

AURORA CROSSROADS SUBDIVISION FILING NO 2

A PARCEL OF LAND, LOCATED IN THE WEST HALF OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 4

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 6 TO BEAR SOUTH 00°02'02" WEST, A DISTANCE OF 2511.57 FEET BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "LAMP RYNEARSON WC 115' T3S R65W S31 S6 1/4 T4S 2018 PLS 38318" AT THE 115.00 FOOT WITNESS TO THE NORTH QUARTER CORNER OF SECTION 6, AND A FOUND 1" REBAR WITH 2" ALUMINUM CAP "CR MOORE T4S C1/4 SEC 6 R65W PLS 10945" AT THE CENTER QUARTER CORNER OF SECTION 6, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 6;
THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SOUTH 00°02'05" WEST, A DISTANCE OF 387.04 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTH 89°24'18" WEST, A DISTANCE OF 2592.18 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF E-470 AS RECORDED IN THE RECORDS OF ARAPAHOE COUNTY ON MAY 16, 2001, AT RECEPTION NUMBER B1076982;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
1) NORTH 00°18'42" WEST, A DISTANCE OF 386.56 FEET;
2) THENCE NORTH 00°19'00" WEST, A DISTANCE OF 223.93 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GUN CLUB ROAD AS RECORDED IN THE RECORDS OF ARAPAHOE COUNTY ON JULY 22, 2020, AT RECEPTION NUMBER E0091154;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES:

1) 280.58 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 518.00 FEET, AN INCLUDED ANGLE OF 31°02'05" AND SUBTENDED BY A CHORD BEARING NORTH 28°03'53" EAST, A DISTANCE OF 277.16 FEET TO A POINT OF REVERSE CURVATURE;
2) THENCE A DISTANCE OF 26.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, AN INCLUDED ANGLE OF 15°08'04", AND SUBTENDED BY A CHORD BEARING NORTH 36°00'53" EAST, A DISTANCE OF 26.34 FEET TO A POINT OF REVERSE CURVATURE;
3) THENCE 61.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 57.50 FEET, AN INCLUDED ANGLE OF 61°22'38" AND SUBTENDED BY A CHORD BEARING NORTH 59°08'10" EAST, A DISTANCE OF 58.69 FEET TO A POINT OF TANGENCY;
4) THENCE NORTH 89°49'30" EAST, A DISTANCE OF 44.02 FEET TO A POINT OF CURVATURE;
5) THENCE 49.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 101.00 FEET, AN INCLUDED ANGLE OF 28°19'02", AND SUBTENDED BY A CHORD BEARING NORTH 75°39'58" EAST, A DISTANCE OF 49.41 FEET TO A POINT OF REVERSE CURVATURE;
6) THENCE 389.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 797.00 FEET, AN INCLUDED ANGLE OF 27°59'21", AND SUBTENDED BY A CHORD BEARING NORTH 75°30'08" EAST, A DISTANCE OF 385.48 FEET TO A POINT OF TANGENCY;
7) THENCE NORTH 89°29'48" EAST, A DISTANCE OF 584.66 FEET TO A POINT OF CURVATURE;
8) THENCE 76.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 614.50 FEET, AN INCLUDED ANGLE OF 7°09'11" AND SUBTENDED BY A CHORD BEARING SOUTH 86°55'36" EAST, A DISTANCE OF 76.67 FEET TO A POINT OF REVERSE CURVATURE;
9) THENCE 147.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 370.50 FEET, AN INCLUDED ANGLE OF 22°51'44" AND SUBTENDED BY A CHORD BEARING NORTH 85°13'08" EAST, A DISTANCE OF 146.86 FEET;
10) THENCE NORTH 73°47'15" EAST, A DISTANCE OF 26.37 FEET TO A POINT OF CURVATURE;
11) THENCE 52.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 94.00 FEET, AN INCLUDED ANGLE OF 31°54'45", AND SUBTENDED BY A CHORD BEARING NORTH 89°44'38" EAST, A DISTANCE OF 51.68 FEET TO A POINT OF TANGENCY;
12) THENCE SOUTH 74°17'59" EAST, A DISTANCE OF 38.05 FEET TO A POINT ON THE PROPOSED RIGHT-OF-WAY OF GUN CLUB ROAD;
THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE OF GUN CLUB ROAD THE FOLLOWING FOUR (4) COURSES:
1) SOUTH 72°37'17" EAST, A DISTANCE OF 47.75 FEET TO A POINT OF CURVATURE;
2) THENCE 66.57 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, AN INCLUDED ANGLE OF 50°51'27" AND SUBTENDED BY A CHORD BEARING NORTH 81°57'00" EAST, A DISTANCE OF 64.41 FEET;
3) THENCE NORTH 56°31'16" EAST, A DISTANCE OF 46.65 FEET;
4) THENCE 162.22 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1481.50 FEET, AN INCLUDED ANGLE OF 06°16'26" AND SUBTENDED BY A CHORD BEARING NORTH 19°43'10" EAST, A DISTANCE OF 162.14 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF GUN CLUB ROAD AS RECORDED IN THE RECORDS OF ARAPAHOE COUNTY ON JULY 22, 2020, AT RECEPTION NUMBER E0091154;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
1) NORTH 30°00'00" EAST, A DISTANCE OF 528.99 FEET TO A POINT OF CURVATURE;
2) THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 90°00'00" AND SUBTENDED BY A CHORD BEARING NORTH 75°00'00" EAST, A DISTANCE OF 35.36 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 60°00'00" EAST, A DISTANCE OF 591.25 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6;
THENCE ALONG SAID EASTERLY LINE, SOUTH 00°02'02" WEST, A DISTANCE OF 956.71 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,936,302 SQ. FT. OR 67.41 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF AURORA CROSSROADS 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 AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.



