

LEGAL DESCRIPTION
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 6

TWO PARCELS OF LAND BEING TRACTS S AND T, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND TRACTS J AND K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, AND THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

ALL OF TRACT S, 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 SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE NORTH 34°22'24" EAST, A DISTANCE 786.48 FEET TO THE MOST WESTERLY BOUNDARY OF SAID TRACT S, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHWESTERLY, NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY BOUNDARIES OF SAID TRACT S THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 61°46'10" EAST, A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 532.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 61°46'10" EAST;
 2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°18'47", AN ARC LENGTH OF 309.32 FEET;
 3. TANGENT TO SAID CURVE, SOUTH 61°32'38" EAST, A DISTANCE OF 149.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;
 4. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
 5. TANGENT TO SAID CURVE, SOUTH 28°27'22" WEST, A DISTANCE OF 105.00 FEET;
 6. NORTH 61°32'30" WEST, A DISTANCE OF 188.81 FEET;
 7. NORTH 58°17'58" WEST, A DISTANCE OF 71.07 FEET;
 8. NORTH 50°01'14" WEST, A DISTANCE OF 71.16 FEET;
 9. NORTH 43°48'01" WEST, A DISTANCE OF 71.16 FEET;
 10. NORTH 37°34'21" WEST, A DISTANCE OF 71.16 FEET;
 11. NORTH 28°55'43" WEST, A DISTANCE OF 71.06 FEET TO THE POINT OF BEGINNING.
- CONTAINING AN AREA OF 1.414 ACRES, (61,585 SQUARE FEET), MORE OR LESS.

TOGETHER WITH
PARCEL B

ALL OF TRACT T, 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 SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE NORTH 38°56'58" EAST, A DISTANCE 957.30 FEET TO THE MOST WESTERLY BOUNDARY OF SAID TRACT T, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHWESTERLY, NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY BOUNDARIES OF SAID TRACT T THE FOLLOWING TWELVE (12) COURSES:

1. NORTH 62°55'07" EAST, A DISTANCE OF 120.00 FEET;
 2. SOUTH 32°01'01" EAST, A DISTANCE OF 59.88 FEET;
 3. SOUTH 41°53'17" EAST, A DISTANCE OF 59.88 FEET;
 4. SOUTH 51°45'32" EAST, A DISTANCE OF 27.95 FEET;
 5. NORTH 47°56'37" EAST, A DISTANCE OF 130.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 432.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 47°56'37" EAST;
 6. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°29'14", AN ARC LENGTH OF 146.93 FEET;
 7. TANGENT TO SAID CURVE, SOUTH 61°32'38" EAST, A DISTANCE OF 22.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;
 8. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
 9. TANGENT TO SAID CURVE, SOUTH 28°27'22" WEST, A DISTANCE OF 195.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;
 10. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
 11. TANGENT TO SAID CURVE, NORTH 61°32'38" WEST, A DISTANCE OF 149.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 468.00 FEET;
 12. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°27'45", AN ARC LENGTH OF 281.49 FEET TO THE POINT OF BEGINNING.
- CONTAINING AN AREA OF 1.659 ACRES, (72,247 SQUARE FEET), MORE OR LESS.

TOGETHER WITH
PARCEL C

ALL OF TRACT K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. [REDACTED] IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE NORTH 62°55'59" EAST, A DISTANCE 1,178.68 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT K, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHEASTERLY, SOUTHEASTERLY, SOUTHWESTERLY AND NORTHWESTERLY BOUNDARIES OF SAID TRACT K THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 61°32'38" EAST, A DISTANCE OF 65.57 FEET;
 2. SOUTH 68°08'38" EAST, A DISTANCE OF 55.69 FEET;
 3. SOUTH 08°19'07" WEST, A DISTANCE OF 112.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 218.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 08°19'07" EAST;
 4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°08'16", AN ARC LENGTH OF 76.62 FEET;
 5. TANGENT TO SAID CURVE, NORTH 61°32'38" WEST, A DISTANCE OF 69.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;
 6. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
 7. TANGENT TO SAID CURVE, NORTH 28°27'22" EAST, A DISTANCE OF 97.50 FEET TO THE POINT OF BEGINNING.
- CONTAINING AN AREA OF 0.366 ACRES, (15,960 SQUARE FEET), MORE OR LESS.

TOGETHER WITH
PARCEL D

ALL OF TRACT J, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. [REDACTED] IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHEAST QUARTER OF SECTION, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITE BENCHMARK:

CITY OF AURORA BENCHMARK 356636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.

ELEVATION = 5521.54 (NAVD88)

PROJECT CONTROL STATEMENT:

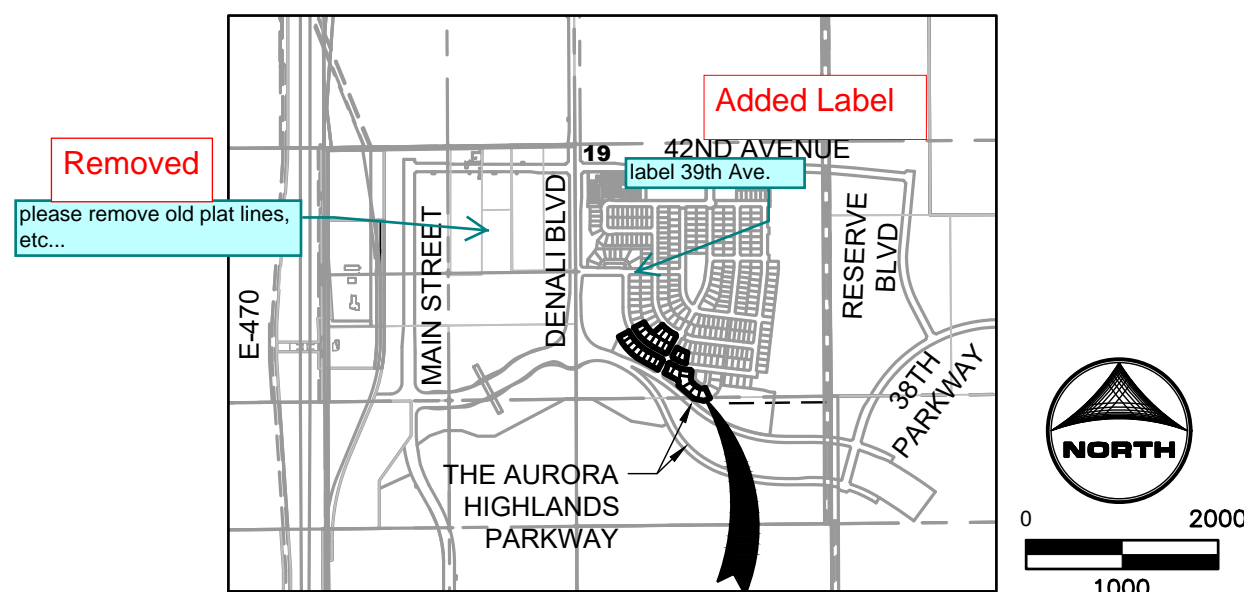
PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:

PROJECT NORTHING = (STATE PLANE NORTHING * 1.0002542620) - 1000000.00'

PROJECT EASTING = (STATE PLANE EASTING * 1.0002542620) - 3000000.00'

THE AURORA HIGHLANDS PRELIMINARY PLAT NO. 6

LOCATED IN 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 INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES AND TYPICAL SECTIONS
3	CSP TRACKING CHARTS
4	CONTEXT MAP
5	SITE PLAN
6	GRADING & UTILITY PLAN
7-8	LANDSCAPE PLANS
9	MASTER FENCE PLAN
10	LANDSCAPE DETAILS

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

THENCE NORTH 73°32'38" EAST, A DISTANCE 956.27 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT J, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHWESTERLY, NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY BOUNDARIES OF SAID TRACT J THE FOLLOWING EIGHTEEN (18) COURSES:

1. NORTH 28°27'22" EAST, A DISTANCE OF 50.81 FEET;
 2. NORTH 17°08'47" EAST, A DISTANCE OF 50.99 FEET;
 3. 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;
 4. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
 5. SOUTH 61°32'38" EAST, A DISTANCE OF 69.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 282.00 FEET;
 6. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°55'08", AN ARC LENGTH OF 107.88 FEET;
 7. SOUTH 83°27'46" EAST, A DISTANCE OF 46.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
 8. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
 9. SOUTH 06°32'14" WEST, A DISTANCE OF 56.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 77.00 FEET;
 10. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°28'22", AN ARC LENGTH OF 74.51 FEET;
 11. SOUTH 48°54'07" EAST, A DISTANCE OF 53.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 77.00 FEET;
 12. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°47'02", AN ARC LENGTH OF 88.41 FEET;
 13. SOUTH 24°41'09" EAST, A DISTANCE OF 120.00 FEET;
 14. SOUTH 65°18'51" WEST, A DISTANCE OF 68.59 FEET;
 15. NORTH 76°17'30" WEST, A DISTANCE OF 116.60 FEET;
 16. NORTH 48°54'07" WEST, A DISTANCE OF 204.55 FEET;
 17. NORTH 06°32'14" EAST, A DISTANCE OF 47.42 FEET;
 18. NORTH 61°32'38" WEST, A DISTANCE OF 173.40 FEET TO THE POINT OF BEGINNING.
- CONTAINING AN AREA OF 1.619 ACRES, (70,509 SQUARE FEET), MORE OR LESS.

