

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 10  
A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 29 AND THE NORTH 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 1 OF 10

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PORTION OF TRACT E, 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 SECTIONS 29 AND 30, 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, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 10, 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, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

OWNER:

AURORA HIGHLANDS HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

IT'S: SENIOR VICE PRESIDENT

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF

\_\_\_\_\_, 20\_\_\_\_\_ AD. BY \_\_\_\_\_, AS \_\_\_\_\_.

OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER:

GREEN VALLEY EAST LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

IT'S: SENIOR VICE PRESIDENT

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF

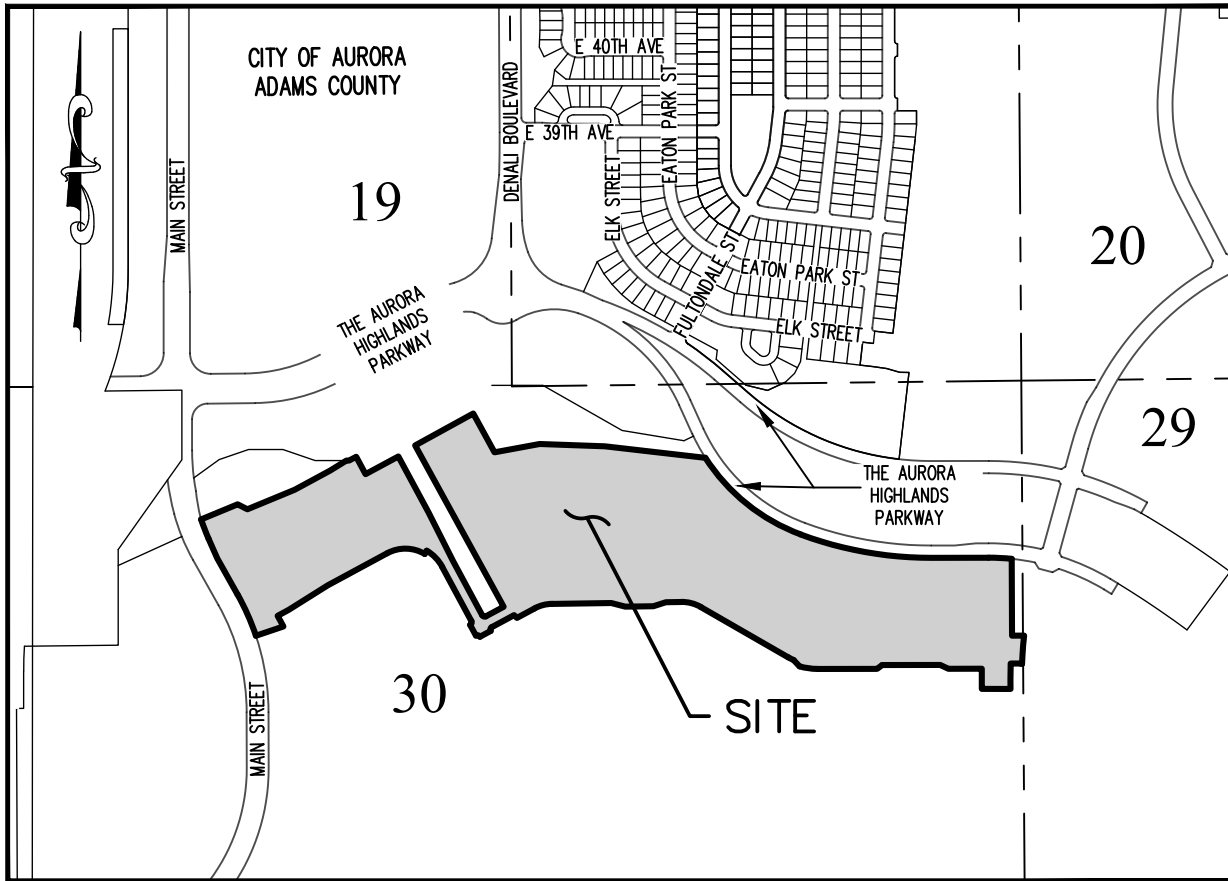
\_\_\_\_\_, 20\_\_\_\_\_ AD. BY \_\_\_\_\_, AS \_\_\_\_\_.

OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



VICINITY MAP

SCALE 1" = 1000'

GENERAL NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTHERLY BOUNDARY OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309, TAKEN TO BEAR NORTH 62°12'49" EAST, A DISTANCE OF 840.22 FEET. MONUMENTED AS SHOWN HEREON.
- 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.
- 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.
- TRACTS A, B, C, D, E, F, G, H, I, J AND K ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1016607-CO DATED SEPTEMBER 10, 2020 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 C.R.S.
- ALL OWNERS OF LOTS ADJACENT TO STREET A, B, C, D, E, F, G, H, I AND MAIN 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.
- AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE ENTIRE SUBJECT PROPERTY.
- 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 NEGLIGENCE OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- 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.
- PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

SHEET INDEX

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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON \_\_\_\_\_, 20\_\_\_\_\_

BRADY J. MOORHEAD, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 38668  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

**NOTICE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**NOTICE:** PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.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 AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

|                      |      |
|----------------------|------|
| CITY ENGINEER        | DATE |
| DIRECTOR OF PLANNING | DATE |

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_ A.D. AT

\_\_\_\_\_ O'CLOCK \_\_\_\_M.

|                           |        |
|---------------------------|--------|
| COUNTY CLERK AND RECORDER | DEPUTY |
|---------------------------|--------|

INSTRUMENT NO.: \_\_\_\_\_

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
[www.aztecconsultants.com](http://www.aztecconsultants.com)

AzTec Proj. No.: 135920-05

Drawn By: RDR

|                      |            |
|----------------------|------------|
| DATE OF PREPARATION: | 05-21-2020 |
| SCALE:               | N/A        |
| SHEET 1 OF 10        |            |

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 10

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 29 AND THE NORTH 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 10

LEGAL DESC.