Vicinity Map
NOT TO SCALE

COVENANTS:

THE UNDERSIGNING OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NOR EXPENSE TO THE CITY OF AURORA.

OWNER:

NATIONAL ACQUISITION COMPANY, LLC

BY: _____

STATE OF COLORADO }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 20____, BY _____ AS
_____, OF NATIONAL ACQUISITION COMPANY,
LLC.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: _____

[SEAL]

NOTARY PUBLIC

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 MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

NOTES:

- FIDELITY NATIONAL TITLE INSURANCE COMPANY FOR PAN AM TITLE, LLC COMMITMENT NUMBER 20-0024, DATED DECEMBER 16, 2020 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°02'02" WEST, ALONG THE EAST LINE OF NORTHWEST QUARTER OF SECTION 6, A DISTANCE OF 2511.57 FEET BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "LAMP RYNEARSON WC 115' T3S R65W S31 S6 1/4 T4S 2018 PLS 38318" AT THE 115.00 FOOT WITNESS TO THE NORTH QUARTER CORNER OF SECTION 6, AND A FOUND 1" REBAR WITH 2" ALUMINUM CAP "CR MOORE T4S C1/4 SEC 6 R65W PLS 10945" AT THE CENTER QUARTER CORNER OF SECTION 6, AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- 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".
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT 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 JANUARY 14, 2021. THIS SUBDIVISION PLAT, THE CERTIFICATION HEREON AND THE UNDERLYING SURVEY ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THE CERTIFICATION IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

EDGAR T. BRISTOW
COLORADO P.L.S. NO. 19588
PRESIDENT, FLATIRON, INC.

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 _____, 20____ A.D. AT _____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

BOOK NO. _____

PAGE NO. _____

RECEPTION NO. _____

REV: 2021-02-01-EP
REV: 2021-04-07-EP

Flatirons, Inc.
Land Surveying Services

655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
www.FlatironsInc.com

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WILL HAVE STAMP
(SEAL)

