

# 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

## 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, 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 1,891.46 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;

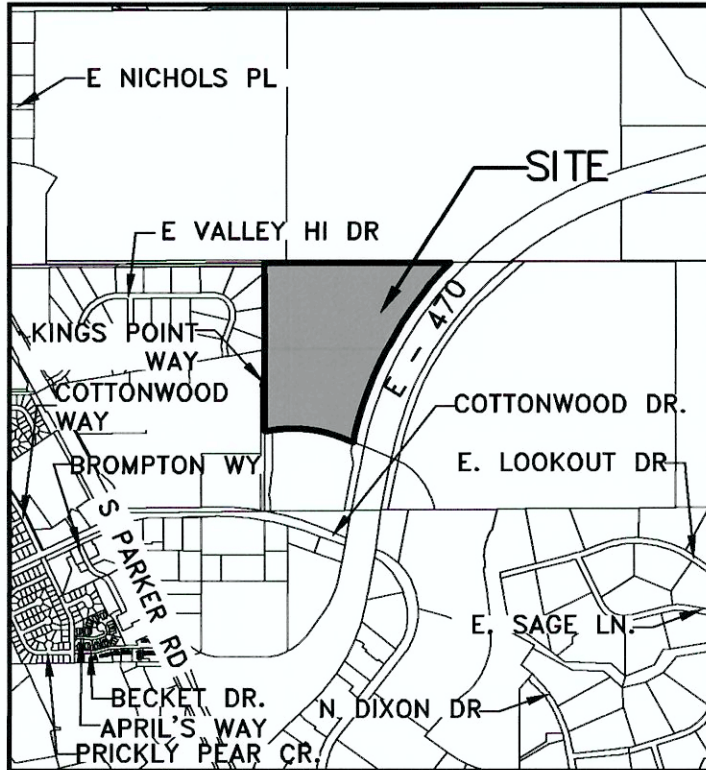
1. NORTH 00°07'05" WEST, A DISTANCE OF 503.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 730.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°02'19", AN ARC LENGTH OF 89.68 FEET;
3. NORTH 06°55'14" EAST, A DISTANCE OF 150.14 FEET TO THE BEGINNING 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.



**VICINITY MAP**  
SCALE 1" = 2,000'

## COVENANTS

THE UNDERSIGNED OWNERS, 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.

## OWNER

LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Kent Pedersen

NAME: KENT PEDERSEN

TITLE: VICE PRESIDENT

STATE OF Colorado

COUNTY OF Douglas

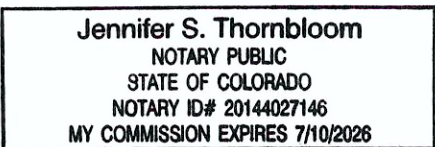
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF July 2024 AD. BY Kent Pedersen, AS Vice President

OF LENNAR COLORADO LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-10-26



## 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 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.
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. 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.
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. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M AND N ARE TO BE PRIVATELY OWNED AND MAINTAINED.
7. 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.
8. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NO. ABC70735537.2-2 WITH AN EFFECTIVE DATE OF 06/07/2024 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.
9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO MISDEMEANOR PURSUANT TO 18-4-508 CRS.
10. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

## CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AND TRACTS O AND 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

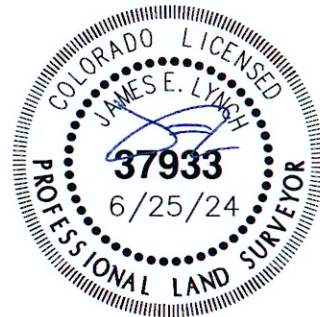
PLANNING DIRECTOR

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 NOVEMBER 20, 2023.

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 RULE 1.6.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.: \_\_\_\_\_

