

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

Comment Noted.
Thank You!

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

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

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

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: _____

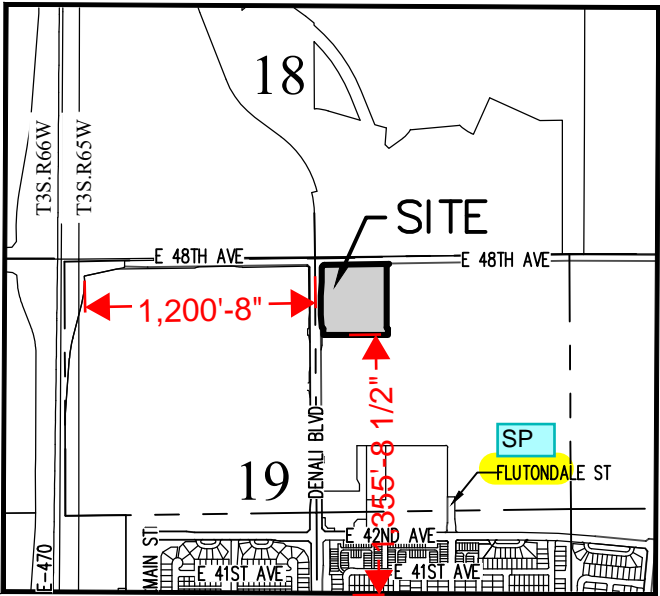
COVENANTS

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.



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

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 3 OF 7

POINT OF COMMENCEMENT

N 1/4 COR. SEC. 19, T3S, R65W, 6TH P.M., FOUND NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "T3S R65W S18/S19 1/4 LS 38058 2021" FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON OCTOBER 31, 2021 BY PLS 38058

N89°08'12"E 2648.88'
NORTH LINE OF THE NE 1/4 SEC. 19
(BASIS OF BEARINGS)

E 48TH AVENUE
(VARIABLE WIDTH PUBLIC ROW)
REC NO. 2019000089309

NW COR. SEC. 20, T3S, R65W, 6TH P.M., FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON T3S R65W S18/S17/S19/S20 2018 PLS 31159" FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON SEPTEMBER 30, 2018 BY PLS 31159

Δ=89°27'16"
R=25.00'
L=39.03'

POINT OF BEGINNING

15' UTILITY EASEMENT
REC NO. 2019000089309

CITY OF AURORA
WARRANTY DEED
REC NO. 2007000079863

RIGHT-OF-WAY
REC NO. _____
15' UTILITY EASEMENT
REC NO. 2019000089309

N89°08'12"E 674.48'

TRACT A

Δ=89°07'24"
R=25.00'
L=38.89'

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

UTILITY EASEMENT TO BE DEDICATED
BY SEPARATE DOCUMENT

DRAINAGE EASEMENT
REC NO. 2007000079868

RIGHT-OF-WAY
REC NO. _____

S00°19'54"E 2652.31'
WEST LINE OF THE NE 1/4 SEC. 19

DENALI BOULEVARD
(PUBLIC ROW WIDTH VARIES)
REC NO. 2019000089309

N00°19'04"W 4.61'
Δ=89°40'07"
R=15.00'
L=23.48'

N00°28'23"W 64.00'

RIGHT-OF-WAY
REC NO. _____

TRACT A

NORTH DENALI COURT
(64' WIDE PUBLIC ROW)

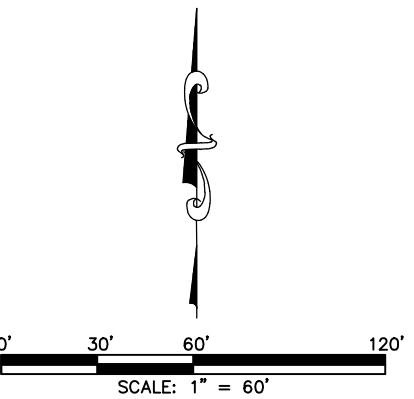
EAST 47TH DRIVE
(64' WIDE PUBLIC ROW)

NORTH ELK COURT
(64' WIDE PUBLIC ROW)

EATON PARK STREET
(64' WIDE PUBLIC ROW)

S00°00'48"W 636.26'

TRACT E
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 26
REC NO. _____



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

Comment Noted.
Thank You!

