

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACTS D AND K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 13

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF PARCELS OF LAND BEING ALL OR A PORTION OF TRACT D AND TRACT K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO.2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTIONS 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE SHEET 2 FOR LEGAL DESCRIPTION.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **THE AURORA HIGHLANDS 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.

COVENANTS

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

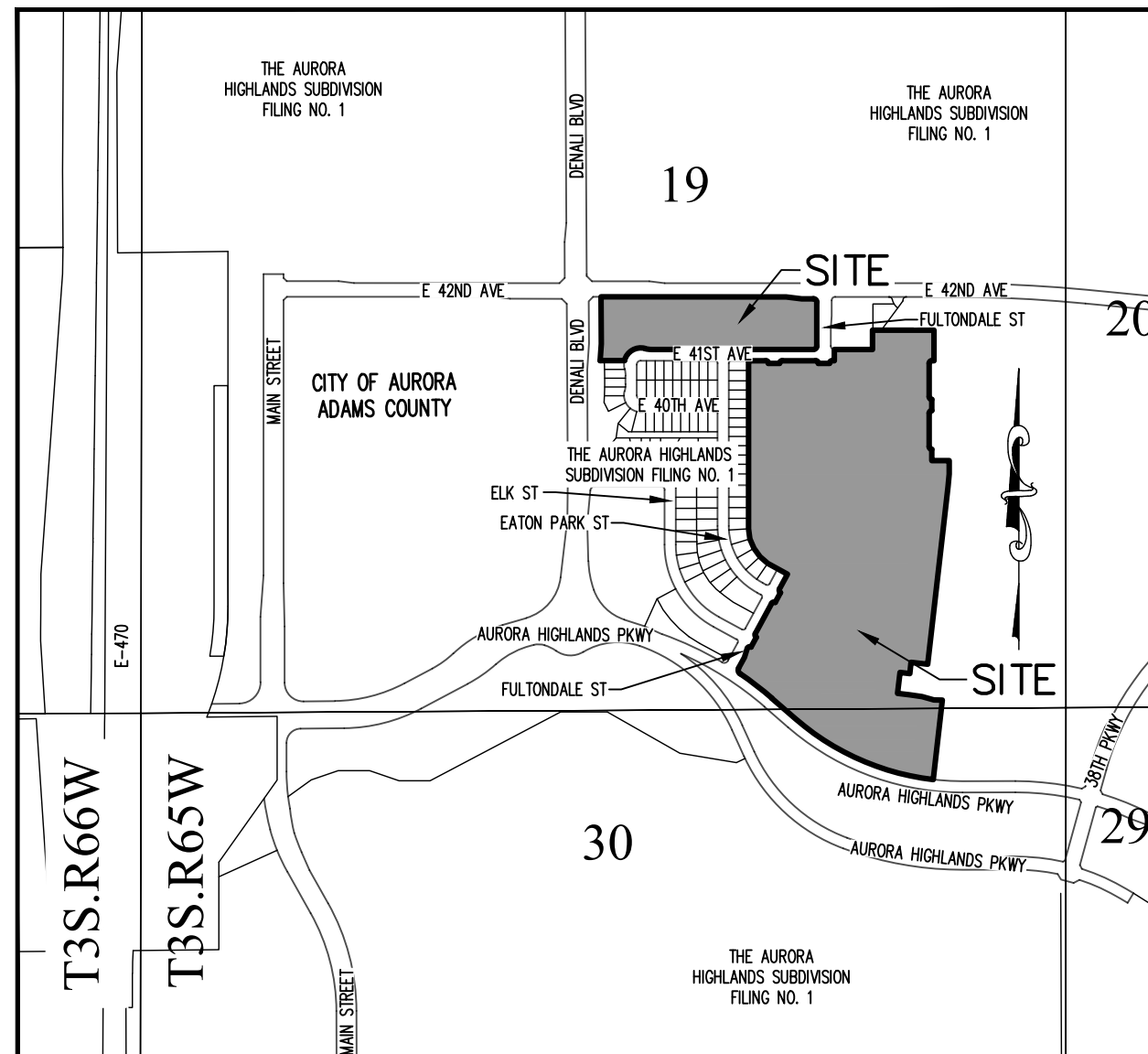
NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED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

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

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

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A RESUBDIVISION OF TRACTS D AND K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 13

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF PARCELS OF LAND BEING ALL OR A PORTION OF TRACT D AND TRACT K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTIONS 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 19, WHENCE THE WEST LINE OF SAID SOUTHEAST QUARTER BEARS SOUTH 00°17'53" EAST, A DISTANCE OF 2,652.90 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE SOUTH 25°58'08" EAST, A DISTANCE 317.30 FEET TO THE NORTHWEST CORNER OF SAID TRACT K AND THE SOUTHERLY RIGHT-OF-WAY OF 42ND AVENUE AS DESCRIBED IN SAID THE AURORA HIGHLANDS FILING NO. 1, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY'S OF SAID TRACT K THE FOLLOWING TWELVE (12) COURSES:

1. SOUTH 89°59'12" EAST, A DISTANCE OF 1,054.23 FEET;
2. DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 82°51'41" EAST, A DISTANCE OF 88.68 FEET;
3. SOUTH 89°59'12" EAST, A DISTANCE OF 65.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
5. TANGENT TO SAID CURVE, SOUTH 00°00'48" WEST, A DISTANCE OF 248.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
6. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
7. TANGENT TO SAID CURVE, NORTH 89°59'12" WEST, A DISTANCE OF 918.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 160.00 FEET;
8. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°23'23", AN ARC LENGTH OF 40.18 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 95.00 FEET;
9. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°48'27", AN ARC LENGTH OF 148.91 FEET;
10. NON-TANGENT TO SAID CURVE, NORTH 89°59'12" WEST, A DISTANCE OF 139.14 FEET;
11. NORTH 03°55'07" EAST, A DISTANCE OF 94.94 FEET;
12. NORTH 00°19'04" WEST, A DISTANCE OF 267.86 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 8.618 ACRES, (375382 SQUARE FEET), MORE OR LESS.

TOGETHER WITH;

PARCEL B

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 19, WHENCE THE WEST LINE OF SAID SOUTHEAST QUARTER BEARS SOUTH 00°17'53" EAST, A DISTANCE OF 2,652.90 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE SOUTH 56°26'51" EAST, A DISTANCE OF 1,174.16 FEET TO THE NORTHWEST CORNER OF SAID TRACT D AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID TRACT D, THE FOLLOWING THIRTEEN (13) COURSES;

1. SOUTH 89°59'12" EAST, A DISTANCE OF 97.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
 2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
 3. NON-TANGENT TO SAID CURVE, SOUTH 89°59'12" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°59'12" EAST;
 4. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
 5. TANGENT TO SAID CURVE, SOUTH 89°59'12" EAST, A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
 6. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
 7. NON-TANGENT TO SAID CURVE, SOUTH 89°59'12" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°59'12" EAST;
 8. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
 9. TANGENT TO SAID CURVE, SOUTH 89°59'12" EAST, A DISTANCE OF 13.00 FEET;
 10. NORTH 00°00'48" EAST, A DISTANCE OF 64.00 FEET;
 11. SOUTH 89°59'12" EAST, A DISTANCE OF 217.27 FEET;
 12. NORTH 00°00'48" EAST, A DISTANCE OF 110.00 FEET;
 13. ALONG SAID SOUTHERLY BOUNDARY AND THE EASTERLY EXTENSION THEREOF, SOUTH 89°59'12" EAST, A DISTANCE OF 350.00 FEET;
- THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 174.00 FEET;

DEDICATION (CONT.)

THENCE NORTH 89°59'12" WEST, A DISTANCE OF 12.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

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

THENCE TANGENT TO SAID CURVE, SOUTH 00°00'48" WEST, A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

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

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°00'48" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°00'48" WEST;

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

THENCE TANGENT TO SAID CURVE, SOUTH 00°00'48" WEST, A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

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

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°00'48" WEST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 99.06 FEET;

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 77.04 FEET;

THENCE SOUTH 05°36'23" WEST, A DISTANCE OF 71.76 FEET;

THENCE SOUTH 06°32'14" WEST, A DISTANCE OF 1,017.25 FEET;

THENCE NORTH 83°27'46" WEST, A DISTANCE OF 95.00 FEET;

THENCE SOUTH 06°32'14" WEST, A DISTANCE OF 64.00 FEET;

THENCE NORTH 83°27'46" WEST, A DISTANCE OF 56.09 FEET;

THENCE SOUTH 06°32'14" WEST, A DISTANCE OF 120.00 FEET;

THENCE SOUTH 83°27'46" EAST, A DISTANCE OF 70.00 FEET;

THENCE SOUTH 81°49'34" EAST, A DISTANCE OF 70.03 FEET;

THENCE SOUTH 73°43'38" EAST, A DISTANCE OF 71.02 FEET;

THENCE SOUTH 89°01'19" EAST, A DISTANCE OF 48.03 FEET;

THENCE SOUTH 06°32'14" WEST, A DISTANCE OF 454.63 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT D, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,448.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 06°32'19" EAST;

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARIES OF SAID TRACT D THE FOLLOWING TWENTY-ONE (21) COURSES;

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°25'39", AN ARC LENGTH OF 870.06 FEET;
2. TANGENT TO SAID CURVE, NORTH 49°02'02" WEST, A DISTANCE OF 179.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,944.00 FEET;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'19", AN ARC LENGTH OF 228.07 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00;
4. DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°12'44", AN ARC LENGTH OF 36.74 FEET;
5. TANGENT TO SAID CURVE, NORTH 28°27'22" EAST, A DISTANCE OF 69.04 FEET;
6. NORTH 17°08'47" EAST, A DISTANCE OF 50.99 FEET;
7. NORTH 28°27'22" EAST, A DISTANCE OF 4.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET;
8. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
9. NON-TANGENT TO SAID CURVE, NORTH 28°27'22" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 28°27'22" EAST;
10. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
11. TANGENT TO SAID CURVE, NORTH 28°27'22" EAST, A DISTANCE OF 195.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET;

DEDICATION (CONT.)

12. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
13. NON-TANGENT TO SAID CURVE, NORTH 28°27'22" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 28°27'22" EAST;
14. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
15. TANGENT TO SAID CURVE, NORTH 28°27'22" EAST, A DISTANCE OF 96.45 FEET;
16. NORTH 61°32'38" WEST, A DISTANCE OF 128.59 FEET;
17. NORTH 48°58'36" WEST, A DISTANCE OF 58.31 FEET;
18. NORTH 35°59'58" WEST, A DISTANCE OF 58.31 FEET;
19. NORTH 23°01'21" WEST, A DISTANCE OF 58.31 FEET;
20. NORTH 08°04'58" WEST, A DISTANCE OF 58.12 FEET;
21. NORTH 00°00'48" EAST, A DISTANCE OF 956.48 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 52.954 ACRES, (2,306,657 SQUARE FEET), MORE OR LESS.

CONTAINING AN COMBINED AREA OF 61.572 ACRES, (2,682,039 SQUARE FEET), MORE OR LESS.

GENERAL NOTES:

1. 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. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 1992) REFERENCED TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°17'53" EAST, A DISTANCE OF 2,652.90 FEET.
3. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
5. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
6. FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-961015-CO DATED APRIL 28, 2020 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
7. 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.
8. AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.
9. ALL OWNERS OF LOTS ADJACENT TO EAST 42ND AVENUE, AURA BOULEVARD, AND THE AURA HIGHLANDS PARKWAY SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
10. TRACTS A, B, C, D, E, F, G, H, I, J, K, L AND M ARE TO BE PRIVATELY OWNED AND MAINTAINED.

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AzTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
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Phone: (303) 713-1898
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AzTec Proj. No.: 135919-02

Drawn By: RDR

DATE OF
PREPARATION: 05-09-2019

SCALE: NA

SHEET 2 OF 13

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACTS D AND K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 13

POINT OF COMMENCEMENT

C 1/4 CORNER SECTION 19

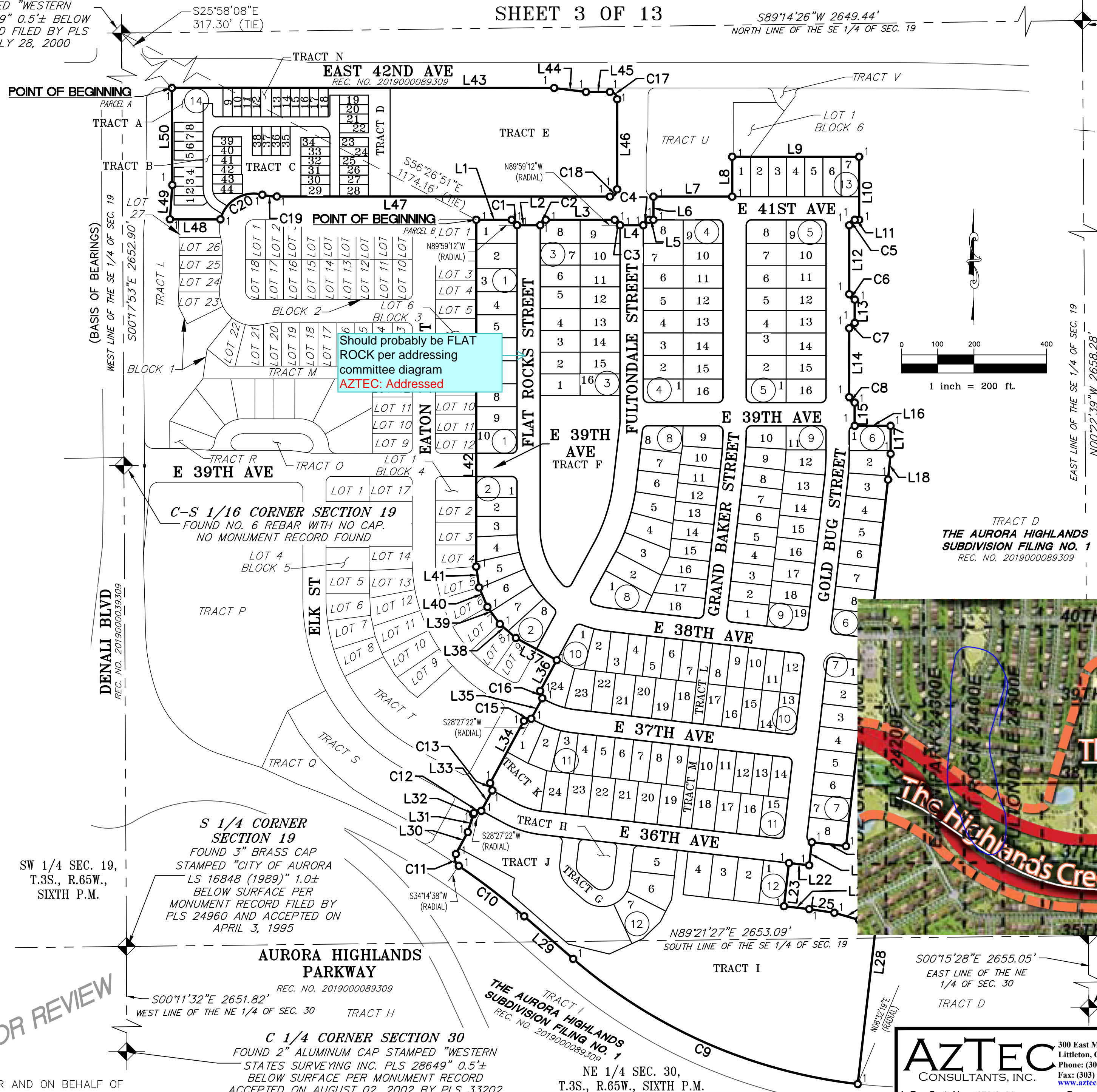
FOUND 2" ALUM. CAP STAMPED "WESTERN STATES SURVEYING INC. LS 28649" 0.5'± BELOW SURFACE PER MONUMENT RECORD FILED BY PLS 28649 AND ACCEPTED ON JULY 28, 2000

E 1/4 CORNER SECTION 19

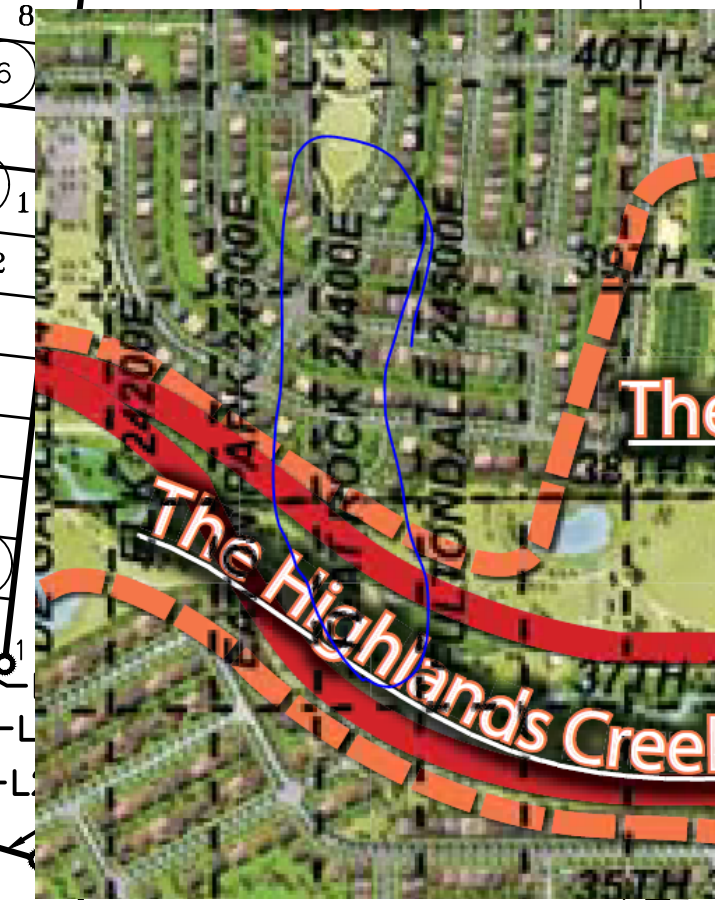
FOUND 3" ALUMINUM CAP STAMPED "GES PLS 17488" 0.5'± BELOW SURFACE PER MONUMENT RECORD FILED BY PLS 24960 AND ACCEPTED ON APRIL 3, 1995

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°59'12"E	97.50'
L2	S89°59'12"E	64.00'
L3	S89°59'12"E	190.00'
L4	S89°59'12"E	64.00'
L5	S89°59'12"E	13.00'
L6	N00°00'48"E	64.00'
L7	N89°59'12"W	217.27'
L8	S00°00'48"W	110.00'
L9	N89°59'12"W	350.00'
L10	N00°00'48"E	174.00'
L11	N89°59'12"W	12.27'
L12	S00°00'48"W	190.00'
L13	S00°00'48"W	64.00'
L14	N00°00'48"E	190.00'
L15	S00°00'48"W	64.00'
L16	S89°59'12"E	99.06'
L17	N00°00'48"E	77.04'
L18	N05°36'23"E	71.76'
L19	N06°32'14"E	1017.25'
L20	N83°27'46"W	95.00'
L21	S06°32'14"W	64.00'
L22	N83°27'46"W	56.09'
L23	S06°32'14"W	120.00'
L24	S83°27'46"E	70.00'
L25	N81°49'34"W	70.03'
L26	S73°43'38"E	71.02'
L27	S89°01'19"E	48.03'
L28	N06°32'14"E	454.63'
L29	S49°02'02"E	179.05'
L30	N28°27'22"E	69.04'
L31	N17°08'47"E	50.99'
L32	N28°27'22"E	4.19'
L33	N28°27'22"E	64.00'
L34	S28°27'22"W	195.00'
L35	N28°27'22"E	64.00'
L36	S28°27'22"W	96.45'
L37	S61°32'38"E	128.59'
L38	N48°58'36"W	58.31'
L39	N35°59'58"W	58.31'
L40	N23°01'21"W	58.31'
L41	N08°04'58"W	58.12'
L42	N00°00'48"E	956.48'
L43	S89°59'12"E	1054.23'
L44	S82°51'41"E	88.68'
L45	S89°59'12"E	65.93'
L46	S00°00'48"W	248.50'
L47	N89°59'12"W	918.63'
L48	N89°59'12"W	139.14'
L49	N03°55'07"E	94.94'
L50	N00°19'04"W	267.86'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	90°00'00"	15.00'	23.56'
C3	90°00'00"	15.00'	23.56'
C4	90°00'00"	15.00'	23.56'
C5	90°00'00"	15.00'	23.56'
C6	90°00'00"	15.00'	23.56'
C7	90°00'00"	15.00'	23.56'
C8	90°00'00"	15.00'	23.56'
C9	34°25'39"	1448.00'	870.06'
C10	6°43'19"	1944.00'	228.07'
C11	84°12'44"	25.00'	36.74'
C12	90°00'00"	15.00'	23.56'
C13	90°00'00"	15.00'	23.56'
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	15.00'	23.56'
C17	90°00'00"	20.00'	31.42'
C18	90°00'00"	20.00'	31.42'
C19	14°23'23"	160.00'	40.18'
C20	89°48'27"	95.00'	148.91'



