

KINGS POINT SUBDIVISION FILING NO. 2
TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4
TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND
SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING ALL OF TRACTS A, B AND THOSE BRIDAL PATHS LOCATED NORTH OF E-470 RIGHT-OF-WAY, CHENANGO FILING NO. 4 TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, WAS ASSUMED TO BEAR SOUTH 00°17'32" WEST AND IS MONUMENTED AT THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 35 BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "RLS 10377 1988 JR ENGINEERING".

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 35;

THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, SOUTH 00°17'32" WEST 150.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST DRY CREEK ROAD AS DESCRIBED UNDER RECEPTION NO. B2073829 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE DEPARTING SAID EASTERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- NORTH 89°00'03" WEST 567.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 574.00 FEET;
- WESTERLY ALONG SAID CURVE 72.70 FEET THROUGH A CENTRAL ANGLE OF 07°15'25";
- TANGENT TO SAID CURVE SOUTH 83°44'32" WEST 226.62 FEET TO THE SOUTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. B2073830 OF SAID ARAPAHOE COUNTY RECORDS;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY AND ALONG THE EASTERLY, NORTHERLY AND WESTERLY BOUNDARIES OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:

- NORTH 06°15'28" WEST 100.00 FEET TO THE NORTHEAST CORNER THEREOF;
- SOUTH 83°44'32" WEST 100.00 FEET TO THE NORTHWEST CORNER THEREOF;
- SOUTH 06°15'28" EAST 100.00 FEET TO THE SOUTHWEST CORNER THEREOF BEING ALSO ON THE NORTHERLY RIGHT-OF-WAY OF SAID DRY CREEK ROAD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- SOUTH 83°44'32" WEST 1.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 500.00 FEET;
- WESTERLY ALONG SAID CURVE 63.33 FEET THROUGH A CENTRAL ANGLE OF 07°15'25";
- TANGENT TO SAID CURVE NORTH 89°00'03" WEST 126.58 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 00°17'32" WEST 74.01 FEET TO THE NORTHWEST CORNER OF KINGS POINT SUBDIVISION FILING NO. 3 AS RECORDED UNDER RECEPTION NO. B2187150 OF SAID ARAPAHOE COUNTY RECORDS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID KINGS POINT SUBDIVISION FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:

- CONTINUING SOUTH 00°17'32" WEST 103.72 FEET;
- SOUTH 12°07'45" WEST 305.87 FEET;
- SOUTH 03°18'26" WEST 77.78 FEET;
- SOUTH 14°20'10" EAST 77.01 FEET;
- SOUTH 23°09'28" EAST 260.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THE E-470 PUBLIC HIGHWAY AUTHORITY AS DESCRIBED UNDER RECEPTION NO. A9166936 IN SAID ARAPAHOE COUNTY RECORDS;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING ELEVEN (11) COURSES:

- NORTH 89°08'11" WEST 409.91 FEET;
- SOUTH 67°06'49" WEST 104.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2441.83 FEET;
- SOUTHWESTERLY ALONG SAID CURVE 929.45 FEET THROUGH A CENTRAL ANGLE OF 21°48'32";
- NON-TANGENT TO SAID CURVE NORTH 19°55'22" WEST 150.00 FEET;
- SOUTH 70°04'38" WEST 160.00 FEET;
- SOUTH 19°55'22" EAST 168.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2441.83 FEET AND A RADIAL BEARING OF SOUTH 28°28'33" EAST;
- SOUTHWESTERLY ALONG SAID CURVE 538.10 FEET THROUGH A CENTRAL ANGLE OF 12°37'34";
- TANGENT TO SAID CURVE SOUTH 48°53'53" WEST 104.94 FEET;
- SOUTH 45°08'54" WEST 2520.85 FEET;
- SOUTH 48°53'54" WEST 95.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2141.83 FEET AND A RADIAL BEARING OF NORTH 41°06'06" WEST;
- SOUTHWESTERLY ALONG SAID CURVE 504.67 FEET THROUGH A CENTRAL ANGLE OF 09°45'19" TO THE EASTERLY BOUNDARY OF KINGS POINT SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. B2073829 IN SAID RECORDS;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID KINGS POINT SUBDIVISION FILING NO. 1 THE FOLLOWING TWENTY-ONE (21) COURSES:

- DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, NORTH 00°04'38" EAST 238.65 FEET;
- NORTH 62°06'45" WEST 170.48 FEET;
- SOUTH 80°40'12" WEST 11.76 FEET;
- NORTH 58°56'08" WEST 41.89 FEET;
- SOUTH 72°31'43" WEST 173.23 FEET;
- NORTH 16°19'10" WEST 61.00 FEET;
- SOUTH 74°28'49" WEST 40.00 FEET;
- NORTH 59°17'39" WEST 24.00 FEET;
- NORTH 23°46'59" WEST 86.01 FEET;
- NORTH 66°20'26" EAST 42.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 463.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE 87.79 FEET THROUGH A CENTRAL ANGLE OF 10°51'49";
- TANGENT TO SAID CURVE, NORTH 55°28'37" EAST 101.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 537.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE 31.49 FEET THROUGH A CENTRAL ANGLE OF 03°21'35";
- NON-TANGENT TO SAID CURVE NORTH 21°49'40" EAST 31.49 FEET;
- NORTH 16°14'44" WEST 47.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 482.00 FEET;
- NORTHERLY ALONG SAID CURVE 215.95 FEET THROUGH A CENTRAL ANGLE OF 25°40'12";
- TANGENT TO SAID CURVE NORTH 09°25'29" EAST 42.20 FEET;
- NORTH 80°34'31" WEST 189.48 FEET;
- NORTH 49°19'21" WEST 51.19 FEET;
- NORTH 04°19'21" WEST 136.69 FEET;
- SOUTH 88°25'33 WEST 25.03 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 1 OF CHENANGO FILING NO. 3 AS RECORDED IN PLAT BOOK 38 AT PAGES 66-69, IN SAID RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY AND THE EASTERLY BOUNDARY EXTENDED OF SAID LOT 4 THE FOLLOWING TWO (2) COURSES:

- DEPARTING SAID NORTHERLY BOUNDARY OF KINGS POINT SUBDIVISION FILING NO. 1, NORTH 04°19'21" WEST 154.23 FEET;
- NORTH 07°20'38" EAST 514.14 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST GIBRALTER COURT AS SHOWN ON SAID PLAT OF CHENANGO FILING NO. 3 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 150.00 FEET AND A RADIAL BEARING OF NORTH 15°26'47" EAST;

DEDICATION-CONTINUED:

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

- NORTHWESTERLY ALONG SAID CURVE 93.55 FEET THROUGH A CENTRAL ANGLE OF 35°43'58";
- TANGENT TO SAID CURVE NORTH 38°49'14" WEST 74.46 FEET TO THE EASTERLY RIGHT-OF-WAY OF EAST LONG AVENUE AS DEDICATED ON SAID PLAT OF CHENANGO FILING NO. 3, BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 480.00 FEET AND A RADIAL BEARING OF NORTH 41°48'24" WEST;

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

- NORTHERLY ALONG SAID CURVE 481.83 FEET THROUGH A CENTRAL ANGLE OF 57°30'50";
- TANGENT TO SAID CURVE, NORTH 09°19'14" WEST 136.72 FEET TO THE SOUTHWEST CORNER OF LOT 20, BLOCK 4 OF SAID CHENANGO FILING NO. 3;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARIES OF SAID LOT 20 THE FOLLOWING FOUR (4) COURSES:

- NORTH 80°40'46" EAST 233.45 FEET;
- NORTH 09°19'14" WEST 25.00 FEET;
- NORTH 05°19'23" WEST 458.10 FEET;
- SOUTH 88°40'37" WEST 159.99 FEET TO SAID EASTERLY RIGHT-OF-WAY OF EAST LONG AVENUE;

THENCE DEPARTING SAID BOUNDARIES OF LOT 20 AND ALONG SAID EASTERLY AND SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- NORTH 17°25'22" EAST 529.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 319.80 FEET;
- NORTHEASTERLY ALONG SAID CURVE 394.48 FEET THROUGH A CENTRAL ANGLE OF 70°40'32";
- TANGENT TO SAID CURVE NORTH 88°10'07" EAST 729.91 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH LONG AVENUE AS DEDICATED ON SAID PLAT OF CHENANGO FILING NO. 3 BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 288.23 FEET AND A RADIAL BEARING OF NORTH 73°12'04" EAST;

THENCE DEPARTING SAID EASTERLY AND SOUTHERLY RIGHT-OF-WAY AND NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY OF SOUTH IRELAND WAY THE FOLLOWING TWO (2) COURSES:

- NORTHERLY ALONG SAID CURVE 59.00 FEET THROUGH A CENTRAL ANGLE OF 11°43'39";
- TANGENT TO SAID CURVE NORTH 05°02'21" WEST 1.85 FEET TO THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY AND ALONG SAID NORTHERLY LINE NORTH 88°10'07" EAST 1876.25 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35;

THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER THE FOLLOWING TWO (2) COURSES:

- SOUTH 88°58'46" EAST 1359.65 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35;
- ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER SOUTH 89°00'03" EAST 1359.23 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 227.256 ACRES (9,899,285 GROSS SQ. FT.), 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 SUBDIVISION FILING NO. 2 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 K AND M AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS:

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, DO HEREBY 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 147, 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 BY 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 HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES RESULTING FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE UTILITIES; AND THEY FURTHER AGREE TO HOLD HARMLESS THE CITY OF AURORA, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF AURORA.