CONTAINING A NET AREA OF 5.058 ACRES, (220,301 SQUARE FEET), MORE OR LESS.

LAND AREA WITHIN PROPERTY LINES	5.1 AC
SINGLE-FAMILY UNITS PROPOSED	26
MAXIMUM HEIGHT OF BUILDINGS	38 FT.
CONSTRUCTION TYPE	V-B
IBC OCCUPANCY CLASSIFICATION	R-2
ZONING CLASSIFICATION	E-470 RESIDENTIAL MEDIUM DENSITY
LOT AREA	5.1 AC

Updated

IBC = R-3
Zoning = R-2

PROJECT OWNER:

AURORA HIGLANDS, LLC
CARLO FERREIRA
250 S PILOT ROAD
LAS VEGAS, NV 89119

PROJECT APPLICANT:

RICHMONT AMERICAN HOMES
MATT HENGEL
4350 SOUTH MONACO STREET
DENVER, CO 80237
PH: 720-977-3841

ENGINEER CONTACT(S):

HR GREEN DEVELOPMENT, LLC
RYAN LITTLETON, P.E.
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
PH: 720-602-4999
rlittleton@hrgreen.com

LANDSCAPE ARCHITECT:

NORRIS DESIGN
SEAN MALONE
1101 BANNOCK STREET
DENVER, CO 80204
PH: 303-892-1166

OWNERS SIGNATURES

THE AURORA HIGHLANDS PRELIMINARY PLAT #6

LEGAL DESCRIPTION: THE AURORA HIGHLANDS SUBDIVISION FLG #6 (SEE DESCRIPTION THIS SHEET)

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____.

BY: CARLO G. FERREIRA, PRESIDENT

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD.

BY CARLO FERREIRA, PRESIDENT,
WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

IN WITNESS THEREOF, _____, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____.

BY: _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD.

BY _____

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL 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__ AD AT _____ O'CLOCK __ M.

COUNTY CLERK AND RECORDER DEPUTY

INSTRUMENT NO.: _____

THE AURORA HIGHLANDS
PRELIMINARY PLAT NO. 6

TITLE: COVER SHEET

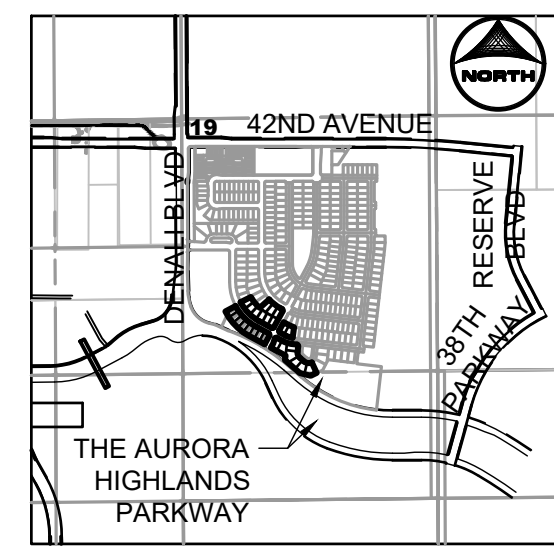
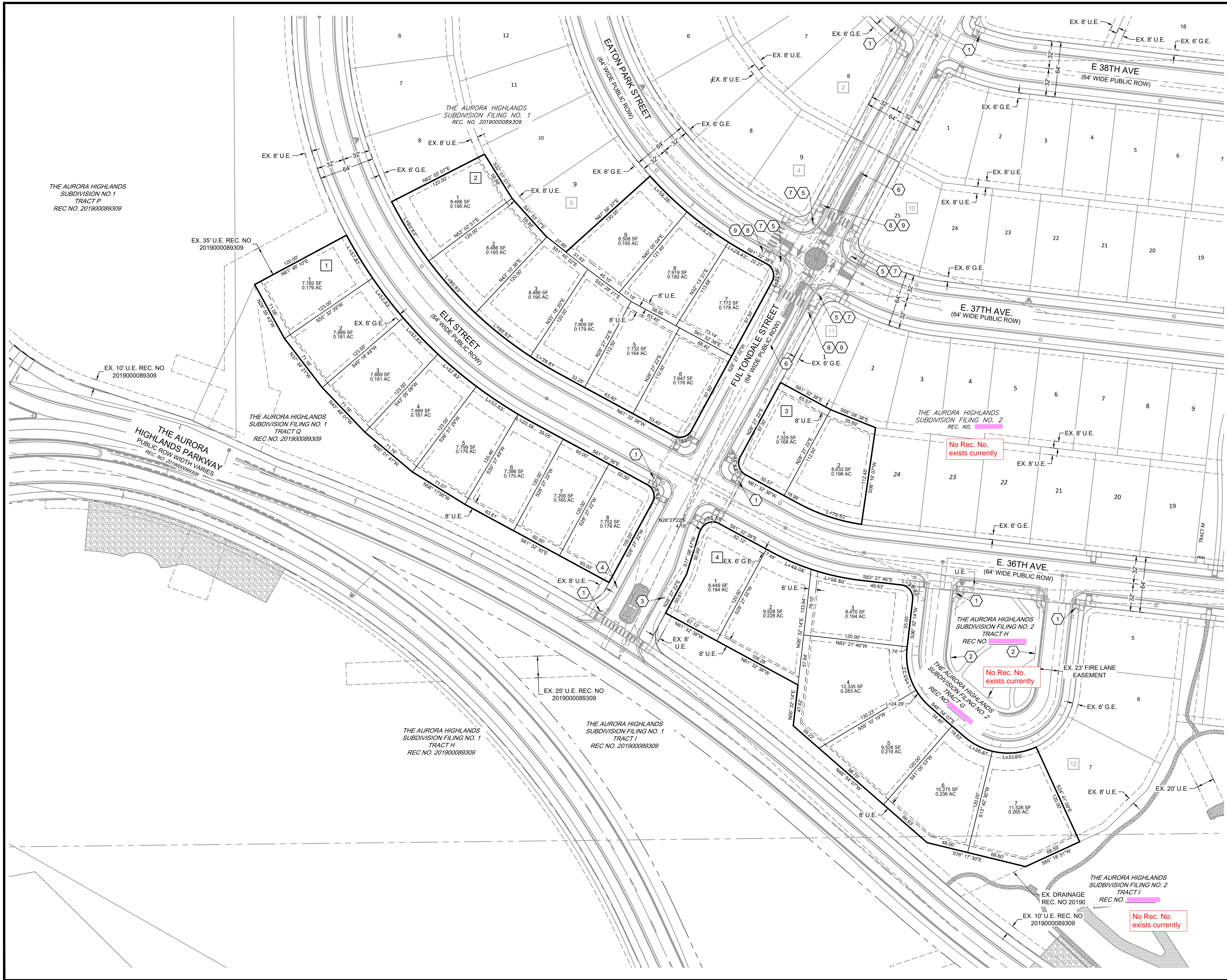
DATE: JULY 2, 2020



HRGreen

5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HRGREEN.COM

SHEET: 1 OF 10



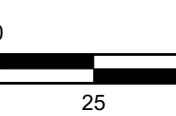
KEYMAP

LEGEND

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- FUTURE EASEMENT
- FUTURE SETBACK
- FUTURE LOT LINE
- SIGHT TRIANGLE
- EX. FIRE HYDRANT
- EX. BLOCK NUMBER
- BLOCK NUMBER
- LOT NUMBER
- STREET LIGHT
- EXISTING STREET LIGHT
- UTILITY EASEMENT
- GAS EASEMENT

