

For comparison to PA-5.1 in
TAH North A SP - DA-2062-31 /
RSN 1608536

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 27

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26,
SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 7

Comment Noted
Thank You!

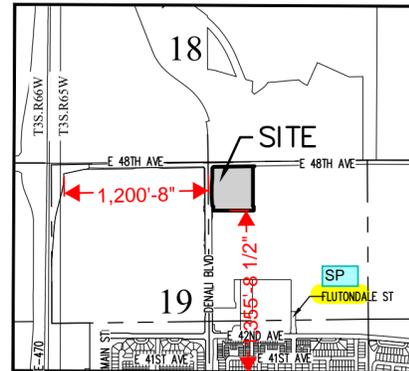
Send comments directly to consultant -
Jeff Killion
Jeff_Killion@matrixdesigngroup.com

SHEET INDEX

SHEET 1	COVER SHEET	Comment Noted Thank You!
SHEET 2	LEGAL DESCRIPTION/LINE AND CURVE TABLES	
SHEET 3	OVERALL MAP	
SHEETS 4-7	MAP DETAILS	

Comments not
addressed. All street
names within 1/2
mile are shown.

The vicinity map must show
existing rights-of-way (with
street name labels) within a
1/2 mile.



VICINITY MAP
SCALE 1" = 1000'

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PORTION OF TRACT E DEPICTED ON THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26 RECORDED AT RECEPTION NO. _____ IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(LEGAL DESCRIPTION CONTINUED ON SHEET 2)

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO TRACTS AND RIGHT-OF-WAYS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 27, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

OWNER:

AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION

BY: _____

NAME: _____

IT'S: _____

STATE OF _____)
COUNTY OF _____)SS

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

AS _____ OF CGF MANAGEMENT, INC., A NEVADA CORPORATION, MANAGER OF AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

COVENANTS

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

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

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

GENERAL NOTES:

- 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 OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., TAKEN TO BEAR NORTH 89°08'12" EAST, A DISTANCE OF 2648.88 FEET, MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "T3S R65W S18/S19 1/4 LS 38058 2021" AT THE NORTH QUARTER CORNER, AND FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON T3S R65W S18/S17/S19/S20 2018 PLS 31159" AT THE NORTHEAST CORNER, AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO.
- 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.
- TRACTS A, B, C, D AND E ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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.
- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1126603-CO DATED MAY 26TH, 2022 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 TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD. update title
Addressed
- 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.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO EAST 47TH DRIVE, NORTH DENALI COURT, NORTH ELK COURT, EAST 47TH AVENUE AND EASTON PARK 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.
- 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.

GENERAL NOTES - CONT'D

- 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.
- AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE ENTIRE SUBJECT PROPERTY.
- A TELECOMMUNICATIONS EASEMENT RECORDED OCTOBER 17, 2019 AT RECEPTION NO. 2019000089102 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.
- A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED JULY 10, 2019 AT RECEPTION NO. 2019000053755 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.
- THE RIGHT-OF-WAY THAT IS BEING DEDICATED BY THIS PLAT TOTALS 16.173 ACRES (704,462 SQUARE FEET). Addressed

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.

BRADY J. MOORHEAD, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38668
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.

CITY OF AURORA APPROVALS

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

_____ CITY ENGINEER	_____ DATE
_____ PLANNING DIRECTOR	_____ DATE

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 136623-03
Drawn By: RBA

DATE OF PREPARATION:	10/11/2023
SCALE:	N/A
SHEET 1 OF 7	

FOR REVIEW

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 27

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26,
SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 7

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26, RECORDED AT RECEPTION NO. _____, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 19, WHENCE THE NORTH LINE OF SAID NORTHEAST QUARTER BEARS NORTH 89°08'12" EAST, A DISTANCE OF 2,648.88 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 51°54'55" EAST, A DISTANCE OF 120.79 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE AS DEPICTED ON EAST 48TH AVENUE SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. _____ IN SAID OFFICIAL RECORDS, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°08'12" EAST, A DISTANCE OF 674.48 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°51'48" EAST;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°07'24", AN ARC LENGTH OF 38.89 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°00'48" WEST, A DISTANCE OF 636.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°38'54", AN ARC LENGTH OF 23.21 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°00'48" WEST, A DISTANCE OF 63.92 FEET;

