

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



January 23, 2025

Carlo Ferreira  
The Aurora Highlands, LLC  
141 Union Blvd Ste 150  
Lakewood, CO 89228

**Re: Second Submission Review:** The Aurora Highlands Subdivision Filing No 31 - Plat  
**Application Number:** DA-2062-60  
**Case Numbers:** 2024-3022-00

Dear Carlo Ferreira:

Thank you for your second submission, which we started to process on January 6, 2025. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and referral agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before February 14, 2025.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

Attachments: Xcel and DEN Comments

cc: Patrick Chelin, Matrix Design Group  
Jeff Killion, Matrix Design Group  
Jacob Cox, Director of Development Services  
Justin Andrews, ODA  
Filed: K:\\$DA\2062-60rev2.rtf



## Second Submission Review

### PLANNING DEPARTMENT COMMENTS

#### **1. Completeness and Clarity of the Application**

1A. Adams County records indicate the subject area has changed ownership. If so, please update the Owner Signature Block.

**AZTEC – Addressed.**

1B. The dedication of N. Reserve Blvd. is required prior to recordation of this plat.

**AZTEC – Comment Noted. Thank You!**

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### **2. Real Property (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)**

2A. Modify the title on all sheets to include “A portion of Section 19”.

**AZTEC – Addressed.**

2B. Revise the legal description per the comments on the redlines.

**AZTEC – Not Addressed.**

2C. Fix overplotting, label missing bearings and distances, show all control monuments.

**AZTEC – Addressed.**

2D. Expand the line table on Sheet 3 to make visible all lines referenced.

**AZTEC – Addressed.**

2D. Label all adjoining easements, dimension to easement crossings or intersections. **AZTEC – Not Addressed. Existing easements will not be dimensioned too. Only easements being dedicated by this Plat will be dimensioned too.**

2E. Label all block numbers.

**AZTEC – Addressed.**

2F. Add tic marks on easements.

**AZTEC – Addressed.**

2G. Make gas easements continuous where indicated. Trim utility easements out of exclusive gas easements. **AZTEC – Addressed.**

2H. Does the utility easement noted on Sheet 6 need to continue through Tract A?

**AZTEC – Added.**

2I. Remove aliquot lines that transect lots on Sheets 8-11.

**AZTEC – Not Addressed. The section line will stay on the Plat to show the dividing line between the quarter sections.**

2J. Show opposing right-of-way.

**AZTEC – Addressed.**

2K. Address all comments and edits on the redlines.

**AZTEC – Addressed.**

2L. All easements to be dedicated by separate document must include a reception number or be removed prior to acceptance.

**AZTEC – Comment Noted. Thank You!**

2M. Update the Title Commitment to be within 30 calendar days of the plat approval date. The commitment should be submitted at the time of final submission of the electronic plat for recording.

**AZTEC – Comment Noted. Thank You!**

2N. Provide the Certificate of Taxes Due obtained from the County Treasurer’s Office showing taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic plat for recording.

**AZTEC – Comment Noted. Thank You!**

2O. Review owners in Title Commitment and make sure the signature blocks on the cover sheet match.

**AZTEC – Added owners per last deeds of record. We have not ordered an updated title commitment that shows current ownership.**

2P. Be advised - sometimes the margins or scale factor may not match the County or City standards as stated on the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

**AZTEC – Comment Noted. Thank You!**

2Q. All new easements are to be dedicated by plat. Easement releases are to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**AZTEC – Comment Noted. Thank You!**

3. Xcel Energy (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

3A. See attached comment letter and please provide a response.

**AZTEC – Not Addressed. Added an 8' utility easement that connects Lots 5 to Lot 25 in Block 1. See updated Plat PDF.**

4. Denver International Airport-Planning ([denplanningreferrals@flydenver.com](mailto:denplanningreferrals@flydenver.com))

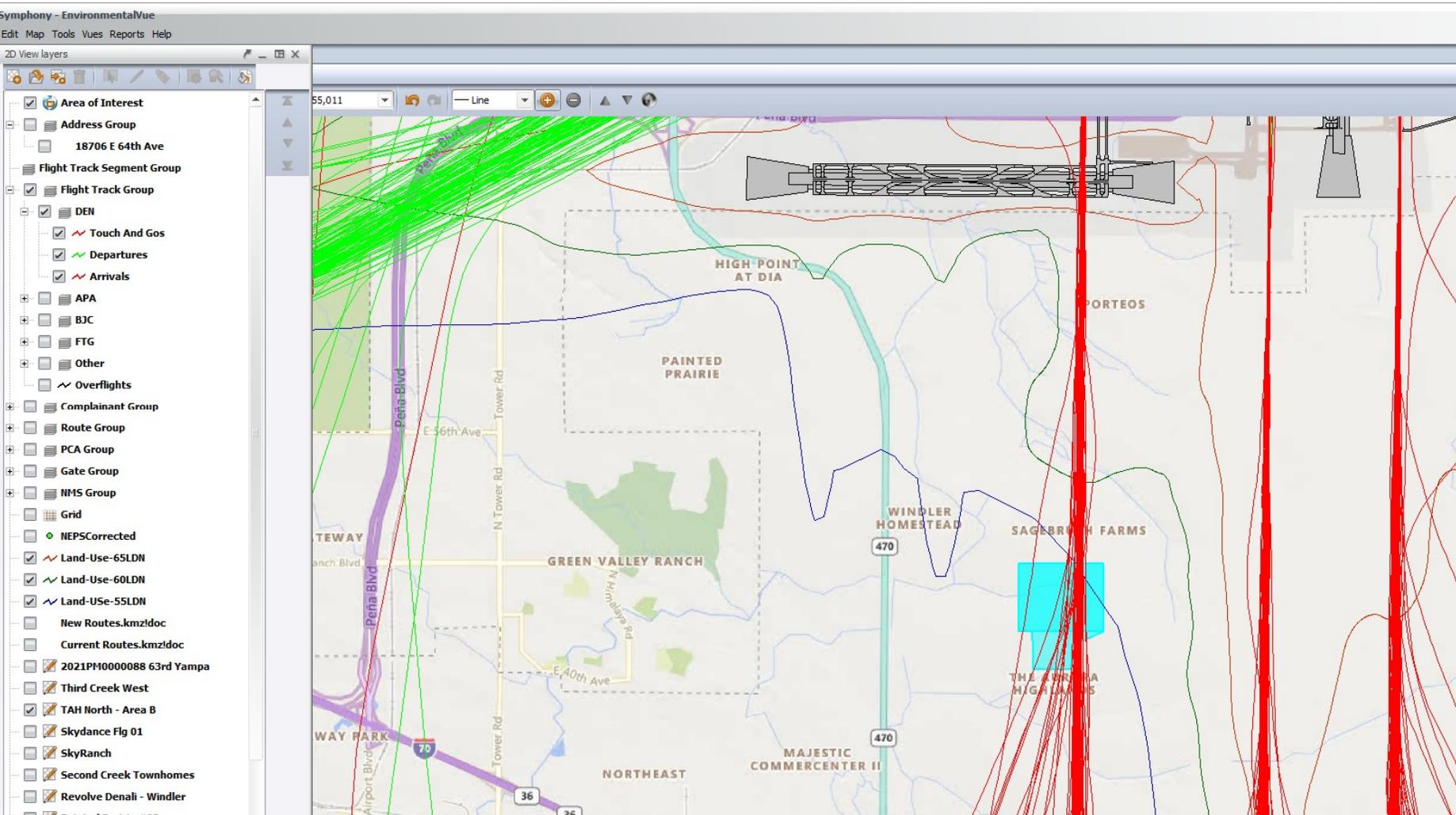
4A. See attached noise impacts. The development requires an aviation easement.