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF SAID TRACT E BEING THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND DISTANCE OF NORTH 62°12'49" EAST, A DISTANCE OF 840.22 FEET AS SHOWN ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 62°12'49" EAST, A DISTANCE OF 42.12 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 28°20'00" EAST, A DISTANCE OF 102.78 FEET;

THENCE NORTH 61°40'00" EAST, A DISTANCE OF 193.91 FEET;

THENCE SOUTH 28°20'00" EAST, A DISTANCE OF 330.00 FEET;

THENCE SOUTH 26°43'12" EAST, A DISTANCE OF 284.13 FEET;

THENCE SOUTH 28°20'00" EAST, A DISTANCE OF 320.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY 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 61°40'00" EAST, A DISTANCE OF 104.10 FEET;

THENCE NORTH 28°20'00" WEST, A DISTANCE OF 31.48 FEET;

THENCE NORTH 28°45'47" WEST, A DISTANCE OF 926.89 FEET;

THENCE NORTH 61°14'13" EAST, A DISTANCE OF 345.34 FEET;

THENCE SOUTH 28°45'47" EAST, A DISTANCE OF 230.22 FEET;

THENCE NORTH 79°37'13" EAST, A DISTANCE OF 238.93 FEET;

THENCE SOUTH 87°58'51" EAST, A DISTANCE OF 340.45 FEET;

THENCE SOUTH 83°27'58" EAST, A DISTANCE OF 525.95 FEET TO THE NORTHEASTERLY BOUNDARY OF SAID TRACT E AND TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,004.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 57°18'59" EAST;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°00'07", AN ARC LENGTH OF 648.39 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,952.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°23'03", AN ARC LENGTH OF 694.46 FEET;
- TANGENT TO SAID CURVE, NORTH 89°55'49" EAST, A DISTANCE OF 298.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,172.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°53'47", AN ARC LENGTH OF 120.61 FEET;

THENCE NON-TANGENT TO SAID CURVE, DEPARTING SAID NORTHEASTERLY BOUNDARY, SOUTH 00°15'28" EAST, A DISTANCE OF 399.83 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE ALONG SAID NORTH LINE, NORTH 89°23'31" EAST, A DISTANCE OF 54.00 FEET TO THE NORTH SIXTEENTH CORNER OF SAID SECTION 30 & 29;

THENCE NORTH 89°28'44" EAST, A DISTANCE OF 8.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2,054.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 83°46'47" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°08'25", AN ARC LENGTH OF 148.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 28°34'30" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°38'40", AN ARC LENGTH OF 10.00 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°55'49" WEST, A DISTANCE OF 107.20 FEET;

THENCE NORTH 82°28'30" WEST, A DISTANCE OF 117.28 FEET;

LEGAL DESC. (CONT).

THENCE SOUTH 89°55'49" WEST, A DISTANCE OF 40.66 FEET;

THENCE SOUTH 00°04'11" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 89°55'49" WEST, A DISTANCE OF 109.47 FEET;

THENCE NORTH 65°14'14" WEST, A DISTANCE OF 47.62 FEET;

THENCE SOUTH 89°55'49" WEST, A DISTANCE OF 301.81 FEET;

THENCE SOUTH 52°58'42" WEST, A DISTANCE OF 33.27 FEET;

THENCE SOUTH 89°55'49" WEST, A DISTANCE OF 265.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 493.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°56'12", AN ARC LENGTH OF 145.73 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 43°58'49" WEST, A DISTANCE OF 44.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 473.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 21°33'36" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°22'13", AN ARC LENGTH OF 69.10 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 60°04'11" WEST, A DISTANCE OF 430.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 377.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°46'50", AN ARC LENGTH OF 202.53 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 89°08'59" WEST, A DISTANCE OF 31.44 FEET;

THENCE SOUTH 72°09'35" WEST, A DISTANCE OF 68.44 FEET;

THENCE SOUTH 89°08'59" WEST, A DISTANCE OF 146.39 FEET;

THENCE NORTH 75°21'25" WEST, A DISTANCE OF 74.87 FEET;

THENCE SOUTH 89°08'59" WEST, A DISTANCE OF 265.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 377.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°28'59", AN ARC LENGTH OF 180.84 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 61°40'00" WEST, A DISTANCE OF 61.13 FEET;

THENCE NORTH 44°39'20" WEST, A DISTANCE OF 20.84 FEET;

THENCE SOUTH 61°40'00" WEST, A DISTANCE OF 131.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

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

THENCE SOUTH 61°40'00" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 61°40'00" WEST;

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

THENCE NON-TANGENT TO SAID CURVE, NORTH 28°20'00" WEST, A DISTANCE OF 61.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 28°20'00" WEST;

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

THENCE TANGENT TO SAID CURVE, NORTH 28°20'00" WEST, A DISTANCE OF 320.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 218.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°58'56", AN ARC LENGTH OF 117.88 FEET;

LEGAL DESC. (CONT).