THENCE NORTH 89°59'12" WEST, A DISTANCE OF 672.78 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT E;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING EIGHT (8) COURSES;

1. NORTH 00°28'23" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°00'48" EAST;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°40'07", AN ARC LENGTH OF 23.48 FEET;
3. TANGENT TO SAID CURVE, NORTH 00°19'04" WEST, A DISTANCE OF 4.61 FEET;
4. NORTH 04°26'02" WEST, A DISTANCE OF 126.82 FEET;
5. NORTH 00°19'04" WEST, A DISTANCE OF 196.71 FEET;
6. NORTH 04°26'45" EAST, A DISTANCE OF 144.50 FEET;
7. NORTH 00°19'04" WEST, A DISTANCE OF 153.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
8. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°27'16", AN ARC LENGTH OF 39.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF **11.441** ACRES, (498,384 SQUARE FEET), MORE OR LESS.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°52'36"	25.00'	39.65'
C2	70°17'51"	51.01'	62.58'
C3	38°28'01"	51.03'	34.26'
C4	14°23'23"	160.00'	40.18'
C5	53°17'36"	25.00'	23.25'
C6	90°00'00"	25.00'	39.27'
C7	14°23'36"	160.00'	40.19'
C8	90°00'00"	15.00'	23.56'
C9	89°59'59"	23.00'	36.13'
C10	90°00'00"	15.00'	23.56'
C11	90°00'00"	15.00'	23.56'
C12	90°00'00"	15.00'	23.56'
C13	89°59'59"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	15.00'	23.56'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S32°32'12"E	4.76'
L2	S43°41'24"W	15.90'
L3	S43°39'08"E	14.03'
L4	S53°16'48"E	17.79'
L5	N53°16'48"W	17.79'

FOR REVIEW

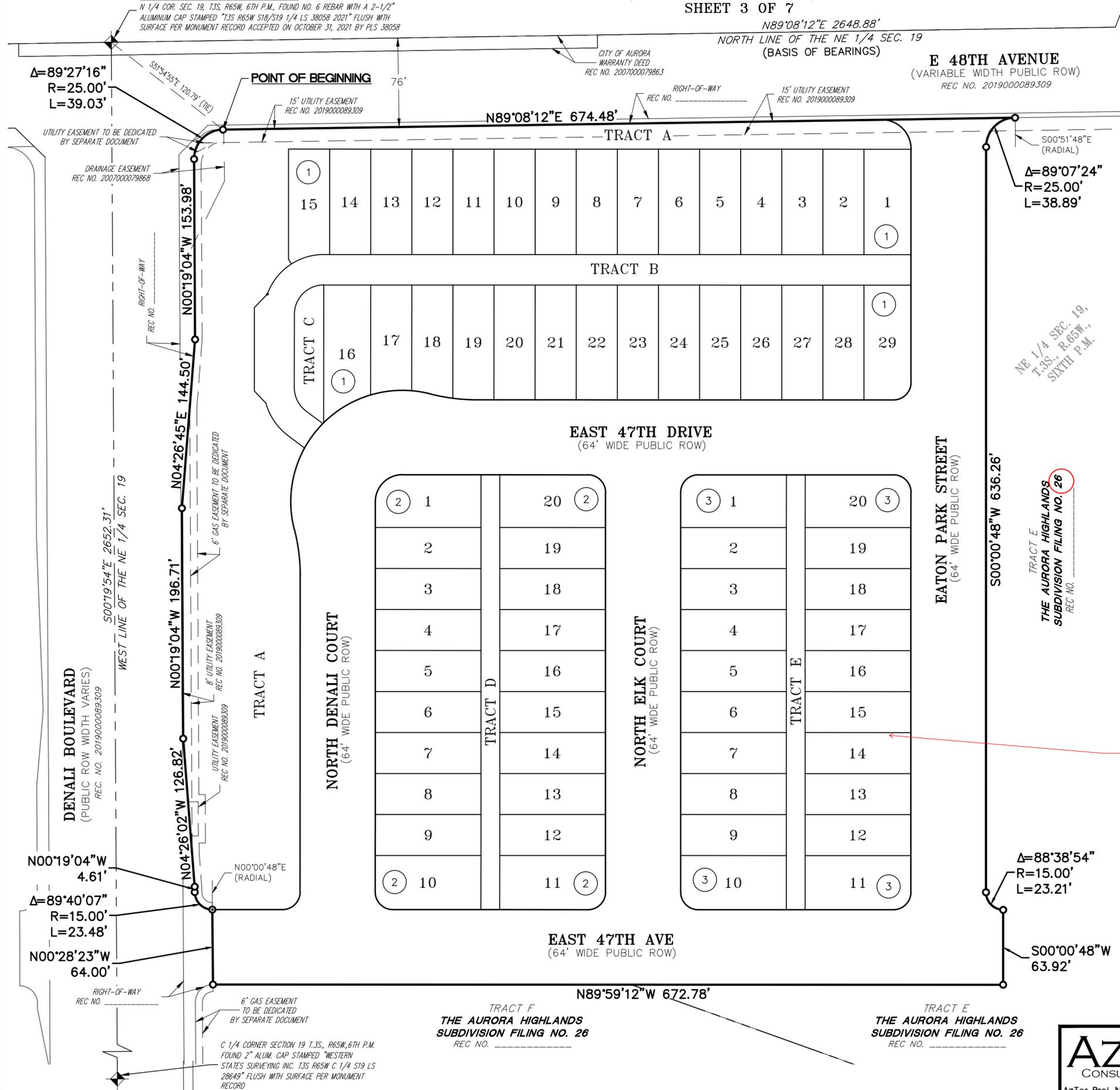
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

