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March 17th, 2023

Jacob Cox, Project Manager
Office of Development Assistance
City of Aurora
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

RE: 48th Avenue (E-470 to Aerotropolis Parkway) Infrastructure Site Plan Response Letter

Dear Mr. Cox,

Thank you for your review of the Site Plan for 48th Avenue between E-470 and Aerotropolis Parkway. The comments have been reviewed and we have summarized how each comment was addressed in the table starting on the following page. These issues are addressed in our current plan submittal and as described in the comment response table attached on the following pages.

We look forward to further discussing this project and these key issues at our next meeting after you have reviewed our plans. Thank you for your comments and feedback.

Yours sincerely,

David Center, PE, CFM
Project Manager & Associate Vice President

AECOM
T: 1-303-376-2919
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Submittal Package:		Preliminary Development Application		A = Accept Comment - Correct, Add to, or Clarify plans D = Dismiss Comment C = Clarify or Discuss and resolve prior to next design phase R = Resolve comment in next design phase			48th Avenue (E-470 to Aerotropolis Parkway)		
Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics							
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)
Letter of Introduction									
dbickmir	59	1/2	The Sun Empire MP is approved. Contact the case manager for copy and review PIP to make sure access is coordinated.	A	Coordinated with Sun Empire MP. Will provide access at Little River and will continue coordination of a local 3/4 movement access pending construction timing.	Roadway	A	18-Jan-23	MJD
dbickmir	60	1/2	please include roadway references, ie. Between E-470 and Aerotropolis Pkwy	A	Will add. Modified sentence to include E-470 to Aerotropolis Pkwy reference.	Roadway	A	18-Jan-23	MJD
dbickmir	61	1/2	28.86	A	Will update to match. From comments & updated design, overall total changed to 28.69	Roadway	A	18-Jan-23	MJD
dbickmir	62	2/2	this list doesn't match the cover sheet	A	Will update to match	Roadway	A	18-Jan-23	MJD
Infrastructure Site Plan									
ktanabe	1	1	Add the following note: Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.	A	Will update	Roadway	A	18-Jan-23	MJD
dbickmir	2	1	individual areas do not match total	A	Will update for subtotals to match overall total	Roadway	A	18-Jan-23	MJD
dbickmir	3	1	is this all the owners? List on letter of intro has more.	A	Will update to match	Roadway	A	18-Jan-23	MJD
dbickmir	4	1	revise name	A	Will update: 48th Avenue Infrastructure Filing No. 1	Roadway	A	18-Jan-23	MJD
ktanabe	5	3	Label slopes, typical	A	Will label perpendicular slopes at a 4:1	Roadway	A	18-Jan-23	MJD
ktanabe	6	3	Ditches are not public	A	Will remove ditches from the note	Drainage	A	18-Jan-23	MJD
dbickmir	7	3	Add case number for the applicable site plan	A	Coordinated with Matrix and provided case and/or DA numbers	Roadway	A	18-Jan-23	MJD