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



SE CORNER SECTION 19

FOUND 3" BRASS CAP STAMPED "CITY OF AURORA PLS 16848 (1989)" FLUSH WITH SURFACE IN RANGE BOX PER MONUMENT RECORD FILED BY PLS 16848 AND ACCEPTED ON JUNE 1, 1989

E 1/4 CORNER SECTION 30

FOUND 2" GALVANIZED PIPE WITH NO CAP IN RANGE BOX

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

C 1/4 CORNER SECTION 30

FOUND 2" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING INC. PLS 28649" 0.5'± BELOW SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 02, 2002 BY PLS 33202

AZTEC
CONSULTANTS, INC.

AzTec Proj. No.: 135919-02

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
Drawn By: RDR

DATE OF PREPARATION:	05-09-2019
SCALE:	1"=200'
SHEET 3 OF 13	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACTS D AND K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1

POINT OF COMMENCEMENT
C 1/4 CORNER SECTION 19

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EAST 42ND AVENUE
PUBLIC ROW WIDTH VARIES
REC. NO. 2019000089309

SHEET 4 OF 13

S89°59'12"E 1054.23'



SEE SHEET C

SEE SHEET C

TRACT E
185,886 SF
4.267 AC

0
0
-
6
0
1

1

0
-
0
0
0
0
-
-

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACTS D AND K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 13

EAST 42ND AVENUE
(VARIABLE WIDTH PUBLIC ROW)
REC. NO. 2019000089309

S89°59'12"E 1054.23'

452.07'

S82°51'41"E 88.68'

S89°59'12"E 65.93'

$\Delta=90^{\circ}00'00''$
 $R=20.00'$
 $L=31.42'$

FULTONDALE STREET
(64' WIDE PUBLIC ROW)
REC. NO. 2019000089309

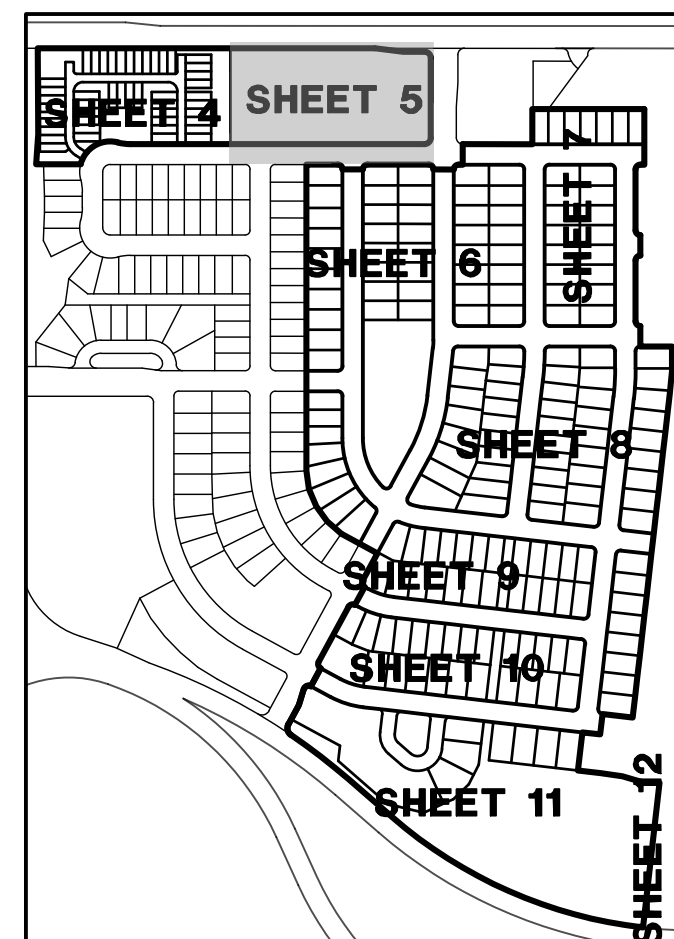
S00°00'48"W 248.50'

$\Delta=90^{\circ}00'00''$
 $R=20.00'$
 $L=31.42'$

are these represented on the other sheet?
AZTEC: These easements were removed as they were never dedicated by the TAH F1 Plat.

add type of easement and (public or private) add "by separate document"
AZTEC: These easements were removed as they were never dedicated by the TAH F1 Plat.

add Rec. No.



KEY MAP
1"=600'



TRACT E
185,886 SF
4.267 AC

SE 1/4 SEC. 19,
T.3S., R.65W., SIXTH P.M.

MONUMENT SYMBOL LEGEND

- 1 ○ SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- △ MONUMENT BOXES WITH REBAR (PROVIDE LENGTH AND SIZE OF REBAR AND CAP SIZE) WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, 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 2017.
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- 1 BLOCK NUMBER
- ◆ ALIQUOT MONUMENT AS SHOWN
- NOTE: TRACTS B & G ARE ARE PUBLIC ACCESS AND UTILITY EASEMENTS IN THEIR ENTIRETY

8' UTILITY EASEMENT
REC NO. 2019000089309

8' UTILITY EASEMENT
REC NO. 2019000089309

606.00'

N89°59'12"W 918.63'

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

E 41ST AVENUE
(64' WIDE PUBLIC ROW)
REC. NO. 2019000089309

SEE SHEET 4

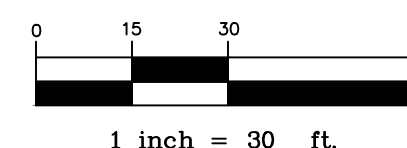
SEE SHEET 4

SHEET 12
FOR CURVE
TABLE

SEE SHEET 6

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



AZTEC
CONSULTANTS, INC.

AzTec Proj. No: 135919-02

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
Drawn By: RDR

DATE OF PREPARATION:	05-09-2019
SCALE:	1"=30'
SHEET 5 OF 13	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACTS D AND K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 16

POINT OF COMMENCEMENT
C 1/4 CORNER SECTION 19

SEE SHEET 5

E 41ST AVE

(64' WIDE PUBLIC ROW)
REC. NO. 2019000089309

POINT OF BEGINNING
PARCEL B

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

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LOT 73

LOT 74

LOT 75

LOT 76

LOT 77

LOT 78

LOT 79

LOT 80

E 39TH AVE

S89°59'12"E

144.50'

SEE SHEET 9

SE 1/4 SEC. 19,
T.3S., R.65W., SIXTH P.M.

TRACT F
91,867 SF
2.109 AC

E 39TH AVE

(64' WIDE PUBLIC ROW)

S89°59'12"E 284.00'

12.08'

40.92'

101.12'

149.54'

149.54'

149.54'

149.54'

149.54'

149.54'

149.54'

149.54'

149.54'

149.54'

149.54'

149.54'

149.54'

149.54'

149.54'

SEE SHEET 8

N89°59'12"W
217.27'

S89°59'12"E 224.00'

32.00'

32.00'

32.00'

32.00'

32.00'

32.00'

32.00'

32.00'

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32.00'

32.00'

32.00'

32.00'

32.00'

GRAND BAKER STREET

(64' WIDE PUBLIC ROW)

N00°00'48"E 568.00'

32.00'

32.00'

32.00'

32.00'

32.00'

MONUMENT SYMBOL LEGEND

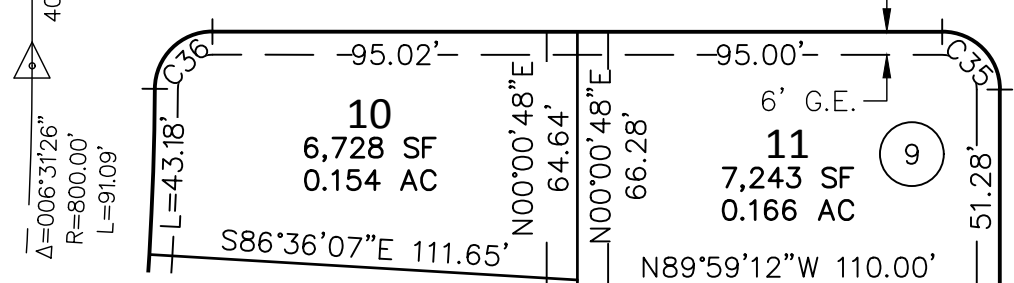
- 1 SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- MONUMENT BOXES WITH REBAR (PROVIDE LENGTH AND SIZE OF REBAR AND CAP SIZE) WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(A) & (B) COLORADO REVISED STATUTES 2017.
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- 1 BLOCK NUMBER
- ALIQUOT MONUMENT AS SHOWN
- NOTE: TRACTS B & G ARE ARE PUBLIC ACCESS AND UTILITY EASEMENTS IN THEIR ENTIRETY

SHEET 12 FOR CURVE TABLE

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

(64' WIDE PUBLIC ROW)
S89°59'12"E 284.00'

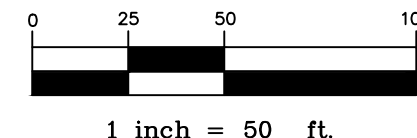


AZTEC
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www.aztecconsultants.com

