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# ROCKINGHORSE SUBDIVISION FILING NO. 8 FIRST REPLAT

## A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO.

### SHEET 1 OF 3

#### DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THAT IT IS OWNER OF THE PARCEL OF LAND PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 32-39, INCLUSIVE, BLOCK 1 AND TRACT A OF ROCKINGHORSE SUBDIVISION FILING NO. 8 RECORDED AT RECEPTION NO. 2014055935 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 1,

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 1, SOUTH 89°28'35" WEST, A DISTANCE OF 869.48 FEET TO THE NORTHWEST CORNER OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 8, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT A AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE, THE NORTHERLY BOUNDARY OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 8 AND THE NORTHERLY BOUNDARY OF SAID TRACT A NORTH 89°28'35" EAST, A DISTANCE OF 939.58 FEET TO THE NORTHEAST CORNER OF SAID TRACT A;

THENCE DEPARTING SAID NORTH LINE AND NORTHERLY BOUNDARY ALONG THE EASTERLY BOUNDARY OF SAID TRACT A THE FOLLOWING NINE (9) COURSES:

1. SOUTH 00°31'25" EAST, A DISTANCE OF 103.35 FEET;
2. SOUTH 89°27'57" WEST, A DISTANCE OF 128.84 FEET;
3. SOUTH 54°39'01" WEST, A DISTANCE OF 124.20 FEET;
4. SOUTH 05°19'47" WEST, A DISTANCE OF 77.09 FEET;
5. SOUTH 05°23'27" WEST, A DISTANCE OF 72.38 FEET;
6. SOUTH 01°00'12" EAST, A DISTANCE OF 72.37 FEET;
7. SOUTH 06°57'47" EAST, A DISTANCE OF 60.71 FEET;
8. SOUTH 12°23'59" EAST, A DISTANCE OF 60.71 FEET;
9. NORTH 74°52'54" EAST, A DISTANCE OF 112.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH WINNIPEG COURT AS DEPICTED ON SAID ROCKINGHORSE SUBDIVISION FILING NO. 8 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 528.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 74°52'54" EAST;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°25'15", AN ARC LENGTH OF 13.09 FEET;
2. THENCE SOUTH 16°32'21" EAST, A DISTANCE OF 51.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 280.00 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°27'39", AN ARC LENGTH OF 359.00 FEET;
4. THENCE NORTH 90°00'00" EAST, A DISTANCE OF 63.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
5. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
6. SOUTH 00°00'00" EAST, A DISTANCE OF 104.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST INSPIRATION LANE AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 2014052849 OF SAID OFFICIAL RECORDS AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET, SAID POINT BEING ON THE EASTERLY BOUNDARY OF SAID TRACT A

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY AND SAID EASTERLY BOUNDARY THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 188.44 FEET
3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°01'30", AN ARC LENGTH OF 55.99 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 136.00 FEET;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°02'54", AN ARC LENGTH OF 26.22 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 458.00 FEET;
5. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°25'45", AN ARC LENGTH OF 266.05 FEET;
6. SOUTH 50°35'39" WEST, A DISTANCE OF 236.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 391.55 FEET;
7. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°48'02", AN ARC LENGTH OF 39.64 FEET;
8. SOUTH 58°23'41" WEST, A DISTANCE OF 3.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 157.57 FEET;
9. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°56'25", AN ARC LENGTH OF 46.59 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 465.00 FEET;
10. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'25", AN ARC LENGTH OF 83.24 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 20.00 FEET;
11. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°50'42", AN ARC LENGTH OF 29.27 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF SOUTH VERSAILLES STREET AS DEPICTED ON ROCKINGHORSE SUBDIVISION FILING NO. 7 RECORDED AT RECEPTION NO. 2015021948 OF SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY AND ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT A THE FOLLOWING TWO (2) COURSES:

1. NORTH 68°57'27" WEST, A DISTANCE OF 188.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 488.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°02'41", AN ARC LENGTH OF 49.37 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF EAST BAILEY CIRCLE AS DEPICTED ON SAID ROCKINGHORSE SUBDIVISION FILING NO. 8 AND THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY AND THE WESTERLY BOUNDARY OF SAID TRACT A THE FOLLOWING TWO (2) COURSES:

1. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°56'42", AN ARC LENGTH OF 25.12 FEET;
2. NORTH 35°01'56" EAST, A DISTANCE OF 37.02 FEET TO THE NORTHWESTERLY CORNER OF LOT 31, BLOCK 1 OF SAID ROCKINGHORSE SUBDIVISION FILING NO. 8, SAID POINT BEING ON SAID WESTERLY BOUNDARY;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT A THE FOLLOWING THIRTY-THREE (33) COURSES:

1. SOUTH 54°58'04" EAST, A DISTANCE OF 112.13 FEET;
2. NORTH 39°49'59" EAST, A DISTANCE OF 45.97 FEET;
3. NORTH 50°38'42" EAST, A DISTANCE OF 56.07 FEET;
4. NORTH 45°32'09" EAST, A DISTANCE OF 60.67 FEET;
5. NORTH 41°17'40" EAST, A DISTANCE OF 96.02 FEET;
6. NORTH 84°51'17" EAST, A DISTANCE OF 118.94 FEET;
7. NORTH 41°31'41" EAST, A DISTANCE OF 127.02 FEET;
8. NORTH 08°16'53" EAST, A DISTANCE OF 64.77 FEET;
9. NORTH 25°23'54" WEST, A DISTANCE OF 127.10 FEET;
10. NORTH 52°49'17" WEST, A DISTANCE OF 63.41 FEET;
11. NORTH 01°06'16" EAST, A DISTANCE OF 60.64 FEET;
12. NORTH 04°17'35" WEST, A DISTANCE OF 60.64 FEET;
13. SOUTH 83°00'30" WEST, A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 532.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 83°00'30" WEST;
14. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°11'23", AN ARC LENGTH OF 48.19 FEET;
15. NORTH 77°49'07" EAST, A DISTANCE OF 111.00 FEET;
16. NORTH 14°24'45" WEST, A DISTANCE OF 50.61 FEET;
17. NORTH 01°22'33" WEST, A DISTANCE OF 49.15 FEET;
18. NORTH 10°52'01" EAST, A DISTANCE OF 52.97 FEET;
19. NORTH 03°13'57" EAST, A DISTANCE OF 65.48 FEET;
20. NORTH 15°46'30" WEST, A DISTANCE OF 114.90 FEET;
21. NORTH 50°47'24" WEST, A DISTANCE OF 138.90 FEET;
22. SOUTH 89°27'57" WEST, A DISTANCE OF 363.30 FEET;
23. SOUTH 49°15'51" WEST, A DISTANCE OF 145.26 FEET;
24. SOUTH 00°08'14" EAST, A DISTANCE OF 139.39 FEET;
25. SOUTH 07°50'35" EAST, A DISTANCE OF 74.65 FEET;
26. SOUTH 00°08'00" EAST, A DISTANCE OF 310.00 FEET;
27. NORTH 89°52'00" EAST, A DISTANCE OF 109.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 75°07'34" WEST;
28. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°59'33", AN ARC LENGTH OF 30.10 FEET;
29. SOUTH 89°52'00" WEST, A DISTANCE OF 92.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET
30. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
31. NORTH 00°08'00" WEST, A DISTANCE OF 323.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 282.00 FEET;
32. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°52'32", AN ARC LENGTH OF 147.04 FEET;
33. NORTH 00°32'03" WEST, A DISTANCE OF 255.41 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 8.027 ACRES, (349,672 SQUARE FEET), MORE OR LESS.