**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:

N/A

SHEET 1 OF 9

LAST REVISED: 6/25/2024

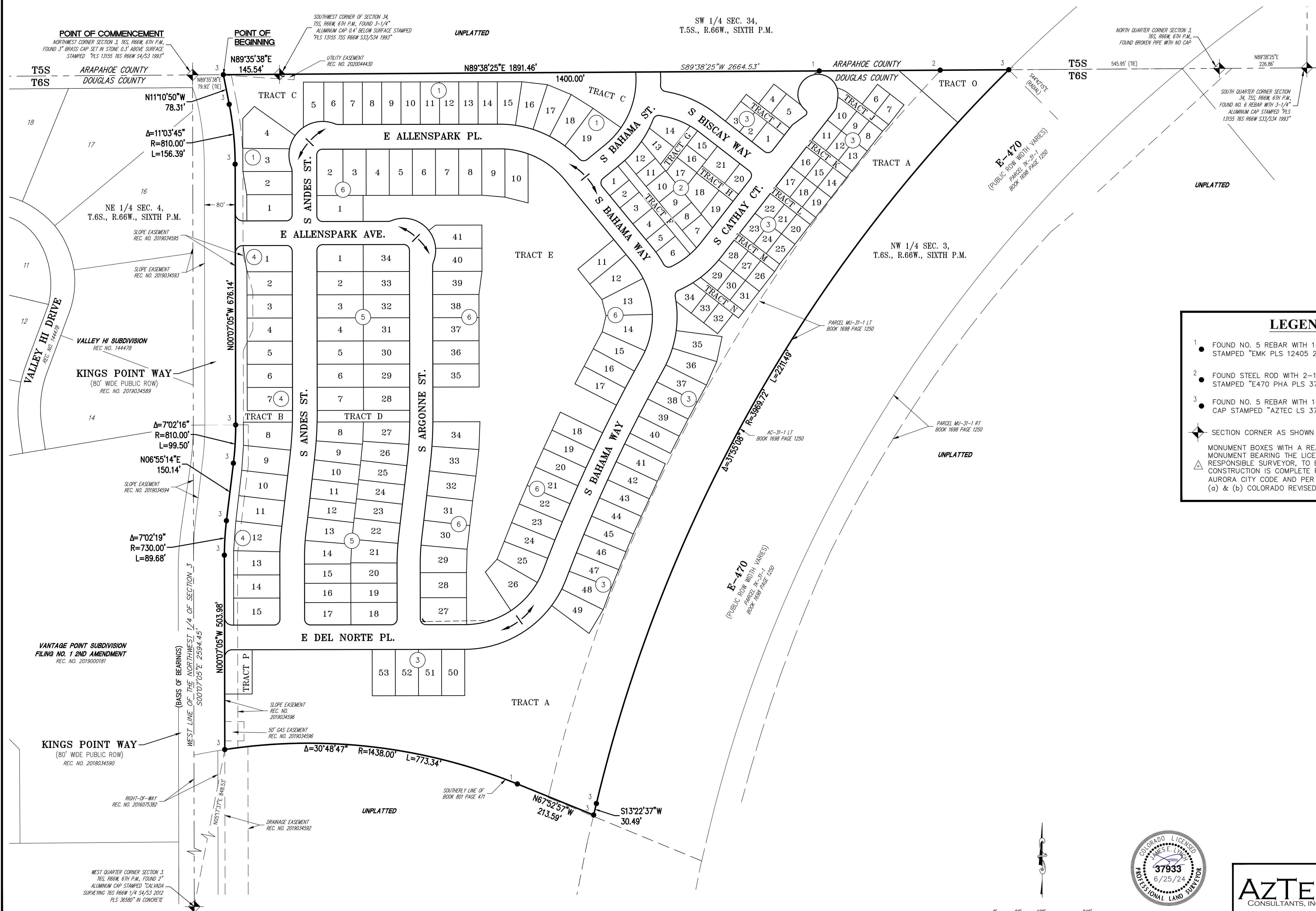
AzTec Proj. No: 135922-01

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**

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 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			

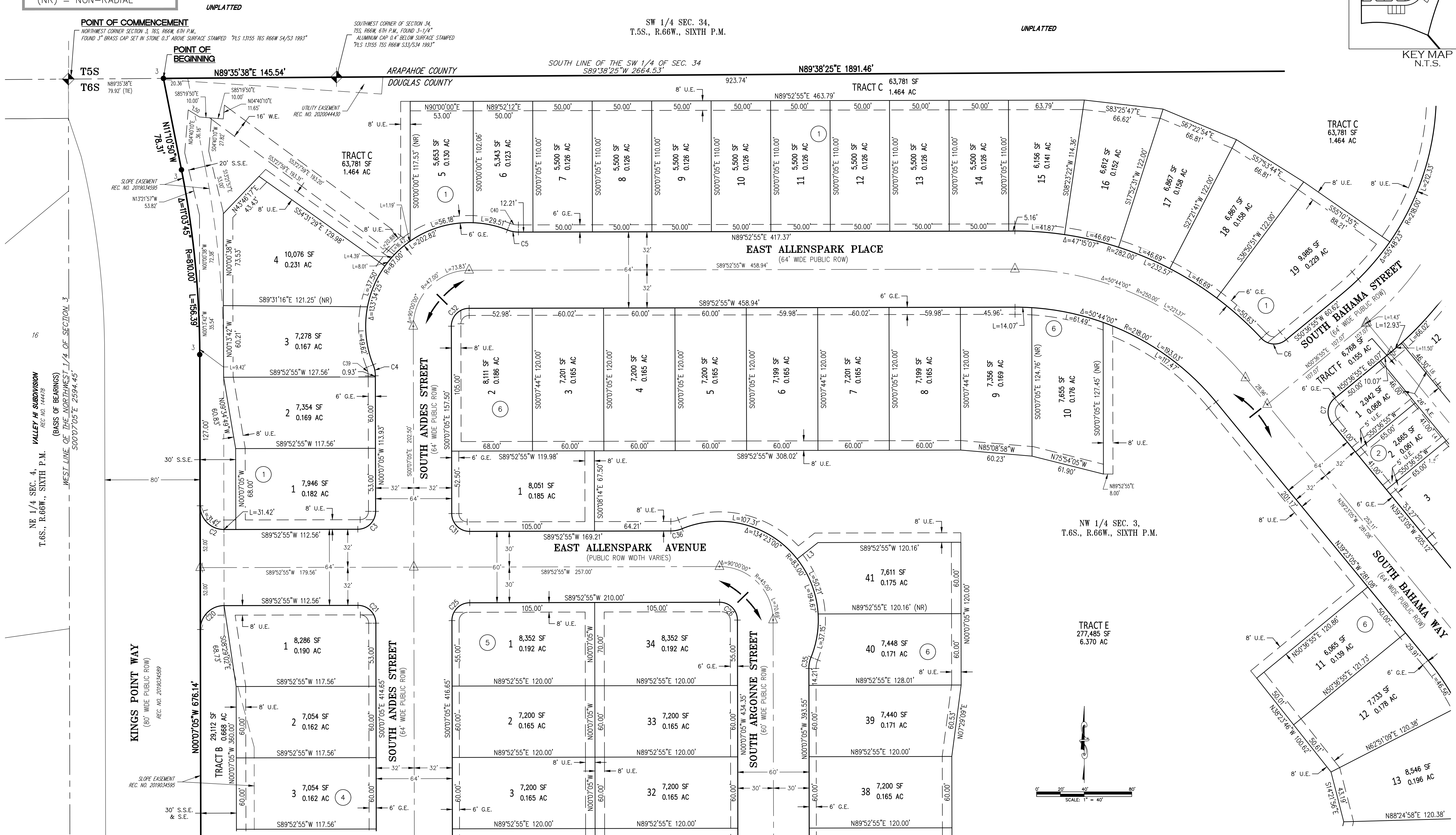
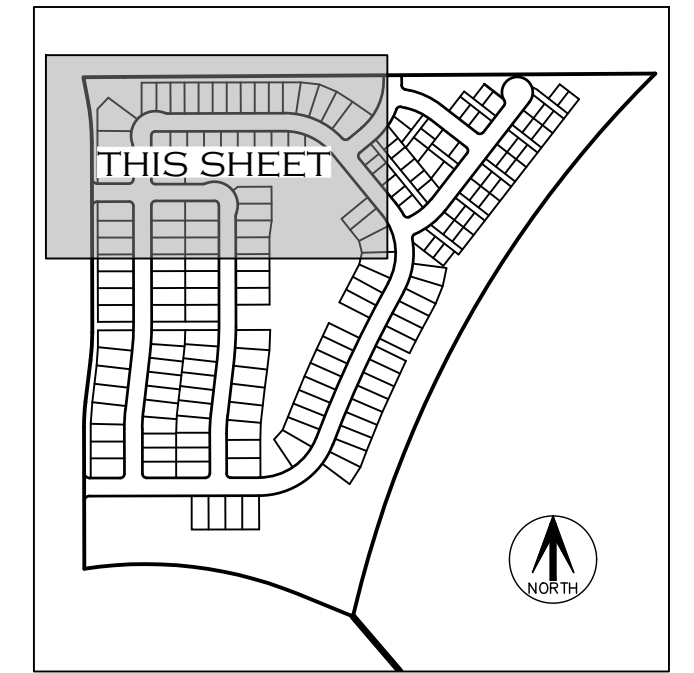