DATE OF PREPARATION: 05-09-2019
SCALE: 1"=50'
SHEET 6 OF 13

Aztec Proj. No: 135919-02
Drawn By: RDR

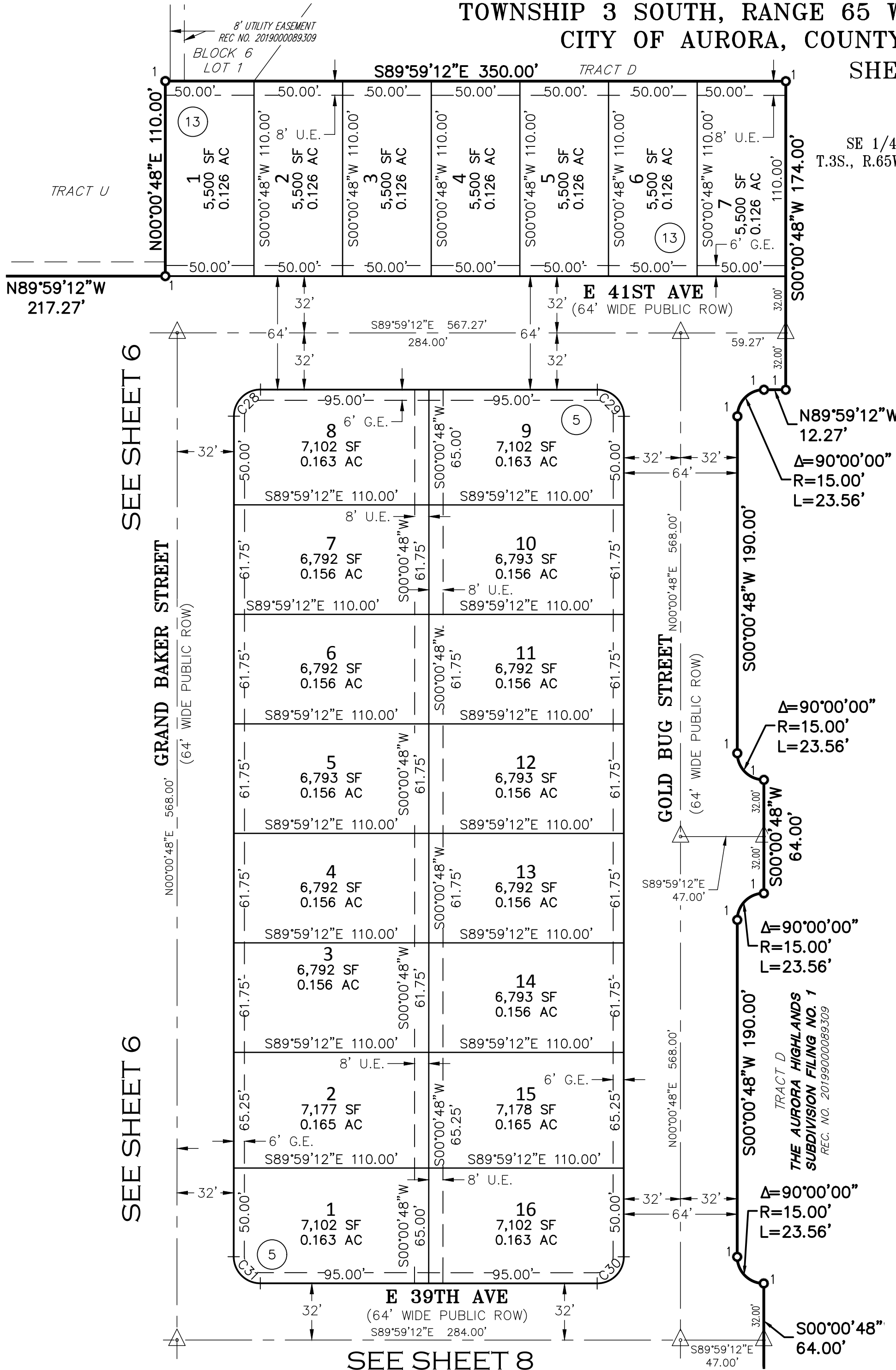


1 inch = 50 ft.

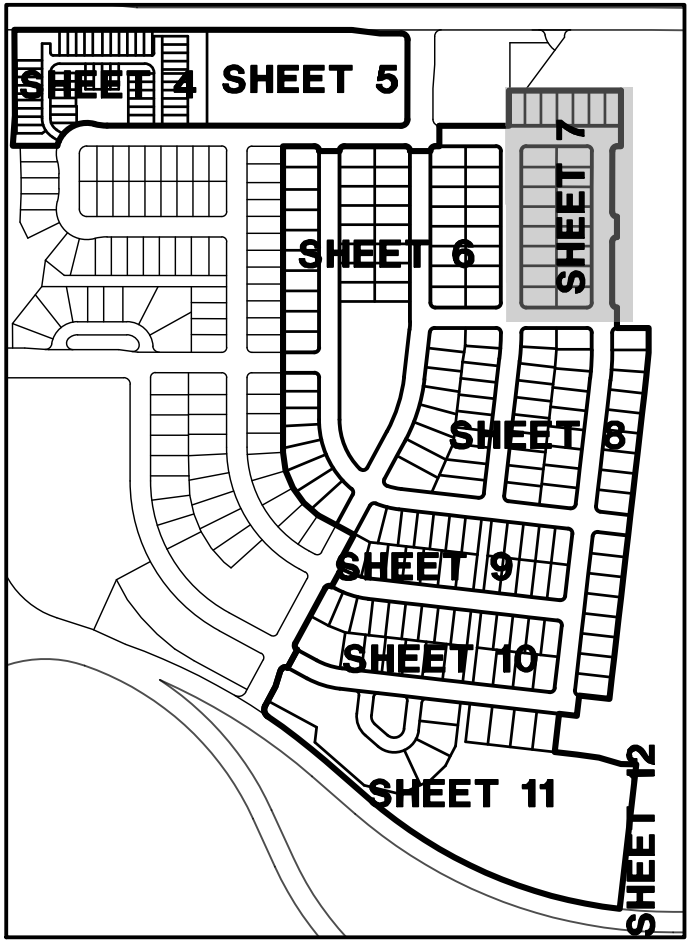
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACTS D AND K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 13



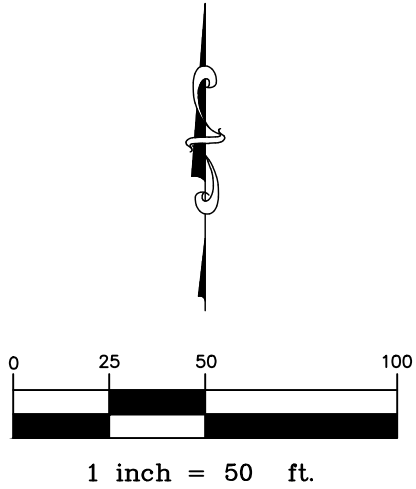
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C28	90°00'00"	15.00'	23.56'
C29	90°00'00"	15.00'	23.56'
C30	90°00'00"	15.00'	23.56'
C31	90°00'00"	15.00'	23.56'



KEY MAP 1"=600'

MONUMENT SYMBOL LEGEND

1. SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- △ MONUMENT BOXES WITH REBAR (PROVIDE LENGTH AND SIZE OF REBAR AND CAP SIZE) WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, 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 2017.
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- 1 BLOCK NUMBER
- ◆ ALIQUOT MONUMENT AS SHOWN
- NOTE: TRACTS B & G ARE ARE PUBLIC ACCESS AND UTILITY EASEMENTS IN THEIR ENTIRETY



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www.aztecconsultants.com

DATE OF PREPARATION: 05-09-2019

SCALE: 1"=50'

SHEET 7 OF 13

AzTec Proj. No: 135919-02

Drawn By: RDR

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACTS D AND K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