**SHEET INDEX**  
 SHEET 1  
 SHEET 2  
 SHEET 3

**TITLE SHEET OVERALL BASE EASEMENT DETAIL SHEET**

This sheet not included

#### 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 AND 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 BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., IS ASSUMED TO BEAR NORTH 89°28'35" EAST, AND IS MONUMENTED AS SHOWN.
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. TRACTS A IS TO BE PRIVATELY OWNED AND MAINTAINED.
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. LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70409705.3 WITH AN EFFECTIVE DATE OF 05-22-2018 AT 05:00:00 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. 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.
8. ALL OWNERS OF LOTS ADJACENT TO S. WINNIPEG CT. SHALE BEE 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.
9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.

#### OWNER:

NASH INSPIRATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY;

BY: NEWLAND REAL ESTATE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS AGENT

ITS: DEVELOPMENT MANAGER

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AD. BY \_\_\_\_\_ AS \_\_\_\_\_

OF NEWLAND REAL ESTATE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS AGENT OF NASH INSPIRATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

Update this title to be within 120 calendar days of the plat approval date

delete comma

add comma and delete extra word

add comma

does this street qualify this note - are there others? (insert names of any arterial, collector, and continuous Type I local streets here)

Send in the update Title work to confirm this sole ownership

This Title commitment guaranteed has Rockinghorse Metropolitan District No. 2 as an owner for a portion of Tract A - add ownership signature block

add the dedicatory language from the subdivision checklist

send in the closure sheet to confirm this area

#### 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 147 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 BY 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 HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES RESULTING FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE UTILITIES; AND THEY FURTHER AGREE TO HOLD HARMLESS THE CITY OF AURORA, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF AURORA.

#### 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 ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

PUBLIC WORKS DIRECTOR \_\_\_\_\_ 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 \_\_\_\_\_

DANIEL E. DAVIS, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 38256  
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 6.2.2 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 DOUGLAS COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

BOOK NO.: \_\_\_\_\_

PAGE NO.: \_\_\_\_\_

RECEPTION NO.: \_\_\_\_\_

	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 <a href="http://www.aztecconsultants.com">www.aztecconsultants.com</a>	DEVELOPER		DATE OF PREPARATION:	05-21-2018
		NASH INSPIRATION, LLC.		SCALE:	N/A
10940 W. SAM HOUSTON PKWY NORTH SUITE 300 HOUSTON, TX 77064		SHEET 1 OF 2			