Δ=88°38'54"
R=15.00'
L=23.21'

S00°00'48"W 63.92'

EAST 47TH AVE
(64' WIDE PUBLIC ROW)

N89°59'12"W 672.78'

TRACT F
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 26
REC NO. _____

TRACT E
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 26
REC NO. _____

C 1/4 CORNER SECTION 19 T.3S., R65W, 6TH P.M.
FOUND 2" ALUM. CAP STAMPED "WESTERN STATES SURVEYING INC. T3S R65W C 1/4 S19 LS 28649" FLUSH WITH SURFACE PER MONUMENT RECORD

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

DATE OF PREPARATION:	10/11/2023
SCALE:	1" = 60'
SHEET 3 OF 7	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 27

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
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 "13S 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.)

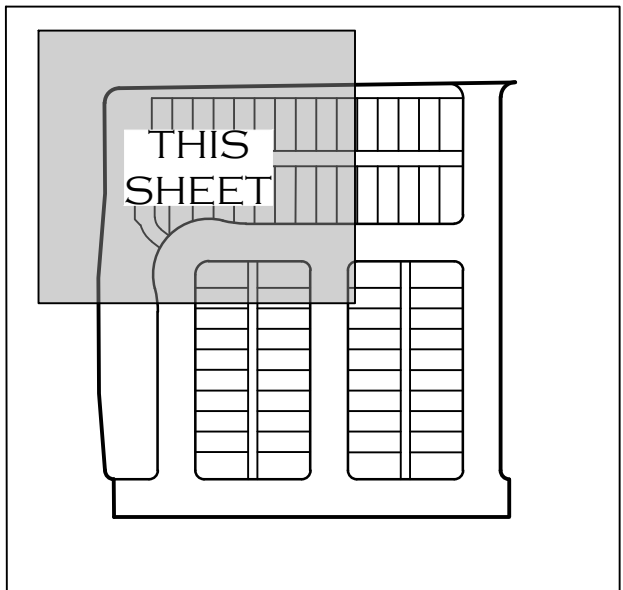
Comment Noted.
Thank You!
If water meters are
located outside of the
23' easement,
additional easement
dedication will be
required to cover the
meters (typ.)

all alleys need
access
easements

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.

Tract name added. All
easements are labeled.

label tract and
easements



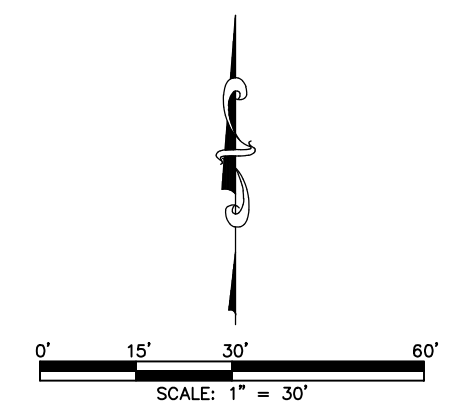
KEY MAP
N.T.S.

SEE SHEET 3 FOR
MONUMENT
LEGEND

SEE SHEET 2 FOR
LINE AND CURVE
TABLES

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

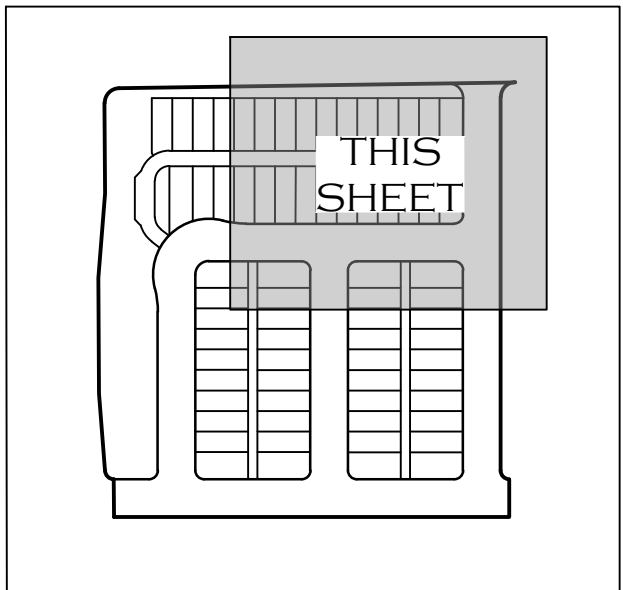
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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

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

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 7



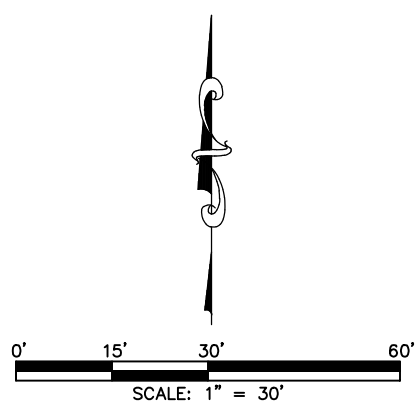
KEY MAP
N.T.S.