**AZTEC – The aviation easement that covers the surveyed property is referenced as General Note 10.**

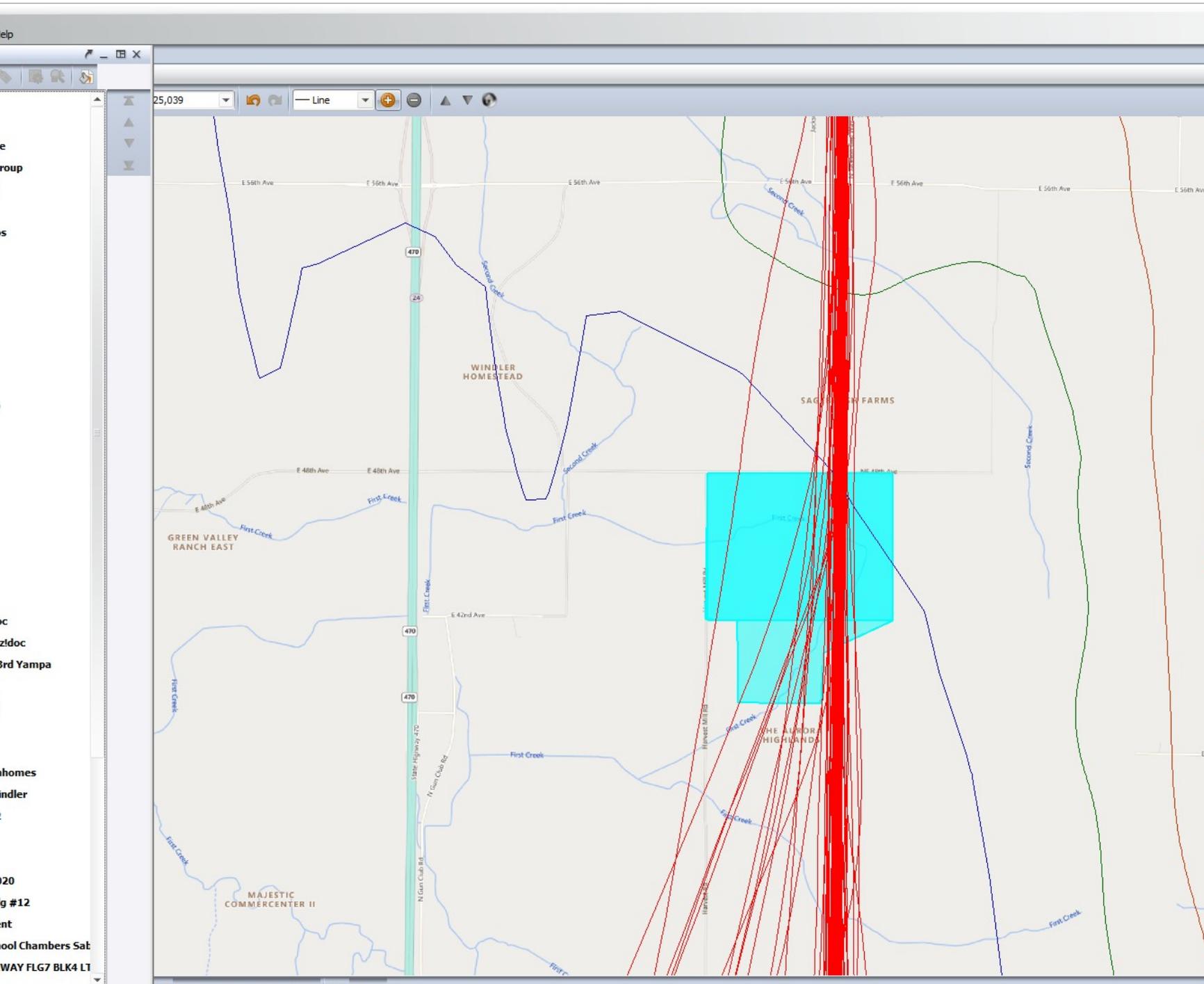


subject to overflights to and from Denver International Airport (DEN). Included are flight track maps showing the different scenarios and their altitudes related to the arrival and departure at DEN. All related aviation noise statements should be for information, documentation and contracts.

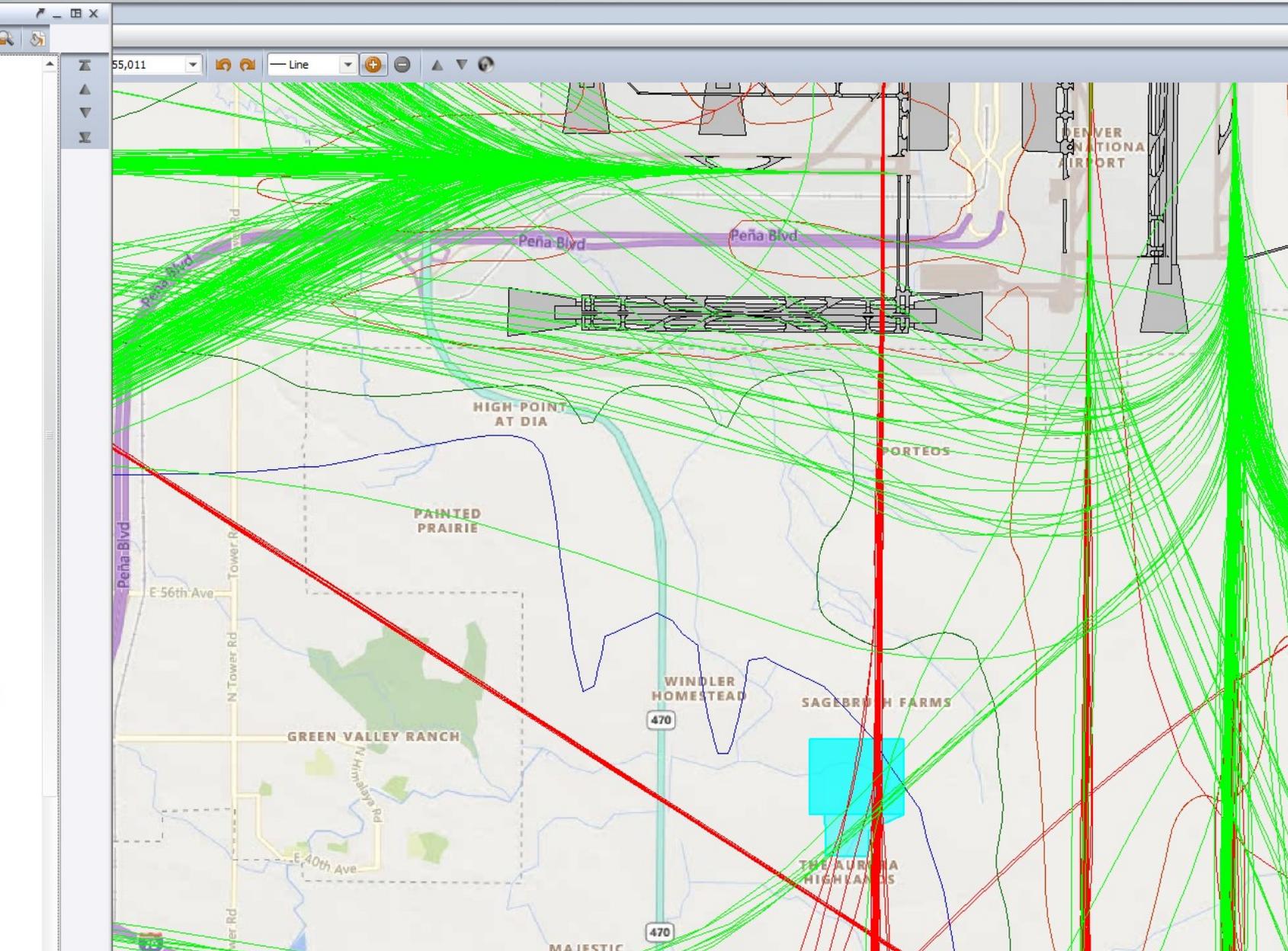
development have been reviewed previously, and the noise analysis still holds true. This portion of the development, shown on this map, will have arrival overflights from the south at altitudes of between 1,300 feet above ground level (AGL) and depending on the aircraft type and what arrival runway the Federal Aviation Administration (FAA) air traffic controllers have to land on. If the winds are out of the north aircraft will land coming in from the south on final approach to DEN. Aircraft on runways 34L and 34R and with the potential of 4 North/South runways on the West side of the airfield there could be arrival overflights of this development. The future runways are depicted in black outline/grey fill on this map of flight track patterns. This day of flights depicts a typical flight pattern for a 24 period. **On this day there were 212 arrivals to runway 34R**



