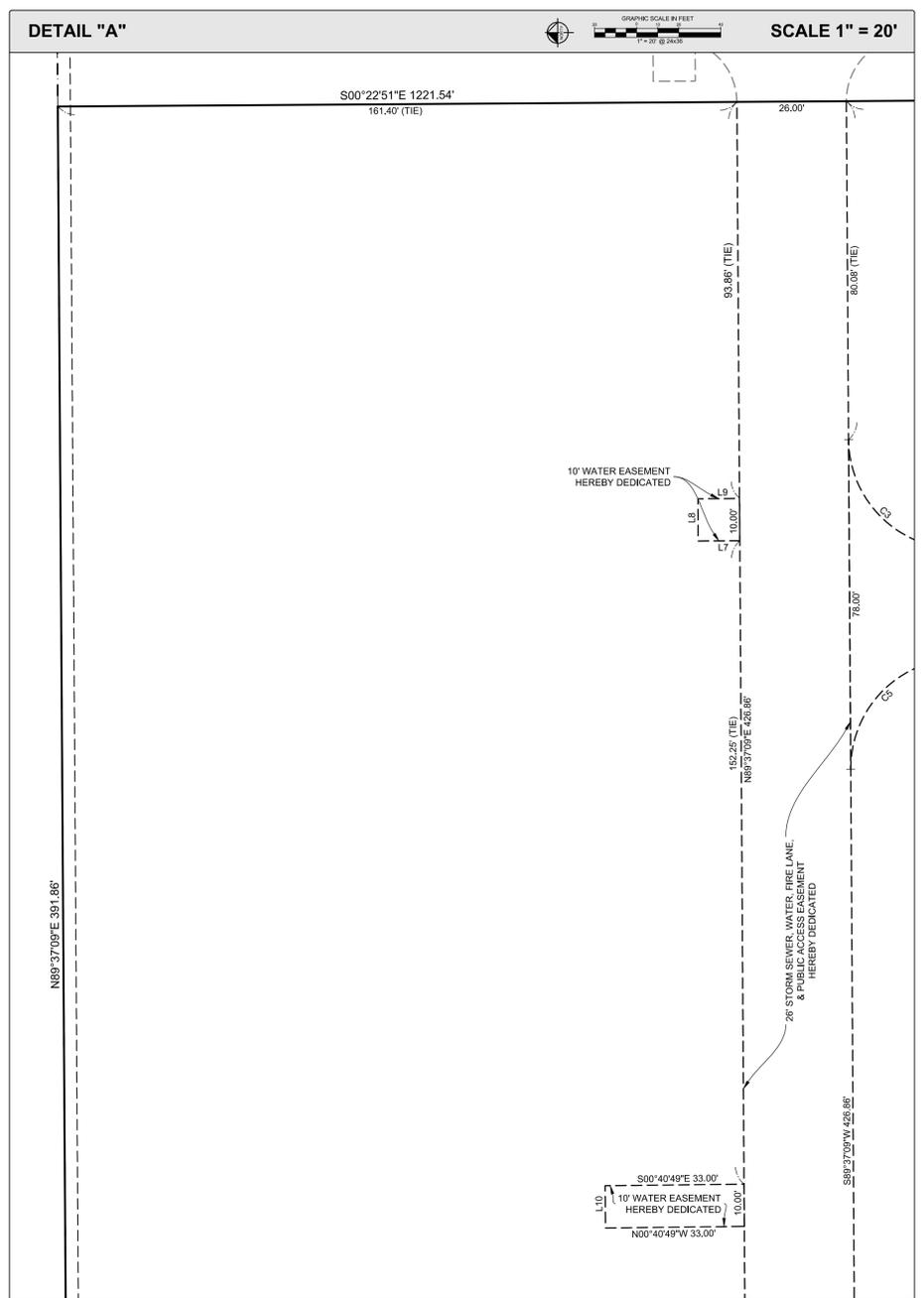
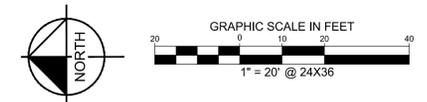
PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DRAWN BY: J. HORN, DATE: 12/16/24, CHECKED BY: C. J. WILSON, DATE: 12/16/24, PLOTTED BY: W. BOCK, DATE: 12/16/24, 10:02 AM, LAST SAVED: 12/16/24, 10:31 AM

DOMINIUM PARKLANDS SUBDIVISION FILING NO. 1

A RESUBDIVISION TRACT N, PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



DETAIL "A" LINE & CURVE TABLES

LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L7	N00°21'31"W	9.89'	C3	89°58'40"	26.00'	40.63'	S44°37'49"W	36.76'
L8	N89°38'29"E	10.00'	C5	90°01'20"	26.00'	40.85'	N45°22'11"W	36.78'
L9	S00°21'31"E	9.89'						
L10	N89°19'11"E	10.00'						

