

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 19

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

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE SHEET 2 FOR THE LEGAL DESCRIPTION

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 19, 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, 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.

OWNER:

AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION

BY: _____

NAME: _____

IT'S: _____

STATE OF _____)
 COUNTY OF _____)SS

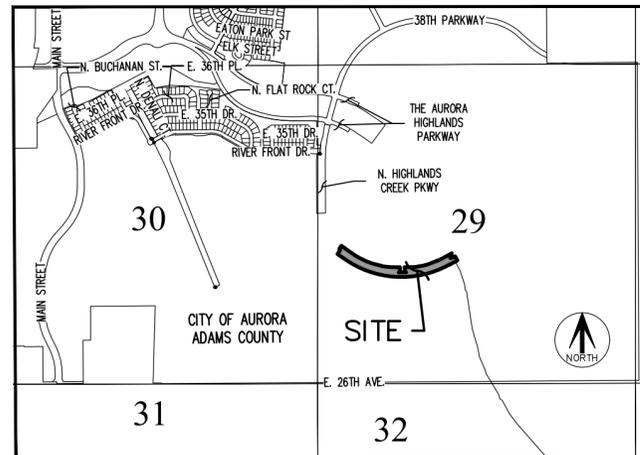
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
 _____ 20____ AD. BY

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: _____



VICINITY MAP
 SCALE 1" = 1000'

GENERAL NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMED BEARING OF SOUTH 00°08'27" EAST, A DISTANCE OF 2,666.98 FEET ALONG THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED: LAMP RYNEARSON, T3S, R65W, 1/4, 30\29, PLS NO. 38318 (2018) IN RANGE BOX AT THE WEST QUARTER CORNER AND A FOUND 3" BRASS CAP, STAMPED: CITY OF AURORA, T3S, R65W, PLS NO. 16848 (1984) IN RANGE BOX AT THE SOUTHWEST CORNER AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1108196-CO DATED MAY 6, 2022 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 ENTIRE SUBJECT PROPERTY.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- TRACTS A AND B ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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.

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	LEGAL DESCRIPTION
SHEET 3	MAP SHEET

Not Addressed. The Certificate states all corners as shown hereon were in place on such date. We do not set the boundary corners till the Plat goes to mylars, so this date will get filled in when we print mylars.

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.

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 20____ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

 CITY ENGINEER

 DATE

 DIRECTOR OF PLANNING

 DATE

CLERK AND RECORDER'S CERTIFICATE

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

_____ DAY OF _____, 20____ A.D. AT

_____ O'CLOCK _M.

 COUNTY CLERK AND RECORDER

 DEPUTY

INSTRUMENT NO.: _____

AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 132421-04 Drawn By: RDR	DATE OF PREPARATION:	01-11-2022
	SCALE:	N/A
SHEET 1 OF 3		

FOR REVIEW

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 19

A RESUBDIVISION OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3

DEDICATION – CONTINUED

A PARCEL OF LAND BEING A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 201900089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 29, WHENCE THE WEST LINE OF SAID SOUTHWEST QUARTER BEARS SOUTH 00°08'27" EAST, ALL BEARINGS ARE HEREON REFERENCED TO THIS LINE;