JOB NUMBER:
21-75,840

DATE:
01-29-2021

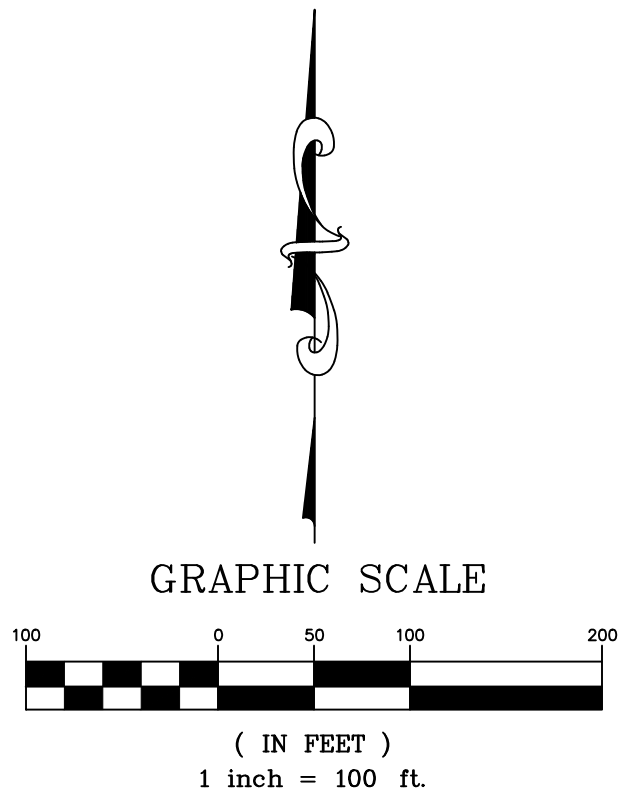
DRAWN BY:
E. PRESCOTT

CHECKED BY:
JZG/JK/WW/ETB

SHEET 1 OF 4

AURORA CROSSROADS SUBDIVISION FILING NO 2

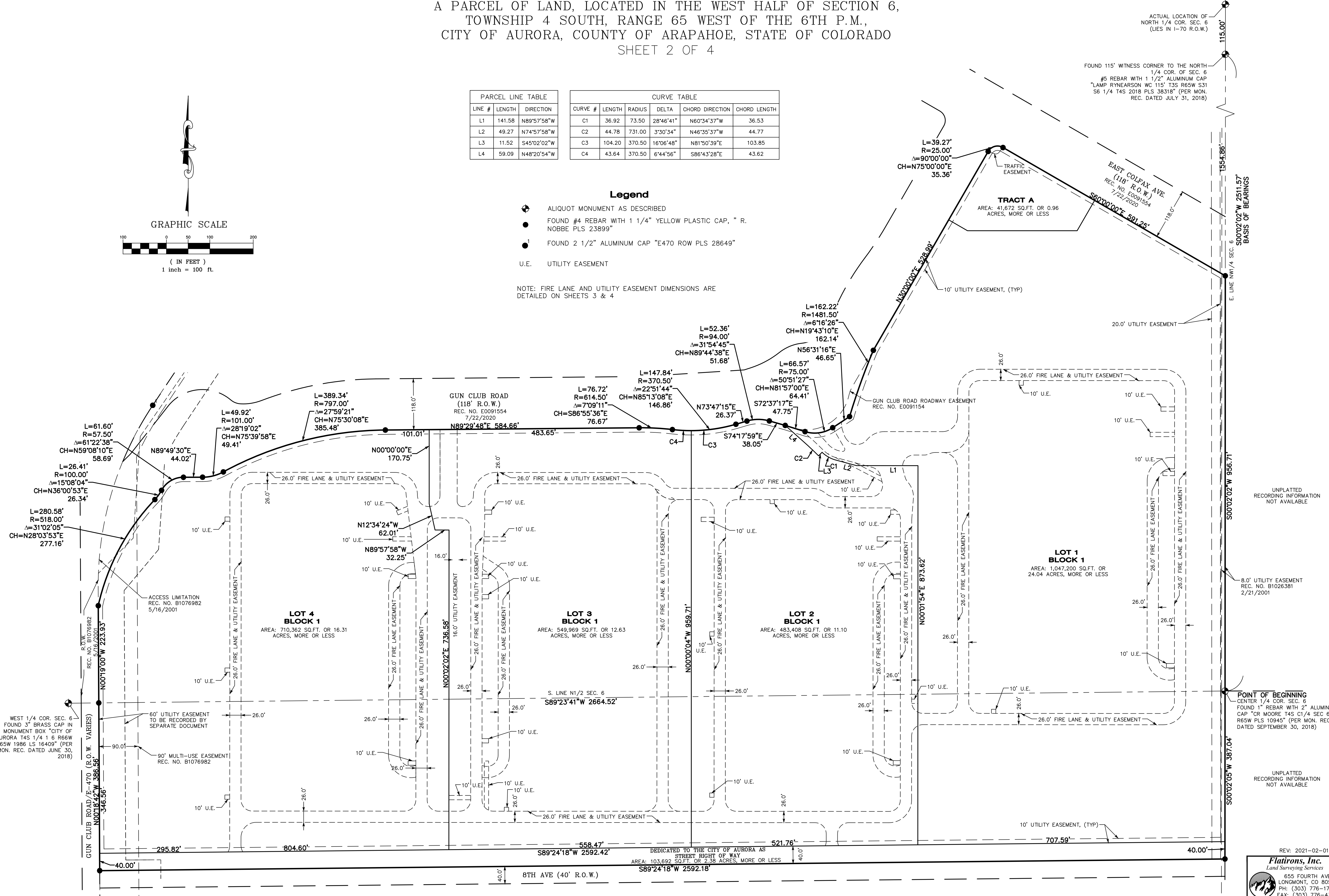
A PARCEL OF LAND, LOCATED IN THE WEST HALF OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 4