djkaiser	8	3	Call out as 10' line with 30' spaces	A	Will update	Traffic	A	18-Jan-23	MJD
ccampuzza	9	4	remove all "only" markings, not COA standard	A	Will remove	Traffic	A	18-Jan-23	MJD
ccampuzza	10	4	show curb ramp - repeat comment	A	Will add	Roadway	A	18-Jan-23	MJD
ccampuzza	11	4	show all crosswalk markings, they appear to have been deleted from last submittal	A	Will add	Roadway	A	18-Jan-23	MJD
djkaiser	12	4	Dimension 14' lane width	A	Will update	Roadway	A	18-Jan-23	MJD
ktanabe	13	4	Label slopes, typical	A	Will label perpendicular slopes at a 4:1	Roadway	A	18-Jan-23	MJD
djkaiser	14	4	Call out 10' line with 30' spacing	A	Will update	Traffic	A	18-Jan-23	MJD
dbickmir	15	5	add reference to the Denali site plan & include the Case Number	A	Coordinated with Olsson. Will reference RSN 1647295	Roadway	A	18-Jan-23	MJD
ccampuzza	16	5	remove, typ	A	Will remove	Roadway	A	18-Jan-23	MJD
dbickmir	17	5	Also include a reference to TAH Site Plan A and the case number	A	Coordinated with Matrix and provided case and/or DA numbers	Roadway	A	18-Jan-23	MJD
djkaiser	18	5	Call out 10' line with 30' spacing	A	Will update	Traffic	A	18-Jan-23	MJD
ccampuzza	19	5	add note: Traffic signal at 48th & Denali will be included in civil plan submittal and will be constructed by this project	A	Will add note	Roadway	A	18-Jan-23	MJD
RNelson	20	6	Tract A?	A	Will update to Tract A	Roadway	A	18-Jan-23	MJD
djkaiser	21	6	Call out 10' line with 30' spacing	A	Will update	Traffic	A	18-Jan-23	MJD
RNelson	22	7	Harvest Road? 72' ROW Rec. No. 200605240005337707	A	Will update	Roadway	A	18-Jan-23	MJD
ccampuzza	23	7	show additional crosswalk bars, they were removed between submittals	A	Will add	Roadway	A	18-Jan-23	MJD
djkaiser	24	7	11'	A	Will update	Roadway	A	18-Jan-23	MJD
djkaiser	25	7	12'	A	Will update	Roadway	A	18-Jan-23	MJD
djkaiser	26	7	Call out 10' line with 30' spacing	A	Will update	Traffic	A	18-Jan-23	MJD
RNelson	27	8	Existing 48th Avenue 72' ROW? Show recording information for existing ROW (Rec. No. 20070000798637)	A	Will update	Roadway	A	18-Jan-23	MJD
djkaiser	28	8	Call out 10' line with 30' spacing	A	Will update	Traffic	A	18-Jan-23	MJD
djkaiser	29	9	Call out 10' line with 30' spacing	A	Will update	Traffic	A	18-Jan-23	MJD
ccampuzza	30	10	Appears as though pedestrian crossing needs to be provided, especially if this is a school access point.	A	Coordinated with Sun Empire MP and provided signal for full intersection and pedestrian crossing at each side.	Roadway	A	18-Jan-23	MJD
dbickmir	31	10	use city assigned street name	A	Will update to Little River St	Roadway	A	18-Jan-23	MJD
djkaiser	32	10	Call out 10' line with 30' spacing	A	Will update	Traffic	A	18-Jan-23	MJD
djkaiser	33	11	Call out 10' line with 30' spacing	A	Will update	Traffic	A	18-Jan-23	MJD
djkaiser	34	12	Call out 10' line with 30' spacing	A	Will update	Traffic	A	18-Jan-23	MJD
kbish	35	13	Break this down as follows: 48th Avenue South Side and 48th Avenue North Side. EB and WB don't work.	D	Will keep WB and EB to be consistent with Roadway sheets and project nomenclature	Landscape	D	19-Jan-23	JM
