



# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 14

## DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF TWO PARCELS OF LAND BEING ALL THOSE CERTAIN PORTIONS OF TRACT E AS DEPICTED ON THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTH HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### PARCEL A

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 BEARS NORTH 89°37'56" WEST, A DISTANCE OF 2,653.23 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

is this correct?

RESPONSE:  
UPDATED

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°12'06" WEST, A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°37'52" WEST, A DISTANCE OF 139.34 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT E;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT E THE FOLLOWING TWO (2) COURSES;

1. NORTH 01°37'32" EAST, A DISTANCE OF 1,272.32 FEET;
2. SOUTH 89°31'40" WEST, A DISTANCE OF 873.19 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 00°00'03" WEST, A DISTANCE OF 729.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 635.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 07°17'30" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°17'33", AN ARC LENGTH OF 80.82 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°59'57" EAST, A DISTANCE OF 581.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°00'03" EAST, A DISTANCE OF 6.50 FEET;

THENCE NORTH 89°59'57" EAST, A DISTANCE OF 85.00 FEET;

THENCE NORTH 00°00'03" WEST, A DISTANCE OF 6.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°59'57" EAST, A DISTANCE OF 247.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 862.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°48'54", AN ARC LENGTH OF 1,020.26 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 160.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°20'21", AN ARC LENGTH OF 29.44 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 20°34'20" EAST, A DISTANCE OF 50.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 20°34'20" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°23'11", AN ARC LENGTH OF 30.85 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 253.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°23'11", AN ARC LENGTH OF 30.85 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 23°47'58" EAST, A DISTANCE OF 50.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 16°31'30" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°20'21", AN ARC LENGTH OF 29.44 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 90.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 67°48'51" WEST, A DISTANCE OF 6.50 FEET;

THENCE SOUTH 22°11'09" EAST, A DISTANCE OF 85.00 FEET;

THENCE NORTH 67°48'51" EAST, A DISTANCE OF 6.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 90.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°31'32", AN ARC LENGTH OF 30.90 FEET;

## DEDICATION (CONT.)

THENCE NON-TANGENT TO SAID CURVE, SOUTH 21°44'26" EAST, A DISTANCE OF 46.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 21°44'26" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°33'17", AN ARC LENGTH OF 31.26 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 283.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 22°11'09" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE SOUTH 22°11'09" EAST, A DISTANCE OF 5.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 480.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°42'27", AN ARC LENGTH OF 89.70 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 89°59'45" WEST, A DISTANCE OF 21.79 FEET;

THENCE SOUTH 00°25'11" EAST, A DISTANCE OF 16.07 FEET;

THENCE SOUTH 44°27'27" WEST, A DISTANCE OF 67.58 FEET;

THENCE SOUTH 89°34'54" WEST, A DISTANCE OF 16.42 FEET;

THENCE SOUTH 00°39'10" EAST, A DISTANCE OF 32.66 FEET TO A LINE PARALLEL WITH, DISTANT 57.00 FEET NORTHERLY FROM SAID SOUTH LINE OF THE SOUTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°37'56" WEST, A DISTANCE OF 642.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°22'04" WEST, A DISTANCE OF 3.58 FEET;

THENCE SOUTH 89°59'57" WEST, A DISTANCE OF 82.00 FEET;

THENCE SOUTH 00°22'04" EAST, A DISTANCE OF 4.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO SAID PARALLEL LINE;

THENCE TANGENT TO SAID CURVE, ALONG SAID PARALLEL LINE, SOUTH 89°37'56" WEST, A DISTANCE OF 537.12 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 65.296 ACRES, (2,844,292 SQUARE FEET), MORE OR LESS.

### TOGETHER WITH,

### PARCEL B

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30, WHENCE THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 BEARS SOUTH 89°37'56" WEST, A DISTANCE OF 2,653.23 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE NORTH 51°15'30" WEST, A DISTANCE OF 1,370.51 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 67°48'51" WEST, A DISTANCE OF 64.00 FEET;

THENCE NORTH 22°11'09" WEST, A DISTANCE OF 57.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 67°48'51" WEST, A DISTANCE OF 257.70 FEET;

THENCE NORTH 22°11'09" WEST, A DISTANCE OF 85.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°11'09" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET TO THE WESTERLY BOUNDARY OF COLORADO INTERSTATE GAS COMPANY RIGHT OF WAY AGREEMENT RECORDED IN BOOK 2853, AT PAGE 286, IN SAID OFFICIAL RECORDS;

THENCE TANGENT TO SAID CURVE, ALONG SAID WESTERLY BOUNDARY, NORTH 22°11'09" WEST, A DISTANCE OF 684.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 940.00 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°34'47", AN ARC LENGTH OF 9.51 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°42'56", AN ARC LENGTH OF 30.27 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 63°57'00" EAST, A DISTANCE OF 250.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

## DEDICATION (CONT.)

THENCE TANGENT TO SAID CURVE, SOUTH 26°03'00" EAST, A DISTANCE OF 5.50 FEET;

THENCE NORTH 63°57'00" EAST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 26°03'00" EAST, A DISTANCE OF 22.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 532.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°51'51", AN ARC LENGTH OF 35.88 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 216.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 67°48'51" EAST, A DISTANCE OF 5.50 FEET;

THENCE SOUTH 22°11'09" EAST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 67°48'51" WEST, A DISTANCE OF 5.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 357.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NORTH 67°48'51" EAST, A DISTANCE OF 5.50 FEET;

THENCE SOUTH 22°11'09" EAST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 67°48'51" WEST, A DISTANCE OF 5.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 67.64 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6.882 ACRES, (299,760 SQUARE FEET), MORE OR LESS.

CONTAINING A COMBINED AREA OF 72.178 ACRES, (3,144,052 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS, AND EASEMENTS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 7. 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.

delete the extra words

RESPONSE:  
UPDATED

and

RESPONSE:  
UPDATED

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

<b>AZTEC</b> CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 133120-04 Drawn By: RDR	DATE OF PREPARATION:	05-13-2020
	SCALE:	1"=100'
SHEET 2 OF 14		

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTH HALF OF SECTION 30,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 14

SE 1/4 SEC. 30,  
T.3S., R.65W., SIXTH P.M.

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

SEE SHEET 14  
FOR LINE AND  
SHEET 5 FOR  
CURVE TABLES

RESPONSE:  
NOT YET  
PROVIDED

RESPONSE:  
NOT YET  
PROVIDED

RESPONSE:  
LABELED AS  
TRACT

RESPONSE:  
NOT YET  
PROVIDED

C 1/4 CORNER SECTION 30  
T.3S., R.65W., 6TH P.M.  
FOUND 30" LONG NO. 6 REBAR WITH A 2"  
ALUMINUM CAP STAMPED "WESTERN STATES  
SURVEYING INC. PLS 28649" 1.0± BELOW THE  
SURFACE PER MONUMENT RECORD ACCEPTED  
ON SEPTEMBER 30, 2018 BY PLS 38318

C-S 1/16 CORNER SECTION 30 T.3S.,  
R.65W., 6TH P.M.  
FOUND 30" LONG NO. 6 REBAR WITH A 2"  
1/2" ALUMINUM CAP STAMPED "LS 33202"  
1.0± BELOW THE SURFACE PER MONUMENT  
RECORD ACCEPTED ON AUGUST 2, 2002 BY  
PLS 33202

SE 1/4  
T.3S.,  
R.65W.,  
SIXTH P.M.

UNPLATTED  
REC. NO. 2007000020198

E LINE OF THE SE 1/4,  
SW 1/4 OF SEC. 30

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**MONUMENT SYMBOL LEGEND**

- 1 SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- 1 FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "GSS LS 27936"
- (R) RADIAL
- ## INDICATES BLOCK NUMBER

NOTE: TRACTS O, J, AND Q ARE AN ACCESS EASEMENT IN THEIR ENTIRETY



POINT OF COMMENCEMENT  
PARCEL A

S 1/4 CORNER SECTION 30 T.3S., R.65W., 6TH P.M.  
FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA LS  
16848 (1988)" 1.7± BELOW THE SURFACE IN A RANGE BOX PER  
MONUMENT RECORD ACCEPTED ON SEPTEMBER 30, 2018 BY PLS 38318

60' ROAD PETITION #622, BK. 5 OF B.O.A.C.C.  
TO ADAMS COUNTY

S LINE OF THE SE 1/4 OF SEC. 30  
S89°37'56"W 2653.23'  
(BASIS OF BEARINGS)

**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.: 133120-04  
Drawn By: RDR

DATE OF PREPARATION:	05-13-2020
SCALE:	1"=150'
SHEET 3 OF 14	

FOR REVIEW

RESPONSE:  
NOT YET  
PROVIDED

RESPONSE:  
NOT YET  
PROVIDED

RESPONSE:  
NOT YET  
PROVIDED

RESPONSE:  
LABELED AS  
TRACT

RESPONSE:  
ADDED

this is outside the City Limits - label as such

RESPONSE:  
NOT YET  
PROVIDED

RESPONSE:  
NOT YET  
PROVIDED

RESPONSE:  
LABELED AS  
TRACT

RESPONSE:  
NOT YET  
PROVIDED

POINT OF COMMENCEMENT  
PARCEL B  
SE CORNER SECTION 30, T.3S., R.65W., 6TH P.M.  
FOUND 3" GALVANIZED PIPE WITH A 3" BRASS  
CAP STAMPED "CITY OF AURORA LS 16848  
(1984)" 2.5± BELOW THE SURFACE IN A RANGE  
BOX PER MONUMENT RECORD FILED BY PLS  
38318 AND ACCEPTED ON SEPTEMBER 30, 2018

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

S LINE OF THE NE 1/4,  
SW 1/4 OF SEC. 30

RESPONSE:  
NOT YET  
PROVIDED

C-S 1/16 CORNER SECTION 30 T.3S.,  
R.65W., 6TH P.M.  
FOUND 30" LONG NO. 6 REBAR WITH A 2"  
1/2" ALUMINUM CAP STAMPED "LS 33202"  
1.0± BELOW THE SURFACE PER MONUMENT  
RECORD ACCEPTED ON AUGUST 2, 2002 BY  
PLS 33202

SE 1/4  
T.3S.,  
R.65W.,  
SIXTH P.M.