<p style="font-size: 8px; margin: 0;">300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> <p style="font-size: 8px; margin: 0;">AzTec Proj. No.: 136623-03 Drawn By: RBA</p>	DATE OF PREPARATION:	10/11/2023
	SCALE:	N/A
	SHEET 2 OF 7	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 27

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 7



MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- ◆ FOUND 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

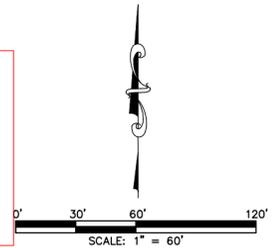
LEGEND

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

TRACTS B, D, AND E ARE ACCESS, DRAINAGE & UTILITY EASEMENTS IN THEIR ENTIRETY

ADVISORY
Any changes in utility layout when site plan is submitted, will require a revision to the plat

Comment Noted
Thank You!



FOR REVIEW

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AzTec Proj. No.: 136623-03
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DATE OF PREPARATION:	10/11/2023
SCALE:	1" = 60'
SHEET 3 OF 7	

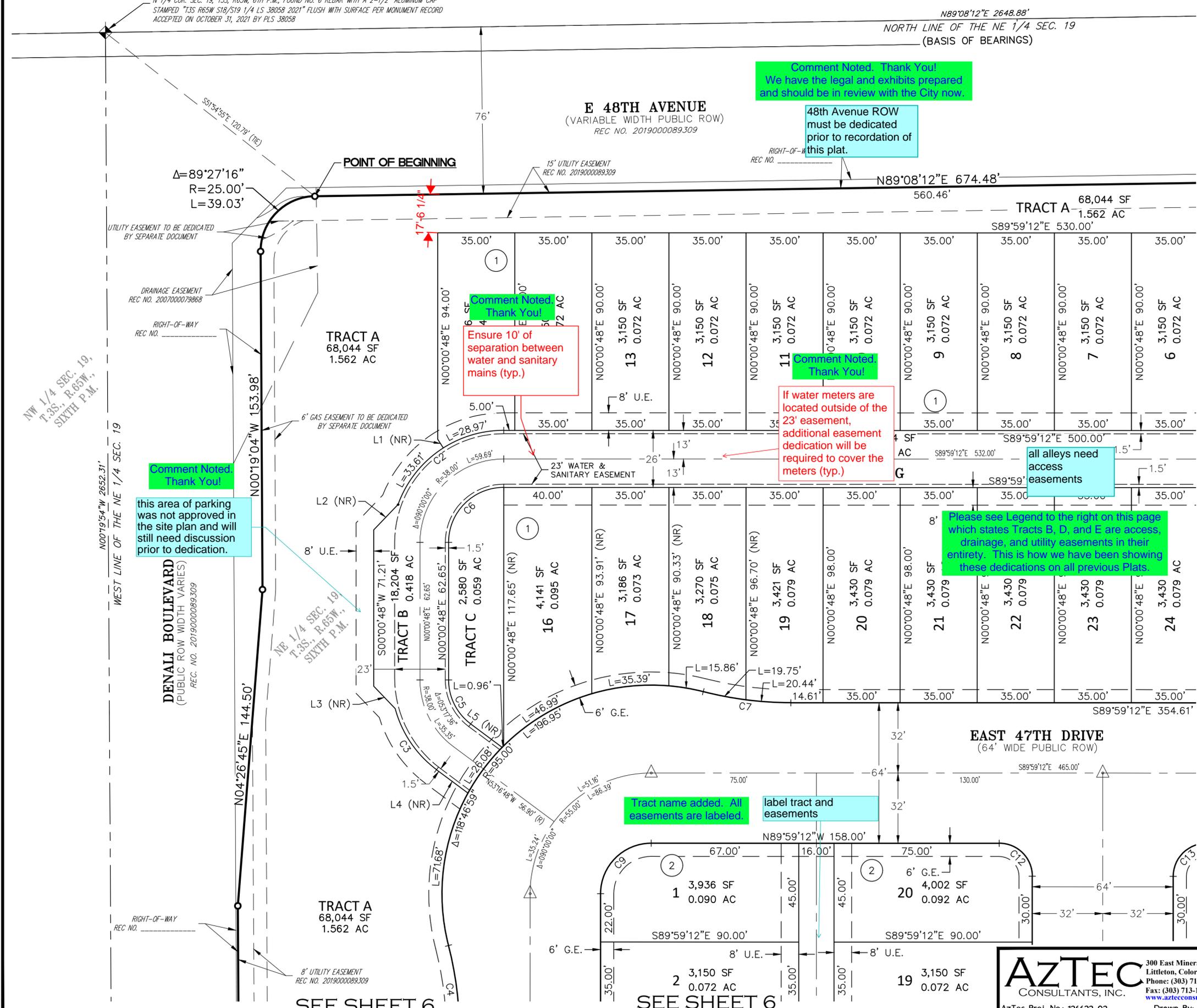
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SHEET 4 OF 7

POINT OF COMMENCEMENT

N 1/4 COR. SEC. 19, T.3S., R.65W., 6TH P.M., FOUND NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP
STAMPED "135 R65W S18/S19 1/4 LS 38058 2021" FLUSH WITH SURFACE PER MONUMENT RECORD
ACCEPTED ON OCTOBER 31, 2021 BY PLS 38058



Comment Noted. Thank You!
We have the legal and exhibits prepared and should be in review with the City now.

48th Avenue ROW must be dedicated prior to recordation of this plat.

Comment Noted. Thank You!
Ensure 10' of separation between water and sanitary mains (typ.)

Comment Noted. Thank You!
If water meters are located outside of the 23' easement, additional easement dedication will be required to cover the meters (typ.)

Comment Noted. Thank You!

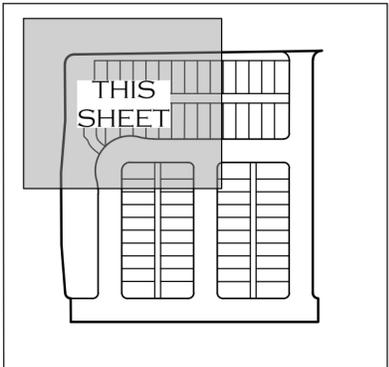
this area of parking was not approved in the site plan and will still need discussion prior to dedication.

