

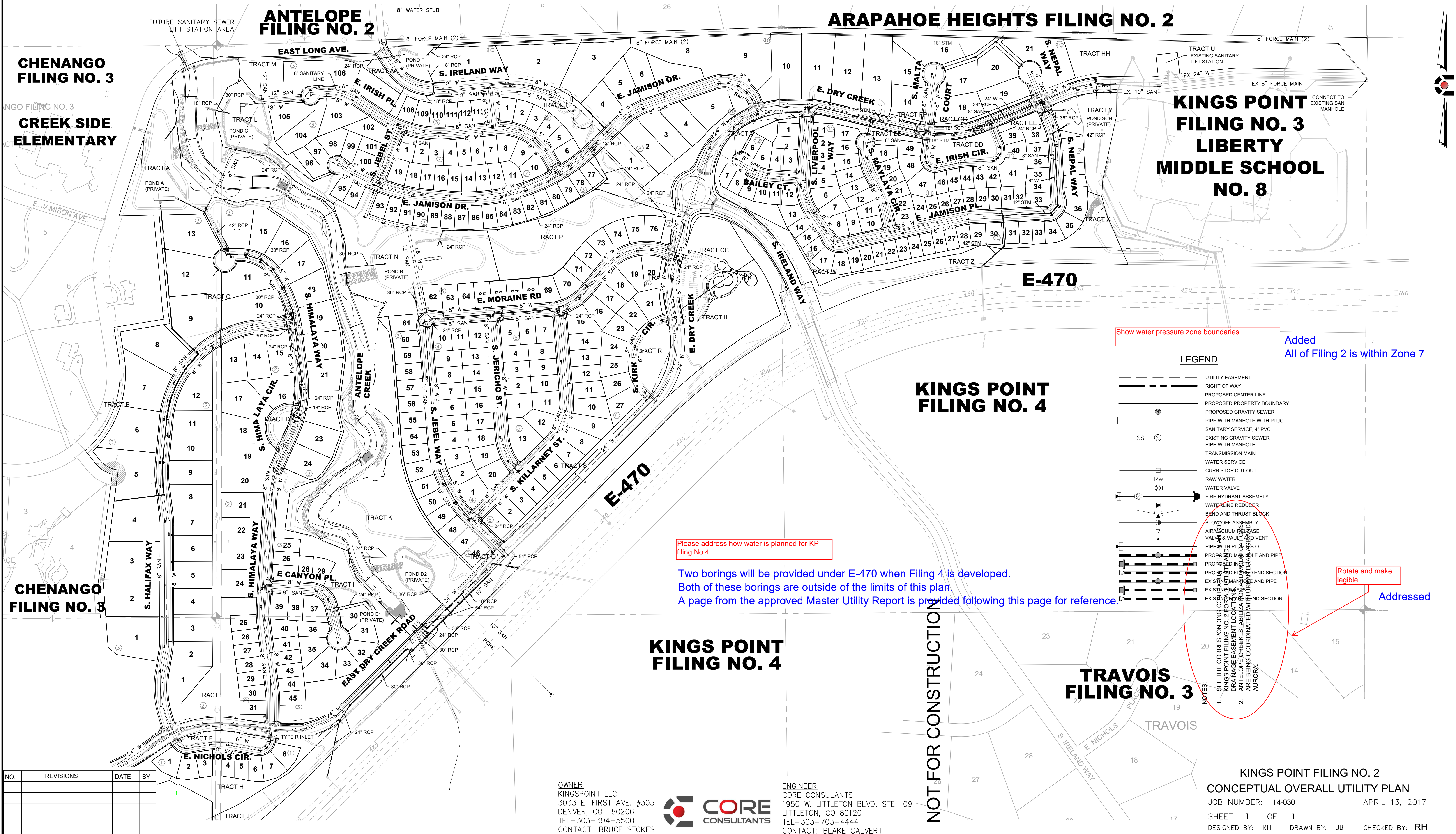
KINGS POINT FILING NO. 2

CONCEPTUAL OVERALL UTILITY PLAN

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 34 AND SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

200 100 0 200 400

SCALE: 1" = 200'