kbish	36	13	curbside landscape	A	Will update	Landscape	A	19-Jan-23	JM
kbish	37	13	128	A	Will update	Landscape	A	19-Jan-23	JM
kbish	38	13	232	A	Will update	Landscape	A	19-Jan-23	JM
kbish	39	13	Provide the source of this requirement.	A	Will provide	Landscape	A	19-Jan-23	JM
kbish	40	14	Add to the Plant Schedule	A	Will add	Landscape	A	19-Jan-23	JM
mteller	41	14	Make note that these need to be gouted and cannot be loose.	D	Not required to grout cobble	Landscape	D	19-Jan-23	JM
mteller	42	14	4"x4" with no 4 continuous	A	Will add No. 4 rebar to 6"x6" concrete edging	Landscape	A	19-Jan-23	JM
kbish	43	15	While this is the correct DA, please change this to CN# 2022-6014-00 in all instances	A	Will update	Landscape	A	19-Jan-23	JM
kbish	44	15	Darken all utilities.	A	Will update	Landscape	A	19-Jan-23	JM
mteller	45	15	call out median width at widest point	A	Will update	Landscape	A	19-Jan-23	JM
mteller	46	15	how are you separating the hardscape mixes from plantings to limit hardscape in the shrub beds.	C	Separation is provided by conc. edging	Landscape	C	19-Jan-23	JM
mteller	47	15	Why is splashblock proposed along the treelawn? Confirm with landscaping.	D	Splashblock is acceptable in tree lawn (curbside landscape), will remain	Landscape	D	19-Jan-23	JM
kbish	48	15	SPO HET is not in the Plant Schedule	A	Will update	Landscape	A	19-Jan-23	JM
mteller	49	15	Splashblock should surround planting area only with a 2' offset from edge of bed.	D	3' w. splashblock is provided, therefore satisfying 2' min. clearance	Landscape	D	19-Jan-23	JM
kbish	50	15	PEN BUN is not in the Plant Schedule	A	Will update	Landscape	A	19-Jan-23	JM
mteller	51	16	per previous comments ensure 12 is grouted.	D	Cobble not required to be grouted in this condition	Landscape	D	19-Jan-23	JM
mteller	52	17	since this is such a long median stretch provide another mountable curb area for maintenance something in the middle with the 15x50 block. Ideally place this where you think there may be future openings in the median for future development	A	Will add maintenance area in middle of median	Landscape	A	19-Jan-23	JM
mteller	53	17	switch out to type 2 tan local river rock to have more earth tone stripes. Take note of the concrete edging required.	D	Current rock mulch is acceptable	Landscape	D	19-Jan-23	JM
mteller	54	18	switch out to type 2 tan local river rock to have more earth tone stripes. Take note of the concrete edging required.	D	Current rock mulch is acceptable	Landscape	D	19-Jan-23	JM
mteller	55	18	switch out to type 2 tan local river rock to have more earth tone stripes. Take note of the concrete edging required.	D	Current rock mulch is acceptable	Landscape	D	19-Jan-23	JM
kbish	56	20	Median landscaping is being provided with this submittal. It is not by others.	A	Will clarify our limit of work	Landscape	A	19-Jan-23	JM
kbish	57	20	Change to CN per the previous comment on Sheet 15	A	Will update	Landscape	A	19-Jan-23	JM
mteller	58	22	include grouted river cobble detail	D	Cobble not required to be grouted on this corridor, no detail required	Landscape	D	19-Jan-23	JM