2/23/23, zoomed in to see the 55, 60 and 65 DNL contour and the property area in light blue. The 55 DNL intersects the east corner. This portion of the 55 DNL includes the arrival flight patterns to the additional 2 potential north/south runways at the airfield. There will be upwards of 200+ arrivals per day to 34R and at some point there could be arrivals also vectoring to runways on the west side of the airfield.



1/23. Few arrivals in line for final approach to 34R and there are also some departures that could fly near the subject property. There were a few departures from runway 17L. They are cutting through the subject property. Their altitudes can vary. On this day they were between 2,300 feet AGL and 4,200 feet AGL. These aircraft will be louder than arrivals as they are lower departing DEN. During periods of high winds or inclement weather the FAA will depart aircraft to the south and then turn back onto the final pattern. This could happen from any one of the north south runways.





**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

January 14, 2025

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Debbie Bickmire

**Re: The Aurora Highlands Subdivision Filing No. 31, Case # DA-2062-60**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **The Aurora Highlands F31** and requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Additionally, PSCo requests an 8-foot-wide "connector" utility easement in either location highlighted in yellow on Sheet 6 of the plat as shown on the next page.

Please be aware PSCo owns and operates existing underground electric distribution facilities on the south side of Tract D. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George - Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)





# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 31

A RESUBDIVISION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30  
SITUATED IN THE WEST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 11

**LEGAL DESCRIPTION**

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 20, WHENCE THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 BEARS NORTH 00°20'41" WEST, A DISTANCE OF 2657.11, ALL BEARINGS HEREIN ARE REFERENCED THERETO;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, SAID TOWNSHIP AND RANGE, SOUTH 89°14'26" WEST, A DISTANCE OF 54.00 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT H, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT H THE FOLLOWING TWENTY-EIGHT COURSES;

1. NORTH 00°20'41" WEST, A DISTANCE OF 147.71 FEET;
2. NORTH 89°40'59" EAST, A DISTANCE OF 54.00 FEET; on the west line of the Northwest quarter of said Section 20?
3. NORTH 00°20'41" WEST, A DISTANCE OF 64.00 FEET;
4. SOUTH 89°40'59" WEST, A DISTANCE OF 54.00 FEET; Not Addressed
5. NORTH 00°20'41" WEST, A DISTANCE OF 936.70 FEET;
6. NORTH 89°40'59" EAST, A DISTANCE OF 790.37 FEET;
7. SOUTH 59°55'27" EAST, A DISTANCE OF 216.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 743.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 59°55'27" EAST;
8. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°16'28", AN ARC LENGTH OF 68.40 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
9. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°05'32", AN ARC LENGTH OF 30.05 FEET;
10. TANGENT TO SAID CURVE, NORTH 69°06'23" WEST, A DISTANCE OF 8.48 FEET;
11. SOUTH 20°53'51" WEST, A DISTANCE OF 64.00 FEET;
12. SOUTH 69°06'23" EAST, A DISTANCE OF 8.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
13. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°05'32", AN ARC LENGTH OF 30.05 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 743.00 FEET;
14. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°18'10", AN ARC LENGTH OF 224.38 FEET;
15. TANGENT TO SAID CURVE, SOUTH 00°19'01" EAST, A DISTANCE OF 695.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
16. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
17. TANGENT TO SAID CURVE, SOUTH 89°40'59" WEST, A DISTANCE OF 7.50 FEET;
18. SOUTH 00°19'01" EAST, A DISTANCE OF 64.00 FEET;
19. NORTH 89°40'59" EAST, A DISTANCE OF 7.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
20. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

**LEGAL DESCRIPTION CONTINUED**

21. TANGENT TO SAID CURVE, SOUTH 00°19'01" EAST, A DISTANCE OF 40.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 457.00 FEET;
  22. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°51'35", AN ARC LENGTH OF 46.74 FEET;
  23. TANGENT TO SAID CURVE, SOUTH 05°32'35" WEST, A DISTANCE OF 90.82 FEET;
  24. NORTH 84°27'25" WEST, A DISTANCE OF 1.43 FEET; Not shown on Filing No. 30?
  25. SOUTH 50°32'35" WEST, A DISTANCE OF 35.36 FEET; Comment Noted. Thank You.
  26. NORTH 84°27'25" WEST, A DISTANCE OF 529.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 8,043.00 FEET;
  27. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°11'50", AN ARC LENGTH OF 308.43 FEET;
  28. NON-TANGENT TO SAID CURVE, NORTH 00°22'39" WEST, A DISTANCE OF 255.85 FEET TO THE **POINT OF BEGINNING**;
- CONTAINING AN AREA OF 29.114 ACRES, (1,268,208 SQUARE FEET), MORE OR LESS.

**GENERAL NOTES:**

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
2. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMED BEARING OF NORTH 00°20'41" WEST, A DISTANCE OF 2,657.11 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED BY A FOUND 5/8" ALUMINUM ROD WITH A 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON T3S R65W S18/S17/S19/S20 2018 PLS 31159" AT THE NORTHWEST CORNER AND A FOUND NO. 6 REBAR WITH 3" ALUMINUM CAP STAMPED "GES, 1/4, S19/S20, T3S R65W, LS 17488" AT THE WEST QUARTER CORNER, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
3. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. TRACTS A, B, C, D, AND E ARE TO BE PRIVATELY OWNED AND MAINTAINED.
5. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
6. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1211999-CO DATED MARCH 19, 2024 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
8. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO NORTH RESERVE BOULEVARD AND NORTH LITTLE RIVER STREET 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. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
10. AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE ENTIRE SUBJECT PROPERTY.
11. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.