EXISTING SIGNAGE

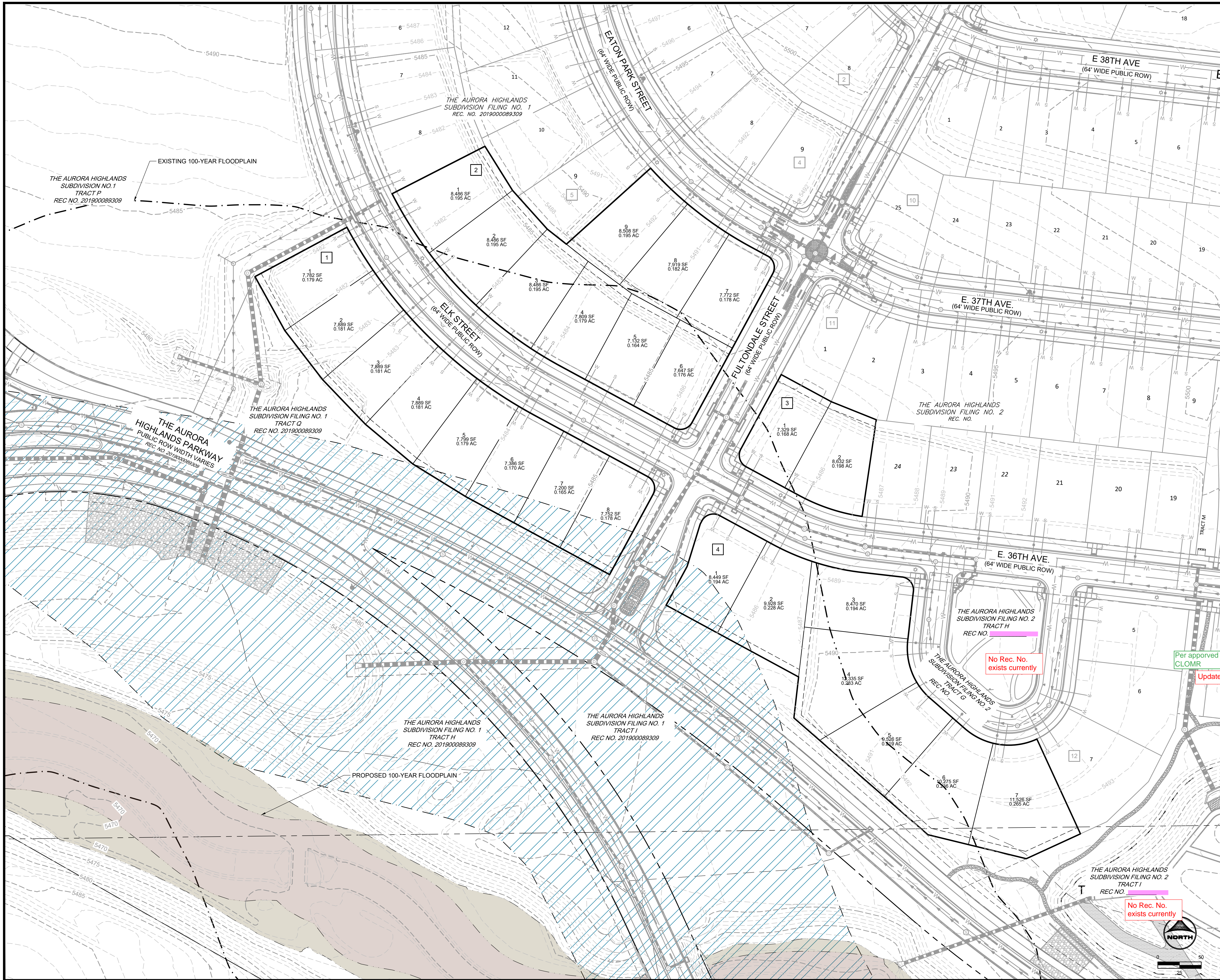
- STOP SIGN AND STREET NAME SIGN
- NO PARKING FIRE LANE SIGN
- SPEED LIMIT SIGN
- RIGHT LANE MUST TURN RIGHT SIGN
- YIELD SIGN
- NARROW KEEP RIGHT SIGN
- ROUNDABOUT SIGN
- PEDESTRIAN SIGN
- DOWNWARD DIAGONAL ARROW SIGN



THE AURORA HIGHLANDS
PRELIMINARY PLAT NO. 6
TITLE: SITE PLAN
DATE: JULY 2, 2020



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GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
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KEYMAP:

NOTES

1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
4. SEE SHEET 2 FOR TYPICAL SECTIONS.

LEGEND

- PR. STORM MANHOLE
- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE
- PR. SANITARY SEWER
- PR. WATERMAIN
- EX. STORM MANHOLE
- EX. STORM INLET
- EX. STORM SEWER
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER
- EX. WATERMAIN
- PR. SANITARY SERVICE
- PR. WATER SERVICE
- EX. FIRE HYDRANT
- PR. WATER VALVE
- BLOCK NUMBER
- EX. BLOCK NUMBER
- SANITARY MANHOLE IDENTIFIER
- STORM MANHOLE IDENTIFIER
- FLOODWAY
- FEMA 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODWAY

No Rec. No. exists currently

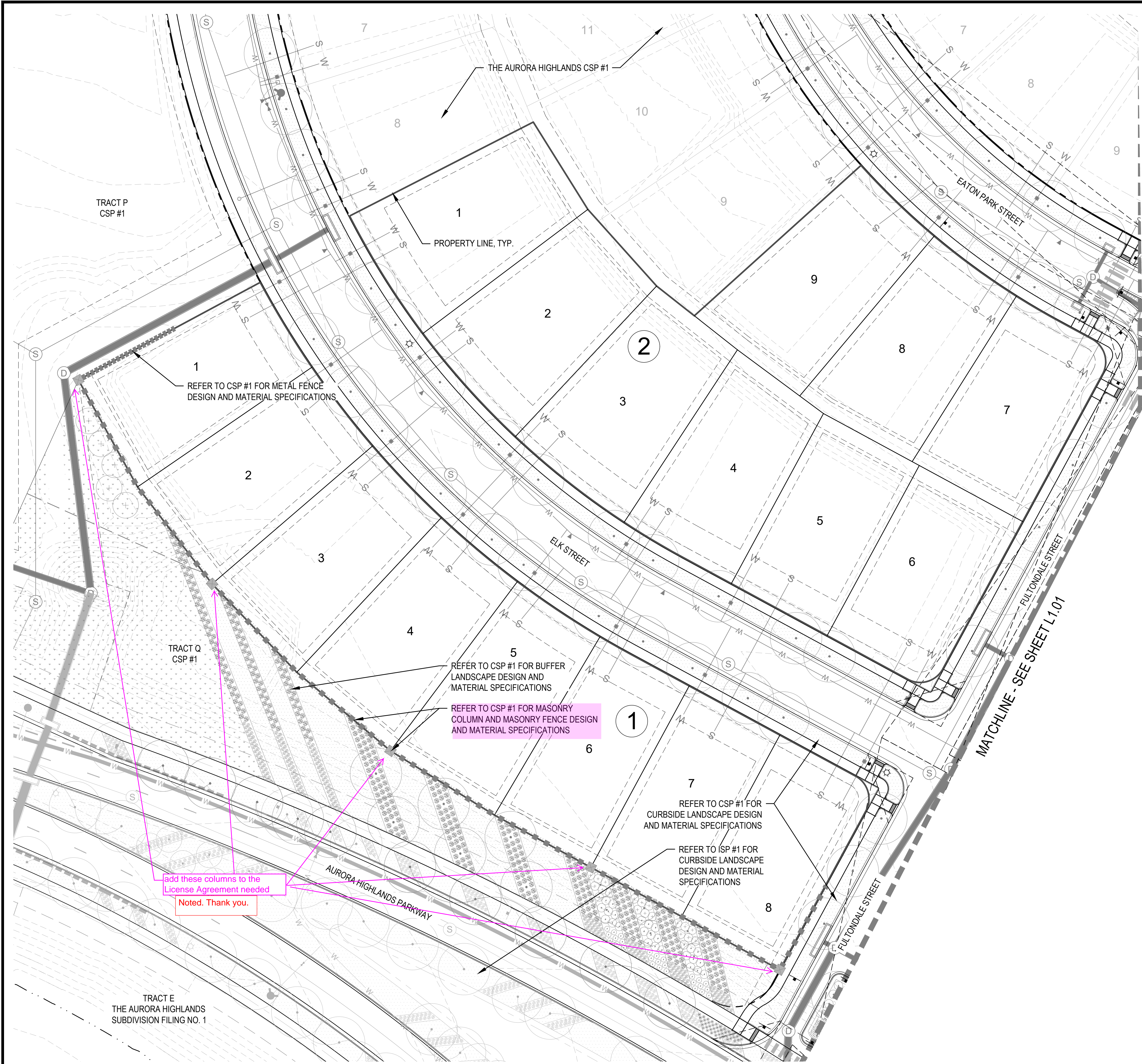
Per approved CLOMR Updated

No Rec. No. exists currently

THE AURORA HIGHLANDS
PRELIMINARY PLAT NO. 6
TITLE: GRADING & UTILITY PLAN
DATE: JULY 2, 2020



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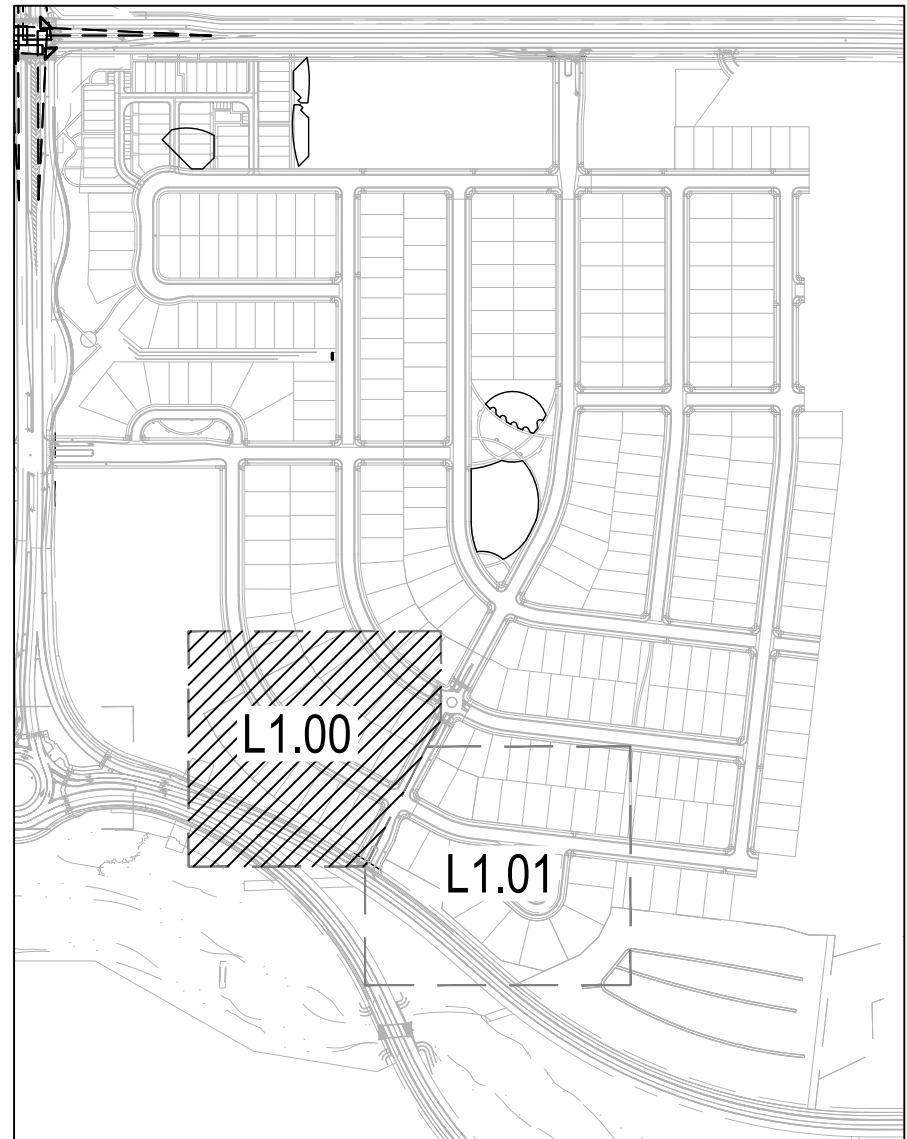


LEGEND

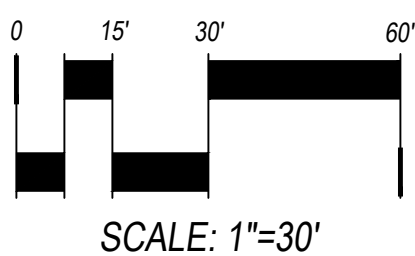
- MATCHLINE
- PROPERTY LINE
- ROW
- PROPOSED 6' MASONRY FENCE (RE: 2/L2.00)
- 6' MASONRY FENCE (RE: CSP-01)
- METAL FENCE (RE: CSP-01 AND CSP-02)
- PROPOSED FENCE COLUMN (RE: 1/L2.00)
- FENCE COLUMN (RE: CSP-01 AND CSP-02)

NOTE:
1. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

KEY MAP



N.T.S



SCALE: 1"=30'

NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS PP #6
TITLE: L1.00 - LANDSCAPE PLAN
DATE: JULY 2, 2020



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

L1.00

SHEET: 7 OF 10



LEGEND	
	PROPERTY LINE
	MASONRY FENCE $\frac{2}{12.00}$
	MASONRY COLUMN $\frac{1}{12.00}$

NOT FOR CONSTRUCTION

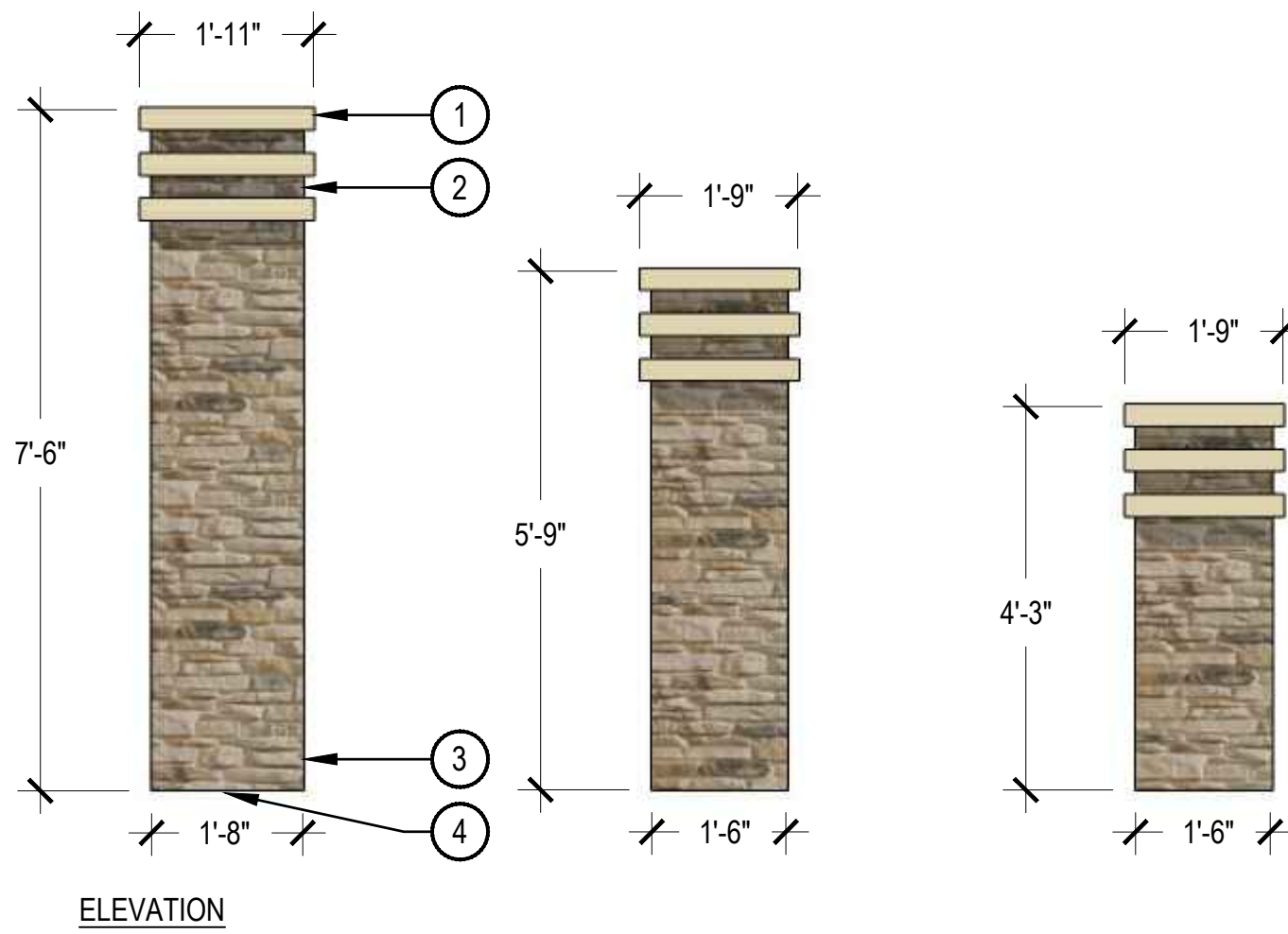
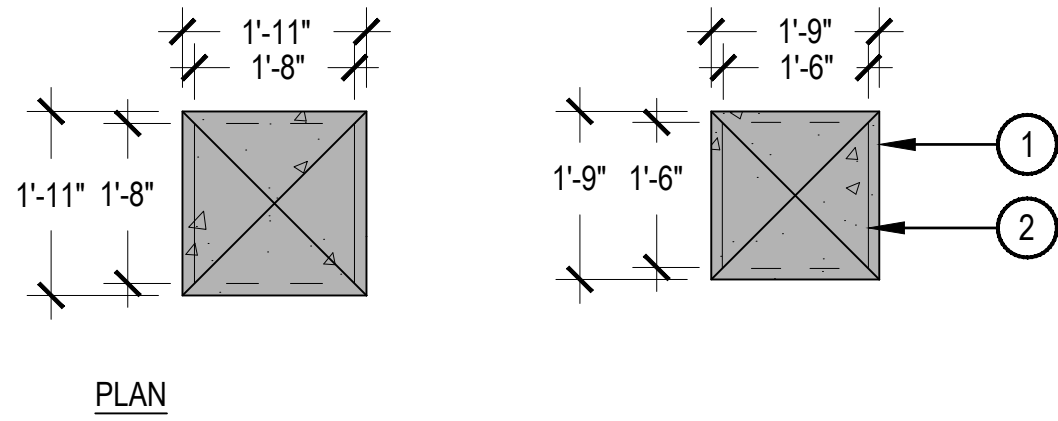
THE AURORA HIGHLANDS PP #6
TITLE: L1.02 - MASTER FENCE PLAN
DATE: JULY 2, 2020