202016 4/4

- NOTES:
1. ALL WATER DISTRIBUTION, SANITARY SEWER AND STORM DRAINAGE CONSTRUCTION WILL CONFORM TO CITY OF AURORA PUBLIC UTILITY IMPROVEMENTS RULES AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
 2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO CITY STANDARDS AND SPECIFICATIONS.
 3. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT UTILITY NOTIFICATION CENTER OF COLORADO, 1-800-922-1987.
 4. IT IS THE CONSULTANT'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NEEDED DUE TO CONFLICT, OMISSIONS, OR CHANGED CONDITIONS, EITHER ON-SITE OR OFF-SITE, THAT ARISE IN THE FIELD, WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY. THE COST TO RECTIFY ANY ADVERSE SITUATION TO MEET THE CITY STANDARDS AND SPECIFICATIONS AND THE CITY CODE SHALL BE BORNE SOLELY BY THE DEVELOPER.
 5. REFER TO REPORT FOR HYDRAULIC ANALYSIS RESULTS AND WATER DEMANDS.

PROJECT BENCHMARK

PROJECT BENCHMARK IS THE NGS CONTROL POINT "CRAIN" AA3411. TOP OF BRASS DISK IN CONCRETE FLUSH WITH THE GROUND. +/-200' SOUTH OF ARAPAHOE-DOUGLAS COUNTY LINE AND +/-40 FEET WEST OF APPROXIMATE CENTERLINE OF STATE RANGE 66 WEST, OF THE 6TH PM.