OWNER:

KINGSPPOINT LIMITED LIABILITY COMPANY, A WYOMING LIMITED LIABILITY COMPANY FORMERLY KNOWN AS THE MEADOWS LIMITED LIABILITY COMPANY, A WYOMING LIMITED LIABILITY COMPANY

SIGNATURE _____
PRINT NAME _____ PRINT TITLE _____

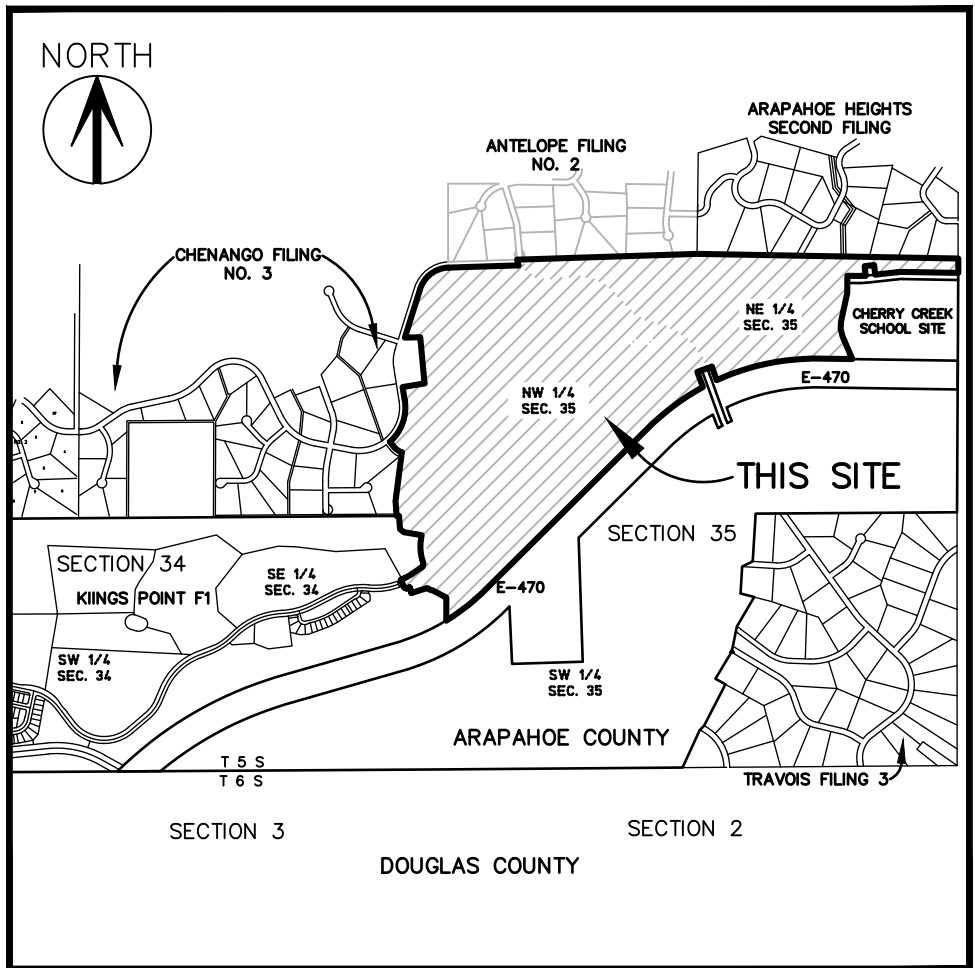
NOTARY:

STATE OF COLORADO)
COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2019 A.D.

BY _____
KINGSPPOINT LIMITED LIABILITY COMPANY, A WYOMING LIMITED LIABILITY COMPANY
WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

AZTEC RESPONSES
2020-01-24



VICINITY MAP
SCALE 1" = 2000'

DIRECTOR OF PUBLIC
WORKS SIGNATURE
LINE HAS BEEN
REMOVED

delete this signature line

GENERAL NOTES:

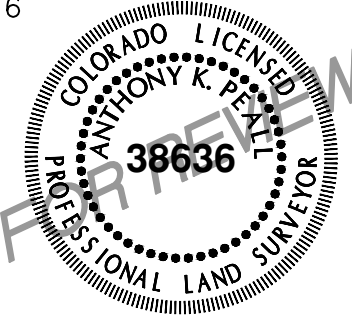
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING-FIRE LANE".
- BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, WAS ASSUMED TO BEAR SOUTH 00°17'32" WEST AND IS MONUMENTED AT THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 35 BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "RLS 10377 1988 JR ENGINEERING".
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT, 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 EASEMENTS ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT THAT OTHER UTILITIES, SERVICE WALKS AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- TRACT K IS GRANTED TO THE CITY OF AURORA FOR DRAINAGE PURPOSES AND TRACT M IS GRANTED TO THE CITY OF AURORA FOR PUBLIC LAND PURPOSES. BOTH TRACTS K AND M WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS.
- TRACTS A - J, L, AND N - MM ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL DISTANCES ARE U.S. SURVEY FOOT GROUND DISTANCES.
- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-738886=CO-DATED OCTOBER 12, 2018 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- ALL OWNERS OF LOTS ADJACENT TO EAST KINGS POINT DRIVE, SOUTH IRELAND WAY, EAST DRY CREEK ROAD AND EAST LONG AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE THAT MAY RESTRICT THE ABILITY TO BUILD A FENCE ALONG THESE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

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, or private utilities upon request from the City of Aurora and at no expense to the City of Aurora.

UPDATED THE LAST
COVENANT NOTE TO
READ AS DESCRIBED IN
THE ABOVE BOX

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THAT 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 ARE IN PLACE AS DESCRIBED ON JULY 28, 2016



ANTHONY K. PEALL
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE:

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 6.2.2 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.

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, TRACTS K AND TRACT M AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 2019 AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS AND TRACTS K AND M ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

DIRECTOR OF PUBLIC WORKS		DATE
CITY ATTORNEY	change to Engineer	DATE
PLANNING DIRECTOR	UPDATED CITY ATTORNEY SIGNATURE LINE TO REFLECT "CITY ENGINEER"	DATE

this Title Commitment will need to be updated to be within 120 calendar days of the plat approval date

NOTED. WILL UPDATE
ONCE NEW TITLE IS
RECEIVED

YEAR HAS BEEN
UPDATED TO REFLECT
2020

this will change

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS _____ DAY OF _____, 2019 AD
AT _____ O'CLOCK ____ M.

COUNTY CLERK AND RECORDER _____ ATTESTED BY: DEPUTY _____

BOOK: _____
PAGE: _____
RECEPTION NO.: _____

DATE	BY	COMMENTS
2016/09/16	TP	ADDRESS COMMENTS/NEW LAYOUT
2017/03/01	TP	ADDRESS COMMENTS
2017/04/14	TP	NEW LAYOUT
2017/06/19	TP	ADDRESS COMMENTS/STREET NAMES
2017/07/05	TP	LOT CHANGES
2018/05/10	TP	LOT, ROW, EASEMENT CHANGES
2019/01/07	TP	ADDRESS CITY COMMENTS
2019/01/22	TP	ADDED CITY EASEMENTS
2019/03/20	TP	ADDRESS CITY COMMENTS
2019/12/13	YM	ADD & REMOVE EASEMENTS

SHEET 1 OF 14

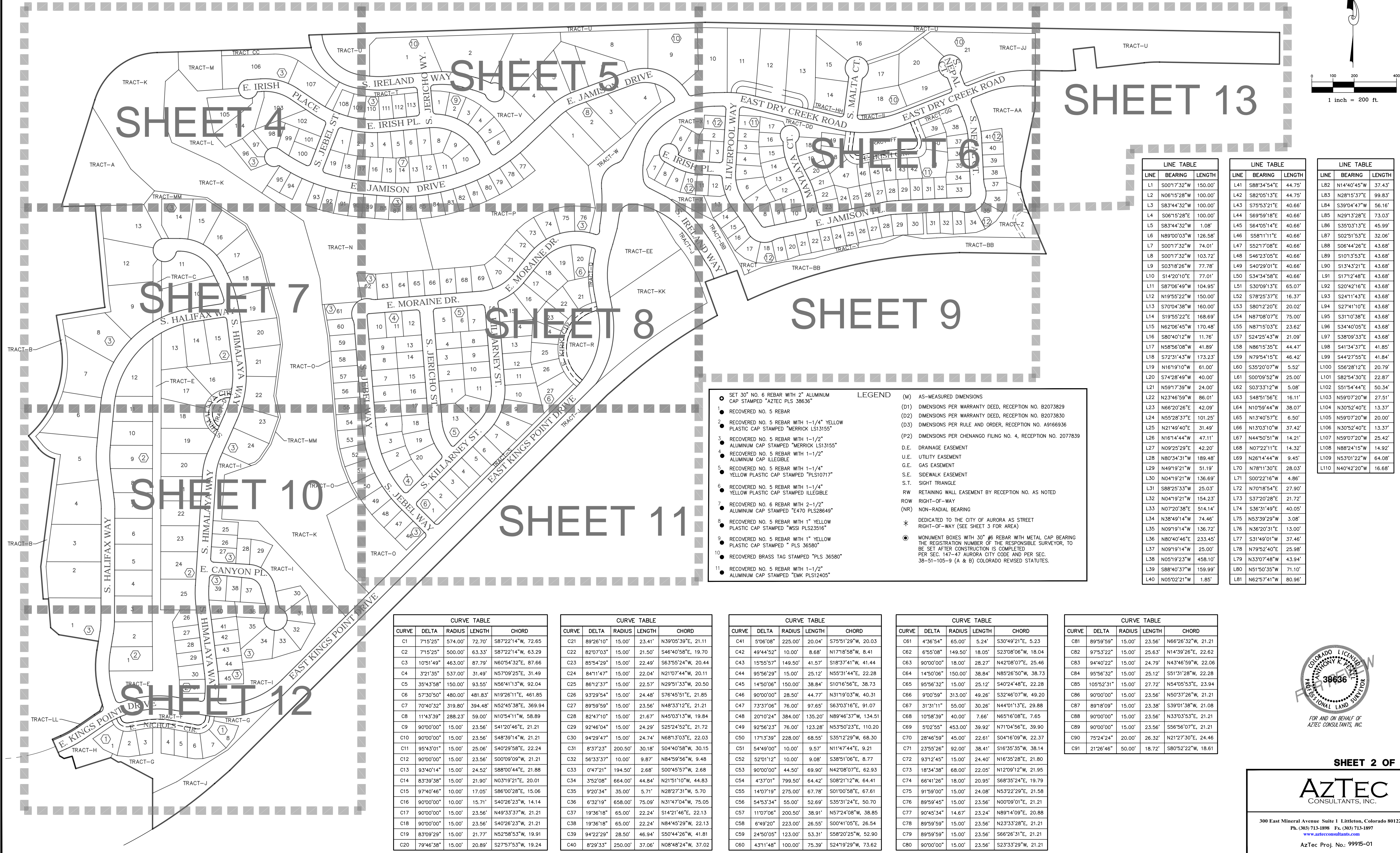
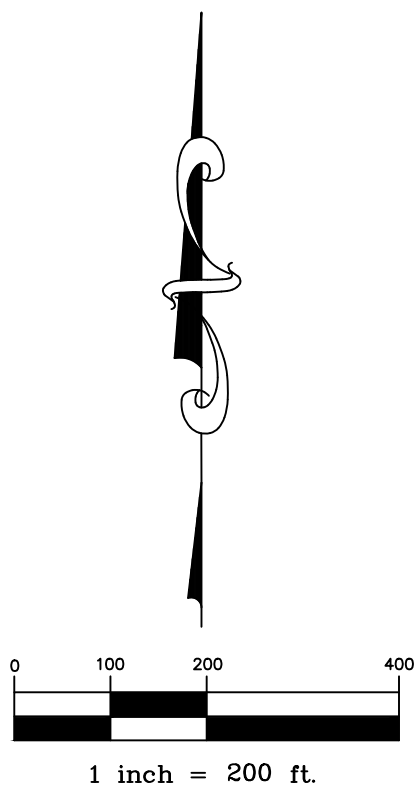
AzTEC
CONSULTANTS, INC.

