

HORIZON UPTOWN SUBDIVISION FILING NO. 6

A PORTION OF THE EAST ONE-HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 12

WEST?

Response: Revised the portion of the section the subdivision is situate in on all sheets, as requested.

Response: Centered the vicinity map to show at least a 1/2 mile radius from the site, as requested.

Response: The vicinity map has been revised/centered to show a 1/2 mile radius, as requested.

Response: All of the major streets have been labeled to be able to locate the site accordingly. At this scale not all streets can be labeled.

City of Aurora Subdivision Plat Checklist.

3. VICINITY MAP Put on Sheet 1.

The vicinity map must show the outline of the property being subdivided and its relationship to existing street rights-of-way within a ½ mile. Include a north arrow and distance ratio. If not to scale, add a label stating "NTS".

Extend vicinity map to cover 1/2 mile N. & E. of site (Typical) & label all publicly dedicated roads within 1/2 mile of this site.

LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT _____, the undersigned warrant it is the owner of a PARCEL OF LAND SITUATE IN THE EAST ONE-HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN THE EAST ONE-HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1, FROM WHICH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1 BEARS NORTH 00°28'45" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID WEST LINE;

THENCE ALONG SAID WEST LINE, NORTH 00°28'45" WEST, A DISTANCE OF 1,824.53 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°31'15" EAST, A DISTANCE OF 30.00 FEET TO A LINE PARALLEL WITH AND DISTANT 30.00 FEET EAST FROM SAID WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, BEING THE NORTHWEST CORNER OF TRACT A, HORIZON UPTOWN SUBDIVISION FILING NO. 1, PER THE PLAT RECORDED MAY 31, 2019 AT RECEPTION NO. D9050780 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF ARAPAHOE, STATE OF COLORADO AND THE POINT OF BEGINNING;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°28'45" WEST, A DISTANCE OF 816.17 FEET;

THENCE NORTH 00°27'43" WEST, A DISTANCE OF 53.55 FEET;

THENCE NORTH 89°32'17" EAST, A DISTANCE OF 84.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WHOSE CHORD BEARS SOUTH 45°28'14" EAST, A DISTANCE OF 35.36 FEET;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°01'02", AN ARC LENGTH OF 39.28 FEET;

THENCE NORTH 89°31'15" EAST, A DISTANCE OF 129.40 FEET;

THENCE SOUTH 87°02'44" EAST, A DISTANCE OF 50.09 FEET;

THENCE NORTH 89°31'15" EAST, A DISTANCE OF 287.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET;

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

THENCE NORTH 89°31'15" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, WHOSE CHORD BEARS SOUTH 45°28'45" EAST, A DISTANCE OF 28.28 FEET;

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

THENCE NORTH 89°31'15" EAST, A DISTANCE OF 384.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET;

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

THENCE NORTH 89°31'15" EAST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, WHOSE CHORD BEARS SOUTH 45°28'45" EAST, A DISTANCE OF 28.28 FEET;

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

THENCE SOUTH 00°28'45" EAST, A DISTANCE OF 96.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, WHOSE CHORD BEARS SOUTH 44°31'15" WEST, A DISTANCE OF 28.28 FEET;

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

THENCE SOUTH 00°28'45" EAST, A DISTANCE OF 385.48 FEET;

THENCE NORTH 89°31'15" EAST, A DISTANCE OF 348.55 FEET;

THENCE SOUTH 00°28'45" EAST, A DISTANCE OF 626.87 FEET TO THE NORTHERLY LINE OF HORIZON UPTOWN SUBDIVISION FILING NO. 3, PER THE PLAT RECORDED APRIL 26, 2021 AT RECEPTION NO. E1067745 IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG SAID NORTHERLY LINE OF HORIZON UPTOWN SUBDIVISION FILING NO. 3 THE FOLLOWING SEVEN (7) COURSES:

- 1) SOUTH 89°31'15" WEST, A DISTANCE OF 289.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 423.00 FEET;
- 2) WESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 0°47'51", AN ARC LENGTH OF 35.42 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET;
- 3) NORTHWESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 82°13'12", AN ARC LENGTH OF 28.70 FEET;
- 4) SOUTH 76°56'14" WEST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, WHOSE CHORD BEARS SOUTH 28°02'56" WEST, A DISTANCE OF 26.30 FEET;
- 5) SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 82°12'43", AN ARC LENGTH OF 28.70 FEET TO THE BEGINNING OF REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 423.00 FEET;
- 6) SOUTHWESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 11°29'43", AN ARC LENGTH OF 84.87 FEET;
- 7) SOUTH 57°39'36" WEST, A DISTANCE OF 56.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 20.00 FEET;

THENCE WESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 89°51'38", AN ARC LENGTH OF 31.37 FEET TO THE EASTERLY LINE OF HORIZON UPTOWN SUBDIVISION FILING NO. 1, PER THE PLAT RECORDED MAY 31, 2019 AT RECEPTION NO. D9050780 IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID HORIZON UPTOWN SUBDIVISION FILING NO. 1 THE FOLLOWING TWELVE (12) COURSES:

- 1) NORTH 32°28'46" WEST, A DISTANCE OF 76.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 120.00 FEET;
- 2) NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 32°00'01", AN ARC LENGTH OF 67.02 FEET;
- 3) NORTH 00°28'45" WEST, A DISTANCE OF 344.71 FEET;
- 4) SOUTH 89°31'15" WEST, A DISTANCE OF 60.00 FEET;
- 5) SOUTH 00°28'45" EAST, A DISTANCE OF 10.00 FEET;
- 6) SOUTH 89°31'15" WEST, A DISTANCE OF 450.00 FEET;
- 7) NORTH 00°28'45" WEST, A DISTANCE OF 10.00 FEET;
- 8) SOUTH 89°31'15" WEST, A DISTANCE OF 64.00 FEET;
- 9) SOUTH 00°28'45" EAST, A DISTANCE OF 110.05 FEET;
- 10) SOUTH 89°31'15" WEST, A DISTANCE OF 65.00 FEET;
- 11) NORTH 00°28'45" WEST, A DISTANCE OF 11.00 FEET;
- 12) SOUTH 89°31'15" WEST, A DISTANCE OF 225.50 FEET TO A LINE PARALLEL WITH AND DISTANT 30.00 FEET EAST FROM SAID WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, BEING THE NORTHWEST CORNER OF TRACT A, SAID HORIZON UPTOWN SUBDIVISION FILING NO. 1 AND THE POINT OF BEGINNING.

CONTAINING 1,251,919 SQUARE FEET OR 28,740 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **HORIZON UPTOWN SUBDIVISION FILING NO. 6**, 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(S), 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, AND COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

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".

2) BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, WHICH BEARS NORTH 00°28'45" WEST BETWEEN THE FOUND MONUMENTS SHOWN HEREON, BEING A FOUND 3/25 INCH ALUMINUM CAP STAMPED "M K CENTENNIAL PLS 28527 1998" FOR THE SOUTHWEST CORNER OF SAID SECTION AND A FOUND 3 INCH BRASS CAP STAMPED "CITY OF AURORA LS 16419 1983" FOR THE WEST QUARTER CORNER OF SAID SECTION.

3) 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.

4) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. ABC70751058, WITH AN EFFECTIVE DATE OF **NOVEMBER 2, 2021**, PREPARED BY **LAND-TITLE-GUARANTEE-COMPANY**, WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

5) THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT.

6) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO DEVELOPMENT STANDARDS AS ADOPTED BY THE AURORA CITY COUNCIL IN ORDINANCES 96-74 AND 96-75.

7) 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 FORGOING 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.

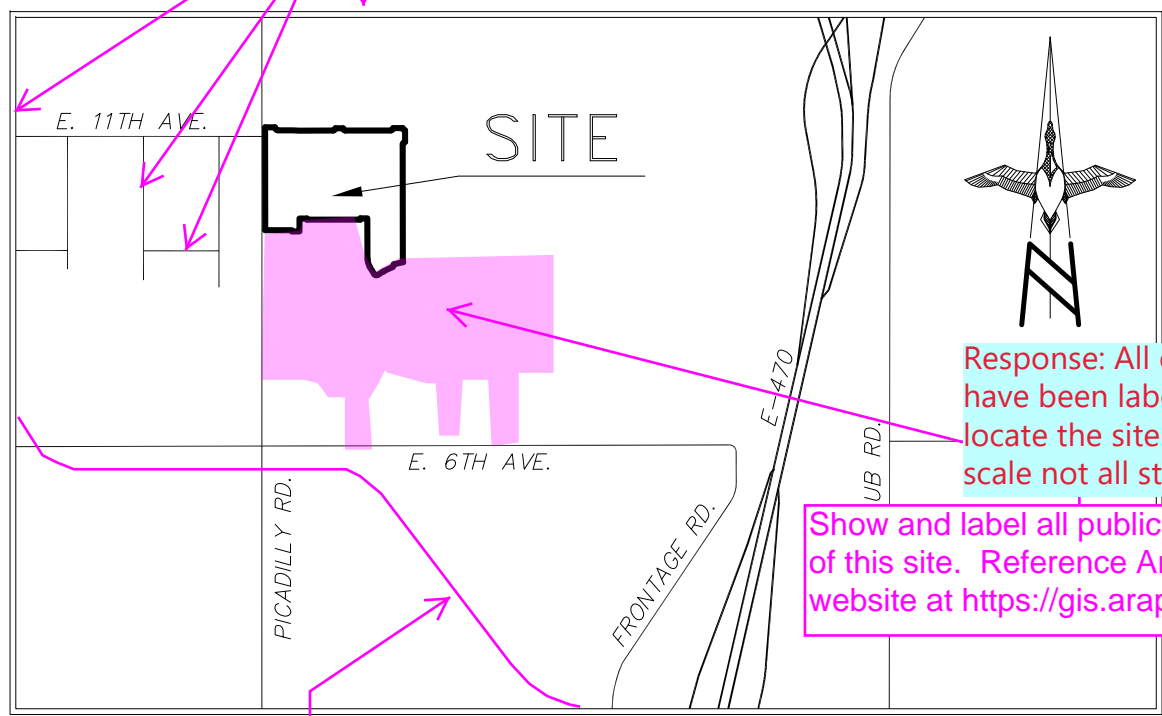
8) TRACTS A THROUGH P ARE PRIVATELY OWNED AND MAINTAINED.

9) TRACT O AND TRACT P ARE SANITARY SEWER, STORM SEWER AND WATER LINE EASEMENTS IN THEIR ENTIRETY.

10) TRACTS H, K, L, M & N ARE ACCESS EASEMENTS AS SHOWN ON SHEETS 11 AND 12.

11) ALL OWNERS OF LOTS ADJACENT TO EAST 10TH AVENUE, EAST 11TH AVENUE, PICADILLY ROAD, QUEMOY STREET, QUARTAR STREET, RIVIERA STREET & NORTH RIVIERA COURT SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE THAT MAY RESTRICT THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

VICINITY MAP (N.T.S.)