# LEGEND

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

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SEE SHEET 4

SEE SHEET 4

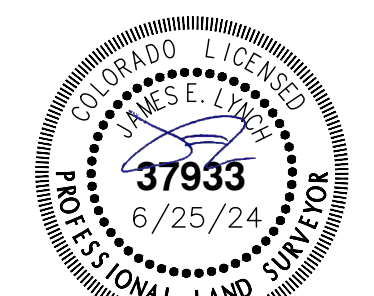
SEE SHEET 5

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  
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www.aztecconsultants.com



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

DATE OF PREPARATION:	2022-09-20
SCALE:	1" = 40'
SHEET 3 OF 9	

AzTec Proj. No.: 135922-01

Drawn By: RBA

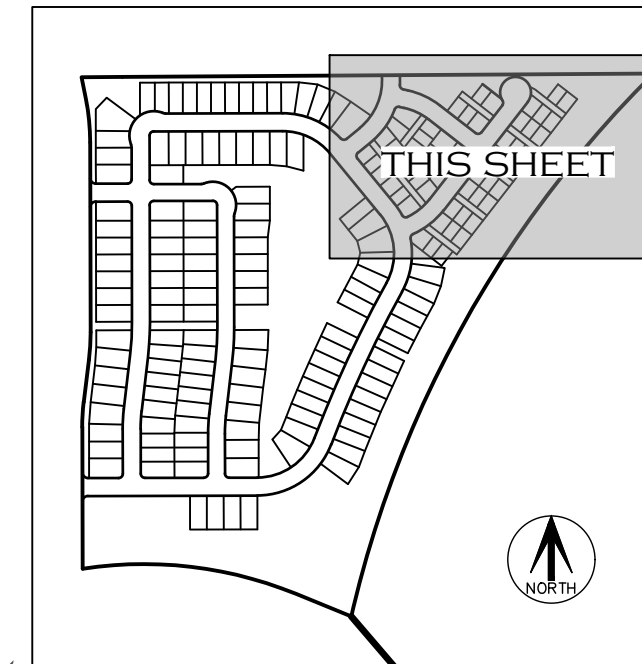


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CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO



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

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AzTec Proj. No: 135922-01

Drawn By: RBA

DATE OF PREPARATION:	2022-09-20
SCALE:	1" = 40'
SHEET 4 OF 9	

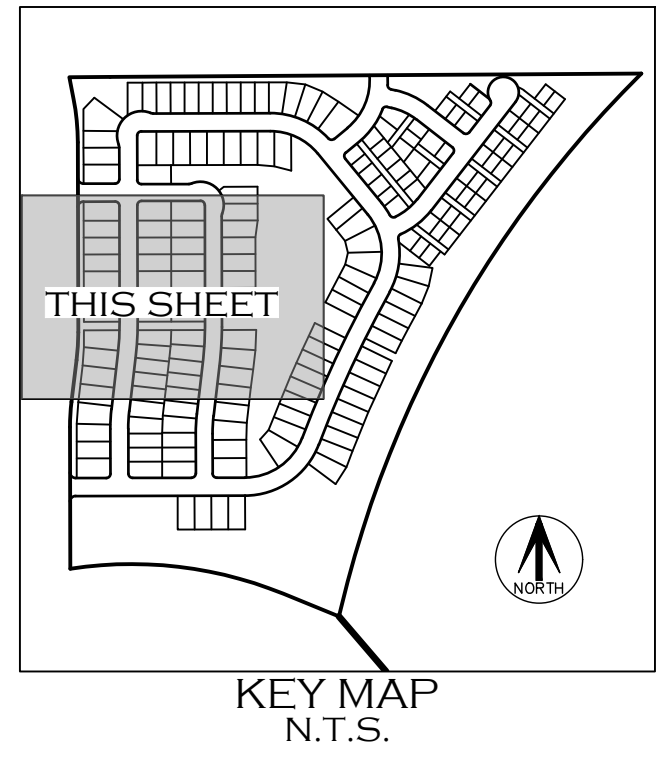


# KINGS POINT SOUTH SUBDIVISION FILING NO. 1

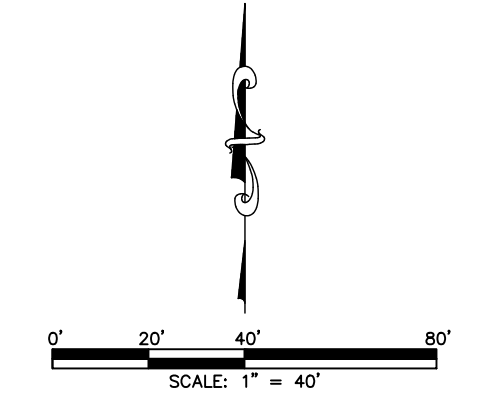
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**LEGEND**

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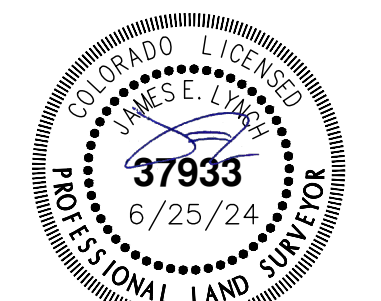


TRACT E  
277,485 SF  
6.370 AC



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

SEE SHEET 6



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

<b>AZTEC</b> CONSULTANTS, INC. <small>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	DATE OF PREPARATION:	2022-09-20
	SCALE:	1" = 40'
	SHEET 5 OF 9	

