

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



December 11, 2023

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

Re: Second Submission Review: The Aurora Highlands Subdivision Filing No 24 - Plat
Application Number: DA-2062-47
Case Numbers: 2023-3032-00

Dear Mr. Ferreira:

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

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 3, 2024.

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

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

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Energy Comments

cc: Jeff Killion, Matrix Design Group
Jacob Cox, ODA
Justin Andrews, ODA
Filed: K:\\$DA\2062-47rev2.rtf



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Planning

- 1A. Please provide a response to Xcel Energy's comments.
- 1B. Coordinate with Phil Turner regarding the requirements for N, S, E, W in front of each street name.
- 2E. Add labels for all existing and proposed streets.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 2A. The listed owners do not match the Title Commitment.
AZTEC – Updated Title Commitment will be sent in with this submittal.
- 2B. No portion of a building can encroach into the fire lane easement encroaching into Lot 1, Block 4.
AZTEC – Comment Noted. Thank You!
- 2C. Review the lot line distances noted on the redlines. The sums do not match the underlying distances.
AZTEC – Addressed.
- 2D. Add lot and block references per the comments.
AZTEC – Addressed.
- 2E. Advisory Comment: Update the Title Commitment to be within 30 calendar days of the plat approval date. The commitment should be submitted at the time of final submission of the electronic plat for recording.
AZTEC – Updated Title Commitment will be sent in with this submittal.
- 2F. Advisory Comment: Provide the Certificate of Taxes Due obtained from the County Treasurer's Office showing taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic plat for recording.
AZTEC – Tax Certs will be when we get closer to recording.
- 2G. Please be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. **Please check these items before sending the plat in for recording.**
AZTEC – Comment Noted. Thank You!

3. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

- 3A. See attached comment letter.
AZTEC – Easements Added.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

November 28, 2023

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

Attn: Debbie Bickmire

**Re: The Aurora Highlands Subdivision Filing No. 24 – 2nd referral
Case # DA-2062-47**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral plat for **TAH F24** and acknowledges the requested changes made to the plat. However, these were missed:

- within Tract F between Lots 6 and 7 in Block 5 (Sheet 7)



(continued on next page)

-
- FULTONDALE ST.**
(PUBLIC ROW WIDTH VARIES)
REC. NO. 2022000032652
- E 43RD PL**
(64' WIDE PUBLIC ROW)
- TRACT I**
91,790 SF
2.107 AC
- GRAND BAKER ST**
- Dimensions and bearings shown on the map include:
 - 6' G.E.
 - S89°59'12"E 94.07'
 - 32'
 - 64'
 - S89°59'12"E 161.37'
 - 32'
 - S89°59'12"E 92.09'
 - 6' G.E.
 - C41
 - C55
 - C56
 - L=65.23
 - Δ=138.46'
 - L=54.4
 - S65°03'34"W 105.00'
 - S25°00'00"W 150.33'
 - 78'
 - 67.05'
 - 32.00'
 - 32.00'
 - 10
 - 1 8.846 SF
 - 0.203 AC

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND ALL OF TRACTS E & F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, SITUATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA COUNTY OF ADAMS, STATE OF COLORADO

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

SHEET Tax Certs will be ordered when we get closer to Plat recording

(Advisory Comment) 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. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

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

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF PARCELS OF LAND BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2019000089309, AND ALL OF TRACTS E & F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, RECORDED AT RECEPTION NO. 2022000032652 BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, ADAMS COUNTY, STATE OF COLORADO, SITUATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE SHEET 2 FOR LEGAL DESCRIPTION.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24, 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.

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.

OWNER:

AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION

BY: _____

NAME: CARLO G. FERREIRA

IT'S: PRESIDENT

STATE OF _____)
COUNTY OF _____)SS

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

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

WITNESS MY HAND AND OFFICIAL SEAL

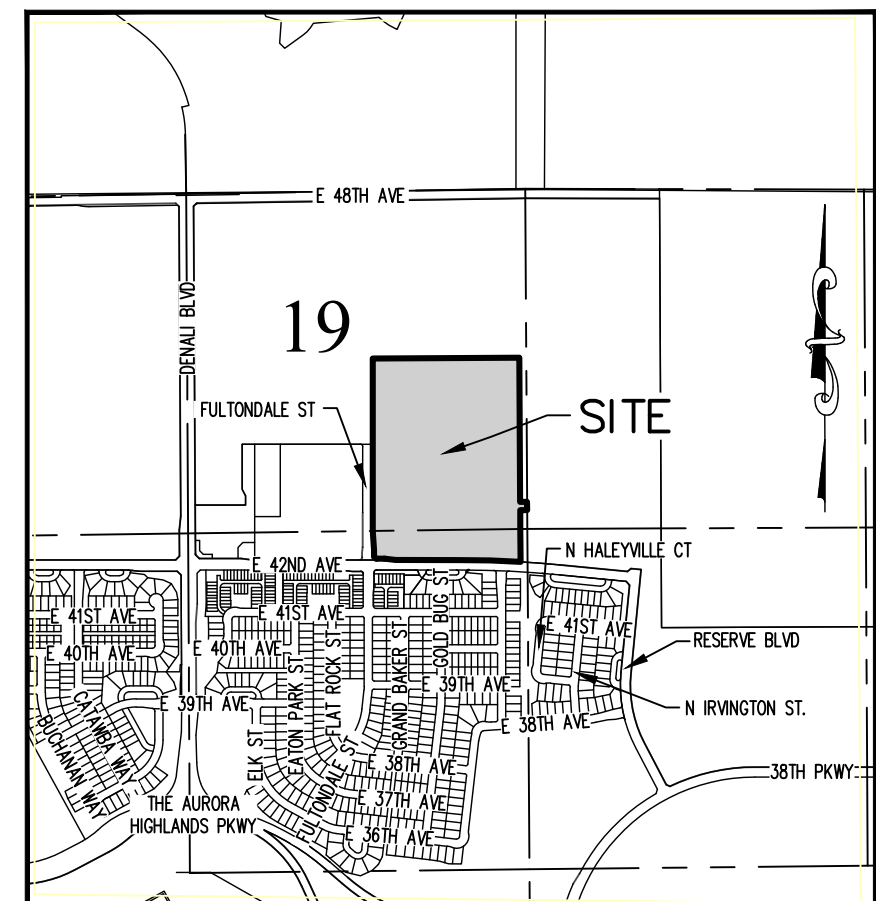
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

there are other owners listed in the Title work - add them

Updated Title Commitment will be sent in with this submittal. Owner Title Blocks match new TC

Updated Title Commitment will be sent in with this submittal. Owner Title Blocks match new TC



THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND ALL OF TRACTS E & F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, SITUATED IN THE EAST HALF 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 9

DEDICATION (CONTINUED FROM SHEET 1)

A PARCEL OF LAND BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309, AND ALL OF TRACT E AND TRACT F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3 RECORDED AT RECEPTION NO. 2022000032652, ALL IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 19, WHENCE THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19 BEARS NORTH 00°20'41" WEST, A DISTANCE OF 2,657.11 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE ALONG SAID EAST LINE, NORTH 00°20'41" WEST, A DISTANCE OF 147.29 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°40'59" WEST, A DISTANCE OF 54.00 FEET TO THE WESTERLY LINE OF THE 30.00 FOOT WIDE NON-EXCLUSIVE EASEMENT DESCRIBED AS EXHIBIT A IN THE EASEMENT DEED AND TEMPORARY CONSTRUCTION EASEMENT RECORDED NOVEMBER 17, 2009 AT RECEPTION NO. 2009000085352 AND DECEMBER 02, 2015 AT RECEPTION NO. 2015000100920, IN SAID OFFICE OF THE CLERK AND RECORDER, AND RECORDED OCTOBER 31, 2006 AT RECEPTION NO. B6155188, IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

- SOUTH 00°20'41" EAST, A DISTANCE OF 147.33 FEET;
- SOUTH 00°22'39" EAST, A DISTANCE OF 256.22 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 42ND AVENUE AS SHOWN ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 8,043.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 03°20'45" WEST;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°19'56", AN ARC LENGTH OF 467.78 FEET;
- TANGENT TO SAID CURVE, NORTH 89°59'12" WEST, A DISTANCE OF 507.83 FEET TO THE SOUTHEAST CORNER OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3 THE FOLLOWING TWO (2) COURSES:

- NORTH 82°51'42" WEST, A DISTANCE OF 88.69 FEET;
- NORTH 89°59'12" WEST, A DISTANCE OF 61.43 FEET TO THE EASTERLY RIGHT-OF-WAY OF FULTONDALE STREET AS DEPICTED ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

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

- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- TANGENT TO SAID CURVE, NORTH 00°00'48" EAST, A DISTANCE OF 47.41 FEET;
- NORTH 03°48'02" WEST, A DISTANCE OF 150.33 FEET;
- NORTH 00°00'48" EAST, A DISTANCE OF 675.51 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 00°00'48" EAST, A DISTANCE OF 669.85 FEET;

THENCE NORTH 89°40'56" EAST, A DISTANCE OF 1,144.69 FEET TO SAID WESTERLY LINE OF THE 30.00-FOOT-WIDE NON-EXCLUSIVE EASEMENT;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°20'41" EAST, A DISTANCE OF 1,126.47 FEET;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°40'59" EAST, A DISTANCE OF 54.00 FEET TO SAID EAST LINE;

THENCE ALONG SAID EAST LINE, SOUTH 00°20'41" EAST, A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 41.681 ACRES, (1,815,632 SQUARE FEET), MORE OR LESS.

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 EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, T3S, R65W, 6THP.M., TAKEN TO BEAR NORTH 00°20'41" WEST, A DISTANCE OF 2,657.11 FEET, BEING MONUMENTED AT THE EAST QUARTER CORNER BY A FOUND 3" ALUMINUM CAP STAMPED "GES, 1/4, S19/S20, T3S R65W, LS 17488" AND AT THE NORTHEAST CORNER BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON, T3S R65W, S18/S17/S19/S20, 2018, PLS 31159" AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING 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.
- 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.
- FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1183746-CO DATED JULY 07, 2023 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- 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 (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO EAST 42ND AVENUE AND FULTONDALE 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.
- TRACTS A, B, C, D, E, F, G, H, I, J AND K ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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.
- AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.
- 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.