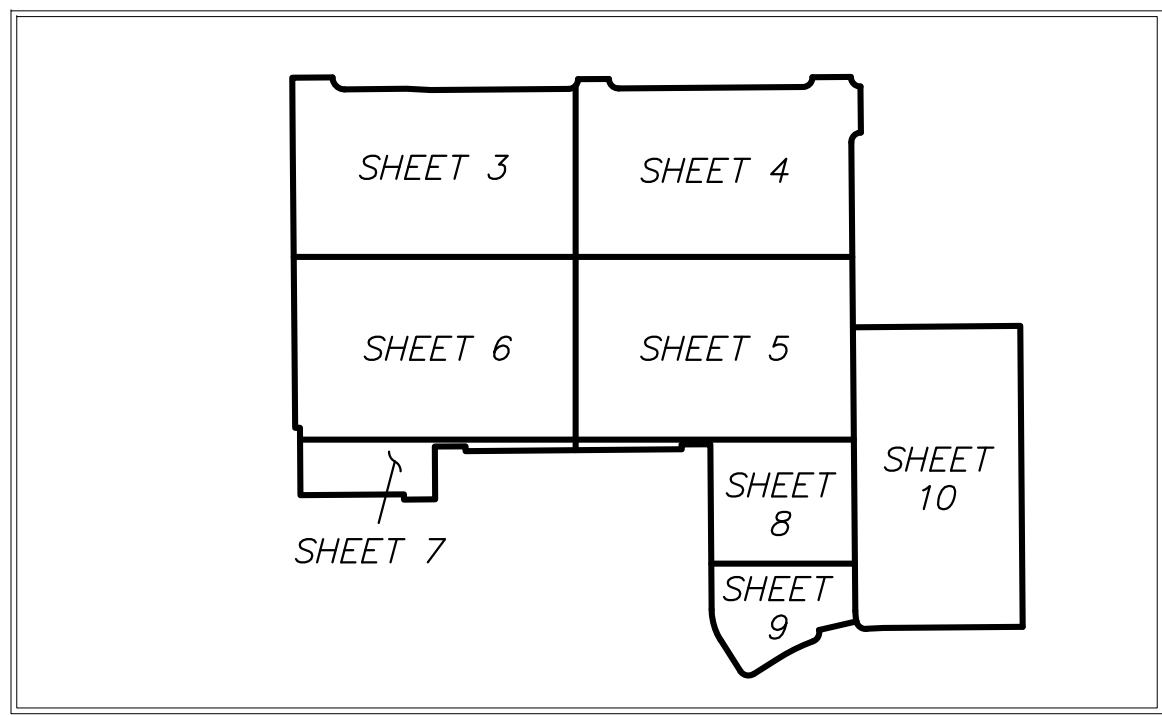


Response: All of the major streets have been labeled to be able to locate the site accordingly. At this scale not all streets can be labeled.

Show and label all publicly dedicated roads within 1/2 mile of this site. Reference Arapahoe County Assessor website at <https://gis.arapahoegov.com/arapamap/>

E. Stephen D. Hogan Parkway?

SHEET KEY MAP (N.T.S.)



Provided title commitment shows a date of February 28, 2022?

Response: Requested updated title commitment. Will revise information once it has been received.

SHEET INDEX

PAGE

SHEET 2 - BOUNDARY DETAIL

SHEET 3 - LOT, BLOCK, TRACT, R.O.W. AND EASEMENT DETAIL

SHEET 4 - LOT, BLOCK, TRACT, R.O.W. AND EASEMENT DETAIL

SHEET 5 - LOT, BLOCK, TRACT, R.O.W. AND EASEMENT DETAIL

SHEET 6 - LOT, BLOCK, TRACT, R.O.W. AND EASEMENT DETAIL

SHEET 7 - LOT, BLOCK, TRACT, R.O.W. AND EASEMENT DETAIL

SHEET 8 - LOT, BLOCK, TRACT, R.O.W. AND EASEMENT DETAIL

SHEET 9 - LOT, BLOCK, TRACT, R.O.W. AND EASEMENT DETAIL

SHEET 10 - LOT, BLOCK, TRACT, R.O.W. AND EASEMENT DETAIL

SHEET 11 - SANITARY, STORM & WATER EASEMENT, POCKET SANITARY, STORM & WATER EASEMENT AND FIRE LANE & ACCESS EASEMENT DETAIL

SHEET 12 - SANITARY, STORM & WATER EASEMENT, POCKET SANITARY, STORM & WATER EASEMENT, FIRE LANE & ACCESS EASEMENT AND ACCESS EASEMENT DETAIL

SIGNATURE BLOCKS

HULAND2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
KAREN VOIT

ITS: AUTHORIZED PERSON

STATE OF COLORADO)

COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY KAREN VOIT AS AN AUTHORIZED PERSON OF HULAND2, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 FOUND BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON NOVEMBER 8, 2019.

Exterior subdivision monuments must be set prior to recording this plat and the field date doesn't seem logical.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREON IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY.

Response: The City of Aurora DOES NOT require all subdivision monuments to be in place prior to recording the plat. This statement is saying that all of the found monuments shown on this plat were in place at the time of the field work, which is what the date is referring too. No changes made.

JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

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.

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 2022 AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDMIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

PREPARED BY:

ALTURA
LAND CONSULTANTS

6950 S. Tucson Way, Unit C Phone: (720)488-1303

Centennial, Colorado 80112

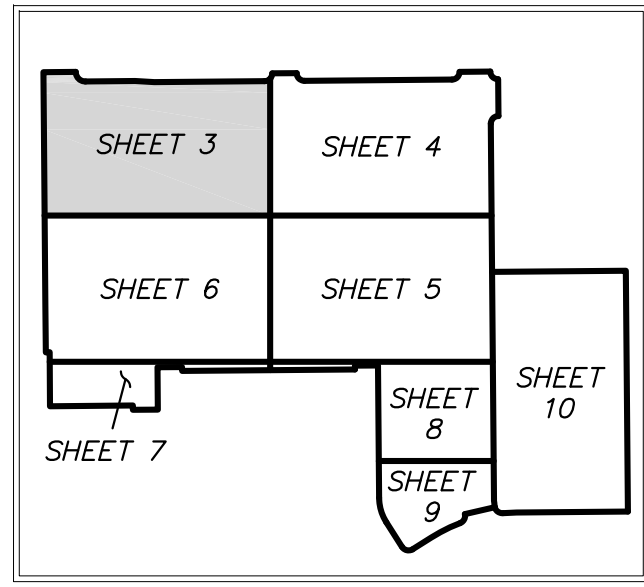
JOB NO. 21102

OCTOBER 28, 2021

HORIZON UPTOWN SUBDIVISION FILING NO. 6

A PORTION OF THE **EAST** ONE-HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 3 OF 12



MONUMENT NOTES

- INDICATES SET 18" LONG #5 REBAR WITH 1 1/4" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081" IN MONUMENT BOX, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(a)&(b) COLORADO REVISED STATUTES 2020.

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- = EXISTING EASEMENT LINES
- = EASEMENT LINES CREATED BY THIS PLAT
- = RIGHT OF WAY CENTERLINES

SYMBOL & ABBREVIATION LEGEND

- | | | | |
|--------|-------------------|------|------------------|
| ① | BLOCK NUMBER | U.E. | UTILITY EASEMENT |
| R.O.W. | RIGHT OF WAY | G.E. | GAS EASEMENT |
| (N.T.) | NON-TANGENT CURVE | L= | ARC LENGTH |

MONUMENT NOTES

- INDICATES SET 18" LONG #5 REBAR WITH 1 1/4" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081" IN MONUMENT BOX, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(a)&(b) COLORADO REVISED STATUTES 2020.

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- = EXISTING EASEMENT LINES
- = EASEMENT LINES CREATED BY THIS PLAT
- = RIGHT OF WAY CENTERLINES

SYMBOL & ABBREVIATION LEGEND

- | | | | |
|--------|-------------------|------|------------------|
| ① | BLOCK NUMBER | U.E. | UTILITY EASEMENT |
| R.O.W. | RIGHT OF WAY | G.E. | GAS EASEMENT |
| (N.T.) | NON-TANGENT CURVE | L= | ARC LENGTH |

MONUMENT NOTES

- INDICATES SET 18" LONG #5 REBAR WITH 1 1/4" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081" IN MONUMENT BOX, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(a)&(b) COLORADO REVISED STATUTES 2020.

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- = EXISTING EASEMENT LINES
- = EASEMENT LINES CREATED BY THIS PLAT
- = RIGHT OF WAY CENTERLINES

SYMBOL & ABBREVIATION LEGEND

- | | | | |
|--------|-------------------|------|------------------|
| ① | BLOCK NUMBER | U.E. | UTILITY EASEMENT |
| R.O.W. | RIGHT OF WAY | G.E. | GAS EASEMENT |
| (N.T.) | NON-TANGENT CURVE | L= | ARC LENGTH |

MONUMENT NOTES

- INDICATES SET 18" LONG #5 REBAR WITH 1 1/4" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081" IN MONUMENT BOX, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(a)&(b) COLORADO REVISED STATUTES 2020.

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- = EXISTING EASEMENT LINES
- = EASEMENT LINES CREATED BY THIS PLAT
- = RIGHT OF WAY CENTERLINES

SYMBOL & ABBREVIATION LEGEND

- | | | | |
|--------|-------------------|------|------------------|
| ① | BLOCK NUMBER | U.E. | UTILITY EASEMENT |
| R.O.W. | RIGHT OF WAY | G.E. | GAS EASEMENT |
| (N.T.) | NON-TANGENT CURVE | L= | ARC LENGTH |

MONUMENT NOTES

- INDICATES SET 18" LONG #5 REBAR WITH 1 1/4" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081" IN MONUMENT BOX, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(a)&(b) COLORADO REVISED STATUTES 2020.

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- = EXISTING EASEMENT LINES
- = EASEMENT LINES CREATED BY THIS PLAT
- = RIGHT OF WAY CENTERLINES

SYMBOL & ABBREVIATION LEGEND

- | | | | |
|--------|-------------------|------|------------------|
| ① | BLOCK NUMBER | U.E. | UTILITY EASEMENT |
| R.O.W. | RIGHT OF WAY | G.E. | GAS EASEMENT |
| (N.T.) | NON-TANGENT CURVE | L= | ARC LENGTH |

MONUMENT NOTES

- INDICATES SET 18" LONG #5 REBAR WITH 1 1/4" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081" IN MONUMENT BOX, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(a)&(b) COLORADO REVISED STATUTES 2020.

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- = EXISTING EASEMENT LINES
- = EASEMENT LINES CREATED BY THIS PLAT
- = RIGHT OF WAY CENTERLINES

SYMBOL & ABBREVIATION LEGEND

- | | | | |
|--------|-------------------|------|------------------|
| ① | BLOCK NUMBER | U.E. | UTILITY EASEMENT |
| R.O.W. | RIGHT OF WAY | G.E. | GAS EASEMENT |
| (N.T.) | NON-TANGENT CURVE | L= | ARC LENGTH |

MONUMENT NOTES

- INDICATES SET 18" LONG #5 REBAR WITH 1 1/4" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081" IN MONUMENT BOX, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(a)&(b) COLORADO REVISED STATUTES 2020.

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- = EXISTING EASEMENT LINES
- = EASEMENT LINES CREATED BY THIS PLAT
- = RIGHT OF WAY CENTERLINES

SYMBOL & ABBREVIATION LEGEND

- | | | | |
|--------|-------------------|------|------------------|
| ① | BLOCK NUMBER | U.E. | UTILITY EASEMENT |
| R.O.W. | RIGHT OF WAY | G.E. | GAS EASEMENT |
| (N.T.) | NON-TANGENT CURVE | L= | ARC LENGTH |

MONUMENT NOTES

- INDICATES SET 18" LONG #5 REBAR WITH 1 1/4" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081" IN MONUMENT BOX, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(a)&(b) COLORADO REVISED STATUTES 2020.

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- = EXISTING EASEMENT LINES
- = EASEMENT LINES CREATED BY THIS PLAT
- = RIGHT OF WAY CENTERLINES

SYMBOL & ABBREVIATION LEGEND

- | | | | |
|--------|-------------------|------|------------------|
| ① | BLOCK NUMBER | U.E. | UTILITY EASEMENT |
| R.O.W. | RIGHT OF WAY | G.E. | GAS EASEMENT |
| (N.T.) | NON-TANGENT CURVE | L= | ARC LENGTH |

MONUMENT NOTES

- INDICATES SET 18" LONG #5 REBAR WITH 1 1/4" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081" IN MONUMENT BOX, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(a)&(b) COLORADO REVISED STATUTES 2020.

