

Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.

Send in the closure sheet for the description.

Send in the State Monument Records for the aliquot corners used in the plat.

Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS COUNTY, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, WHENCE THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 BEARS SOUTH 00°07'05" EAST, A DISTANCE OF 2594.48 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE NORTH 89°35'38" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 79.92 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°35'38" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 145.54 FEET TO THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE NORTH 89°38'25" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1,891.48 FEET TO THE WESTERLY RIGHT-OF-WAY OF HIGHWAY E-470 AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED IN BOOK 1698 AT PAGE 1250 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3,969.72 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 44°42'15" EAST;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

- 1.SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°55'08", AN ARC LENGTH OF 2,211.49 FEET;
- 2.SOUTH 13°22'37" WEST, A DISTANCE OF 30.49 FEET TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 801 AT PAGE 471 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES;

- 1.NORTH 67°52'57" WEST, A DISTANCE OF 213.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,438.00 FEET;
- 2.WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°48'47", AN ARC LENGTH OF 773.34 FEET TO THE EASTERLY RIGHT-OF-WAY OF KINGS POINT WAY AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2019034590 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES;

- 1.NORTH 00°07'05" WEST, A DISTANCE OF 503.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 730.00 FEET;
- 2.NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°02'19", AN ARC LENGTH OF 89.68 FEET;
- 3.NORTH 06°55'14" EAST, A DISTANCE OF 150.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 810.00 FEET;
- 4.NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°02'16", AN ARC LENGTH OF 99.50 FEET TO THE SOUTHEAST CORNER OF THAT PORTION OF KINGS POINT WAY AS DESCRIBED IN DOCUMENT RECORDED UNDER RECEPTION NO. 2019034589 IN SAID RECORDS;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID KINGS POINT WAY THE FOLLOWING THREE (3) COURSES;

- 1.NORTH 00°07'05" WEST, A DISTANCE OF 676.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 810.00 FEET;
- 2.NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°03'45", AN ARC LENGTH OF 156.39 FEET;
- 3.NORTH 11°10'50" WEST, A DISTANCE OF 78.31 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 57.110 ACRES, (2,487,699 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF KINGS POINT SOUTH 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, EASEMENTS, AND TRACTS O AND P AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS

THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

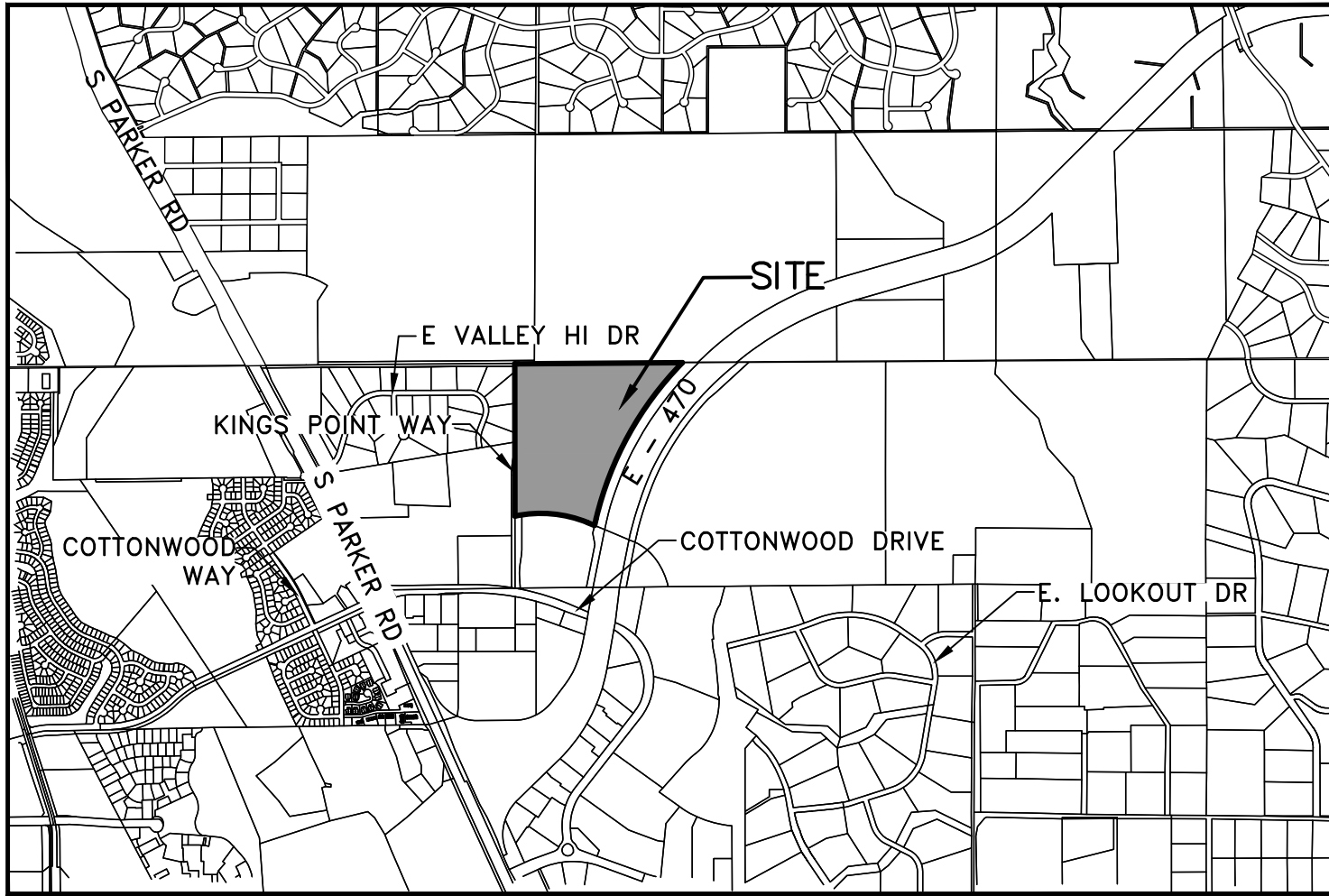
NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED 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.

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
SCALE 1" = 2,000'

to be updated closer to recoration

Send in the Title Commitment to confirm this ownership

OWNER

LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____)SS

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

OF LENNAR COLORADO LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

note removed

Please confirm the need for this easement from P.R.O.S. - none are shown hereon

GENERAL NOTES

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- 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 WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°07'05" EAST, A DISTANCE OF 2594.48 FEET.
- 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.
- NON-EXCLUSIVE TRAIL EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, AND USING SUCH TRAILS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
- 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.
- 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.
- TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M AND N ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- TRACTS O AND P ARE GRANTED TO THE CITY OF AURORA FOR PUBLIC LAND PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO THE CITY OF AURORA SPECIFICATIONS.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NO. ABC70735537 WITH AN EFFECTIVE DATE OF DECEMBER 08, 2021 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITTS A CLASS TWO MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- 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.
- DOCUMENTING NEW AND EXISTING MONUMENTS. IF A MONUMENT IS SET, AS A RESULT OF A LAND SURVEY, THAT REPRESENTS THE SAME CORNER OR CONTROL CORNER OF AN EXISTING MONUMENT, THE PROFESSIONAL LAND SURVEYOR SETTING THE NEW MONUMENT SHALL, ON THE RESULTING LAND SURVEY PLAT, MAKE NOTE OF THE REASON THE PROFESSIONAL LAND SURVEYOR DID NOT ACCEPT THE EXISTING MONUMENT. (SEE AES RULE 1.6.E.4.A.)

revised

O and P

CITY OF AURORA APPROVALS

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

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT: THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____, 20____.

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. (SEE AES BOARD RULE1.6.B.2.)

JAMES E. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY,

COLORADO ON THIS _____ DAY OF _____,

20____ A.D. AT _____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

BOOK NO.: _____

PAGE NO.: _____

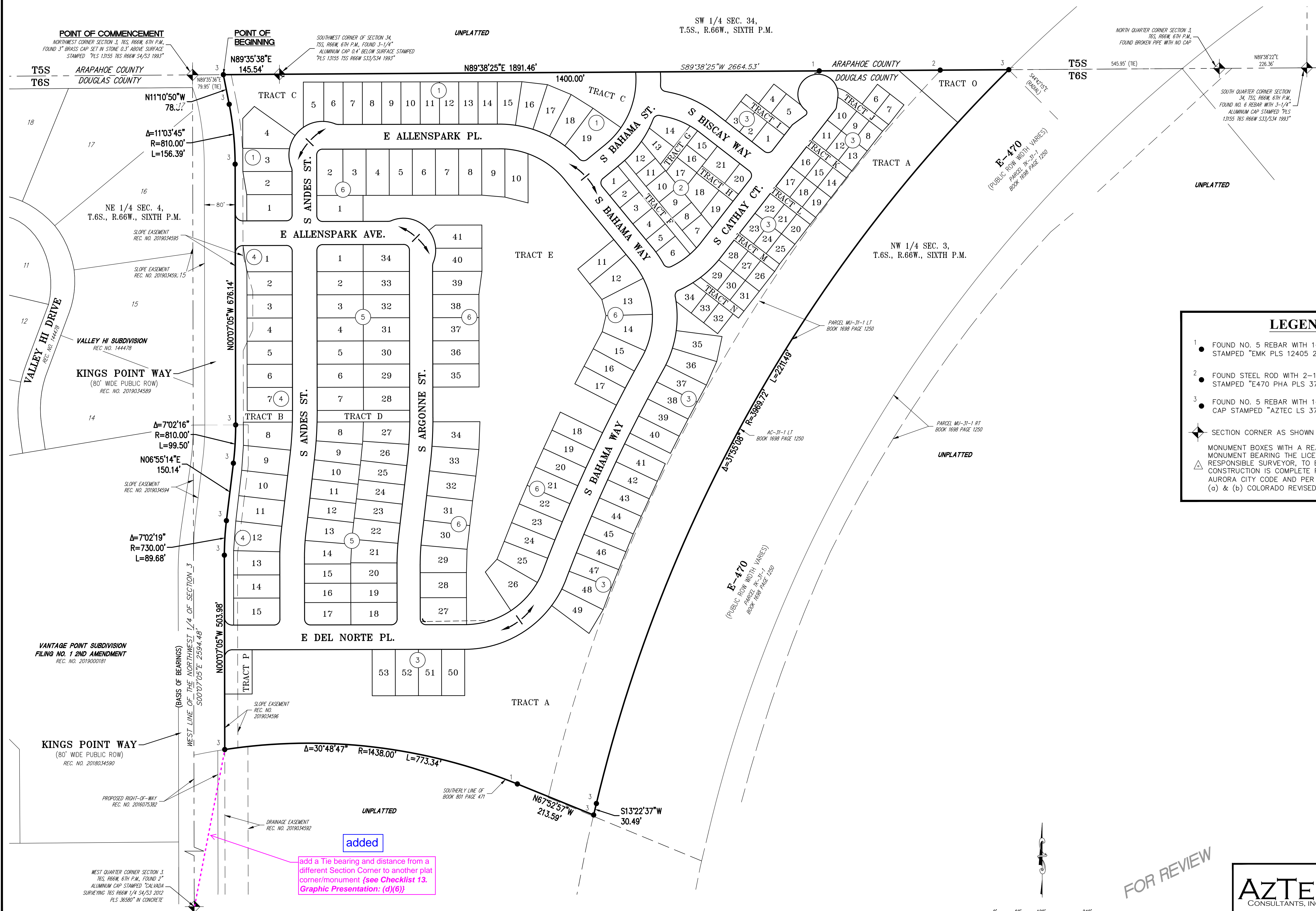
RECEPTION NO.: _____

update to be within 30 days of the plat recording date

to be updated closer to recoration

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO

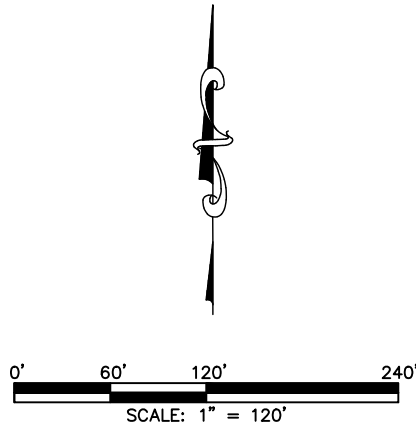


LEGEND

- 1 FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "EMK PLS 12405 2FT WC"
- 2 FOUND STEEL ROD WITH 2-1/2" ALUMINUM CAP STAMPED "E470 FHA PLS 37948"
- 3 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"