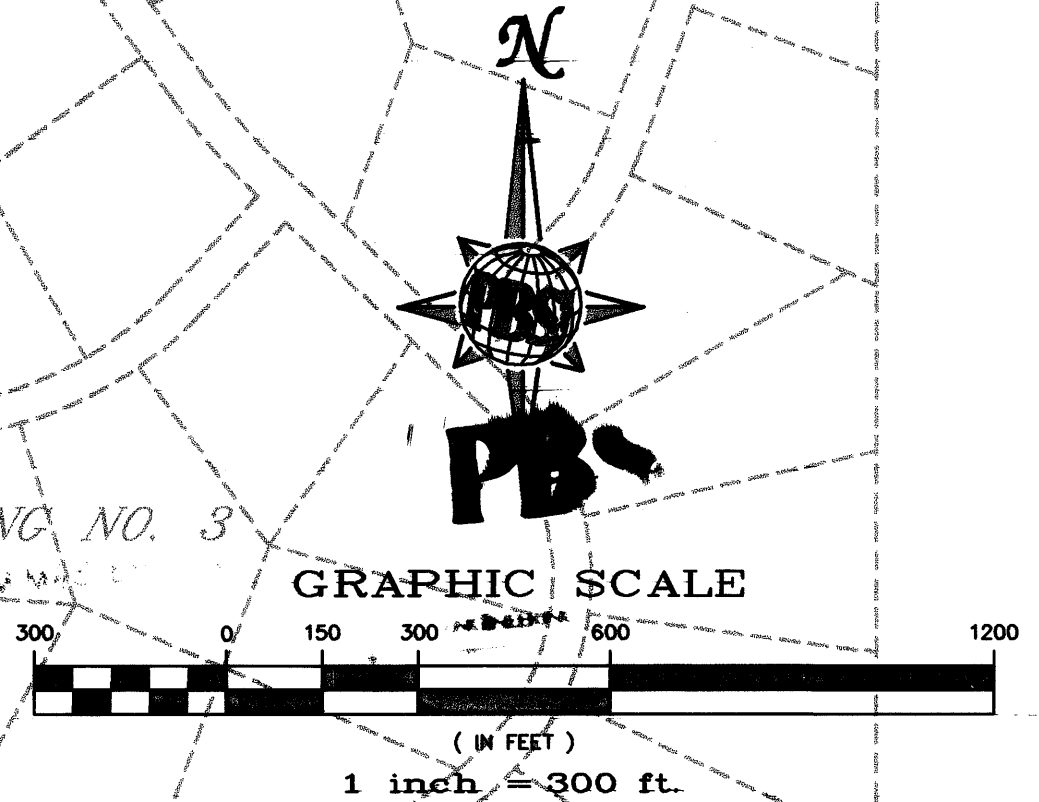
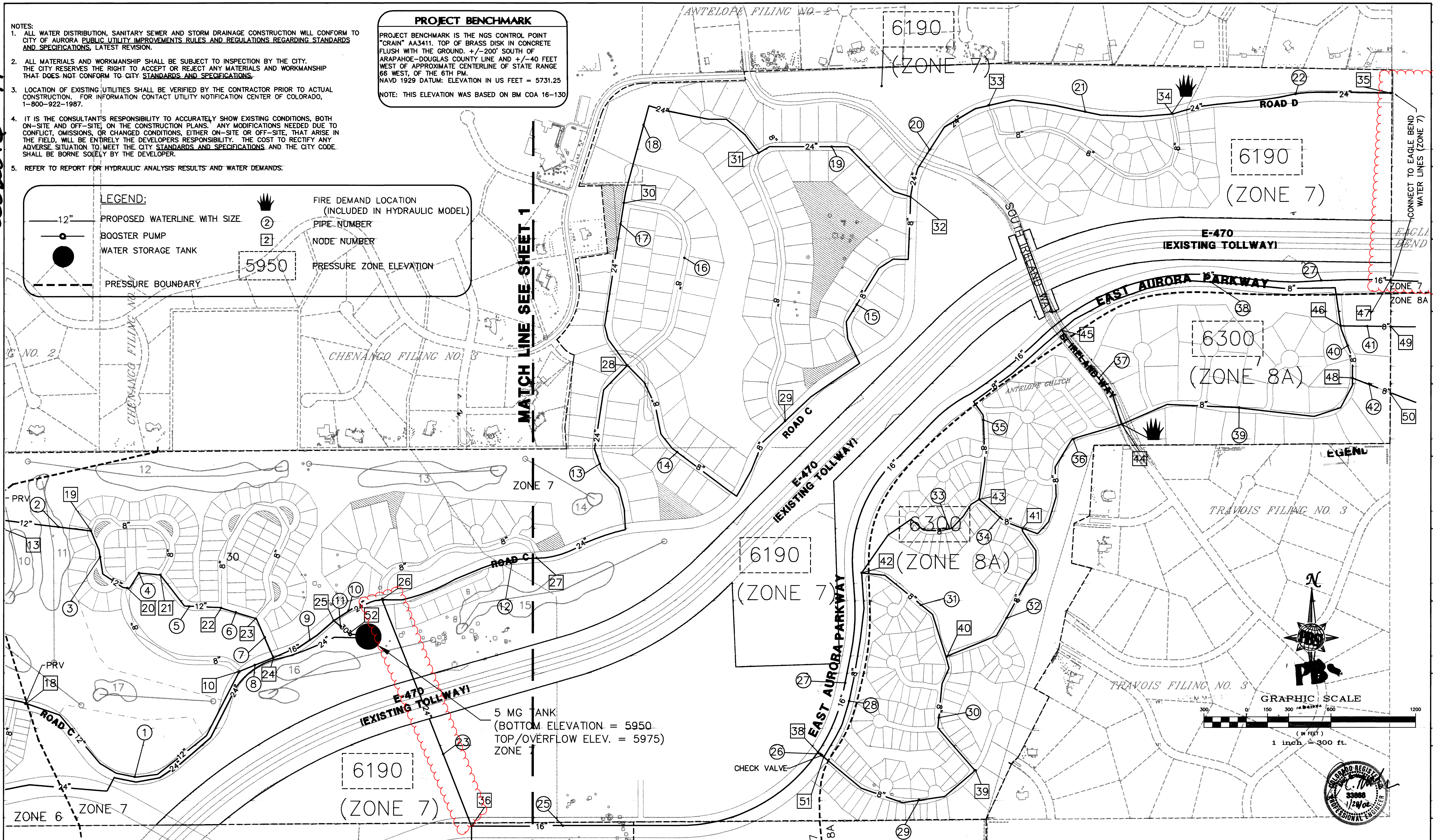
NAVD 1929 DATUM: ELEVATION IN US FEET = 5731.25