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- = EXISTING EASEMENT LINES
- = EASEMENT LINES CREATED BY THIS PLAT
- = RIGHT OF WAY CENTERLINES

SYMBOL & ABBREVIATION LEGEND

- | | | | |
|--------|-------------------|------|------------------|
| ① | BLOCK NUMBER | U.E. | UTILITY EASEMENT |
| R.O.W. | RIGHT OF WAY | G.E. | GAS EASEMENT |
| (N.T.) | NON-TANGENT CURVE | L= | ARC LENGTH |

MONUMENT NOTES

- INDICATES SET 18" LONG #5 REBAR WITH 1 1/4" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081" IN MONUMENT BOX, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(a)&(b) COLORADO REVISED STATUTES 2020.

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- = EXISTING EASEMENT LINES
- = EASEMENT LINES CREATED BY THIS PLAT
- = RIGHT OF WAY CENTERLINES

SYMBOL & ABBREVIATION LEGEND

- | | | | |
|--------|-------------------|------|------------------|
| ① | BLOCK NUMBER | U.E. | UTILITY EASEMENT |
| R.O.W. | RIGHT OF WAY | G.E. | GAS EASEMENT |
| (N.T.) | NON-TANGENT CURVE | L= | ARC LENGTH |

Response: The City of Aurora does not require existing easements to be dimensioned and ties to the current plat. Only those easements being created by the plat need to be dimensioned and tied out. No Changes made.

City of Aurora Subdivision Plat Checklist

16.b. Easements

Show all proposed and existing easements within the plat with dashed lines; bearings, distances, and curve data; and tied out to a lot or tract line, or corner in the plat. If an easement line crosses a lot or tract line, break the overall distance for the easement line into two distances, one on each side of the lot or tract line. If easements are existing, show the recording information and who they belong to (if they are not City easements).

Response: Revised the portion of the section the subdivision is situate in on all sheets, as requested.

Show abutting E. 11th Avenue, & Westerly ROW of Picadilly.

City of Aurora Subdivision Plat Checklist

14. If the abutting property is street right-of-way or alley (existing or proposed), show abutting right-of-way lines, widths, and recording information which created the street or alley. You also need to show public or private streets that line up across the abutting streets or easements (proposed or existing). Show the street names.

Response: Please see the boundary sheet for items outside of the subdivision boundary, as the detail sheets do not go past the subdivision boundary very much.

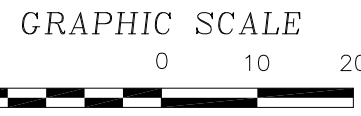
City of Aurora Subdivision Plat Checklist

16.b. Easements

Show all proposed and existing easements within the plat with dashed lines; bearings, distances, and curve data; and tied out to a lot or tract line, or corner in the plat. If an easement line crosses a lot or tract line, break the overall distance for the easement line into two distances, one on each side of the lot or tract line. If easements are existing, show the recording information and who they belong to (if they are not City easements).

Response: The City of Aurora does not require existing easements to be dimensioned and ties to the current plat. Only those easements being created by the plat need to be dimensioned and tied out. No Changes made.

Response: Since no one can find any recording information for the original 60' dedication of Picidilly, this note was copied from the plat of Horizon Uptown Filing No. 1



Scale: 1" = 20'

PREPARED BY:

ALTURA
LAND CONSULTANTS

6950 S. Tucson Way, Unit C Phone: (720)488-1303

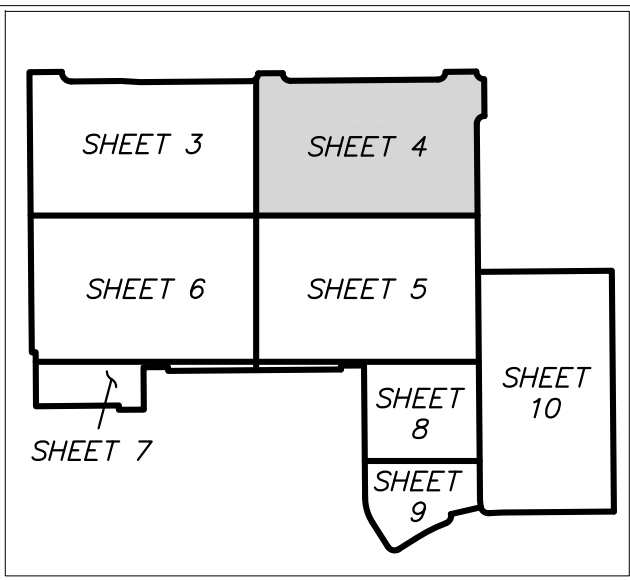
Centennial, Colorado 80112

JOB NO. 21102

OCTOBER 28, 2021

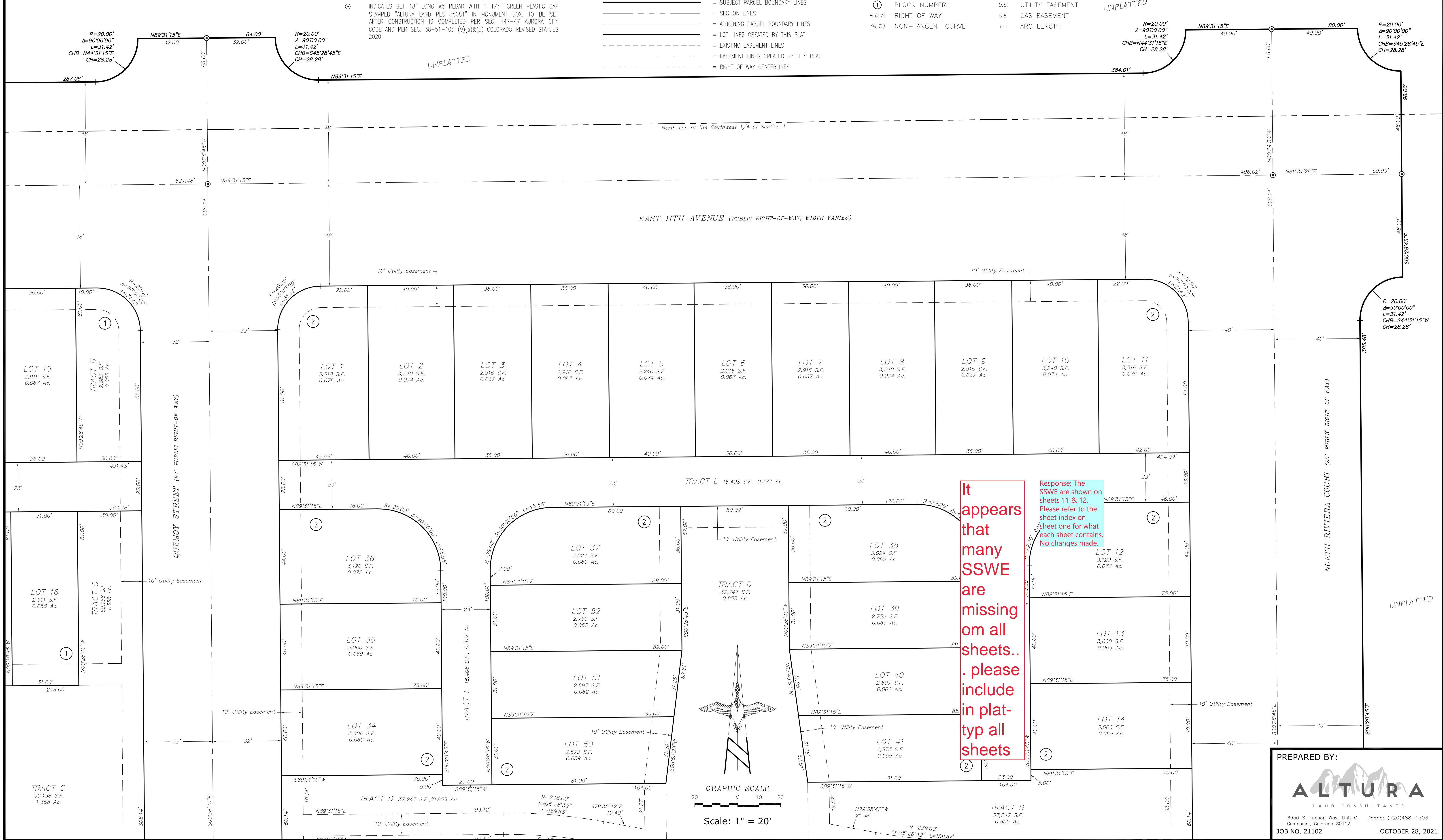
A PORTION OF THE EAST ONE-HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
WEST? CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Response: Revised the portion of the section the subdivision is situate in on all sheets, as requested.



SYMBOL & ABBREVIATION LEGEND

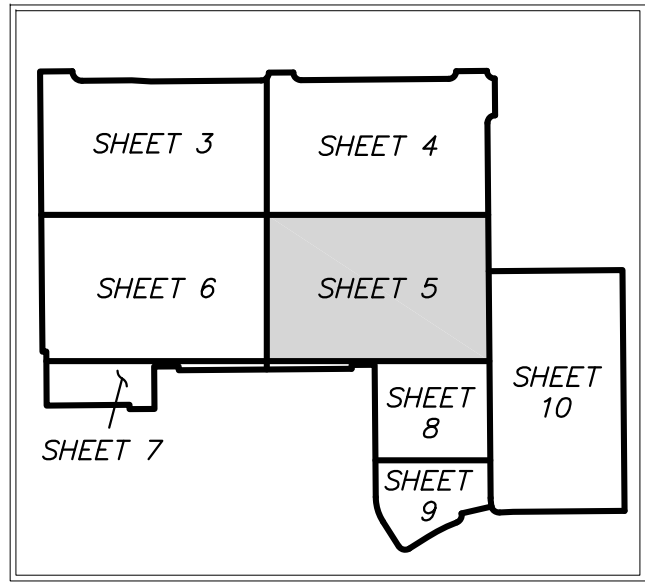
- | | | | |
|--------|-------------------|------|------------------|
| ① | BLOCK NUMBER | U.E. | UTILITY EASEMENT |
| R.O.W. | RIGHT OF WAY | G.E. | GAS EASEMENT |
| (N.T.) | NON-TANGENT CURVE | L= | ARC LENGTH |



It appears that many SSWE are missing on all sheets.. please include in plat-
typ all sheets

Response: The SSWE are shown on sheets 11 & 12. Please refer to the sheet index on sheet one for what each sheet contains. No changes made.





HORIZON UPTOWN SUBDIVISION FILING NO. 6

A PORTION OF THE **WEST?** **EAST** ONE-HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Response: Revised the portion of the section the subdivision is situated in on all sheets, as requested.