PARCEL LINE TABLE			CURVE TABLE					
LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
L1	141.58	N89°57'58"W	C1	36.92	73.50	28°46'41"	N60°34'37"W	36.53
L2	49.27	N74°57'58"W	C2	44.78	731.00	3°30'34"	N46°35'37"W	44.77
L3	11.52	S45°02'02"W	C3	104.20	370.50	16°06'48"	N81°50'39"E	103.85
L4	59.09	N48°20'54"W	C4	43.64	370.50	6°44'56"	S86°43'28"E	43.62

- Legend**
- ALLOTMENT MONUMENT AS DESCRIBED
 - FOUND #4 REBAR WITH 1 1/4" YELLOW PLASTIC CAP, " R. NOBBE PLS 23899"
 - FOUND 2 1/2" ALUMINUM CAP "E470 ROW PLS 28649"
 - U.E. UTILITY EASEMENT

NOTE: FIRE LANE AND UTILITY EASEMENT DIMENSIONS ARE
DETAILED ON SHEETS 3 & 4



POINT OF BEGINNING
CENTER 1/4 COR. SEC. 6
FOUND 1" REBAR WITH 2" ALUMINUM
CAP "CR MOORE T4S C1/4 SEC 6
R65W PLS 10945" (PER MON. REC.
DATED SEPTEMBER 30, 2018)

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AND SIGNATURE

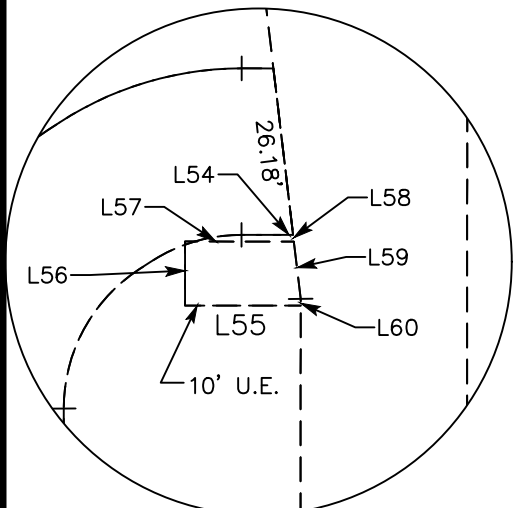
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SHEET 2 OF 4

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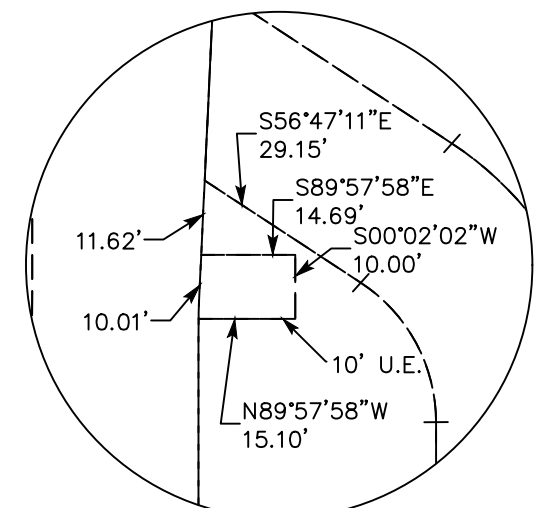
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 3 OF 4