See the Advisory Comments on the first page of the Plat

Updated Title Commitment will be sent in with this submittal. Owner Title Blocks match new TC

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.: 136623-02

Drawn By: RBA

DATE OF
PREPARATION: 07/14/2023

SCALE: NA

SHEET 2 OF 9

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND ALL OF TRACTS E & F,
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, SITUATED IN THE EAST HALF 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 9

MONUMENT SYMBOL LEGEND

- SET 18" LONG #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"

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

TRACT A
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC. NO. 2019000089309

FIRE LANE EASEMENT
REC. NO. 2021000146653

10' UTILITY EASEMENT
REC. NO. 2022000032652

FULTONDALE ST.
(PUBLIC ROW WIDTH VARIES)
REC. NO. 2022000032652

LOT 1, BLOCK 1
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 3
REC. NO. 2022000032652

N03°48'02"W 150.33'

10' UTILITY EASEMENT
REC. NO. 2022000032652

E. 42ND AVE
(PUBLIC ROW WIDTH VARIES)
REC. NO. 2019000089309

THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 14
REC. NO. 2021000148457

THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 14
REC. NO. 2021000148457

THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC. NO. 2019000089309

SE CORNER SECTION 19
T3S, R65W, 6TH P.M.
FOUND 3" BRASS CAP STAMPED "CITY OF AURORA LS 16848, T3S,
19/20/30/29, R65W, 1989" 1.04' BELOW SURFACE IN A RANGE BOX
PER MONUMENT RECORD FILED BY PLS 38318 AND ACCEPTED ON
SEPTEMBER 30, 2018

TRACT A
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC. NO. 2019000089309

NE CORNER SECTION 19
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 FILED BY PLS 31159 AND ACCEPTED ON
SEPTEMBER 30, 2018

LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°51'42"E	88.69'
L2	S89°59'12"E	61.43'
L3	N00°00'48"E	47.41'
L4	S00°00'48"W	1.21'
L5	S89°59'12"E	33.87'
L6	N53°41'17"E	22.41'
L7	S38°33'20"E	15.00'
L8	S66°51'59"E	14.49'
L9	S00°00'48"W	19.96'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	15.00'	23.56'
C4	14°23'54"	159.70'	40.13'
C5	14°23'23"	160.00'	40.18'
C6	14°23'23"	160.00'	40.18'
C7	18°10'28"	65.50'	20.78'
C8	90°00'00"	15.00'	23.56'
C9	91°56'05"	15.00'	24.07'
C10	16°05'26"	68.00'	19.10'
C11	14°20'45"	160.00'	40.06'
C12	14°20'42"	160.00'	40.06'
C13	14°23'23"	160.00'	40.18'
C14	14°14'11"	165.50'	41.12'
C15	90°00'00"	23.00'	36.13'
C16	90°00'00"	23.00'	36.13'
C17	90°00'00"	15.00'	23.56'
C18	90°00'00"	23.00'	36.13'
C19	90°00'00"	23.00'	36.13'
C20	90°00'00"	15.00'	23.56'
C21	90°00'00"	23.00'	36.13'
C22	90°00'00"	23.00'	36.13'
C23	90°00'00"	20.00'	31.42'
C24	14°23'23"	160.00'	40.18'
C25	14°23'22"	160.00'	40.18'
C26	90°00'00"	15.00'	23.56'
C27	90°00'00"	15.00'	23.56'
C28	90°00'00"	15.00'	23.56'
C29	90°00'00"	20.00'	31.42'
C30	90°00'00"	15.00'	23.56'
C31	14°23'23"	160.00'	40.18'
C32	88°40'10"	15.00'	23.21'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C33	15°38'48"	163.01'	44.52'
C34	14°23'23"	160.00'	40.18'
C35	90°19'49"	20.00'	31.53'
C36	90°00'00"	20.00'	31.42'
C37	90°00'00"	15.00'	23.56'
C38	90°00'00"	15.00'	23.56'
C39	14°23'23"	160.00'	40.18'
C40	10°43'01"	160.00'	29.93'
C41	93°40'22"	15.00'	24.52'
C42	90°00'01"	20.00'	31.42'
C43	90°00'00"	15.00'	23.56'
C44	90°00'00"	15.00'	23.56'
C45	90°00'00"	15.00'	23.56'
C46	90°00'00"	15.00'	23.56'
C47	90°00'00"	15.00'	23.56'
C48	90°00'00"	15.00'	23.56'
C49	90°00'00"	23.00'	36.13'
C50	90°00'00"	23.00'	36.13'
C51	90°00'00"	23.00'	36.13'
C52	90°00'00"	15.00'	23.56'
C53	90°00'00"	15.00'	23.56'
C54	90°00'00"	23.00'	36.13'
C55	90°00'00"	20.00'	31.42'
C56	100°09'41"	15.00'	26.22'
C57	4°13'42"	160.00'	11.81'
C58	14°23'23"	160.00'	40.18'
C59	90°00'00"	23.00'	36.13'
C60	92°01'43"	1.50'	2.41'
C61	89°40'11"	15.00'	23.48'