SHEET 5 OF 12

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- = EXISTING EASEMENT LINES
- = EASEMENT LINES CREATED BY THIS PLAT
- = RIGHT OF WAY CENTERLINES

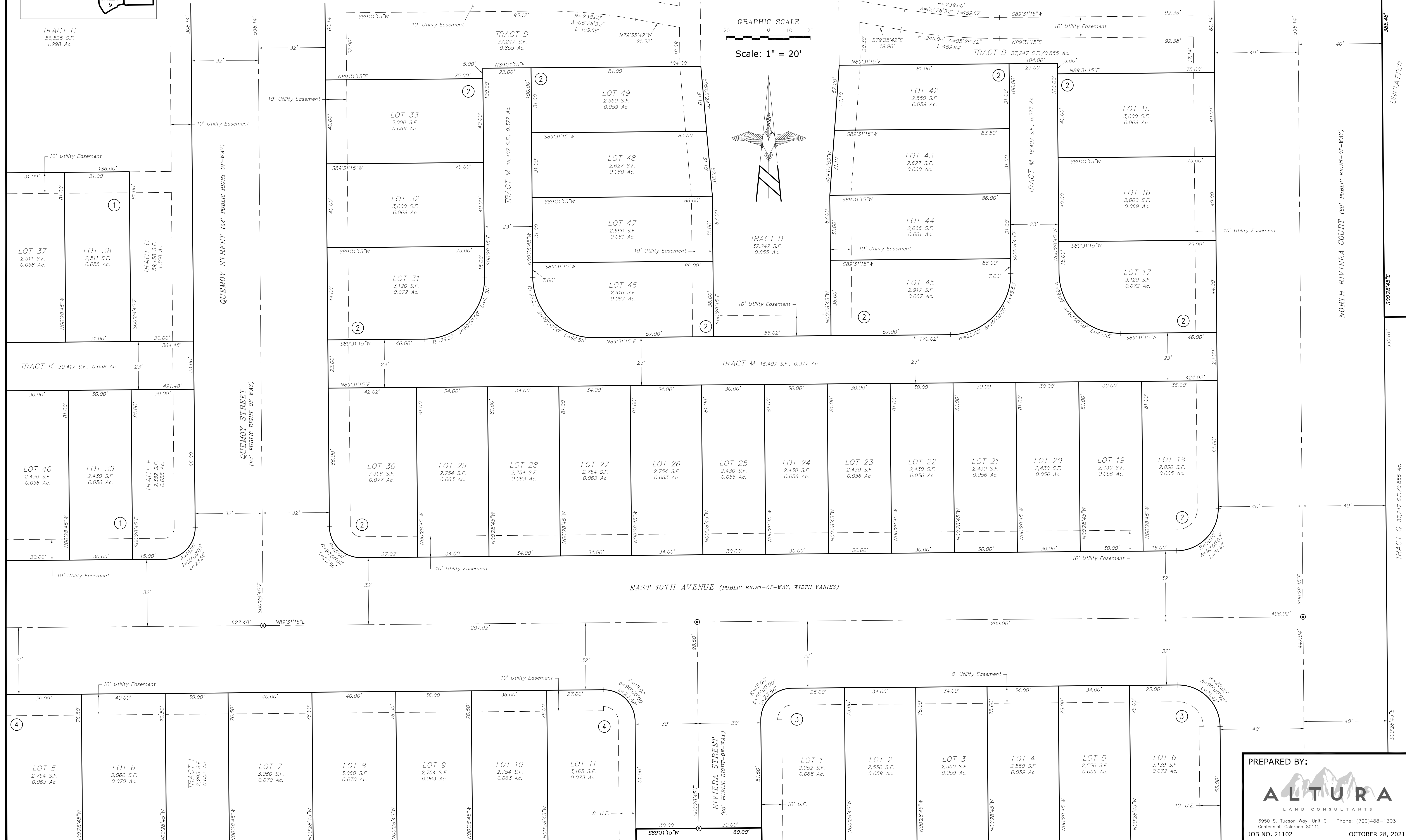
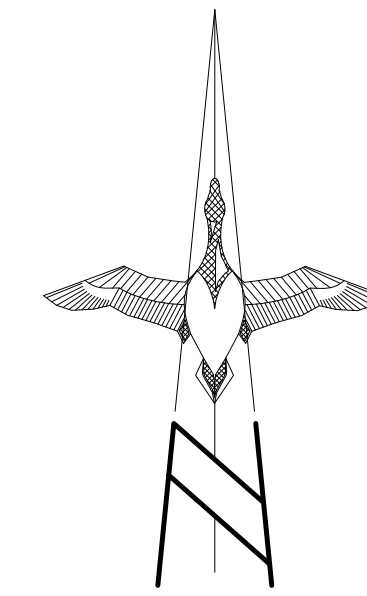
MONUMENT NOTES

- INDICATES SET 18" LONG #5 REBAR WITH 1 1/4" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081" IN MONUMENT BOX, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(a)&(b) COLORADO REVISED STATUTES 2020.

SYMBOL & ABBREVIATION LEGEND

- | | | | |
|--------|-------------------|------|------------------|
| ① | BLOCK NUMBER | U.E. | UTILITY EASEMENT |
| R.O.W. | RIGHT OF WAY | G.E. | GAS EASEMENT |
| (N.T.) | NON-TANGENT CURVE | L= | ARC LENGTH |

GRAPHIC SCALE
20 0 10 20
Scale: 1" = 20'



PREPARED BY:



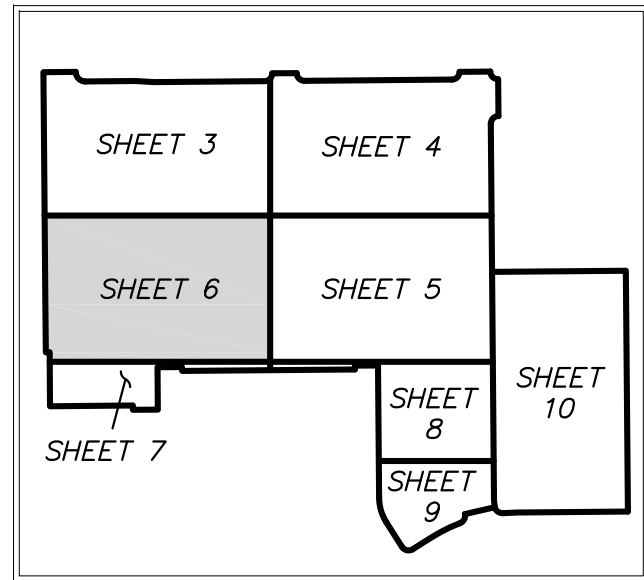
6950 S. Tucson Way, Unit C Phone: (720)488-1303
Centennial, Colorado 80112
JOB NO. 21102 OCTOBER 28, 2021

HORIZON UPTOWN SUBDIVISION FILING NO. 6

A PORTION OF THE **EAST** ONE-HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
WEST? CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 6 OF 12

Response: Revised the portion of the section the subdivision is situate in on all sheets, as requested.



MONUMENT NOTES

- INDICATES SET 18" LONG #5 REBAR WITH 1 1/4" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081" IN MONUMENT BOX, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(a)&(b) COLORADO REVISED STATUTES 2020.

SYMBOL & ABBREVIATION LEGEND

- | | | | |
|--------|-------------------|------|------------------|
| ① | BLOCK NUMBER | U.E. | UTILITY EASEMENT |
| R.O.W. | RIGHT OF WAY | G.E. | GAS EASEMENT |
| (N.T.) | NON-TANGENT CURVE | L | ARC LENGTH |

LINE LEGEND

- | | |
|---|---------------------------------------|
| — | = SUBJECT PARCEL BOUNDARY LINES |
| — | = SECTION LINES |
| — | = ADJOINING PARCEL BOUNDARY LINES |
| — | = LOT LINES CREATED BY THIS PLAT |
| — | = EXISTING EASEMENT LINES |
| — | = EASEMENT LINES CREATED BY THIS PLAT |
| — | = RIGHT OF WAY CENTERLINES |

TRACT C
59,158 S.F.
1.358 Ac.

TRACT K 30,417 S.F., 0.698 Ac.

PREPARED BY:



6950 S. Tucson Way, Unit C Phone: (720)488-1303
Centennial, Colorado 80112
JOB NO. 21102 OCTOBER 28, 2021

LO
3,061
0.07

TRACT P
9,856 S.F.
0.226 Ac.

TRACT F
2,882 S.F.
0.065 Ac.

TRACT E
1,902 S.F.
0.044 Ac.

TRACT G
3,073 S.F.
0.073 Ac.

TRACT K
30,417 S.F., 0.698 Ac.

TRACT C
59,158 S.F.
1.358 Ac.

TRACT O
38,316 S.F.
0.880 Ac.

TRACT A
9,856 S.F.
0.226 Ac.

TRACT B
3,073 S.F.
0.073 Ac.

TRACT D
3,073 S.F.
0.073 Ac.

TRACT H
3,073 S.F.
0.073 Ac.

TRACT I
3,073 S.F.
0.073 Ac.

TRACT J
3,073 S.F.
0.073 Ac.

TRACT L
3,073 S.F.
0.073 Ac.

TRACT M
3,073 S.F.
0.073 Ac.

TRACT N
3,073 S.F.
0.073 Ac.

TRACT Q
3,073 S.F.
0.073 Ac.

TRACT R
3,073 S.F.
0.073 Ac.

TRACT S
3,073 S.F.
0.073 Ac.

TRACT T
3,073 S.F.
0.073 Ac.

TRACT U
3,073 S.F.
0.073 Ac.

TRACT V
3,073 S.F.
0.073 Ac.

TRACT W
3,073 S.F.
0.073 Ac.

TRACT X
3,073 S.F.
0.073 Ac.

TRACT Y
3,073 S.F.
0.073 Ac.

TRACT Z
3,073 S.F.
0.073 Ac.

TRACT AA
3,073 S.F.
0.073 Ac.

TRACT AB
3,073 S.F.
0.073 Ac.

TRACT AC
3,073 S.F.
0.073 Ac.

TRACT AD
3,073 S.F.
0.073 Ac.

TRACT AE
3,073 S.F.
0.073 Ac.

TRACT AF
3,073 S.F.
0.073 Ac.

TRACT AG
3,073 S.F.
0.073 Ac.

TRACT AH
3,073 S.F.
0.073 Ac.

TRACT AI
3,073 S.F.
0.073 Ac.

TRACT AJ
3,073 S.F.
0.073 Ac.

TRACT AK
3,073 S.F.
0.073 Ac.

TRACT AL
3,073 S.F.
0.073 Ac.

TRACT AM
3,073 S.F.
0.073 Ac.

TRACT AN
3,073 S.F.
0.073 Ac.

TRACT AO
3,073 S.F.
0.073 Ac.

TRACT AP
3,073 S.F.
0.073 Ac.

TRACT AQ
3,073 S.F.
0.073 Ac.

TRACT AR
3,073 S.F.
0.073 Ac.

TRACT AS
3,073 S.F.
0.073 Ac.

TRACT AT
3,073 S.F.
0.073 Ac.

TRACT AU
3,073 S.F.
0.073 Ac.

TRACT AV
3,073 S.F.
0.073 Ac.

TRACT AW
3,073 S.F.
0.073 Ac.

TRACT AX
3,073 S.F.
0.073 Ac.

TRACT AY
3,073 S.F.
0.073 Ac.

TRACT AZ
3,073 S.F.
0.073 Ac.

TRACT BA
3,073 S.F.
0.073 Ac.

TRACT BB
3,073 S.F.
0.073 Ac.

TRACT BC
3,073 S.F.
0.073 Ac.

TRACT BD
3,073 S.F.
0.073 Ac.

TRACT BE
3,073 S.F.
0.073 Ac.

TRACT BF
3,073 S.F.
0.073 Ac.

TRACT BG
3,073 S.F.
0.073 Ac.

TRACT BH
3,073 S.F.
0.073 Ac.

TRACT BI
3,073 S.F.
0.073 Ac.

TRACT BJ
3,073 S.F.
0.073 Ac.

TRACT BK
3,073 S.F.
0.073 Ac.

TRACT BL
3,073 S.F.
0.073 Ac.

TRACT BM
3,073 S.F.
0.073 Ac.

TRACT BN
3,073 S.F.
0.073 Ac.

TRACT BO
3,073 S.F.
0.073 Ac.

TRACT BP
3,073 S.F.
0.073 Ac.

TRACT BQ
3,073 S.F.
0.073 Ac.

TRACT BR
3,073 S.F.
0.073 Ac.

TRACT BS
3,073 S.F.
0.073 Ac.

TRACT BT
3,073 S.F.
0.073 Ac.

TRACT BU
3,073 S.F.
0.073 Ac.