GUN CLUB ROAD
(118' R.O.W.)
REC. NO. E0091554
7/22/2020

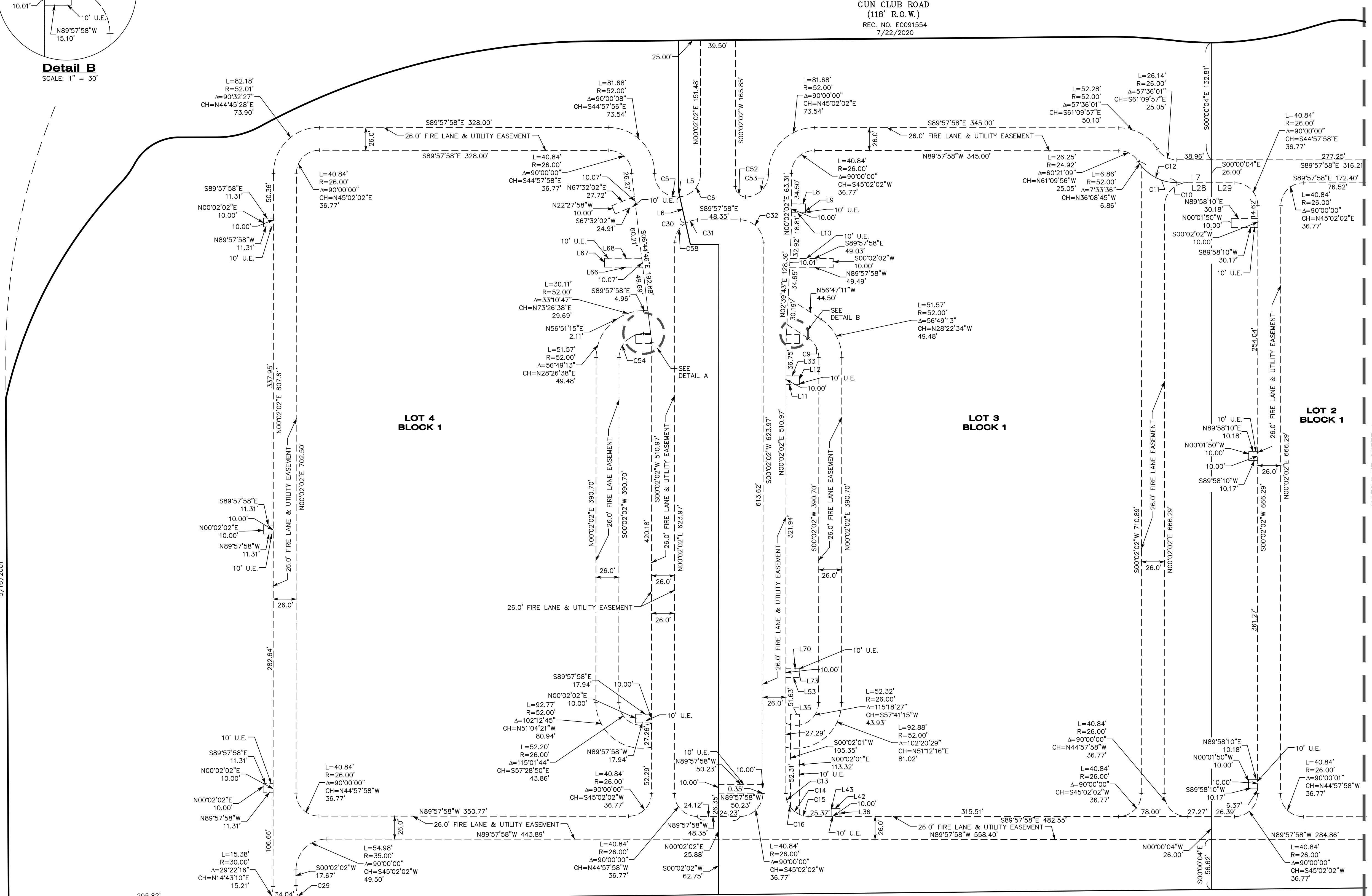


Detail A
SCALE: 1" = 30'

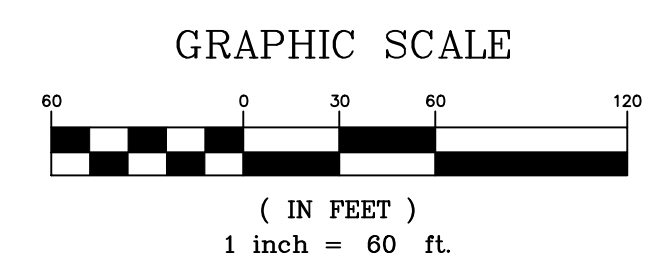


Detail B
SCALE: 1" = 30'