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



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AZTEC CONSULTANTS, INC.

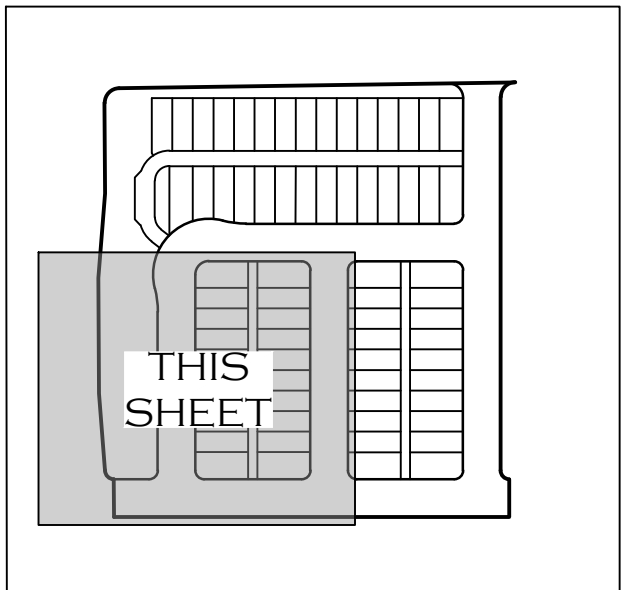
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SHEET 6 OF 7



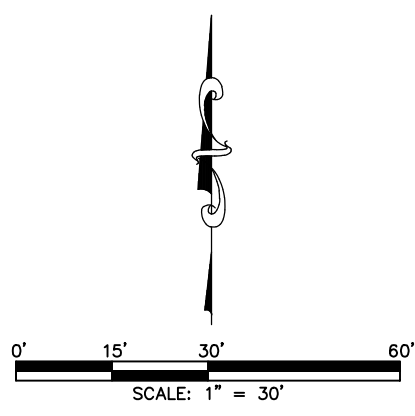
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SCALE: 1" = 30'

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.

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SHEET 6 OF 7	

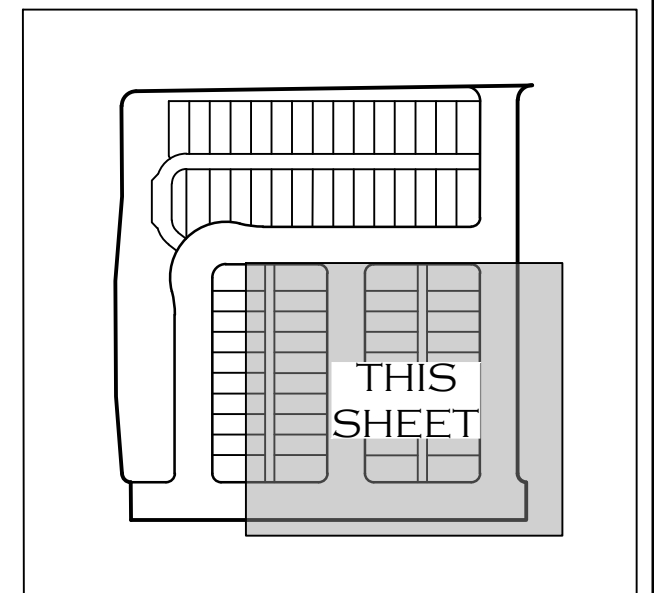
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SEE SHEET 5

SHEET 7 OF 7

SEE SHEET 5



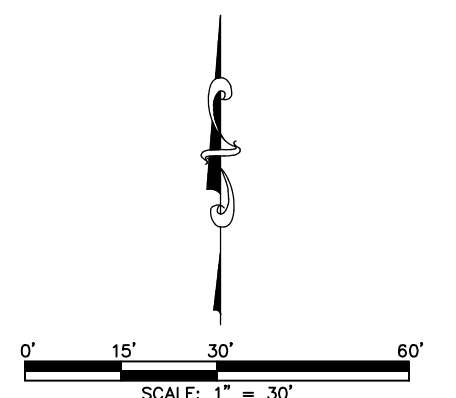
KEY MAP
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ROW.	RIGHT-OF-WAY
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AZTEC CONSULTANTS, INC

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CONSULTANTS, INC.