NOTE: THIS ELEVATION WAS BASED ON BM COA 16-130

LEGEND:

- 12" PROPOSED WATERLINE WITH SIZE
- BOOSTER PUMP
- WATER STORAGE TANK
- PRESSURE BOUNDARY
- FIRE DEMAND LOCATION (INCLUDED IN HYDRAULIC MODEL)
- PIPE NUMBER
- NODE NUMBER
- PRESSURE ZONE ELEVATION

MATCH LINE SEE SHEET 1



PRESSURE ZONE	HGL	TOP ELEVATION	MINIMUM STATIC PRESSURE	BOTTOM ELEVATION	MAXIMUM STATIC PRESSURE
5	5950	5810	60 psi	5720	99 psi
6	6050	5930	51 psi	5810	103 psi
7	6190	6090	43 psi	5910	120 psi
8A	6300	6185	50 psi	6023	120 psi

KINGSPONT SOUTH (FUTURE DEVELOPMENT)
400 ACRES
4 D.U./AC.
1,444 GPM MAX DAY DEMAND

CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOBSITE. THE CITY OF AURORA THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO OTHER RESPONSIBILITY OTHER THAN THAT STATED ABOVE FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

APPROVED FOR ONE YEAR FROM THIS DATE 2/6/2002		KINGS POINT North WATER ANALYSIS SYSTEM 2		PBSI 5500 Greenwood Plaza Blvd. Suite 150 Englewood, Colorado 80111 Telephone: 303/221-7275 Fax: 303/221-7276 ENGINEERING - PLANNING - SURVEYING - CONSTRUCTION SERVICES	
Job No. 51111	Drawn by EPB	Scale AS SHOWN	1 PER COA 2 PER COA 3 PER COA 4 PER COA	3/28/01 9/28/01 10/28/01 1/30/02	EPB SPH SPH SPH
Sheet No. 2 of 2	Checked by EM	Date 1/30/02	File No. -	No. Revisions	Date
APPROVED FOR ONE YEAR FROM THIS DATE 2/6/2002			APPROVED FOR ONE YEAR FROM THIS DATE 2/6/2002		

202016 4/4

KINGS POINT SUBDIVISION FILING NO. 2
TRACTS A & B AND BRIDAL PATHS OF CHENANGO FILING NO. 4
TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND
SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THAT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING ALL OF TRACTS A, B AND THOSE BRIDAL PATHS LOCATED NORTH OF E-470 RIGHT-OF-WAY, CHENANGO FILING NO. 4 TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, WAS ASSUMED TO BEAR SOUTH 00°17'32" WEST AND IS MONUMENTED AT THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 35 BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "RLS 10377 1988 JR ENGINEERING".

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 35;

THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, SOUTH 00°17'32" WEST 150.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST DRY CREEK ROAD AS DESCRIBED UNDER RECEPTION NO. B2073829 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE DEPARTING SAID EASTERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- NORTH 89°00'03" WEST 567.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 574.00 FEET;
- WESTERLY ALONG SAID CURVE 72.70 FEET THROUGH A CENTRAL ANGLE OF 07°15'25";
- TANGENT TO SAID CURVE SOUTH 83°44'32" WEST 226.62 FEET TO THE SOUTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. B2073830 OF SAID ARAPAHOE COUNTY RECORDS;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY AND ALONG THE EASTERLY, NORTHERLY AND WESTERLY BOUNDARIES OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:

- NORTH 06°15'28" WEST 100.00 FEET TO THE NORTHEAST CORNER THEREOF;
- SOUTH 83°44'32" WEST 100.00 FEET TO THE NORTHWEST CORNER THEREOF;
- SOUTH 06°15'28" EAST 100.00 FEET TO THE SOUTHWEST CORNER THEREOF BEING ALSO ON THE NORTHERLY RIGHT-OF-WAY OF SAID DRY CREEK ROAD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- SOUTH 83°44'32" WEST 1.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 500.00 FEET;
- WESTERLY ALONG SAID CURVE 63.33 FEET THROUGH A CENTRAL ANGLE OF 07°15'25";
- TANGENT TO SAID CURVE NORTH 89°00'03" WEST 126.58 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 00°17'32" WEST 74.01 FEET TO THE NORTHWEST CORNER OF KINGS POINT SUBDIVISION FILING NO. 3 AS RECORDED UNDER RECEPTION NO. B2187150 OF SAID ARAPAHOE COUNTY RECORDS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID KINGS POINT SUBDIVISION FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:

- CONTINUING SOUTH 00°17'32" WEST 103.72 FEET;
- SOUTH 12°07'45" WEST 305.87 FEET;
- SOUTH 03°18'26" WEST 77.78 FEET;
- SOUTH 14°20'10" EAST 77.01 FEET;
- SOUTH 23°09'28" EAST 260.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THE E-470 PUBLIC HIGHWAY AUTHORITY AS DESCRIBED UNDER RECEPTION NO. A9166936 IN SAID ARAPAHOE COUNTY RECORDS;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING ELEVEN (11) COURSES:

- NORTH 89°08'11" WEST 409.91 FEET;
- SOUTH 87°06'49" WEST 104.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2441.83 FEET;
- SOUTHWESTERLY ALONG SAID CURVE 929.45 FEET THROUGH A CENTRAL ANGLE OF 21°48'32";
- NON-TANGENT TO SAID CURVE NORTH 19°55'22" WEST 150.00 FEET;
- SOUTH 70°04'38" WEST 160.00 FEET;
- SOUTH 19°55'22" EAST 168.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2441.83 FEET AND A RADIAL BEARING OF SOUTH 28°28'33" EAST;
- SOUTHWESTERLY ALONG SAID CURVE 538.10 FEET THROUGH A CENTRAL ANGLE OF 12°37'34";
- TANGENT TO SAID CURVE SOUTH 48°53'53" WEST 104.94 FEET;
- SOUTH 45°08'54" WEST 2520.85 FEET;
- SOUTH 48°53'54" WEST 95.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2141.83 FEET AND A RADIAL BEARING OF NORTH 41°06'06" WEST;
- SOUTHWESTERLY ALONG SAID CURVE 364.67 FEET THROUGH A CENTRAL ANGLE OF 09°45'19" TO THE EASTERLY BOUNDARY OF KINGS POINT SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. _____, IN SAID RECORDS;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID KINGS POINT SUBDIVISION FILING NO. 1 THE FOLLOWING TWENTY-ONE (21) COURSES:

- DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, NORTH 00°04'38" EAST 238.65 FEET;
- NORTH 62°06'45" WEST 170.48 FEET;
- SOUTH 80°40'12" WEST 11.76 FEET;
- NORTH 58°56'08" WEST 41.89 FEET;
- SOUTH 72°31'43" WEST 173.23 FEET;
- NORTH 16°19'10" WEST 61.00 FEET;
- SOUTH 74°28'49" WEST 40.00 FEET;
- NORTH 59°17'39" WEST 24.00 FEET;
- NORTH 23°46'59" WEST 86.01 FEET;
- NORTH 66°20'26" EAST 42.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 463.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE 87.79 FEET THROUGH A CENTRAL ANGLE OF 10°51'49";
- TANGENT TO SAID CURVE, NORTH 55°28'37" EAST 101.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 537.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE 31.49 FEET THROUGH A CENTRAL ANGLE OF 03°21'35";
- NON-TANGENT TO SAID CURVE NORTH 21°49'40" EAST 31.49 FEET;
- NORTH 16°14'44" WEST 47.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 482.00 FEET;
- NORTHERLY ALONG SAID CURVE 215.95 FEET THROUGH A CENTRAL ANGLE OF 25°40'12";
- TANGENT TO SAID CURVE NORTH 09°25'29" EAST 42.20 FEET;
- NORTH 80°34'31" WEST 189.48 FEET;
- NORTH 49°19'21" WEST 51.19 FEET;
- NORTH 04°19'21" WEST 136.69 FEET;
- SOUTH 88°25'33 WEST 25.03 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 1 OF CHENANGO FILING NO. 3 AS RECORDED IN PLAT BOOK 38 AT PAGES 66-69, IN SAID RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY AND THE EASTERLY BOUNDARY EXTENDED OF SAID LOT 4 THE FOLLOWING TWO (2) COURSES:

- DEPARTING SAID NORTHERLY BOUNDARY OF KINGS POINT SUBDIVISION FILING NO. 1, NORTH 04°19'21" WEST 154.23 FEET;
- NORTH 07°20'38" EAST 514.14 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST GIBRALTER COURT AS SHOWN ON SAID PLAT OF CHENANGO FILING NO. 3 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 150.00 FEET AND A RADIAL BEARING OF NORTH 15°26'47" EAST;

DEDICATION-CONTINUED:

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- NORTHWESTERLY ALONG SAID CURVE 93.55 FEET THROUGH A CENTRAL ANGLE OF 35°43'58";
- TANGENT TO SAID CURVE NORTH 38°49'14" WEST 74.46 FEET TO THE EASTERLY RIGHT-OF-WAY OF EAST LONG AVENUE AS DEDICATED ON SAID PLAT OF CHENANGO FILING NO. 3, BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 480.00 FEET AND A RADIAL BEARING OF NORTH 41°48'24" WEST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- NORTHERLY ALONG SAID CURVE 481.83 FEET THROUGH A CENTRAL ANGLE OF 57°30'50";
- TANGENT TO SAID CURVE, NORTH 09°19'14" WEST 136.72 FEET TO THE SOUTHWEST CORNER OF LOT 20, BLOCK 4 OF SAID CHENANGO FILING NO. 3;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARIES OF SAID LOT 20 THE FOLLOWING FOUR (4) COURSES:

- NORTH 80°40'46" EAST 233.45 FEET;
- NORTH 09°19'14" WEST 25.00 FEET;
- NORTH 05°19'23" WEST 458.10 FEET;
- SOUTH 88°40'37" WEST 159.99 FEET TO SAID EASTERLY RIGHT-OF-WAY OF EAST LONG AVENUE;

THENCE DEPARTING SAID BOUNDARIES OF LOT 20 AND ALONG SAID EASTERLY AND SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- NORTH 17°25'22" EAST 529.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 319.80 FEET;
- NORTHEASTERLY ALONG SAID CURVE 394.48 FEET THROUGH A CENTRAL ANGLE OF 70°40'32";
- TANGENT TO SAID CURVE NORTH 88°10'07" EAST 729.91 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH LONG AVENUE AS DEDICATED ON SAID PLAT OF CHENANGO FILING NO. 3 BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 288.23 FEET AND A RADIAL BEARING OF NORTH 73°12'04" EAST;

THENCE DEPARTING SAID EASTERLY AND SOUTHERLY RIGHT-OF-WAY AND NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY OF SOUTH IRELAND WAY THE FOLLOWING TWO (2) COURSES:

- NORTHERLY ALONG SAID CURVE 59.00 FEET THROUGH A CENTRAL ANGLE OF 11°43'39";
- TANGENT TO SAID CURVE NORTH 05°02'21" WEST 1.85 FEET TO THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY AND ALONG SAID NORTHERLY LINE NORTH 88°10'07" EAST 1876.25 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35;

THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER THE FOLLOWING TWO (2) COURSES:

- SOUTH 88°58'46" EAST 1359.65 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35;
- ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER SOUTH 89°00'03" EAST 1359.23 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 227.256 ACRES (9,899,285 GROSS SQ. FT.), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **KINGS POINT 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, EASEMENTS, AND TRACTS K AND M AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS:

THE UNDERSIGNED OWNER(S), 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 138-105 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.

OWNER:

KINGSPPOINT LIMITED LIABILITY COMPANY, A WYOMING LIMITED LIABILITY COMPANY FORMERLY KNOWN AS THE MEADOWS LIMITED LIABILITY COMPANY, A WYOMING LIMITED LIABILITY COMPANY

SIGNATURE _____

PRINT NAME _____

PRINT TITLE _____

NOTARY:

STATE OF COLORADO)

SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2017 A.D.