GUN CLUB ROAD/E-470 (R.O.W. VARIES)
REC. NO. B1076982
5/16/2001



DEDICATED TO THE CITY OF
AURORA AS STREET RIGHT OF WAY



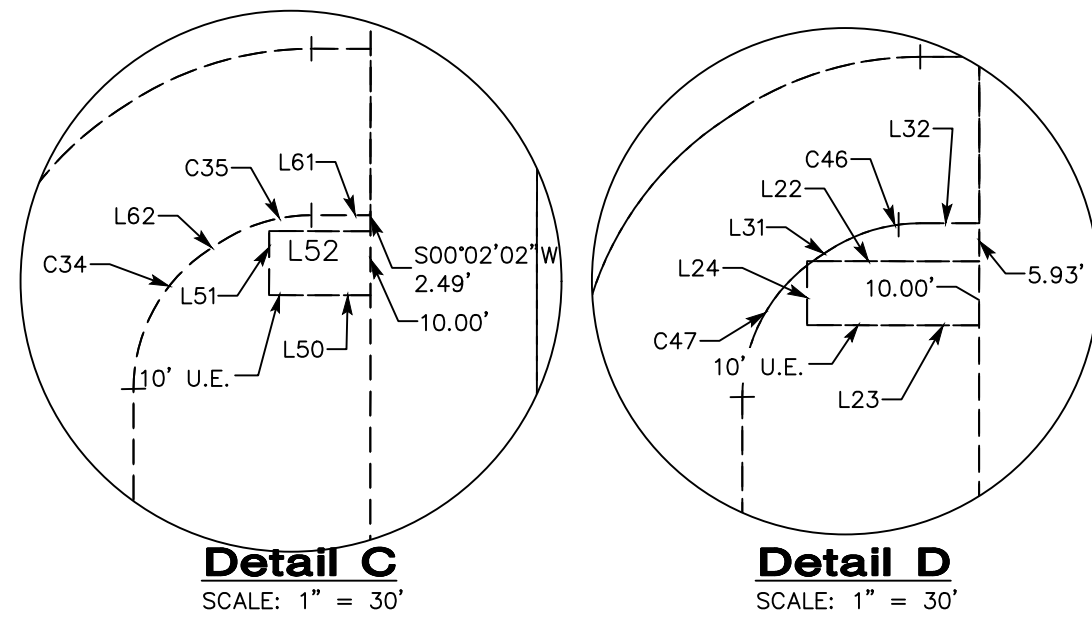
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SHEET 3 OF 4

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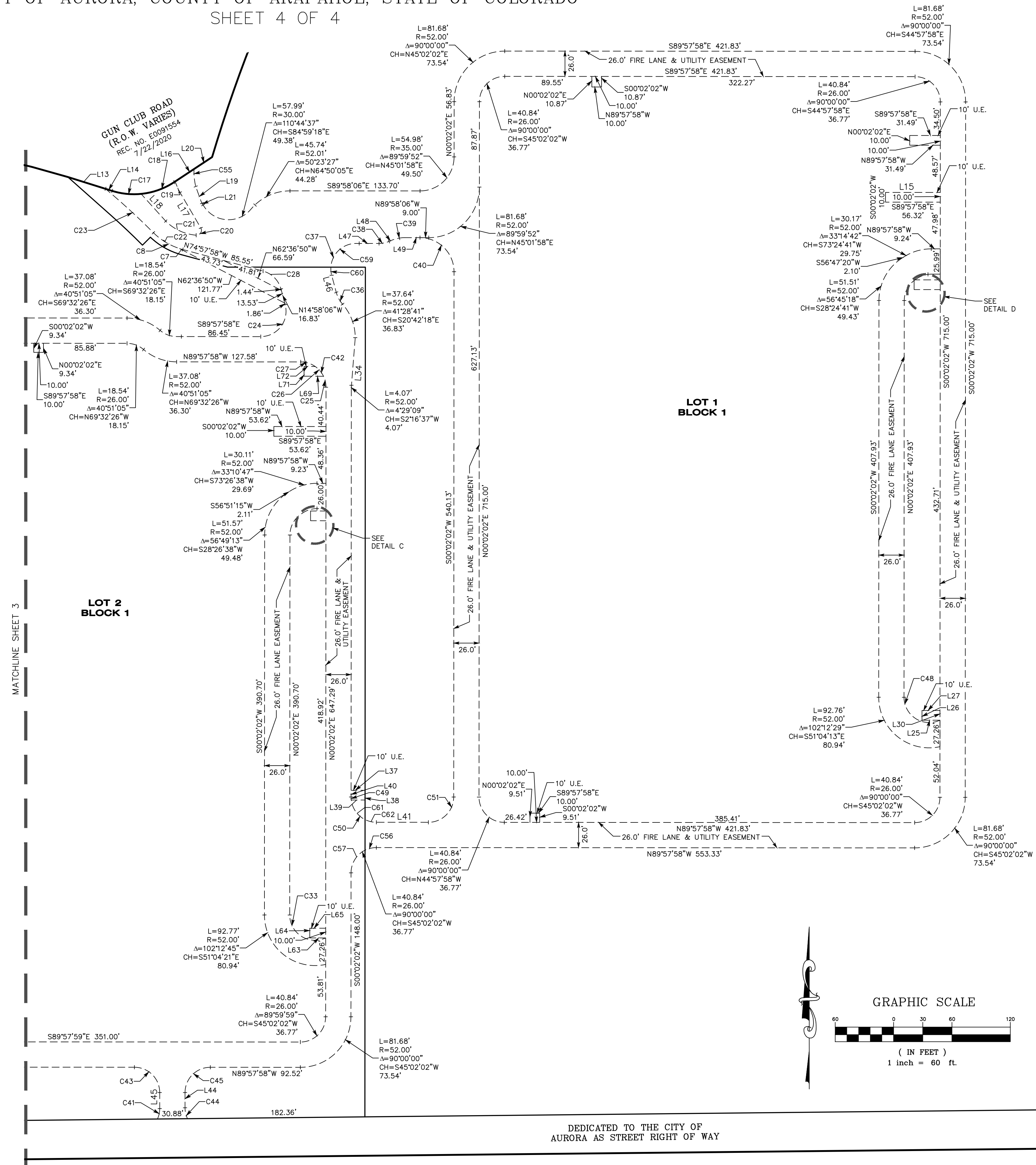
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TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 4 OF 4