Provide certificate of taxes due.
 Provide most recent AES Board monument records for all aliquot section monument shown hereon.
 Provide a closure report.
 Provide Title Commitment dated with 120 days of plat acceptance date.

UPDATED TC AND CERTIFICATE OF TAXES WILL BE ORDERED
 MONUMENT RECORDS WILL BE SENT IN WITH THIS SUBMITTAL
 UPDATED LEGAL DESCRIPTION AND CLOSURE REPORT WILL BE SENT IN WITH THIS SUBMITTAL.

B DIVISION FILING NO. 25

HIGHLANDS SUBDIVISION FILING NO. 1, AND PORTIONS OF

A RESUBDIVISION OF A PORTION OF SECTIONS 16, 17, 19, 20, AND 21 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 5

Coordinate with Planning and Real Property to rename the plat

RENAMED PLAT TO 48TH AVENUE INFRASTRUCTURE FILING NO. 1

REVISED LEGAL TO MATCH B.O.B.

Basis of Bearing should match.

Extend vicinity map 1/2 mile each direction from site and label all publicly dedicated roads (Typical).

label Harvest Rd. (ROW is dedicated)

ADDRESSED

ADDRESSED

map should show 1/2 mile in all directions of the subject area

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, A **REVISED LEGAL TO MATCH THIS B.O.B.** PARKING - FIRE LANE".
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE RECORD BEARING OF **NORTH 89°08'12" EAST**, A DISTANCE OF 2,648.88 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19 AS DEPICTED ON THE AURORA HIGHLANDS FILING NO. 1 BEING MONUMENTED AT THE NORTH QUARTER CORNER WITH A 3 1/4" ALUMINIUM CAP STAMPED "AZTEC CONSULTANTS, INC. PLS 37064 (2007)", AND AT THE NORTHEAST CORNER WITH A 3 1/4" ALUMINIUM CAP STAMPED "LAMP RYNEARSON PLS 31159 (2018)", WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- 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. **UPDATED TC HAS BEEN ORDERED.**
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET EXACTLY 1200/3937 METERS. **Provide title commitment dated within 120 days of plat acceptance date.**
- FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS - CO DATED 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 CRS.
- AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.
- 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.
- A TELECOMMUNICATIONS EASEMENT RECORDED OCTOBER 17, 2019 AT RECEPTION NO. 2019000089102 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.
- A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED JULY 10, 2019 AT RECEPTION NO. 2019000053755 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF TWO PARCELS OF LAND BEING THOSE CERTAIN PORTIONS OF TRACT A AND TRACT B, THE AURORA HIGHLANDS FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309, A PORTION OF WARRANTY DEED RECORDED IN BOOK 798, AT PAGE 210, A PORTION OF QUITCLAIM DEED RECORDED AT RECEPTION NO. C0362310, A PORTION OF QUITCLAIM DEED RECORDED AT RECEPTION NO. 2009000030451, A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000096730, ALL RECORDED IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN SECTIONS 16, 17, 19, 20, AND 21 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

REVISED LEGAL TO MATCH B.O.B.

BEGINNING AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE ON THE NORTHERLY BOUNDARY OF SAID TRACT B, SHOWN AS HAVING A BEARING AND DISTANCE OF NORTH 89°08'07" EAST, A DISTANCE OF 1,661.90 FEET, WITH ALL BEARINGS HEREON REFERENCED TO THIS LINE;

THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID TRACT B, SOUTH 45°35'31" EAST, A DISTANCE OF 22.43 FEET;

THENCE DEPARTING SAID NORTHEASTERLY BOUNDARY, SOUTH 89°08'02" WEST, A DISTANCE OF 692.07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 325.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 65.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 275.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.09 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°08'02" WEST, A DISTANCE OF 337.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 19.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°56'33", AN ARC LENGTH OF 13.25 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 34.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°56'33", AN ARC LENGTH OF 23.45 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°08'02" WEST, A DISTANCE OF 822.18 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT B

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

- NORTH 77°42'52" EAST, A DISTANCE OF 90.87 FEET;
- NORTH 00°51'55" WEST, A DISTANCE OF 7.46 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT B;

THENCE DEPARTING SAID WESTERLY BOUNDARY ALONG SAID LAST DESCRIBED NORTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

- SOUTH 88°35'12" EAST, A DISTANCE OF 238.26 FEET;
- NORTH 89°08'07" EAST, A DISTANCE OF 1,661.90 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 0.630 ACRES, (27,456 SQUARE FEET), MORE OR LESS.

PARCEL B **SOUTHWEST CORNER OF SAID SECTION 17?**

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 20,

THENCE ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, NORTH 00°01'53" WEST, A DISTANCE OF 84.00 FEET;

THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°53'06" EAST, A DISTANCE OF 272.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 321.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 64.31 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 279.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.89 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°53'06" EAST, A DISTANCE OF 2,253.68 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°53'15" EAST, A DISTANCE OF 2,646.06 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17;

THENCE DEPARTING SAID LAST DESCRIBED EAST LINE, NORTH 89°51'48" EAST, A DISTANCE OF 176.09 FEET;

THENCE SOUTH 00°02'20" WEST, A DISTANCE OF 148.00 FEET;

THENCE SOUTH 89°51'48" WEST, A DISTANCE OF 175.71 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE DEPARTING SAID LAST DESCRIBED EAST LINE, NORTH 89°53'15" WEST, A DISTANCE OF 2,567.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 19.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°56'33", AN ARC LENGTH OF 13.25 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 34.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°56'33", AN ARC LENGTH OF 23.45 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°53'15" WEST, A DISTANCE OF 44.02 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 20;

THENCE DEPARTING SAID LAST DESCRIBED WEST LINE, NORTH 89°53'06" WEST, A DISTANCE OF 199.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 325.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 65.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 275.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.09 FEET;