AzTec Proj. No.: 135922-01 Drawn By: RBA



SEE SHEET 3

SEE SHEET 3

SEE SHEET 7

SEE SHEET 7

SEE SHEET 2  
FOR MONUMENT  
LEGEND

SEE SHEET 9  
FOR LINE AND  
CURVE TABLES

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

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

VALLEY HI SUBDIVISION  
REC. NO. 144478

(BASIS OF BEARINGS)  
WEST LINE OF THE NORTHWEST  
1/4 OF SECTION 3  
S00°07'05"E 2594.45'

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

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

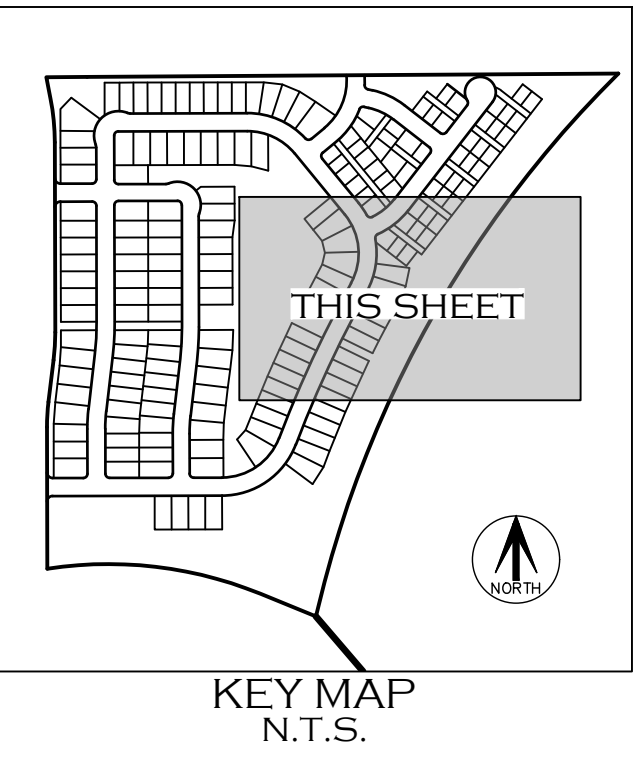
SOUTH ANDES STREET  
(64' WIDE PUBLIC ROW)

SOUTH ARGONNE STREET  
(60' WIDE PUBLIC ROW)



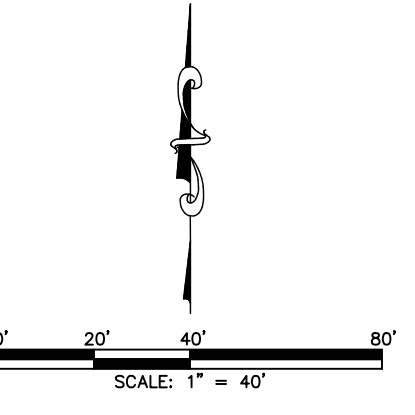
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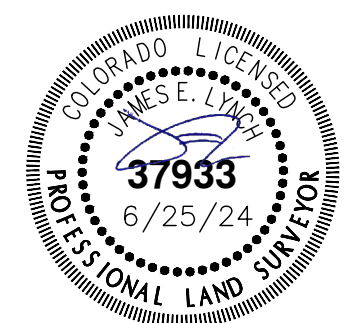
KEY MAP  
N.T.S.

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



## LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
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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

SEE SHEET 2  
FOR MONUMENT  
LEGEND

SEE SHEET 9  
FOR LINE AND  
CURVE TABLES

TRACT E  
277,485 SF  
6.370 AC

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

TRACT E  
277,485 SF  
6.370 AC

TRACT A  
553,363 SF  
12.703 AC

TRACT M  
3,036 SF  
0.070 AC

TRACT N  
3,358 SF  
0.077 AC

SEE SHEET 4

SEE SHEET 4

SEE SHEET 7

SEE SHEET 5

SEE SHEET 5



# 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  
S.S.E. = SANITARY SEWER EASEMENT  
S.E. = STORM EASEMENT  
(NR) = NON-RADIAL