UNPLATTED  
REC. NO. 2007000020198

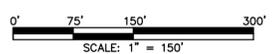
E LINE OF THE SE 1/4,  
SW 1/4 OF SEC. 30

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**MONUMENT SYMBOL LEGEND**

- 1 SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- 1 FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "GSS LS 27936"
- (R) RADIAL
- ## INDICATES BLOCK NUMBER

NOTE: TRACTS O, J, AND Q ARE AN ACCESS EASEMENT IN THEIR ENTIRETY



POINT OF COMMENCEMENT  
PARCEL A

S 1/4 CORNER SECTION 30 T.3S., R.65W., 6TH P.M.  
FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA LS  
16848 (1988)" 1.7± BELOW THE SURFACE IN A RANGE BOX PER  
MONUMENT RECORD ACCEPTED ON SEPTEMBER 30, 2018 BY PLS 38318

60' ROAD PETITION #622, BK. 5 OF B.O.A.C.C.  
TO ADAMS COUNTY

S LINE OF THE SE 1/4 OF SEC. 30  
S89°37'56"W 2653.23'  
(BASIS OF BEARINGS)

**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.: 133120-04  
Drawn By: RDR

DATE OF PREPARATION:	05-13-2020
SCALE:	1"=150'
SHEET 3 OF 14	

FOR REVIEW

RESPONSE:  
NOT YET  
PROVIDED

RESPONSE:  
NOT YET  
PROVIDED

RESPONSE:  
NOT YET  
PROVIDED

RESPONSE:  
LABELED AS  
TRACT

RESPONSE:  
ADDED

this is outside the City Limits - label as such

RESPONSE:  
NOT YET  
PROVIDED

RESPONSE:  
NOT YET  
PROVIDED

RESPONSE:  
LABELED AS  
TRACT

RESPONSE:  
NOT YET  
PROVIDED

POINT OF COMMENCEMENT  
PARCEL B  
SE CORNER SECTION 30, T.3S., R.65W., 6TH P.M.  
FOUND 3" GALVANIZED PIPE WITH A 3" BRASS  
CAP STAMPED "CITY OF AURORA LS 16848  
(1984)" 2.5± BELOW THE SURFACE IN A RANGE  
BOX PER MONUMENT RECORD FILED BY PLS  
38318 AND ACCEPTED ON SEPTEMBER 30, 2018

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 14

SEE SHEET 7

SEE SHEET 14  
FOR LINE AND  
SHEET 5 FOR  
CURVE TABLES

add a key map on  
every page graphic  
**RESPONSE:  
ADDED**

change to G.E. (typ.)  
along street R.O.W.  
**RESPONSE:  
ADDED**

change to G.E. (typ.)  
along street R.O.W.  
**RESPONSE:  
UPDATED**

**MONUMENT SYMBOL LEGEND**

- 1 SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- U.E. UTILITY EASEMENT
- (NR) NON-RADIAL
- (R) RADIAL
- ## INDICATES BLOCK

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 2018.

add G.E. - Gas Easement  
**RESPONSE:  
UPDATED**

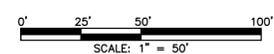
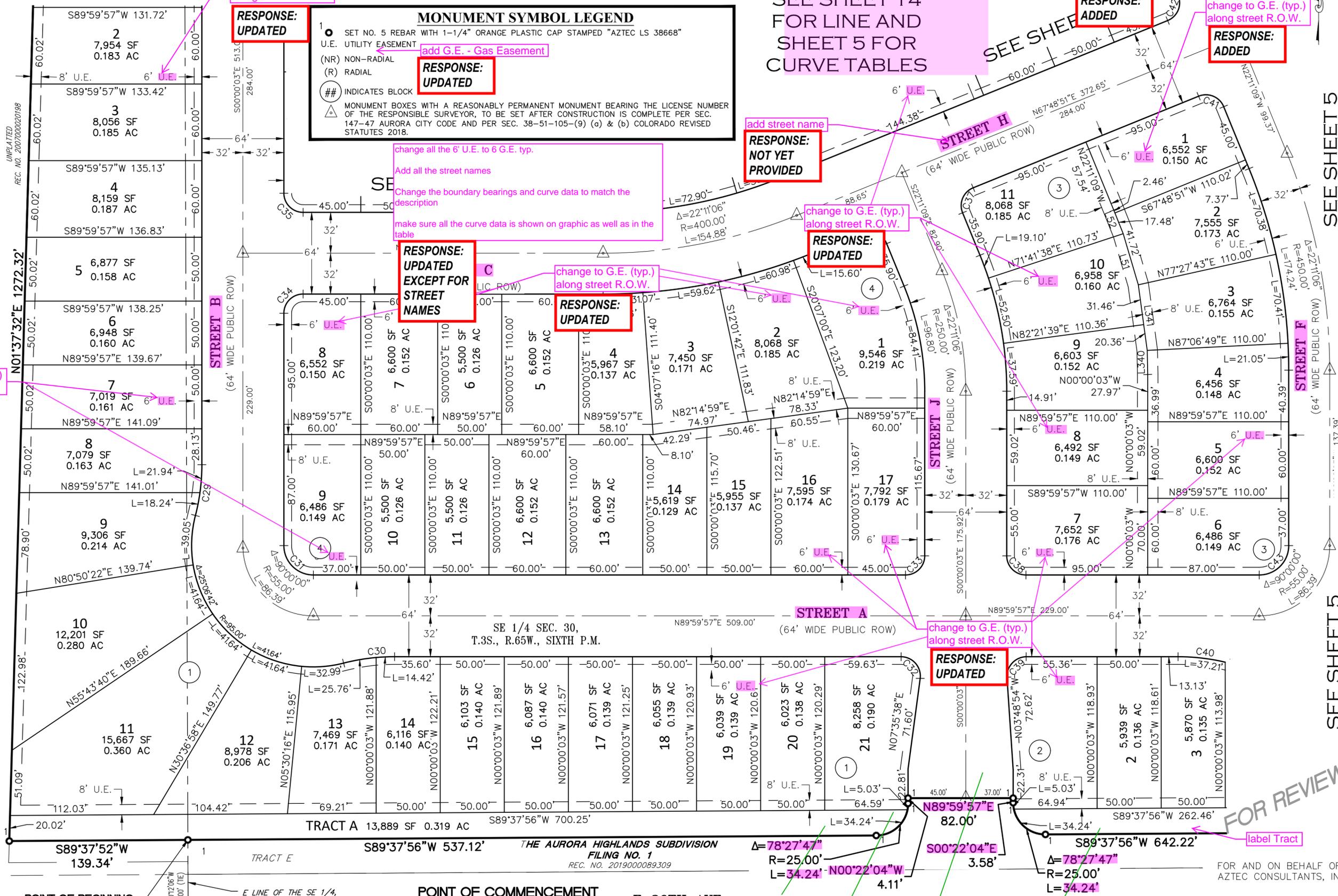
change all the 6' U.E. to 6 G.E. typ.  
Add all the street names  
Change the boundary bearings and curve data to match the description  
make sure all the curve data is shown on graphic as well as in the table  
**RESPONSE:  
UPDATED  
EXCEPT FOR  
STREET  
NAMES**

add street name  
**RESPONSE:  
NOT YET  
PROVIDED**

change to G.E. (typ.)  
along street R.O.W.  
**RESPONSE:  
UPDATED**

change to G.E. (typ.)  
along street R.O.W.  
**RESPONSE:  
UPDATED**

change to G.E. (typ.)  
along street R.O.W.  
**RESPONSE:  
UPDATED**



**POINT OF COMMENCEMENT**

PARCEL A  
S 1/4 CORNER SECTION 30 T.3S., R.65W., 6TH P.M.  
FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA LS 16848 (1989)" 1.7±  
BELOW THE SURFACE IN A RANGE BOX PER MONUMENT RECORD  
ACCEPTED ON SEPTEMBER 30, 2018 BY PLS 38318

**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.: 133120-04  
Drawn By: RDR

DATE OF PREPARATION:	05-13-2020
SCALE:	1"=50'
SHEET	4 OF 14

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 7

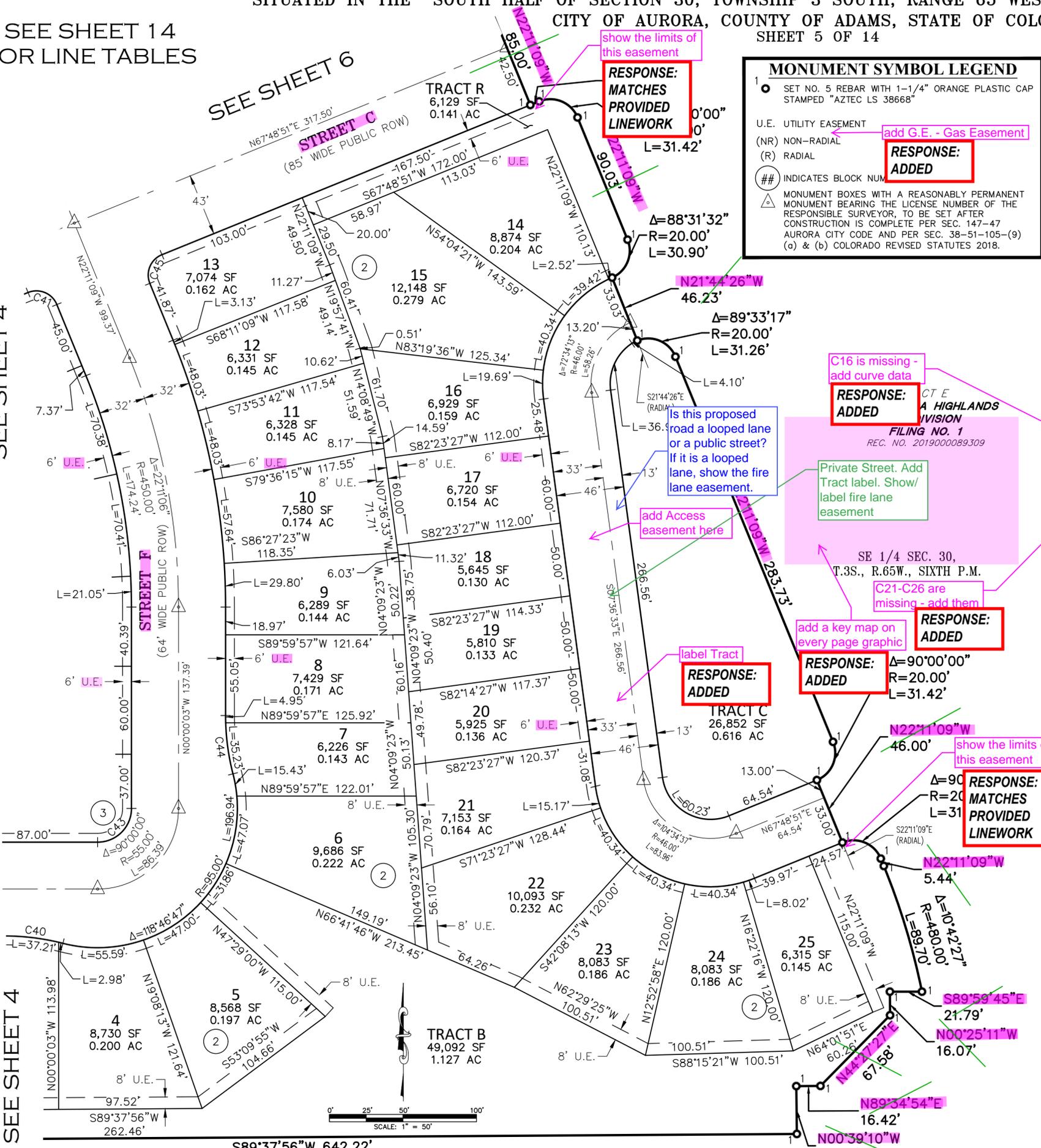
A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 5 OF 14