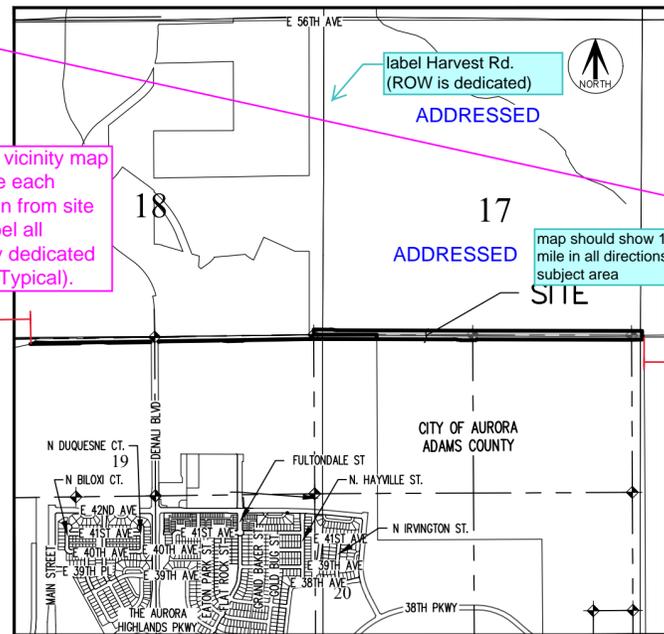
THENCE TANGENT TO SAID CURVE, NORTH 89°53'06" WEST, A DISTANCE OF 2,326.88 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE DEPARTING SAID LAST DESCRIBED WEST LINE, SOUTH 89°08'12" WEST, A DISTANCE OF 1,153.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 19.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°56'33", AN ARC LENGTH OF 13.25 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 34.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°56'33", AN ARC LENGTH OF 23.45 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°08'12" WEST, A DISTANCE OF 258.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 325.00 FEET;



VICINITY MAP
SCALE 1" = 2000'

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	LEGAL DESCRIPTION & OWNER SIGNATURES
SHEETS 3-5	MAP SHEETS

ADDRESSED OWNERS,

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, 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.

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS 20 DAY OF AD, 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

REPEAT COMMENT. NOT ADDRESSED. DATE WILL BE FILLED IN AT TIME OF FINAL DIGITAL SUBMITTAL

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__.

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

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.

	DATE OF PREPARATION:	9-23-2022
	SCALE:	N/A
AzTec Proj. No.: 167822-01 Drawn By: BJM		SHEET 1 OF 5

FOR REVIEW

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 25

A RESUBDIVISION OF A PORTION OF TRACT A AND B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND PORTIONS OF SECTIONS 16, 17, 19, 20, AND 21 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 5

TC WILL BE PROVIDED.
UPDATED ONE HAS
BEEN ORDERED.

provide title commitment

OWNERSHIP IS PER THE ASSESSOR WEBSITE. UPDATED TITLE COMMITMENTS HAVE BEEN ORDERED AND WE WILL MAKE SURE TO MATCH TITLE COMMITMENT OWNERSHIPS BEFORE FINAL SUBMITTAL.

OWNER: Confirm all ownership against title commitment.

AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION

BY: _____

NAME: _____

IT'S: _____

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ AD. BY _____, AS _____

OF CGF MANAGEMENT, INC., A NEVADA CORPORATION, MANAGER OF AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

OWNER:

MCVEY FAMILY, LLC A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

IT'S: _____

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:

AURORA HIGHLANDS HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION

BY: _____

NAME: _____

IT'S: _____

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ AD. BY _____, AS _____

OF CGF MANAGEMENT, INC., A NEVADA CORPORATION, MANAGER OF AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

OWNER:

PUBLIC SERVICE COMPANY OF COLORADO

BY: _____

NAME: _____

IT'S: _____

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: _____

ADDRESSED

Hard return?

DEDICATION – CONTINUED

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 65.11 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 275.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.09 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°08'12" WEST, A DISTANCE OF 994.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 19.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°56'33", AN ARC LENGTH OF 13.25 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 34.50 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°01'30", AN ARC LENGTH OF 10.25 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID NORTHWESTERLY BOUNDARY AND THE NORTHERLY BOUNDARY OF SAID TRACT A THE FOLLOWING THREE (3) COURSES:

1. NORTH 44°24'34" EAST, A DISTANCE OF 19.11 FEET;
2. NORTH 89°08'07" EAST, A DISTANCE OF 2,567.25 FEET;
3. SOUTH 89°53'11" EAST, A DISTANCE OF 1,048.78 FEET TO THE EASTERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1;