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

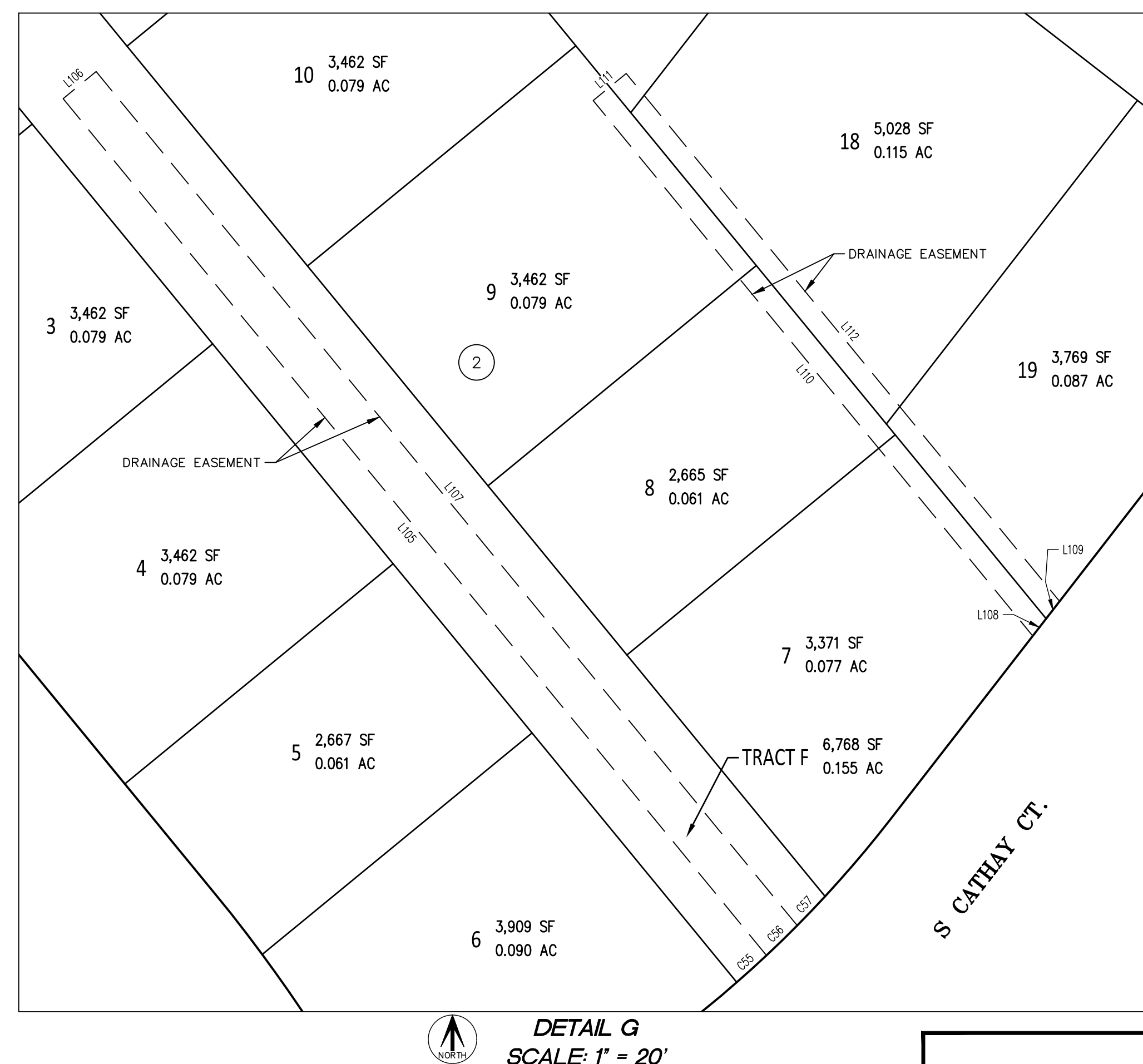
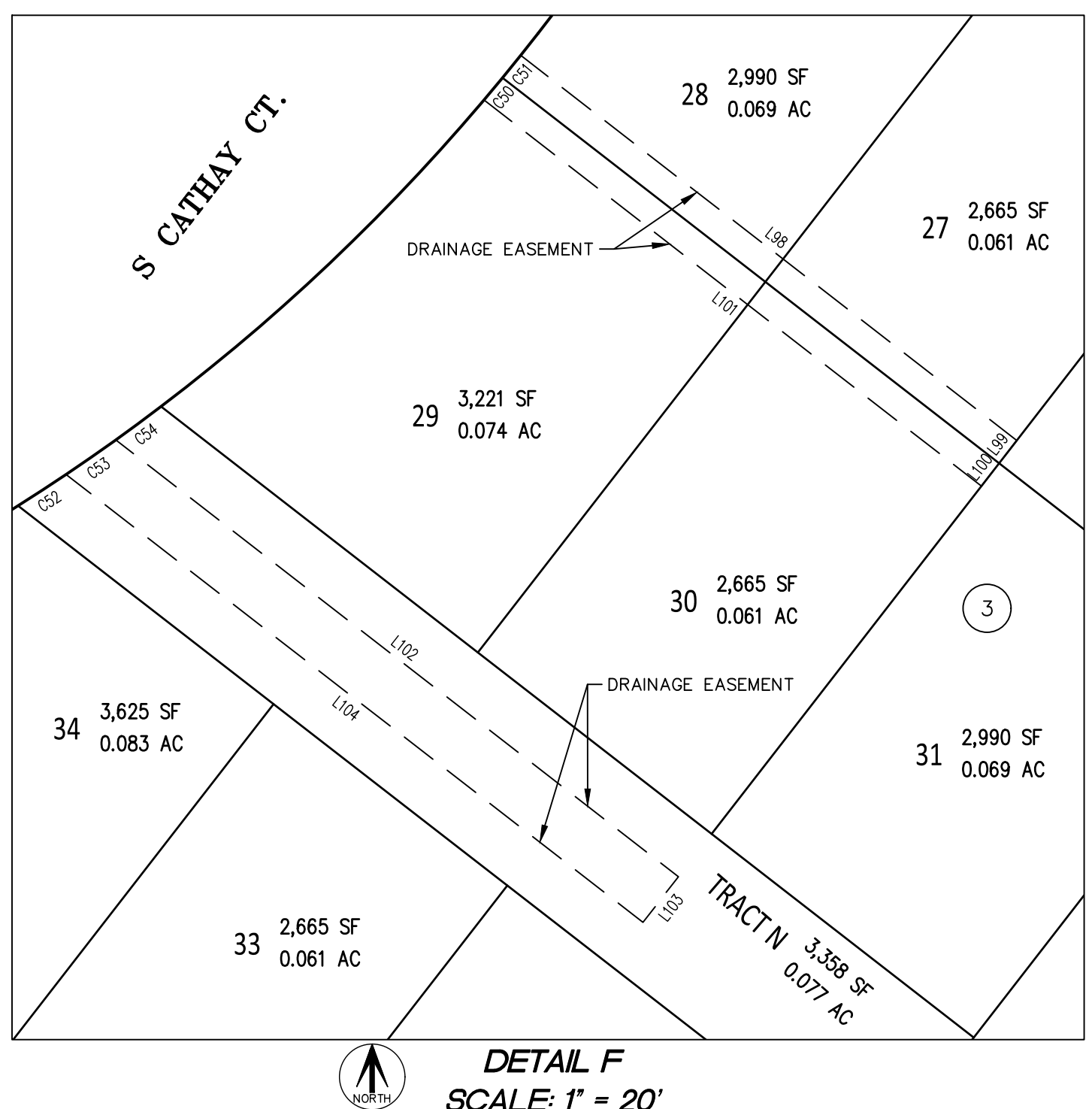
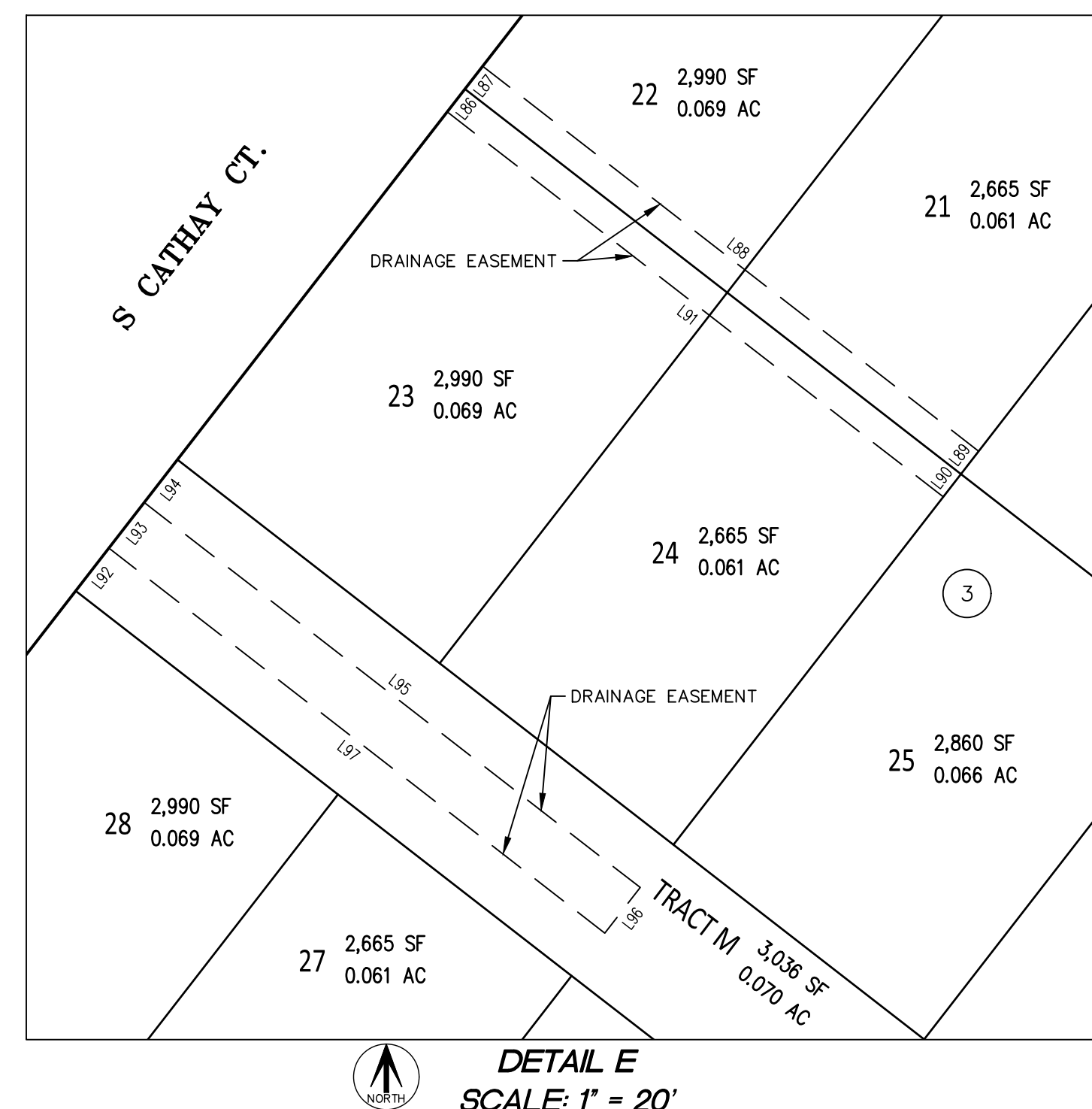
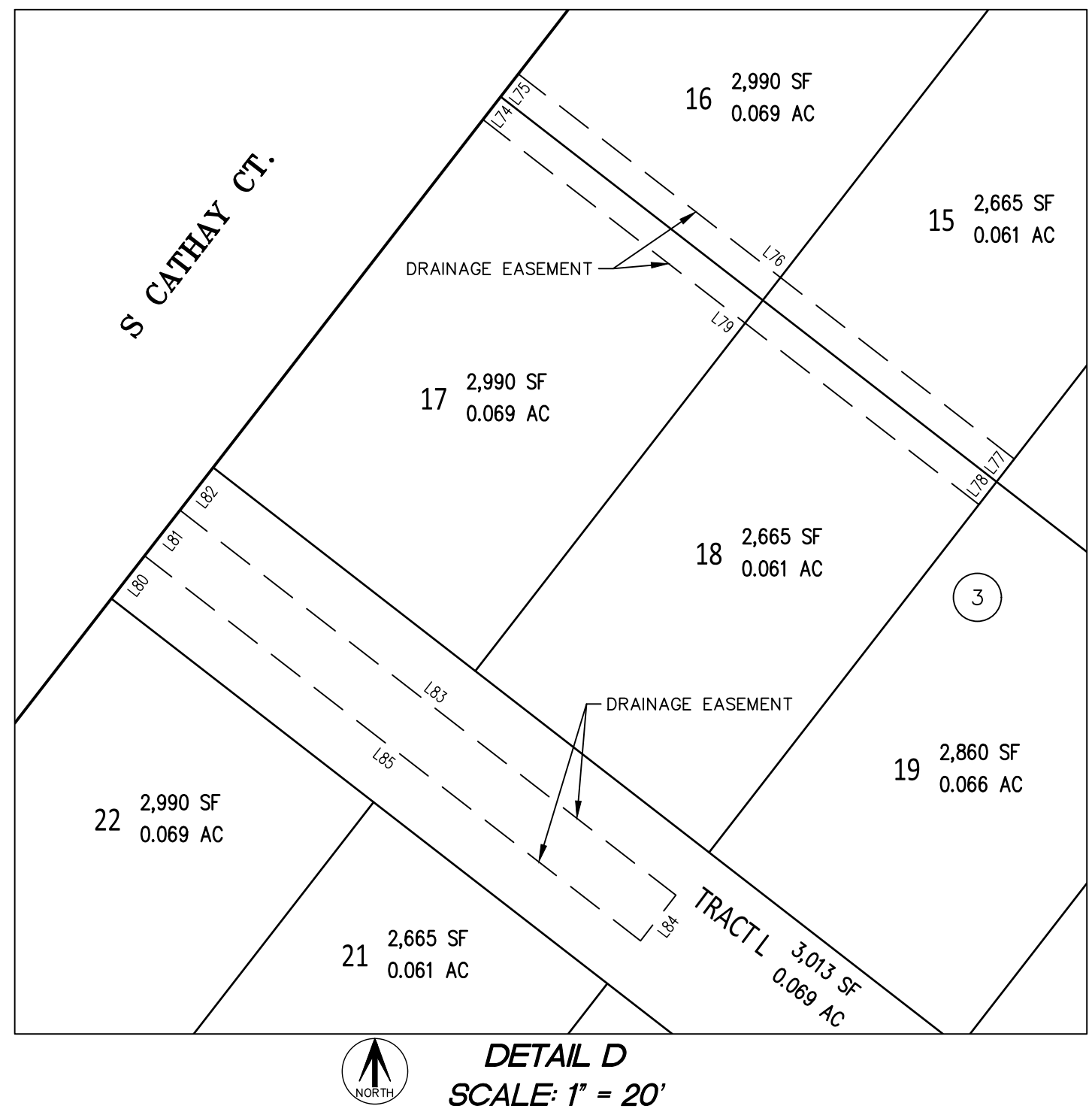
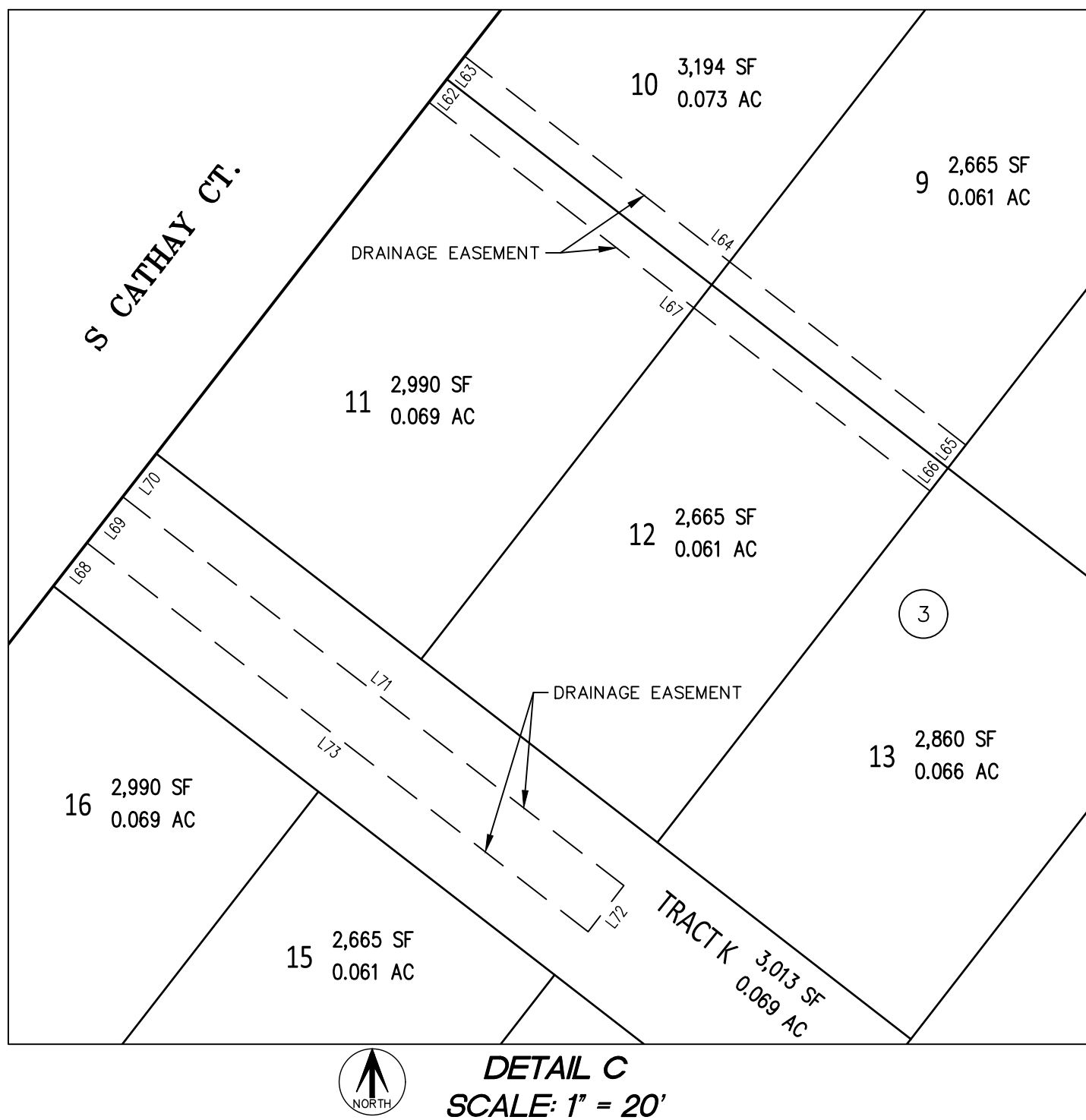
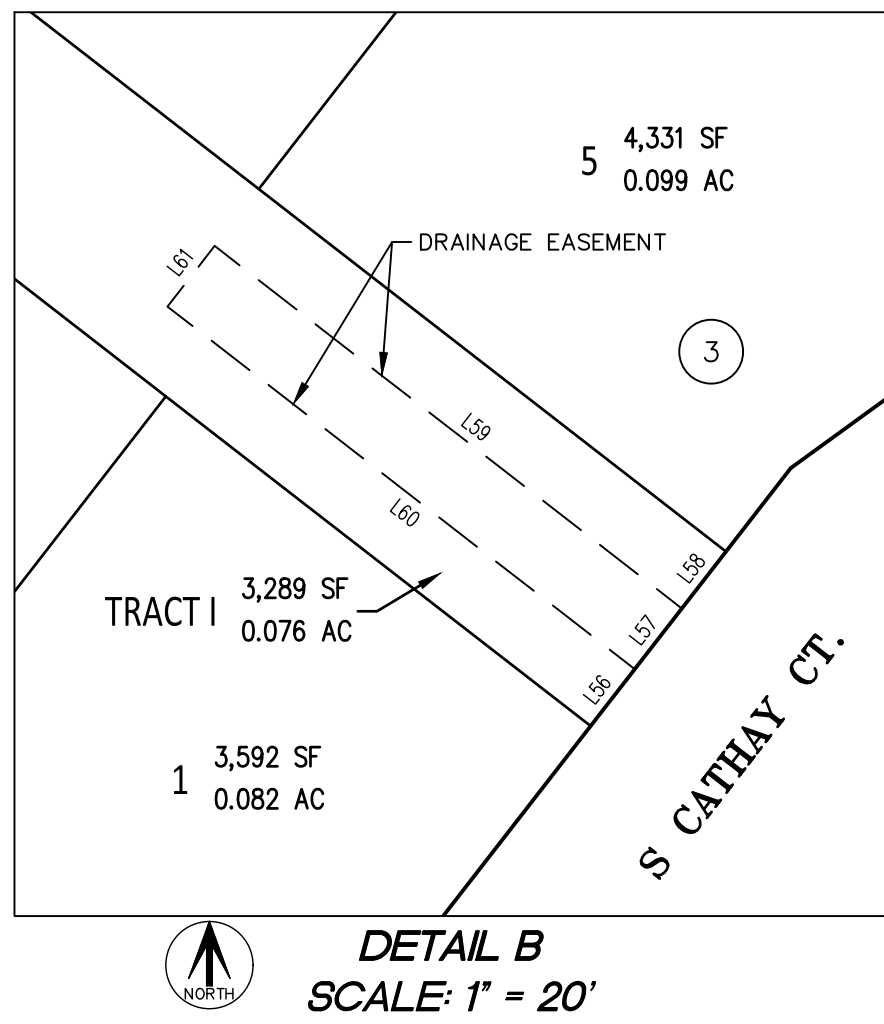