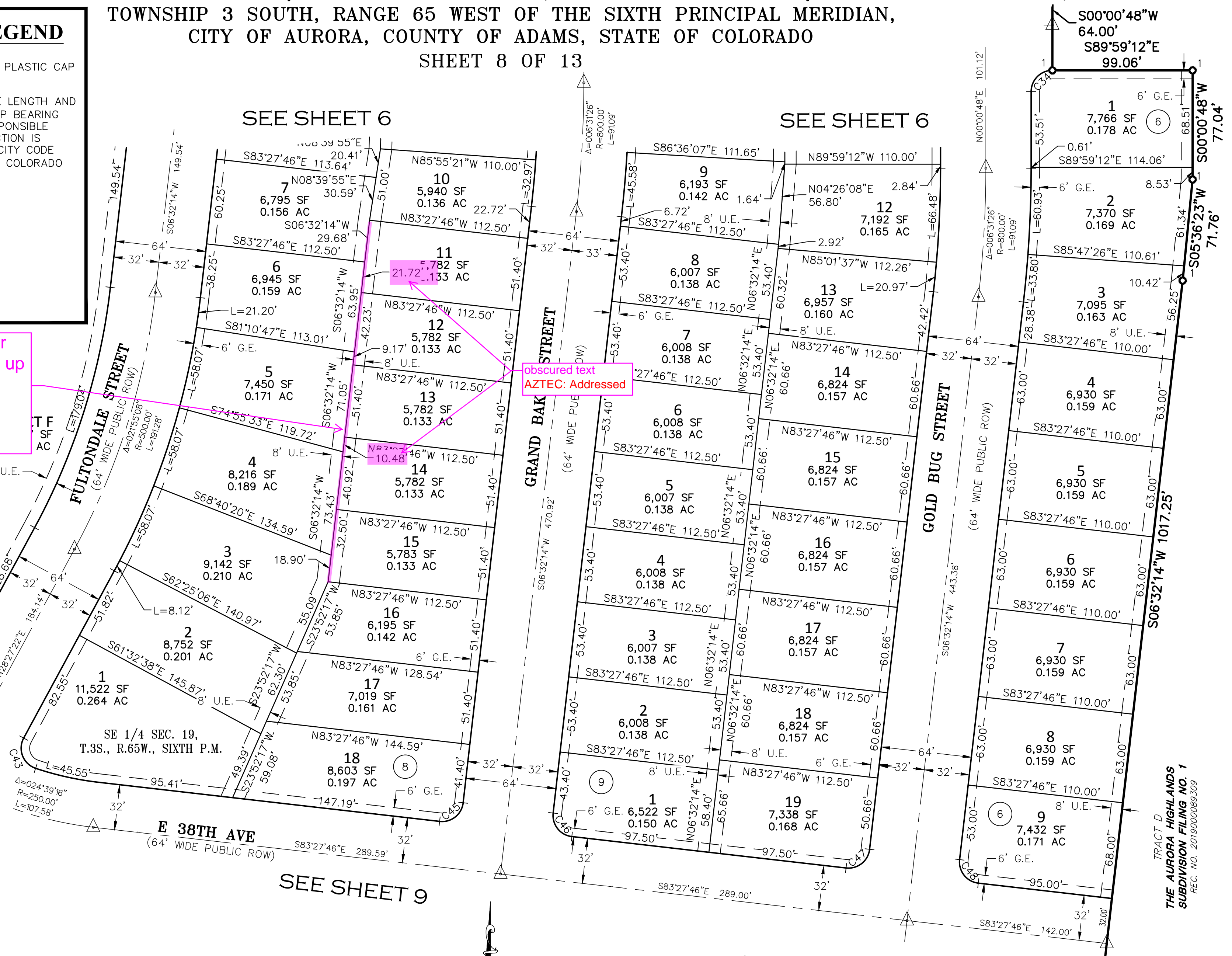
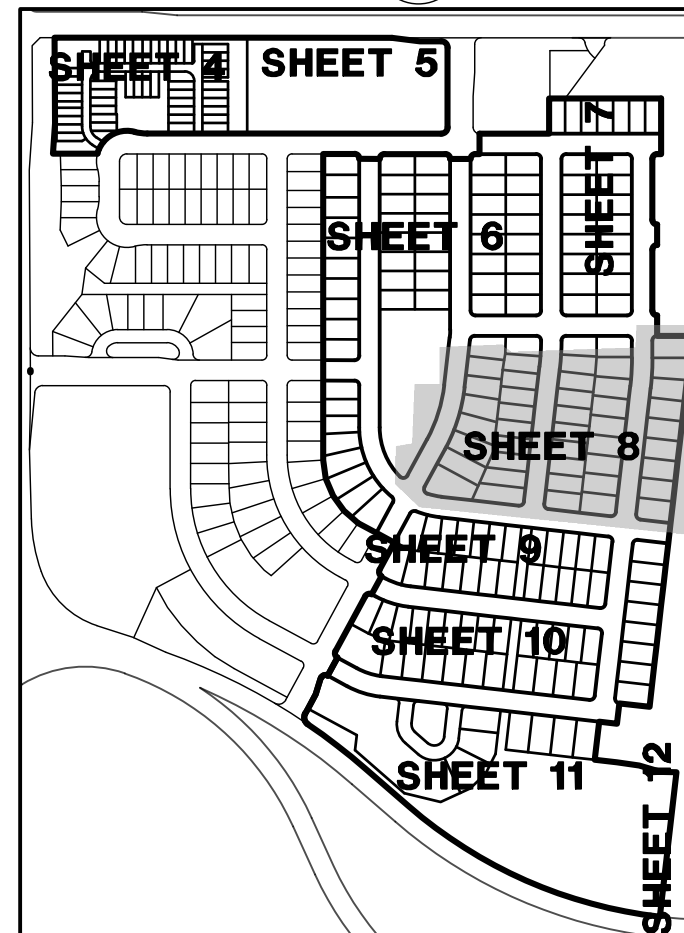
SHEET 8 OF 13

MONUMENT SYMBOL LEGEND

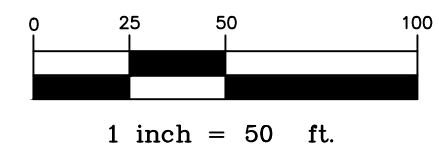
- 1 SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- △ MONUMENT BOXES WITH REBAR (PROVIDE LENGTH AND SIZE OF REBAR AND CAP SIZE) WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(A) & (B) COLORADO REVISED STATUTES 2017.
- U.E. UTILITY EASEMENT
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- (NR) DENOTES NON-RADIAL LINE
- 1 BLOCK NUMBER
- ALIQUOT MONUMENT AS SHOWN
- NOTE: TRACTS B & G ARE ARE PUBLIC ACCESS AND UTILITY EASEMENTS IN THEIR ENTIRETY

The Lot distances for this line should add up to the same overall length for the same total line length
AZTEC: Addressed

KEY MAP 1"=600'



SHEET 12
FOR CURVE
TABLE



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
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AZtec Proj. No.: 135919-02
Drawn By: RDR

DATE OF PREPARATION:	05-09-2019
SCALE:	1"=50'
SHEET 8 OF 13	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACTS D AND K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19,
AND THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 9 OF 13

MONUMENT SYMBOL LEGEND

- 1. SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- MONUMENT BOXES WITH REBAR (PROVIDE LENGTH AND SIZE OF REBAR AND CAP SIZE) WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, 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 2017.

U.E. UTILITY EASEMENT

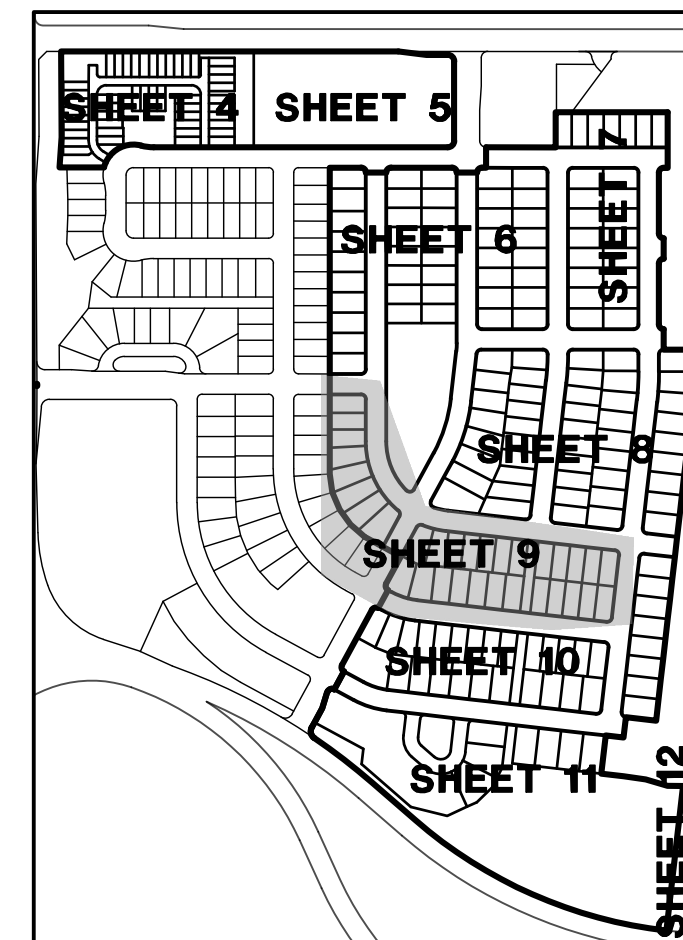
G.E. GAS EASEMENT

(NR) DENOTES NON-RADIAL LINE

1 BLOCK NUMBER

ALIQUOT MONUMENT AS SHOWN

NOTE: TRACTS B & G ARE ARE PUBLIC ACCESS AND UTILITY EASEMENTS IN THEIR ENTIRETY



KEY MAP 1"=600'

SHEET 12
FOR CURVE
TABLE

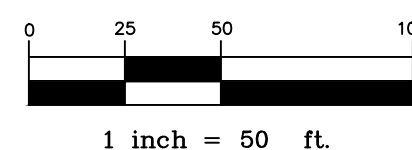
SEE SHEET 8

SEE SHEET 10

SEE SHEET 10

FOR REVIEW

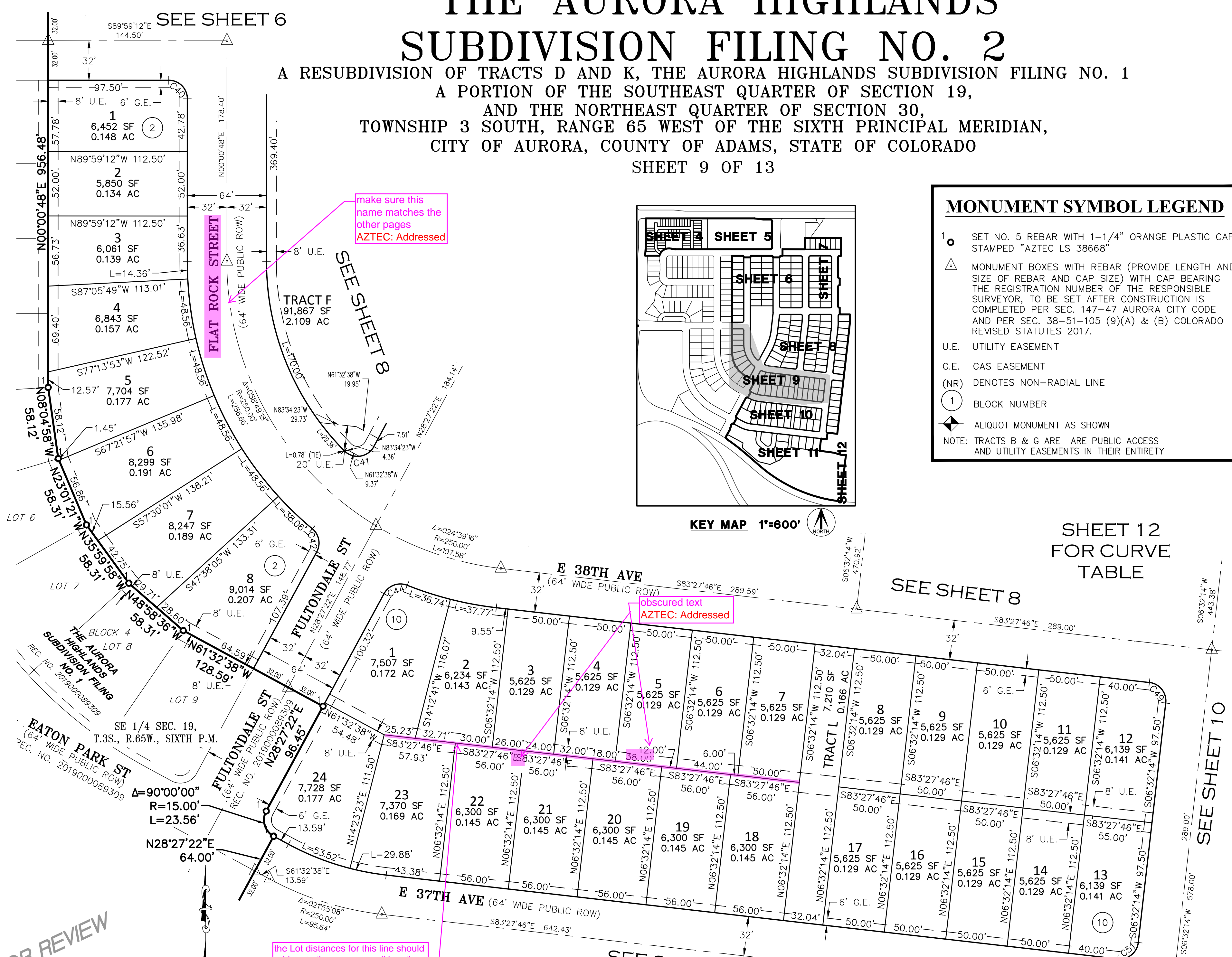
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