THENCE NON-TANGENT TO SAID CURVE, SOUTH 30°41'04" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 198.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 30°41'04" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°01'04", AN ARC LENGTH OF 203.95 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 61°40'00" WEST, A DISTANCE OF 352.33 FEET;

THENCE SOUTH 57°51'09" WEST, A DISTANCE OF 240.53 FEET;

THENCE SOUTH 61°40'00" WEST, A DISTANCE OF 0.67 FEET;

THENCE NORTH 28°20'00" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 61°40'00" WEST, A DISTANCE OF 182.77 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°56'50", AN ARC LENGTH OF 35.76 FEET TO THE EASTERLY RIGHT-OF-WAY OF MAIN STREET AS DEPICTED ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND A POINT OF CUSP WITH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,257.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 69°43'10" WEST;

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

- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°03'00", AN ARC LENGTH OF 198.55 FEET;
- TANGENT TO SAID CURVE, NORTH 29°19'50" WEST, A DISTANCE OF 216.66 FEET;
- NORTH 23°47'56" WEST, A DISTANCE OF 112.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,137.50 FEET;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°24'12", AN ARC LENGTH OF 107.28 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 67°33'49" EAST, A DISTANCE OF 205.76 FEET;

THENCE SOUTH 63°11'01" EAST, A DISTANCE OF 56.82 FEET;

THENCE NORTH 67°33'49" EAST, A DISTANCE OF 266.42 FEET;

THENCE NORTH 61°40'00" EAST, A DISTANCE OF 208.24 FEET;

THENCE NORTH 58°23'46" EAST, A DISTANCE OF 101.28 FEET TO SAID NORTHERLY BOUNDARY;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 90°00'00" EAST, A DISTANCE OF 13.85 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 61.976 ACRES, (2,699,670 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, AND BLOCKS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 10, 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.

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.: 135920-05

Drawn By: RDR

DATE OF  
PREPARATION:

05-21-2020

SCALE:

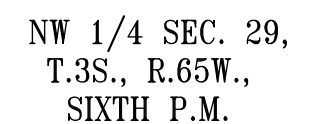
N/A

SHEET 2 OF 10

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 29 AND THE NORTH HALF OF SECTION 30  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SURV  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO MONUMENT  
SHEET 3 OF 10 DUE TO T  
CONSTRUCT

A diagram illustrating the arrangement of sheets 4, 5, 6, 7, and 8. The sheets are shown as overlapping rectangles in a staggered grid. Sheet 4 is at the top left, Sheet 5 is below it, Sheet 6 is to the right of Sheet 4, Sheet 7 is below Sheet 6, and Sheet 8 is at the bottom right, overlapping Sheet 7. The sheets are labeled with their respective numbers.

**38TH PARKWAY**  
PUBLIC ROW WIDTH VARIES —  
REC. NO. 219000089309



| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L37        | S61°40'00"W | 131.56' |
| L38        | S61°40'00"W | 64.00'  |
| L39        | N28°20'00"W | 61.50'  |
| L40        | N28°20'00"W | 320.19' |
| L41        | S30°41'04"W | 20.00'  |
| L42        | S61°40'00"W | 352.33' |
| L43        | S57°51'09"W | 240.53' |
| L44        | S61°40'00"W | 0.67'   |
| L45        | S28°20'00"E | 20.00'  |
| L46        | S61°40'00"W | 182.77' |
| L47        | N29°19'50"W | 216.66' |
| L48        | N23°47'56"W | 112.01' |
| L49        | N67°33'49"E | 205.76' |
| L50        | S63°11'01"E | 56.82'  |
| L51        | N67°33'49"E | 266.42' |
| L52        | N61°40'00"E | 208.24' |
| L53        | N58°23'46"E | 101.28' |
| L54        | N90°00'00"E | 13.85'  |

 ALIQUOT MONUMENT AS SHOWN  
 SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"  
 U.E. UTILITY EASEMENT  
 G.E. GAS 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.

| CURVE TABLE |           |          |         |
|-------------|-----------|----------|---------|
| CURVE       | DELTA     | RADIUS   | LENGTH  |
| C10         | 27°28'59" | 377.00'  | 180.84' |
| C11         | 90°00'00" | 15.00'   | 23.56'  |
| C12         | 90°00'00" | 15.00'   | 23.56'  |
| C13         | 90°00'00" | 15.00'   | 23.56'  |
| C14         | 30°58'56" | 218.00'  | 117.88' |
| C15         | 59°01'04" | 198.00'  | 203.95' |
| C16         | 81°56'50" | 25.00'   | 35.76'  |
| C17         | 9°03'00"  | 1257.00' | 198.55' |
| C18         | 5°24'12"  | 1137.50' | 107.28' |

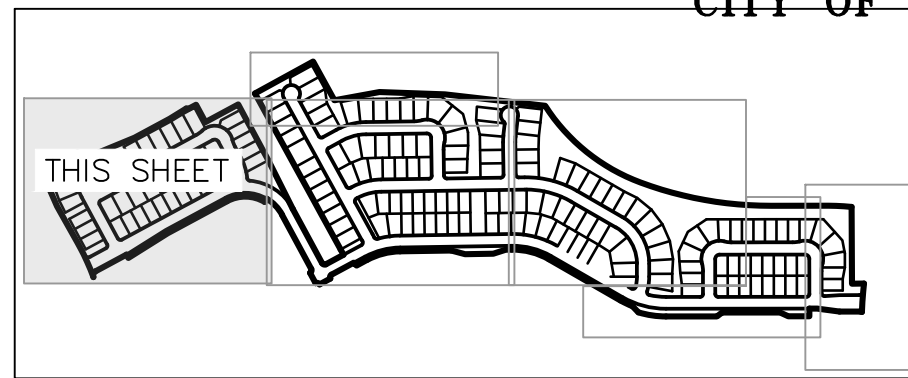
FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
[www.azteconsultants.com](http://www.azteconsultants.com)

|                      |            |
|----------------------|------------|
| DATE OF PREPARATION: | 05-21-2020 |
| SCALE:               | 1"=250'    |
| SHEET 3 OF 10        |            |

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 10

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 29 AND THE NORTH 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 10