Please see Legend to the right on this page which states Tracts B, D, and E are access, drainage, and utility easements in their entirety. This is how we have been showing these dedications on all previous Plats.

all alleys need access easements

Tract name added. All easements are labeled.

label tract and easements



KEY MAP N.T.S.

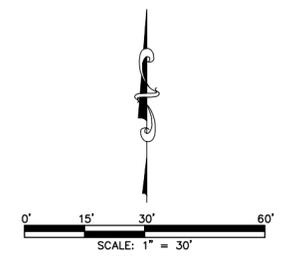
SEE SHEET 3 FOR MONUMENT LEGEND

SEE SHEET 2 FOR LINE AND CURVE TABLES

SEE SHEET 5

SEE SHEET 5

LEGEND	
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER
TRACTS B, D, AND E ARE ACCESS, DRAINAGE & UTILITY EASEMENTS IN THEIR ENTIRETY	



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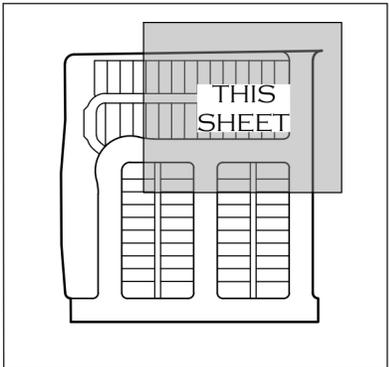
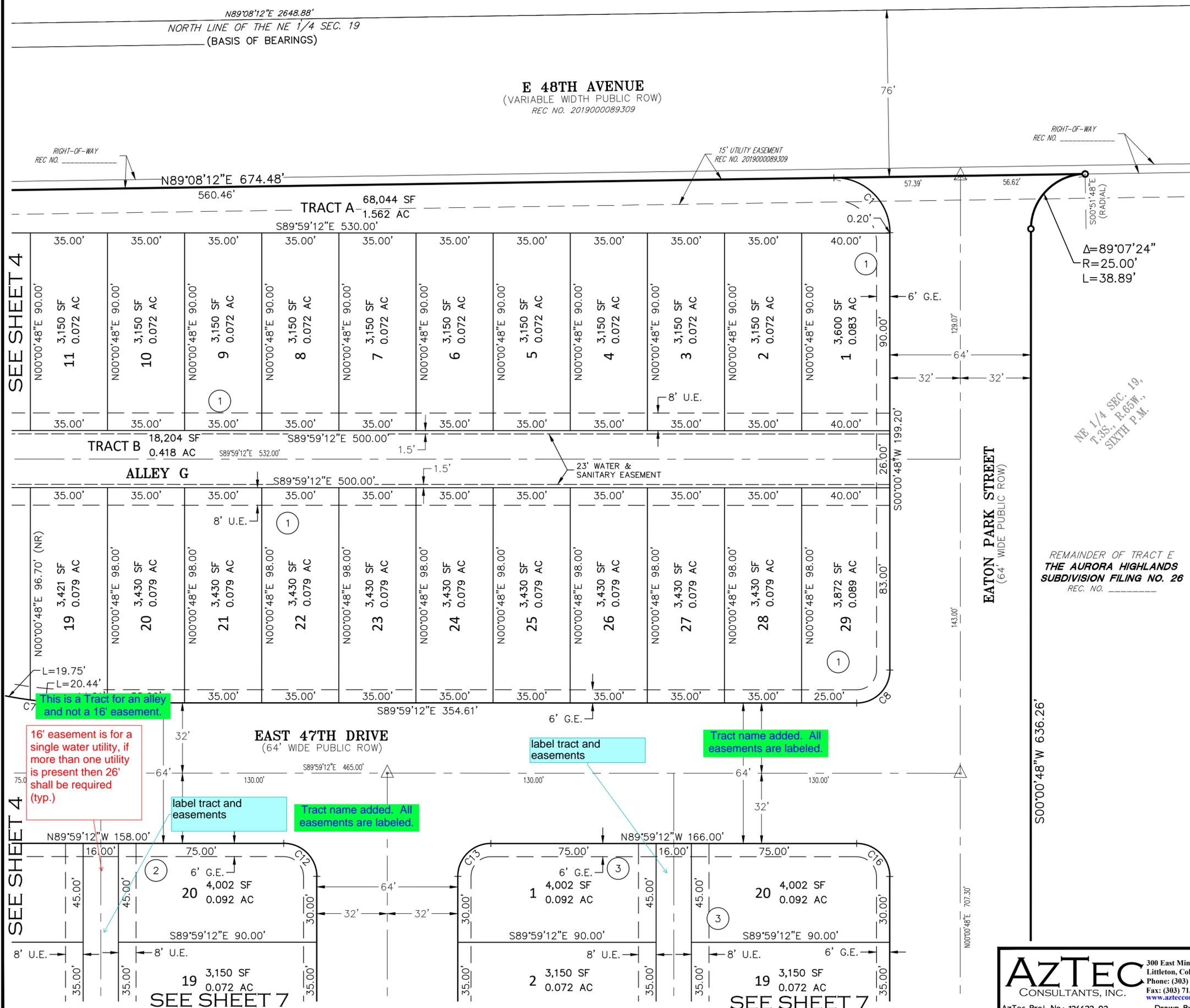
DATE OF PREPARATION:	10/11/2023
SCALE:	1" = 30'
SHEET 4 OF 7	