THENCE SOUTH 44°22'03" EAST, A DISTANCE OF 498.28 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 55°54'14" EAST, A DISTANCE OF 65.33 FEET;
 THENCE SOUTH 55°11'36" EAST, A DISTANCE OF 49.31 FEET;
 THENCE SOUTH 54°38'54" EAST, A DISTANCE OF 120.00 FEET;
 THENCE SOUTH 56°09'26" EAST, A DISTANCE OF 65.58 FEET;
 THENCE NORTH 32°16'44" EAST, A DISTANCE OF 4.00 FEET;
 THENCE SOUTH 59°17'17" EAST, A DISTANCE OF 65.47 FEET;
 THENCE SOUTH 62°25'20" EAST, A DISTANCE OF 65.47 FEET;
 THENCE SOUTH 65°17'43" EAST, A DISTANCE OF 54.56 FEET;
 THENCE SOUTH 67°54'25" EAST, A DISTANCE OF 54.56 FEET;
 THENCE SOUTH 70°46'48" EAST, A DISTANCE OF 65.47 FEET;
 THENCE SOUTH 73°13'21" EAST, A DISTANCE OF 36.58 FEET;
 THENCE SOUTH 75°24'15" EAST, A DISTANCE OF 54.56 FEET;
 THENCE SOUTH 78°00'57" EAST, A DISTANCE OF 54.56 FEET;
 THENCE SOUTH 10°40'42" WEST, A DISTANCE OF 4.00 FEET;
 THENCE SOUTH 80°53'19" EAST, A DISTANCE OF 65.69 FEET;
 THENCE SOUTH 84°01'22" EAST, A DISTANCE OF 65.69 FEET;
 THENCE SOUTH 87°09'25" EAST, A DISTANCE OF 65.69 FEET;
 THENCE SOUTH 89°53'44" EAST, A DISTANCE OF 53.32 FEET;
 THENCE NORTH 89°26'51" EAST, A DISTANCE OF 58.93 FEET;
 THENCE SOUTH 03°15'41" WEST, A DISTANCE OF 21.55 FEET;

THENCE SOUTH 00°33'09" EAST, A DISTANCE OF 46.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'14", AN ARC LENGTH OF 32.20 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,557.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°28'28", AN ARC LENGTH OF 121.59 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'14", AN ARC LENGTH OF 32.20 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 00°33'09" WEST, A DISTANCE OF 46.33 FEET;

THENCE NORTH 04°22'00" WEST, A DISTANCE OF 21.55 FEET;
 THENCE NORTH 89°26'51" EAST, A DISTANCE OF 175.85 FEET;
 THENCE NORTH 81°55'40" EAST, A DISTANCE OF 67.47 FEET;
 THENCE NORTH 08°21'58" WEST, A DISTANCE OF 3.41 FEET;
 THENCE NORTH 79°36'14" EAST, A DISTANCE OF 67.13 FEET;
 THENCE NORTH 75°32'40" EAST, A DISTANCE OF 67.13 FEET;
 THENCE NORTH 71°29'05" EAST, A DISTANCE OF 55.93 FEET;
 THENCE NORTH 68°46'44" EAST, A DISTANCE OF 55.93 FEET;
 THENCE NORTH 65°53'00" EAST, A DISTANCE OF 51.52 FEET;
 THENCE SOUTH 24°07'00" EAST, A DISTANCE OF 3.51 FEET;
 THENCE NORTH 65°53'00" EAST, A DISTANCE OF 91.50 FEET;
 THENCE NORTH 61°24'24" EAST, A DISTANCE OF 198.93 FEET;
 THENCE SOUTH 165°39'35" WEST, A DISTANCE OF 81.50 FEET;

THENCE NORTH 79°11'04" EAST, A DISTANCE OF 7.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 191.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 10°22'20" WEST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°32'57", AN ARC LENGTH OF 48.50 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 60°56'07" EAST, A DISTANCE OF 26.69;

THENCE SOUTH 29°03'55" EAST, A DISTANCE OF 78.00 FEET;

THENCE SOUTH 60°56'07" WEST, A DISTANCE OF 156.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,635.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°28'41", AN ARC LENGTH OF 1,868.49 FEET;

THENCE NORTH 53°35'11" WEST, A DISTANCE OF 115.37 FEET TO THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9 RECORDED AT RECEPTION NO. _____ IN SAID RECORDS;

TAH Filing No. 9 is not recorded yet. The Reception No. will get filled in once it is available.