N89°40'59"E
54.00'
S00°20'41"E
64.00'
POINT OF BEGINNING

S89°40'59"W 54.00'

N00°20'41"W 147.29' (TIE)

S00°20'41"E 147.33'

POINT OF COMMENCEMENT
EAST 1/4 CORNER SECTION 19, T3S, R65W, 6TH P.M.
FOUND A 3" ALUMINUM CAP STAMPED "GES, 1/4,
S19/S20, T3S, R65W, LS 17488" 0.51' BELOW SURFACE
PER MONUMENT RECORD FILED BY PLS 24960 AND
ACCEPTED ON APRIL 3, 1995

S00°22'39"E 256.22'

S00°22'39"E 2658.28'

S00°22'39"E 2658.28'

S00°22'39"E 2658.28'

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AZTEC
CONSULTANTS, INC.

AzTec Proj. No.: 136623-02

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www.aztecconsultants.com
Drawn By: RBA

DATE OF PREPARATION: 07/14/2023

SCALE: 1" = 150'

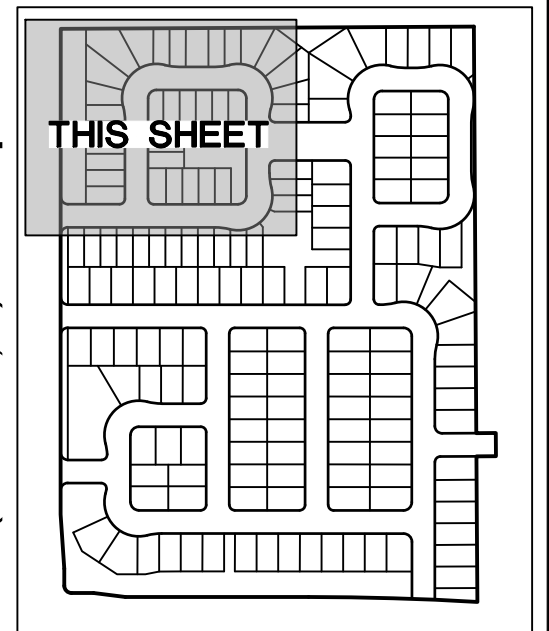
SHEET 3 OF 9

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 24

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND ALL OF TRACTS E & F,
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, SITUATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 9



KEY MAP
N.T.S.



SEE SHEET 3
FOR SYMBOL
LEGENDS

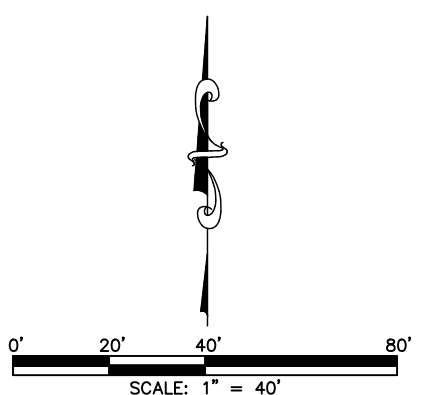
SEE SHEET 3 FOR
LINE AND CURVE
TABLES

Directions
added

coordinate with
Phil Turner re:
adding N, S, E, W
references to all
streets.

SEE SHEET 5

E 45TH AVE
(106' WIDE PUBLIC ROW)