THENCE ALONG SAID LAST DESCRIBED EASTERLY BOUNDARY AND THE NORTHERLY BOUNDARY THEREOF THE FOLLOWING TWO (2) COURSES:

1. NORTH 00°16'11" WEST, A DISTANCE OF 71.98 FEET;
2. NORTH 89°53'06" WEST, A DISTANCE OF 1,048.91 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 17.354 ACRES, (755,919 SQUARE FEET), 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 THE AURORA HIGHLANDS SUBDIVISION FILING NO. 25, 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.: 167822-01 Drawn By: BJM	DATE OF PREPARATION:	9-23-2022
	SCALE:	N/A
SHEET 2 OF 5		

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 25

A RESUBDIVISION OF A PORTION OF TRACT A AND B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND PORTIONS OF SECTIONS 16, 17, 19, 20, AND 21 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 5

VESTING DEED DOES NOT STATE A ROAD NAME AND NO ROAD NAME PROVIDED ON CITY OF AURORA OR ADAMS COUNTY WEBSITE. STREET NAME NEEDS TO BE PROVIDED TO SHOW ON PLAT.

MONUMENT SYMBOL LEGEND

-  ALIQUOT MONUMENT AS SHOWN
-  FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
-  SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C5	38°56'33"	19.50'	13.25'
C6	17°01'30"	34.50'	10.25'

See COA 2022 Subdivision Plat Checklist Item #13.d.(3), 13.d. Subdivision Boundary Monumentation (general): Minimum standards for monuments must conform to the Colorado Revised Statutes 2020, Monumentation of Subdivisions (38-51-105). **ADDRESSED (3) Monuments must be set no more than 1400' apart along any straight boundary line.**

SE 1/4 SEC. 18, NO RECORDING INFORMATION PROVIDED TO SHOW AN EXISTING ROW. ASSESSOR MAP IS PROBABLY INCORRECTLY SHOWN

Assessor Map shows ROW N'ly of Section line?

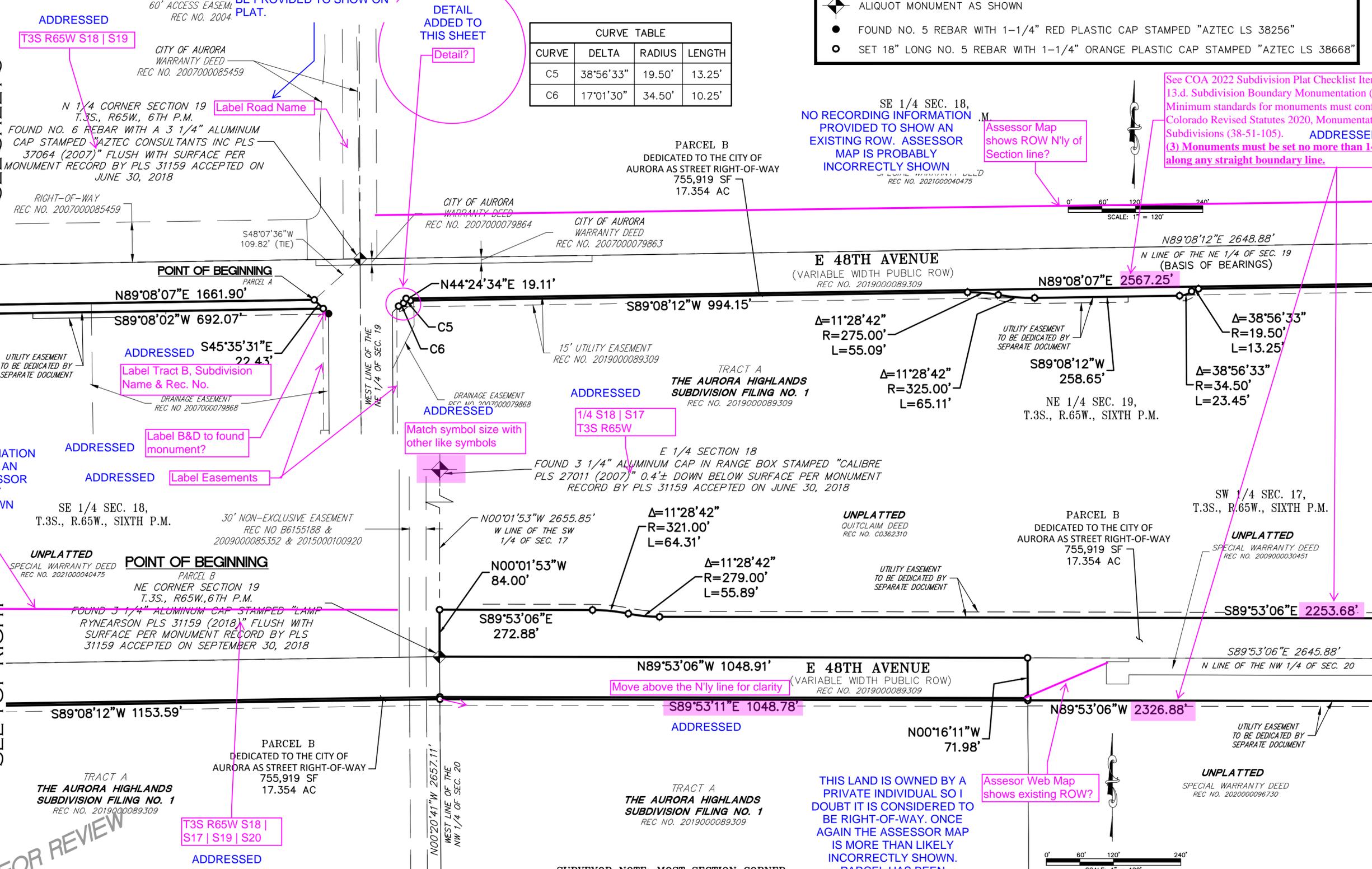
NO RECORDING INFORMATION PROVIDED TO SHOW AN EXISTING ROW. ASSESSOR MAP IS PROBABLY INCORRECTLY SHOWN