TRACT BV
3,073 S.F.
0.073 Ac.

TRACT BW
3,073 S.F.
0.073 Ac.

TRACT BX
3,073 S.F.
0.073 Ac.

TRACT BY
3,073 S.F.
0.073 Ac.

TRACT BZ
3,073 S.F.
0.073 Ac.

TRACT CA
3,073 S.F.
0.073 Ac.

TRACT CB
3,073 S.F.
0.073 Ac.

TRACT CC
3,073 S.F.
0.073 Ac.

TRACT CD
3,073 S.F.
0.073 Ac.

TRACT CE
3,073 S.F.
0.073 Ac.

TRACT CF
3,073 S.F.
0.073 Ac.

TRACT CG
3,073 S.F.
0.073 Ac.

TRACT CH
3,073 S.F.
0.073 Ac.

TRACT CI
3,073 S.F.
0.073 Ac.

TRACT CJ
3,073 S.F.
0.073 Ac.

TRACT CK
3,073 S.F.
0.073 Ac.

TRACT CL
3,073 S.F.
0.073 Ac.

TRACT CM
3,073 S.F.
0.073 Ac.

TRACT CN
3,073 S.F.
0.073 Ac.

TRACT CO
3,073 S.F.
0.073 Ac.

TRACT CP
3,073 S.F.
0.073 Ac.

TRACT CQ
3,073 S.F.
0.073 Ac.

TRACT CR
3,073 S.F.
0.073 Ac.

TRACT CS
3,073 S.F.
0.073 Ac.

TRACT CT
3,073 S.F.
0.073 Ac.

TRACT CU
3,073 S.F.
0.073 Ac.

TRACT CV
3,073 S.F.
0.073 Ac.

TRACT CW
3,073 S.F.
0.073 Ac.

TRACT CX
3,073 S.F.
0.073 Ac.

TRACT CY
3,073 S.F.
0.073 Ac.

TRACT CZ
3,073 S.F.
0.073 Ac.

TRACT DA
3,073 S.F.
0.073 Ac.

TRACT DB
3,073 S.F.
0.073 Ac.

TRACT DC
3,073 S.F.
0.073 Ac.

TRACT DD
3,073 S.F.
0.073 Ac.

TRACT DE
3,073 S.F.
0.073 Ac.

TRACT DF
3,073 S.F.
0.073 Ac.

TRACT DG
3,073 S.F.
0.073 Ac.

TRACT DH
3,073 S.F.
0.073 Ac.

TRACT DI
3,073 S.F.
0.073 Ac.

TRACT DJ
3,073 S.F.
0.073 Ac.

TRACT DK
3,073 S.F.
0.073 Ac.

TRACT DL
3,073 S.F.
0.073 Ac.

TRACT DM
3,073 S.F.
0.073 Ac.

TRACT DN
3,073 S.F.
0.073 Ac.

TRACT DO
3,073 S.F.
0.073 Ac.

TRACT DP
3,073 S.F.
0.073 Ac.

TRACT DQ
3,073 S.F.
0.073 Ac.

TRACT DR
3,073 S.F.
0.073 Ac.

TRACT DS
3,073 S.F.
0.073 Ac.

TRACT DT
3,073 S.F.
0.073 Ac.

TRACT DU
3,073 S.F.
0.073 Ac.

TRACT DV
3,073 S.F.
0.073 Ac.

TRACT DW
3,073 S.F.
0.073 Ac.

TRACT DX
3,073 S.F.
0.073 Ac.

TRACT DY
3,073 S.F.
0.073 Ac.

TRACT DZ
3,073 S.F.
0.073 Ac.

TRACT EA
3,073 S.F.
0.073 Ac.

TRACT EB
3,073 S.F.
0.073 Ac.

TRACT EC
3,073 S.F.
0.073 Ac.

TRACT ED
3,073 S.F.
0.073 Ac.

TRACT EE
3,073 S.F.
0.073 Ac.

TRACT EF
3,073 S.F.
0.073 Ac.

TRACT EG
3,073 S.F.
0.073 Ac.

TRACT EH
3,073 S.F.
0.073 Ac.

TRACT EI
3,073 S.F.
0.073 Ac.

TRACT EJ
3,073 S.F.
0.073 Ac.

TRACT EK
3,073 S.F.
0.073 Ac.

TRACT EL
3,073 S.F.
0.073 Ac.

TRACT EM
3,073 S.F.
0.073 Ac.

TRACT EN
3,073 S.F.
0.073 Ac.

TRACT EO
3,073 S.F.
0.073 Ac.

TRACT EP
3,073 S.F.
0.073 Ac.

TRACT EQ
3,073 S.F.
0.073 Ac.

TRACT ER
3,073 S.F.
0.073 Ac.

TRACT ES
3,073 S.F.
0.073 Ac.

TRACT ET
3,073 S.F.
0.073 Ac.

TRACT EU
3,073 S.F.
0.073 Ac.

TRACT EV
3,073 S.F.
0.073 Ac.

TRACT EW
3,073 S.F.
0.073 Ac.

TRACT EX
3,073 S.F.
0.073 Ac.

TRACT EY
3,073 S.F.
0.073 Ac.

TRACT EZ
3,073 S.F.
0.073 Ac.

TRACT FA
3,073 S.F.
0.073 Ac.

TRACT FB
3,073 S.F.
0.073 Ac.

TRACT FC
3,073 S.F.
0.073 Ac.

TRACT FD
3,073 S.F.
0.073 Ac.

TRACT FE
3,073 S.F.
0.073 Ac.

TRACT FF
3,073 S.F.
0.073 Ac.

TRACT FG
3,073 S.F.
0.073 Ac.

TRACT FH
3,073 S.F.
0.073 Ac.

TRACT FI
3,073 S.F.
0.073 Ac.

TRACT FJ
3,073 S.F.
0.073 Ac.

TRACT FK
3,073 S.F.
0.073 Ac.

TRACT FL
3,073 S.F.
0.073 Ac.

TRACT FM
3,073 S.F.
0.073 Ac.

TRACT FN
3,073 S.F.
0.073 Ac.

TRACT FO
3,073 S.F.
0.073 Ac.

TRACT FP
3,073 S.F.
0.073 Ac.

TRACT FQ
3,073 S.F.
0.073 Ac.

TRACT FR
3,073 S.F.
0.073 Ac.

TRACT FS
3,073 S.F.
0.073 Ac.

TRACT FT
3,073 S.F.
0.073 Ac.

TRACT FU
3,073 S.F.
0.073 Ac.

TRACT FV
3,073 S.F.
0.073 Ac.

TRACT FW
3,073 S.F.
0.073 Ac.

TRACT FX
3,073 S.F.
0.073 Ac.

TRACT FY
3,073 S.F.
0.073 Ac.

TRACT FZ
3,073 S.F.
0.073 Ac.

TRACT GA
3,073 S.F.
0.073 Ac.

TRACT GB
3,073 S.F.
0.073 Ac.

TRACT GC
3,073 S.F.
0.073 Ac.

TRACT GD
3,073 S.F.
0.073 Ac.

TRACT GE
3,073 S.F.
0.073 Ac.

TRACT GF
3,073 S.F.
0.073 Ac.

TRACT GG
3,073 S.F.
0.073 Ac.

TRACT GH
3,073 S.F.
0.073 Ac.

TRACT GI
3,073 S.F.
0.073 Ac.

TRACT GJ
3,073 S.F.
0.073 Ac.

TRACT GK
3,073 S.F.
0.073 Ac.

TRACT GL
3,073 S.F.
0.073 Ac.

TRACT GM
3,073 S.F.
0.073 Ac.

TRACT GN
3,073 S.F.
0.073 Ac.

TRACT GO
3,073 S.F.
0.073 Ac.

TRACT GP
3,073 S.F.
0.073 Ac.

TRACT GQ
3,073 S.F.
0.073 Ac.

TRACT GR
3,073 S.F.
0.073 Ac.

TRACT GS
3,073 S.F.
0.073 Ac.

TRACT GT
3,073 S.F.
0.073 Ac.

TRACT GU
3,073 S.F.
0.073 Ac.

TRACT GV
3,073 S.F.
0.073 Ac.

TRACT GW
3,073 S.F.
0.073 Ac.

TRACT GX
3,073 S.F.
0.073 Ac.

TRACT GY
3,073 S.F.
0.073 Ac.

TRACT GZ
3,073 S.F.
0.073 Ac.

TRACT HA
3,073 S.F.
0.073 Ac.

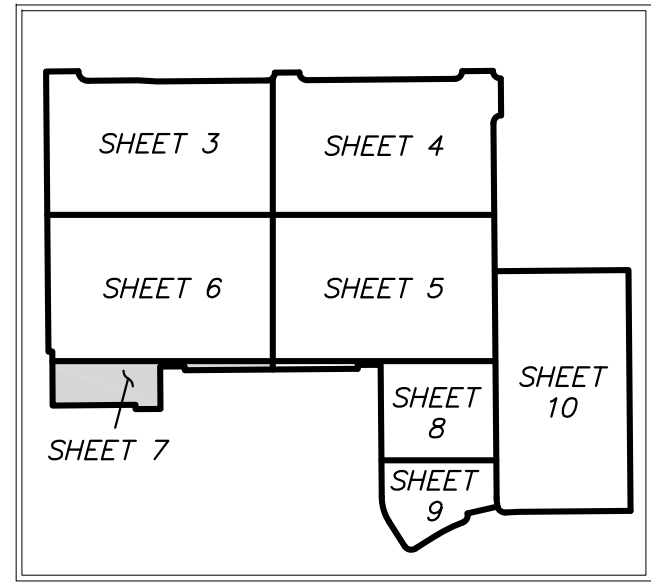
TRACT HB
3,0

HORIZON UPTOWN SUBDIVISION FILING NO. 6

A PORTION OF THE **EAST** ONE-HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
WEST? CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 7 OF 12

Response: Revised the portion
of the section the subdivision
is situate in on all sheets, as
requested.