the Lot distances for this line should
add up to the same overall length
for the same total line length
AZTEC: Addressed

obscured text
AZTEC: Addressed

make sure this
name matches the
other pages
AZTEC: Addressed

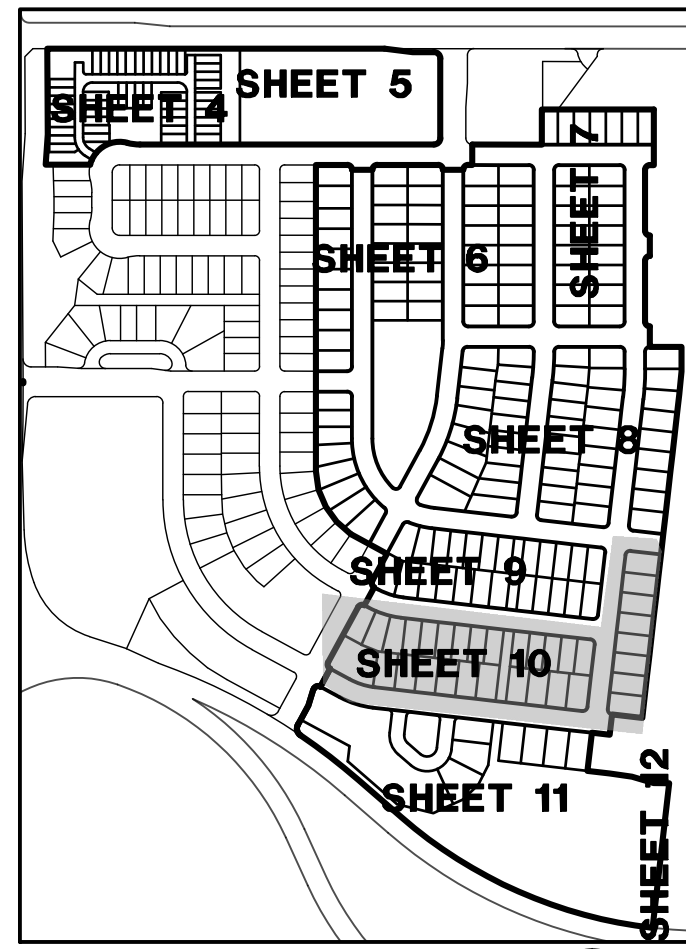


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www.aztecconsultants.com
AzTec Proj. No.: 135919-02
Drawn By: RDR

DATE OF PREPARATION:	05-09-2019
SCALE:	1"=50'
SHEET 9 OF 13	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACTS D AND K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 13



KEY MAP 1"=600'

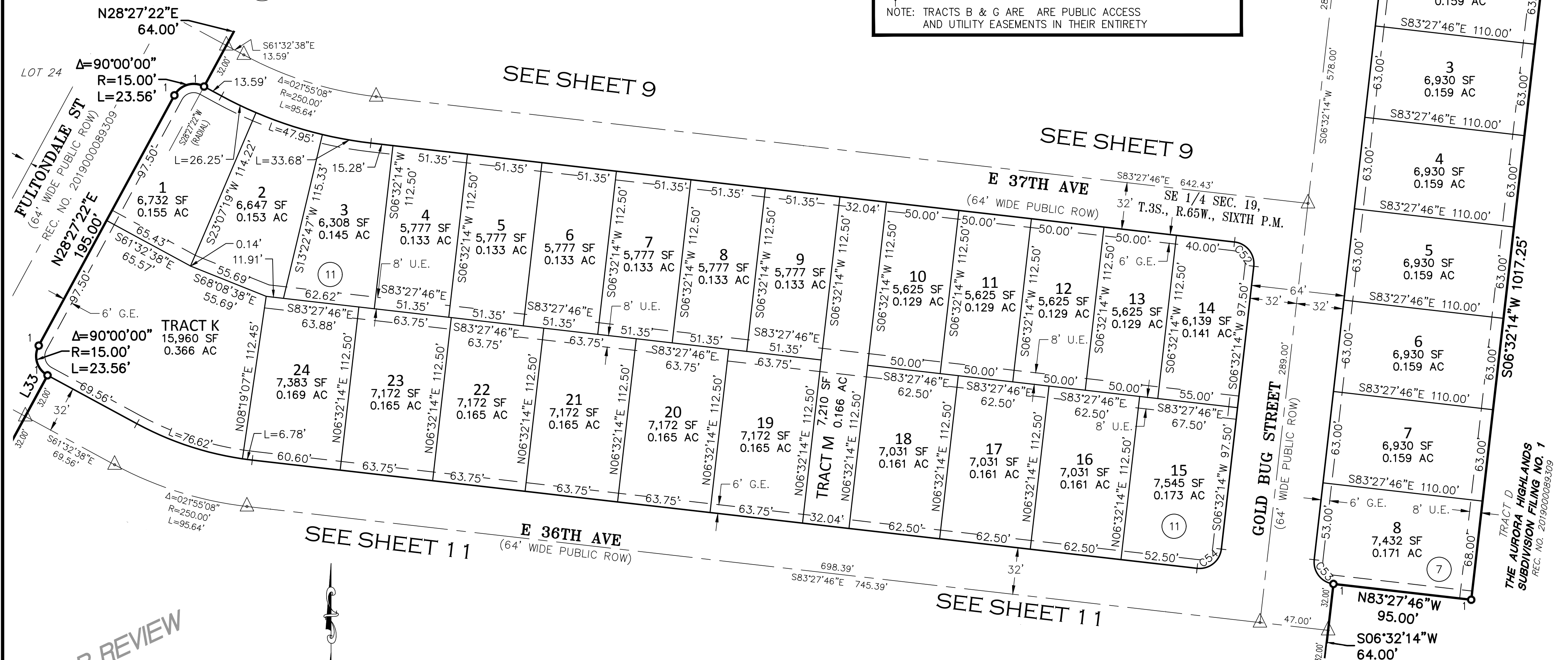
SEE SHEET 3
FOR LINE
TABLE

SEE SHEET 12
FOR CURVE
TABLE

MONUMENT SYMBOL LEGEND

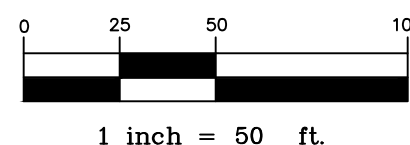
- 1. SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- △ MONUMENT BOXES WITH REBAR (PROVIDE LENGTH AND SIZE OF REBAR AND CAP SIZE) WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(A) & (B) COLORADO REVISED STATUTES 2017.
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- 1 BLOCK NUMBER
- ◆ ALIQUOT MONUMENT AS SHOWN
- NOTE: TRACTS B & G ARE ARE PUBLIC ACCESS AND UTILITY EASEMENTS IN THEIR ENTIRETY

SEE SHEET 8



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



1 inch = 50 ft.

AZTEC
CONSULTANTS, INC.

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DATE OF PREPARATION:	05-09-2019
SCALE:	1"=50'
SHEET 10 OF 13	