SECTION CORNER AS SHOWN 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 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

DATE OF PREPARATION:

2022-09-20

SCALE:

1" = 120'

AzTec Proj. No.: 135922-01

Drawn By: RBA

SHEET 2 OF 9

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO

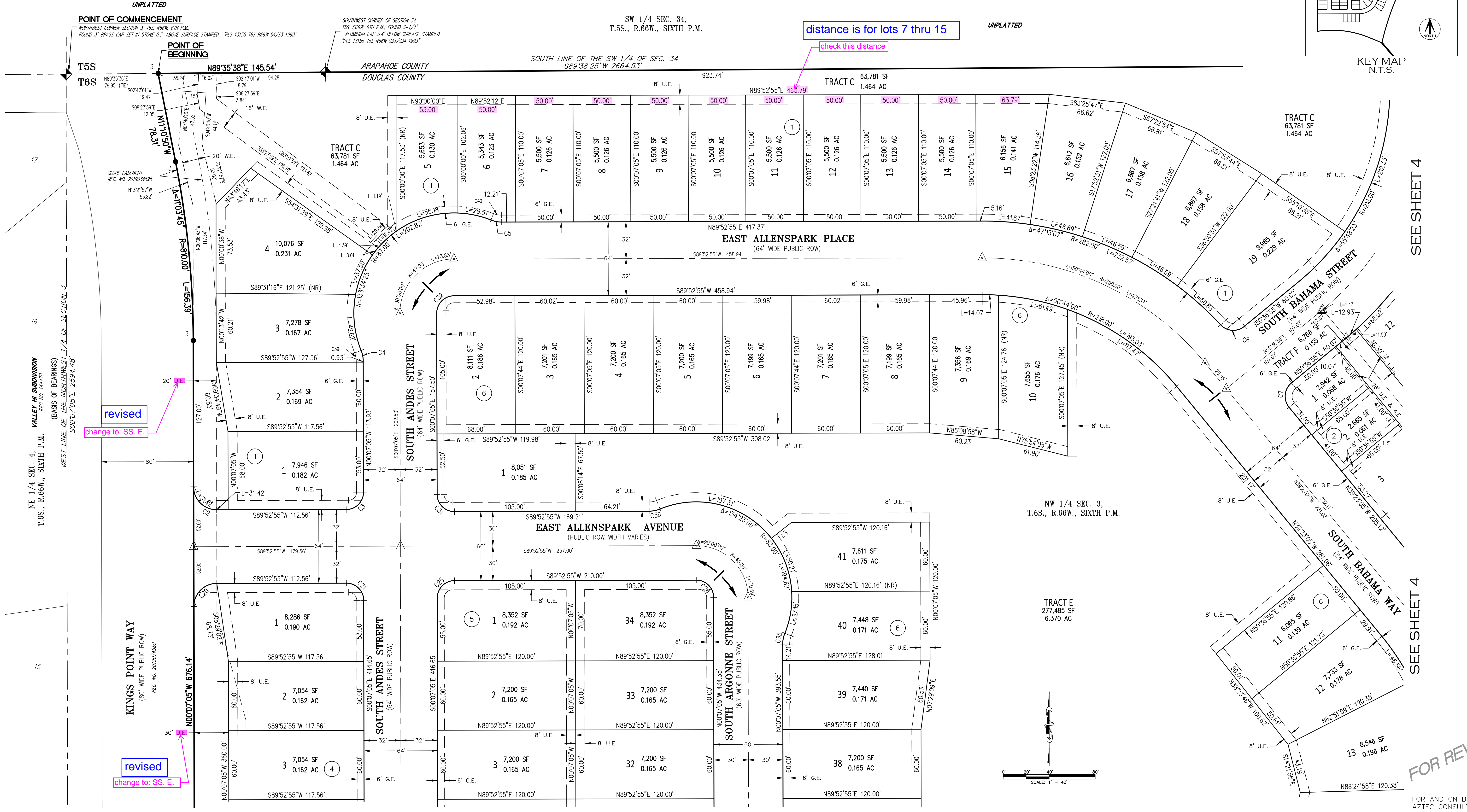
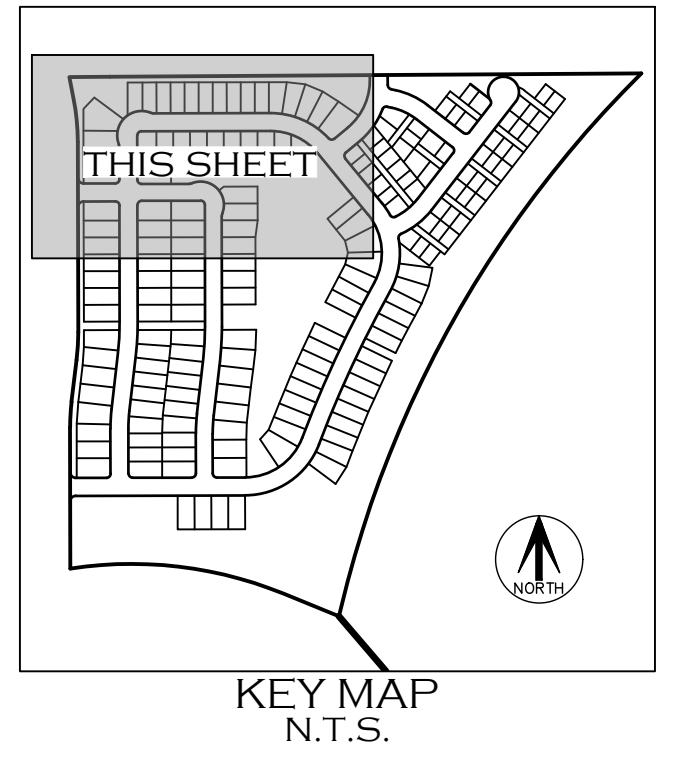
- LEGEND**
- U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - A.E. = ACCESS EASEMENT
 - G.E. = GAS EASEMENT
 - W.E. = WATER EASEMENT
 - (NR) = NON-RADIAL

revised

SS.E. = Sanitary Sewer Easement

distance is for lots 7 thru 15

check this distance



revised

change to: SS.E.

revised

change to: SS.E.

SEE SHEET 4

SEE SHEET 4

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SEE SHEET 5

SEE SHEET 5

SEE SHEET 2
FOR MONUMENT
LEGEND

SEE SHEET 9
FOR LINE AND
CURVE TABLES

AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	2022-09-20
	SCALE:	1" = 40'
	SHEET 3 OF 9	
AzTec Proj. No.: 135922-01 Drawn By: RBA		

LEGEND

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
A.E. = ACCESS EASEMENT
G.E. = GAS EASEMENT
W.E. = WATER EASEMENT
(NR) = NON-RADIAL

revised

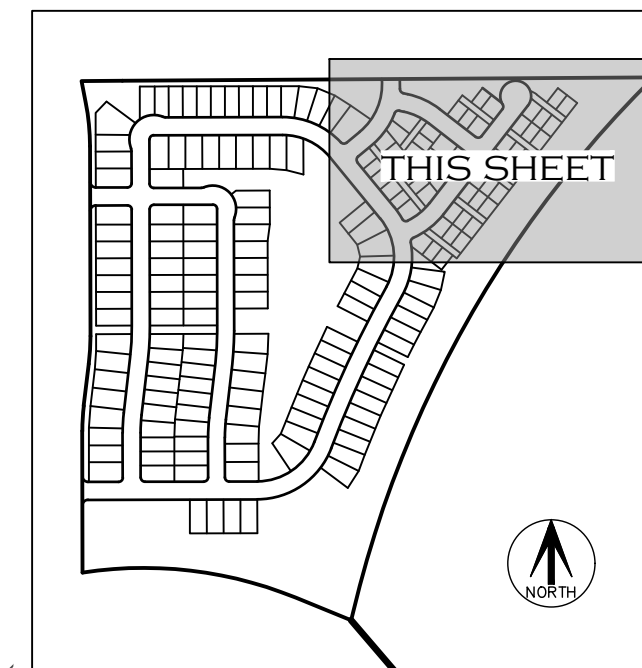
SS.E. = Sanitary Sewer Easement

added

add distance from
the Tract Line to
the pin

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

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TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
N.T.S.

UNPLATTED

SW 1/4 SEC. 34,
T.5S., R.66W., SIXTH P.M.

UNPLATTED



SEE SHEET 2
FOR MONUMENT
LEGEND

SEE SHEET 9
FOR LINE AND
CURVE TABLES

FOR REVIEW

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

AzTec Proj. No: 135922-01

Drawn By: RBA

DATE OF PREPARATION: 2022-09-20

SCALE: 1" = 40'

SHEET 4 OF 9

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

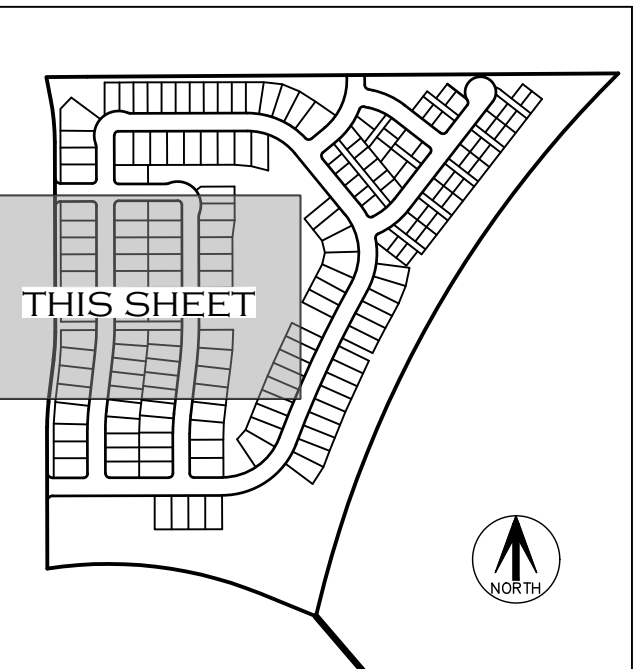
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
A.E. = ACCESS EASEMENT
G.E. = GAS EASEMENT
W.E. = WATER EASEMENT
(NR) = NON-RADIAL

revised

SS.E. = Sanitary Sewer Easement

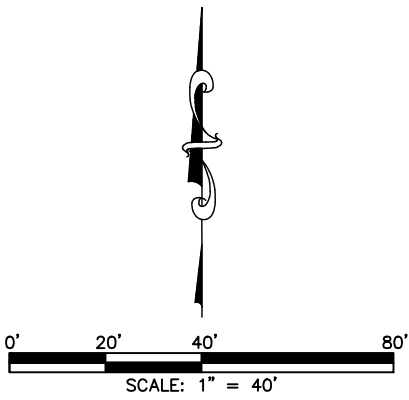
SEE SHEET 3

SEE SHEET 3



TRACT E
277,485 SF
6.370 AC

KEY MAP
N.T.S.



NW 1/4 SEC. 3,
T.6S., R.66W., SIXTH P.M.