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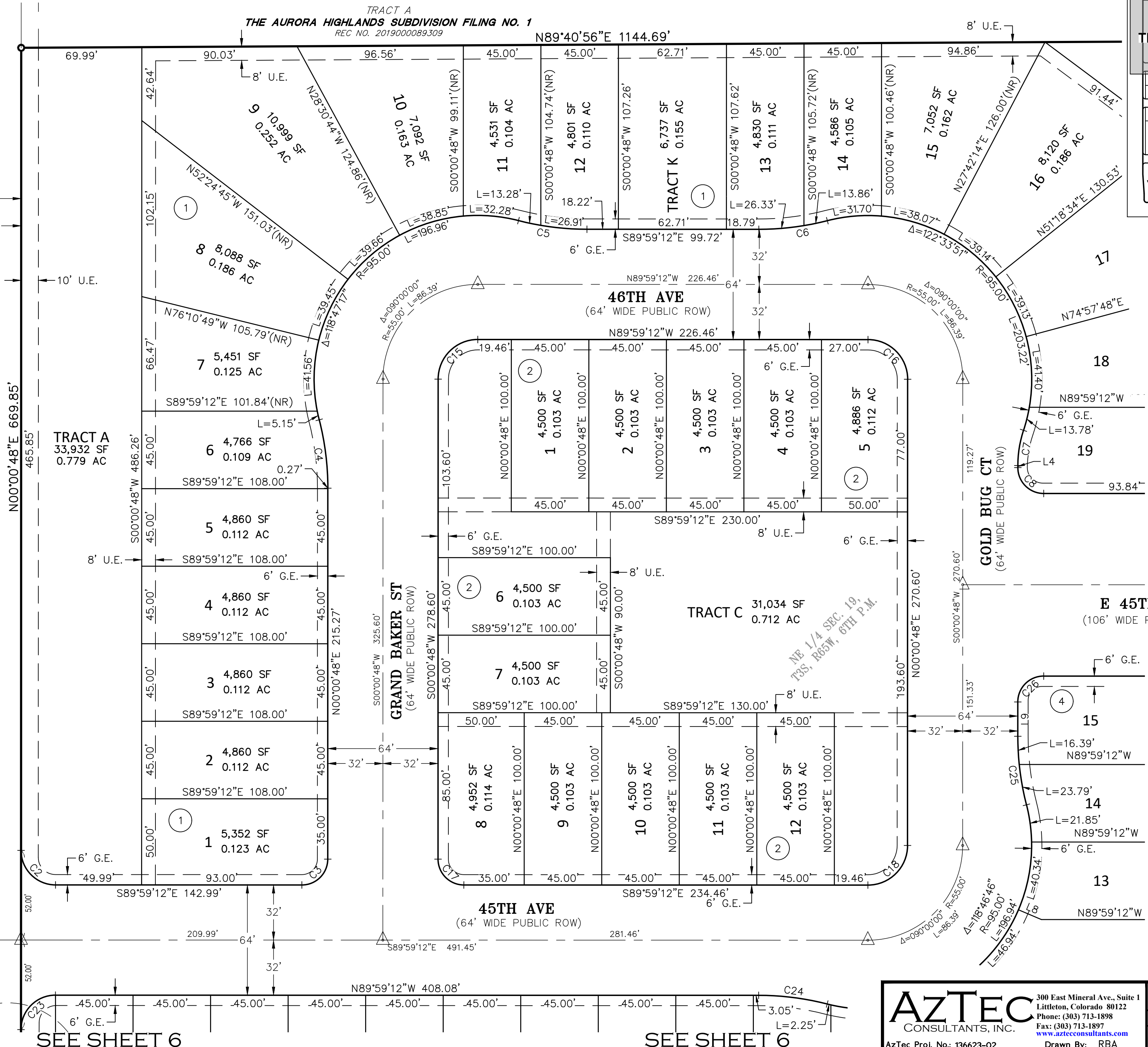
DATE OF
PREPARATION: 07/14/2023

SCALE: 1" = 40'

SHEET 4 OF 9

FOR REVIEW

FULTONDALE ST.
(78' WIDE PUBLIC ROW)
REC. NO.