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES:

1. NORTH 36°24'49" EAST, A DISTANCE OF 78.00 FEET;
2. NORTH 53°35'11" WEST, A DISTANCE OF 6.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
4. TANGENT TO SAID CURVE, NORTH 36°24'49" EAST, A DISTANCE OF 19.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 732.00 FEET;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°19'03", AN ARC LENGTH OF 29.61 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 7.132 ACRES, (310,668 SQUARE FEET), MORE OR LESS

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC. <small>AzTec Proj. No.: 132421-04</small>	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	01-11-2022
	Drawn By: RDR	SCALE:	N/A
		SHEET 2 OF 3	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 19

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

SHEET 3 OF 3

POINT OF COMMENCEMENT

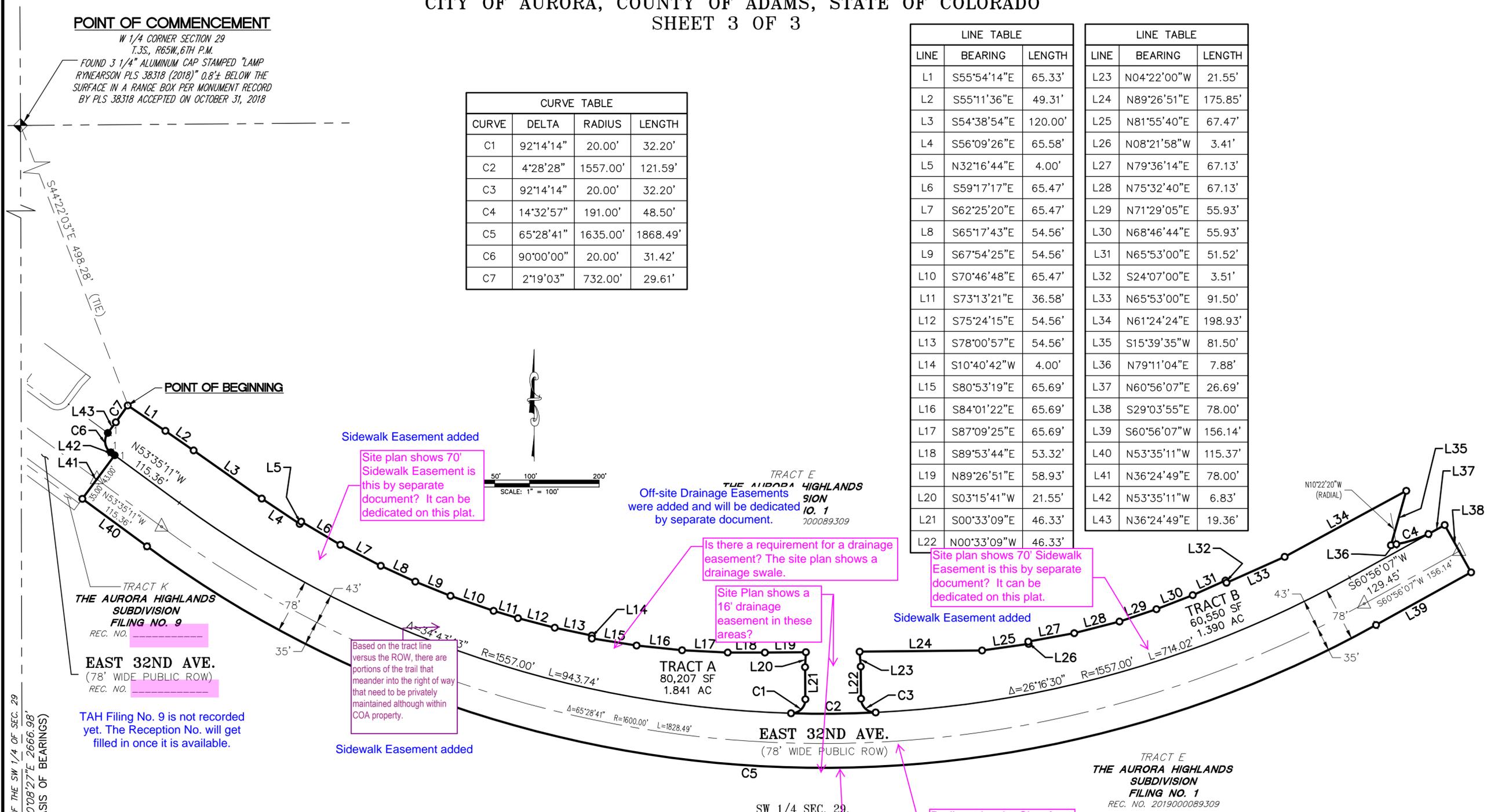
W 1/4 CORNER SECTION 29
T.3S., R.65W., 6TH P.M.