SEE SHEET 6

FOR REVIEW

FOR AND ON BEHALF OF
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Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION: 2022-09-20

SCALE: 1" = 40'

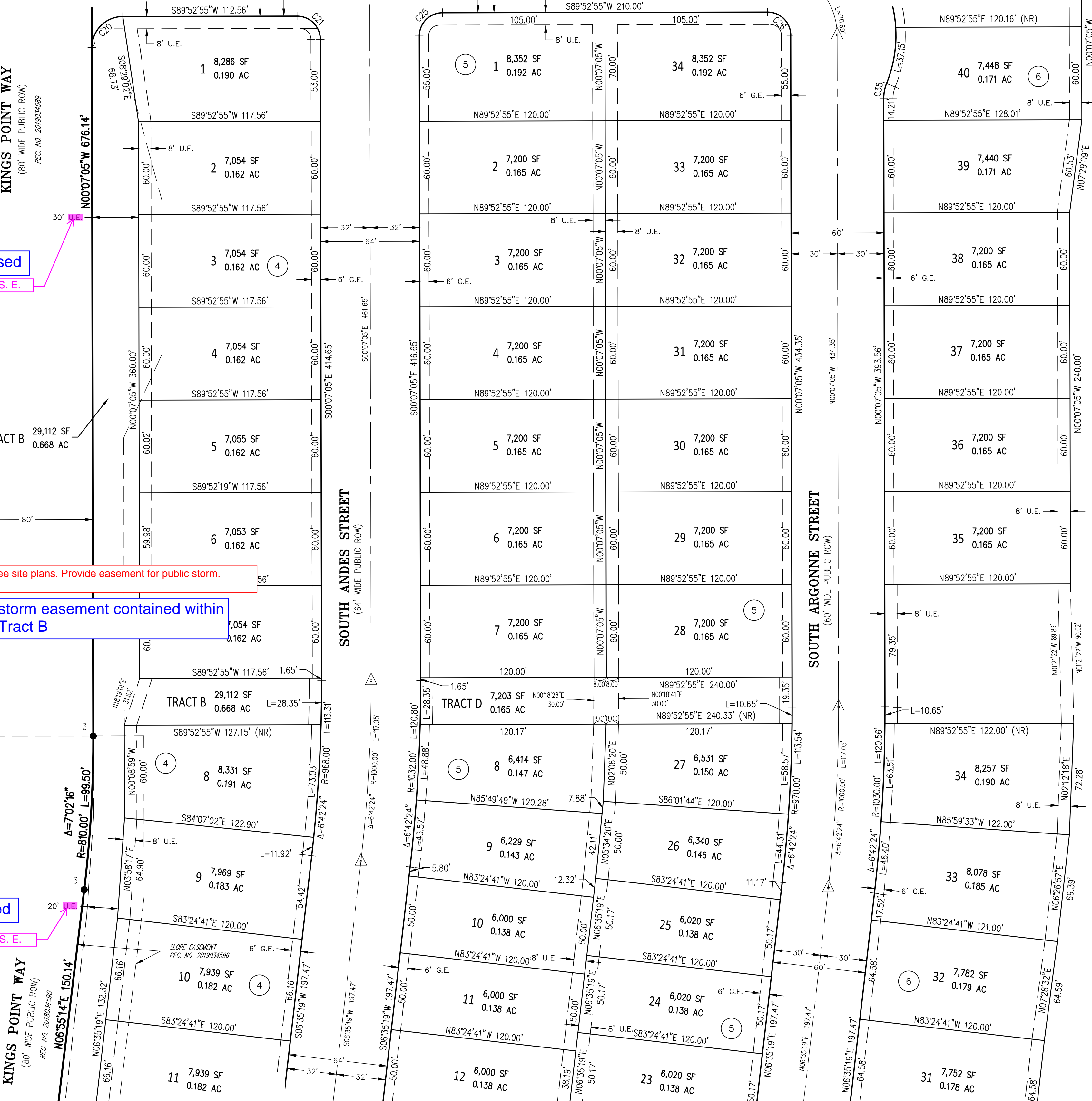
SHEET 5 OF 9

AzTec Proj. No.: 135922-01

Drawn By: RBA

SEE SHEET 2
FOR MONUMENT
LEGEND

SEE SHEET 9
FOR LINE AND
CURVE TABLES



SEE SHEET 7

SEE SHEET 7

NE 1/4 SEC. 4,
T.6S., R.66W., SIXTH P.M.

VANTAGE POINT SUBDIVISION
FILING NO. 1 2ND AMENDMENT
REC. NO. 2019000181

KINGS POINT WAY
(80' WIDE PUBLIC ROW)
REC. NO. 2019004989

SOUTH ANDES STREET
(64' WIDE PUBLIC ROW)

SOUTH ARGONNE STREET
(60' WIDE PUBLIC ROW)

TRACT B
29,112 SF
0.668 AC

TRACT D
7,203 SF
0.165 AC

TRACT E
277,485 SF
6.370 AC

See site plans. Provide easement for public storm.
storm easement contained within
Tract B

revised

change to: SS. E.

KINGS POINT WAY
(80' WIDE PUBLIC ROW)
REC. NO. 2019004989

KINGS POINT WAY
(80' WIDE PUBLIC ROW)
REC. NO. 2019004989

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

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CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

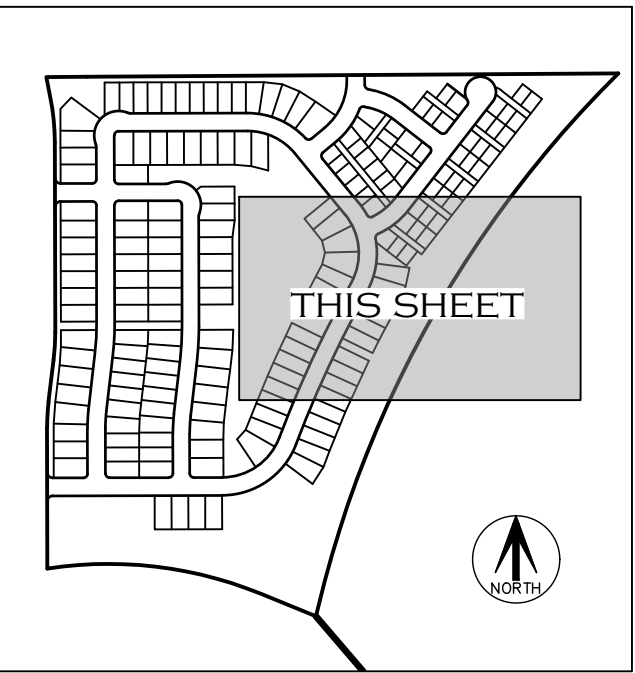
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
A.E. = ACCESS EASEMENT
G.E. = GAS EASEMENT
W.E. = WATER EASEMENT
(NR) = NON-RADIAL

revised

SS.E. = Sanitary Sewer Easement

SEE SHEET 4

SEE SHEET 4



KEY MAP
N.T.S.

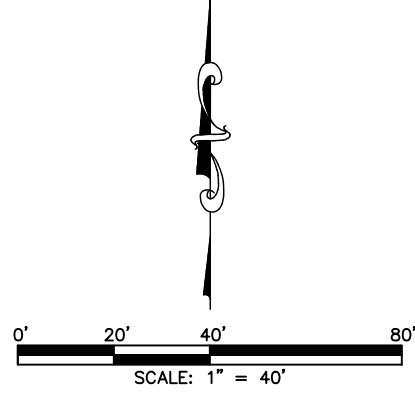
NW 1/4 SEC. 3,
T.6S., R.66W., SIXTH P.M.

SEE SHEET 5

SEE SHEET 5

NW 1/4 SEC. 3,
T.6S., R.66W., SIXTH P.M.

TRACT E
277,485 SF
6.370 AC



E-470
(PUBLIC ROW WIDTH VARIES)
PARCEL MU-31-1 RT.
BOOK 1698 PAGE 1250

PARCEL MU-31-1 RT.
BOOK 1698 PAGE 1250

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SEE SHEET 2
FOR MONUMENT
LEGEND

SEE SHEET 9
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CURVE TABLES

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DATE OF
PREPARATION: 2022-09-20

SCALE: 1" = 40'

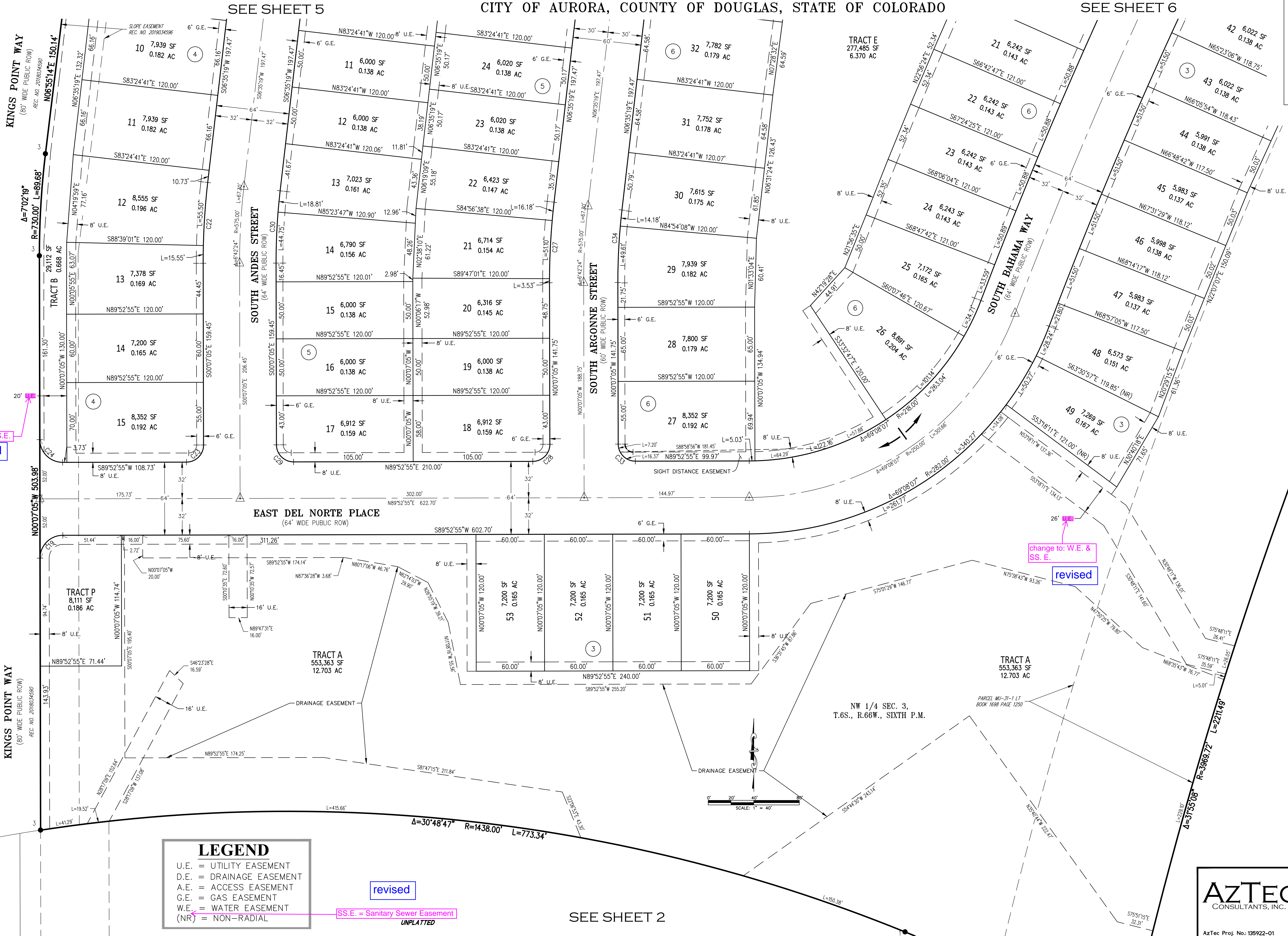
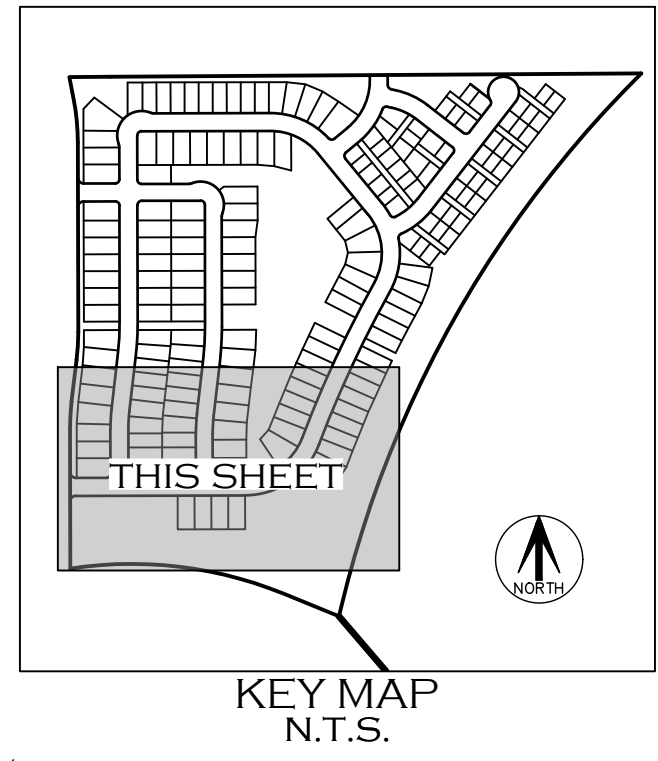
SHEET 6 OF 9