FOR REVIEW  
DO NOT RECORD

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

<b>AZTEC</b> CONSULTANTS, INC.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 <a href="http://www.aztecconsultants.com">www.aztecconsultants.com</a>
	AzTec Proj. No.: 136624-02 Drawn By: RBA

DATE OF PREPARATION:	03/15/2024
SCALE:	N/A
SHEET 2 OF 11	

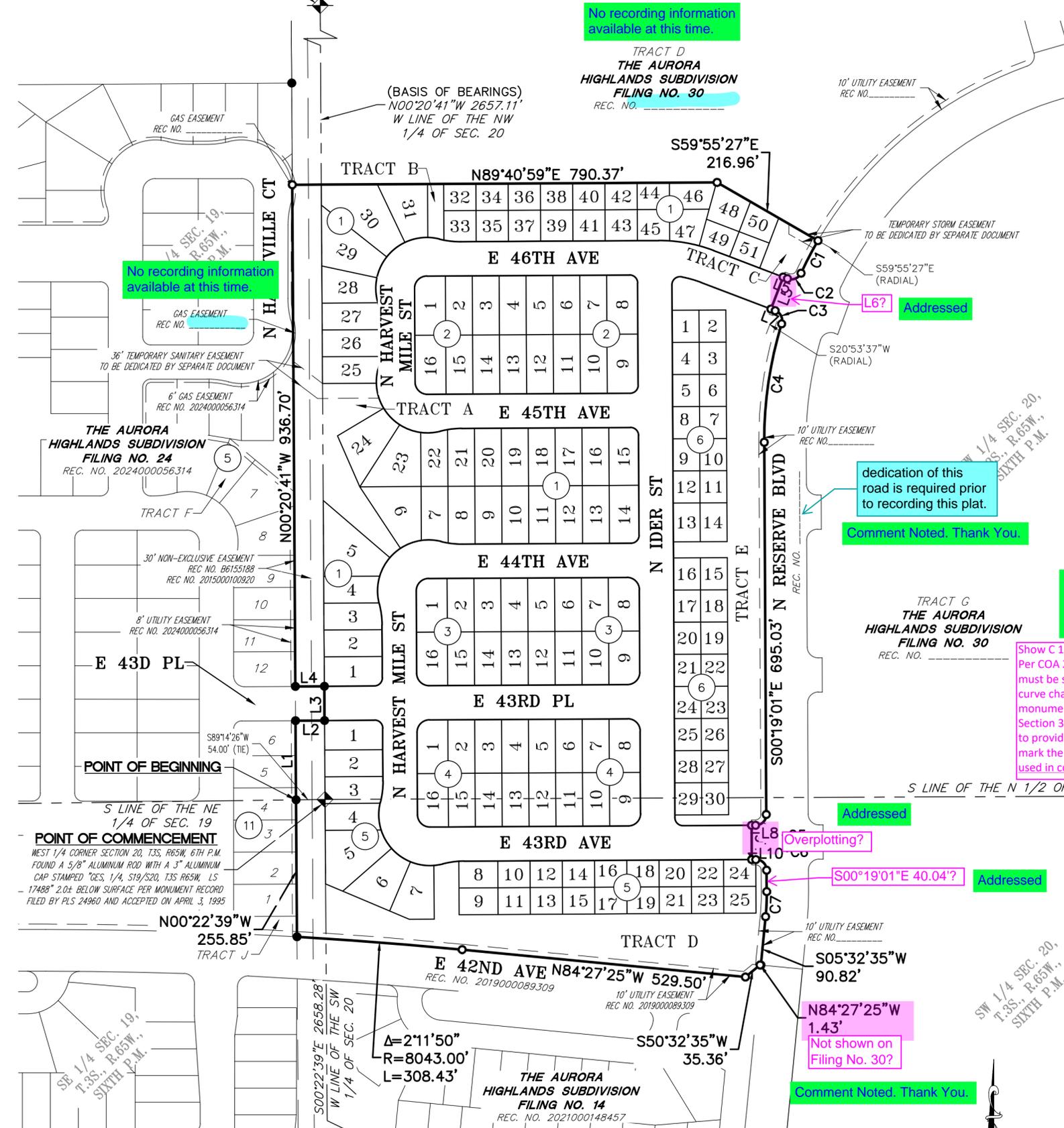
# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 31

A RESUBDIVISION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30  
 SITUATED IN THE WEST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 3 OF 11

NW CORNER SECTION 20, T3S, R65W, 6TH P.M.  
 FOUND NO. 6 REBAR WITH A 3-1/4" ALUMINUM  
 CAP STAMPED "LAMP RYNEARSON T3S R65W  
 S18/S17/S19/S20 2018 PLS 31159" FLUSH WITH  
 SURFACE PER MONUMENT RECORD FILED BY PLS  
 31159 AND ACCEPTED ON SEPTEMBER 30, 2018

### MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- ◆ FOUND SECTION CORNER AS DESCRIBED HEREON
- △ 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 2024



CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C1	5'16"28"	743.00'	68.40'	C15	14'23'23"	160.00'	40.18'	C29	90'00'00"	15.00'	23.56'
C2	86'05'32"	20.00'	30.05'	C16	14'23'28"	159.99'	40.18'	C30	14'23'23"	160.00'	40.18'
C3	86'05'32"	20.00'	30.05'	C17	90'00'00"	23.00'	36.13'	C31	14'23'23"	160.00'	40.18'
C4	17'18'10"	743.00'	224.38'	C18	90'00'00"	15.00'	23.56'	C32	9'59'12"	218.00'	38.00'
C5	90'00'00"	20.00'	31.42'	C19	90'00'00"	15.00'	23.56'	C33	10'11'32"	15.00'	26.50'
C6	90'00'00"	20.00'	31.42'	C20	90'00'00"	23.00'	36.13'	C34	90'00'00"	15.00'	23.56'
C7	5'51'35"	457.00'	46.74'	C21	90'00'00"	23.00'	36.13'				
C8	90'00'00"	15.00'	23.56'	C22	90'00'00"	23.00'	36.13'				
C9	14'23'23"	160.00'	40.18'	C23	90'00'00"	23.00'	36.13'				
C10	14'23'23"	160.00'	40.18'	C24	90'00'00"	23.00'	36.13'				
C11	90'00'00"	15.00'	23.56'	C25	90'00'00"	23.00'	36.13'				
C12	90'00'00"	15.00'	23.56'	C26	90'00'00"	23.00'	36.13'				
C13	14'23'23"	160.00'	40.18'	C27	90'00'00"	23.00'	36.13'				
C14	14'23'23"	160.00'	40.18'	C28	90'00'00"	23.00'	36.13'				

C 1/4 not added. This section corner is not a controlling corner. The section line will remain on the Plat to show the dividing line between the quarter sections.

Show C 1/4 monument or remove this line?  
 Per COA 2025 Subdivision Plat Checklist Item #13.d.(1) Monuments must be set on the subdivision external boundary at each angle or curve change. Show linear and angular dimensions between the monuments on the graphic. Show (Section or 1/4 Section) Corner Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."