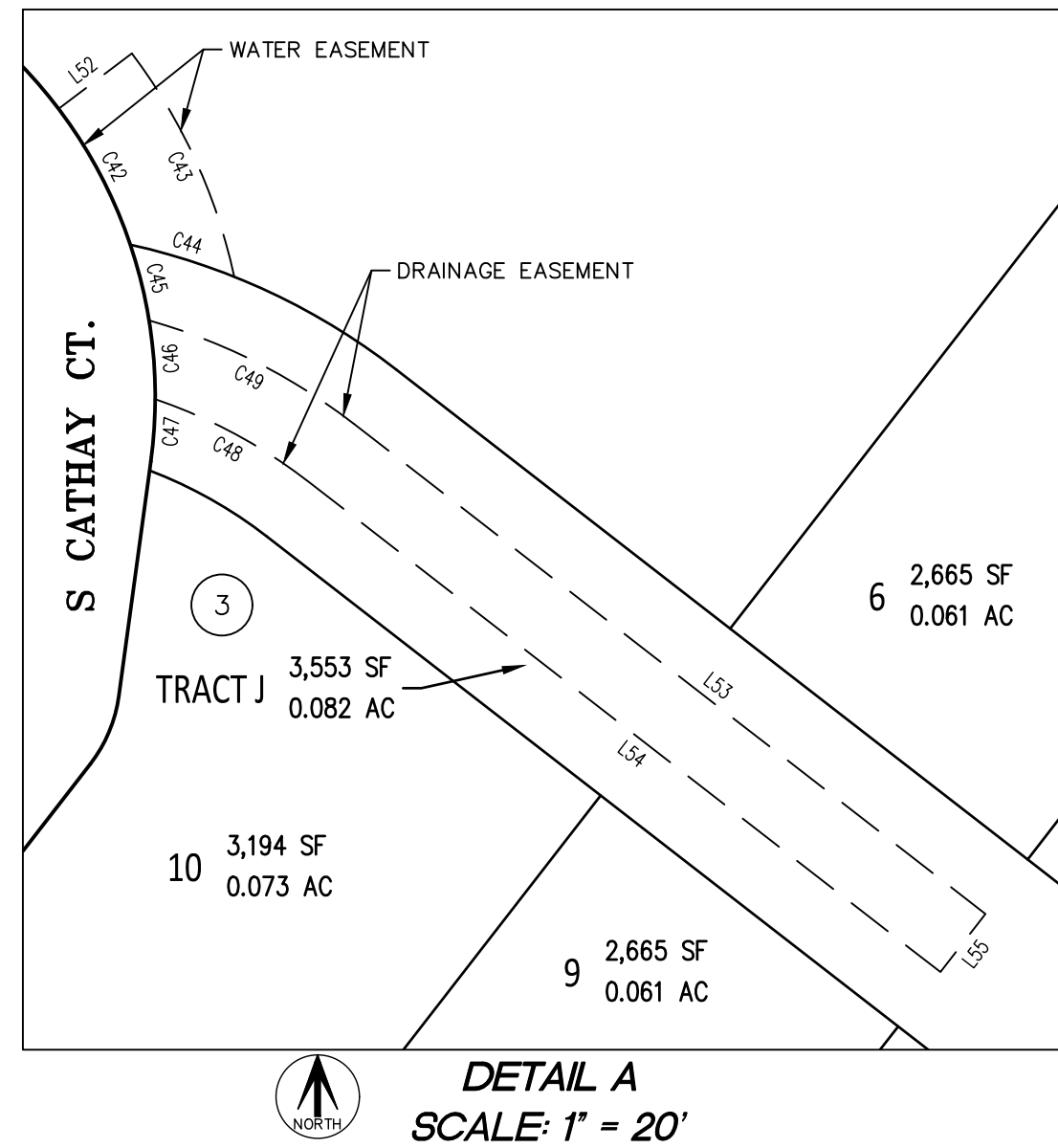
SCALE: 1" = 40'

SHEET 7 OF 9

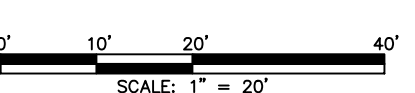


# KINGS POINT SOUTH SUBDIVISION FILING NO. 1

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



SEE SHEET 9  
FOR LINE AND  
CURVE TABLES



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

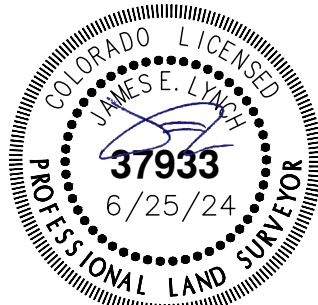
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	31°21'14"	61.50'	33.65'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	15.00'	23.56'
C4	21°47'12"	25.00'	9.51'
C5	21°47'12"	25.00'	9.51'
C6	86°31'06"	15.00'	22.65'
C7	90°00'00"	15.00'	23.56'
C8	80°53'41"	15.00'	21.18'
C9	90°00'00"	15.00'	23.56'
C10	86°46'23"	15.00'	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	S58°00'44"E	11.26'
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 AND ON BEHALF OF  
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	SCALE:	N/A
	SHEET 9 OF 9	