AzTec Proj. No.: 135922-01

Drawn By: RBA

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND	
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
A.E.	= ACCESS EASEMENT
G.E.	= GAS EASEMENT
W.E.	= WATER EASEMENT
(NR)	= NON-RADIAL

SS.E. = Sanitary Sewer Easement
UNPLATTED

SEE SHEET 2
FOR MONUMENT
LEGEND

SEE SHEET 9
FOR LINE AND
CURVE TABLES

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

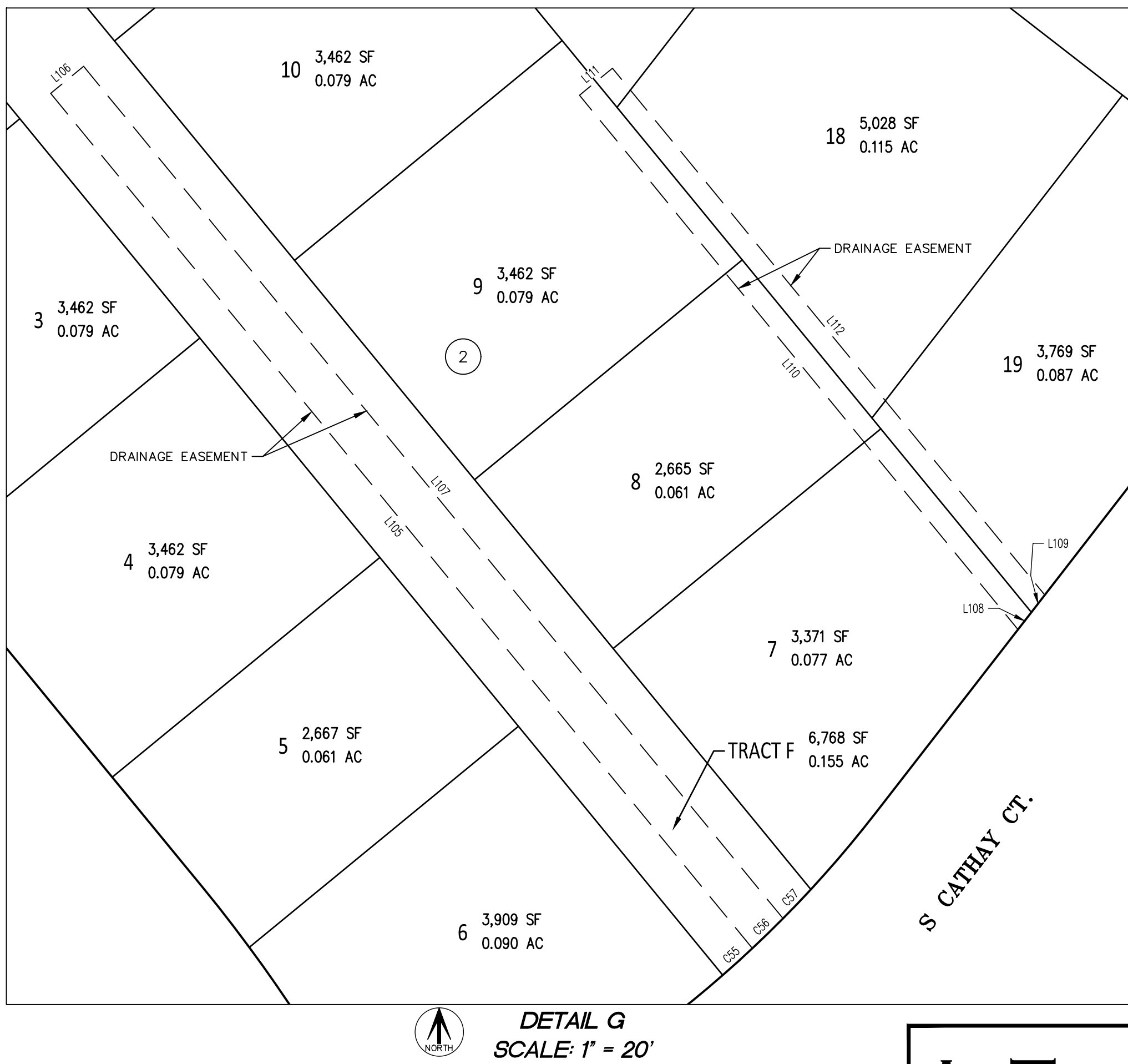
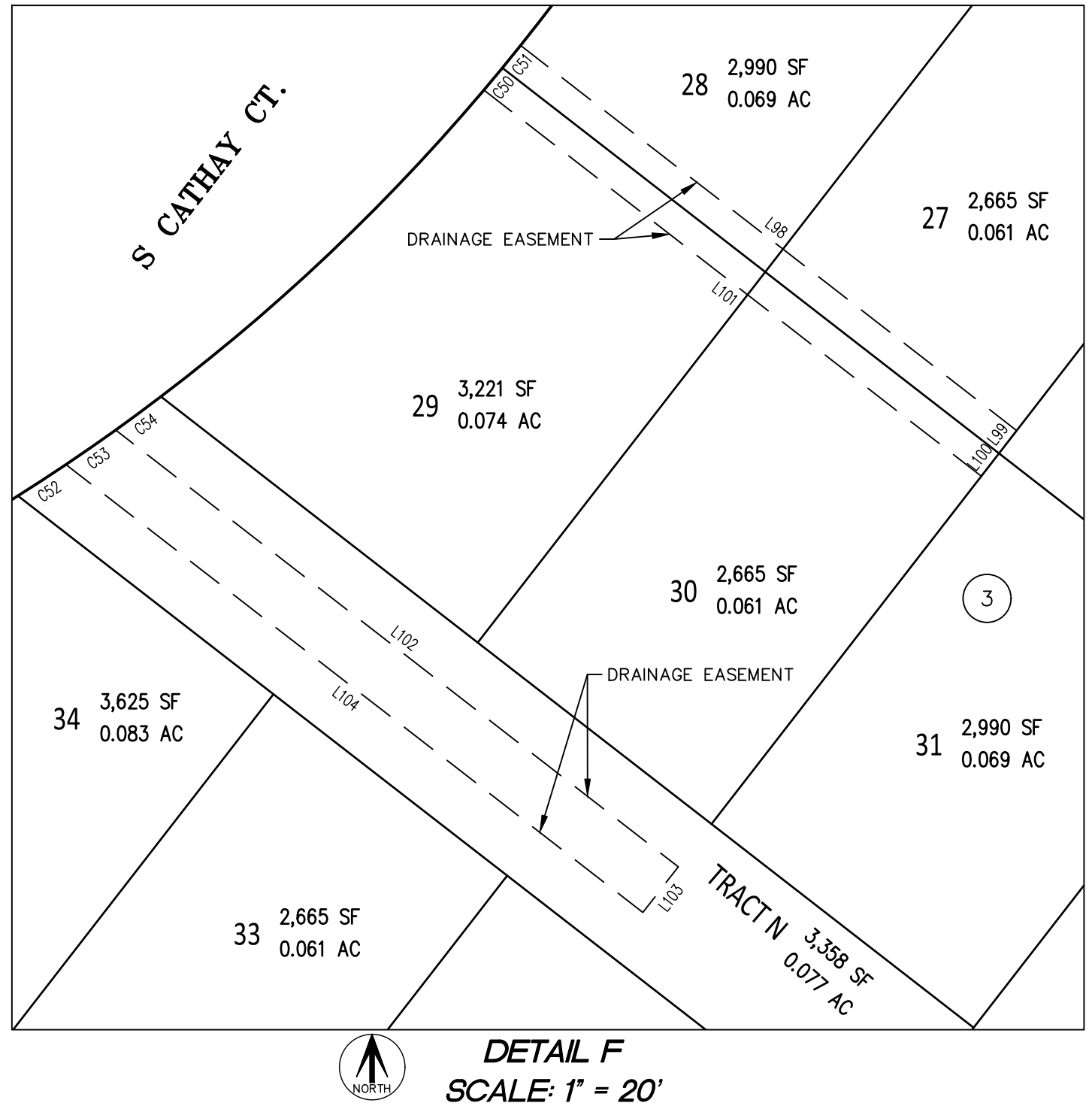
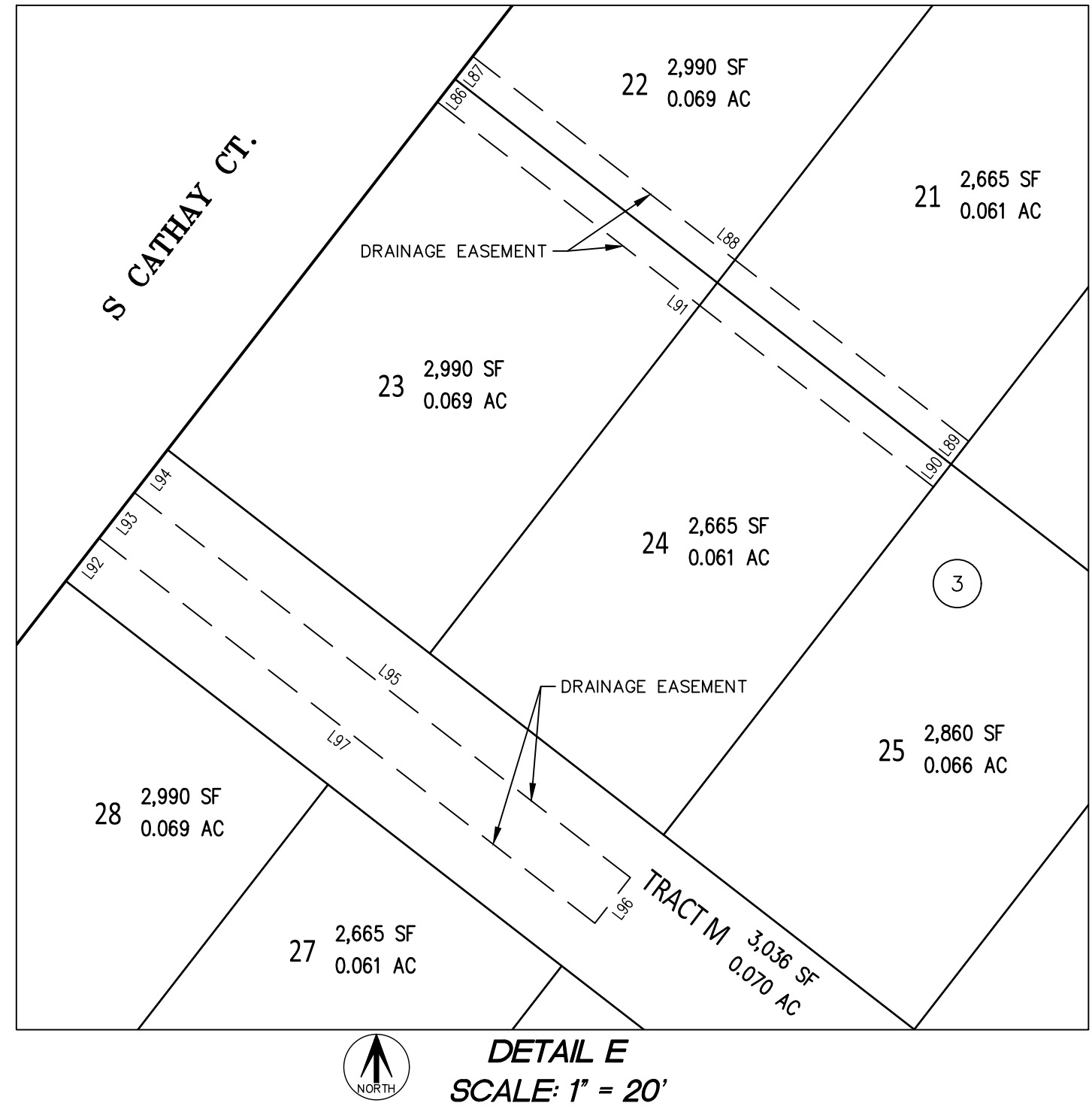
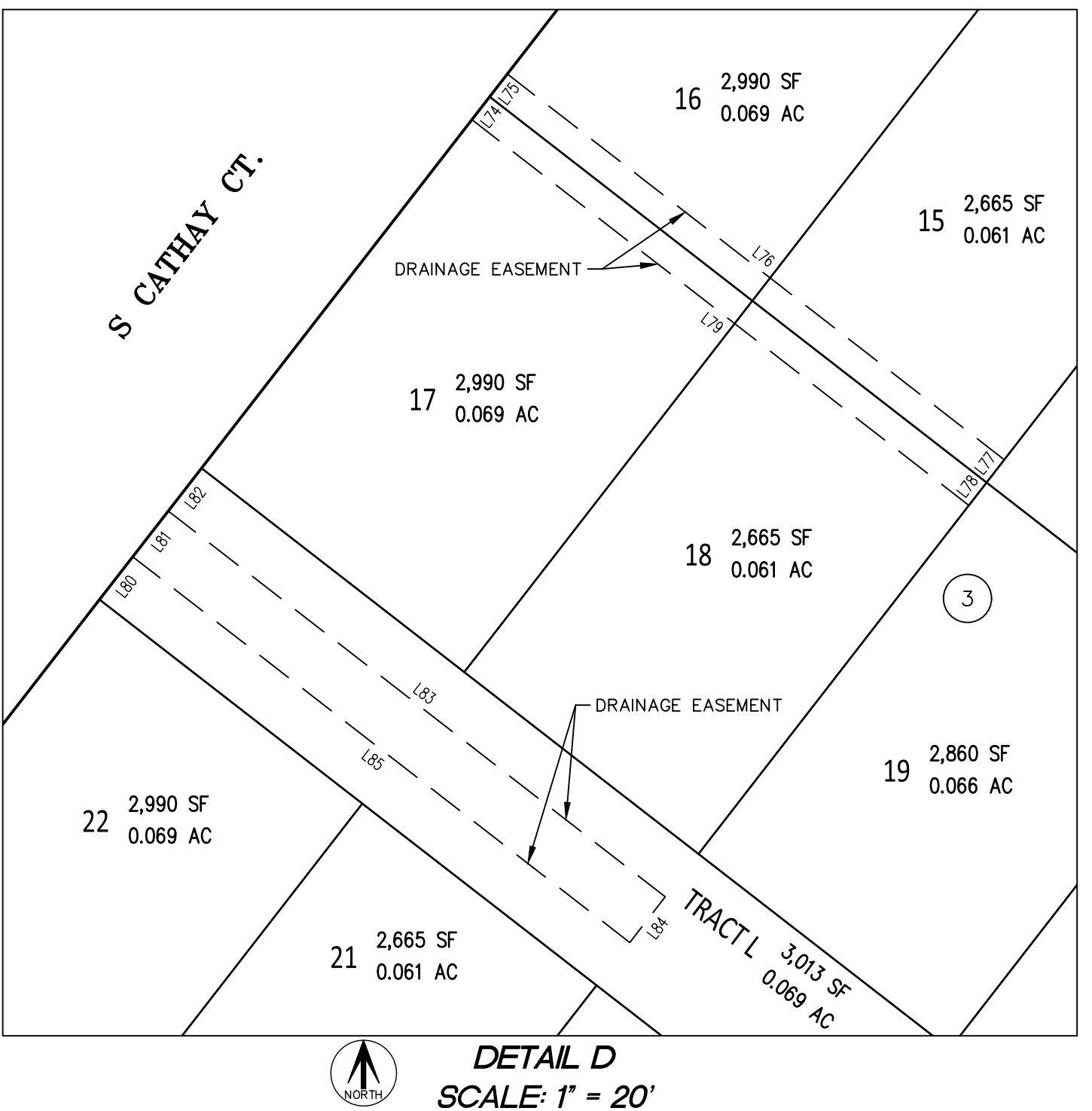
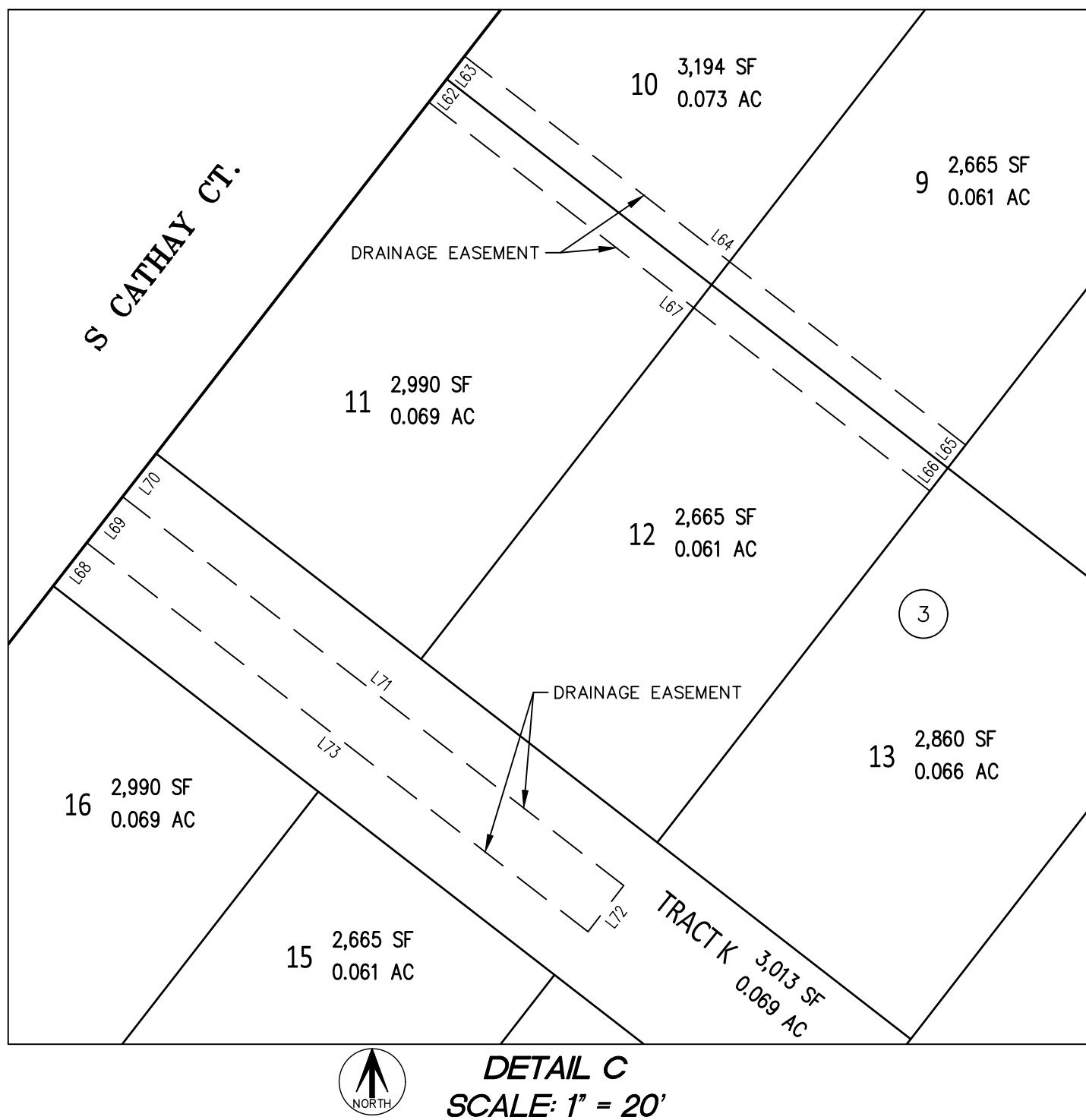
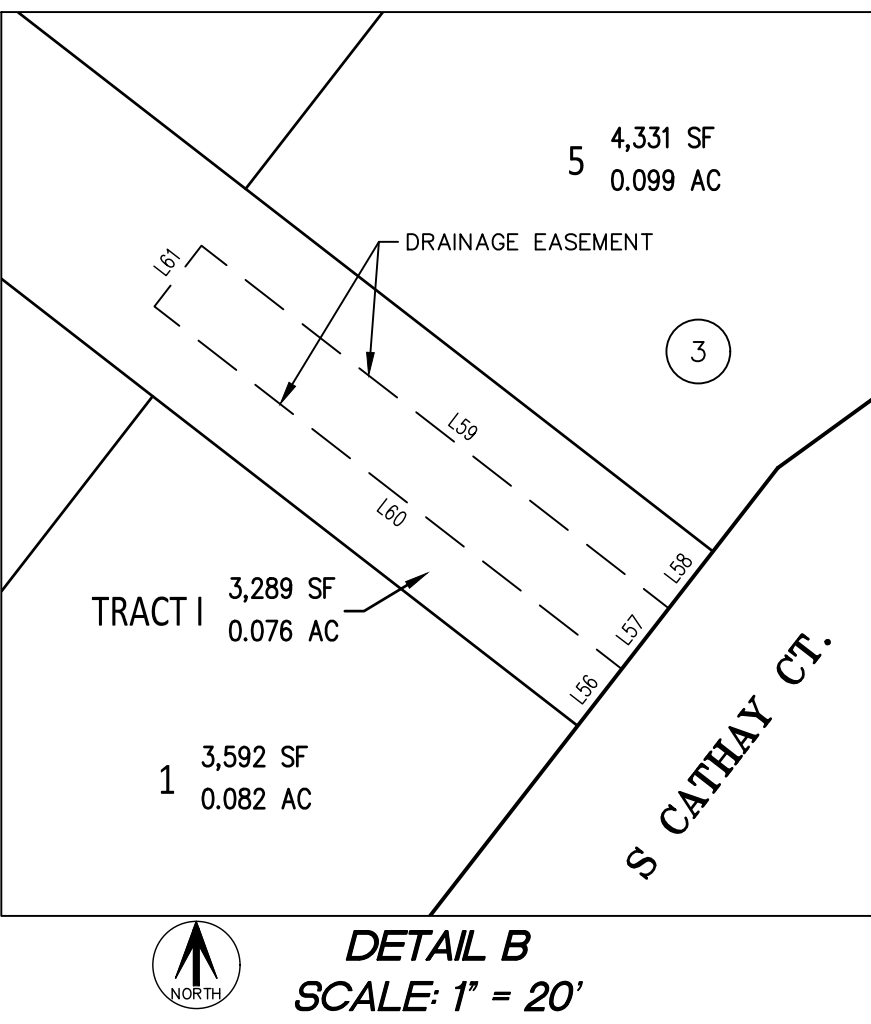
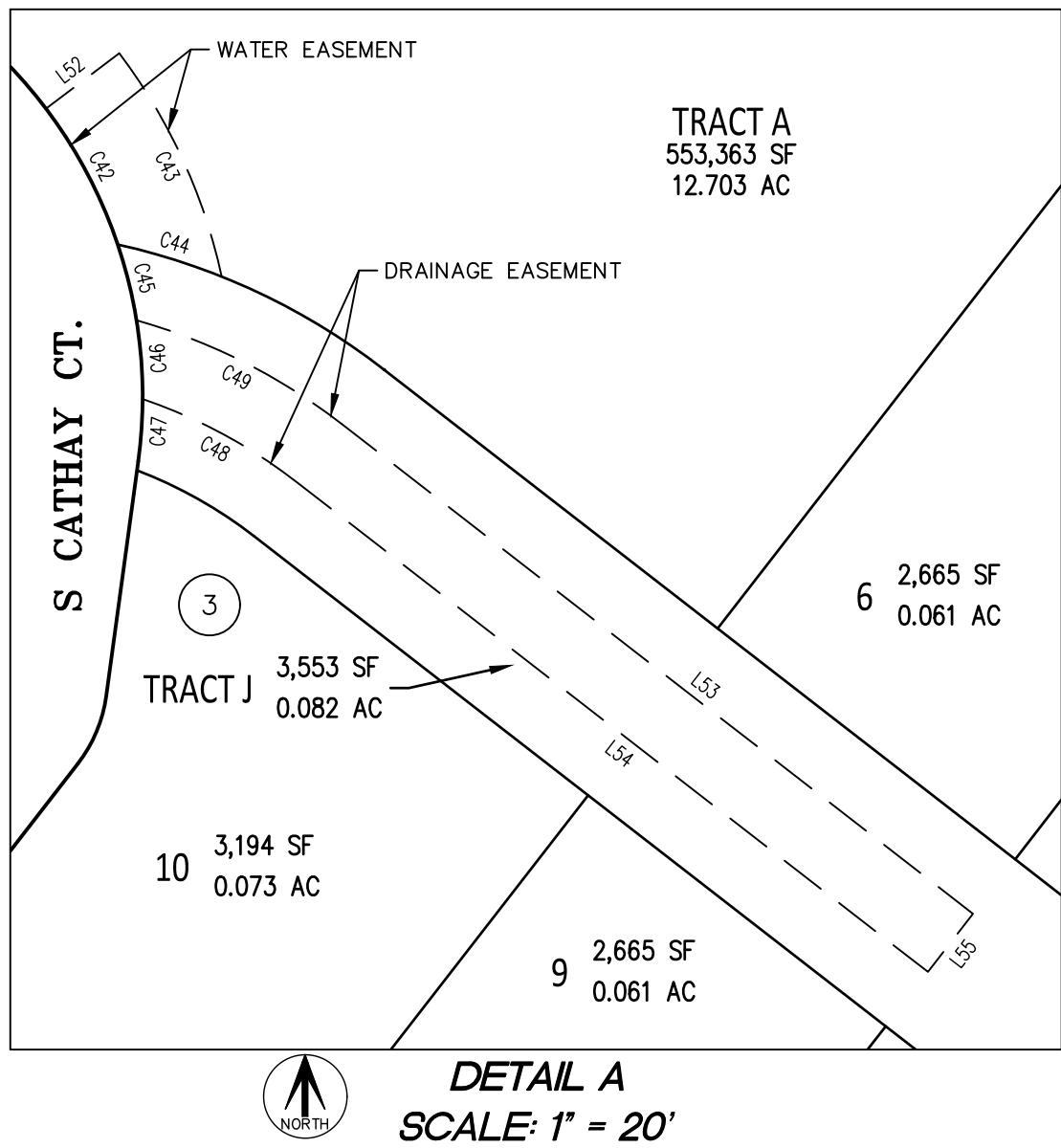
AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com RBA	DATE OF PREPARATION:	2022-09-20
	SCALE:	1" = 40'
	SHEET 7 OF 9	