300 East Mineral Avenue Suite 1 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 999B-01

KINGS POINT SUBDIVISION FILING NO. 2

TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4
TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND
SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

- SET 30" NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "AZTEC PLS 38636"
- RECOVERED NO. 5 REBAR
- RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "MERRICK LS13155"
- RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MERRICK LS13155"
- RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP ILLEGIBLE
- RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS10717"
- RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED ILLEGIBLE
- RECOVERED NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "E470 PLS28649"
- RECOVERED NO. 5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "WSS PLS23516"
- RECOVERED NO. 5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 36580"
- RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "EMK PLS12405"
- (M) AS-MEASURED DIMENSIONS
- (D1) DIMENSIONS PER WARRANTY DEED, RECEPTION NO. B2073829
- (D2) DIMENSIONS PER WARRANTY DEED, RECEPTION NO. B2073830
- (D3) DIMENSIONS PER RULE AND ORDER, RECEPTION NO. A9166936
- (P2) DIMENSIONS PER CHENANGO FILING NO. 4, RECEPTION NO. 2077839
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- S.E. SIDEWALK EASEMENT
- S.T. SIGHT TRIANGLE
- RW RETAINING WALL EASEMENT BY RECEPTION NO. AS NOTED
- ROW RIGHT-OF-WAY
- (NR) NON-RADIAL BEARING
- * DEDICATED TO THE CITY OF AURORA AS STREET RIGHT-OF-WAY (SEE SHEET 3 FOR AREA)
- MONUMENT BOXES WITH 30" #6 REBAR WITH METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (A & B) COLORADO REVISED STATUTES.

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S0017°32'W	150.00'	L41	S88°34'54"E	44.75'	L82	N14°40'45"W	37.43'
L2	N06°15'28"W	100.00'	L42	S82°05'13"E	44.75'	L83	N28°15'37"E	99.83'
L3	S83°44'32"W	100.00'	L43	S75°53'21"E	40.66'	L84	S39°04'47"W	56.16'
L4	S06°15'28"E	100.00'	L44	S69°59'18"E	40.66'	L85	N29°13'28"E	73.03'
L5	S83°44'32"W	1.08'	L45	S64°05'14"E	40.66'	L86	S35°03'13"E	45.99'
L6	N89°00'03"W	126.58'	L46	S58°11'11"E	40.66'	L87	S02°51'53"E	32.06'
L7	S0017°32'W	74.01'	L47	S52°17'08"E	40.66'	L88	S06°44'26"E	43.68'
L8	S0017°32'W	103.72'	L48	S46°23'05"E	40.66'	L89	S10°13'53"E	43.68'
L9	S03°18'28"W	77.78'	L49	S40°29'01"E	40.66'	L90	S13°43'21"E	43.68'
L10	S14°20'10"E	77.01'	L50	S34°34'58"E	40.66'	L91	S17°12'48"E	43.68'
L11	S87°06'49"W	104.95'	L51	S30°09'13"E	65.07'	L92	S20°42'16"E	43.68'
L12	N19°55'22"W	150.00'	L52	S78°25'37"E	16.37'	L93	S24°11'43"E	43.68'
L13	S70°04'38"W	160.00'	L53	S80°12'20"E	20.02'	L94	S27°41'10"E	43.68'
L14	S19°55'22"E	168.69'	L54	N87°08'07"E	75.00'	L95	S31°10'38"E	43.68'
L15	N62°06'45"W	170.48'	L55	N87°15'03"E	23.62'	L96	S34°40'05"E	43.68'
L16	S80°40'12"W	11.76'	L57	S24°25'43"W	21.09'	L97	S38°09'33"E	43.68'
L17	N58°56'08"W	41.89'	L58	N86°15'35"E	44.47'	L98	S41°34'37"E	41.85'
L18	S72°31'43"W	173.23'	L59	N79°54'15"E	46.42'	L99	S44°27'55"E	41.84'
L19	N16°19'10"W	61.00'	L60	S35°20'07"W	5.52'	L100	S56°28'12"E	20.79'
L20	S74°28'49"W	40.00'	L61	S00°09'52"W	25.00'	L101	S82°54'30"E	22.87'
L21	N59°17'39"W	24.00'	L62	S03°33'12"W	5.08'	L102	S51°54'44"E	50.34'
L22	N23°46'59"W	86.01'	L63	S48°51'56"E	16.11'	L103	N59°07'20"W	27.51'
L23	N66°20'26"E	42.09'	L64	N10°59'44"W	38.07'	L104	N30°52'40"E	13.37'
L24	N55°28'37"E	101.25'	L65	N13°40'57"E	6.50'	L105	N59°07'20"W	20.00'
L25	N21°49'40"E	31.49'	L66	N13°03'10"W	37.42'	L106	N30°52'40"E	13.37'
L26	N16°14'44"W	47.11'	L67	N44°50'51"W	14.21'	L107	N59°07'20"W	25.42'
L27	N09°25'29"E	42.20'	L68	N07°22'11"E	14.32'	L108	N88°24'15"W	14.92'
L28	N80°34'31"W	189.48'	L69	N26°14'44"W	9.45'	L109	N53°01'22"W	64.08'
L29	N49°19'21"W	51.19'	L70	N78°11'30"E	28.03'	L110	N40°42'20"W	16.68'
L30	N04°19'21"W	136.69'	L71	S00°22'16"W	4.86'			
L31	S88°25'33"W	25.03'	L72	N70°18'54"E	27.90'			
L32	N04°19'21"W	154.23'	L73	S37°20'28"E	21.72'			
L33	N07°20'38"E	514.14'	L74	S36°31'49"E	40.05'			
L34	N38°49'14"W	74.46'	L75	N53°39'29"W	3.08'			
L35	N09°19'14"W	136.72'	L76	N36°20'31"E	13.00'			
L36	N80°40'46"E	233.45'	L77	S31°49'01"W	37.46'			
L37	N09°19'14"W	25.00'	L78	N79°52'40"E	25.98'			
L38	N05°19'23"W	458.10'	L79	N33°07'48"W	43.94'			
L39	S88°40'37"W	159.99'	L80	N51°50'35"W	71.10'			
L40	N05°02'21"W	1.85'	L81	N62°57'41"W	80.96'			

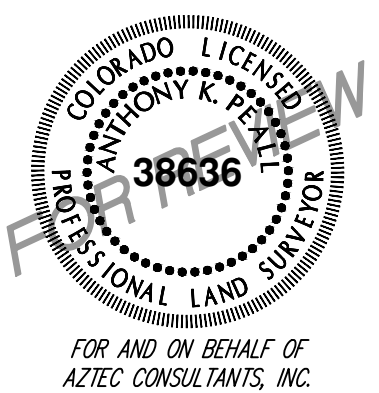
CURVE TABLE				
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C1	7°15'25"	574.00'	72.70'	S87°22'14"W, 72.65'
C2	7°15'25"	500.00'	63.33'	S87°22'14"W, 63.29'
C3	10°51'49"	463.00'	87.79'	N60°54'32"E, 87.66'
C4	3°21'35"	537.00'	31.49'	N57°09'25"E, 31.49'
C5	35°43'58"	150.00'	93.55'	N56°41'13"W, 92.04'
C6	57°30'50"	480.00'	481.83'	N19°28'11"E, 461.85'
C7	70°40'32"	319.80'	394.48'	N52°45'38"E, 369.94'
C8	11°43'39"	288.23'	59.00'	N10°54'11"W, 58.89'
C9	90°00'00"	15.00'	23.56'	S41°20'46"E, 21.21'
C10	90°00'00"	15.00'	23.56'	S48°39'14"W, 21.21'
C11	95°43'01"	15.00'	25.06'	S40°29'58"E, 22.24'
C12	90°00'00"	15.00'	23.56'	S00°09'09"W, 21.21'
C13	93°40'14"	15.00'	24.52'	S88°00'44"E, 21.88'
C14	83°39'38"	15.00'	21.90'	N03°19'21"E, 20.01'
C15	97°40'46"	10.00'	17.05'	S86°00'28"E, 15.06'
C16	90°00'00"	10.00'	15.71'	S40°28'23"W, 14.14'
C17	90°00'00"	15.00'	23.56'	N49°33'37"W, 21.21'
C18	90°00'00"	15.00'	23.56'	S40°26'23"W, 21.21'
C19	83°09'29"	15.00'	21.77'	N52°58'53"W, 19.91'
C20	79°46'38"	15.00'	20.89'	S27°57'53"W, 19.24'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C21	89°26'10"	15.00'	23.41'	N39°05'39"E, 21.11'
C22	82°07'03"	15.00'	21.50'	S46°40'58"E, 19.70'
C23	85°54'29"	15.00'	22.49'	S63°55'24"W, 20.44'
C24	84°11'47"	15.00'	22.04'	N21°07'44"W, 20.11'
C25	86°12'37"	15.00'	22.57'	N29°51'33"W, 20.50'
C26	93°29'54"	15.00'	24.48'	S45°45'51"E, 21.85'
C27	89°59'59"	15.00'	23.56'	N48°33'12"E, 21.21'
C28	82°47'10"	15.00'	21.67'	N45°03'13"W, 19.84'
C29	92°46'04"	15.00'	24.29'	S25°24'52"E, 21.72'
C30	94°29'47"	15.00'	24.74'	N68°13'03"E, 22.03'
C31	87°37'23"	200.50'	30.18'	S04°40'58"W, 30.15'
C32	56°33'37"	10.00'	9.87'	N84°59'56"W, 9.48'
C33	0°47'21"	194.50'	2.68'	S00°45'57"W, 2.68'
C34	3°52'08"	664.00'	44.84'	N21°51'10"W, 44.83'
C35	9°20'34"	35.00'	5.71'	N82°27'31"W, 5.70'
C36	6°32'19"	658.00'	75.09'	N31°47'04"W, 75.05'
C37	19°36'18"	65.00'	22.24'	S14°21'46"E, 22.13'
C38	19°36'18"	65.00'	22.24'	N84°45'29"W, 22.13'
C39	94°22'29"	28.50'	46.94'	S50°44'26"W, 41.81'
C40	8°29'33"	250.00'	37.06'	N08°48'24"W, 37.02'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C41	5°06'08"	225.00'	20.04'	S75°51'29"W, 20.03'
C42	49°44'52"	10.00'	8.66'	N17°18'58"W, 8.41'
C43	15°55'57"	149.50'	41.57'	S18°37'41"W, 41.44'
C44	95°56'29"	15.00'	25.12'	N55°31'44"E, 22.28'
C45	14°50'06"	150.00'	38.84'	S10°16'56"E, 38.73'
C46	90°00'00"	28.50'	44.77'	N31°19'03"W, 40.31'
C47	73°37'06"	76.00'	97.65'	S63°03'16"E, 91.07'
C48	20°10'24"	384.00'	135.20'	N89°46'37"W, 134.51'
C49	92°56'23"	76.00'	123.28'	N53°50'23"E, 110.20'
C50	17°13'39"	228.00'	68.55'	S35°12'29"W, 68.30'
C51	54°49'00"	10.00'	9.57'	N11°47'44"E, 9.21'
C52	52°01'12"	10.00'	9.08'	S38°51'06"E, 8.77'
C53	90°00'00"	44.50'	69.90'	N42°08'07"E, 62.93'
C54	43°70'1"	799.50'	64.42'	S08°21'12"W, 64.41'
C55	14°07'19"	275.00'	67.78'	S01°00'58"E, 67.61'
C56	54°53'34"	55.00'	52.69'	S35°31'24"E, 50.70'
C57	11°07'06"	200.50'	38.91'	N57°24'08"W, 38.85'
C58	6°49'29"	223.00'	26.55'	S00°41'05"E, 26.54'
C59	24°50'05"	123.00'	53.31'	S58°20'25"W, 52.90'
C60	43°11'48"	100.00'	75.39'	S24°19'29"W, 73.62'