### LINE TABLE

LINE	BEARING	LENGTH
L1	N00°20'41"W	147.71'
L2	N89°40'59"E	54.00'
L3	N00°20'41"W	64.00'
L4	S89°40'59"W	54.00'
L5	N69°06'23"W	8.48'
L7	N69°06'23"W	8.48'
L8	S89°40'59"W	7.50'

L6? Addressed  
 L9 L10 obscure text? Addressed

### LEGEND

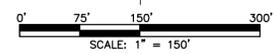
- AC ACRES
- SF SQUARE FEET
- REC. NO. RECEPTION NUMBER
- ROW. RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- A.E. ACCESS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- (R) DENOTES RADIAL LINE
- # BLOCK NUMBER

**FOR REVIEW  
DO NOT RECORD**

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

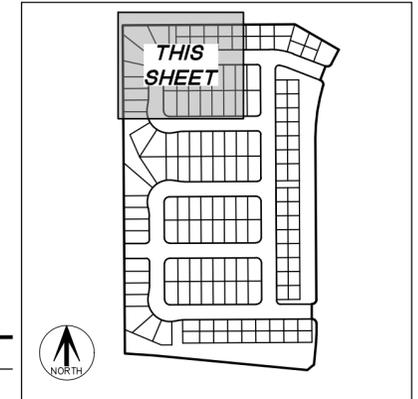
**AZTEC** CONSULTANTS, INC.  
 300 East Mineral Ave., Suite 1  
 Littleton, Colorado 80122  
 Phone: (303) 713-1898  
 Fax: (303) 713-1897  
 www.aztecconsultants.com  
 AzTec Proj. No.: 136624-02  
 Drawn By: RBA

DATE OF PREPARATION:	03/15/2024
SCALE:	1" = 150'
SHEET 3 OF 11	



# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 31

A RESUBDIVISION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30  
 SITUATED IN THE WEST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 4 OF 11

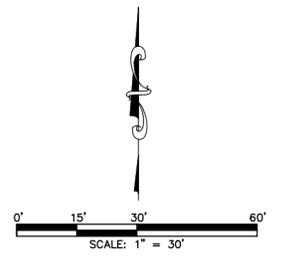


KEY MAP  
N.T.S.

SEE SHEET 3  
FOR MONUMENT  
LEGEND

SEE SHEET 3  
FOR LINE &  
CURVE TABLES

LEGEND	
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
A.E.	ACCESS EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER



**FOR REVIEW  
DO NOT RECORD**

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.: 136624-02  
Drawn By: RBA

DATE OF PREPARATION:	03/15/2024
SCALE:	1" = 30'
SHEET 4 OF 11	

We have had discussions with Real property and were told to not show dimensions to existing easements. Only easements being dedicated by this Plat will be dimensioned too.

Dimension to easement line crossing COA 2025 Subdivision Plat Checklist Item #16.b.

This is not an easement. It is the section line as labeled below.

Label Easement?

Revised to match latest version on TAH Filing 30

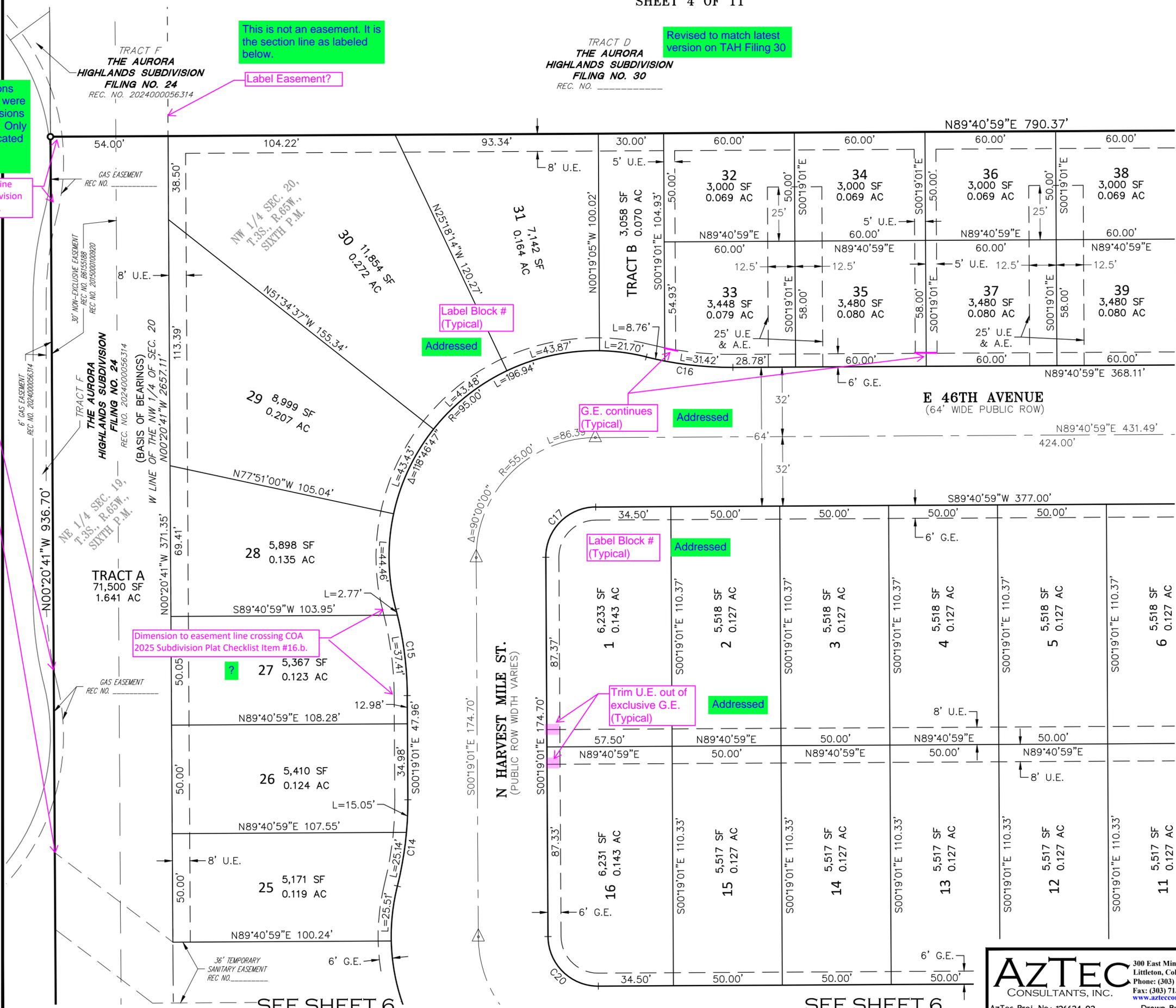
Label Block # (Typical)  
Addressed

G.E. continues (Typical)  
Addressed

Label Block # (Typical)  
Addressed

Trim U.E. out of exclusive G.E. (Typical)  
Addressed

Dimension to easement line crossing COA 2025 Subdivision Plat Checklist Item #16.b.



SEE SHEET 6

SEE SHEET 6

SEE SHEET 5

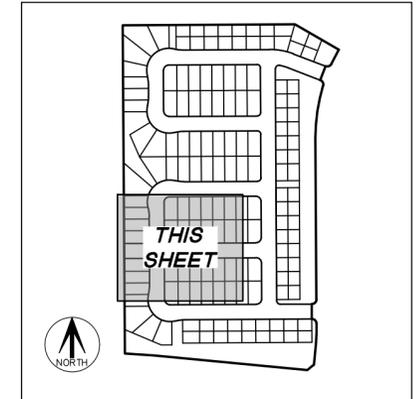






# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 31

A RESUBDIVISION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30  
 SITUATED IN THE WEST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 8 OF 11

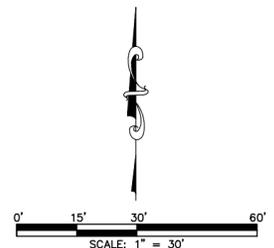


KEY MAP  
N.T.S.