AzTec Proj. No: 135922-01

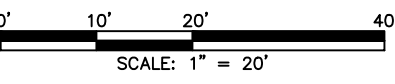
Drawn By:

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO



SEE SHEET 9
FOR LINE AND
CURVE TABLES



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
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www.aztecconsultants.com

AzTec Proj. No: 135922-01

Drawn By: RBA

DATE OF PREPARATION:	2022-09-20
SCALE:	1" = 20'
SHEET 8 OF 9	

KINGS POINT SOUTH SUBDIVISION FILING NO. 1

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	31°21'14"	61.50'	33.65'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	15.00'	23.56'
C4	21°47'12"	25.00'	9.51'
C5	21°47'12"	25.00'	9.51'
C6	86°31'06"	15.00'	22.65'
C7	90°00'00"	15.00'	23.56'
C8	80°53'41"	15.00'	21.18'
C9	90°00'00"	15.00'	23.56'
C10	86°46'23"	15.00'	22.72'
C11	10°30'19"	282.00'	51.70'
C12	7°07'17"	282.00'	35.05'
C13	80°53'41"	15.00'	21.18'
C14	90°00'00"	15.00'	23.56'
C15	106°19'27"	8.00'	14.85'
C16	25°19'20"	73.00'	32.26'
C17	16°50'51"	50.00'	14.70'
C18	76°49'28"	15.00'	20.11'
C19	90°00'00"	20.00'	31.42'
C20	90°00'00"	20.00'	31.42'
C21	90°00'00"	15.00'	23.56'
C22	6°42'24"	607.00'	71.05'
C23	90°00'00"	15.00'	23.56'
C24	90°00'00"	20.00'	31.42'
C25	90°00'00"	15.00'	23.56'
C26	90°00'00"	15.00'	23.56'
C27	6°42'24"	605.00'	70.82'
C28	90°00'00"	15.00'	23.56'
C29	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C30	6°42'24"	543.00'	63.56'
C31	90°00'00"	15.00'	23.56'
C32	90°00'00"	15.00'	23.56'
C33	90°00'00"	15.00'	23.56'
C34	6°42'24"	545.00'	63.79'
C35	22°11'30"	25.00'	9.68'
C36	22°11'30"	25.00'	9.68'
C37	16°26'15"	48.50'	13.91'
C38	25°59'25"	74.50'	33.79'
C39	21°47'12"	19.00'	7.22'
C40	21°47'12"	19.00'	7.22'
C41	30°03'18"	15.50'	8.13'
C42	18°30'31"	52.00'	16.80'
C43	24°54'44"	62.00'	26.96'
C44	9°18'17"	73.00'	11.85'
C45	9°22'11"	52.00'	8.50'
C46	9°29'08"	52.07'	8.62'
C47	7°19'44"	53.04'	6.78'
C48	19°02'40"	57.50'	19.11'
C49	22°01'01"	65.50'	25.17'
C50	0°48'48"	282.00'	4.00'
C51	0°59'01"	233.07'	4.00'
C52	1°36'45"	282.00'	7.94'
C53	1°42'13"	282.00'	8.38'
C54	1°35'01"	282.00'	7.79'
C55	1°58'25"	218.00'	7.51'
C56	2°06'37"	218.00'	8.03'
C57	1°59'08"	218.00'	7.55'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S70°27'02"W	21.49'
L2	N77°51'58"W	16.29'
L3	S51°45'57"W	22.30'
L4	N39°23'05"W	109.00'
L5	S50°36'55"W	26.00'
L6	S39°23'05"E	109.00'
L7	N39°23'05"W	123.46'
L8	N50°36'55"E	26.00'
L9	S39°23'05"E	121.35'
L10	N37°48'43"E	106.72'
L11	N52°11'17"W	26.00'
L12	S37°48'43"W	109.00'
L13	N52°11'17"W	73.00'
L14	N37°48'43"E	26.00'
L15	S52°11'17"E	73.00'
L16	N52°11'17"W	124.60'
L17	N37°48'43"E	26.00'
L18	S52°11'17"E	124.60'
L19	N52°11'17"W	109.00'
L20	N37°48'43"E	26.00'
L21	N52°11'17"W	109.00'
L22	S52°11'17"E	109.00'
L23	S37°48'43"W	26.00'
L24	N52°11'17"W	109.00'
L25	S52°11'17"E	109.00'
L26	S37°48'43"W	26.00'
L27	N52°11'17"W	109.00'
L28	S52°11'17"E	109.00'
L29	S37°48'43"W	26.00'
L30	N52°11'17"W	109.00'
L31	S52°11'17"E	118.19'
L32	S37°48'43"W	26.00'
L33	N52°11'17"W	126.17'
L34	N52°11'17"W	143.00'
L35	N52°11'17"W	143.00'
L36	N52°11'17"W	131.00'
L37	N52°11'17"W	133.00'
L38	N52°11'17"W	131.00'

LINE TABLE		
LINE	BEARING	LENGTH
L39	N52°11'17"W	131.00'
L40	N52°11'17"W	131.00'
L41	N52°11'17"W	131.00'
L42	N52°11'17"W	131.00'
L43	N52°11'17"W	133.00'
L44	N52°11'17"W	142.58'
L45	N52°11'17"W	149.80'
L46	N37°48'43"E	133.10'
L47	N37°48'43"E	125.86'
L48	S39°23'05"E	293.32'
L49	S39°23'05"E	294.96'
L50	S85°19'50"E	20.00'
L51	N07°45'25"E	25.77'
L52	N52°54'20"E	10.00'
L53	S52°11'17"E	87.00'
L54	N52°11'17"W	87.00'
L55	S37°48'43"W	8.00'
L56	N37°48'43"E	7.50'
L57	N37°48'43"E	8.00'
L58	N37°48'43"E	7.50'
L59	S52°11'17"E	61.60'
L60	N52°11'17"W	61.60'
L61	N37°48'43"E	8.00'
L62	N37°48'43"E	4.00'
L63	N37°48'43"E	4.00'
L64	S52°11'17"E	87.00'
L65	S37°48'38"W	4.00'
L66	S37°48'47"W	4.00'
L67	N52°11'17"W	87.00'
L68	N37°48'43"E	7.50'
L69	N37°48'43"E	8.00'
L70	N37°48'43"E	7.50'
L71	S52°11'17"E	87.00'
L72	S37°48'43"W	8.00'
L73	N52°11'17"W	87.00'
L74	N37°48'43"E	4.00'
L75	N37°48'43"E	4.00'
L76	S52°11'17"E	87.00'

LINE TABLE		
LINE	BEARING	LENGTH
L77	S37°48'43"W	4.00'
L78	S37°48'43"W	4.00'
L79	N52°11'17"W	87.00'
L80	N37°48'43"E	7.50'
L81	N37°48'43"E	8.00'
L82	N37°48'43"E	7.50'
L83	S52°11'17"E	87.00'
L84	S37°48'43"W	8.00'
L85	N52°11'17"W	87.00'
L86	N37°48'43"E	4.00'
L87	N37°48'43"E	4.00'
L88	S52°11'17"E	87.00'
L89	S37°48'38"W	4.00'
L90	S37°48'47"W	4.00'
L91	N52°11'17"W	87.00'
L92	N37°48'43"E	7.50'
L93	N37°48'43"E	8.00'
L94	N37°48'43"E	7.50'
L95	S52°11'17"E	87.00'
L96	S37°48'43"W	8.00'
L97	N52°11'17"W	87.00'
L98	S52°11'17"E	87.00'
L99	S37°48'43"W	4.00'
L100	S37°48'43"W	4.00'
L101	N52°11'17"W	87.25'
L102	S52°11'17"E	98.70'
L103	S37°48'43"W	8.00'
L104	N52°11'17"W	101.21'
L105	S39°23'05"E	207.60'
L106	S50°36'55"W	8.00'
L107	N39°23'05"W	206.92'
L108	N37°48'43"E	4.10'
L109	N37°48'43"E	4.10'
L110	S39°23'05"E	129.73'
L111	S50°36'55"W	8.00'
L112	N39°23'05"W	127.91'

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

RBA

AzTec Proj. No.: 135922-01

Drawn By:

DATE OF
PREPARATION:

2022-09-20

SCALE:

N/A

SHEET 9 OF 9

submit this description and illustration to
dedicationproperty@auroragov.org to
start this off site dedication process

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED UNDER RECEPTION NUMBER E1082476 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN; CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 34, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 34 BEARS NORTH 89°38'25" EAST, A DISTANCE OF 2,664.53 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 89°38'25" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 34, A DISTANCE OF 923.74 FEET TO THE **POINT OF BEGINNING**, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 218.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 84°48'32" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'04", AN ARC LENGTH OF 2.54 FEET;

THENCE NORTH 05°51'33" WEST, A DISTANCE OF 131.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO A POINT OF CUSP;

THENCE NORTH 84°08'27" EAST, TANGENT TO SAID CURVE, A DISTANCE OF 114.00 FEET TO A POINT OF CUSP, BEING 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 90°00'00", AN ARC LENGTH OF 39.27 FEET;

THENCE SOUTH 05°51'33" EAST, A DISTANCE OF 131.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 282.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°45'58", AN ARC LENGTH OF 8.69 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34;

THENCE SOUTH 89°38'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 64.18 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.244 ACRES, (10,626 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

JAMES E. LYNCH, PLS NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898



submit this description and illustration to
dedicationproperty@auroragov.org to
start this off site dedication process

ILLUSTRATION FOR EXHIBIT A

SHEET 2 OF 2

SW 1/4 SEC. 34,
T.5S., R.66W., SIXTH P.M.