DETAIL "B" LINE & CURVE TABLES

LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L4	S89°38'28"W	88.24'	C4	90°00'01"	26.00'	40.84'	N44°38'29"E	36.77'
L5	N00°21'30"W	26.00'	C6	90°00'00"	26.00'	40.84'	S44°38'29"W	36.77'
L6	N89°38'30"E	36.24'	C7	90°00'00"	26.00'	40.84'	S45°21'31"E	36.77'
L11	N89°37'11"E	10.00'	C8	89°59'57"	26.00'	40.84'	N45°21'29"W	36.77'
L12	N00°19'35"W	10.00'	C9	90°00'15"	26.00'	40.84'	S44°38'32"W	36.77'
L13	N89°44'15"E	10.00'	C10	90°00'35"	26.00'	40.85'	N44°38'16"E	36.77'
L14	S00°16'11"E	9.92'						
L15	S89°38'29"W	22.49'						
L16	N00°22'57"W	9.92'						
L17	N89°34'19"E	7.49'						
L18	S00°25'41"E	10.00'						
L19	S89°34'19"W	7.51'						

No.	DATE	REVISION DESCRIPTION

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CJW	DRW	2024-12-16	096572003	3 OF 4

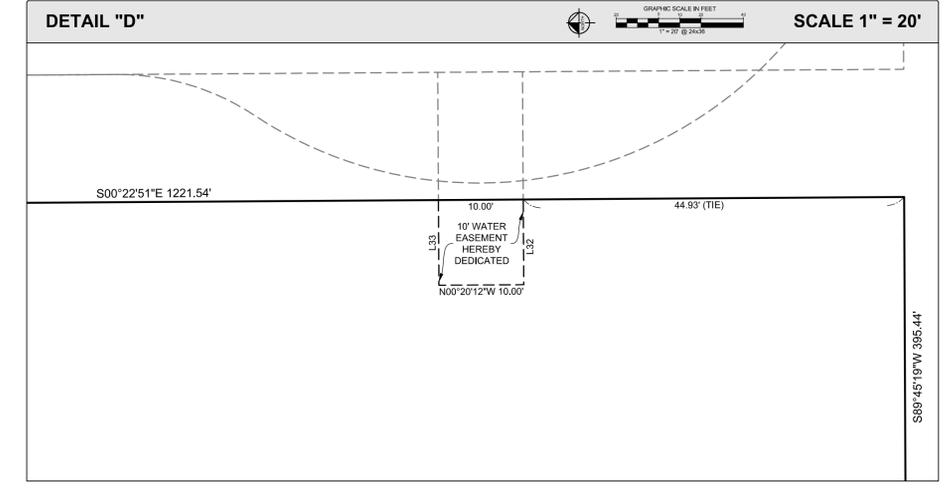
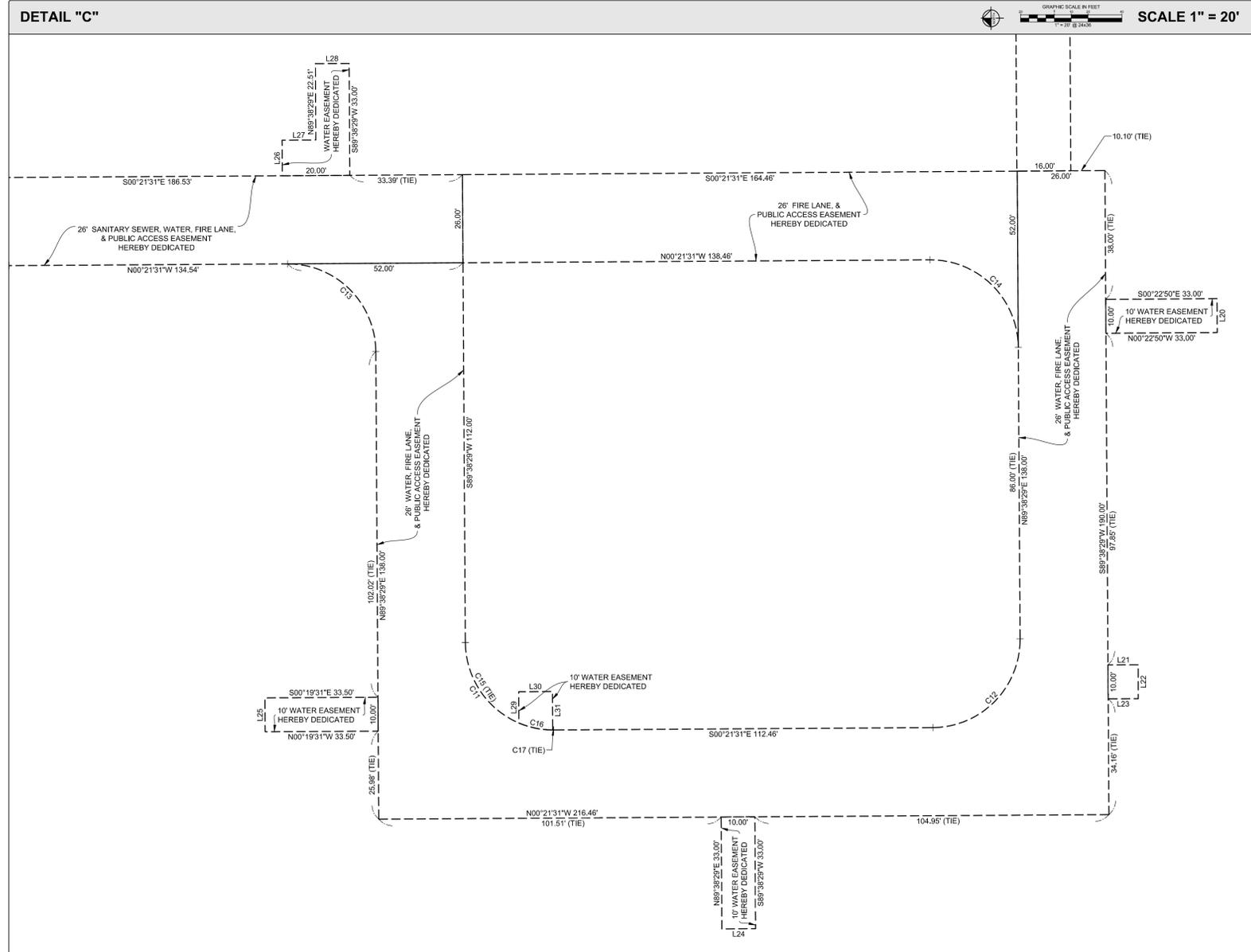
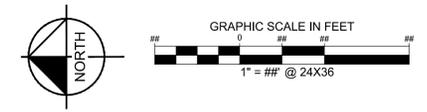
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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DOMINIUM PARKLANDS SUBDIVISION FILING NO. 1