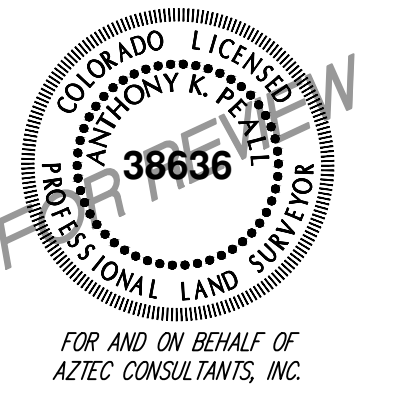
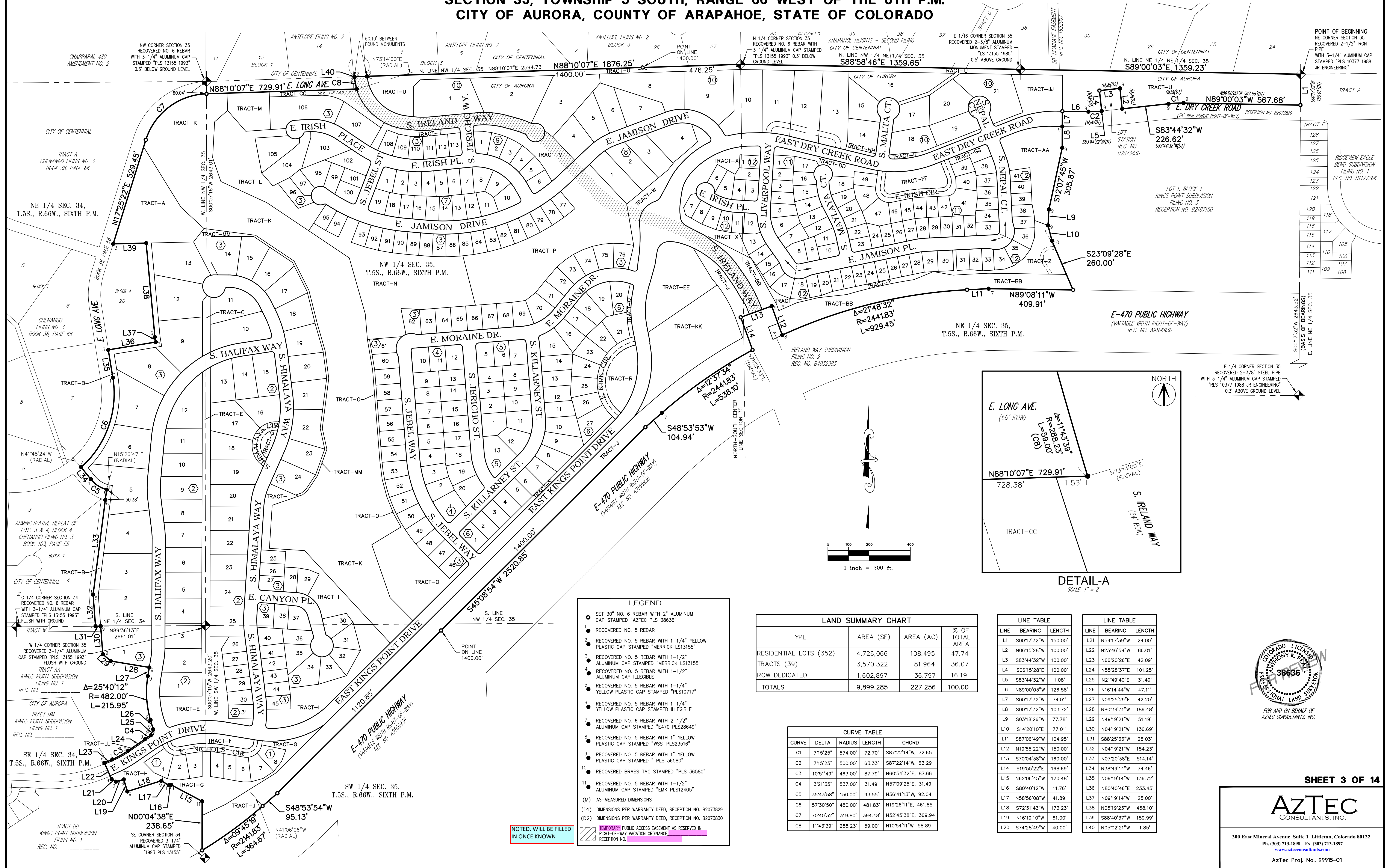
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C61	4°36'54"	65.00'	5.24'	S30°49'21"E, 5.23'
C62	6°55'08"	149.50'	18.05'	S23°08'06"W, 18.04'
C63	90°00'00"	18.00'	28.27'	N42°08'07"E, 25.46'
C64	14°50'06"	150.00'	38.84'	N85°26'50"W, 38.73'
C65	95°56'32"	15.00'	25.12'	S40°24'48"E, 22.28'
C66	90°00'00"	313.00'	49.26'	S32°46'07"W, 49.20'
C67	31°31'11"	55.00'	30.26'	N44°01'13"E, 29.88'
C68	10°58'39"	40.00'	7.66'	N65°16'08"E, 7.65'
C69	5°02'55"	453.00'	39.92'	N71°04'56"E, 39.90'
C70	28°46'59"	45.00'	22.61'	S04°16'09"W, 22.37'
C71	23°55'26"	92.00'	38.41'	S16°35'35"W, 38.14'
C72	93°12'45"	15.00'	24.40'	N16°35'28"E, 21.80'
C73	18°34'38"	68.00'	22.05'	N12°09'12"W, 21.95'
C74	66°41'26"	18.00'	20.95'	S68°35'24"E, 19.79'
C75	91°59'00"	15.00'	24.08'	N53°22'29"E, 21.58'
C76	89°59'45"	15.00'	23.56'	N00°09'01"E, 21.21'
C77	90°45'34"	14.67'	23.24'	N89°14'09"E, 20.88'
C78	89°59'59"	15.00'	23.56'	N23°33'28"E, 21.21'
C79	89°59'59"	15.00'	23.56'	S66°26'31"E, 21.21'
C80	90°00'00"	15.00'	23.56'	S23°33'29"W, 21.21'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C81	89°59'59"	15.00'	23.56'	N66°26'32"W, 21.21'
C82	97°53'22"	15.00'	25.63'	N14°39'26"E, 22.62'
C83	94°40'22"	15.00'	24.79'	N43°46'59"W, 22.06'
C84	95°56'32"	15.00'	25.12'	S51°31'28"W, 22.28'
C85	105°52'31"	15.00'	27.72'	N54°05'53"E, 23.94'
C86	90°00'00"	15.00'	23.56'	N50°37'26"W, 21.21'
C87	89°18'09"	15.00'	23.38'	S39°01'38"W, 21.08'
C88	90°00'00"	15.00'	23.56'	N33°03'53"E, 21.21'
C89	90°00'00"	15.00'	23.56'	S56°56'07"E, 21.21'
C90	75°24'24"	20.00'	26.32'	N21°27'30"E, 24.46'
C91	21°26'46"	50.00'	18.72'	S80°52'22"W, 18.61'



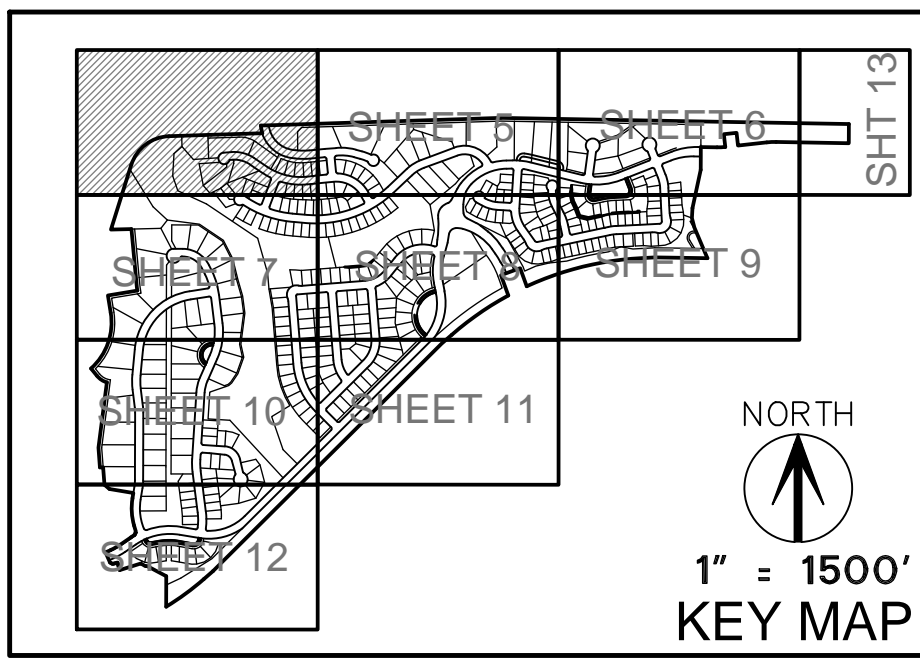
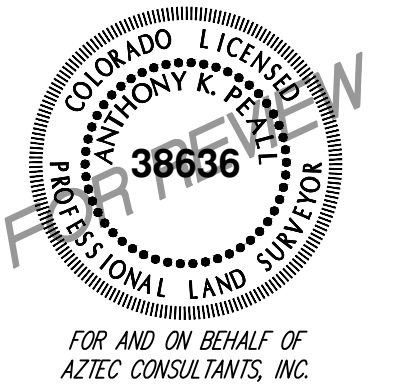
KINGS POINT SUBDIVISION FILING NO. 2

TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4
TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND
SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