AzTec Proj. No.: 136623-03

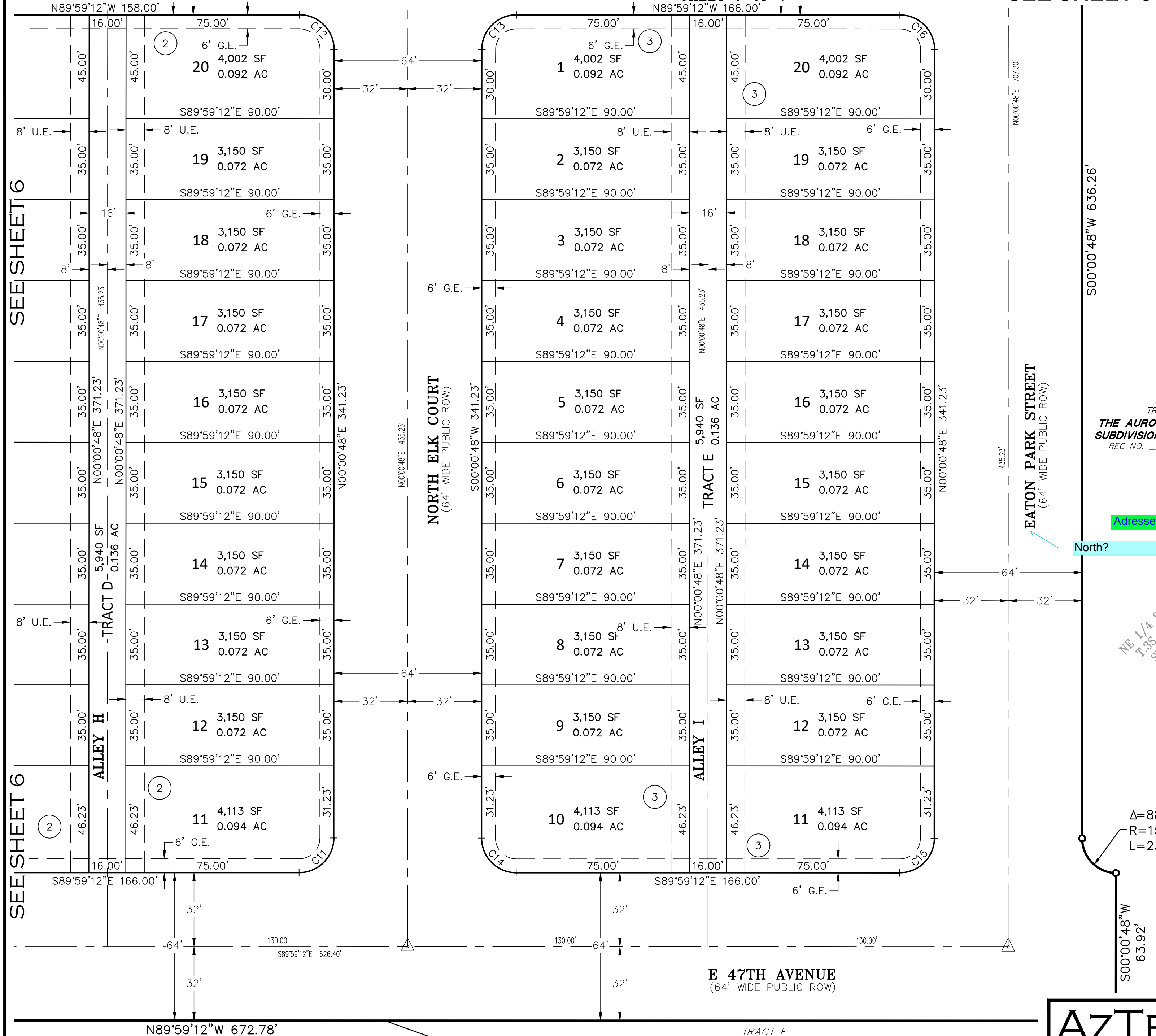
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www.aztecconsultants.com

Drawn By: RBA

DATE OF
PREPARATION: 10/11/2023

SCALE: 1" = 30'

SHEET 7 OF 7



E 47TH AVENUE
(64' WIDE PUBLIC ROW)

TRACT E
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 26
REC. NO. _____