SEE SHEET 6

SEE SHEET 6

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SHEET 5 OF 7



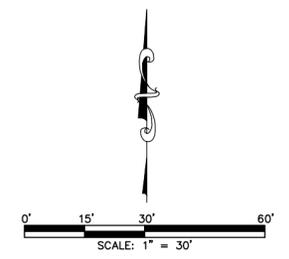
KEY MAP
N.T.S.

SEE SHEET 3 FOR
MONUMENT
LEGEND

SEE SHEET 2 FOR
LINE AND CURVE
TABLES

LEGEND	
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER
TRACTS B, D, AND E ARE ACCESS, DRAINAGE & UTILITY EASEMENTS IN THEIR ENTIRETY	

NE 1/4 SEC. 19,
T.3S., R.65W.,
SIXTH P.M.,
REMAINDER OF TRACT E
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 26
REC. NO. -----



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SCALE:	1" = 30'
SHEET 5 OF 7	

This is a Tract for an alley and not a 16' easement.

16' easement is for a single water utility, if more than one utility is present then 26' shall be required (typ.)

label tract and easements

Tract name added. All easements are labeled.

label tract and easements

Tract name added. All easements are labeled.

SEE SHEET 4

SEE SHEET 4

SEE SHEET 7

SEE SHEET 7

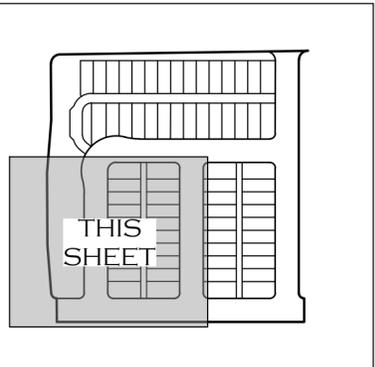