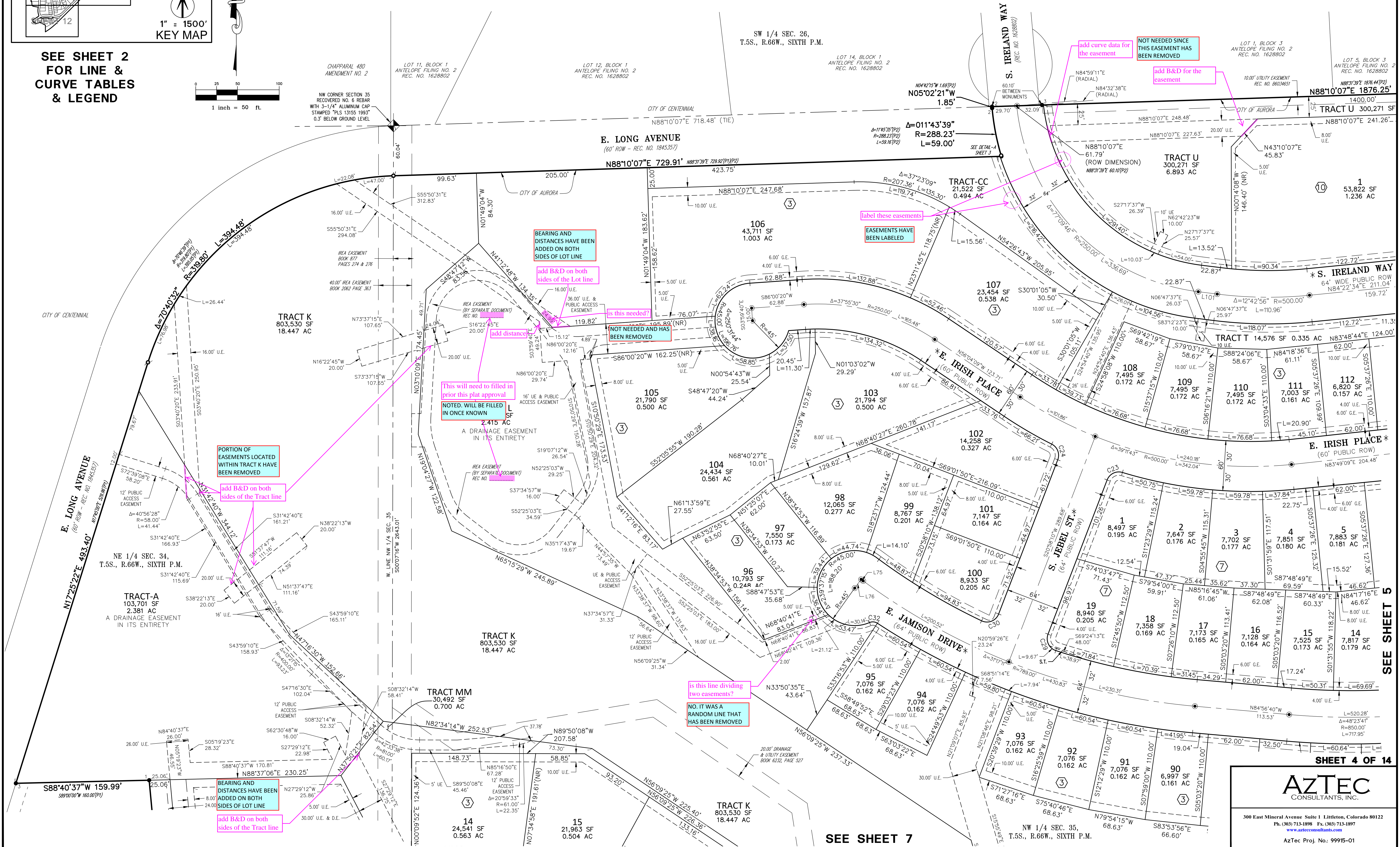


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TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4
TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND
SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
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SEE SHEET 2
FOR LINE &
CURVE TABLES
& LEGEND




SEE SHEET 5

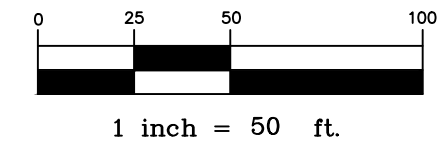
SHEET 4 OF 14

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**


NORTH

1" = 1500'
KEY MAP



**TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4
TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**

BEARING AND
DISTANCES HAVE BEEN
ADDED ON BOTH
SIDES OF LOT LINE

NORTH



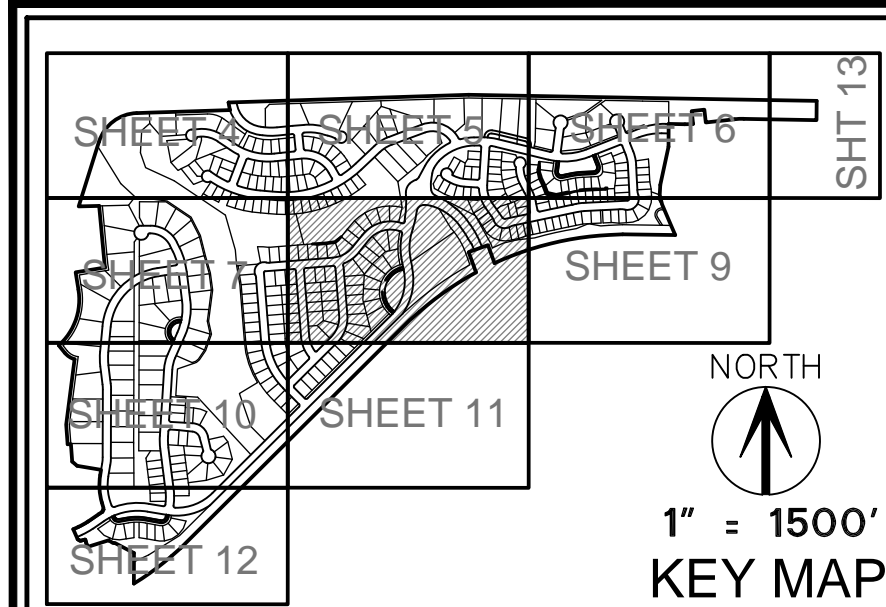
1" = 1500'

KEY MAP

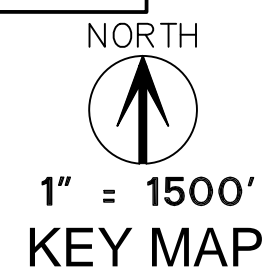


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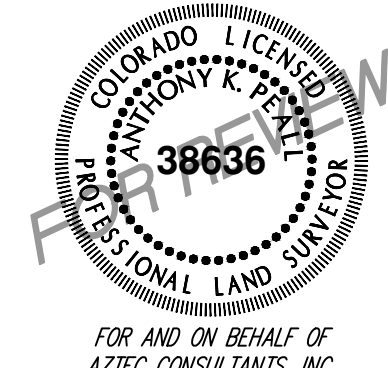
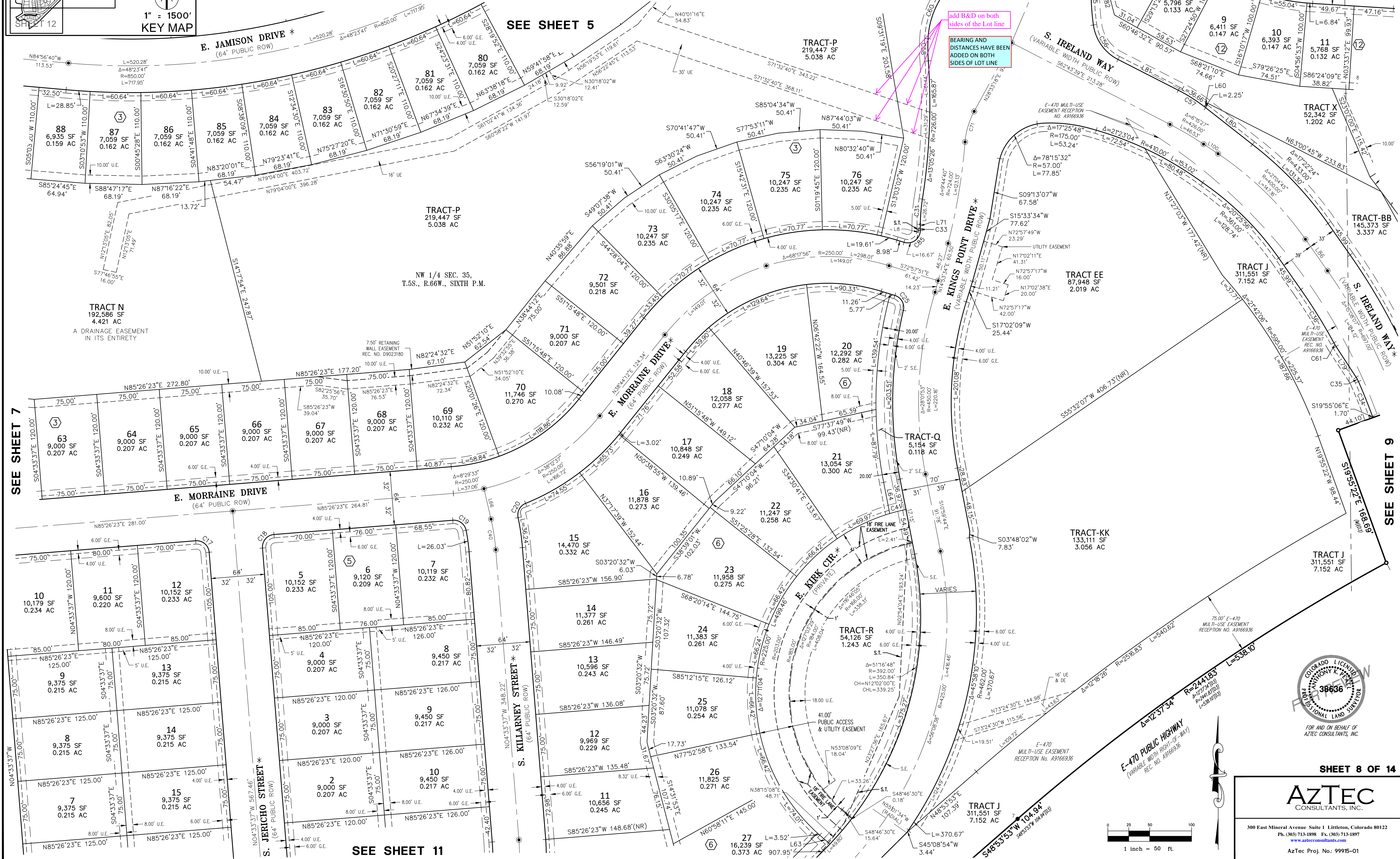


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CURVE TABLES
& LEGEND



KINGS POINT SUBDIVISION FILING NO. 2

TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4
TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND
SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
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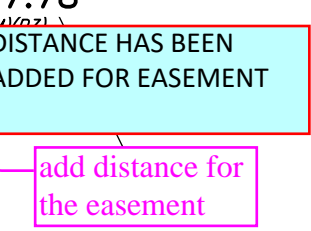
SHEET 8 OF 14

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**

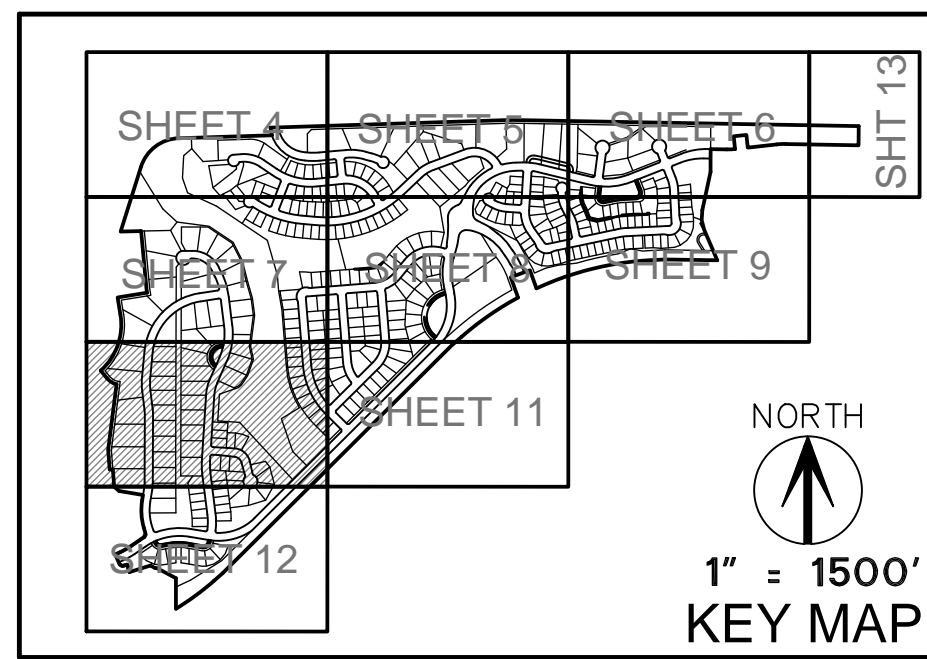
LOT 1, BLOCK 1
KINGS POINT
SUBDIVISION
FILING NO. 3
REC. NO. B2187150
(NOT A PART)