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

L1.02

SHEET: 9 OF 10

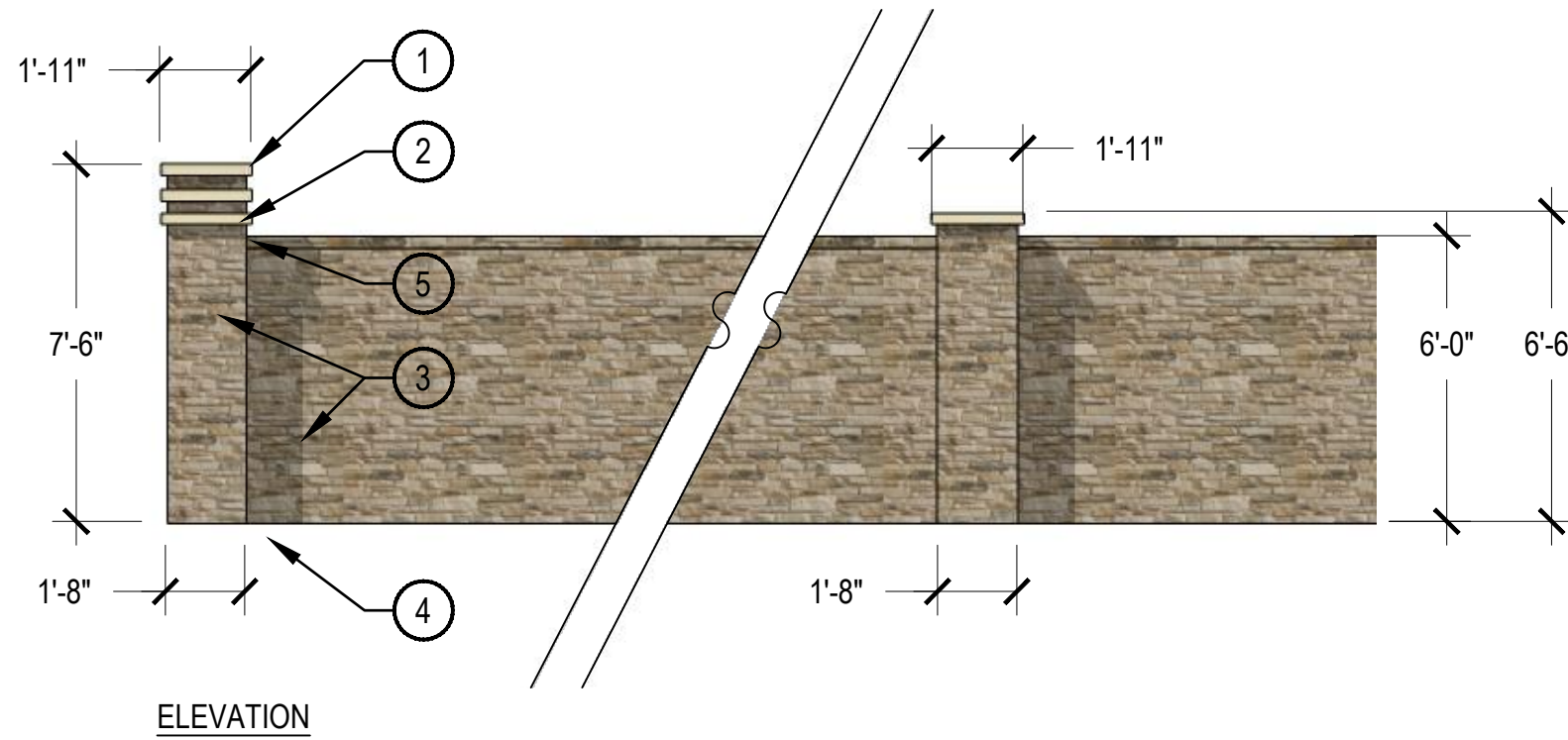
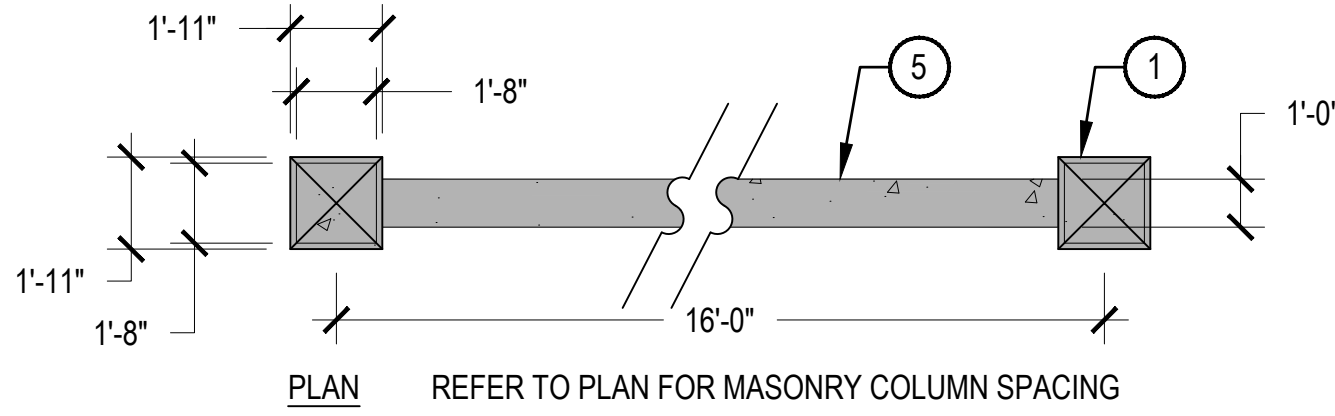


- 1 PRECAST CONCRETE COLUMN CAP
- 2 ACCENT STONE-LIKE VENEER
- 3 PRECAST CONCRETE STONE-LIKE COLUMN
- 4 CONCRETE FOOTING ENGINEERED BY OTHERS

- NOTES:
1. ALL CONCRETE MUST HAVE COMPRESSIVE STRENGTH OF 4000 PSI.
 2. CONCRETE FOOTING ENGINEERED BY OTHERS.