LAST REVISED: 3/14/2018

AzTec Proj. No.: 23418-24

Drawn By: CWB

10940 W. SAM HOUSTON PKWY NORTH SUITE 300 HOUSTON, TX 77064

# ROCKINGHORSE SUBDIVISION FILING NO. 8 FIRST REPLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO.  
SHEET 2 OF 3

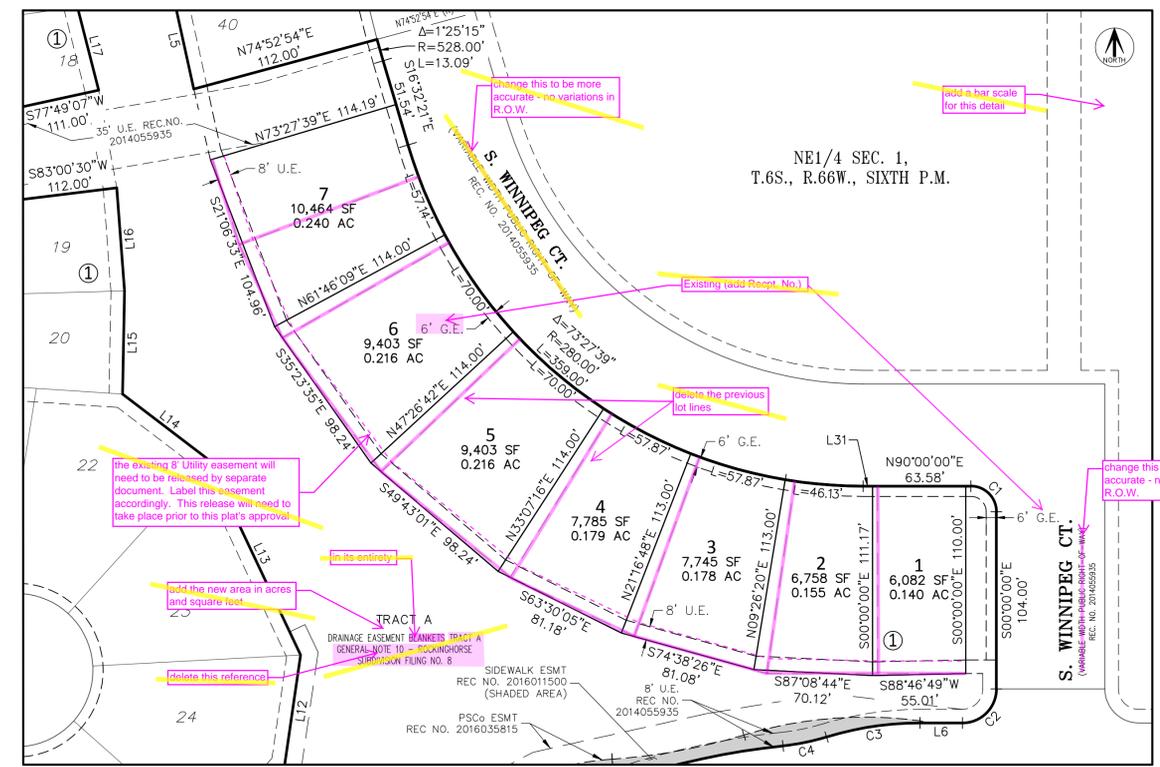
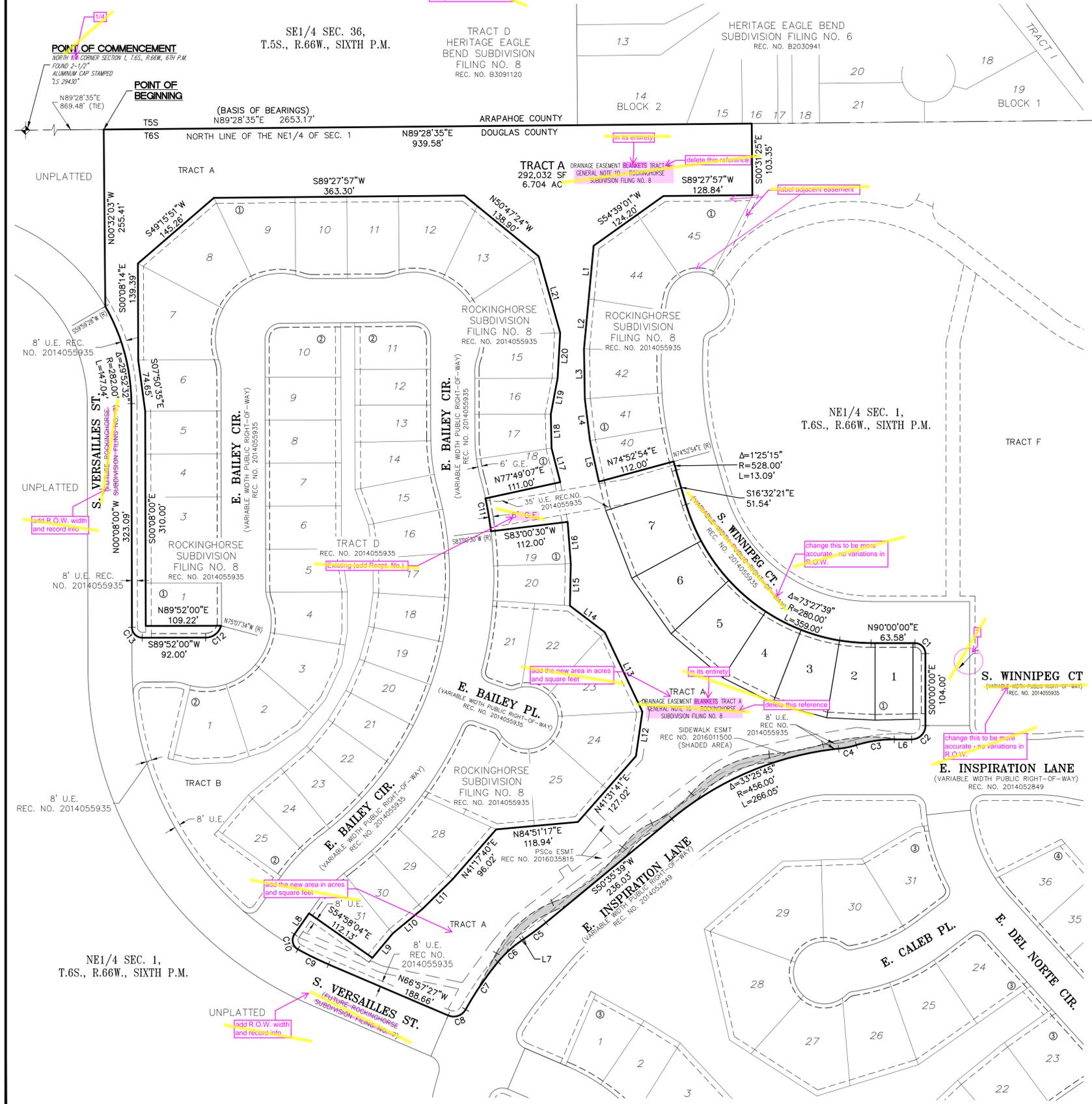
## LEGEND