UNPLATTED

CLAYTON PROPERTIES
GROUP II INC
REC. NO. E1082476

POINT OF COMMENCEMENT

SOUTHWEST CORNER OF SECTION 34,
T5S, R66W, 6TH P.M., FOUND 3-1/4"
ALUMINUM CAP 0.4' BELOW SURFACE
STAMPED "PLS 13155"

PARCEL CONTAINS
10,626 (SQ.FT.)
0.244 ACRES
MORE OR LESS

ARAPAHOE COUNTY

SOUTH LINE OF THE
SW 1/4 OF SEC. 34

N89°38'25"E 2664.53'
BASIS OF BEARINGS

923.74'

S84°48'32"W(R)

POINT OF BEGINNING

SOUTH QUARTER CORNER SECTION
34, T5S, R66W, 6TH P.M.,
FOUND NO. 6 REBAR WITH 3-1/4"
ALUMINUM CAP STAMPED "PLS
13155 T6S R66W S33/S34 1993"

NORTHWEST CORNER SECTION 3,
T6S, R66W, 6TH P.M.,
FOUND 3" BRASS CAP SET IN STONE 0.3'
ABOVE SURFACE STAMPED "PLS 13155"

DOUGLAS COUNTY

LENNAR COLORADO LLC
REC. NO 2021135574

NW 1/4 SEC. 3,
T.6S., R.66W., SIXTH P.M.

KINGS POINT WAY
REC. NO. 2019034589

LINE TABLE

LINE	BEARING	LENGTH
L1	N05°51'33"W	131.23'
L2	N84°08'27"E	114.00'
L3	S05°51'33"E	131.23'
L4	S89°38'25"W	64.18'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	0°40'04"	218.00'	2.54'
C2	90°00'00"	25.00'	39.27'
C3	90°00'00"	25.00'	39.27'
C4	1°45'58"	282.00'	8.69'

OWNER:
CLAYTON PROPERTIES GROUP II LLC
10 INVERNESS DR E STE 250
ENGLEWOOD, CO 80112-5612

0' 100' 200' 400'
SCALE: 1" = 200'

NOTE:

This illustration does not represent a
monumented survey. It is intended
only to depict the attached description.

CITY OF AURORA, COLORADO

DRAWN BY: JEL

SCALE: 1"=200'

R-O-W FILE NO.

CHECKED BY: RS

DATE: 2/1/2023

JOB NO. 135922-01

A PARCEL OF LAND
SITUATED IN THE SW 1/4 OF SEC. 34
T.5S., R.66W., SIXTH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE
STATE OF COLORADO

Parcel Map Check Report

Client:

Client

Client Company

Address 1

Date: 5/17/2022 8:02:30 AM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: Boundary Mapcheck - Boundary

Description: Plat Boundary

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 632,078.347'

East: 212,918.516'

Segment# 1: Line

Course: N89° 35' 38"E

Length: 145.54'

North: 632,079.379'

East: 213,064.053'

Segment# 2: Line

Course: N89° 38' 25"E

Length: 1,891.46'

North: 632,091.254'

East: 214,955.475'

Segment# 3: Curve

Length: 2,211.49'

Radius: 3,969.72'

Delta: 31°55'08"

Tangent: 1,135.26'

Chord: 2,183.00'

Course: S29° 20' 11"W

Course In: S44° 42' 15"E

Course Out: N76° 37' 23"W

RP North: 629,269.782'

East: 217,747.960'

End North: 630,188.202'

East: 213,885.943'

Segment# 4: Line

Course: S13° 22' 37"W

Length: 30.49'

North: 630,158.540'

East: 213,878.889'

Segment# 5: Line

Course: N67° 52' 57"W

Length: 213.59'

North: 630,238.958'

East: 213,681.016'

Segment# 6: Curve

Length: 773.34'
Delta: 30°48'47"
Chord: 764.05'
Course In: S22° 07' 03"W
RP North: 628,906.775'
End North: 630,328.246'

Radius: 1,438.00'
Tangent: 396.27'
Course: N83° 17' 20"W
Course Out: N8° 41' 44"W
East: 213,139.599'
East: 212,922.196'

Segment# 7: Line
Course: N0° 07' 05"W
North: 630,832.225'

Length: 503.98'
East: 212,921.157'

Segment# 8: Curve
Length: 89.68'
Delta: 7°02'19"
Chord: 89.62'
Course In: N89° 52' 55"E
RP North: 630,833.729'
End North: 630,921.689'

Radius: 730.00'
Tangent: 44.90'
Course: N3° 24' 04"E
Course Out: N83° 04' 46"W
East: 213,651.156'
East: 212,926.474'

Segment# 9: Line
Course: N6° 55' 14"E
North: 631,070.735'

Length: 150.14'
East: 212,944.565'

Segment# 10: Curve
Length: 99.50'
Delta: 7°02'16"
Chord: 99.43'
Course In: N83° 04' 46"W
RP North: 631,168.334'
End North: 631,169.995'

Radius: 810.00'
Tangent: 49.81'
Course: N3° 24' 05"E
Course Out: N89° 52' 57"E
East: 212,140.467'
East: 212,950.465'

Segment# 11: Line
Course: N0° 07' 05"W
North: 631,846.134'

Length: 676.14'
East: 212,949.072'

Segment# 12: Curve
Length: 156.39'
Delta: 11°03'45"

Radius: 810.00'
Tangent: 78.44'

Chord: 156.15'
Course In: S89° 52' 55"W
RP North: 631,844.465'
End North: 632,001.525'

Course: N5° 38' 57"W
Course Out: N78° 49' 10"E
East: 212,139.074'
East: 212,933.701'

Segment# 13: Line
Course: N11° 10' 50"W
North: 632,078.349'

Length: 78.31'
East: 212,918.516'

Perimeter: 7,020.04'
Error Closure: 0.002
Error North : 0.0018

Area: 2,487,699Sq.Ft.
Course: N1° 22' 33"E
East: 0.0000

Precision 1: 3,510,025.00

COLORADO LAND SURVEY MONUMENT RECORD

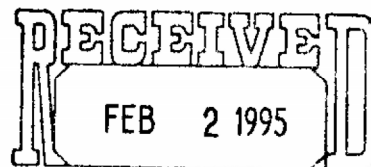
REPORT ONE MONUMENT ONLY ON THIS FORM
REPRODUCTION OF THIS FORM IS AUTHORIZED.

All items to be filled in by the Land Surveyor using permanent black lettering and lines which can be reproduced. (Except)*

1. TYPE OF MONUMENT (Check one)
- ☐ Section Corner ☐ Bench mark
- ☒ Quarter Corner ☐ Other _____

2. DESCRIPTION OF MONUMENT FOUND AND MONUMENT MARKINGS.

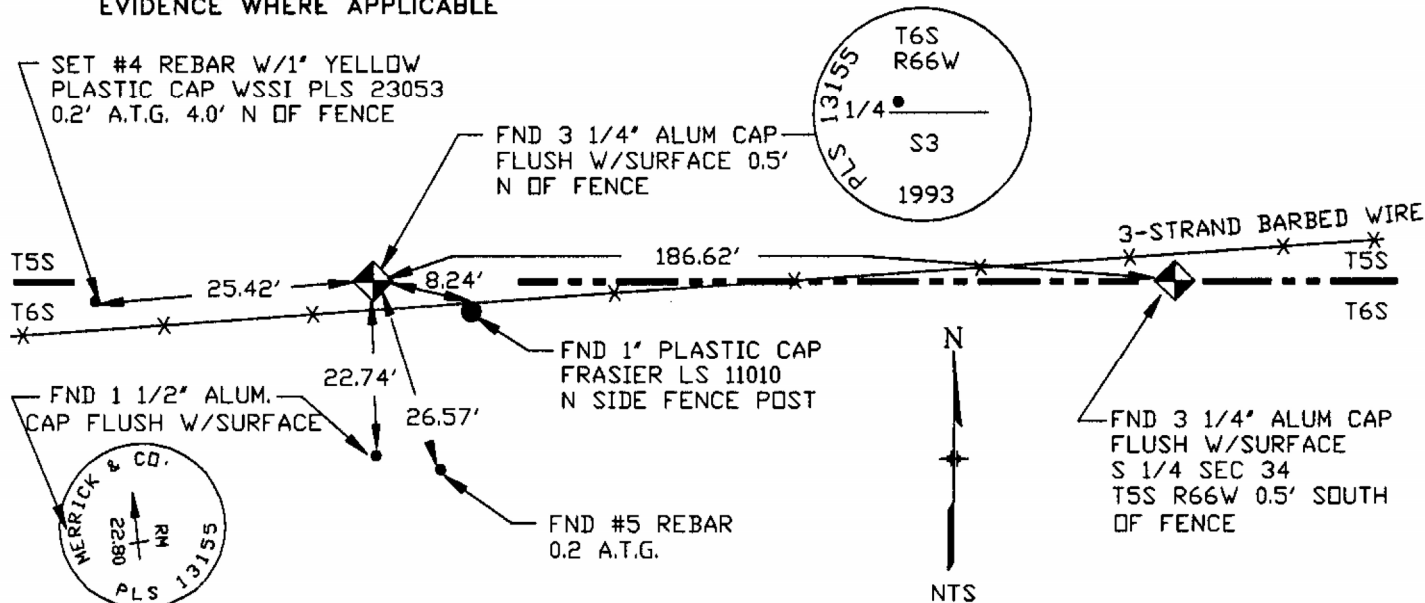
FOUND 3-1/4" ALUMINUM CAP (MARKED AS SHOWN IN SKETCH BELOW) FLUSH WITH SURFACE 0.5' NORTH OF FENCE.



3. DESCRIPTION OF MONUMENT AND MONUMENT MARKINGS ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT.

SET 1 REFERENCE TIE (#4 REBAR W/1" YELLOW PLASTIC CAP PLS 23053 WSSI) AS SHOWN IN SKETCH BELOW

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET. SHOW SUPPORTING AND/OR CONTRADICTIONARY EVIDENCE WHERE APPLICABLE



Date of Field Work 11-30-93

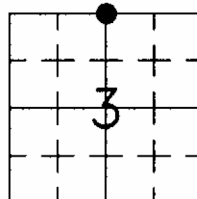
5. CERTIFICATION

This is to certify that I was in responsible charge of the survey work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Signature [Signature]
Firm Name WESTERN STATES SURVEYING, INC.
Firm Address 19029 EAST PLAZA DRIVE #252 PARKER, CO. 80134
Phone (303) 841-7436
ELD PUBLIC HIGHWAY AUTHORITY

Date 2-01-94

6. LOCATION DIAGRAM
1" = 1 Mile



• = Location of Monument



(Do not fill in)

Accepted for Filing
State Board of Registration for Professional Engineers and Land Surveyors
By [Signature]
Date APR 03 1995
COLO. ST. BD. OF REG.
FOR PE AND PLS
RECEIVED AT THE OFFICE OF THE COUNTY CLERK;

COUNTY
By _____
Date _____

Record to be filed by Index Reference Number, numerically, then alphabetically, under appropriate Township, Range, and Meridian.

7. SEC. 3, T 6 S, R 66 W, 6th _____ P.M.
COUNTY DOUGLAS INDEX REF. NO. 15-Z

8. SEC. _____, T _____, R _____, _____ P.M.
COUNTY ARAPAHO INDEX REF. NO. _____

COLORADO LAND SURVEY MONUMENT RECORD

Department of Regulatory Agencies
Board of Registration for Professional Engineers and Professional Land Surveyors
1560 Broadway, Suite 1370, Denver, CO 80202
Phone (303)894-7788 Fax (303)894-7790 V/TDD (303)894-2900x833

RECEIVED
SEP 30 1999
COLO. ST. BD. OF REG.