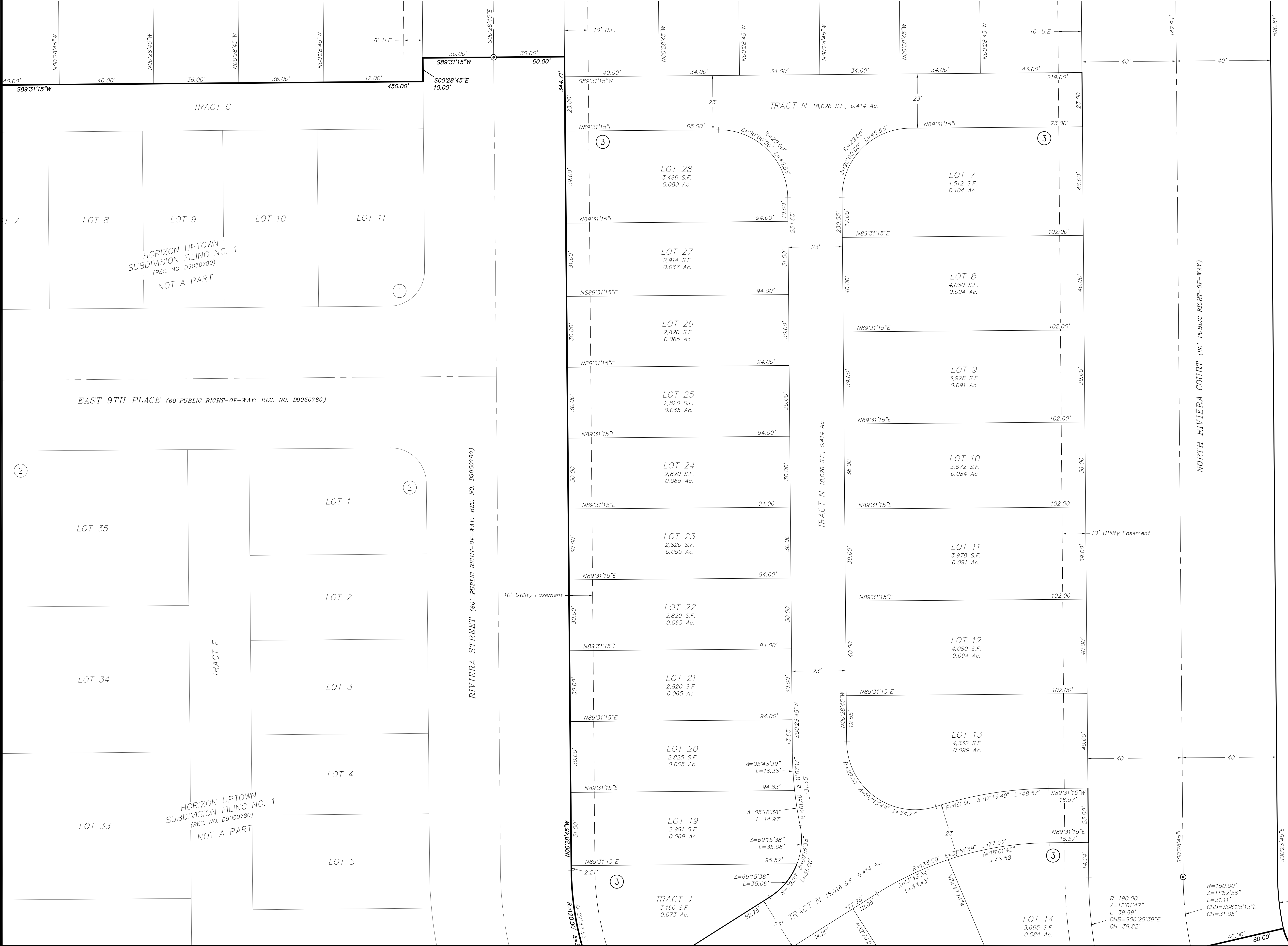
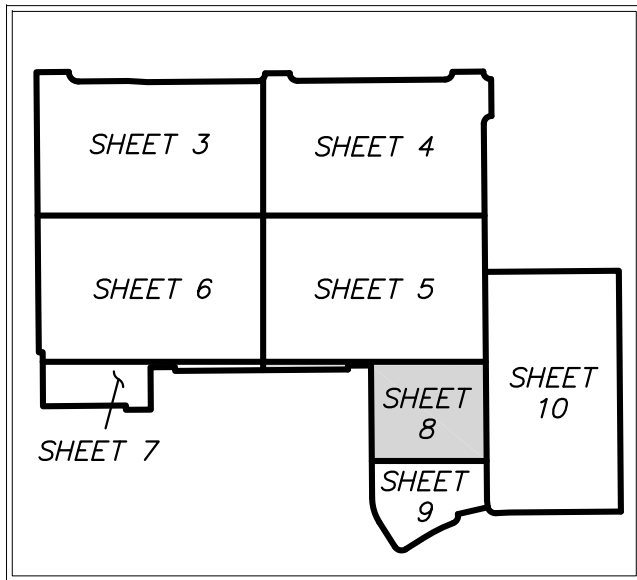


HORIZON UPTOWN SUBDIVISION FILING NO. 6

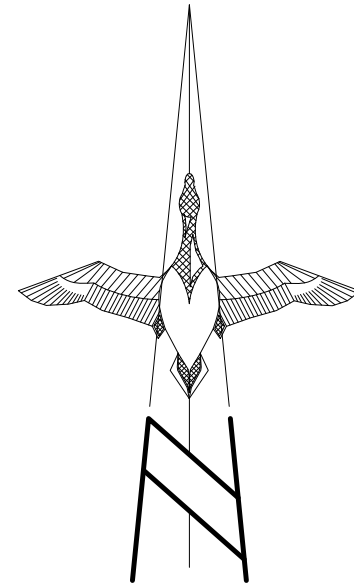
A PORTION OF THE **EAST** ONE-HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
WEST? CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 8 OF 12

Response: Revised the portion
of the section the subdivision
is situate in on all sheets, as
requested.



TRACT Q
18,026 S.F.,
0.414 Ac.



GRAPHIC SCALE

20 0 10 20

Scale: 1" = 20'

MONUMENT NOTES

- INDICATES SET 18" LONG #5 REBAR WITH 1 1/4" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081" IN MONUMENT BOX, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(a)&(b) COLORADO REVISED STATUTES 2020.

SYMBOL & ABBREVIATION LEGEND

①	BLOCK NUMBER	U.E.	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY	G.E.	GAS EASEMENT
(N.T.)	NON-TANGENT CURVE	L=	ARC LENGTH

LINE LEGEND

	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= LOT LINES CREATED BY THIS PLAT
	= EXISTING EASEMENT LINES
	= EASEMENT LINES CREATED BY THIS PLAT
	= RIGHT OF WAY CENTERLINES

TRACT Q
18,026 S.F.,
0.414 Ac.

PREPARED BY:



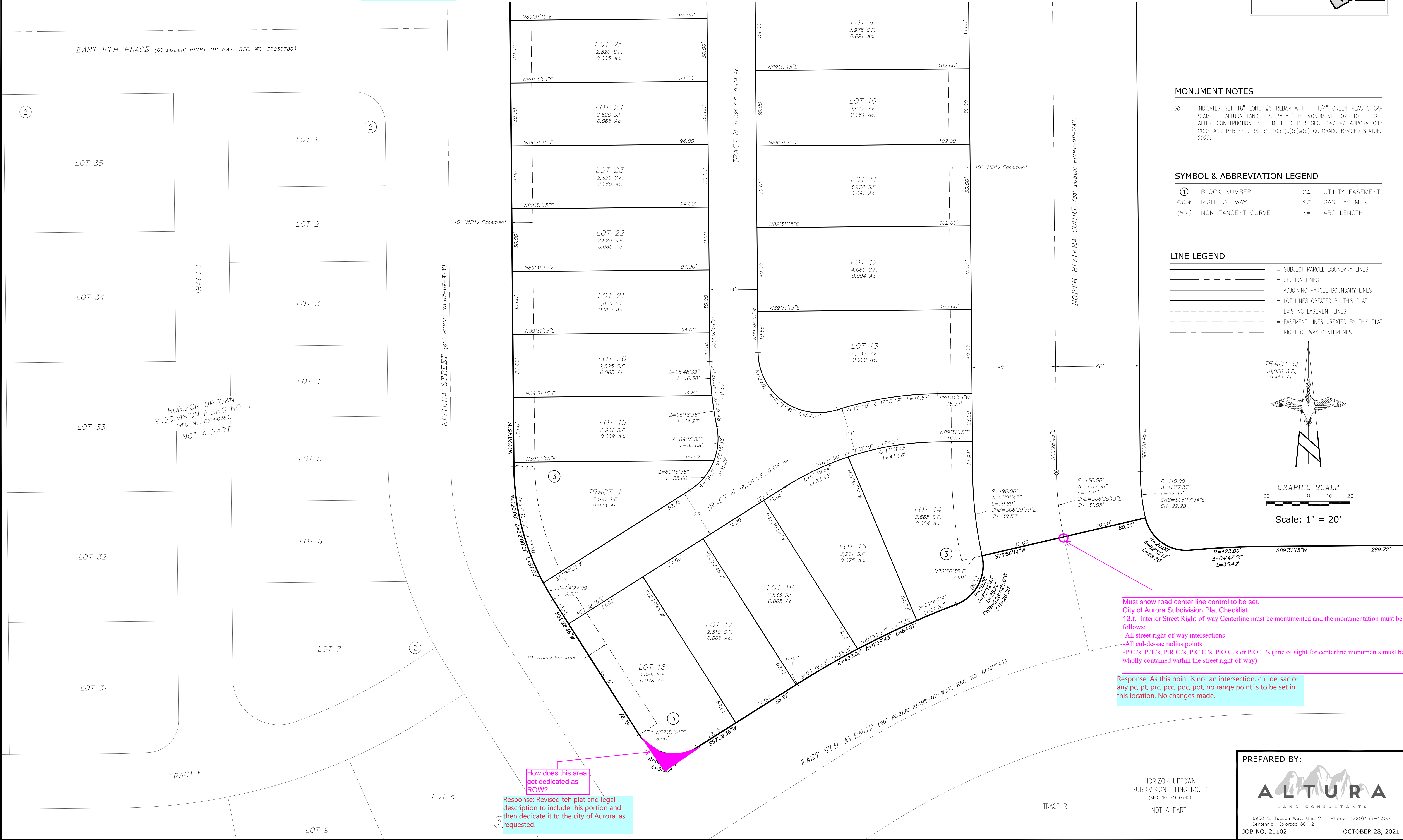
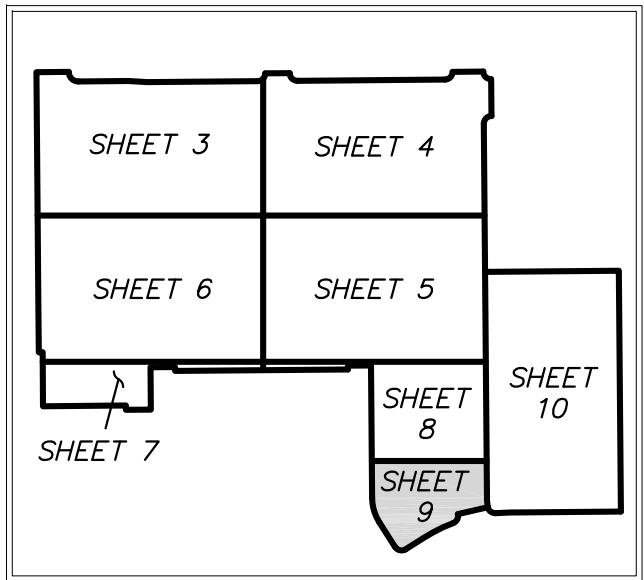
6950 S. Tucson Way, Unit C Phone: (720)488-1303
Centennial, Colorado 80112
JOB NO. 21102 OCTOBER 28, 2021

HORIZON UPTOWN SUBDIVISION FILING NO. 6

A PORTION OF THE **EAST** ONE-HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
WEST? CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 9 OF 12

Response: Revised the portion of the section the subdivision is situate in on all sheets, as requested.



How does this area get dedicated as ROW?

Response: Revised teh plat and legal description to include this portion and then dedicate it to the city of Aurora, as requested.

Must show road center line control to be set.
City of Aurora Subdivision Plat Checklist
13.f. Interior Street Right-of-way Centerline must be monumented and the monumentation must be as follows:
--All street right-of-way intersections
--All cul-de-sac radius points
--P.C.'s, P.T.'s, P.R.C.'s, P.C.C.'s, P.O.C.'s or P.O.T.'s (line of sight for centerline monuments must be wholly contained within the street right-of-way)

Response: As this point is not an intersection, cul-de-sac or any pc, pt, prc, pcc, poc, pot, no range point is to be set in this location. No changes made.