Assessor Map shows ROW N'ly of Section line?

Assessor Web Map shows existing ROW?

THIS LAND IS OWNED BY A PRIVATE INDIVIDUAL SO I DOUBT IT IS CONSIDERED TO BE RIGHT-OF-WAY. ONCE AGAIN THE ASSESSOR MAP IS MORE THAN LIKELY INCORRECTLY SHOWN. PARCEL HAS BEEN EXCLUDED FORM THE PLAT AS NEGOTIATIONS TO PURCHASE THE PROPERTY HAVE NOT BEEN COMPLETED YET.

SURVEYOR NOTE: MOST SECTION CORNER MONUMENTATION IS NOT DESCRIBED HEREON DUE TO THE FACT THAT THIS IS AN ACTIVE CONSTRUCTION SITE AND MOST CORNERS HAVE BEEN DESTROYED. ONLY CONTROLLING CORNERS HAVE BEEN DESCRIBED.



SEE SHEET 3

SEE BOTTOM LE

SEE SHEET 5

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	9-23-2022
	SCALE:	1"=120'
AzTec Proj. No.: 167822-01	Drawn By: BJM	SHEET 4 OF 5

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 25

A RESUBDIVISION OF A PORTION OF TRACT A AND B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND PORTIONS OF SECTIONS 16, 17, 19, 20, AND 21 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 5

SEE SHEET 4

SEE BOTTOM LEFT

SEE TOP RIGHT

SW 1/4 SEC. 17,
T.3S., R.65W., SIXTH P.M.

PARCEL B
DEDICATED TO THE CITY OF
AURORA AS STREET RIGHT-OF-WAY
755,919 SF
17.354 AC

UNPLATTED
QUITCLAIM DEED
REC NO. C0362310

ADDRESSED

Laine A. Landau?

ADDRESSED

T3S R65W 1/4 S17 | S20

UNPLATTED
QUITCLAIM DEED
REC NO. C0362310

SE 1/4 SEC. 17,
T.3S., R.65W., SIXTH P.M.