SEE SHEET 14  
FOR LINE TABLES

SEE SHEET 6

SEE SHEET 4

SEE SHEET 4



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7°17'33"	635.00'	80.82'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	20.00'	31.42'
C4	67°48'54"	862.00'	1020.26'
C5	84°20'21"	20.00'	29.44'
C6	88°23'11"	20.00'	30.85'
C7	88°23'11"	20.00'	30.85'
C8	84°20'21"	20.00'	29.44'
C9	90°00'00"	20.00'	31.42'
C10	90°00'00"	20.00'	31.42'
C11	88°31'32"	20.00'	30.90'
C12	89°33'17"	20.00'	31.26'
C13	90°00'00"	20.00'	31.42'
C14	90°00'00"	20.00'	31.42'
C15	10°42'27"	480.00'	89.70'
C17	78°27'47"	25.00'	34.24'
C18	90°00'00"	25.00'	39.27'
C19	90°00'00"	15.00'	23.56'
C20	90°00'00"	20.00'	31.42'
C27	90°00'00"	15.00'	23.56'
C28	90°00'00"	15.00'	23.56'
C29	14°23'23"	160.00'	40.18'
C30	14°23'23"	160.00'	40.18'
C31	90°00'00"	23.00'	36.13'
C32	96°13'17"	15.16'	25.46'
C33	90°00'00"	15.00'	23.56'
C34	90°00'00"	15.00'	23.56'
C35	90°00'00"	15.00'	23.56'
C36	90°00'00"	15.00'	23.56'
C37	90°00'00"	15.00'	23.56'
C38	90°00'00"	15.00'	23.56'
C39	90°00'00"	15.49'	24.33'
C40	14°23'23"	160.00'	40.18'
C41	90°00'00"	15.00'	23.56'
C42	90°00'00"	15.00'	23.56'
C43	90°00'00"	23.00'	36.13'
C44	14°23'23"	160.00'	40.18'
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	50°18'23"	26.00'	17.56'
C49	90°00'00"	29.00'	45.55'
C50	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C51	90°00'00"	15.00'	23.56'
C52	90°00'00"	15.00'	23.56'
C53	90°00'00"	15.00'	23.56'
C54	90°00'00"	15.00'	23.56'
C55	90°00'00"	15.00'	23.56'
C56	90°00'00"	15.00'	23.56'
C57	90°00'00"	15.00'	23.56'
C58	90°00'00"	15.00'	23.56'
C59	90°00'00"	15.00'	23.56'
C60	90°00'00"	15.00'	23.56'
C61	90°00'00"	15.00'	23.56'
C62	97°22'46"	15.00'	25.49'
C63	14°23'23"	160.00'	40.18'
C64	90°00'00"	23.00'	36.13'
C65	14°23'23"	160.00'	40.18'
C66	14°23'23"	160.00'	40.18'
C67	90°00'00"	23.00'	36.13'
C68	118°46'47"	95.00'	196.94'
C69	41°52'53"	55.00'	40.20'
C70	14°23'23"	160.00'	40.18'
C71	90°00'00"	10.00'	15.71'
C72	90°00'00"	29.00'	45.55'
C73	90°00'00"	29.00'	45.55'
C74	90°00'00"	10.00'	15.71'
C75	90°00'00"	15.00'	23.56'
C76	90°00'00"	15.00'	23.56'
C77	90°00'00"	29.00'	45.55'
C78	90°00'00"	10.00'	15.71'
C79	90°00'00"	29.00'	45.55'
C80	90°00'00"	10.00'	15.71'
C81	90°00'00"	29.00'	45.55'
C82	90°00'00"	10.00'	15.71'
C83	90°00'00"	15.00'	23.56'

**AZTEC**  
CONSULTANTS, INC.

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Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No.: 133120-04  
Drawn By: RDR

DATE OF PREPARATION:	05-13-2020
SCALE:	1"=50'
SHEET 5 OF 14	

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 7

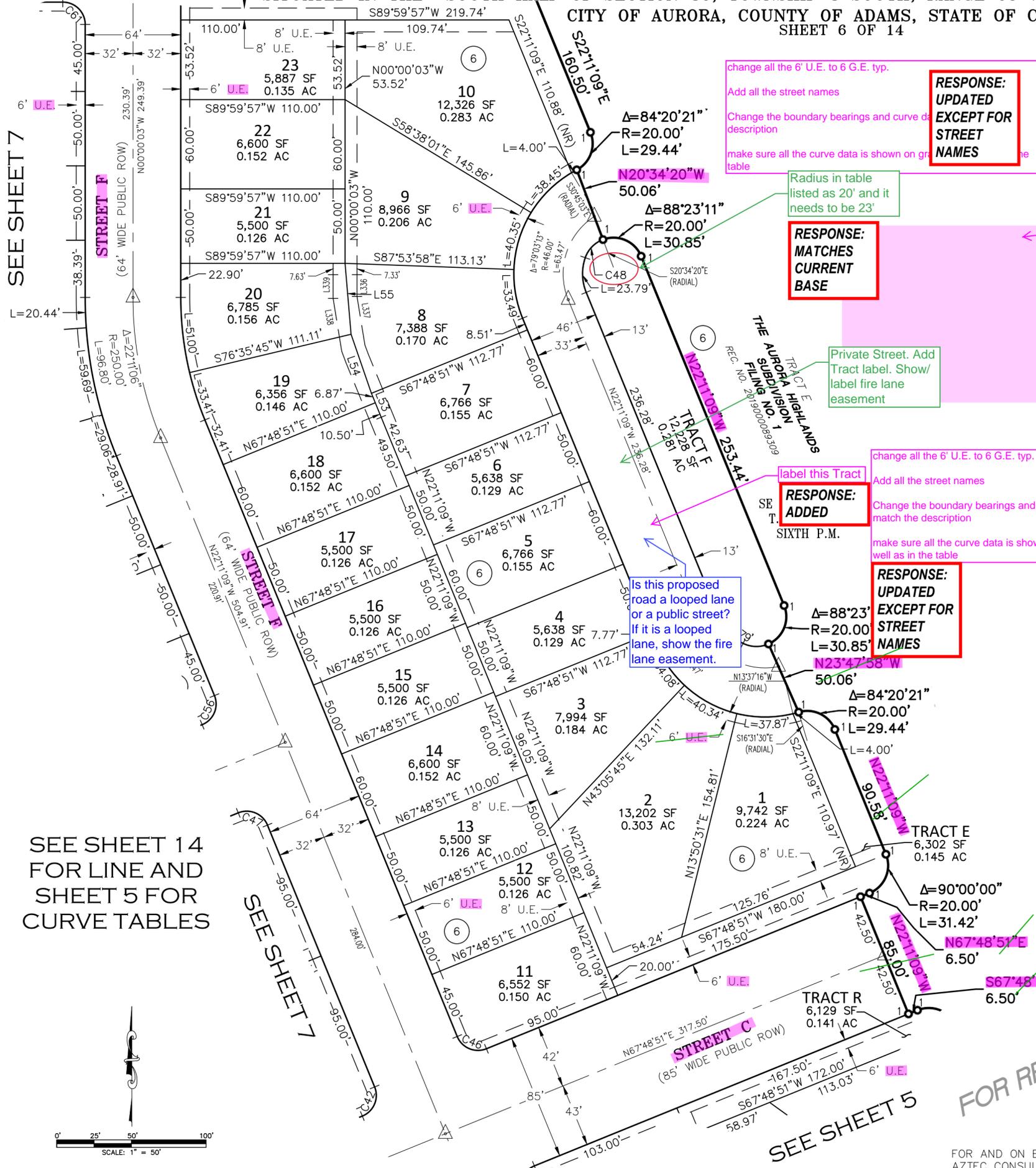
A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,

SITUATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 14

SEE SHEET 7



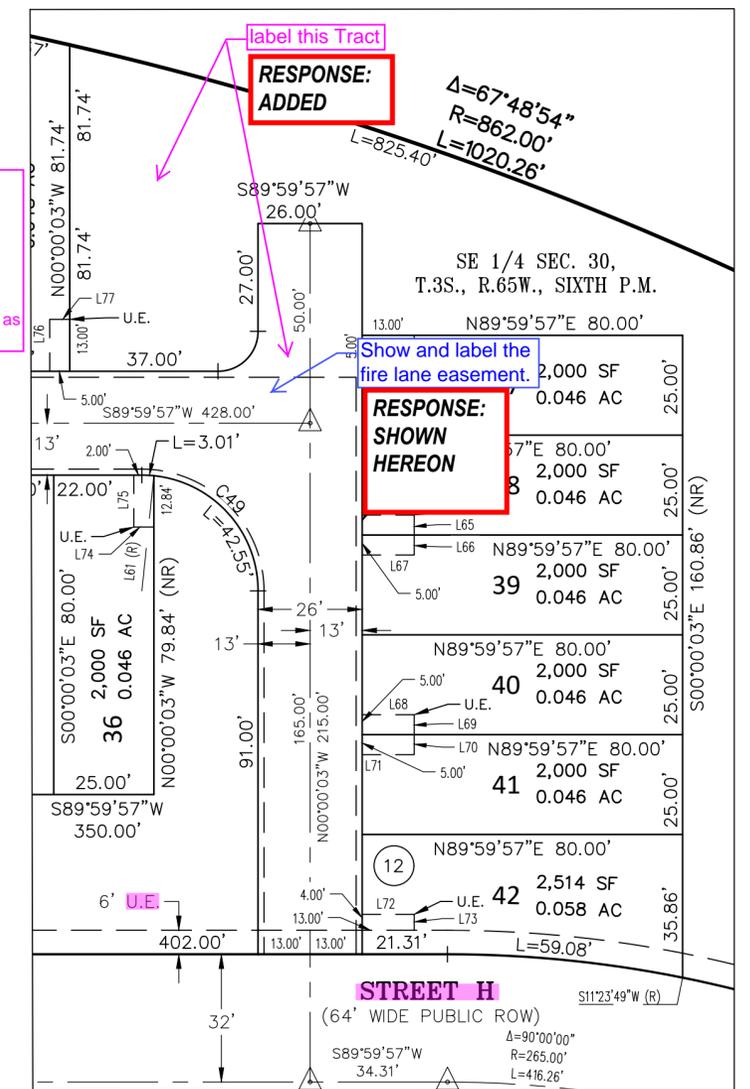
MONUMENT SYMBOL LEGEND	
1	SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
U.E.	UTILITY EASEMENT
(NR)	NON-RADIAL
(R)	RADIAL
##	INDICATES BLOCK NUMBER
△	MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2018.

**RESPONSE: UPDATED EXCEPT FOR STREET NAMES**

**RESPONSE: ADDED**

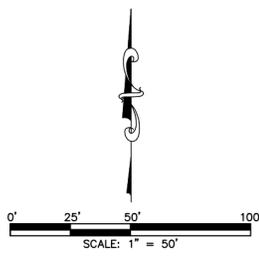
**RESPONSE: MATCHES CURRENT BASE**

**RESPONSE: ADDED**



**DETAIL A**  
SCALE 1" = 30'

SEE SHEET 14 FOR LINE AND SHEET 5 FOR CURVE TABLES



SEE SHEET 5

FOR REVIEW

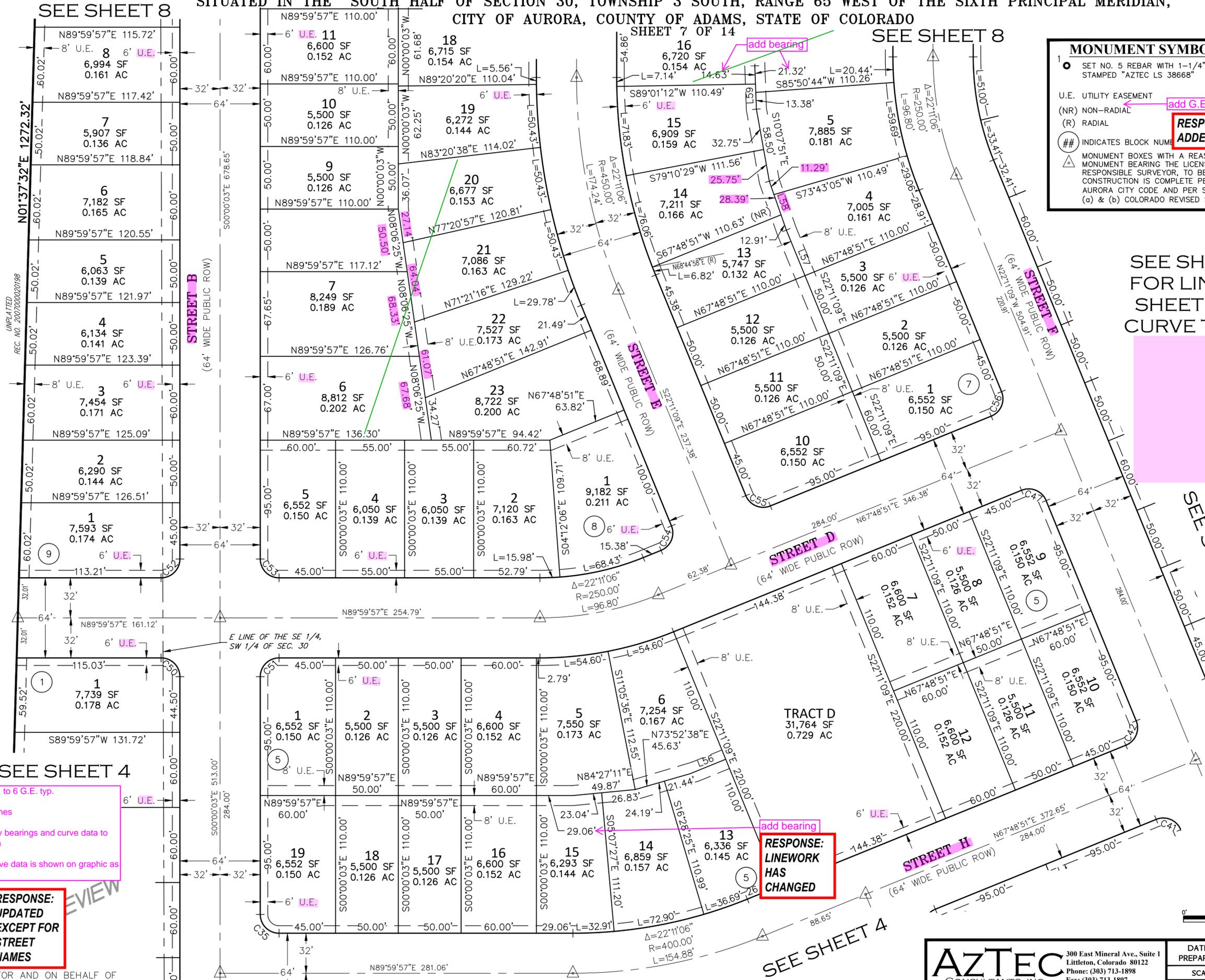
FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AZTEC** CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

DATE OF PREPARATION:	05-13-2020
SCALE:	1"=50'
SHEET 6 OF 14	

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



MONUMENT SYMBOL LEGEND	
○	SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
U.E.	UTILITY EASEMENT
(NR)	NON-RADIAL
(R)	RADIAL
##	INDICATES BLOCK NUMBER
△	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 2018.

SEE SHEET 14 FOR LINE AND SHEET 5 FOR CURVE TABLES

SEE SHEET 6

change all the 6' U.E. to 6' G.E. typ.  
Add all the street names  
Change the boundary bearings and curve data to match the description  
make sure all the curve data is shown on graphic as well as in the table

**RESPONSE: UPDATED EXCEPT FOR STREET NAMES**

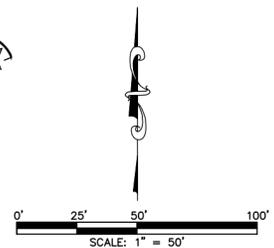
**RESPONSE: LINEWORK HAS CHANGED**

**RESPONSE: ADDED**

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.: 133120-04  
Drawn By: RDR

DATE OF PREPARATION:	05-13-2020
SCALE:	1"=50'
SHEET 7 OF 14	



# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 8 OF 14

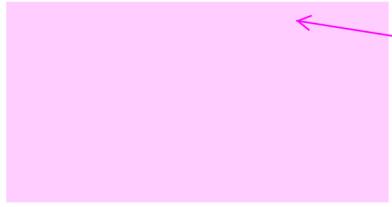
## MONUMENT SYMBOL LEGEND

- FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "GSS LS 27936"
- U.E. UTILITY EASEMENT
- (NR) NON-RADIAL
- (R) RADIAL
- ## INDICATES BLOCK NUMBER
- 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 2018.

**RESPONSE:  
ADDED**

**RESPONSE:  
ADDED**

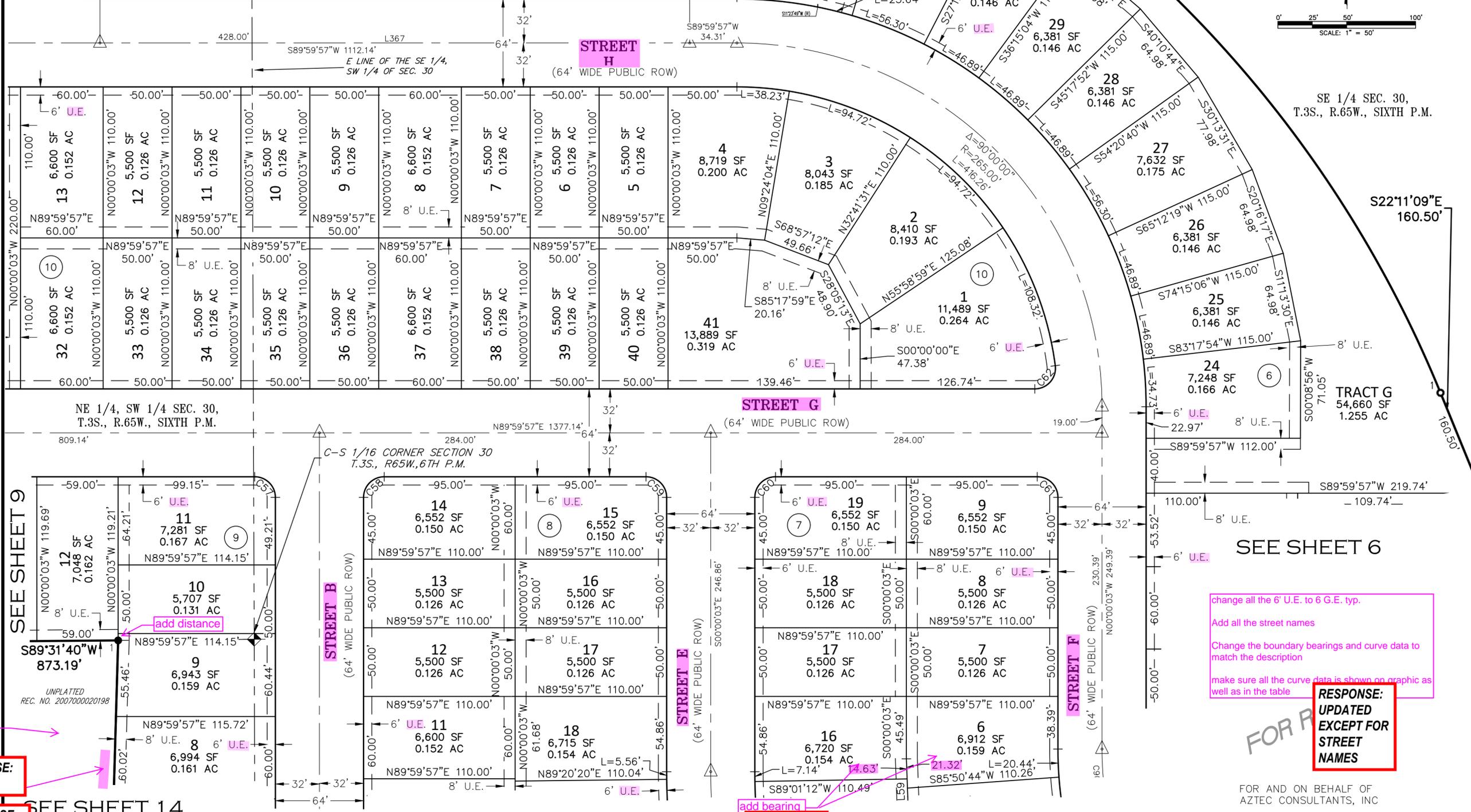
**RESPONSE:  
UPDATED  
EXCEPT FOR  
STREET  
NAMES**