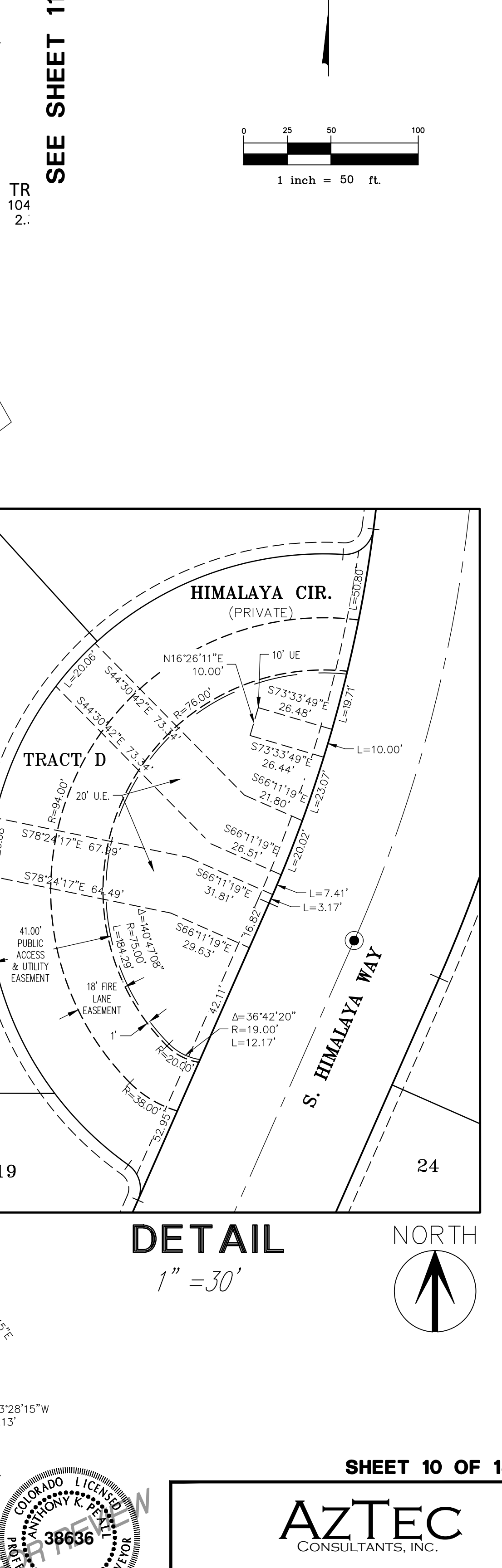
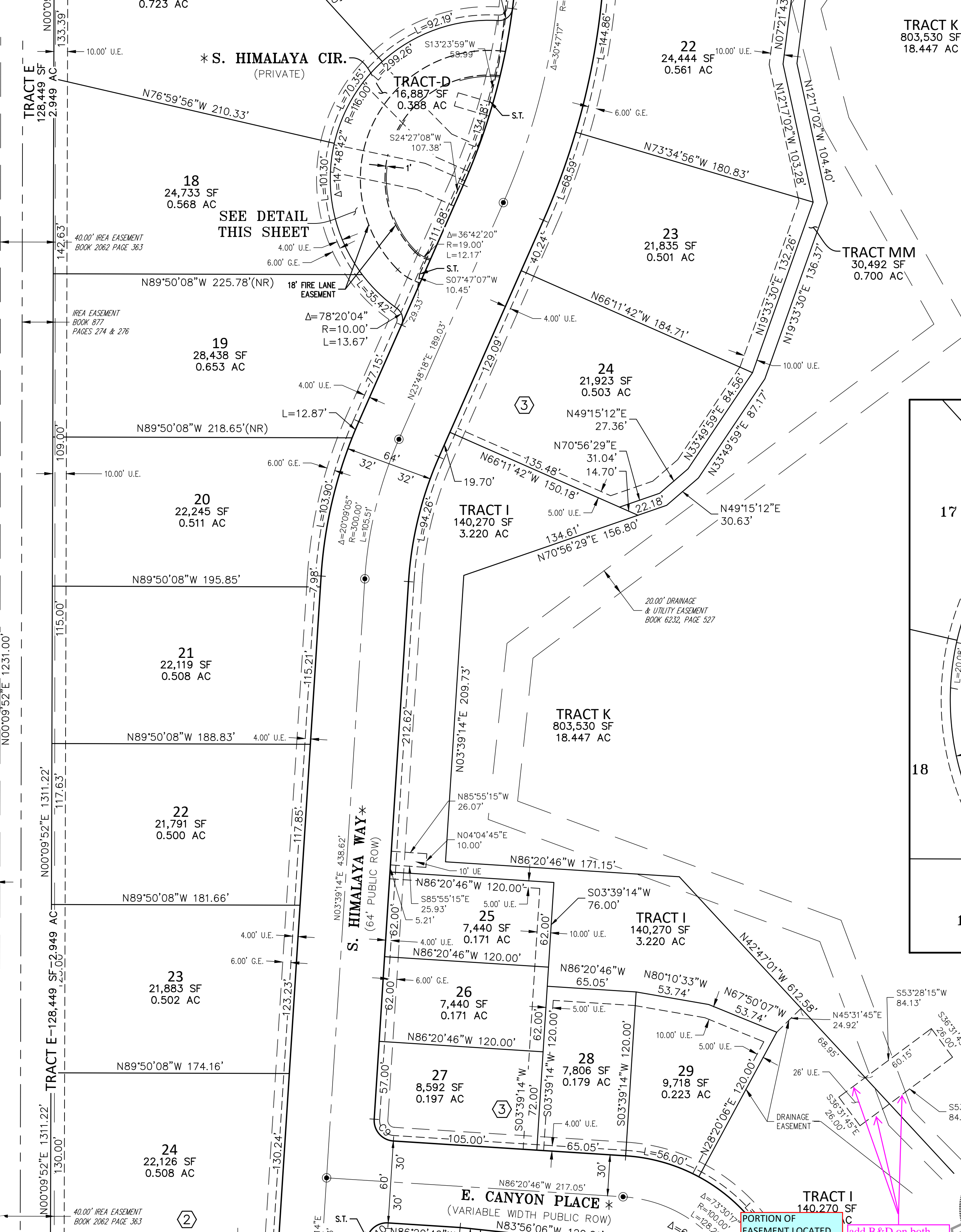
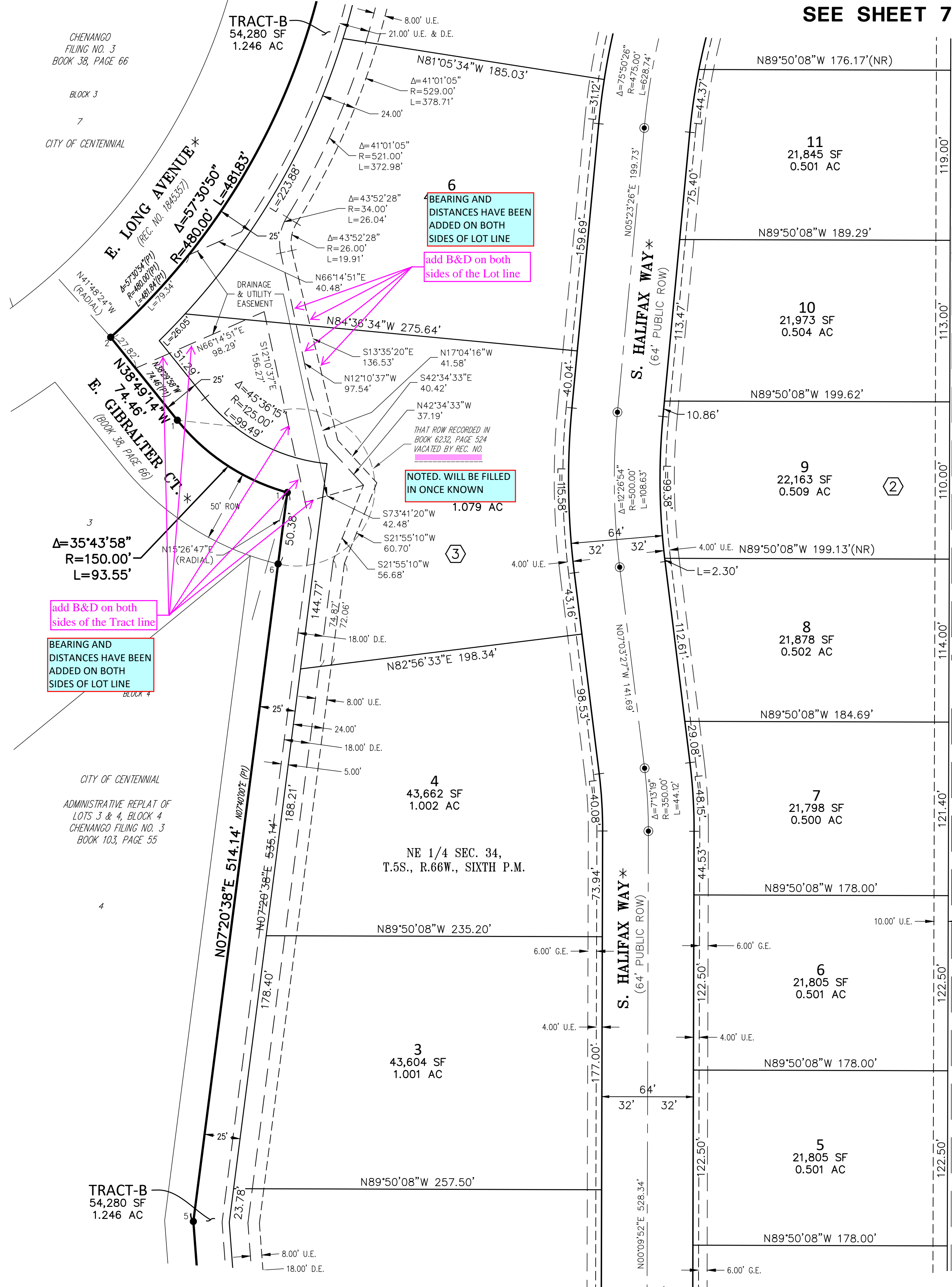
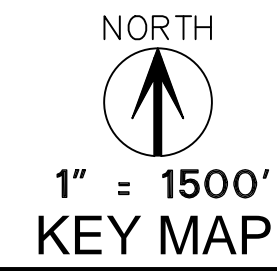
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KINGS POINT SUBDIVISION FILING NO. 2