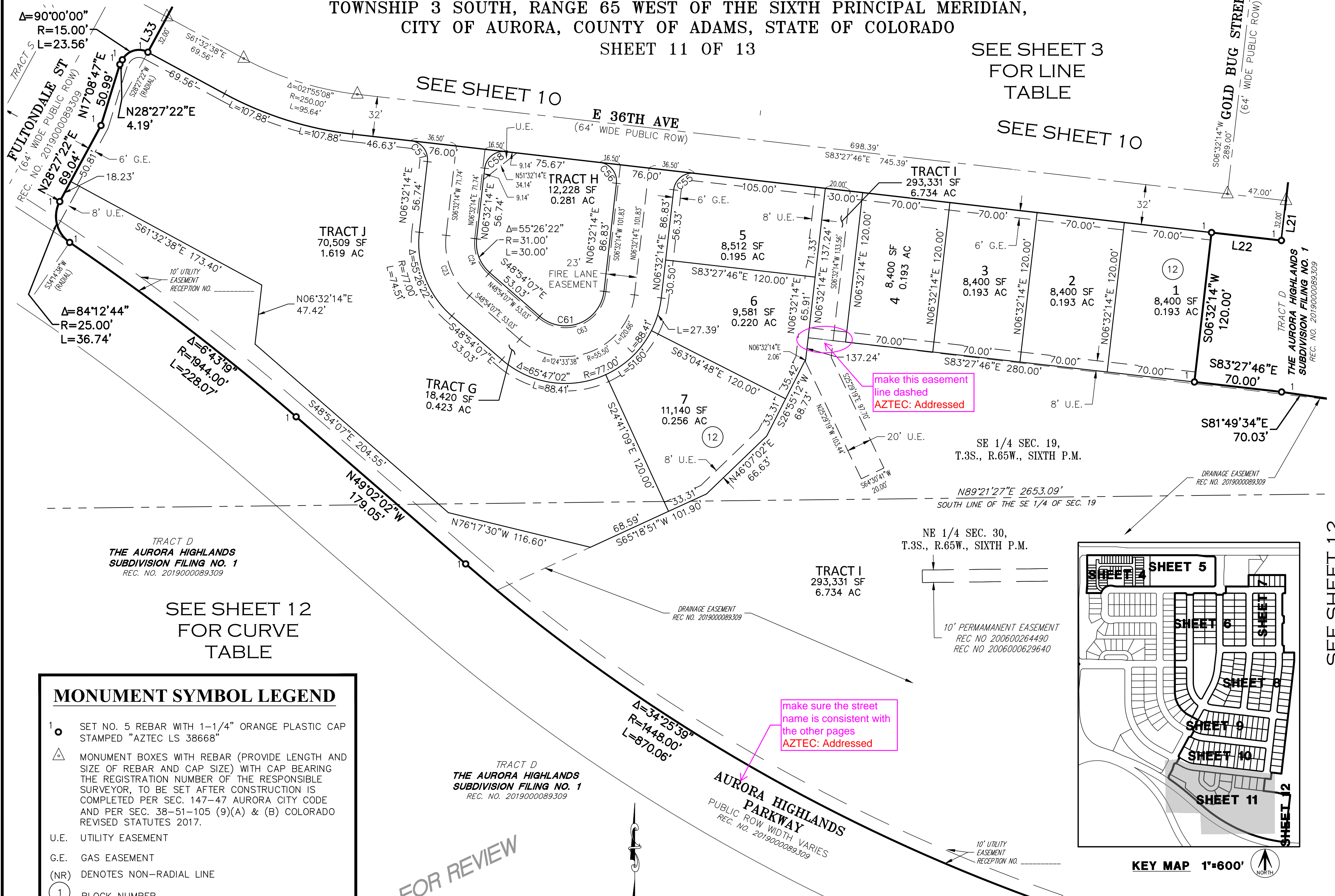
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 11 OF 13

SEE SHEET 3
FOR LINE
TABLE

SEE SHEET 10

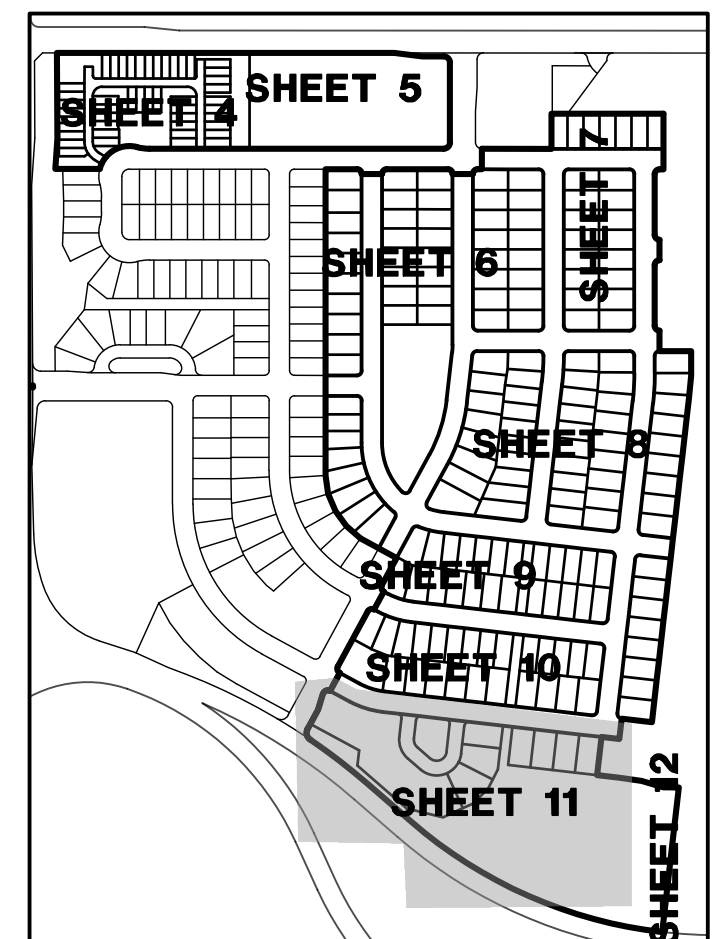
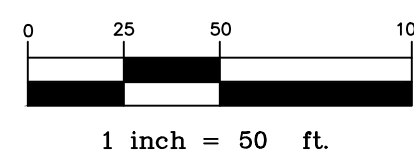


MONUMENT SYMBOL LEGEND

- 1 SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- MONUMENT BOXES WITH REBAR (PROVIDE LENGTH AND SIZE OF REBAR AND CAP SIZE) WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, 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 2017.
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- NOTE: TRACTS B & G ARE ARE PUBLIC ACCESS AND UTILITY EASEMENTS IN THEIR ENTIRETY

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



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CONSULTANTS, INC.

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DATE OF PREPARATION:	05-09-2019
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SHEET 11 OF 13	

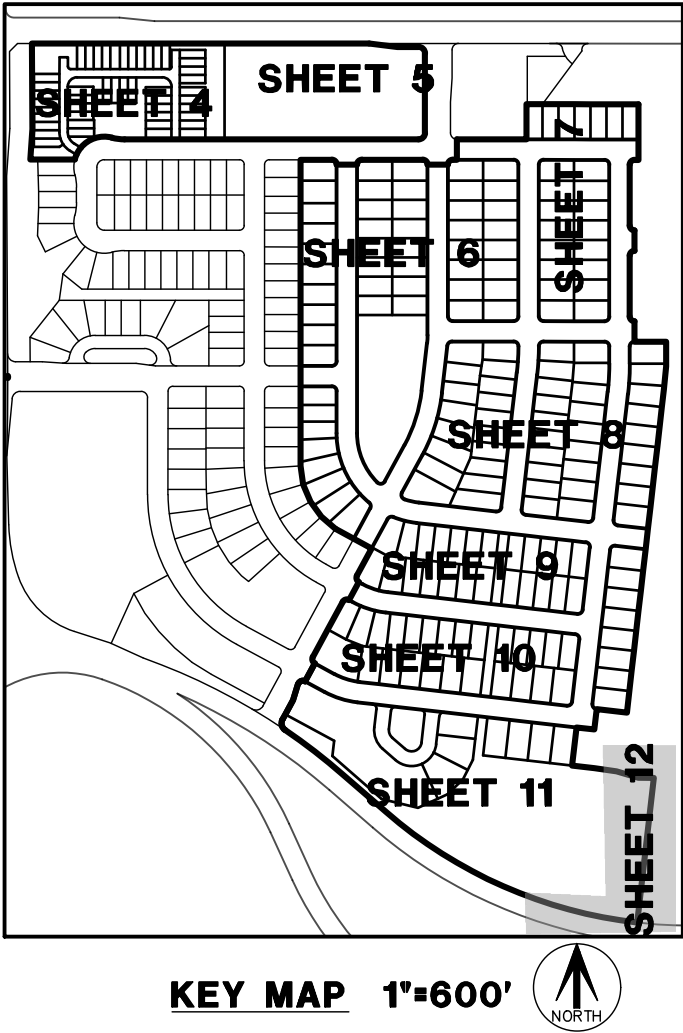
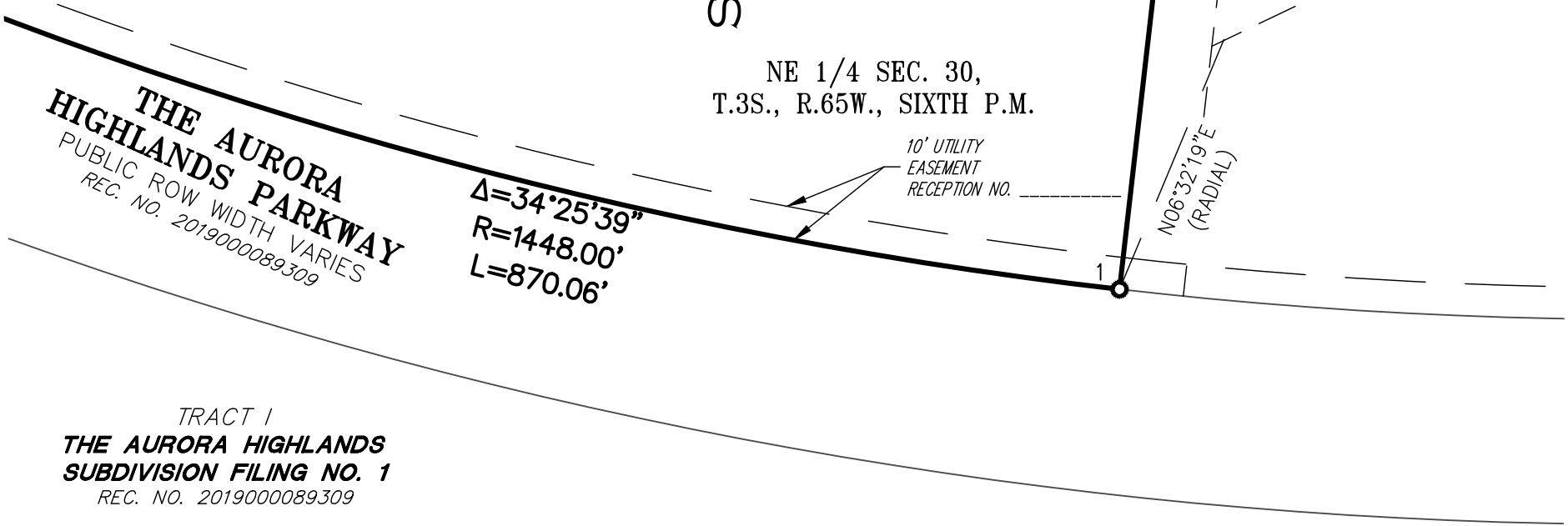
SEE SHEET 12

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACTS D AND K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 13