SEE SHEET 3 FOR  
MONUMENT  
LEGEND

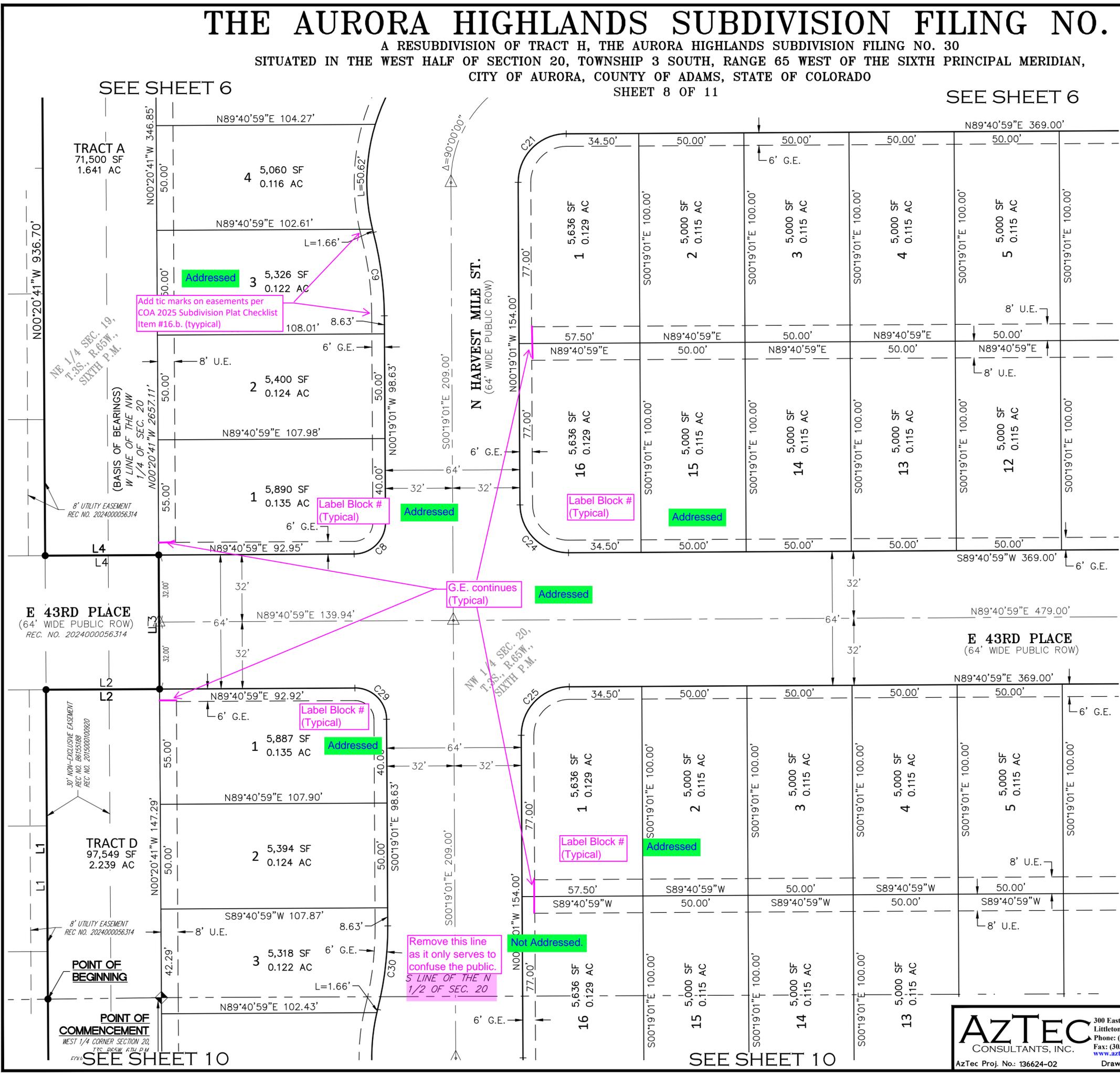
SEE SHEET 3  
FOR LINE &  
CURVE TABLES

LEGEND	
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
A.E.	ACCESS EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER



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AZTEC CONSULTANTS, INC



SEE SHEET 6

SEE SHEET 6

SEE SHEET 9

SEE SHEET 9

SEE SHEET 10

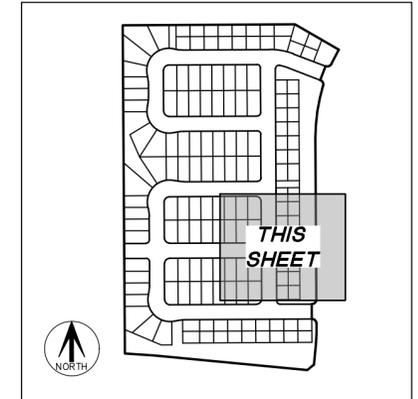
SEE SHEET 10

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DATE OF PREPARATION:	03/15/2024
SCALE:	1" = 30'
SHEET 8 OF 11	

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 31

A RESUBDIVISION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30  
 SITUATED IN THE WEST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

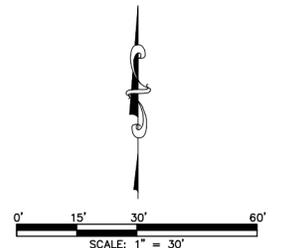


KEY MAP  
N.T.S.

SEE SHEET 3 FOR  
MONUMENT  
LEGEND

SEE SHEET 3  
FOR LINE &  
CURVE TABLES

LEGEND	
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
A.E.	ACCESS EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER