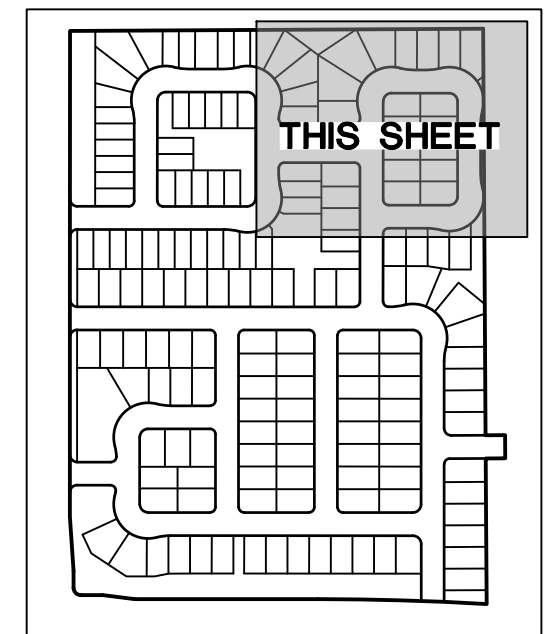
SEE SHEET 6

SEE SHEET 6

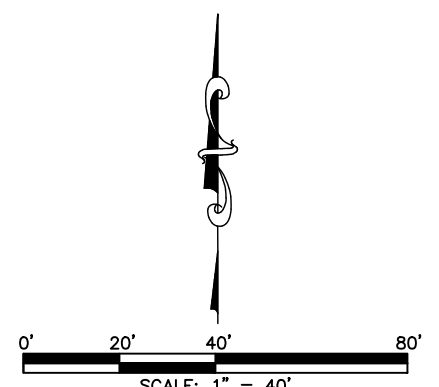
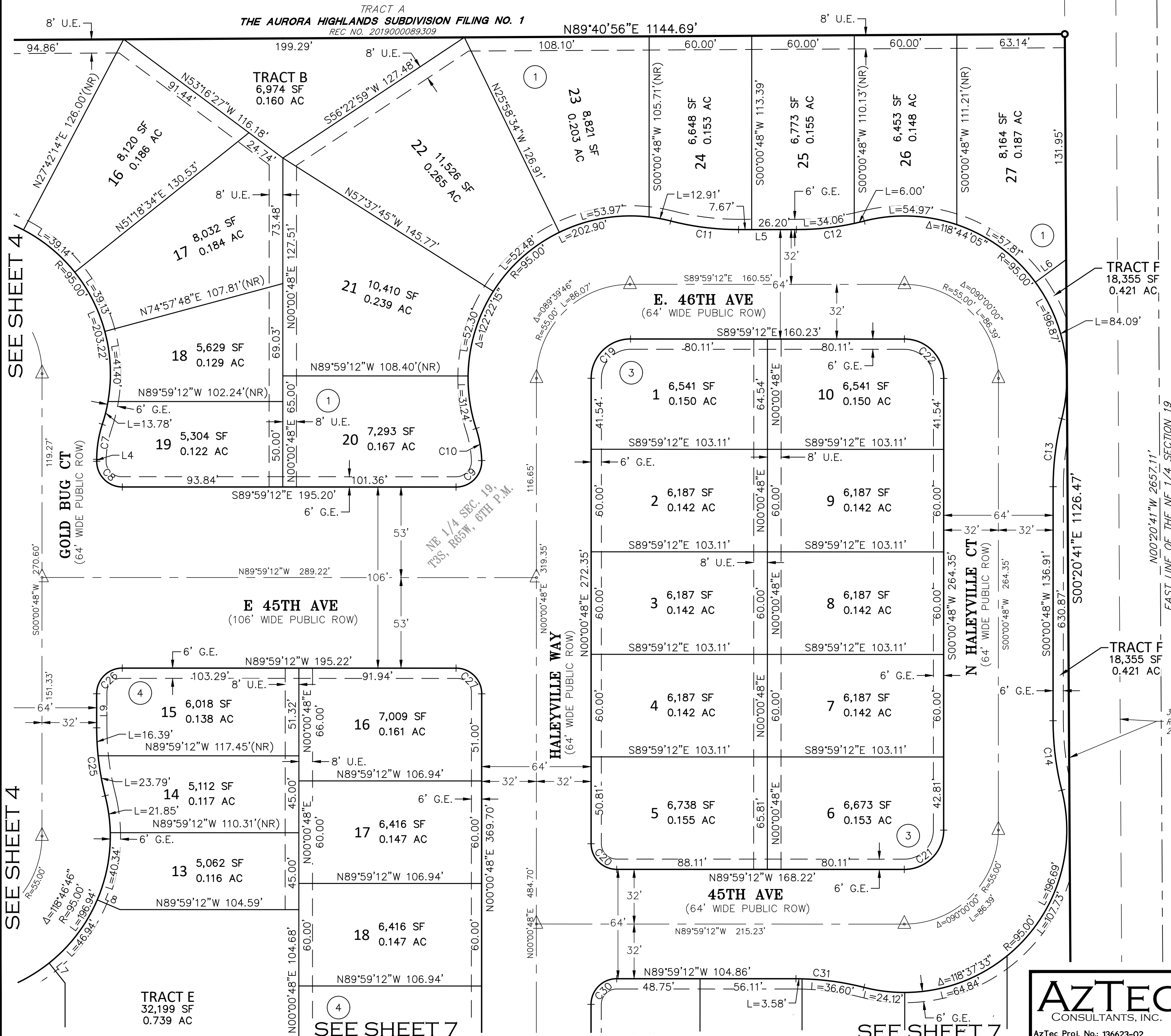
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RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 9



KEY MAP
N.T.S.



SCALE: 1" = 40'

FOR REVIEW

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DATE OF PREPARATION:	07/14/2023
SCALE:	NA
SHEET 5 OF 9	

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SHEET 6 OF 9

Comment Noted. Thank You!

no portion of the building can encroach into the easement here

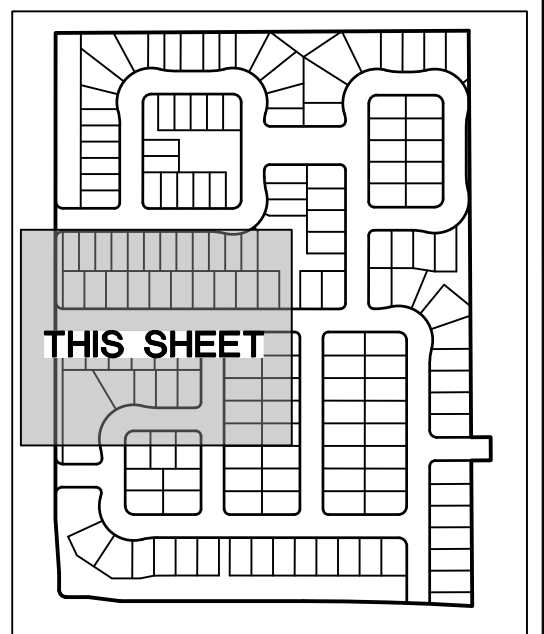
has this been submitted?

We just prepared the easement vacation. It will be submitted to the City for review soon.

SEE SHEET 4

SEE SHEET 4

TRACT E
32,199 SF
0.739 AC



KEY MAP
N.T.S.