1 STANDARD MASONRY COLUMN

SCALE: 1/2" = 1'-0"



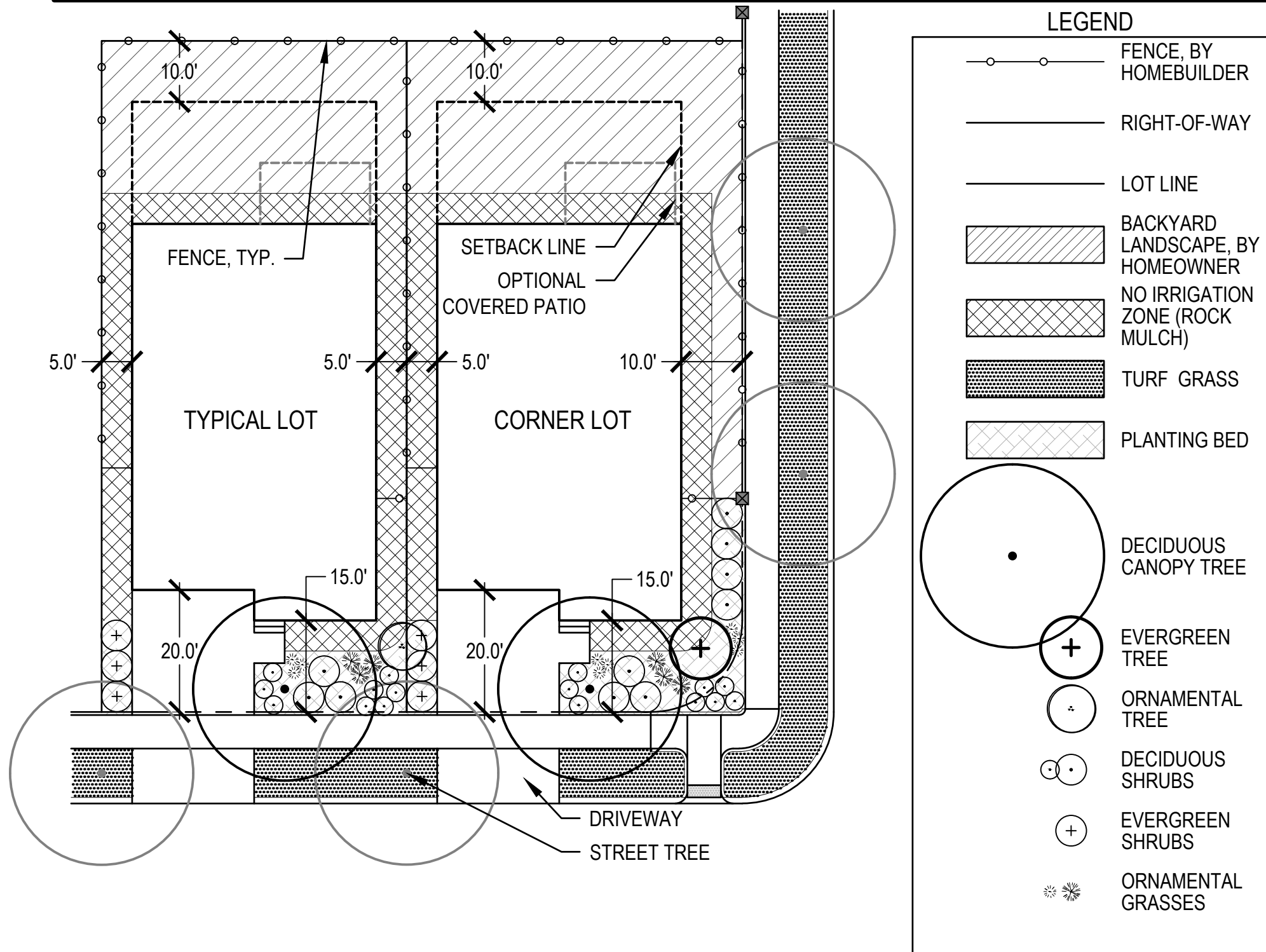
- 1 PRECAST CONCRETE COLUMN CAP
- 2 ACCENT STONE-LIKE VENEER
- 3 PRECAST CONCRETE STONE-LIKE COLUMN AND WALL
- 4 CONCRETE FOOTING ENGINEERED BY OTHERS
- 5 PRECAST CONCRETE WALL CAP

- NOTES:
1. ALL CONCRETE MUST HAVE COMPRESSIVE STRENGTH OF 4000 PSI.
 2. CONCRETE FOOTING ENGINEERED BY OTHERS.

2 MASONRY FENCE

SCALE: 1/4" = 1'-0"

TYPICAL LOT LANDSCAPE (SINGLE FAMILY DETACHED)

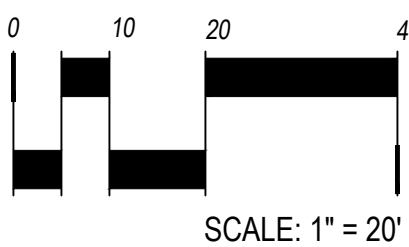


NOTES

- GENERAL:
1. REFER TO FDP APPENDIX (TAB 14) FOR RESIDENTIAL LOT STANDARDS AS THEY RELATE TO LOT SIZE.
 2. ALL CANOPY TREES TO BE 2.5" CALIPER, ALL ORNAMENTAL TREES TO BE 2" CALIPER OR 6' HEIGHT CLUMP, AND ALL EVERGREEN TREES TO BE 6' HEIGHT.
 3. ALL SHRUBS TO BE #5 CONTAINERS AND ALL GRASSES TO BE #1 CONTAINERS.
 4. GRASSES ARE COUNTED TOWARD REQUIRED SHRUBS AT A RATE OF (3) GRASSED PER (1) SHRUB.
 5. RE: FDP FOR ALLOWED FENCE TYPES AND SETBACK.
 6. MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY 3RD LOT OR DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN SAME LAYOUT WITH 50% OR MORE SAME PLANT MATERIAL.
 7. USE OF DROUGHT TOLERANT PLANT AND XERIC DESIGN PRINCIPALS ARE ENCOURAGED. ALL REQUIRED PLANT MATERIAL SHALL FALL UNDER THE USDA ZONE 4 OR LOWER CATEGORIES.
- FRONT YARD LANDSCAPING:
8. ALL SMALL LOTS (<50') TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (8) SHRUBS, AND MAXIMUM 50% TURF.
 9. ALL STANDARD LOTS (50' +) TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (16) SHRUBS, AND MAXIMUM 40% TURF.
- SIDE YARD LANDSCAPING:
10. INTERNAL SIDE YARD, NOT EXPOSED TO PUBLIC VIEW - NO PLANT MATERIAL IS REQUIRED BUT MULCHES ARE REQUIRED FOR SOIL STABILITY.
 11. EXTERNAL SIDE YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW - SHALL BE LANDSCAPED WITH TURF, AND SHRUBS AND TREES AT THE RATE OF ONE TREE AND 10 SHRUBS PER 40 LINEAR FEET OF SIDE YARD.

Per Article 14, add landscape requirements for large lots

Standard lot requirements are shown in the lot typical. Refer to Note 10 for minimum requirements for large lots. Note has been added below lot typical.



CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2. THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
4. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 1461435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
6. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
7. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
8. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
9. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1 1/2" LOCAL RIVER ROCK. PERENNIAL AND ANNUAL BEDS SHALL BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED CEDAR MULCH. ALL OTHER NON PLANTED BED AREAS SHALL BE 1 1/2" LOCAL RIVER ROCK. WEED BARRIER IS REQUIRED UNDER RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH.
10. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
11. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

THE AURORA HIGHLANDS PP #6
TITLE: L2.00 - LANDSCAPE DETAILS
DATE: JULY 2, 2020

NORRIS DESIGN
Planning | Landscape Architecture | Branding

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

L2.00

SHEET: 10 OF 10

NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 6

A RESUBDIVISION OF TRACTS S AND T, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
AND TRACTS J AND K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2, BEING 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 3

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

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

THENCE NORTH 34°22'24" EAST, A DISTANCE 786.48 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT S, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHWESTERLY, NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY BOUNDARIES OF SAID TRACT S THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 61°46'10" EAST, A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 532.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 61°46'10" EAST;
2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°18'47", AN ARC LENGTH OF 309.32 FEET;
3. TANGENT TO SAID CURVE, SOUTH 61°32'38" EAST, A DISTANCE OF 149.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;
4. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
5. TANGENT TO SAID CURVE, SOUTH 28°27'22" WEST, A DISTANCE OF 105.00 FEET;
6. NORTH 61°32'30" WEST, A DISTANCE OF 188.81 FEET;
7. NORTH 58°17'56" WEST, A DISTANCE OF 71.07 FEET;
8. NORTH 50°01'41" WEST, A DISTANCE OF 71.16 FEET;
9. NORTH 43°48'01" WEST, A DISTANCE OF 71.16 FEET;
10. NORTH 37°34'21" WEST, A DISTANCE OF 71.16 FEET;
11. NORTH 28°55'43" WEST, A DISTANCE OF 71.06 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1.414 ACRES, (61,585 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION CONTINUED ON SHEET 2