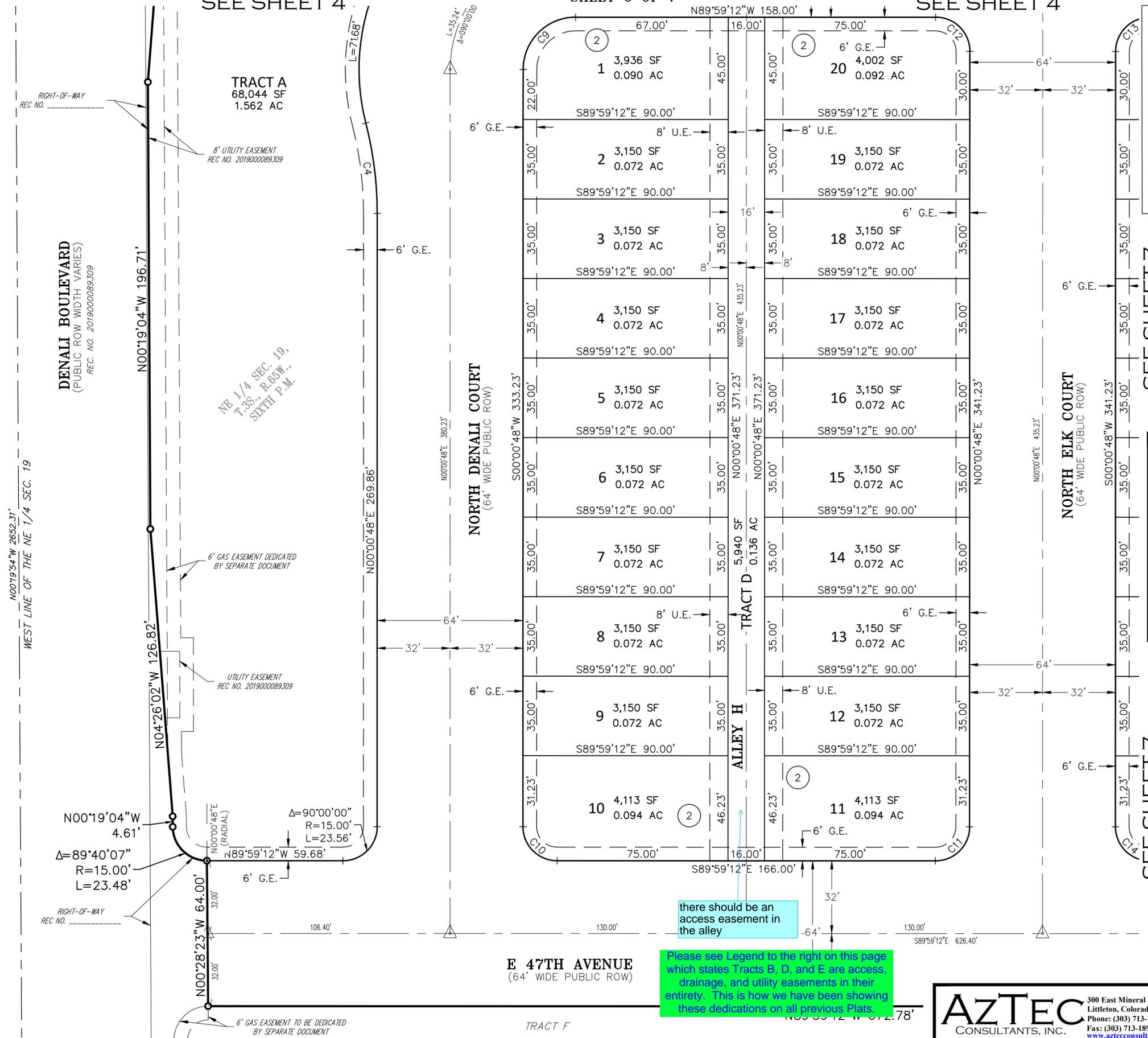
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 27

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26,
SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 4

SHEET 6 OF 7

SEE SHEET 4

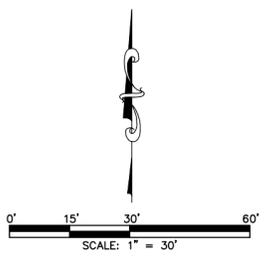


KEY MAP
N.T.S.

SEE SHEET 3 FOR
MONUMENT
LEGEND

SEE SHEET 2 FOR
LINE AND CURVE
TABLES

LEGEND	
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER
TRACTS B, D, AND E ARE ACCESS, DRAINAGE & UTILITY EASEMENTS IN THEIR ENTIRETY	



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

there should be an
access easement in
the alley

Please see Legend to the right on this page
which states Tracts B, D, and E are access,
drainage, and utility easements in their
entirety. This is how we have been showing
these dedications on all previous Plats.

AZTEC
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AzTec Proj. No.: 136623-03
Drawn By: RBA

DATE OF PREPARATION:	10/11/2023
SCALE:	1" = 30'
SHEET 6 OF 7	