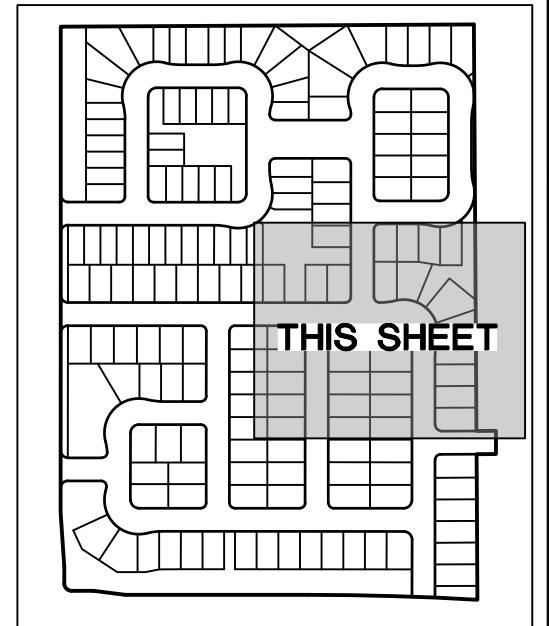
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SHEET 7 OF 9

SEE SHEET 5

SEE SHEET 5



KEY MAP
N.T.S.



NW 1/4 SRC. 20
T3S, R65W, 6TH P.M.

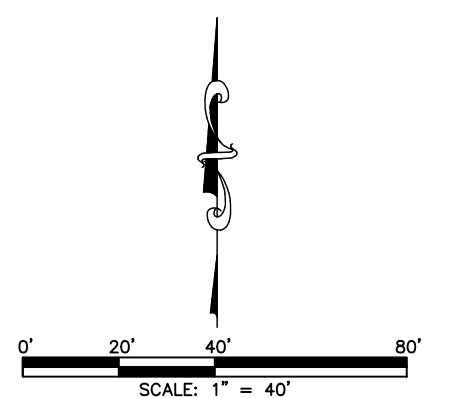
TRACT A
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC. NO. 2019000089309

SEE SHEET 3
FOR SYMBOL
LEGENDS

SEE SHEET 3 FOR
LINE AND CURVE
TABLES

EAST LINE OF THE NE 1/4 SECTION 19
(BASIS OF BEARINGS)