REPORT ONE MONUMENT ONLY ON THIS FORM - REPRODUCTION OF THIS FORM IS AUTHORIZED AND PLS
All items to be filled in by the Land Surveyor using PERMANENT BLACK LETTERING and lines which can be reproduced

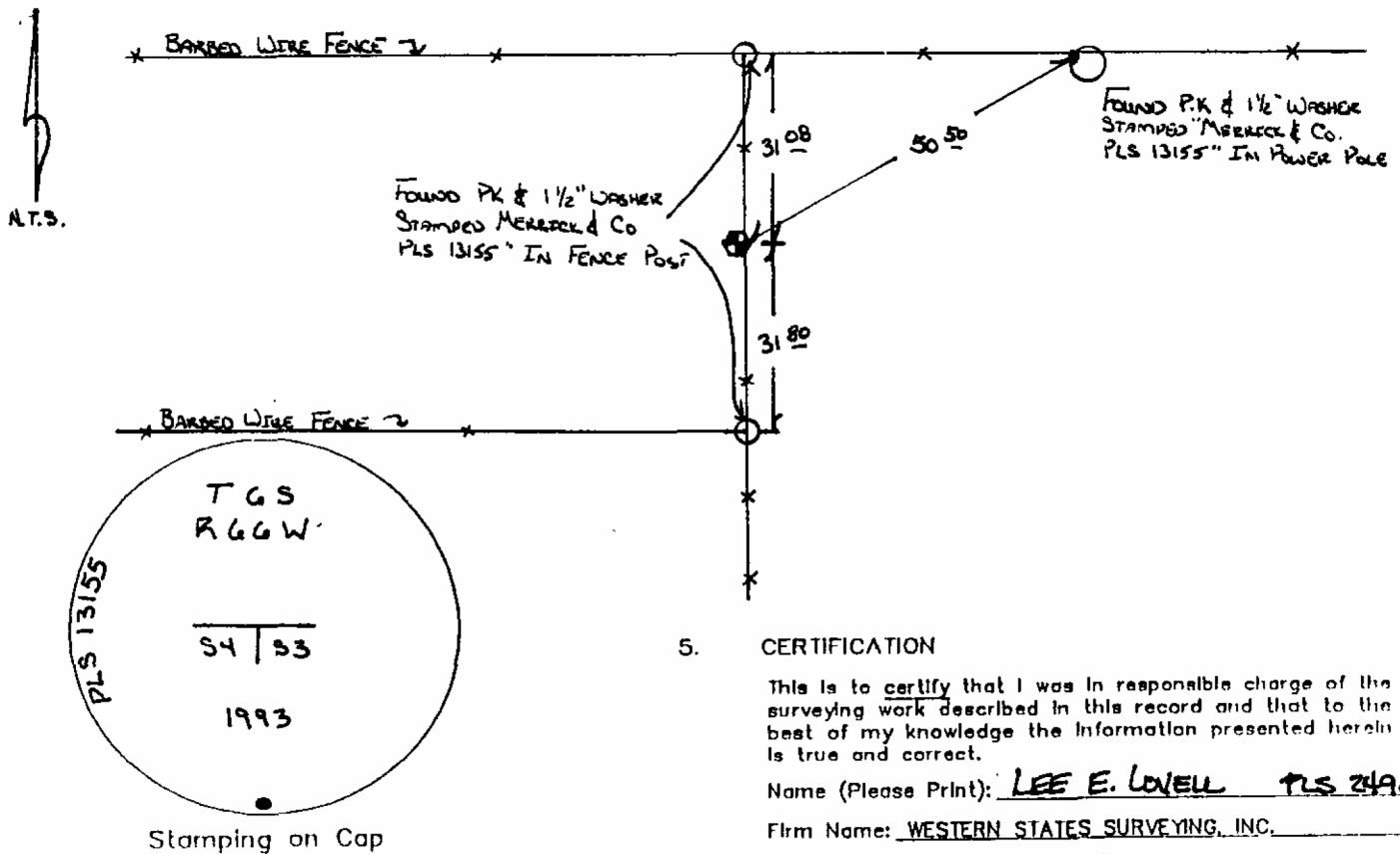
1. TYPE OF MONUMENT: ☒ SECTION CORNER ☐ QUARTER CORNER ☐ BENCH MARK ☐ OTHER _____

2. DESCRIPTION OF MONUMENT FOUND: FOUND 3" BRASS CAP SET IN STONE 0.3' ABOVE SURFACE
STAMPED AS SHOWN

3. DESCRIPTION OF MONUMENT ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:

None

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING
WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): LEE E. LOVELL PLS 24960

Firm Name: WESTERN STATES SURVEYING, INC.

Firm Address: 19029 EAST PLAZA DRIVE #252

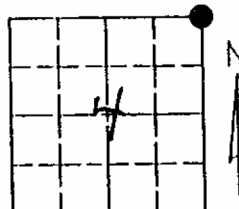
Phone: (303) 841-7436 WSSI Job No: 8720-067

a. Date of Field Work to Establish, Restore and Rehabilitate Monument: _____

b. Date Monument was Used as Control: 7-19-99

6. LOCATION DIAGRAM

1" = 1 Mile



(Do not fill in)



RECEIVED AT OFFICE OF THE COUNTY CLERK
_____ COUNTY

BY: _____

DATE: _____

Record to be filed by Index Reference Number
Numerically, then Alphabetically, under
appropriate Township, Range, and Meridian

7. SEC 4 T 6S R 66W 6th P.M.
COUNTY Douglas INDEX REF NUMBER 13-2

**8. SEC 33 T 5S R 66W 6th P.M.
COUNTY ARAPAHOE INDEX REF NUMBER 129A

** To be used only for monuments located on county lines

COLORADO LAND SURVEY MONUMENT RECORD

Department of Regulatory Agencies
Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors
1560 Broadway, Suite 1350
Denver, CO 80202
Phone (303) 894-7800; Fax (303) 894-2310; EMAIL aes@dora.state.co.us

MAR 15 2017

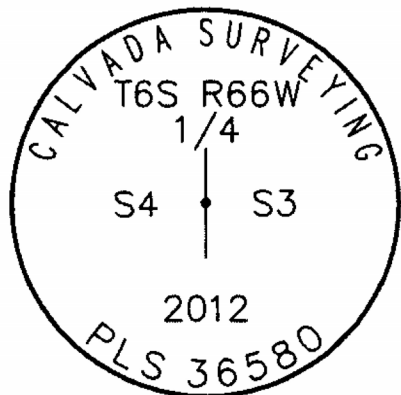
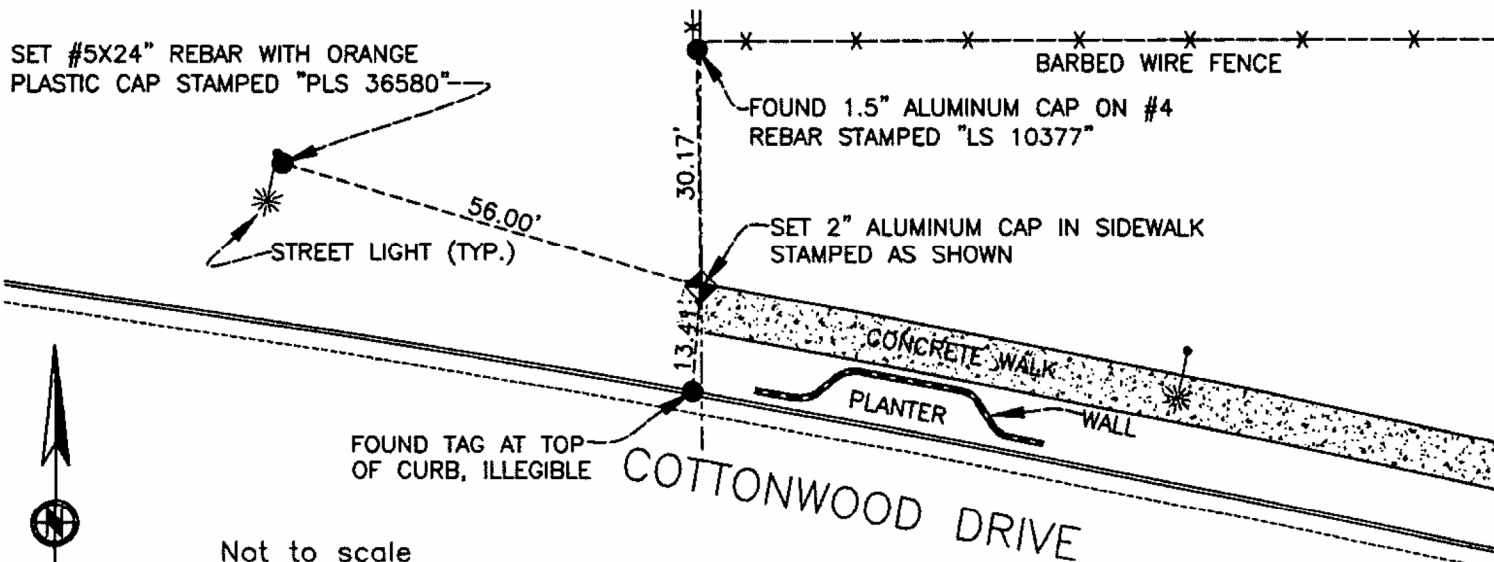
Report one monument only on this form - Reproduction of this form is authorized.
All items are to be filled in by the Land Surveyor using PERMANENT BLACK LETTERING and lines which can be reproduced.

1. TYPE OF MONUMENT: ☐ SECTION CORNER ☒ QUARTER CORNER ☐ SIXTEENTH CORNER ☐ OTHER _____

2. DESCRIPTION AND DATE OF MONUMENT FOUND:
FOUND CHISELED "+" ON 10/11/2011. FITS TIES PER MONUMENT RECORD FILED BY THOMAS F. PHALIN, DATED 02/11/02

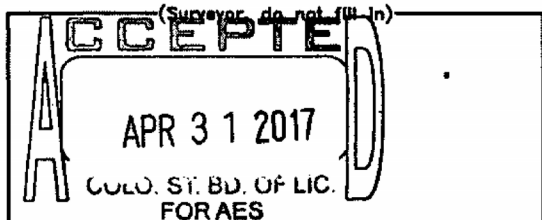
3. DESCRIPTION OF MONUMENT SET BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:
SET 2" ALUMINUM CAP IN CONCRETE STAMPED AS SHOWN

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



Stamping on Cap

a. Date of field Work to Establish, Restore or Rehabilitate Monument: 03-09-2012
b. Date Monument was used as a Control corner: 10-19-2011



RECEIVED AT OFFICE OF THE COUNTY CLERK
_____ COUNTY

BY: _____

DATE: _____

Record to be filed numerically by Index Reference Number, then alphabetically by letter in the index reference number, then under appropriate Township, Range, and Meridian.

5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): ROBERT D. SNODGRASS

Firm Name: CALVADA SURVEYING, INC.

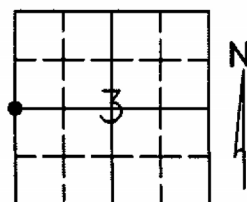
Firm Address: 6551 SOUTH REVERE PARKWAY, SUITE 165
CENTENNIAL, CO 80112

Phone: 720-488-1303

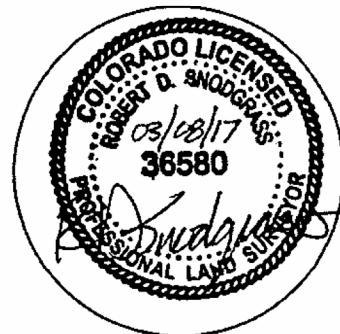
JOB NO. 11198

6. LOCATION DIAGRAM

1" = 1 Mile



● = Location of Monument



Signature/Date through Seal

7. SEC 3 T 6S R 66W, 6TH P.M.
COUNTY DOUGLAS INDEX REF NUMBER 13-X

**8. SEC _____ T _____ R _____, _____ P.M.
COUNTY _____ INDEX REF NUMBER _____

** To be used only for monuments located on county lines



Rev.02/01/2011