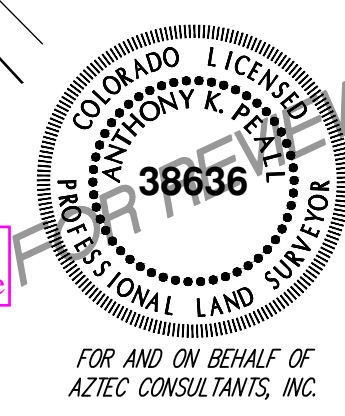
TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4
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SEE SHEET 2
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CURVE TABLES
& LEGEND



DETAIL
1" = 30'



SHEET 10 OF 14

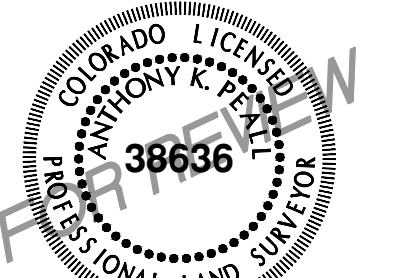
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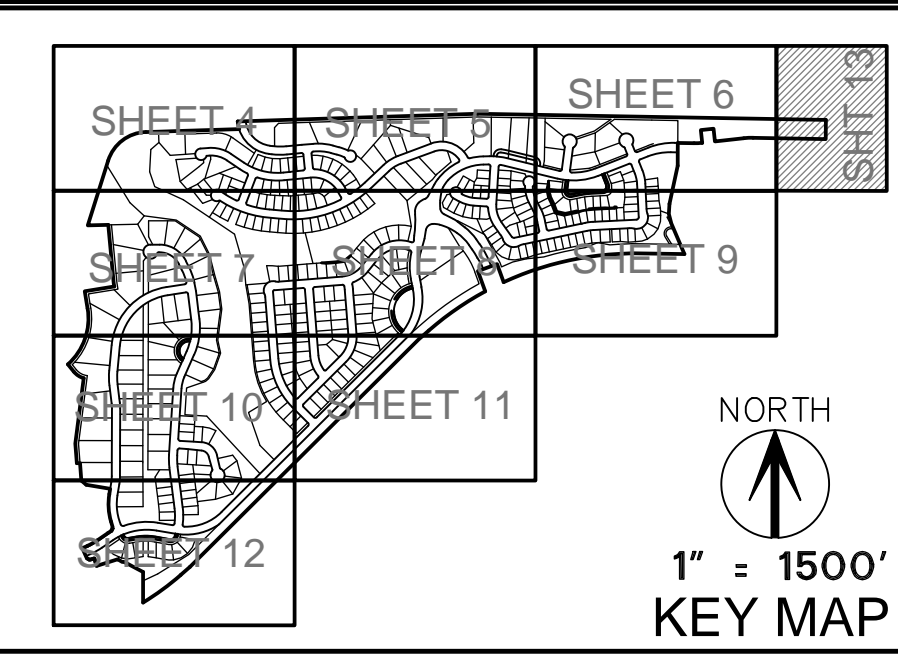
**TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**

SEE SHEET 10

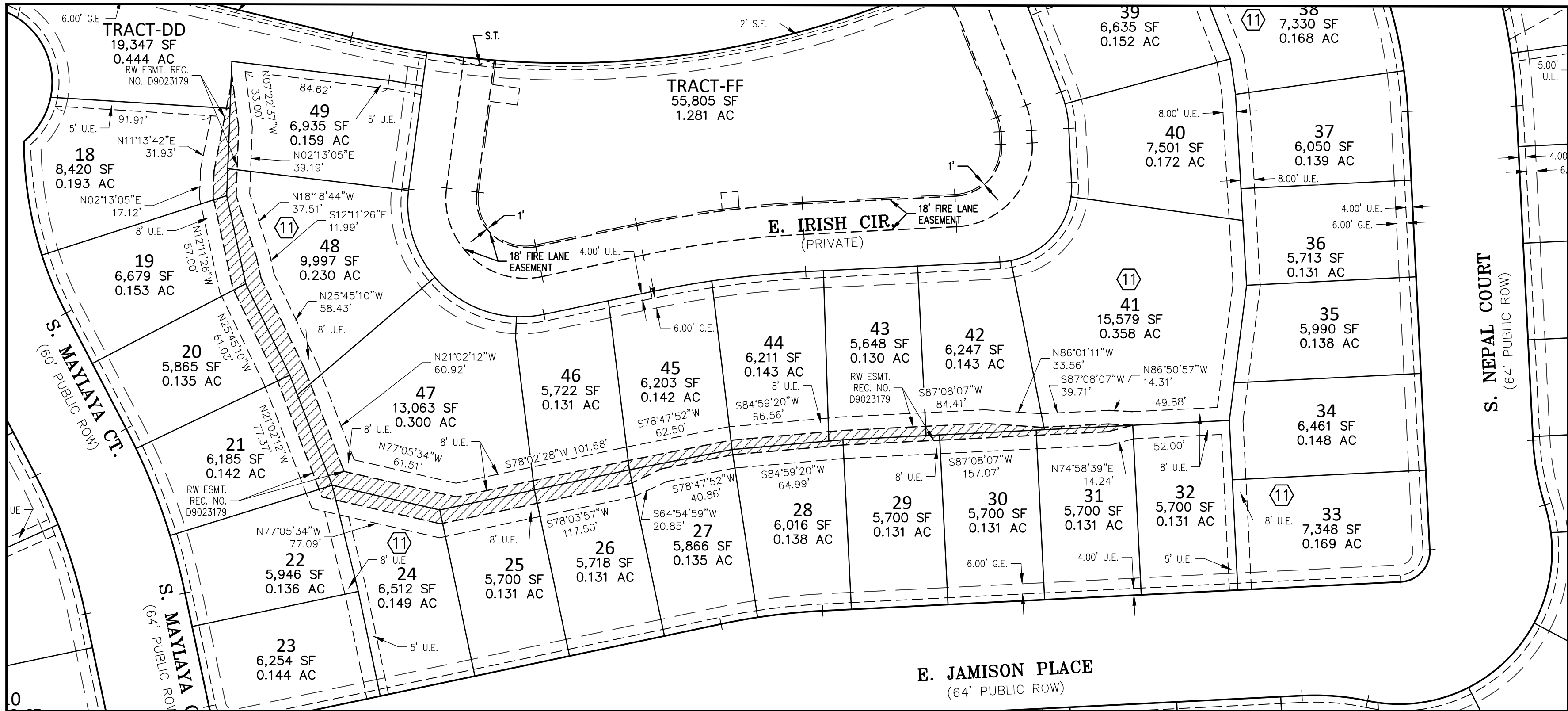
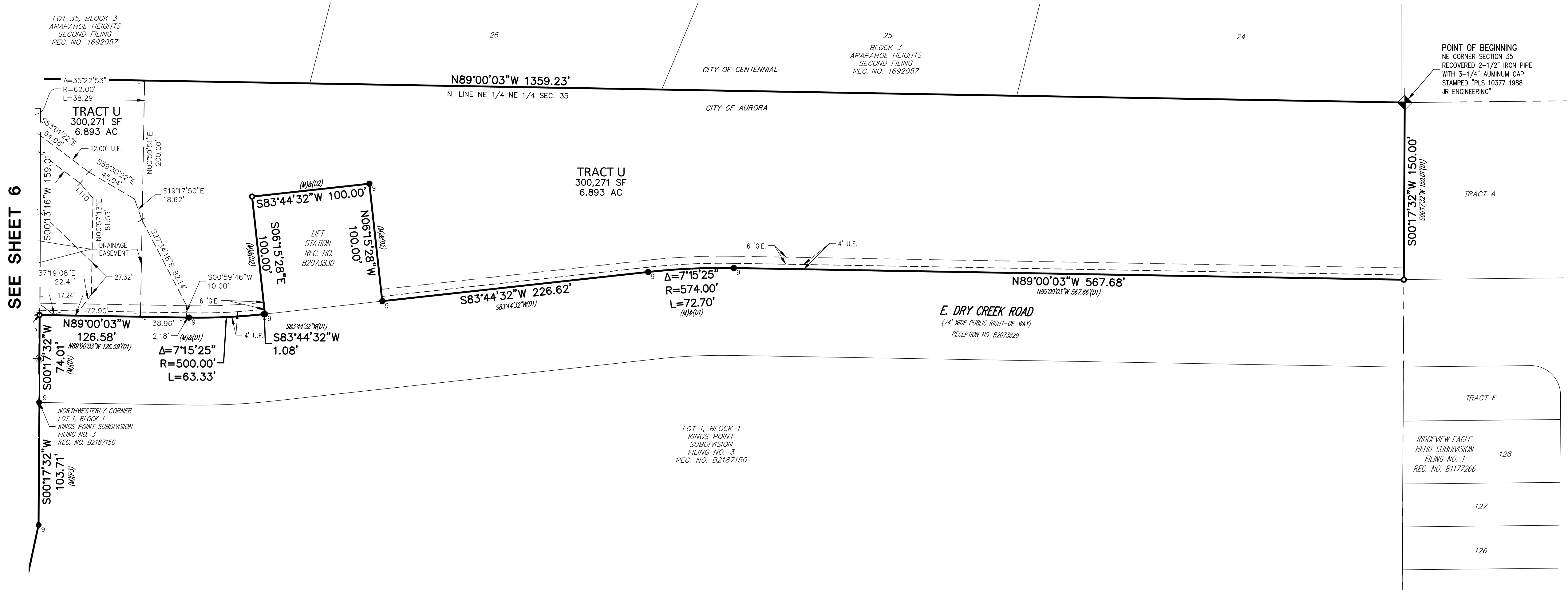
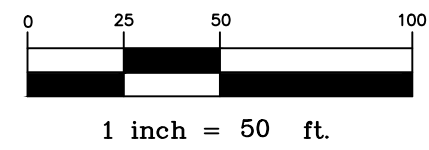
SHEET 11



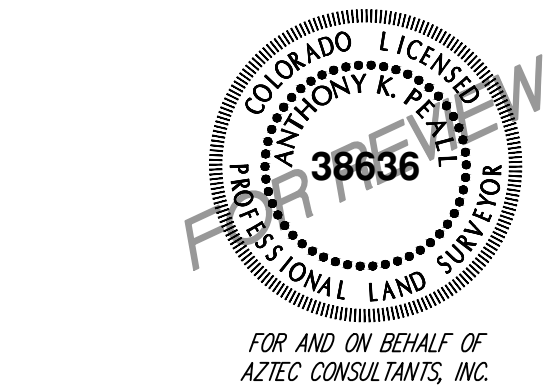
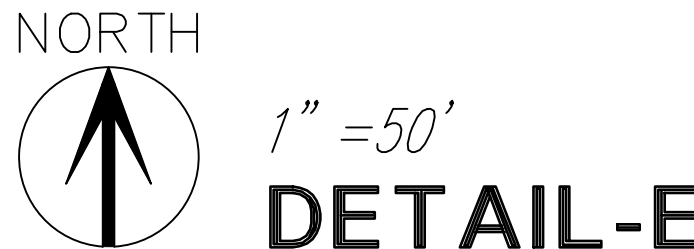
KINGS POINT SUBDIVISION FILING NO. 2
TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4
TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND
SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