30' NON-EXCLUSIVE EASEMENT
REC. NO. B6155188 &
2009000085352 & 2015000100920

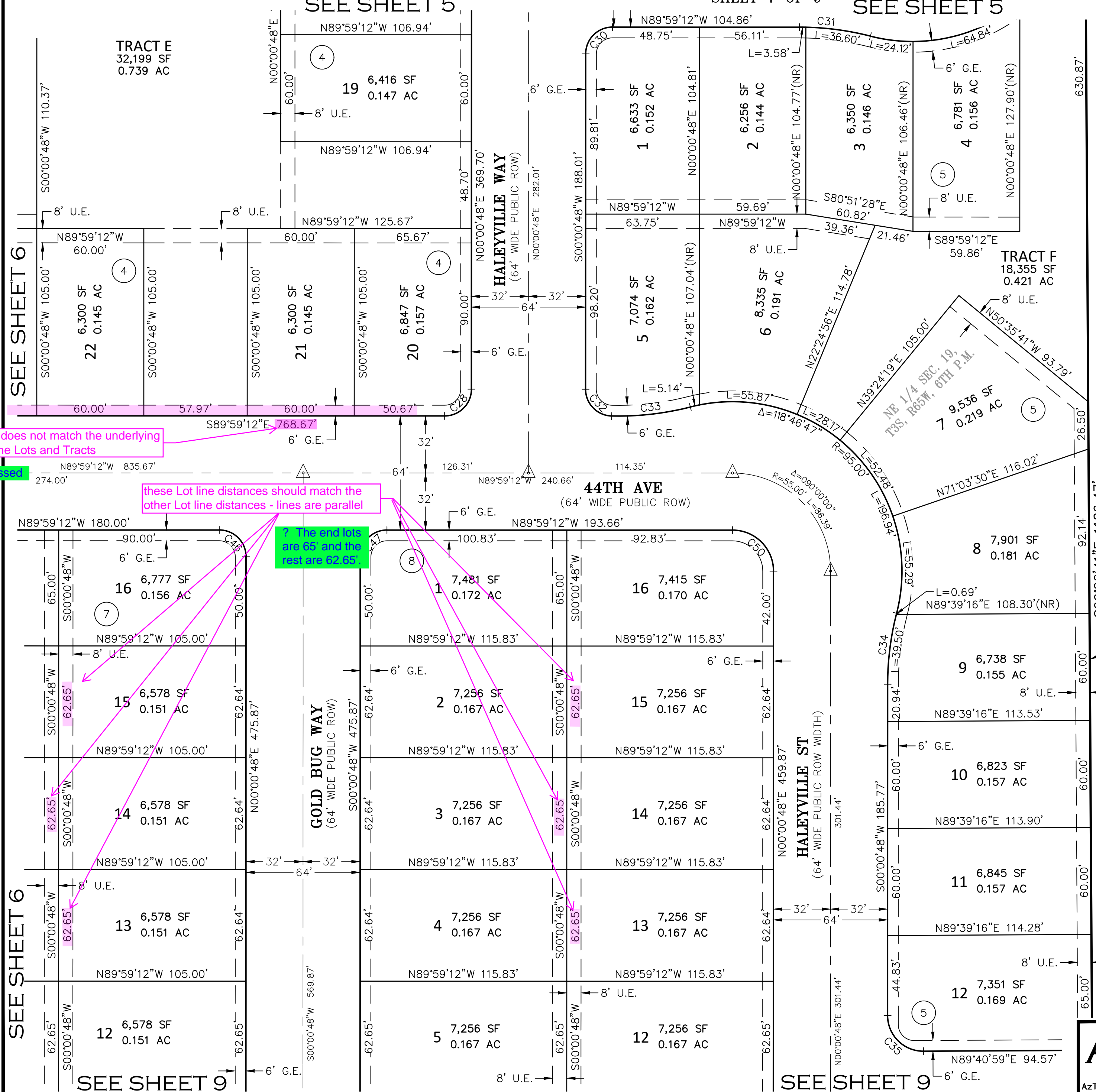


FOR REVIEW

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Drawn By: RBA

DATE OF PREPARATION:	07/14/2023
SCALE:	1" = 40'
SHEET 7 OF 9	



This distance does not match the underlying distances of the Lots and Tracts

Addressed

these Lot line distances should match the other Lot line distances - lines are parallel

? The end lots are 65' and the rest are 62.65'

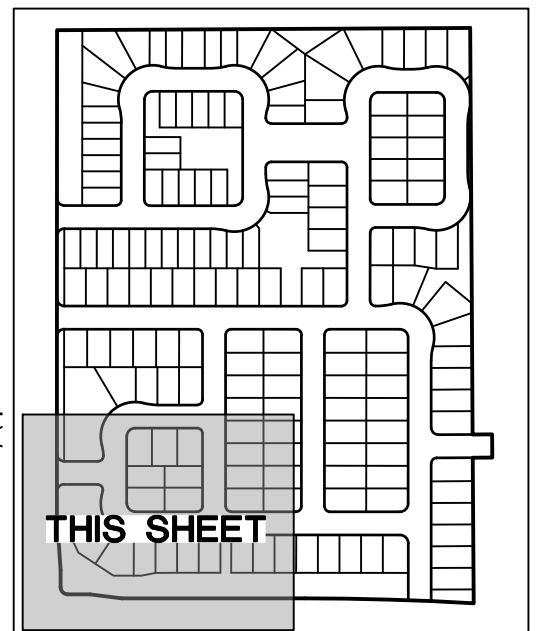
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SHEET 8 OF 9

SEE SHEET 6

SEE SHEET 6



KEY MAP
N.T.S.

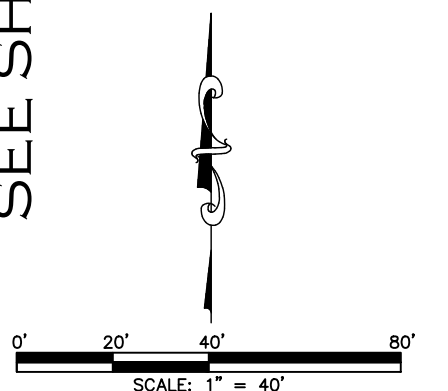


SEE SHEET 9

SEE SHEET 3
FOR SYMBOL
LEGENDS

SEE SHEET 3 FOR
LINE AND CURVE
TABLES

SEE SHEET 9



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DATE OF
PREPARATION: 07/14/2023

SCALE: 1" = 40'

SHEET 8 OF 9



A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND ALL OF TRACTS E & F, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3, SITUATED IN THE EAST HALF 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 7

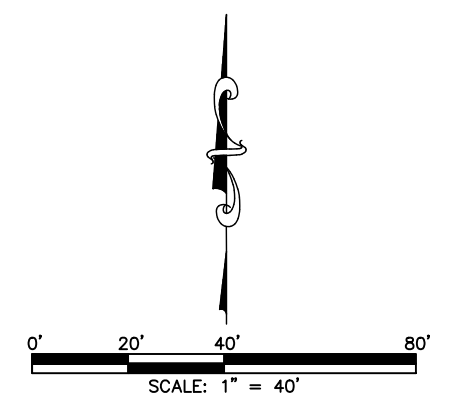


SEE SHEET 3 FOR
LINE AND CURVE
TABLES

30' NON-EXCLUSIVE EASEMENT
REC. NO. B6155188 &
2009000085352 & 2015000100920

SW 1/4 SEC. 20
T3S, R65W, 6TH P.M.

TRACT A
THE AURORA HIGHLANDS
SUBDIVISION FILING NO. 1
REC. NO. 2019000089309



FOR REVIEW

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SCALE:	1" = 40'
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SHEET 9 OF 9

STREET 1901,