**KEY MAP**  
SCALE 1" = 1000'

SEE SHEET 3  
FOR MONUMENT  
SYMBOL LEGEND



| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L55        | S67°33'49"W | 13.00'  |
| L56        | S04°12'48"E | 36.73'  |
| L60        | S66°26'31"E | 20.33'  |
| L61        | S67°33'49"W | 121.26' |
| L62        | S61°40'00"W | 70.00'  |
| L63        | S14°45'06"W | 32.36'  |

| CURVE TABLE |           |         |        |
|-------------|-----------|---------|--------|
| CURVE       | DELTA     | RADIUS  | LENGTH |
| C19         | 90°00'00" | 15.00'  | 23.56' |
| C20         | 94°33'20" | 15.00'  | 24.75' |
| C21         | 90°00'00" | 15.00'  | 23.56' |
| C22         | 94°42'35" | 15.00'  | 24.79' |
| C23         | 1°11'13"  | 218.00' | 4.52'  |
| C24         | 55°28'55" | 15.00'  | 14.53' |
| C25         | 14°23'23" | 160.00' | 40.18' |

| CURVE TABLE |           |         |        |
|-------------|-----------|---------|--------|
| CURVE       | DELTA     | RADIUS  | LENGTH |
| C26         | 90°00'00" | 23.00'  | 36.13' |
| C27         | 14°23'23" | 160.00' | 40.18' |
| C28         | 79°38'52" | 15.00'  | 20.85' |
| C29         | 82°42'41" | 15.00'  | 21.65' |
| C61         | 92°13'00" | 25.00'  | 40.24' |

FOR REVIEW

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Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 135920-05  
Drawn By: RDR

|                      |            |
|----------------------|------------|
| DATE OF PREPARATION: | 05-21-2020 |
| SCALE:               | 1"=60'     |
| SHEET 4 OF 10        |            |

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

SEE SHEET 7

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 29 AND THE NORTH 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 10



SEE SHEET 7

SEE SHEET 3  
FOR MONUMENT  
SYMBOL LEGEND

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L57        | N61°40'00"E | 47.00' |
| L64        | S61°14'13"W | 5.60'  |

**KEY MAP**  
SCALE 1" = 1000'



**AZTEC**  
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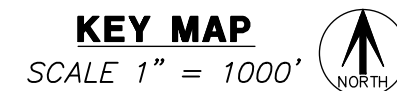
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|----------------------|------------|
| DATE OF PREPARATION: | 05-21-2020 |
|----------------------|------------|

|        |        |
|--------|--------|
| SCALE: | 1"=60' |
|--------|--------|

|        |      |
|--------|------|
| SCALE: | 1-50 |
|--------|------|

S H E E T   5   O F   10

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 29 AND THE NORTH 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 10



| CURVE TABLE |           |         |        |
|-------------|-----------|---------|--------|
| CURVE       | DELTA     | RADIUS  | LENGTH |
| C32         | 80°26'37" | 15.03'  | 21.10' |
| 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         | 14°23'23" | 160.00' | 40.18' |
| C38         | 90°00'00" | 23.00'  | 36.13' |
| C39         | 14°23'23" | 160.00' | 40.18' |
| C40         | 90°00'00" | 15.00'  | 23.56' |
| C41         | 90°00'00" | 15.00'  | 23.56' |
| C42         | 55°28'55" | 15.00'  | 14.53' |
| C43         | 90°00'00" | 15.00'  | 23.56' |
| C44         | 55°28'55" | 15.00'  | 14.53' |



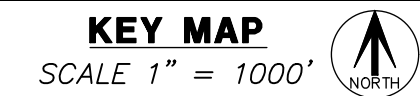
FOR AND ON BEHALF OF  
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|                          |            |
|--------------------------|------------|
| DATE OF PREPARATION:     | 05-21-2020 |
| SCALE:                   | 1"=60'     |
| S H E E T   6   O F   10 |            |

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 29 AND THE NORTH HALF OF SECTION 30  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

| CURVE TABLE |           |         |        |
|-------------|-----------|---------|--------|
| CURVE       | DELTA     | RADIUS  | LENGTH |
| C46         | 90°00'00" | 23.00'  | 36.13' |
| C47         | 11°50'09" | 160.00' | 33.05' |
| C48         | 31°15'08" | 95.00'  | 51.82' |



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

[illegible]

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AzTec Proj. No.: 135920-05

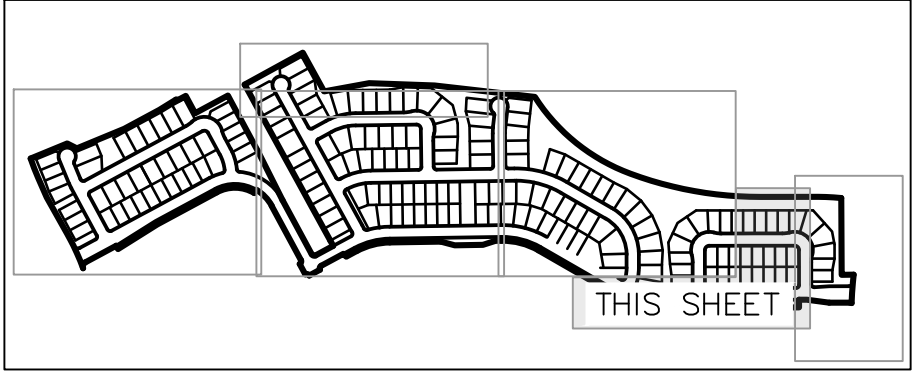
Drawn By: RDR

|                      |            |
|----------------------|------------|
| DATE OF PREPARATION: | 05-21-2020 |
| SCALE:               | 1"=60'     |
| S H E E T 7 O F 10   |            |