SEE DETAIL A  
SEE DETAIL A  
SHEET 6

SEE DETAIL A  
SHEET 6

SEE SHEET 11



SEE SHEET 9

SEE SHEET 6

change all the 6' U.E. to 6 G.E. typ.  
Add all the street names  
Change the boundary bearings and curve data to match the description  
make sure all the curve data is shown on graphic as well as in the table

FOR R

if this is outside the City Limits - label as such

**RESPONSE:  
ADDED**

**RESPONSE:  
ADDED**

SEE SHEET 14  
FOR LINE AND  
SHEET 5 FOR  
CURVE TABLES

SEE SHEET 7

add bearing  
**RESPONSE:  
ADDED A  
BEARING TO  
ONE**

**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.: 133120-04

DATE OF PREPARATION:	05-13-2020
SCALE:	1"=50'
SHEET 8 OF 14	

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 9 OF 14

MONUMENT SYMBOL LEGEND	
1	SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
U.E.	UTILITY EASEMENT
(NR)	NON-RADIAL
(R)	RADIAL
##	INDICATES BLOCK NUM
▲	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 2018.

Show/label utility easement for the storm sewer

**RESPONSE:**  
CURRENT  
LINEWORK  
IS SHOWN

add G.E. - Gas Easement

**RESPONSE:**  
ADDED

add a key map on every page graphic

**RESPONSE:**  
ADDED

change all the 6' U.E. to 6 G.E. typ.

Add all the street names

Change the boundary bearings and curve data to match the description

make sure all the curve data is shown on graphic as well as in the table

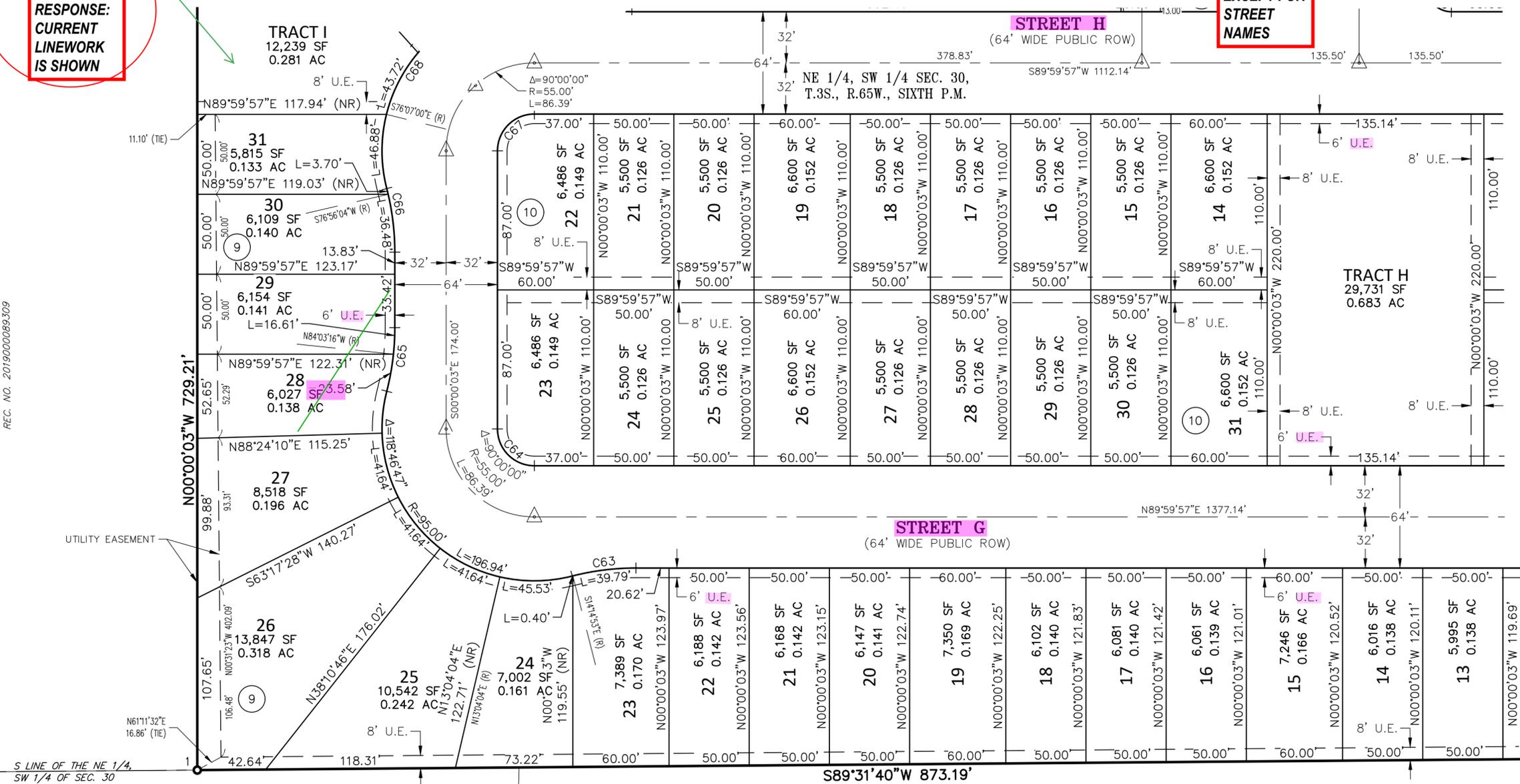
**RESPONSE:**  
UPDATED  
EXCEPT FOR  
STREET  
NAMES

SEE SHEET 14  
FOR LINE AND  
SHEET 5 FOR  
CURVE TABLES

SEE SHEET 10

SEE SHEET 10

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



SEE SHEET 8

SEE SHEET 8

this is outside the City Limits - label as such

**RESPONSE:**  
ADDED

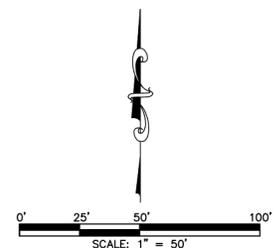
SE 1/4, SW 1/4 SEC. 30,  
T.3S., R.65W., SIXTH P.M.

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  
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www.aztecconsultants.com  
AzTec Proj. No.: 133120-04  
Drawn By: RDR