OWNER:

RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____)SS

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

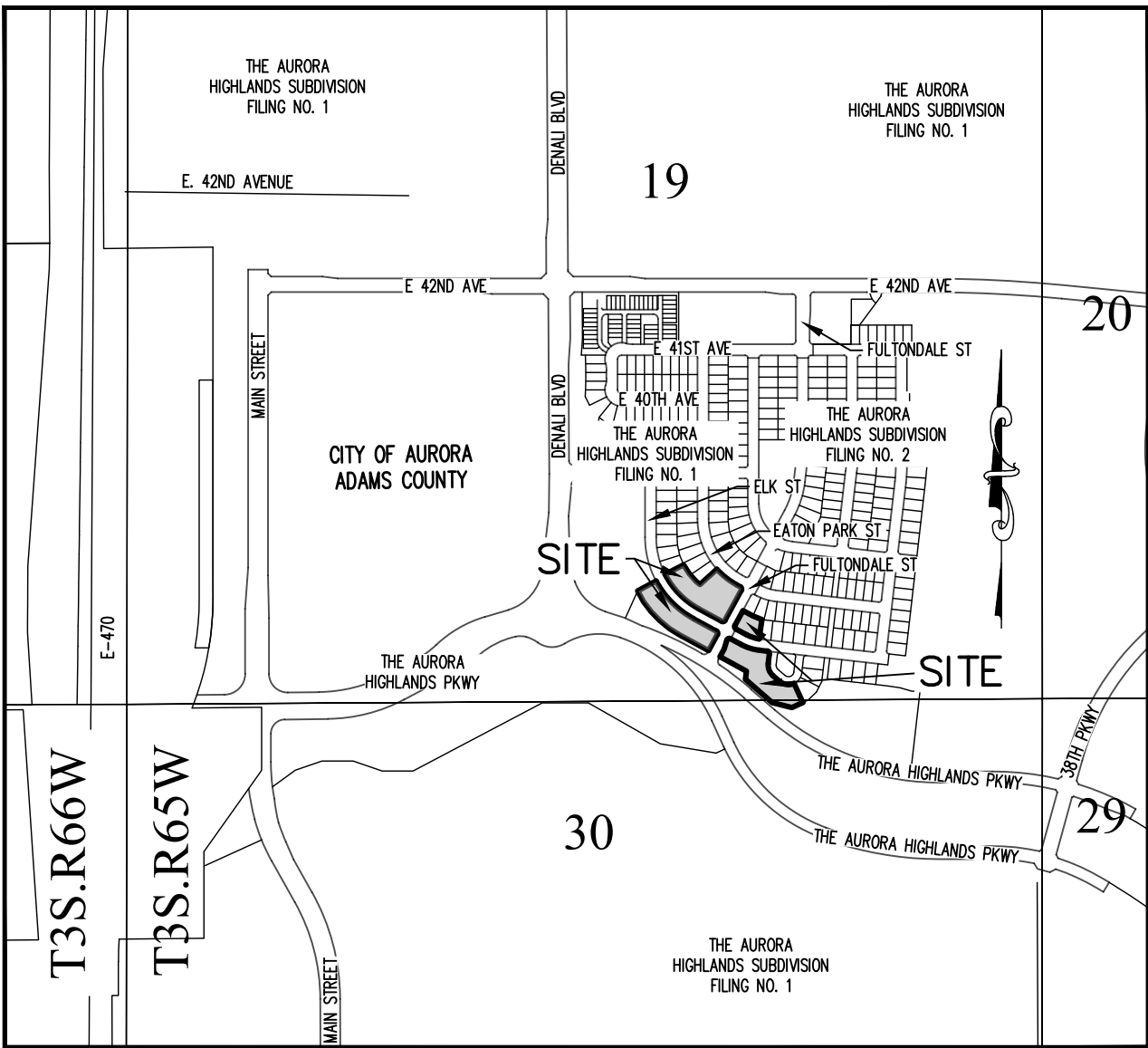
OF _____

AS AGENT OF RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE 1" = 2000'

SHEET INDEX

SHEET 1	TITLE SHEET, LEGAL DESCRIPTION, & NOTES
SHEET 2	LEGAL DESCRIPTION CONTINUED AND MONUMENT LEGEND
SHEET 3	OVERALL BOUNDARY, LOT DETAIL

OWNER:

AURORA HIGHLANDS LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION

BY: _____

NAME: CARLO G. FERREIRA

TITLE: PRESIDENT

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: _____

LEGEND

- ALIQUOT MONUMENT AS SHOWN
- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38668"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38668"
- U.E. UTILITY EASEMENT
- BLOCK NUMBER

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 _____

PLANNING DIRECTOR _____ DATE _____

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____.

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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

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.: 135919-01

Drawn By: RDR

DATE OF PREPARATION:	5-12-2020
SCALE:	NA
SHEET 1 OF 3	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 6

A RESUBDIVISION OF TRACTS S AND T, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND TRACTS J AND K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2, BEING 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 3

DEDICATION—CONTINUED

TOGETHER WITH

PARCEL B

ALL OF TRACT T, 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 SECTION 19, 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 SOUTH QUARTER CORNER OF SAID SECTION 19, WHENCE THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, NORTH 00°17'53" WEST, A DISTANCE OF 2,652.90 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE NORTH 38°56'58" EAST, A DISTANCE 957.30 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT T, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHWESTERLY, NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY BOUNDARIES OF SAID TRACT T THE FOLLOWING TWELVE (12) COURSES:

1. NORTH 62°55'07" EAST, A DISTANCE OF 120.00 FEET;
2. SOUTH 32°01'01" EAST, A DISTANCE OF 59.88 FEET;
3. SOUTH 41°53'17" EAST, A DISTANCE OF 59.88 FEET;
4. SOUTH 51°45'32" EAST, A DISTANCE OF 27.95 FEET;
5. NORTH 47°56'37" EAST, A DISTANCE OF 130.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 432.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 47°56'37" EAST;
6. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°29'14", AN ARC LENGTH OF 146.93 FEET;
7. TANGENT TO SAID CURVE, SOUTH 61°32'38" EAST, A DISTANCE OF 22.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;
8. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
9. TANGENT TO SAID CURVE, SOUTH 28°27'22" WEST, A DISTANCE OF 195.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;
10. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
11. TANGENT TO SAID CURVE, NORTH 61°32'38" WEST, A DISTANCE OF 149.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 468.00 FEET;
12. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°27'45", AN ARC LENGTH OF 281.49 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.659 ACRES, (72,247 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

PARCEL C

ALL OF TRACT K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, 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 SOUTH QUARTER CORNER OF SAID SECTION 19, WHENCE THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, NORTH 00°17'53" WEST, A DISTANCE OF 2,652.90 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE NORTH 62°55'59" EAST, A DISTANCE 1,178.68 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT K, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHEASTERLY, SOUTHEASTERLY, SOUTHWESTERLY AND NORTHWESTERLY BOUNDARIES OF SAID TRACT K THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 61°32'38" EAST, A DISTANCE OF 65.57 FEET;
2. SOUTH 68°08'38" EAST, A DISTANCE OF 55.69 FEET;

3. SOUTH 08°19'07" WEST, A DISTANCE OF 112.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 218.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 08°19'07" EAST;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°08'16", AN ARC LENGTH OF 76.62 FEET;
5. TANGENT TO SAID CURVE, NORTH 61°32'38" WEST, A DISTANCE OF 69.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;
6. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
7. TANGENT TO SAID CURVE, NORTH 28°27'22" EAST, A DISTANCE OF 97.50 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.366 ACRES, (15,960 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

PARCEL D

ALL OF TRACT J, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN 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, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE NORTH 73°32'38" EAST, A DISTANCE 956.27 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT J, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHWESTERLY, NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY BOUNDARIES OF SAID TRACT J THE FOLLOWING EIGHTEEN (18) COURSES:

1. NORTH 28°27'22" EAST, A DISTANCE OF 50.81 FEET;
2. NORTH 17°08'47" EAST, A DISTANCE OF 50.99 FEET;
3. 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;
4. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
5. TANGENT TO SAID CURVE, SOUTH 61°32'38" EAST, A DISTANCE OF 69.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 282.00 FEET;
6. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°55'08", AN ARC LENGTH OF 107.88 FEET;
7. TANGENT TO SAID CURVE, SOUTH 83°27'46" EAST, A DISTANCE OF 46.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
8. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
9. TANGENT TO SAID CURVE, SOUTH 06°32'14" WEST, A DISTANCE OF 56.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 77.00 FEET;
10. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°26'22", AN ARC LENGTH OF 74.51 FEET;
11. TANGENT TO SAID CURVE, SOUTH 48°54'07" EAST, A DISTANCE OF 53.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 77.00 FEET;
12. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°47'02", AN ARC LENGTH OF 88.41 FEET;
13. SOUTH 24°41'09" EAST, A DISTANCE OF 120.00 FEET;
14. SOUTH 65°18'51" WEST, A DISTANCE OF 68.59 FEET;
15. NORTH 76°17'30" WEST, A DISTANCE OF 116.60 FEET;
16. NORTH 48°54'07" WEST, A DISTANCE OF 204.55 FEET;
17. NORTH 06°32'14" EAST, A DISTANCE OF 47.42 FEET;

18. NORTH 61°32'38" WEST, A DISTANCE OF 173.40 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.619 ACRES, (70,509 SQUARE FEET), MORE OR LESS.