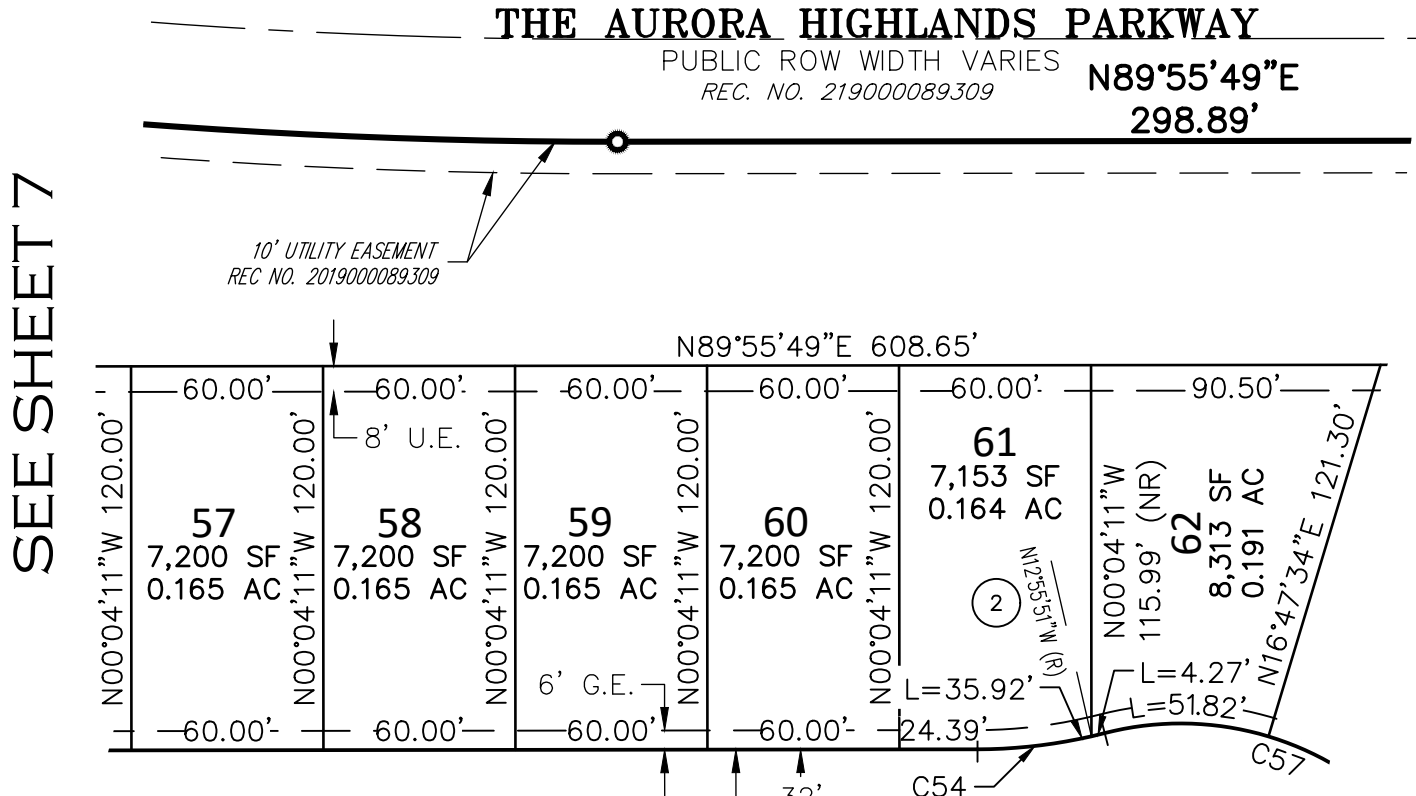
# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 10

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 29 AND THE NORTH 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 10

| CURVE TABLE |            |         |         |
|-------------|------------|---------|---------|
| CURVE       | DELTA      | RADIUS  | LENGTH  |
| C46         | 90°00'00"  | 23.00'  | 36.13'  |
| C51         | 90°00'00"  | 15.00'  | 23.56'  |
| C52         | 90°00'00"  | 15.00'  | 23.56'  |
| C53         | 14°23'23"  | 160.00' | 40.18'  |
| C54         | 12°51'40"  | 160.00' | 35.92'  |
| C55         | 90°00'00"  | 23.00'  | 36.13'  |
| C56         | 90°00'00"  | 15.00'  | 23.56'  |
| C57         | 118°46'47" | 95.00'  | 196.94' |