- ◆ RECOVERED SECTION CORNER, STAMPED AS NOTED
- SET 30" NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "AZTEC LS 38256"
- FOUND NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "AZTEC LS 38256"
- ① BLOCK NUMBER
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- LOT LINES HEREBY VACATED BY THIS PLAT

LINE	BEARING	LENGTH
L1	S05°19'47"W	77.09'
L2	S05°23'27"W	72.38'
L3	S01°00'12"E	72.37'
L4	S06°57'47"E	60.71'
L5	S12°23'59"E	60.71'
L6	N90°00'00"W	25.00'
L7	S56°23'41"W	3.92'
L8	N35°01'56"E	37.02'
L9	N39°49'59"E	45.97'
L10	N50°38'42"E	56.07'
L11	N45°32'09"E	60.67'

LINE	BEARING	LENGTH
L12	N08°16'53"E	64.77'
L13	N25°23'54"W	127.10'
L14	N52°49'17"W	63.41'
L15	N01°06'16"E	60.64'
L16	N04°17'35"W	60.64'
L17	N14°24'45"W	50.61'
L18	N01°22'33"W	49.15'
L19	N10°52'01"E	52.97'
L20	N03°13'57"E	65.48'
L21	N15°46'30"W	114.90'

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	90°00'00"	20.00'	31.42'
C3	17°01'30"	188.44'	55.99'
C4	11°02'54"	136.00'	26.22'
C5	5°48'02"	391.55'	39.64'
C6	16°56'25"	157.57'	46.59'
C7	10°15'25"	465.00'	83.24'
C8	83°50'42"	20.00'	29.27'
C9	6°02'41"	468.00'	49.37'
C10	95°56'42"	15.00'	25.12'
C11	5°11'23"	532.00'	48.19'
C12	74°59'33"	23.00'	30.10'
C13	90°00'00"	15.00'	23.56'



DETAIL  
1" = 50'

FOR REVIEW

**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1899  
Fax: (303) 713-1897  
www.aztecconsultants.com

**DEVELOPER**  
NASH INSPIRATION, LLC.  
10940 W. SAM HOUSTON PKWY NORTH  
SUITE 300  
HOUSTON, TX 77064

DATE OF PREPARATION:	05-21-2018
SCALE:	1"=80'
SHEET 2 OF 2	

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

AzTec Proj. No.: 23418-24 Drawn By: CWB