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C5	44.03	26.00	97°02'31"	S47°03'00"E	38.95
C6	38.32	25.98	84°30'53"	N42°14'43"E	34.94
C7	3.40	68.02	2°51'55"	S73°31'51"E	3.40
C8	31.69	68.02	26°41'18"	S58°45'14"E	31.40
C9	25.78	26.00	56°49'13"	S28°22'34"E	24.74
C10	40.84	26.00	90°00'00"	N45°02'02"E	36.77
C11	45.42	52.00	50°02'25"	S64°56'45"E	43.99
C12	52.28	52.00	57°36'01"	S61°09'57"E	50.10
C13	16.89	26.00	37°13'51"	S18°34'54"E	16.60
C14	12.92	26.00	28°27'52"	S51°25'46"E	12.78
C15	11.03	26.00	24°18'17"	S77°48'50"E	10.95
C16	40.84	26.00	90°00'00"	N44°57'58"W	36.77
C17	30.05	75.00	22°57'31"	S84°06'02"E	29.85
C18	36.52	75.00	27°53'56"	N70°28'14"E	36.16
C19	12.27	81.00	8°40'42"	S23°51'12"E	12.26
C20	10.91	5.00	125°02'25"	S32°09'35"W	8.87
C21	35.23	50.00	40°22'04"	N65°08'10"W	34.50
C22	35.09	68.02	29°33'14"	N60°11'12"W	34.70
C23	66.85	748.00	5°07'13"	N47°28'57"W	66.82
C24	47.65	26.00	105°00'08"	N37°31'58"E	41.25
C25	11.69	26.00	25°45'32"	S12°50'44"E	11.59
C26	13.27	26.00	29°14'45"	S40°20'52"E	13.13
C27	15.88	26.00	34°59'43"	N72°28'06"W	15.63
C28	27.23	26.00	59°59'52"	N44°58'02"W	26.00
C29	16.04	30.00	30°37'44"	S15°16'50"E	15.85
C30	40.84	26.00	90°00'00"	S45°02'02"W	36.77
C31	14.25	26.00	31°24'24"	S74°19'50"W	14.07
C32	40.84	26.00	90°00'00"	N44°57'58"W	36.77
C33	52.20	26.00	115°01'44"	N57°28'50"W	43.86
C34	25.78	26.00	56°49'13"	N28°26'38"E	24.74
C35	15.06	26.00	33°10'47"	N73°26'38"E	14.85
C36	13.86	30.00	26°28'33"	S28°12'22"E	13.74
C37	47.65	26.00	105°00'00"	S37°31'54"W	41.25
C38	10.51	26.00	23°10'13"	S78°26'48"W	10.44
C39	14.15	35.00	23°10'13"	S78°26'48"W	14.06
C40	54.98	35.00	90°00'07"	S44°58'02"E	49.50
C41	11.06	26.00	24°22'17"	N12°13'10"E	10.98
C42	40.84	26.00	90°00'00"	N44°57'58"W	36.77
C43	40.84	26.00	90°00'00"	N44°57'58"W	36.77
C44	11.63	26.00	25°37'45"	S12°46'51"E	11.53
C45	40.84	26.00	90°00'00"	S45°02'02"W	36.77
C46	15.09	26.00	33°14'42"	N73°24'41"E	14.88
C47	25.75	26.00	56°45'18"	N28°24'41"E	24.71
C48	52.19	26.00	115°01'09"	N57°28'33"W	43.86
C49	3.13	26.00	6°53'17"	N03°24'37"W	3.12
C50	40.84	26.00	90°00'00"	N44°57'58"W	36.77
C51	40.84	26.00	90°00'00"	S45°02'02"W	36.77
C52	18.35	12.02	87°29'27"	S43°44'59"E	16.62
C53	40.84	26.00	90°00'00"	N45°02'02"E	36.77
C54	25.78	26.00	56°49'13"	S28°26'38"W	24.74
C55	18.06	68.00	15°13'09"	N05°35'22"W	18.01
C56	12.05	26.00	26°33'02"	S76°45'31"W	11.94
C57	28.79	26.00	63°26'58"	S31°45'31"W	27.34
C58	26.59	26.00	58°35'36"	S29°19'50"W	25.45
C59	39.26	26.00	86°31'30"	S46°46'10"W	35.64
C60	8.38	26.00	18°28'30"	S05°43'50"E	8.35
C61	25.67	26.00	56°33'31"	S35°08'01"E	24.64
C62	12.05	26.00	26°33'12"	S76°41'22"E	11.94