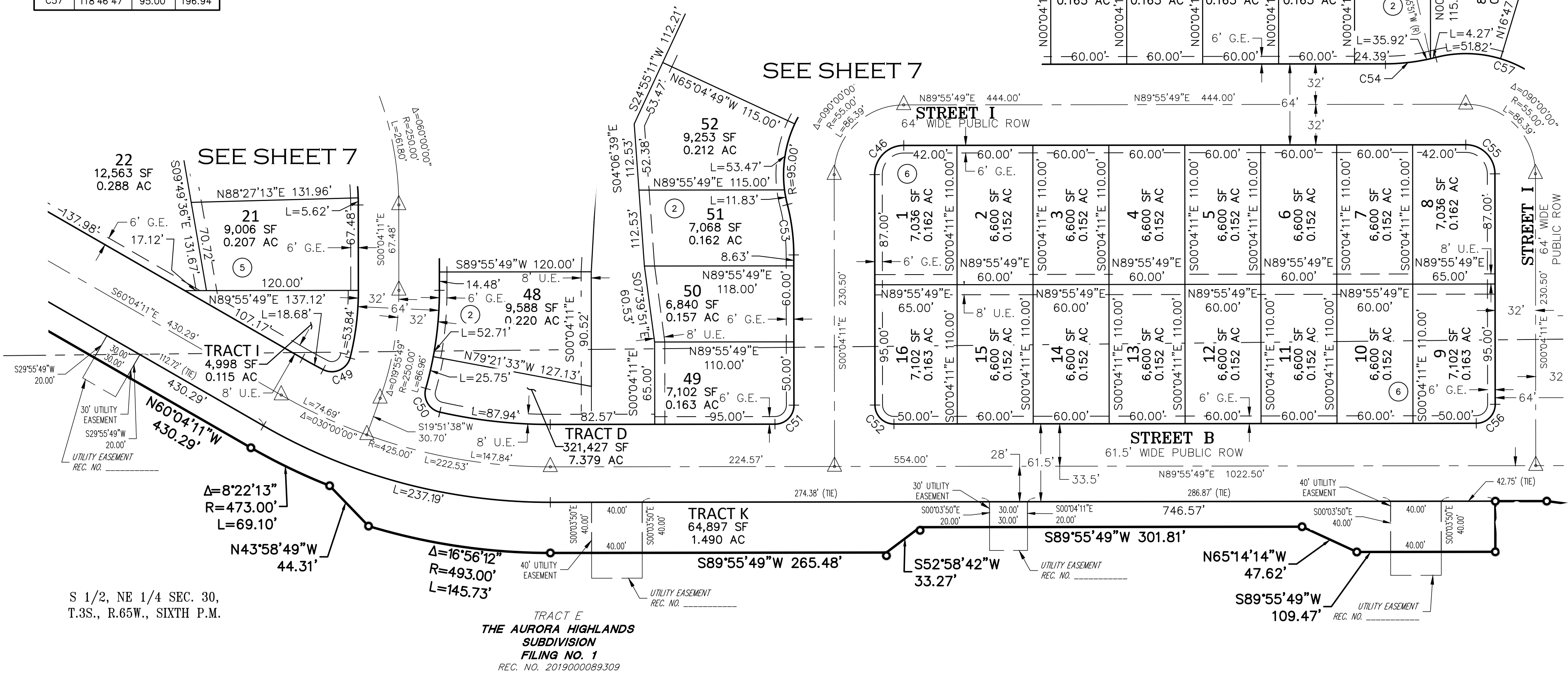


KEY MAP  
SCALE 1" = 1000'



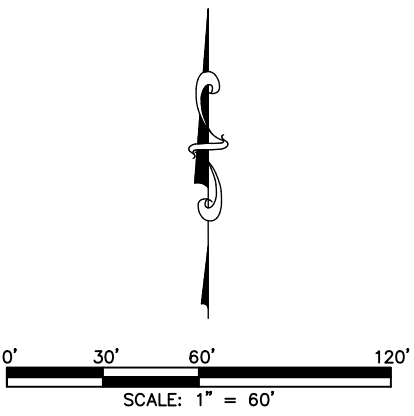
SEE SHEET 9

SEE SHEET 9



S 1/2, NE 1/4 SEC. 30,  
T.3S., R.65W., SIXTH P.M.

SEE SHEET 3  
FOR MONUMENT  
SYMBOL LEGEND

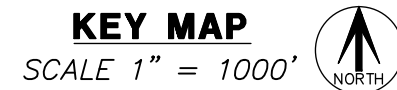


FOR REVIEW

|   |                      |            |
|---|----------------------|------------|
| <b>AZTEC</b><br>CONSULTANTS, INC.<br>300 East Mineral Ave., Suite 1<br>Littleton, Colorado 80122<br>Phone: (303) 713-1898<br>Fax: (303) 713-1897<br>www.aztecconsultants.com<br>AzTec Proj. No: 135920-05 | DATE OF PREPARATION: | 05-21-2020 |
|   | SCALE:               | 1"=60'     |
|   | SHEET 8 OF 10        |            |

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 29 AND THE NORTH 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 10

SEE SHEET 8



| CURVE TABLE |            |         |         |
|-------------|------------|---------|---------|
| CURVE       | DELTA      | RADIUS  | LENGTH  |
| C57         | 118°46'47" | 95.00'  | 196.94' |
| C58         | 14°23'23"  | 160.00' | 40.18'  |
| C59         | 93°48'51"  | 15.00'  | 24.56'  |
| C60         | 83°36'10"  | 20.00'  | 29.18'  |

SEE SHEET 3  
FOR MONUMENT  
SYMBOL LEGEND

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

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

S 1/2, NE 1/4 SEC. 30,  
T.3S., R.65W., SIXTH P.M.