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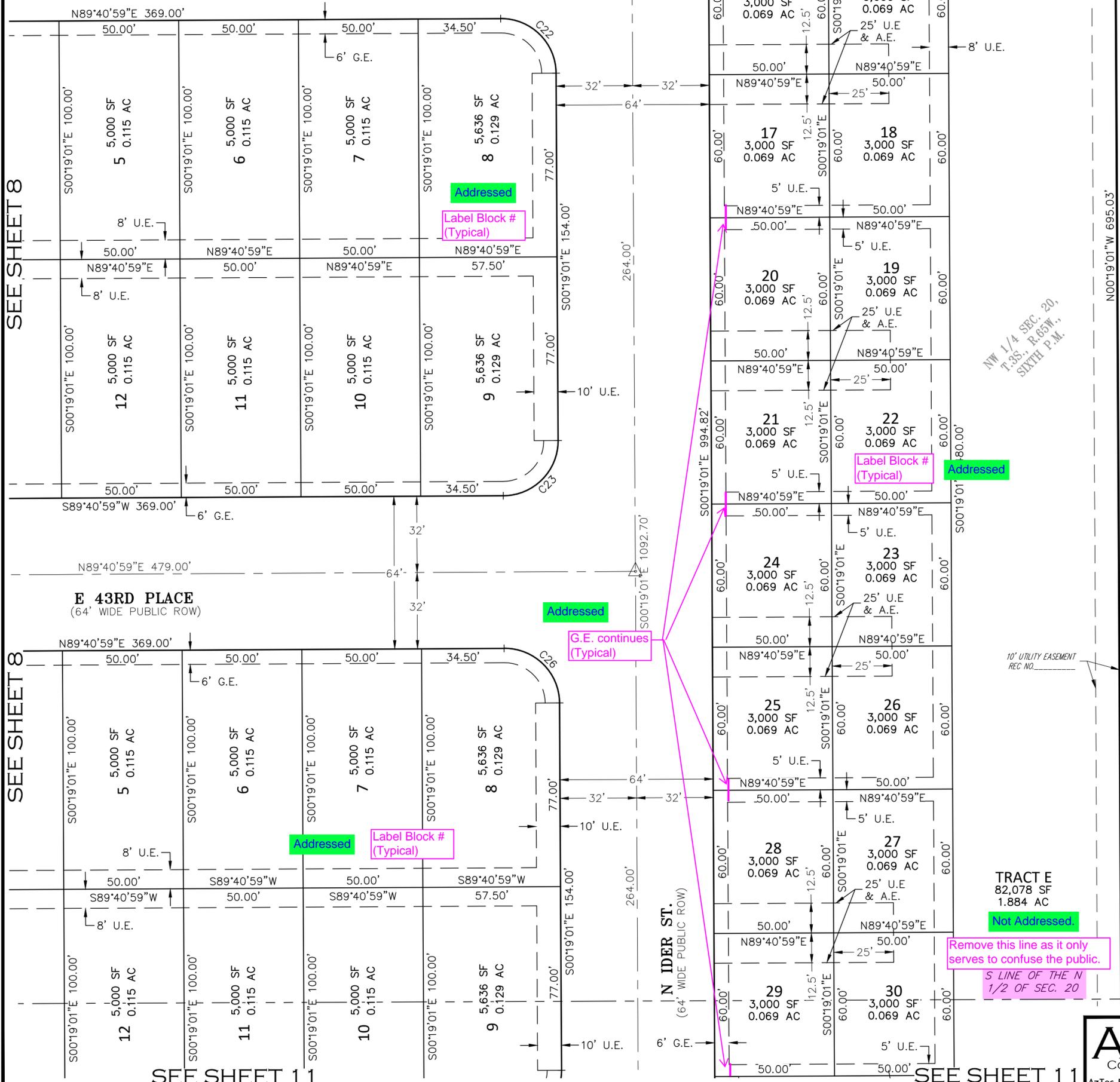
SEE SHEET 8

SEE SHEET 8

SEE SHEET 7

SHEET 9 OF 11

SEE SHEET 7



N RESERVE BOULEVARD  
(78' WIDE PUBLIC ROW)  
REC. NO.

NW 1/4 SEC. 20,  
T. 35S., R. 65W.,  
SIXTH P.M.

TRACT E  
82,078 SF  
1.884 AC  
Not Addressed

Remove this line as it only  
serves to confuse the public.  
S LINE OF THE N  
1/2 OF SEC. 20

**AZTEC** CONSULTANTS, INC.  
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 Littleton, Colorado 80122  
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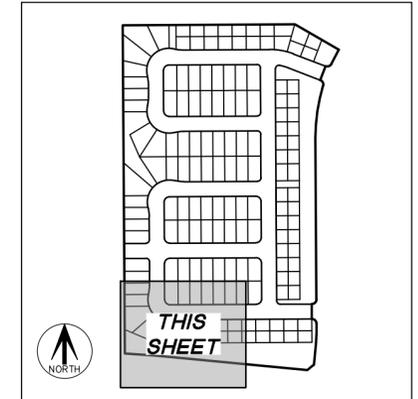
DATE OF PREPARATION:	03/15/2024
SCALE:	1" = 30'
SHEET 9 OF 11	

SEE SHEET 11

SEE SHEET 11

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 31

A RESUBDIVISION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30  
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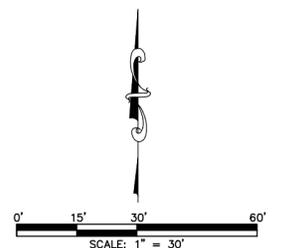


KEY MAP  
N.T.S.

SEE SHEET 3 FOR  
MONUMENT  
LEGEND

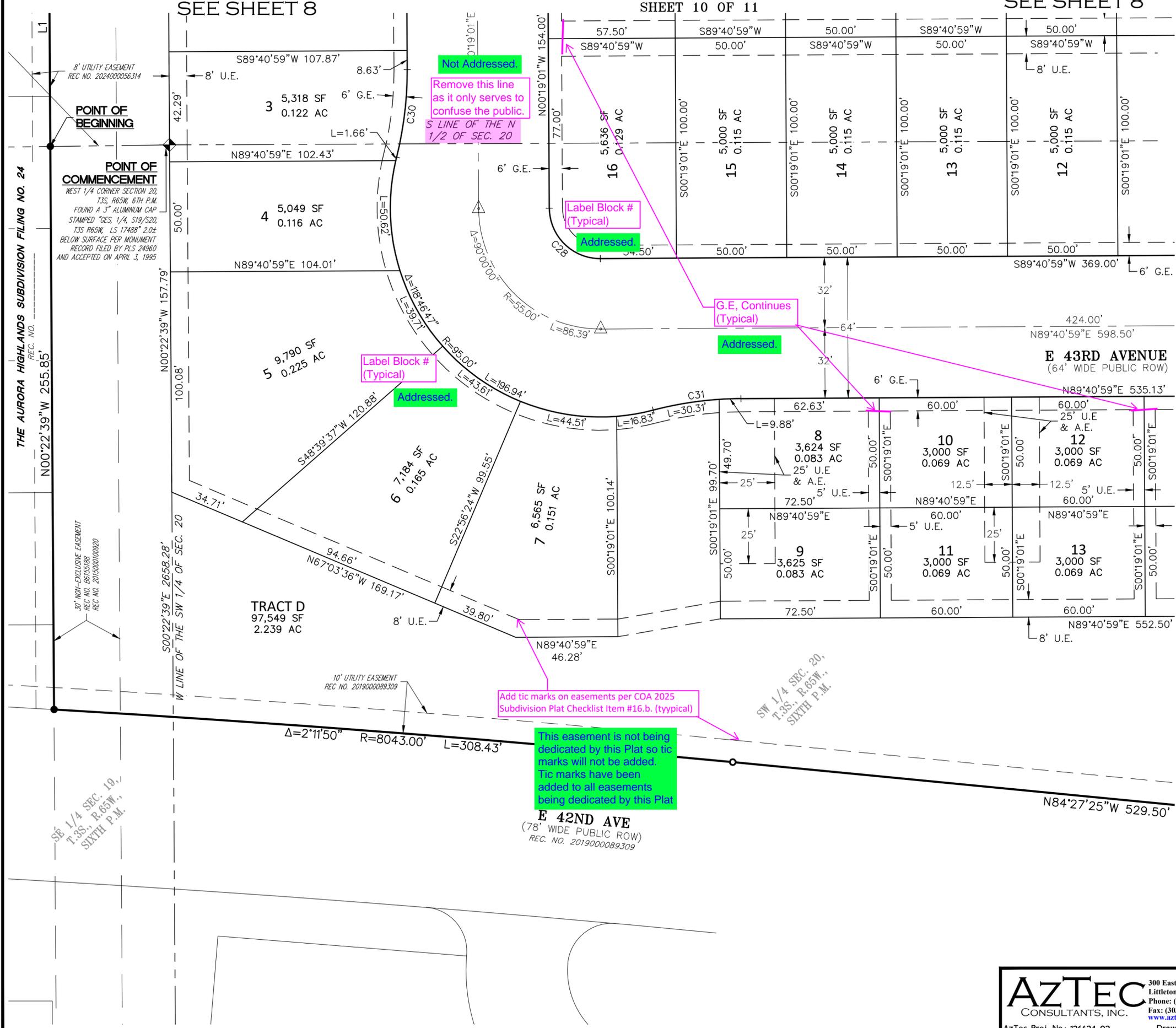
SEE SHEET 3  
FOR LINE &  
CURVE TABLES

LEGEND	
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
A.E.	ACCESS EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER