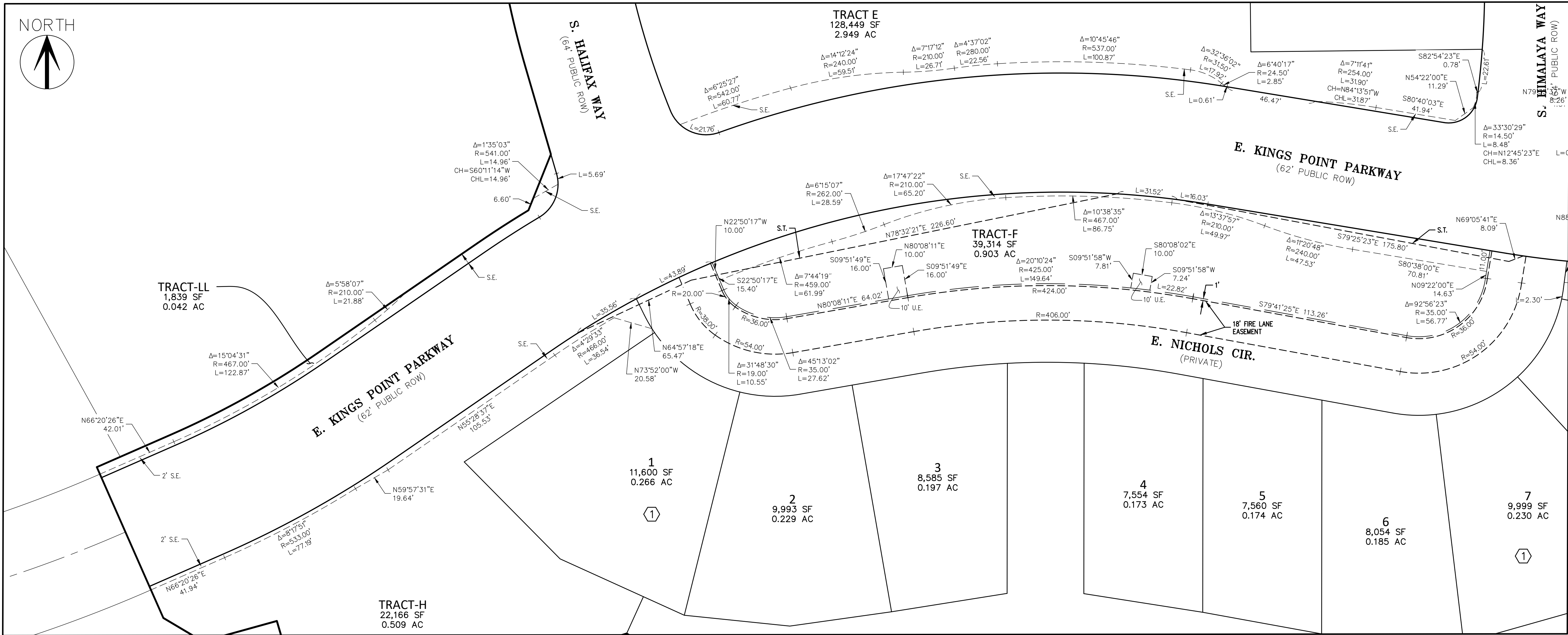
**SEE SHEET 2
FOR LINE &
CURVE TABLES
& LEGEND**



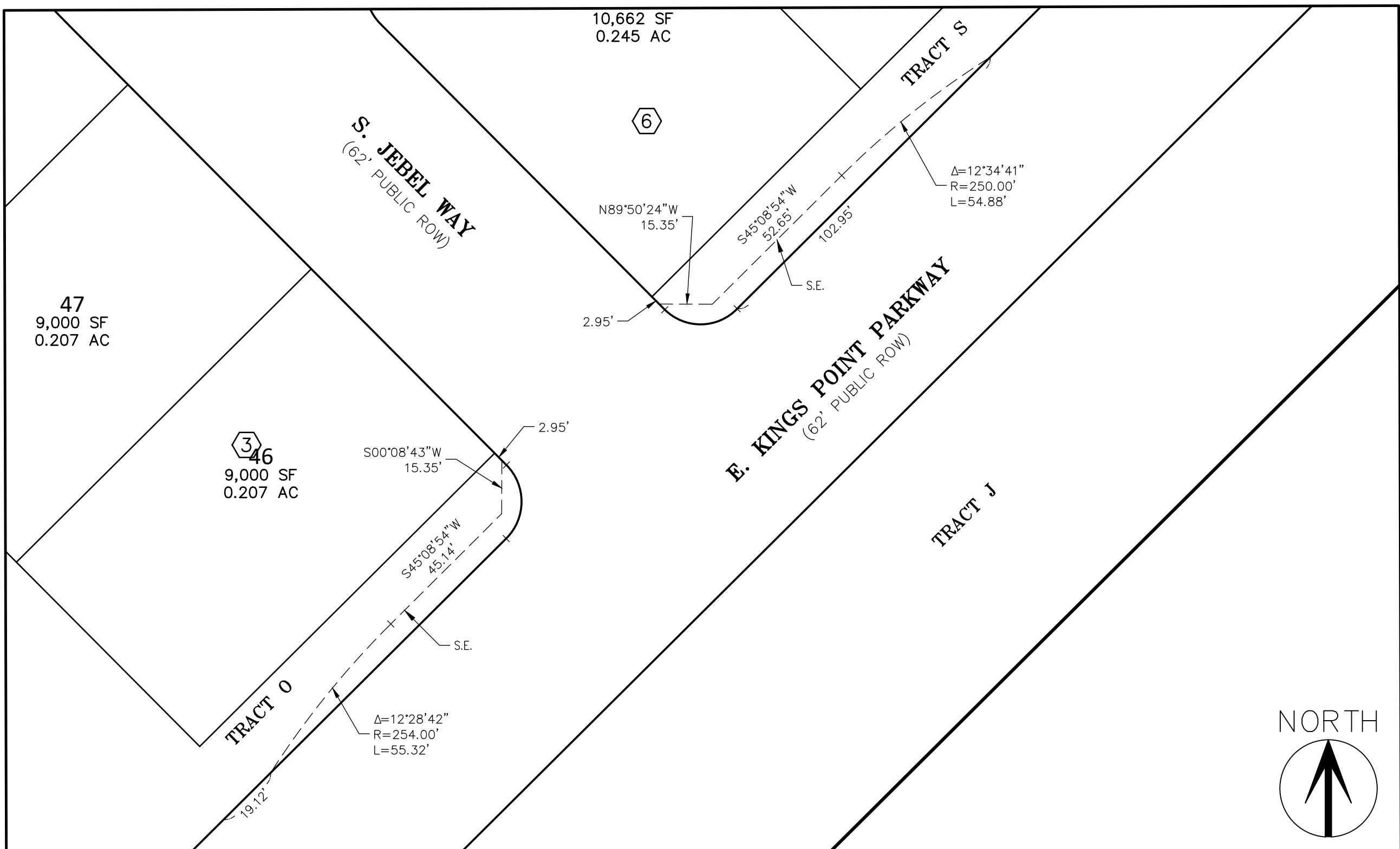
ADDED "PRIVATE"
BEFORE RETAINING
add "Private"
RETAINING WALL EASEMENT
RECEPTION NO. D9023179



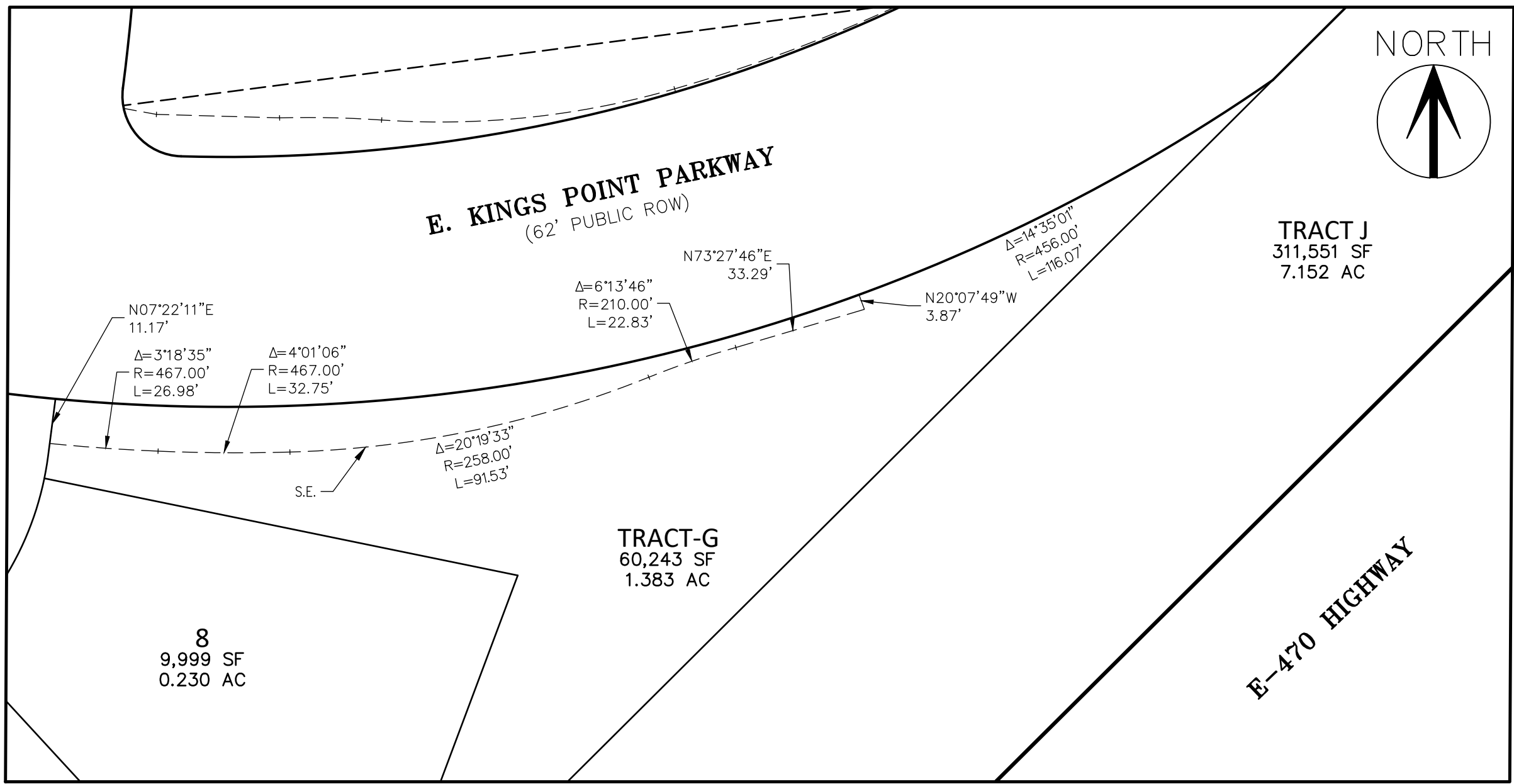
KINGS POINT SUBDIVISION FILING NO. 2
TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4
TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND
SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



1" = 30'
DETAIL-B



1" = 30'
DETAIL-C



1" = 30'
DETAIL-D

S.E. = SIDEWALK EASEMENT