**AZTEC**  
CONSULTANTS, INC.

AzTec Proj. No.: 135920-05

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Drawn By: RDR

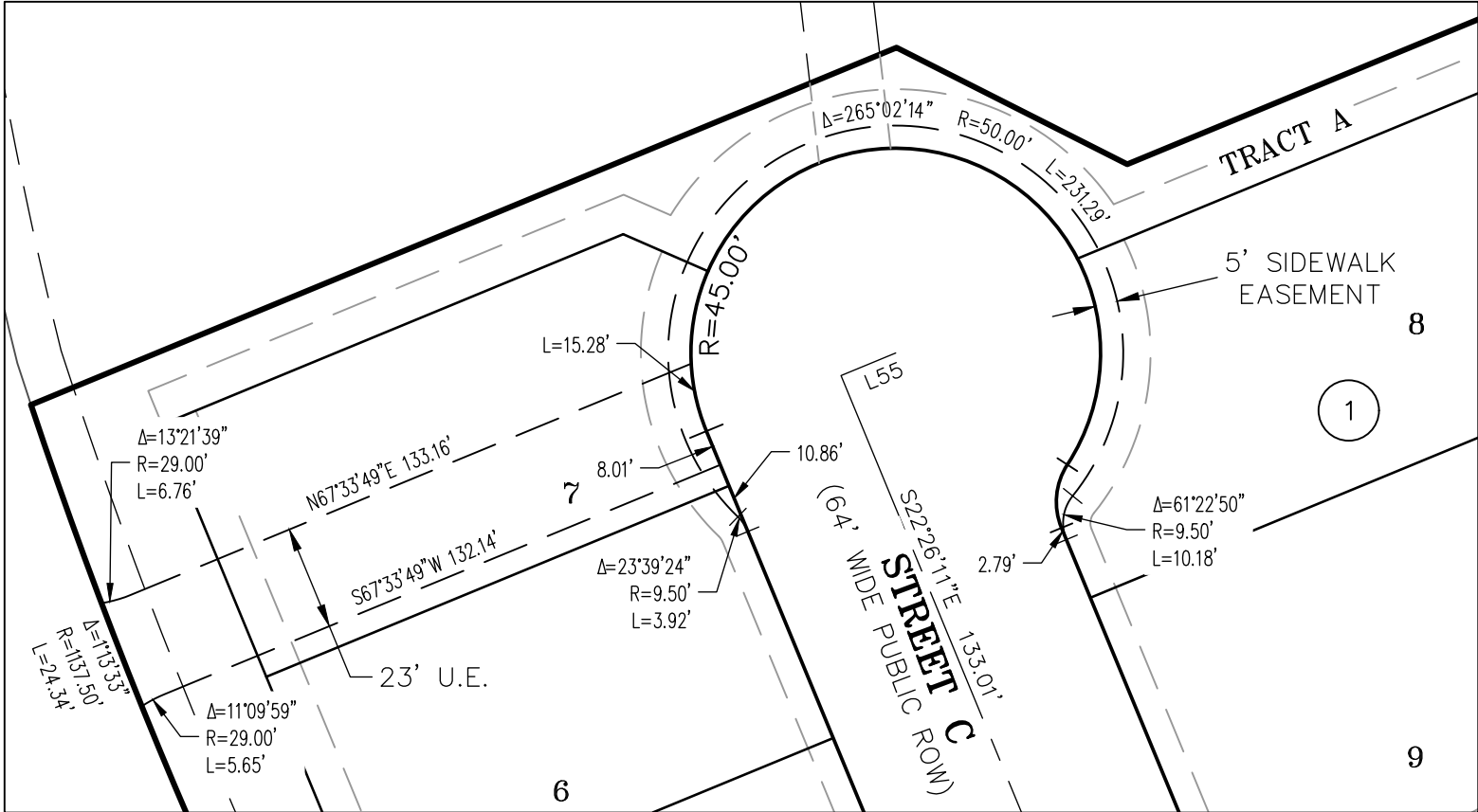
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|----------------------|------------|
| DATE OF PREPARATION: | 05-21-2020 |
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|        |        |
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| SCALE: | 1"=60' |
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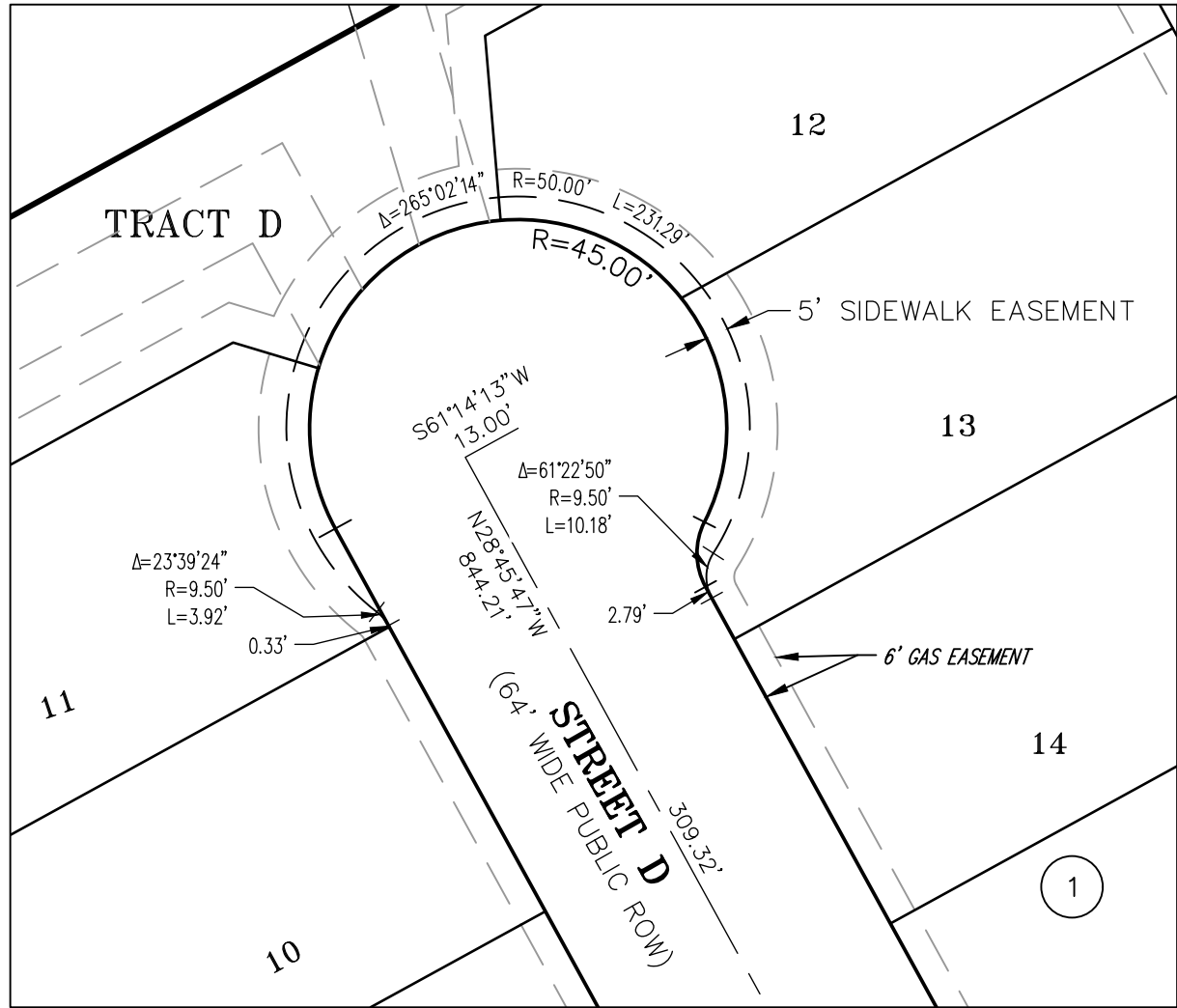
SHEET 9 OF 10