DATE OF PREPARATION:	05-13-2020
SCALE:	1"=50'
SHEET 9 OF 14	

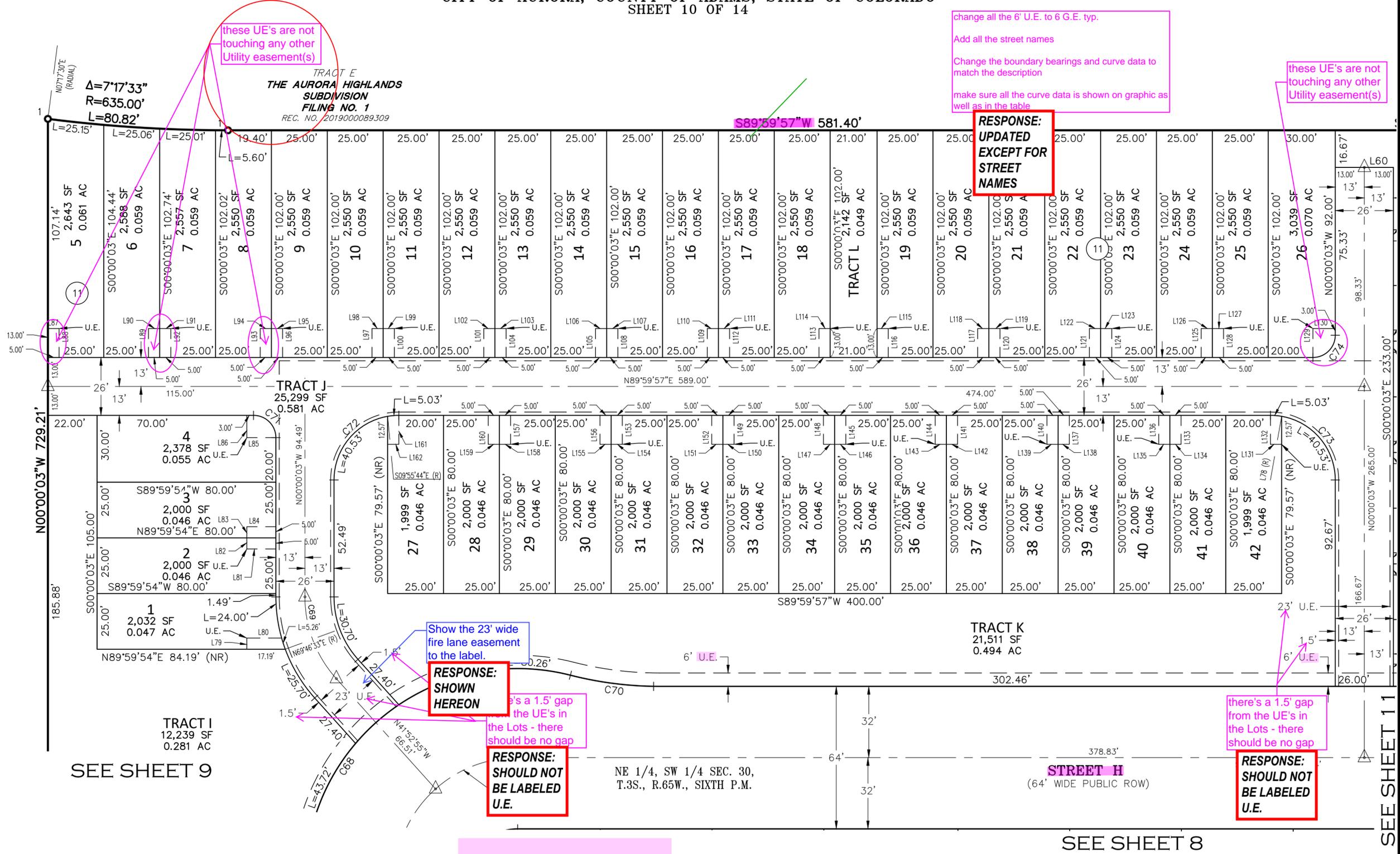


QUIT CLAIM DEED  
REC NO 2013000029989

UNPLATTED  
REC. NO. 2007000020198

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 10 OF 14



# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 11 OF 14

SEE SHEET 14  
FOR LINE AND  
SHEET 5 FOR  
CURVE TABLES

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

SE 1/4 SEC. 30,  
T.3S., R.65W., SIXTH P.M.

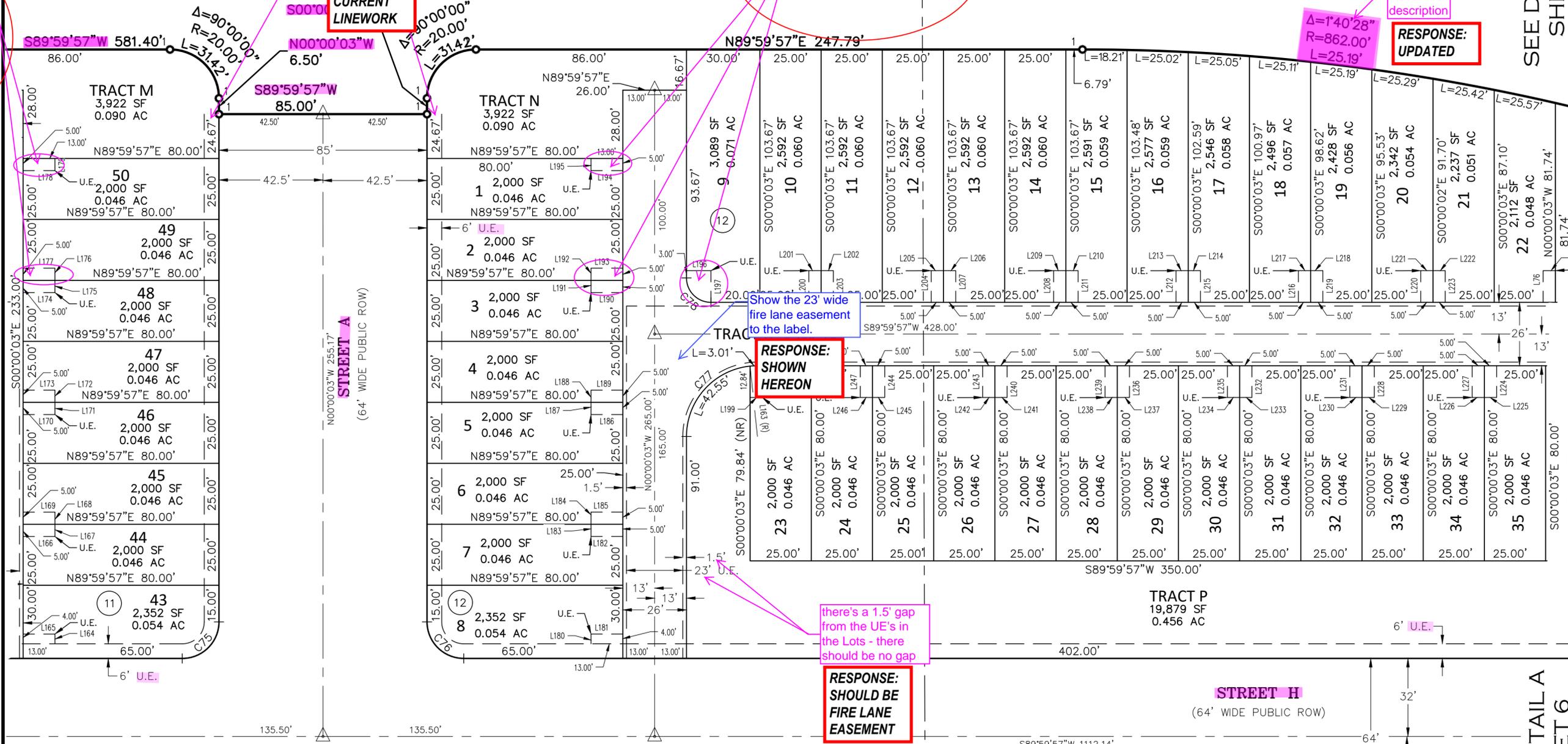
SEE DETAIL A  
SHEET 6

these UE's are not touching any other Utility easement(s)

show the limits of the easement here  
**RESPONSE: MATCHES CURRENT LINEWORK**

these UE's are not touching any other Utility easement(s)

match the description  
**RESPONSE: UPDATED**



Show the 23' wide fire lane easement to the label.

**RESPONSE: SHOWN HEREON**

there's a 1.5' gap from the UE's in the Lots - there should be no gap

**RESPONSE: SHOULD BE FIRE LANE EASEMENT**

MONUMENT SYMBOL LEGEND	
1	SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
U.E.	UTILITY EASEMENT
(NR)	NON-RADIAL
(R)	RADIAL
##	INDICATES BLOCK NUMBER
▲	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 2018.

add G.E. - Gas Easement  
**RESPONSE: ADDED**

FOR REVIEW

add a key map on every page graphic  
**RESPONSE: ADDED**

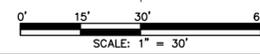
change all the 6' U.E. to 6 G.E. typ.  
Add all the street names  
Change the boundary bearings and curve data to match the description  
make sure all the curve data is shown on graphic as well as in the table

**RESPONSE: UPDATED EXCEPT FOR STREET NAMES**

SEE DETAIL A  
SHEET 6

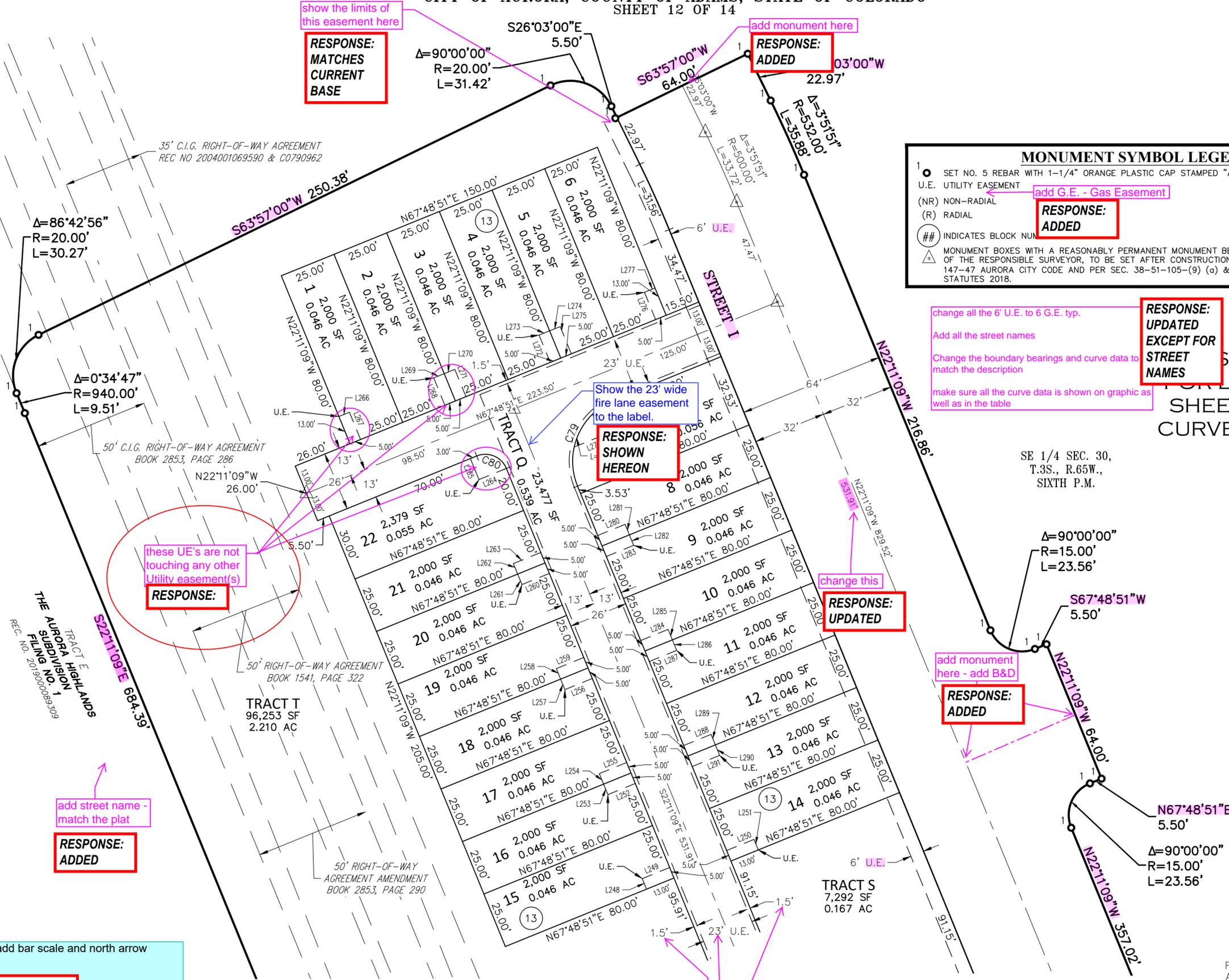
**AZTEC** CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
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www.aztecconsultants.com  
AzTec Proj. No.: 133120-04  
Drawn By: RDR