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	6.53	S12°34'24"E
L6	30.67	S12°34'24"E
L7	38.98	S89°57'58"E
L8	16.10	S89°57'43"E
L9	9.02	S06°44'46"E
L10	16.10	N89°57'43"W
L11	15.10	N89°57'50"W
L12	10.00	S00°02'10"W
L13	40.56	S72°37'17"E
L14	7.19	S72°37'17"E
L15	56.32	N89°57'58"W
L16	23.22	N56°31'16"E
L17	42.28	N30°21'38"W
L18	37.74	S42°08'20"E
L19	16.81	N19°56'46"W
L20	22.30	N56°31'16"E
L21	3.73	N30°31'35"W
L22	26.88	N89°57'55"W
L23	26.88	N89°57'55"W
L24	10.00	N00°02'05"E
L25	18.48	N89°57'58"W
L26	10.00	N00°02'02"E
L27	18.48	S89°57'58"E
L28	26.83	N89°57'58"W
L29	26.83	S89°57'58"E
L30	10.00	S00°02'02"W
L31	2.11	N56°47'20"E
L32	9.23	S89°57'58"E
L33	15.10	S89°57'50"E
L34	49.11	S04°31'11"W
L35	10.00	N89°57'59"W
L36	9.11	S00°02'01"W
L37	14.38	S89°58'06"E
L38	10.00	S00°01'54"W
L39	14.19	N89°58'06"W
L40	6.88	N00°02'02"E
L41	53.51	N89°57'58"W
L42	10.00	S89°57'59"E
L43	9.11	N00°02'01"E
L44	15.64	S00°02'02"W
L45	16.50	N00°02'02"E
L46	18.23	S14°58'06"E
L47	23.57	N89°58'06"W
L48	2.66	S66°51'41"W
L49	15.64	S89°58'06"E
L50	15.83	N89°57'58"W
L51	10.00	N00°02'02"E
L52	15.83	S89°57'58"E
L53	15.10	N89°57'50"W
L54	8.05	N89°57'58"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L55	18.07	N89°57'58"W
L56	10.00	N00°02'02"E
L57	17.01	S89°57'58"E
L58	1.05	S06°44'46"E
L59	9.02	S06°44'46"E
L60	1.05	S00°02'02"W
L61	9.23	S89°57'58"E
L62	2.11	N56°51'15"E
L63	16.36	S89°57'58"E
L64	10.00	S00°02'02"W
L65	16.36	N89°57'58"W
L66	43.49	S89°57'58"E
L67	10.00	S00°02'02"W
L68	42.30	N89°57'58"W
L69	20.00	N89°57'58"W
L70	15.10	S89°57'50"E
L71	10.00	N00°02'02"E
L72	11.50	S89°57'58"E
L73	10.00	S00°02'10"W



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