PREPARED BY:



6950 S. Tucson Way, Unit C Phone: (720)488-1303
Centennial, Colorado 80112
JOB NO. 21102 OCTOBER 28, 2021

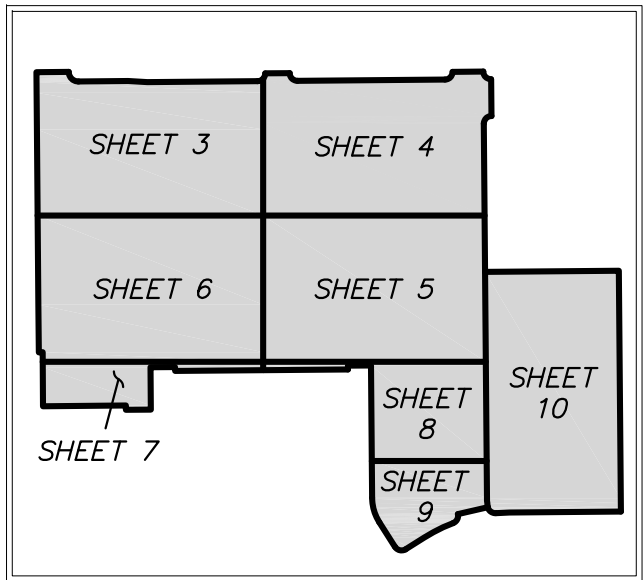
HORIZON UPTOWN
SUBDIVISION FILING NO. 3
(REC. NO. E1067745)
NOT A PART

HORIZON UPTOWN SUBDIVISION FILING NO. 6

A PORTION OF THE **EAST WEST?** ONE-HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 10 OF 12

Response: Revised the portion of the section the subdivision is situate in on all sheets, as requested.



HORIZON UPTOWN
SUBDIVISION
FILING NO. 3
(REC. NO. E1067745)

NORTH ROME STREET
(75' PUBLIC RIGHT-OF-WAY; REC. NO. E1067745)

Drainage
easement?

Response: All of Tract Q is a drainage easement. Please see note pertaining to Tract Q under general notes.

MONUMENT NOTES

- INDICATES SET 18" LONG #5 REBAR WITH 1 1/4" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081" IN MONUMENT BOX, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(a)&(b) COLORADO REVISED STATUTES 2020.

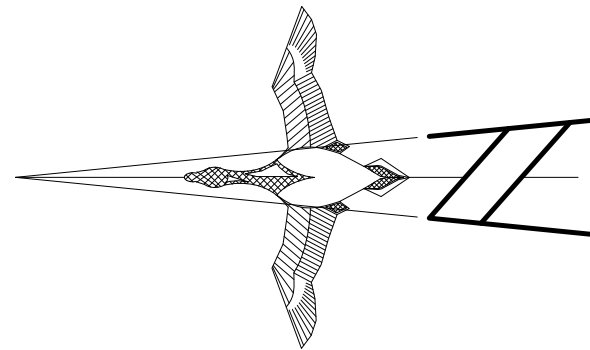
SYMBOL & ABBREVIATION LEGEND

①	BLOCK NUMBER	U.E.	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY	G.E.	GAS EASEMENT
(N.T.)	NON-TANGENT CURVE	L=	ARC LENGTH

LINE LEGEND

	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= LOT LINES CREATED BY THIS PLAT
	= EXISTING EASEMENT LINES
	= EASEMENT LINES CREATED BY THIS PLAT
	= RIGHT OF WAY CENTERLINES

HORIZON UPTOWN
SUBDIVISION
FILING NO. 3
(REC. NO. E1067745)



GRAPHIC SCALE

20 0 10 20

Scale: 1" = 20'

PREPARED BY:

ALTURA
LAND CONSULTANTS

6950 S. Tucson Way, Unit C Phone: (720)488-1303

Centennial, Colorado 80112

JOB NO. 21102

OCTOBER 28, 2021

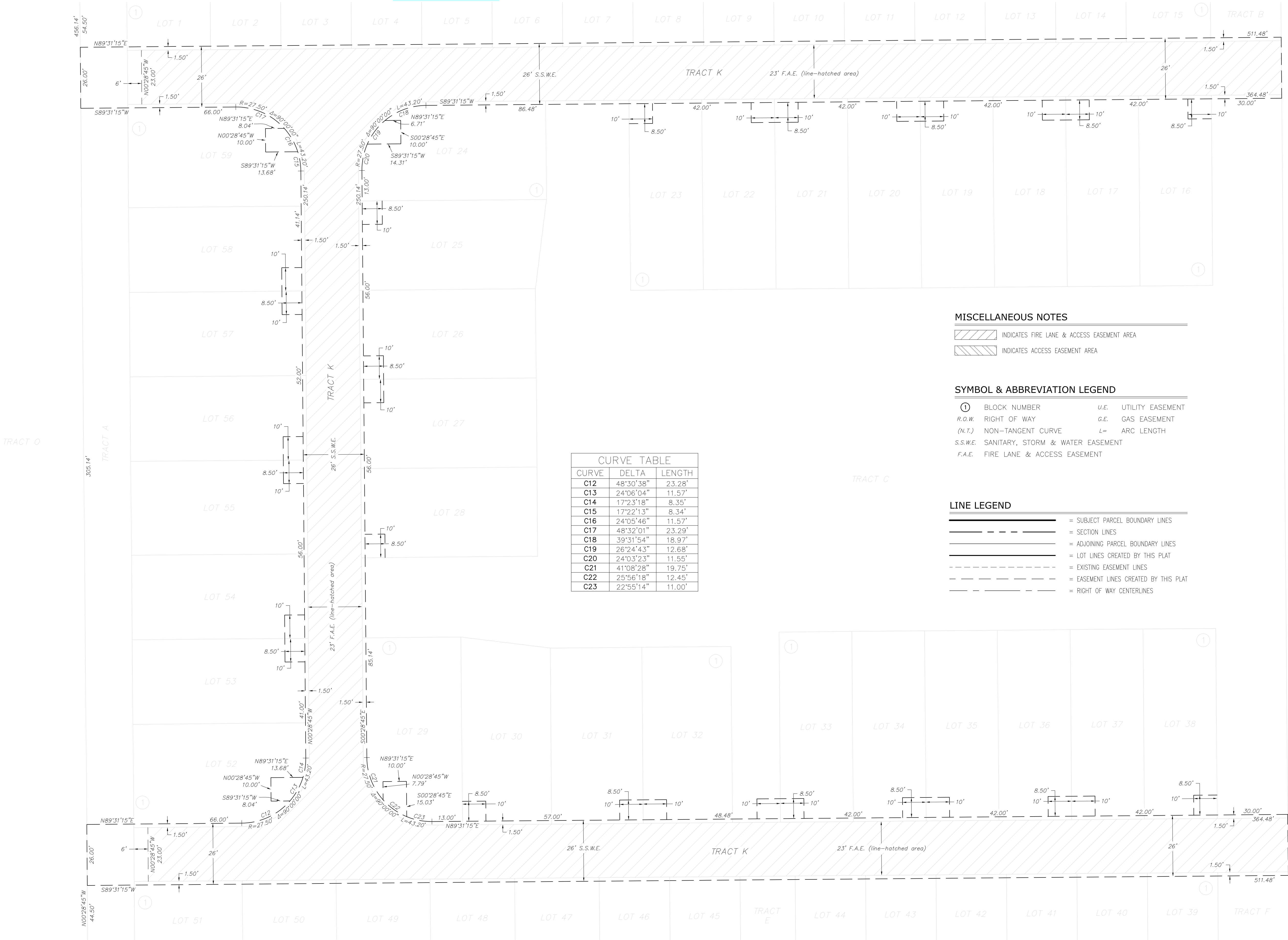
HORIZON UPTOWN SUBDIVISION FILING NO. 6

A PORTION OF THE **EAST** ONE-HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
WEST? CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

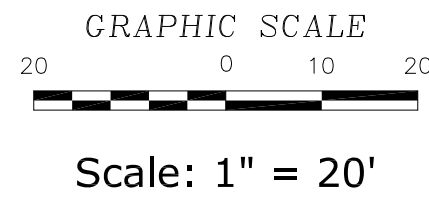
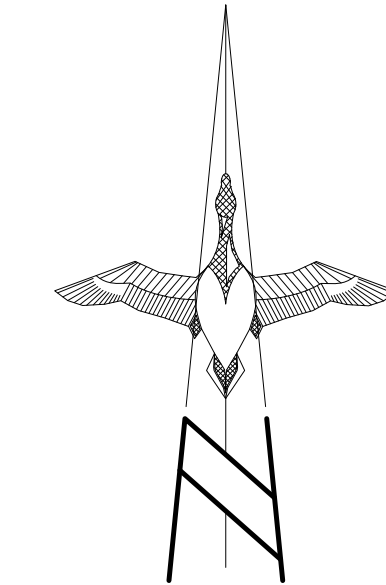
SHEET 11 OF 12

WATER LINE EASEMENT, POCKET WATER LINE EASEMENT & ACCESS EASEMENT DETAIL

Response: Revised the portion of the section the subdivision is situate in on all sheets, as requested.



QUEMOY STREET (64' PUBLIC RIGHT-OF-WAY)



PREPARED BY:



6950 S. Tucson Way, Unit C Phone: (720)488-1303
Centennial, Colorado 80112
JOB NO. 21102 OCTOBER 28, 2021

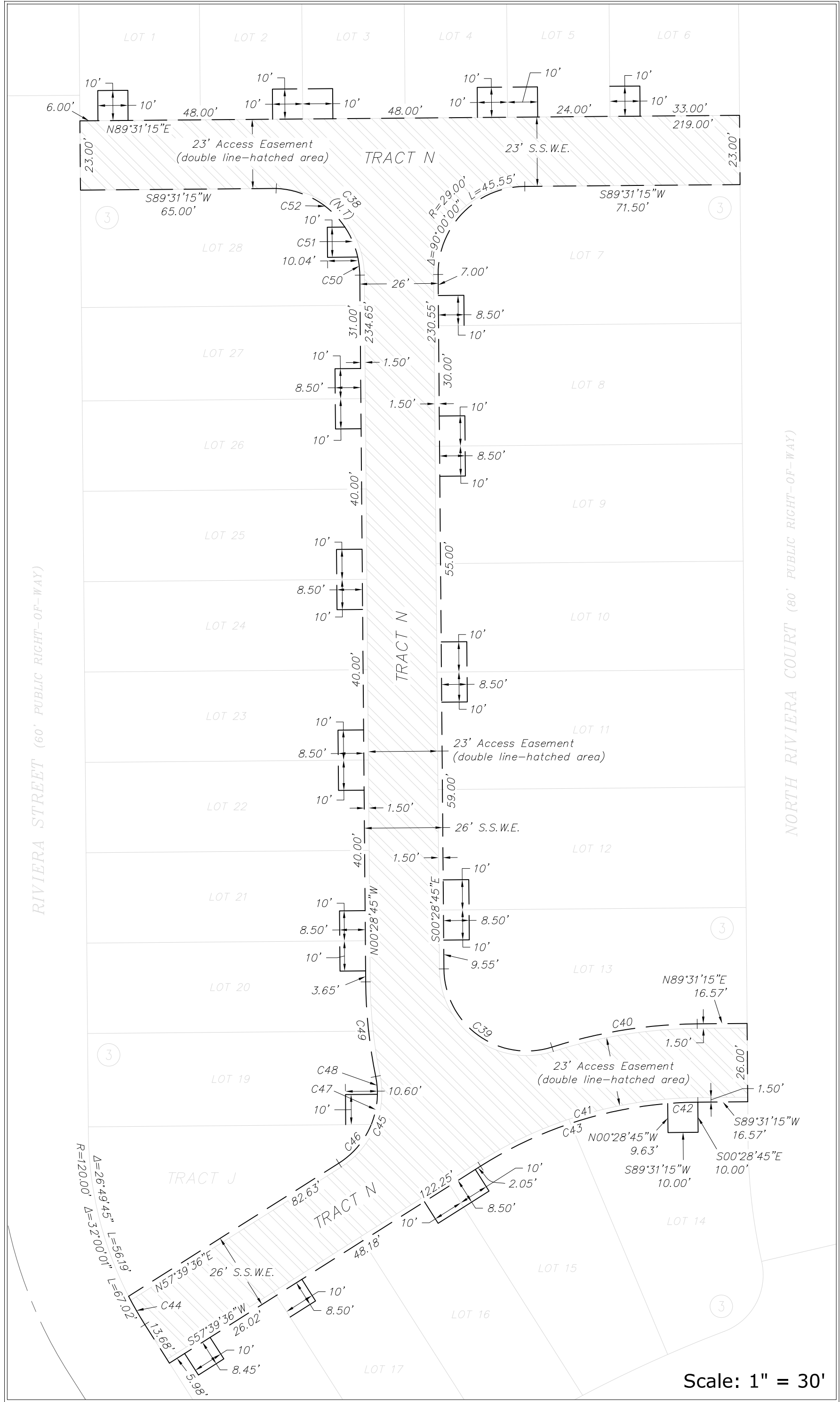
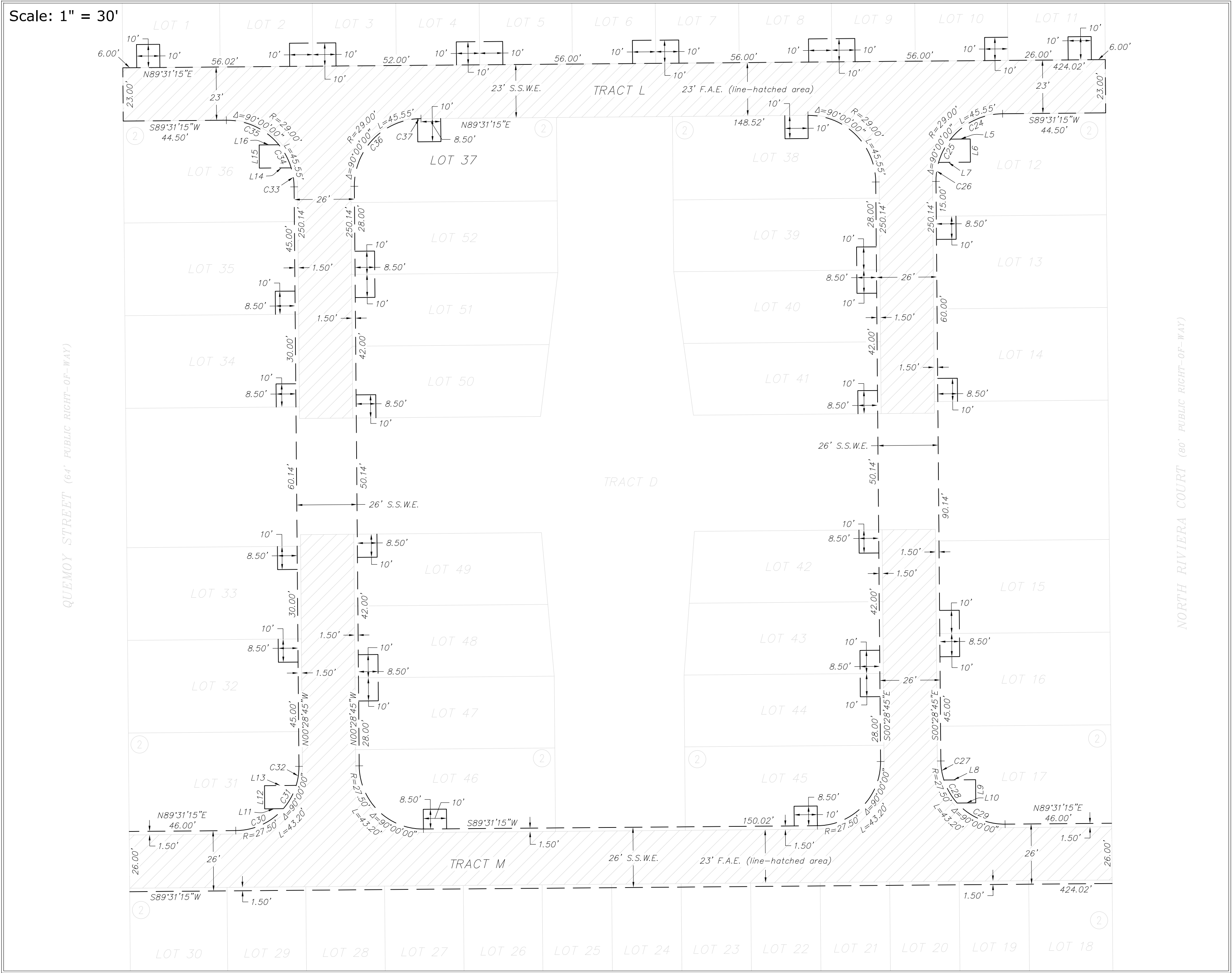
HORIZON UPTOWN SUBDIVISION FILING NO. 6

A PORTION OF THE **EAST** ONE-HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
WEST? CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 12 OF 12

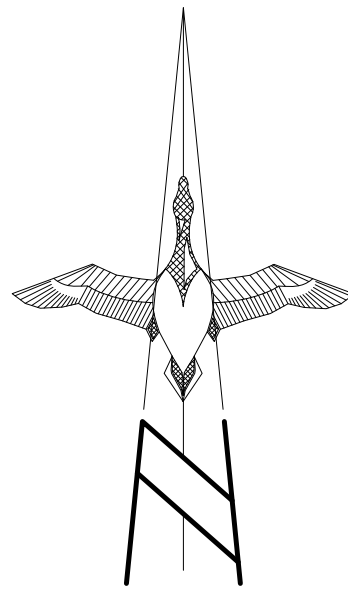
WATER LINE EASEMENT, POCKET WATER LINE EASEMENT & ACCESS EASEMENT DETAIL

Response: Revised the portion of the section the subdivision is situate in on all sheets, as requested.



MISCELLANEOUS NOTES

- INDICATES FIRE LANE & ACCESS EASEMENT AREA
- INDICATES ACCESS EASEMENT AREA



SYMBOL & ABBREVIATION LEGEND

- ① BLOCK NUMBER
- R.O.W. RIGHT OF WAY
- (N.T.) NON-TANGENT CURVE
- S.S.W.E. SANITARY, STORM & WATER EASEMENT
- F.A.E. FIRE LANE & ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- L= ARC LENGTH

LINE LEGEND

- SUBJECT PARCEL BOUNDARY LINES
- SECTION LINES
- ADJOINING PARCEL BOUNDARY LINES
- LOT LINES CREATED BY THIS PLAT
- EXISTING EASEMENT LINES
- EASEMENT LINES CREATED BY THIS PLAT
- RIGHT OF WAY CENTERLINES

CURVE TABLE

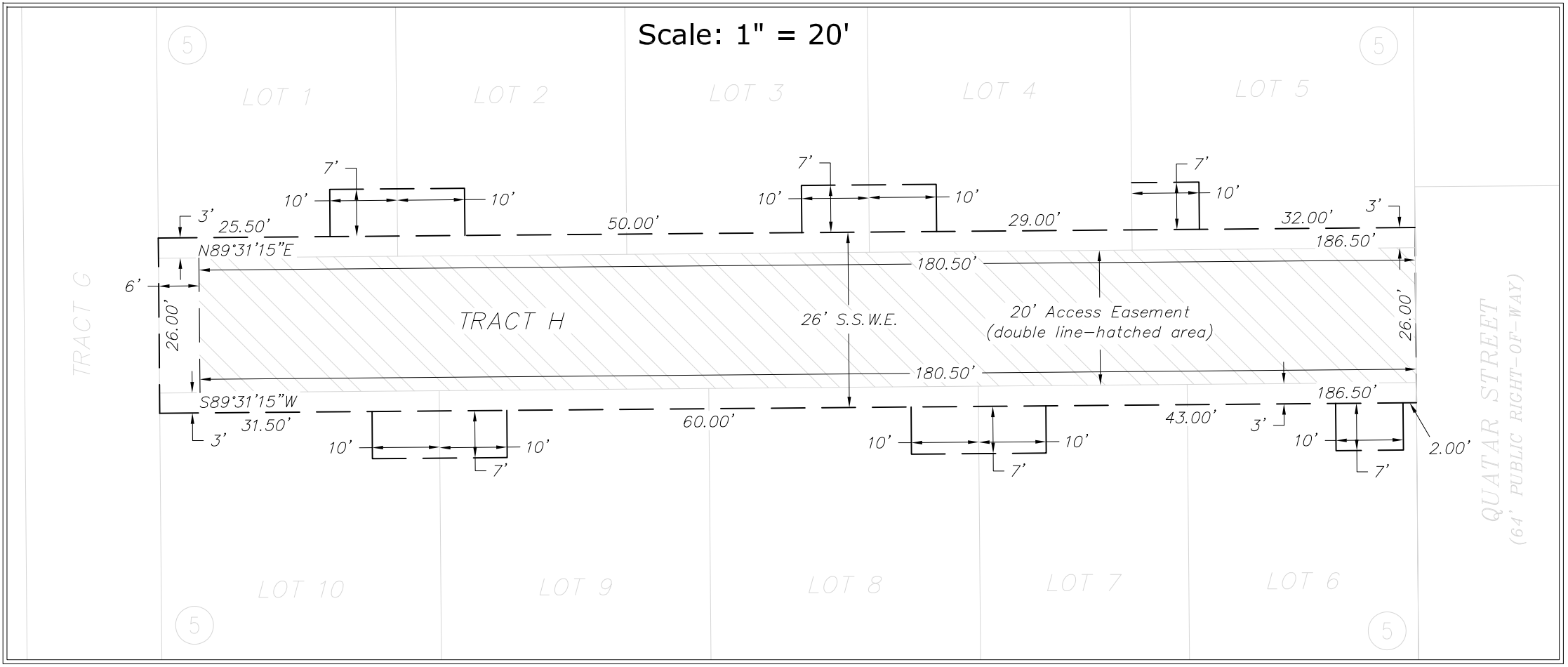
CURVE	DELTA	LENGTH
C24	51°06'10"	25.87'
C25	22°27'07"	11.36'
C26	16°26'43"	8.32'
C27	17°23'18"	8.35'
C28	24°06'04"	11.57'
C29	48°30'38"	23.28'
C30	48°30'38"	23.28'
C31	24°06'04"	11.57'
C32	17°23'18"	8.35'
C33	16°26'44"	8.32'
C34	22°27'08"	11.36'
C35	51°06'08"	25.87'
C36	87°02'06"	44.05'
C37	02°57'54"	1.50'
C42	04°11'09"	10.01'
C43	27°40'30"	66.17'
C44	05°10'16"	10.83'
C46	35°27'16"	17.02'
C47	21°25'22"	10.28'
C48	12°23'00"	5.94'
C50	11°54'42"	6.04'
C51	21°29'27"	10.90'
C52	53°26'14"	27.11'

LINE TABLE

LINE	BEARING	LENGTH
L5	N89°31'15"E	8.50'
L6	S00°28'45"E	10.00'
L7	S89°31'15"W	13.74'
L8	N89°31'15"E	13.68'
L9	S00°28'45"E	10.00'
L10	S89°31'15"W	8.04'
L11	S89°31'15"W	8.04'
L12	N00°28'45"W	10.00'
L13	N89°31'15"E	13.68'
L14	S89°31'15"W	13.74'
L15	N00°28'45"W	10.00'
L16	N89°31'15"E	8.50'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C38	29.00'	86°50'24"	44.06'	S43°57'31"E	39.97'
C39	27.50'	107°13'49"	51.47'	S54°05'40"E	44.28'
C40	161.50'	17°13'49"	48.57'	N80°54'20"E	48.38'
C41	137.00'	31°51'39"	76.18'	S73°35'25"W	75.20'
C45	27.50'	69°15'38"	33.24'	N23°01'47"E	31.26'
C49	163.00'	11°07'17"	31.64'	N06°02'24"W	31.59'



PREPARED BY:



6950 S. Tucson Way, Unit C Centennial, Colorado 80112
JOB NO. 21102

OCTOBER 28, 2021