DATE OF PREPARATION:	05-13-2020
SCALE:	1"=30'
SHEET 11 OF 14	



# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 12 OF 14



show the limits of this easement here  
**RESPONSE: MATCHES CURRENT BASE**

add monument here  
**RESPONSE: ADDED**

**MONUMENT SYMBOL LEGEND**

- 1 SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- U.E. UTILITY EASEMENT
- (NR) NON-RADIAL
- (R) RADIAL
- ## INDICATES BLOCK NUMBER
- 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) (c) & (b) COLORADO REVISED STATUTES 2018.

change all the 6' U.E. to 6 G.E. typ.  
Add all the street names  
Change the boundary bearings and curve data to match the description  
make sure all the curve data is shown on graphic as well as in the table  
**RESPONSE: UPDATED EXCEPT FOR STREET NAMES**

Show the 23' wide fire lane easement to the label.  
**RESPONSE: SHOWN HEREON**

these UE's are not touching any other Utility easement(s)  
**RESPONSE:**

change this  
**RESPONSE: UPDATED**

add monument here - add B&D  
**RESPONSE: ADDED**

add street name - match the plat  
**RESPONSE: ADDED**

add bar scale and north arrow  
**RESPONSE: ADDED**

there's a 1.5' gap from the UE's in the Lots - there should be no gap  
**RESPONSE: MISSLABELLED**

SHEET 14  
FOR LINE AND  
SHEET 5 FOR  
CURVE TABLES

SE 1/4 SEC. 30,  
T.3S., R.65W.,  
SIXTH P.M.

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AZTEC**  
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AzTec Proj. No: 133120-04  
Drawn By: RDR

DATE OF PREPARATION:	05-13-2020
SCALE:	1"=30'
SHEET 12 OF 14	

SEE SHEET 13

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 7

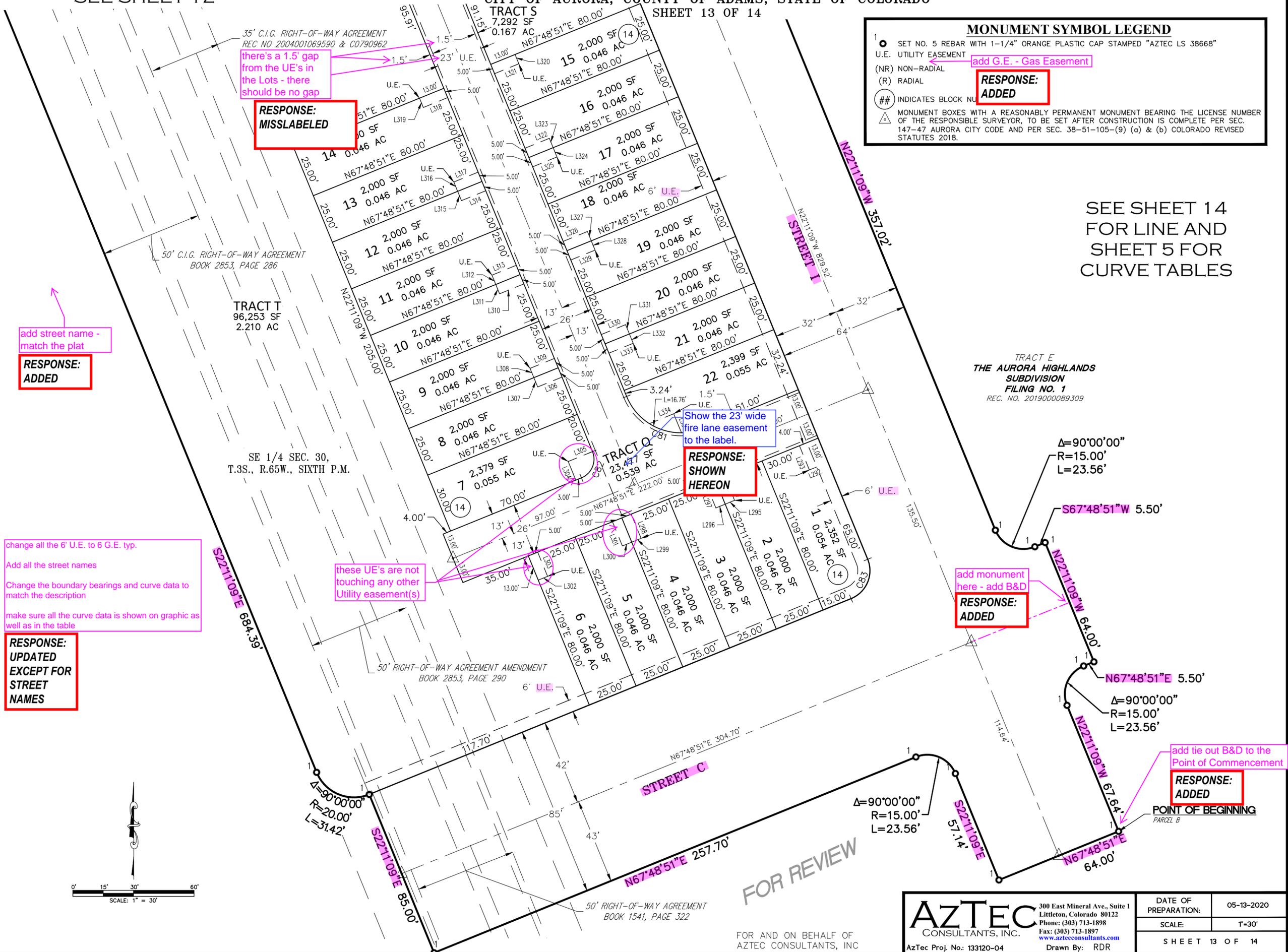
A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 12

SHEET 13 OF 14

MONUMENT SYMBOL LEGEND	
1	SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
U.E.	UTILITY EASEMENT
(NR)	NON-RADIAL
(R)	RADIAL
##	INDICATES BLOCK NUMBER
△	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 2018.

SEE SHEET 14  
FOR LINE AND  
SHEET 5 FOR  
CURVE TABLES



there's a 1.5' gap from the U.E.'s in the Lots - there should be no gap

RESPONSE: MISSLABELED

add street name - match the plat

RESPONSE: ADDED

change all the 6' U.E. to 6 G.E. typ.  
Add all the street names  
Change the boundary bearings and curve data to match the description  
make sure all the curve data is shown on graphic as well as in the table

RESPONSE: UPDATED EXCEPT FOR STREET NAMES

these UE's are not touching any other Utility easement(s)

Show the 23' wide fire lane easement to the label.

RESPONSE: SHOWN HEREON

add monument here - add B&D

RESPONSE: ADDED

add tie out B&D to the Point of Commencement

RESPONSE: ADDED

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SHEET 13 OF 14	

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# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 7

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 14 OF 14

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°37'52"W	139.34'
L2	N01°37'32"E	1272.32'
L3	S89°31'40"W	873.19'
L4	N00°00'03"W	729.21'
L5	N89°59'57"E	581.40'
L6	S00°00'03"E	6.50'
L7	N89°59'57"E	85.00'
L8	N00°00'03"W	6.50'
L9	N89°59'57"E	247.79'
L10	S22°11'09"E	160.50'
L11	S20°34'20"E	50.06'
L12	S22°11'09"E	253.44'
L13	S23°47'58"E	50.06'
L14	S22°11'09"E	90.58'
L15	S67°48'51"W	6.50'
L16	S22°11'09"E	85.00'
L17	N67°48'51"E	6.50'
L18	S22°11'09"E	90.03'
L19	S21°44'26"E	46.23'
L20	S22°11'09"E	283.73'
L21	S22°11'09"E	46.00'
L22	S22°11'09"E	5.44'
L23	S89°59'45"E	21.79'
L24	N00°25'11"W	16.07'
L25	N44°27'27"E	67.58'
L26	N89°34'54"E	16.42'
L27	N00°39'10"W	32.66'
L28	S89°37'56"W	642.22'
L29	N00°22'04"W	3.58'
L30	S89°59'57"W	82.00'
L31	S00°22'04"E	4.11'
L32	S89°37'56"W	537.12'
L33	S67°48'51"W	64.00'
L34	N22°11'09"W	57.14'
L35	S67°48'51"W	257.70'
L36	N22°11'09"W	85.00'
L37	N22°11'09"W	684.39'
L38	N63°57'00"E	250.38'
L39	N26°03'00"W	5.50'
L40	N63°57'00"E	64.00'
L41	S26°03'00"E	22.97'
L42	S22°11'09"E	216.86'
L43	N67°48'51"E	5.50'
L44	S22°11'09"E	64.00'
L45	S67°48'51"W	5.50'
L46	S22°11'09"E	357.02'

LINE TABLE		
LINE	BEARING	LENGTH
L47	N67°48'51"E	5.50'
L48	S22°11'09"E	64.00'
L49	S67°48'51"W	5.50'
L50	S22°11'09"E	67.64'
L51	N16°25'19"W	41.72'
L52	N21°42'34"W	19.94'
L53	N22°11'09"W	17.37'
L54	N18°57'32"W	41.93'
L55	N04°49'10"W	47.84'
L56	N67°48'51"E	30.53'
L57	S22°11'09"E	39.31'
L58	S19°08'48"E	30.02'
L59	S02°04'39"E	20.07'
L60	N89°59'57"E	26.00'
L61	S05°56'13"W	29.00'
L62	S00°00'03"E	5.00'
L63	S89°59'57"W	13.00'
L64	S89°59'57"W	13.00'
L65	N00°00'03"W	5.00'
L66	S00°00'03"E	5.00'
L67	S89°59'57"W	13.00'
L68	S89°59'57"W	13.00'
L69	N00°00'03"W	5.00'
L70	S00°00'03"E	5.00'
L71	S89°59'57"W	13.00'
L72	S89°59'57"W	13.00'
L73	N00°00'03"W	4.00'
L74	S89°59'57"W	5.00'
L75	N00°00'03"W	13.00'
L76	S00°00'03"E	13.00'
L77	S89°59'57"W	5.00'
L78	S09°55'39"W	29.00'
L79	N00°00'03"W	5.00'
L80	N89°59'57"E	15.57'
L81	N89°59'57"E	13.00'
L82	S00°00'03"E	5.00'
L83	N00°00'03"W	5.00'
L84	N89°59'57"E	13.00'
L85	N89°59'57"E	13.00'
L86	S00°00'03"E	10.00'
L87	N89°59'57"E	5.00'
L88	S00°00'03"E	13.00'
L89	S00°00'03"E	13.00'
L90	S89°59'57"W	5.00'
L91	N89°59'57"E	5.00'
L92	S00°00'03"E	13.00'