UNPLATTED
SPECIAL WARRANTY DEED
REC NO. 2009000030451

UTILITY EASEMENT
TO BE DEDICATED BY
SEPARATE DOCUMENT

S89°53'15"E 2646.06'

S89°53'15"E 2645.98'
N LINE OF THE NE 1/4 OF SEC. 20

N89°53'06"W
199.62'

N89°53'15"W 44.02'

N89°53'15"W 2567.87'

Δ=11°28'42"
R=275.00'
L=55.09'

Δ=38°56'33"
R=19.50'
L=13.25'

UTILITY EASEMENT
TO BE DEDICATED BY
SEPARATE DOCUMENT

NW 1/4 SEC. 20,
T.3S., R.65W., SIXTH P.M.

Δ=11°28'42"
R=325.00'
L=65.11'

Δ=38°56'33"
R=34.50'
L=23.45'

UNPLATTED
SPECIAL WARRANTY DEED
REC NO. 2020000096730

NE 1/4 SEC. 20,
T.3S., R.65W., SIXTH P.M.

ADDRESSED

Show controlling
monument & label
B&D to C 1/4 S20

Show controlling
monument & label
B&D to E 1/4 S17

ADDRESSED

See COA 2022 Subdivision Plat Checklist Item #13.d.(3),
13.d. Subdivision Boundary Monumentation (general):
Minimum standards for monuments must conform to the
Colorado Revised Statutes 2020, Monumentation of
Subdivisions (38-51-105).
**(3) Monuments must be set no more than 1400' apart
along any straight boundary line.**

0' 60' 120' 240'
SCALE: 1" = 120'

SE 1/4 SEC. 17,
T.3S., R.65W., SIXTH P.M.

UNPLATTED
QUITCLAIM DEED
REC NO. C0362310

30' RIGHT-OF-WAY
BOOK 106, PAGE 456

10' U.S. WEST COMMUNICATIONS,
INC. EASEMENT
BOOK 3845, PAGE 201

ADDRESSED

UNPLATTED
SPECIAL WARRANTY DEED
REC NO. 2009000030451

NE CORNER SECTION 20
T.3S., R.65W., 6TH P.M.
FOUND 3" BRASS CAP IN RANGE BOX STAMPED
"CITY OF AURORA LS 16848 (1993)" 1.0±
DOWN BELOW SURFACE PER MONUMENT RECORD
BY PLS 31159 ACCEPTED ON JUNE 30, 2018

UNPLATTED
WARRANTY DEED
BOOK 298, PAGE 210

UNPLATTED
SPECIAL WARRANTY DEED
REC NO. 2022000045700

S89°53'15"E 2646.06'

N89°51'48"E
176.09'

S00°02'20"W
148.00'

ADDRESSED

Show controlling
monument & label
B&D to N 1/4 S21

SURVEYOR NOTE: MOST SECTION CORNER
MONUMENTATION IS NOT DESCRIBED HEREON
DUE TO THE FACT THAT THIS IS AN ACTIVE
CONSTRUCTION SITE AND MOST CORNERS
HAVE BEEN DESTROYED. ONLY CONTROLLING
CORNERS HAVE BEEN DESCRIBED.

N89°53'15"W 2567.87'

S89°51'48"W
175.71'

N LINE OF THE NW 1/4 OF SEC. 21

NE 1/4 SEC. 20,
T.3S., R.65W., SIXTH P.M.

PARCEL B
DEDICATED TO THE CITY OF
AURORA AS STREET RIGHT-OF-WAY
755,919 SF
17.354 AC

SPECIAL WARRANTY DEED
REC NO. 2020000096730

UNPLATTED
SPECIAL WARRANTY DEED
REC NO. 2018000102104

15' NON-EXCLUSIVE EASEMENT
BOOK 3863, PAGE 651

15' NON-EXCLUSIVE EASEMENT
BOOK 3863, PAGE 651

Show controlling
monument & label
B&D to E 1/4 S20

ADDRESSED

MONUMENT SYMBOL LEGEND

-  ALIQUOT MONUMENT AS SHOWN
-  FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
-  SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"

0' 60' 120' 240'
SCALE: 1" = 120'

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.: 167822-01
Drawn By: BJM

DATE OF PREPARATION:	9-23-2022
SCALE:	1"=120'
SHEET 5 OF 5	