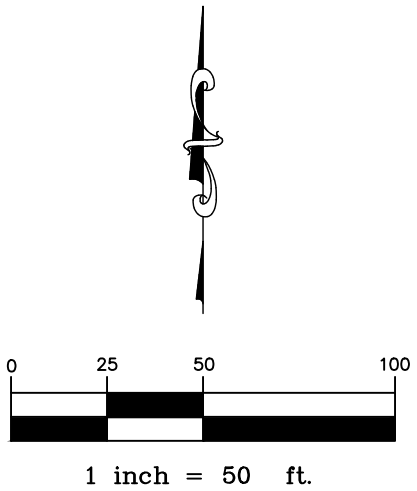
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C19	14°23'23"	160.00'	40.18'
C21	89°59'59"	8.50'	13.35'
C22	90°00'00"	29.00'	45.55'
C23	55°26'22"	55.50'	53.70'
C24	55°26'22"	32.50'	31.45'
C25	90°00'00"	7.00'	11.00'
C26	90°00'00"	29.00'	45.55'
C27	90°00'00"	15.00'	23.56'
C32	90°00'00"	15.00'	23.56'
C33	90°00'00"	15.00'	23.56'
C34	90°00'00"	15.00'	23.56'
C35	90°00'00"	15.00'	23.56'
C36	89°35'20"	15.00'	23.45'
C37	90°27'45"	15.00'	23.68'
C38	83°28'34"	15.00'	21.85'
C39	90°00'00"	15.00'	23.56'
C40	90°00'00"	15.00'	23.56'
C41	106°52'35"	15.00'	27.98'
C42	78°33'19"	15.00'	20.57'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C43	99°56'51"	15.00'	26.17'
C44	83°13'09"	15.00'	21.79'
C45	90°00'00"	15.00'	23.56'
C46	90°00'00"	15.00'	23.56'
C47	90°00'00"	15.00'	23.56'
C48	90°00'00"	15.00'	23.56'
C49	90°00'00"	15.00'	23.56'
C50	90°00'00"	15.00'	23.56'
C51	90°00'00"	15.00'	23.56'
C52	90°00'00"	15.00'	23.56'
C53	90°00'00"	15.00'	23.56'
C54	90°00'00"	15.00'	23.56'
C55	90°00'00"	15.00'	23.56'
C56	90°00'00"	15.00'	23.56'
C57	90°00'00"	15.00'	23.56'
C58	90°00'00"	15.00'	23.56'
C59	58°04'58"	55.00'	55.76'
C61	124°33'38"	31.00'	67.39'
C63	124°33'38"	32.50'	70.65'



MONUMENT SYMBOL LEGEND

- 1 ○ SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP
STAMPED "AZTEC LS 38668"
- △ MONUMENT BOXES WITH REBAR (PROVIDE LENGTH AND
SIZE OF REBAR AND CAP SIZE) WITH CAP BEARING
THE REGISTRATION NUMBER OF THE RESPONSIBLE
SURVEYOR, 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 2017.
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- 1 BLOCK NUMBER
- ALIQUOT MONUMENT AS SHOWN
- NOTE: TRACTS B & G ARE ARE PUBLIC ACCESS
AND UTILITY EASEMENTS IN THEIR ENTIRETY



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.: 135919-02

Drawn By: RDR

DATE OF
PREPARATION: 05-09-2019

SCALE: 1"=50'

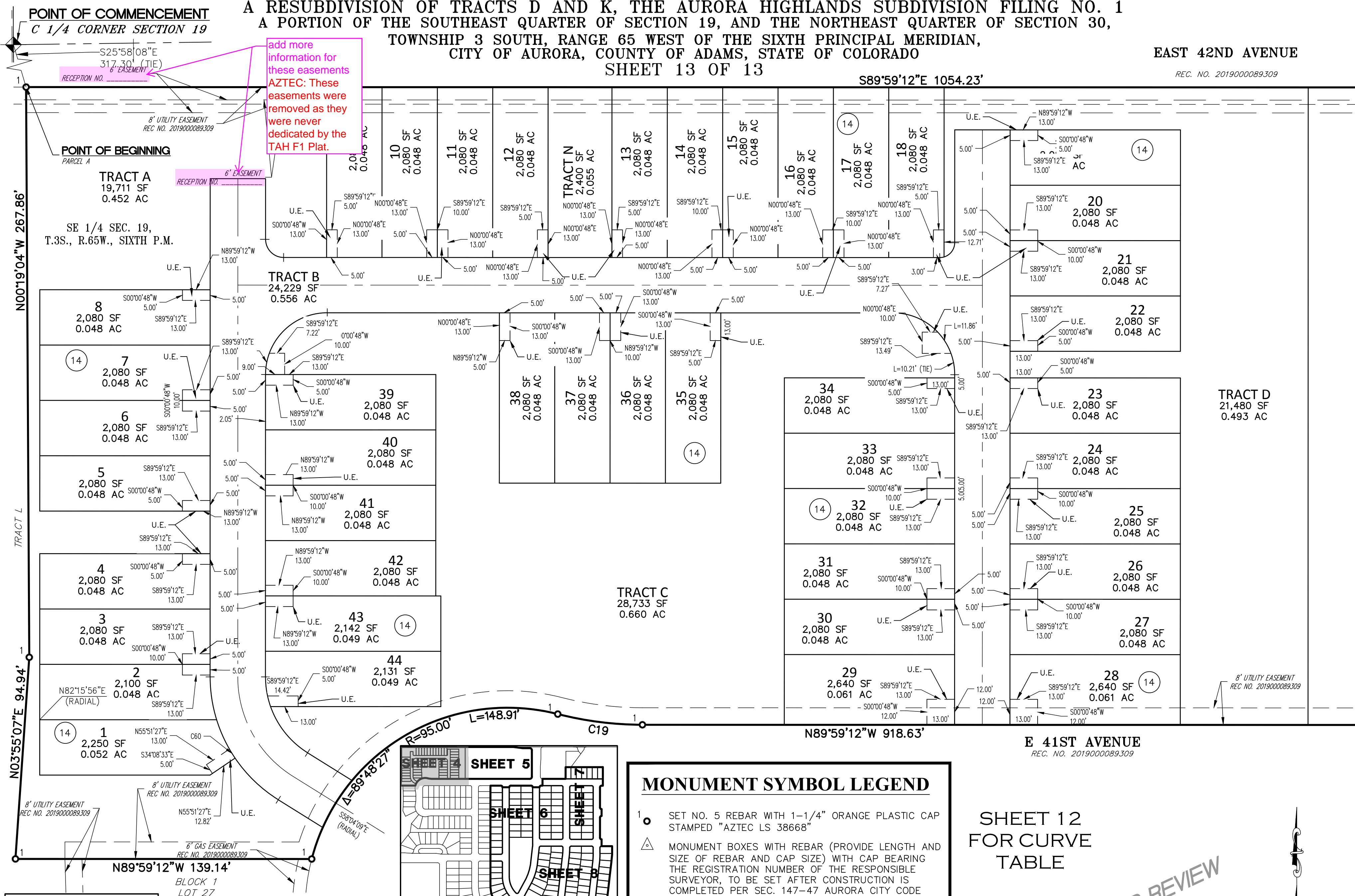
SHEET 12 OF 13

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACTS D AND K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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SHEET 13 OF 13

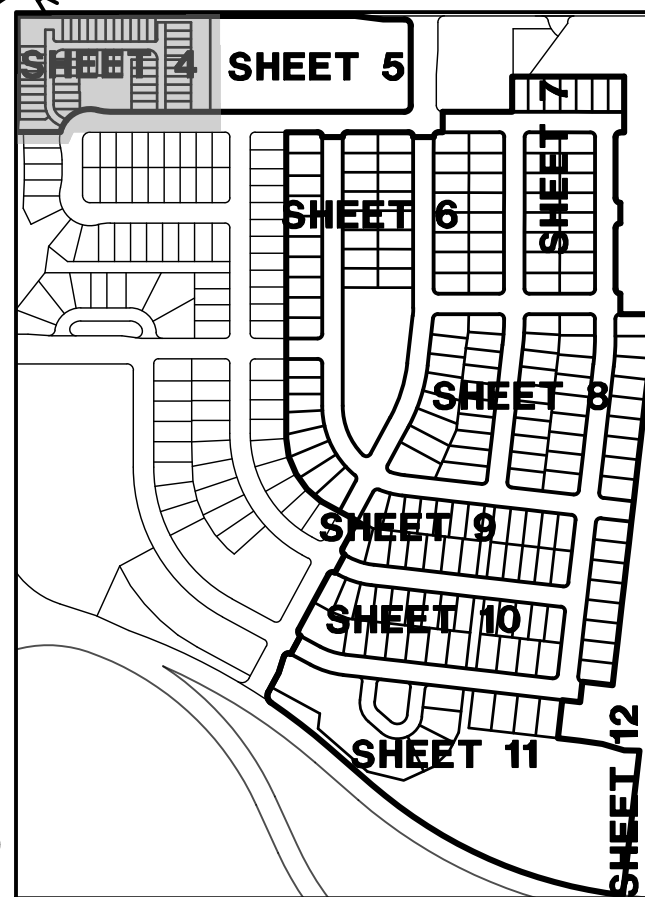
EAST 42ND AVENUE

REC. NO. 2019000089309



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C59	58°04'58"	55.00'	55.76'
C60	4°13'00"	68.00'	5.00'
C62	20°10'17"	29.00'	10.21'

KEY MAP
1"=600'

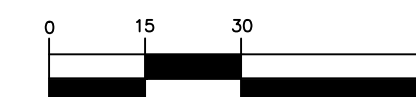


MONUMENT SYMBOL LEGEND

- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- MONUMENT BOXES WITH REBAR (PROVIDE LENGTH AND SIZE OF REBAR AND CAP SIZE) WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, 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 2017.
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- BLOCK NUMBER
- ALIQUOT MONUMENT AS SHOWN

SHEET 12 FOR CURVE TABLE

FOR REVIEW



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

1 inch = 30 ft.

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CONSULTANTS, INC.

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Phone: (303) 713-1898
Fax: (303) 713-1897
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Drawn By: RDR

DATE OF PREPARATION:	05-09-2019
SCALE:	1"=30'
SHEET 13 OF 13	