CONTAINING A TOTAL AREA OF 5.058 ACRES, (220,301 SQUARE FEET), MORE OR LESS.

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

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. 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.
3. 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.
4. FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-953520-2-CO DATED MAY 4, 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.
5. 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.
6. AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.
7. ALL OWNERS OF LOTS ADJACENT TO FULTONDALE STREET, ELK STREET, AND EATON PARK STREET 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.

add the Gas easement note

add the Basis of Bearing statement

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:	5-12-2020
		SCALE:	NA
		SHEET 2 OF 3	

AzTec Proj. No.: 135919-01

Drawn By: RDR

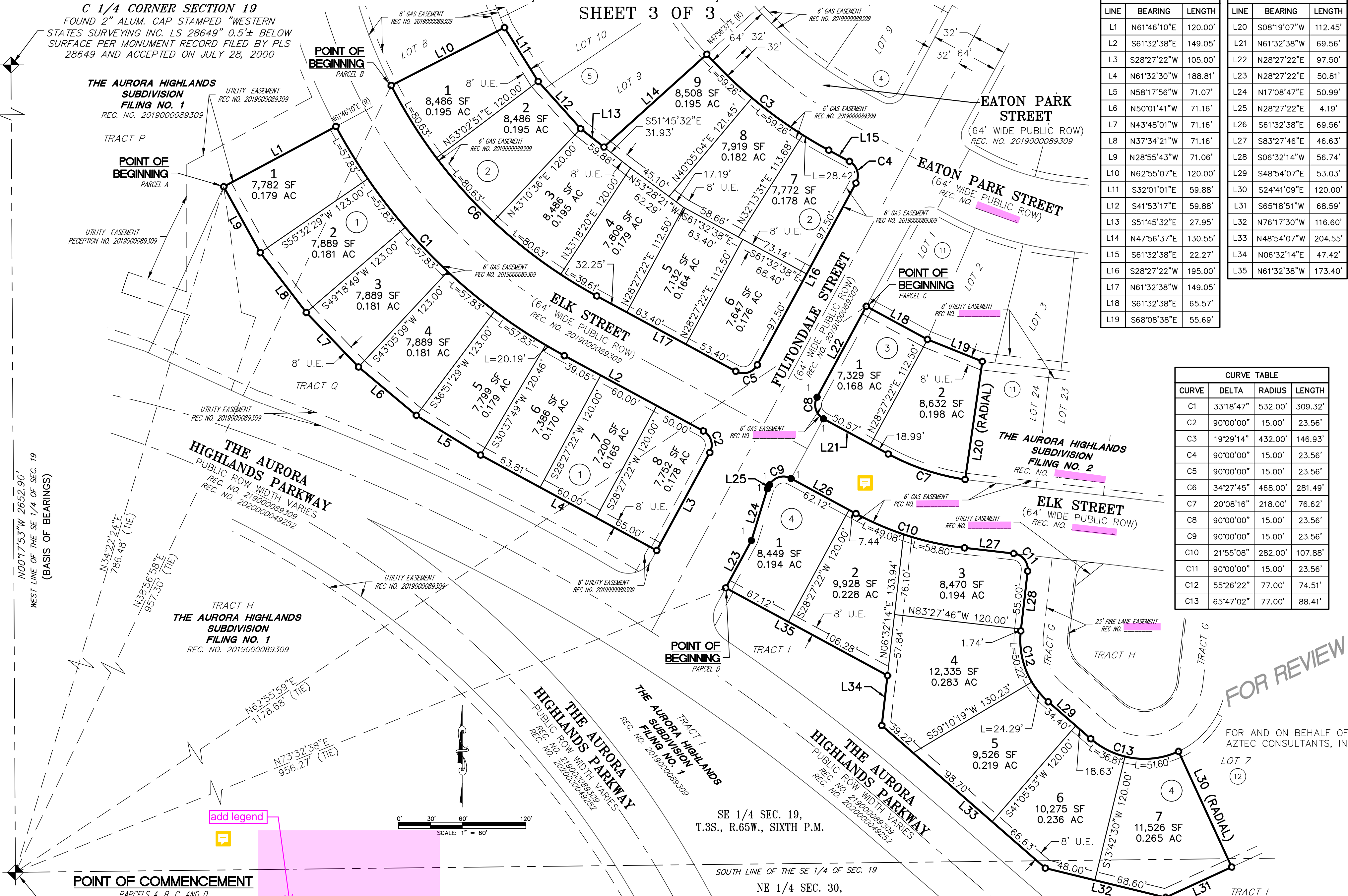
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 6

A RESUBDIVISION OF TRACTS S AND T, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1,
AND TRACTS J AND K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2, BEING 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 3

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N61°46'10"E	120.00'	L20	S08°19'07"W	112.45'
L2	S61°32'38"E	149.05'	L21	N61°32'38"W	69.56'
L3	S28°27'22"W	105.00'	L22	N28°27'22"E	97.50'
L4	N61°32'30"W	188.81'	L23	N28°27'22"E	50.81'
L5	N58°17'56"W	71.07'	L24	N17°08'47"E	50.99'
L6	N50°01'41"W	71.16'	L25	N28°27'22"E	4.19'
L7	N43°48'01"W	71.16'	L26	S61°32'38"E	69.56'
L8	N37°34'21"W	71.16'	L27	S83°27'46"E	46.63'
L9	N28°55'43"W	71.06'	L28	S06°54'07"E	56.74'
L10	N62°55'07"E	120.00'	L29	S48°54'07"E	53.03'
L11	S32°01'01"E	59.88'	L30	S24°41'09"E	120.00'
L12	S41°53'17"E	59.88'	L31	S65°18'51"W	68.59'
L13	S51°45'32"E	27.95'	L32	N76°17'30"W	116.60'
L14	N47°56'37"E	130.55'	L33	N48°54'07"W	204.55'
L15	S61°32'38"E	22.27'	L34	N06°32'14"E	47.42'
L16	S28°27'22"W	195.00'	L35	N61°32'38"W	173.40'
L17	N61°32'38"W	149.05'			
L18	S61°32'38"E	65.57'			
L19	S68°08'38"E	55.69'			

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	33°18'47"	532.00'	309.32'
C2	90°00'00"	15.00'	23.56'
C3	19°29'14"	432.00'	146.93'
C4	90°00'00"	15.00'	23.56'
C5	90°00'00"	15.00'	23.56'
C6	34°27'45"	468.00'	281.49'
C7	20°08'16"	218.00'	76.62'
C8	90°00'00"	15.00'	23.56'
C9	90°00'00"	15.00'	23.56'
C10	21°55'08"	282.00'	107.88'
C11	90°00'00"	15.00'	23.56'
C12	55°26'22"	77.00'	74.51'
C13	65°47'02"	77.00'	88.41'



POINT OF COMMENCEMENT
PARCELS A, B, C, AND D
S 1/4 CORNER SECTION 19
FOUND 3" BRASS CAP STAMPED "CITY
OF AURORA LS 16848 (1989)" 1.0±
BELOW SURFACE PER MONUMENT
RECORD FILED BY PLS 38318 AND
ACCEPTED ON OCTOBER 31, 2018

SEE SHEET 1 FOR LEGEND

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AzTec Proj. No.: 135919-01
Drawn By: RDR

DATE OF PREPARATION:	5-12-2020
SCALE:	1"=60'
SHEET 3 OF 3	