LINE TABLE		
LINE	BEARING	LENGTH
L93	S00°00'03"E	13.00'
L94	S89°59'57"W	5.00'
L95	N89°59'57"E	5.00'
L96	S00°00'03"E	13.00'
L97	S00°00'03"E	13.00'
L98	S89°59'57"W	5.00'
L99	N89°59'57"E	5.00'
L100	S00°00'03"E	13.00'
L101	S00°00'03"E	13.00'
L102	S89°59'57"W	5.00'
L103	N89°59'57"E	5.00'
L104	S00°00'03"E	13.00'
L105	S00°00'03"E	13.00'
L106	S89°59'57"W	5.00'
L107	N89°59'57"E	5.00'
L108	S00°00'03"E	13.00'
L109	S00°00'03"E	13.00'
L110	S89°59'57"W	5.00'
L111	N89°59'57"E	5.00'
L112	S00°00'03"E	13.00'
L113	S00°00'03"E	13.00'
L114	S89°59'57"W	5.00'
L115	N89°59'57"E	5.00'
L116	S00°00'03"E	13.00'
L117	S00°00'03"E	13.00'
L118	S89°59'57"W	5.00'
L119	N89°59'57"E	5.00'
L120	S00°00'03"E	13.00'
L121	S00°00'03"E	13.00'
L122	S89°59'57"W	5.00'
L123	N89°59'57"E	5.00'
L124	S00°00'03"E	13.00'
L125	S00°00'03"E	13.00'
L126	S89°59'57"W	5.00'
L127	N89°59'57"E	5.00'
L128	S00°00'03"E	13.00'
L129	S00°00'03"E	13.00'
L130	S89°59'57"W	10.00'
L131	S89°59'57"W	5.00'
L132	N00°00'03"W	13.00'
L133	N00°00'03"W	13.00'
L134	N89°59'57"E	5.00'
L135	S89°59'57"W	5.00'
L136	N00°00'03"W	13.00'
L137	N00°00'03"W	13.00'
L138	N89°59'57"E	5.00'

LINE TABLE		
LINE	BEARING	LENGTH
L139	S89°59'57"W	5.00'
L140	N00°00'03"W	13.00'
L141	N00°00'03"W	13.00'
L142	N89°59'57"E	5.00'
L143	S89°59'57"W	5.00'
L144	N00°00'03"W	13.00'
L145	N00°00'03"W	13.00'
L146	N89°59'57"E	5.00'
L147	S89°59'57"W	5.00'
L148	N00°00'03"W	13.00'
L149	N00°00'03"W	13.00'
L150	N89°59'57"E	5.00'
L151	S89°59'57"W	5.00'
L152	N00°00'03"W	13.00'
L153	N00°00'03"W	13.00'
L154	N89°59'57"E	5.00'
L155	S89°59'57"W	5.00'
L156	N00°00'03"W	13.00'
L157	N00°00'03"W	13.00'
L158	N89°59'57"E	5.00'
L159	S89°59'57"W	5.00'
L160	N00°00'03"W	13.00'
L161	N00°00'03"W	13.00'
L162	N89°59'57"E	5.00'
L163	S05°56'19"E	29.00'
L164	N00°00'03"W	4.00'
L165	S89°59'57"W	13.00'
L166	S89°59'57"W	13.00'
L167	S00°00'03"E	5.00'
L168	N00°00'03"W	5.00'
L169	S89°59'57"W	13.00'
L170	S89°59'57"W	13.00'
L171	S00°00'03"E	5.00'
L172	N00°00'03"W	5.00'
L173	S89°59'57"W	13.00'
L174	S89°59'57"W	13.00'
L175	S00°00'03"E	5.00'
L176	N00°00'03"W	5.00'
L177	S89°59'57"W	13.00'
L178	S89°59'57"W	13.00'
L179	S00°00'03"E	5.00'
L180	N00°00'03"W	4.00'
L181	N89°59'57"E	13.00'
L182	N89°59'57"E	13.00'
L183	S00°00'03"E	5.00'
L184	N00°00'03"W	5.00'

LINE TABLE		
LINE	BEARING	LENGTH
L185	N89°59'57"E	13.00'
L186	N89°59'57"E	13.00'
L187	S00°00'03"E	5.00'
L188	N00°00'03"W	5.00'
L189	N89°59'57"E	13.00'
L190	N89°59'57"E	13.00'
L191	S00°00'03"E	5.00'
L192	N00°00'03"W	5.00'
L193	S00°00'03"E	5.00'
L194	N89°59'57"E	10.00'
L195	S00°00'03"E	5.00'
L196	N89°59'57"E	10.00'
L197	S00°00'03"E	13.00'
L198	N00°00'03"W	13.00'
L199	N89°59'57"E	5.00'
L200	S00°00'03"E	13.00'
L201	S89°59'57"W	5.00'
L202	N89°59'57"E	5.00'
L203	S00°00'03"E	13.00'
L204	S00°00'03"E	13.00'
L205	S89°59'57"W	5.00'
L206	N89°59'57"E	5.00'
L207	S00°00'03"E	13.00'
L208	S00°00'03"E	13.00'
L209	S89°59'57"W	5.00'
L210	N89°59'57"E	5.00'
L211	S00°00'03"E	13.00'
L212	S00°00'03"E	13.00'
L213	S89°59'57"W	5.00'
L214	N89°59'57"E	5.00'
L215	S00°00'03"E	13.00'
L216	S00°00'03"E	13.00'
L217	S89°59'57"W	5.00'
L218	N89°59'57"E	5.00'
L219	S00°00'03"E	13.00'
L220	S00°00'03"E	13.00'
L221	S89°59'57"W	5.00'
L222	N89°59'57"E	5.00'
L223	S00°00'03"E	13.00'
L224	N00°00'03"W	13.00'
L225	N89°59'57"E	5.00'
L226	S89°59'57"W	5.00'
L227	N00°00'03"W	13.00'
L228	N00°00'03"W	13.00'
L229	N89°59'57"E	5.00'
L230	S89°59'57"W	5.00'

LINE TABLE		
LINE	BEARING	LENGTH
L231	N00°00'03"W	13.00'
L232	N00°00'03"W	13.00'
L233	N89°59'57"E	5.00'
L234	S89°59'57"W	5.00'
L235	N00°00'03"W	13.00'
L236	N00°00'03"W	13.00'
L237	N89°59'57"E	5.00'
L238	S89°59'57"W	5.00'
L239	N00°00'03"W	13.00'
L240	N00°00'03"W	13.00'
L241	N89°59'57"E	5.00'
L242	S89°59'57"W	5.00'
L243	N00°00'03"W	13.00'
L244	N00°00'03"W	13.00'
L245	N89°59'57"E	5.00'
L246	S89°59'57"W	5.00'
L247	N00°00'03"W	13.00'
L248	N22°11'09"W	5.00'
L249	N67°48'51"E	13.00'
L250	S67°48'51"W	13.00'
L251	N22°11'09"W	5.00'
L252	N67°48'51"E	13.00'
L253	S22°11'09"E	5.00'
L254	N22°11'09"W	5.00'
L255	N67°48'51"E	13.00'
L256	N67°48'51"E	13.00'
L257	S22°11'09"E	5.00'
L258	N22°11'09"W	5.00'
L259	N67°48'51"E	13.00'
L260	N67°48'51"E	13.00'
L261	S22°11'09"E	5.00'
L262	N22°11'09"W	5.00'
L263	N67°48'51"E	13.00'
L264	N67°48'51"E	13.00'
L265	S22°11'09"E	10.00'
L266	N67°48'51"E	5.00'
L267	S22°11'09"E	13.00'
L268	S22°11'09"E	13.00'
L269	S67°48'51"W	5.00'
L270	N67°48'51"E	5.00'
L271	S22°11'09"E	13.00'
L272	S22°11'09"E	13.00'
L273	S67°48'51"W	5.00'
L274	N67°48'51"E	5.00'
L275	S22°11'09"E	13.00'
L276	S22°11'09"E	13.00'

LINE TABLE		
LINE	BEARING	LENGTH
L277	S67°48'51"W	5.00'
L278	S22°11'09"E	10.41'
L279	S67°48'51"W	13.00'
L280	S67°48'51"W	13.00'
L281	N22°11'09"W	5.00'
L282	S22°11'09"E	5.00'
L283	S67°48'51"W	13.00'
L284	S67°48'51"W	13.00'
L285	N22°11'09"W	5.00'
L286	S22°11'09"E	5.00'
L287	S67°48'51"W	13.00'
L288	S67°48'51"W	13.00'
L289	N22°11'09"W	5.00'
L290	S22°11'09"E	5.00'
L291	S67°48'51"W	13.00'
L292	S67°48'51"W	4.00'
L293	N22°11'09"W	13.00'
L294	N22°11'09"W	13.00'
L295	N67°48'51"E	5.00'
L296	S67°48'51"W	5.00'
L297	N22°11'09"W	13.00'
L298	N22°11'09"W	13.00'
L299	N67°48'51"E	5.00'
L300	S67°48'51"W	5.00'
L301	N22°11'09"W	13.00'
L302	N67°48'51"E	5.00'
L303	N22°11'09"W	13.00'
L304	N22°11'09"W	10.00'
L305	N67°48'51"E	13.00'
L306	N67°48'51"E	13.00'
L307	S22°11'09"E	5.00'
L308	N22°11'09"W	5.00'
L309	N67°48'51"E	13.00'
L310	N67°48'51"E	13.00'
L311	S22°11'09"E	5.00'
L312	N22°11'09"W	5.00'
L313	N67°48'51"E	13.00'
L314	N67°48'51"E	13.00'
L315	S22°11'09"E	5.00'
L31		