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 10

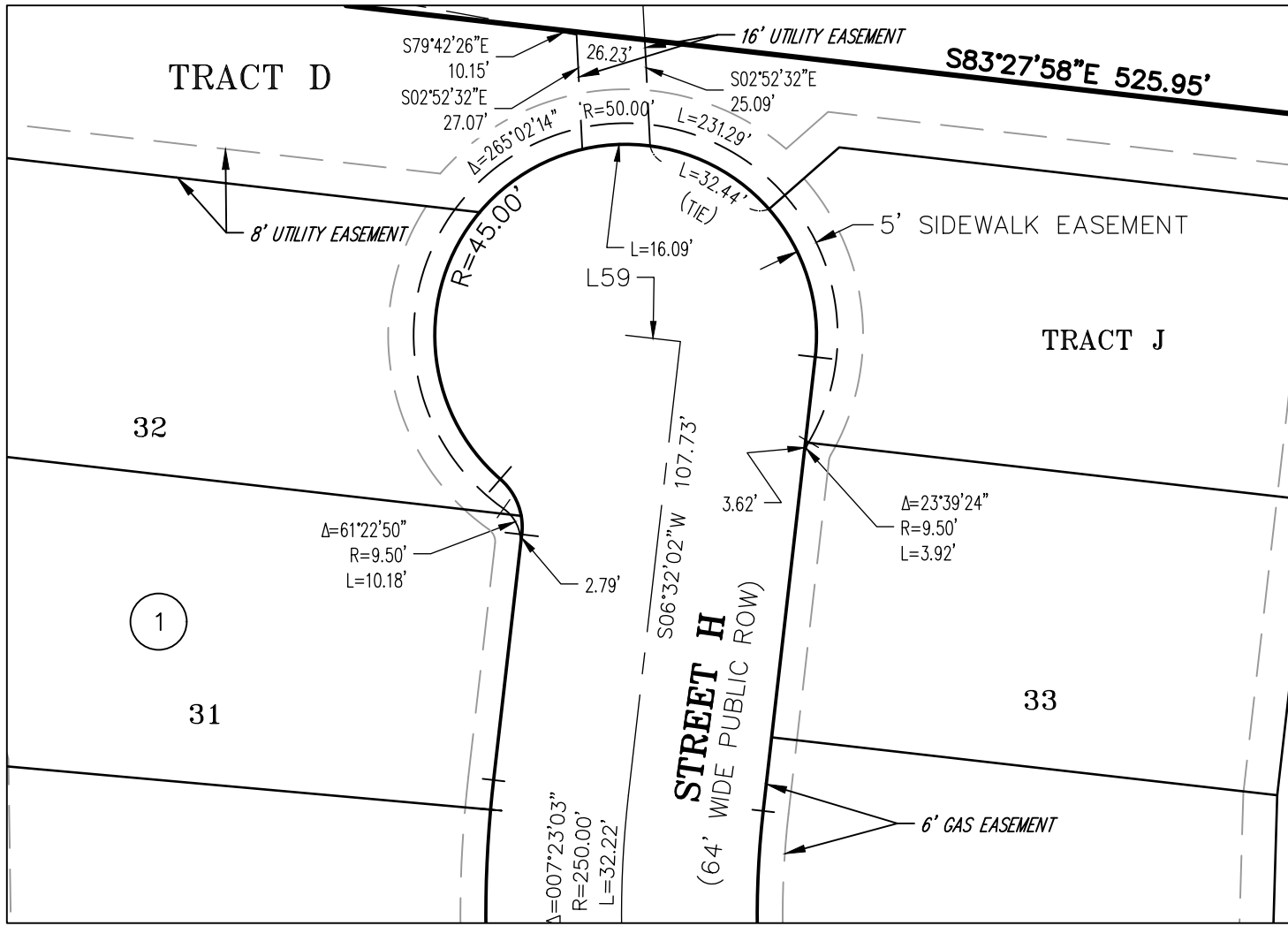
A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,  
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TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 10 OF 10



**UTILITY AND SIDEWALK  
EASEMENT DETAIL A**  
SCALE 1" = 40'



**SIDEWALK EASEMENT DETAIL B**  
SCALE 1" = 40'



**UTILITY AND SIDEWALK  
EASEMENT DETAIL C**  
SCALE 1" = 40'



| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L55        | S67°33'49"W | 13.00' |
| L59        | S83°27'58"E | 13.00' |

SEE SHEET 3  
FOR MONUMENT  
SYMBOL LEGEND

FOR REVIEW

FOR AND ON BEHALF OF  
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AzTec Proj. No: 135920-05

Drawn By: RDR

DATE OF  
PREPARATION: 05-21-2020

SCALE: 1"=40'

SHEET 10 OF 10