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SEE SHEET 11

SEE SHEET 11

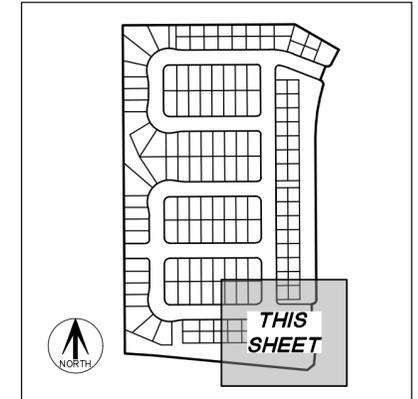
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DATE OF PREPARATION:	03/15/2024
SCALE:	1" = 30'
SHEET 10 OF 11	

AzTec Proj. No.: 136624-02  
Drawn By: RBA

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 31

A RESUBDIVISION OF TRACT H, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30  
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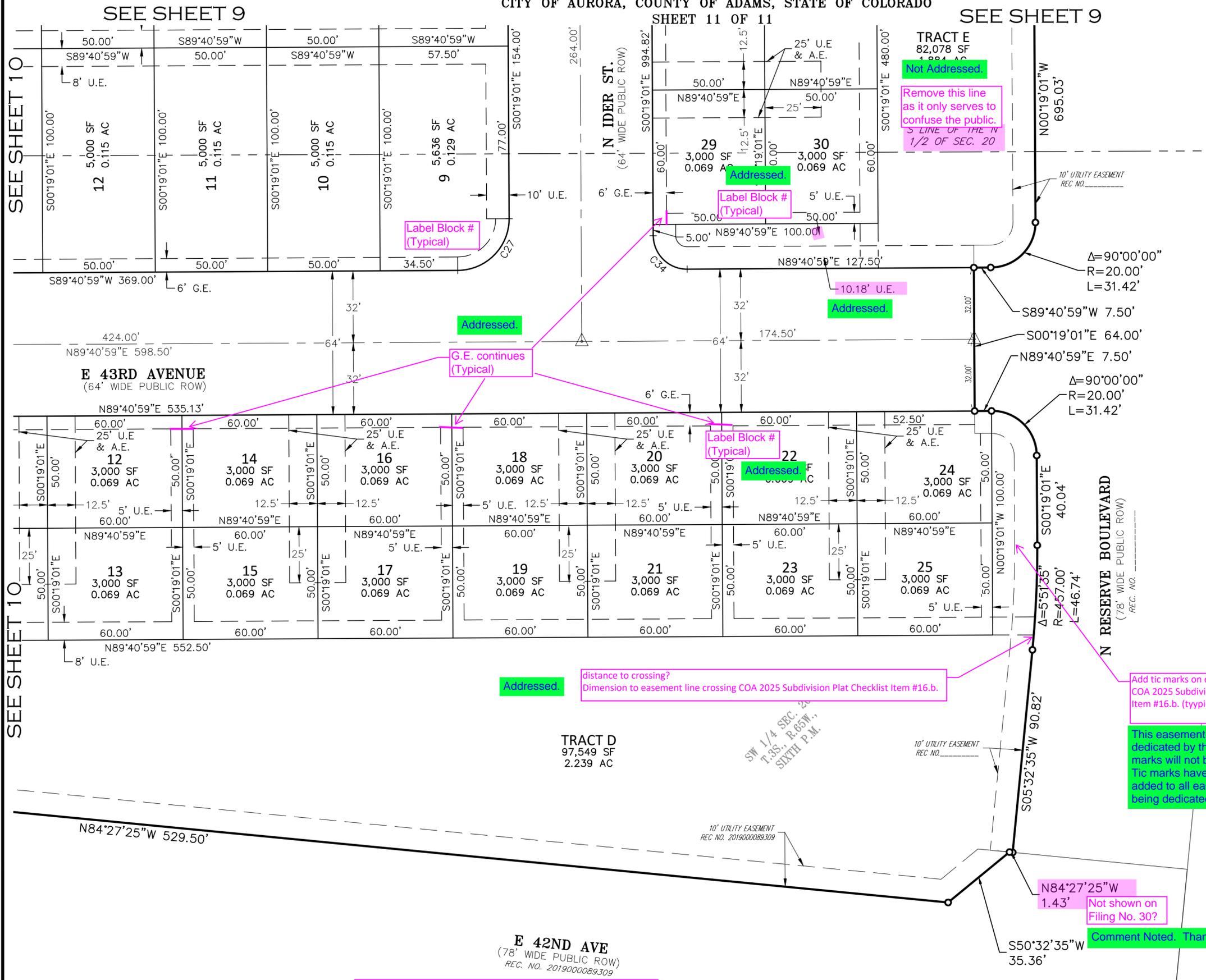


KEY MAP  
N.T.S.

SEE SHEET 3 FOR  
MONUMENT  
LEGEND

SEE SHEET 3  
FOR LINE &  
CURVE TABLES

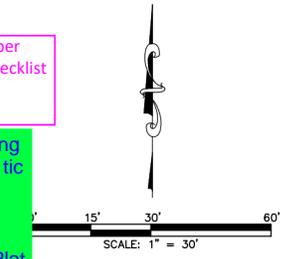
LEGEND	
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
A.E.	ACCESS EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER



SEE SHEET 10

SEE SHEET 10

SEE SHEET 10



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SHEET 11 OF 11	

Show opposing ROW per COA 2025 Subdivision Plat Checklist Item #14.

Addressed.

Comment Noted. Thank You

This easement is not being dedicated by this Plat so tic marks will not be added. Tic marks have been added to all easements being dedicated by this Plat

Not shown on Filing No. 30?

distance to crossing?  
Dimension to easement line crossing COA 2025 Subdivision Plat Checklist Item #16.b.

Addressed.

SW 1/4 SEC. 20  
T. 3S., R. 65W.,  
SIXTH P.M.

TRACT D  
97,549 SF  
2.239 AC

TRACT E  
82,078 SF  
1.884 AC  
Not Addressed.

Remove this line as it only serves to confuse the public.  
S LINE OF THE N 1/2 OF SEC. 20

Label Block # (Typical)

Addressed.

G.E. continues (Typical)

Label Block # (Typical)

Label Block # (Typical)

Addressed.

Addressed.

E 42ND AVE  
(78' WIDE PUBLIC ROW)  
REC. NO. 2019000089309

N RESERVE BOULEVARD  
(78' WIDE PUBLIC ROW)  
REC. NO.

E 43RD AVENUE  
(64' WIDE PUBLIC ROW)

SHEET 11 OF 11

SEE SHEET 9

SEE SHEET 9