FOUND 3 1/4" ALUMINUM CAP STAMPED "LAMP
RYNEARSON PLS 38318 (2018)" 0.8± BELOW THE
SURFACE IN A RANGE BOX PER MONUMENT RECORD
BY PLS 38318 ACCEPTED ON OCTOBER 31, 2018

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	92°14'14"	20.00'	32.20'
C2	4°28'28"	1557.00'	121.59'
C3	92°14'14"	20.00'	32.20'
C4	14°32'57"	191.00'	48.50'
C5	65°28'41"	1635.00'	1868.49'
C6	90°00'00"	20.00'	31.42'
C7	2°19'03"	732.00'	29.61'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°54'14"E	65.33'
L2	S55°11'36"E	49.31'
L3	S54°38'54"E	120.00'
L4	S56°09'26"E	65.58'
L5	N32°16'44"E	4.00'
L6	S59°17'17"E	65.47'
L7	S62°25'20"E	65.47'
L8	S65°17'43"E	54.56'
L9	S67°54'25"E	54.56'
L10	S70°46'48"E	65.47'
L11	S73°13'21"E	36.58'
L12	S75°24'15"E	54.56'
L13	S78°00'57"E	54.56'
L14	S10°40'42"W	4.00'
L15	S80°53'19"E	65.69'
L16	S84°01'22"E	65.69'
L17	S87°09'25"E	65.69'
L18	S89°53'44"E	53.32'
L19	N89°26'51"E	58.93'
L20	S03°15'41"W	21.55'
L21	S00°33'09"E	46.33'
L22	N00°33'09"W	46.33'

LINE TABLE		
LINE	BEARING	LENGTH
L23	N04°22'00"W	21.55'
L24	N89°26'51"E	175.85'
L25	N81°55'40"E	67.47'
L26	N08°21'58"W	3.41'
L27	N79°36'14"E	67.13'
L28	N75°32'40"E	67.13'
L29	N71°29'05"E	55.93'
L30	N68°46'44"E	55.93'
L31	N65°53'00"E	51.52'
L32	S24°07'00"E	3.51'
L33	N65°53'00"E	91.50'
L34	N61°24'24"E	198.93'
L35	S15°39'35"W	81.50'
L36	N79°11'04"E	7.88'
L37	N60°56'07"E	26.69'
L38	S29°03'55"E	78.00'
L39	S60°56'07"W	156.14'
L40	N53°35'11"W	115.37'
L41	N36°24'49"E	78.00'
L42	N53°35'11"W	6.83'
L43	N36°24'49"E	19.36'



Sidewalk Easement added
Site plan shows 70' Sidewalk Easement is this by separate document? It can be dedicated on this plat.

Off-site Drainage Easements were added and will be dedicated by separate document.

Is there a requirement for a drainage easement? The site plan shows a drainage swale.

Site Plan shows a 16' drainage easement in these areas?

Site plan shows 70' Sidewalk Easement is this by separate document? It can be dedicated on this plat.

Based on the tract line versus the ROW, there are portions of the trail that meander into the right of way that need to be privately maintained although within COA property.

Dedicated to the City of Aurora as Street Right-of-Way 165,049 Sq. Ft. 3.789 Acres more or less?

TAH Filing No. 9 is not recorded yet. The Reception No. will get filled in once it is available.

MONUMENT SYMBOL LEGEND	
○	SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
●	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
◆	SECTION CORNER AS NOTED
▲	MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

LINETYPE LEGEND	
—	PLAT BOUNDARY
- - -	ROW
— · — ·	CENTERLINE
- · - · - ·	ADJOINING BOUNDARY
— · — · — ·	SECTION LINE

In the spirit of monuments being no more than 1,400 ft apart consider a POL along the exterior of this arc boundary.

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.: 132421-04
Drawn By: RDR

DATE OF PREPARATION:	01-11-2022
SCALE:	1"=100'
SHEET 3 OF 3	