A RESUBDIVISION TRACT N, PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



DETAIL "D" LINE TABLE

LINE TABLE		
NO.	BEARING	LENGTH
L32	S89°39'48"W	10.00'
L33	N89°39'48"E	10.00'

DETAIL "C" LINE & CURVE TABLES

LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L20	S89°37'10"W	10.00'	C11	90°00'00"	26.00'	40.84'	S44°38'29"W	36.77'
L21	S00°22'51"E	8.97'	C12	90°00'00"	26.00'	40.84'	S45°21'31"E	36.77'
L22	N89°51'22"W	10.00'	C13	90°00'00"	26.00'	40.84'	N44°38'29"E	36.77'
L23	N00°22'51"W	8.88'	C14	90°00'00"	26.00'	40.84'	N44°38'29"E	36.77'
L24	N00°21'31"W	10.00'	C15	66°44'43"	26.00'	30.29'	S56°16'08"W	28.60'
L25	N89°40'29"E	10.00'	C16	23°15'17"	26.00'	10.55'	S11°16'08"W	10.48'
L26	N89°38'29"E	10.50'	C17	0°35'05"	26.00'	0.27'	S00°03'58"E	0.27'
L27	S00°21'31"E	10.00'						
L28	S00°21'31"E	10.00'						
L29	N89°38'29"E	9.25'						
L30	S00°21'31"E	10.00'						
L31	S89°38'29"W	11.36'						

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<h2 style="margin: 0;">Kimley»Horn</h2>			6200 S. SYRACUSE WAY, # 300 GREENWOOD VILLAGE, CO 80111		Tel. No. (303) 228-2300 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.	
N/A	CJW	DRW	2024-12-16	096572003	4 OF 4	

No.	DATE	REVISION DESCRIPTION

DRAWN: KUDEN, CVAL, 09/27/2023; DOMINIUM PARKLANDS SURVEY TO GFG FINAL DRAWINGS 09/27/2023; DOMINIUM PARKLANDS PLOT.DWG; PLOTTED BY: WIDICK, CDDY, 12/17/2024 10:02 AM; LAST SAVED: 12/17/2024 10:01 AM