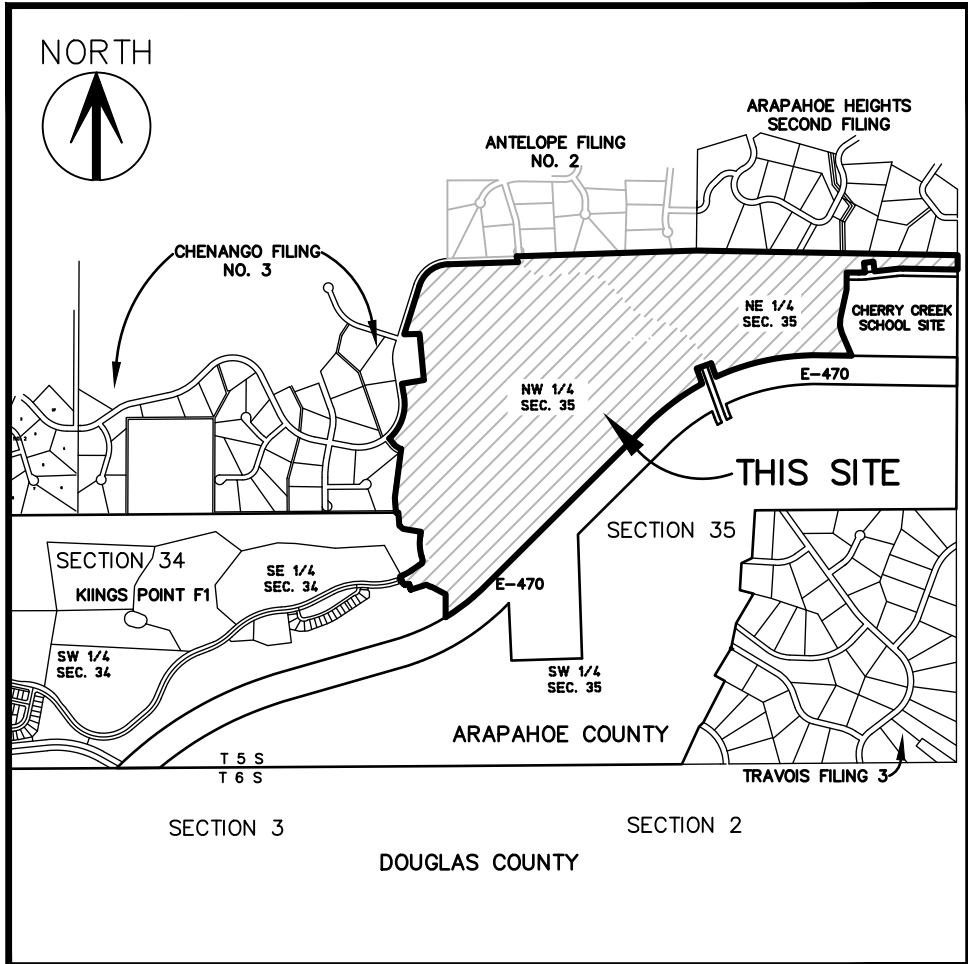
BY _____

KINGSPPOINT LIMITED LIABILITY COMPANY, A WYOMING LIMITED LIABILITY COMPANY

WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



VICINITY MAP
SCALE 1"= 2000'

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: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST, WAS ASSUMED TO BEAR SOUTH 00°17'32" WEST AND IS MONUMENTED AT THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 35 BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "RLS 10377 1988 JR ENGINEERING".

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 EASEMENTS ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT THAT OTHER UTILITIES, SERVICE WALKS AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.

5. TRACT K IS GRANTED TO THE CITY OF AURORA FOR DRAINAGE PURPOSES AND TRACT M IS GRANTED TO THE CITY OF AURORA FOR PUBLIC LAND PURPOSES. BOTH TRACTS K AND M WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS.

6. TRACTS A - J, L, AND N - LL ARE TO BE PRIVATELY OWNED AND MAINTAINED.

7. ALL DISTANCES ARE U.S. SURVEY FOOT GROUND DISTANCES.

8. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-738886-CO DATED AUGUST 31, 2016 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY **DOES NOT** REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

9. ALL OWNERS OF LOTS ADJACENT TO SOUTH IRELAND WAY, EAST DRY CREEK ROAD AND EAST LONG AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE THAT MAY RESTRICT THE ABILITY TO BUILD A FENCE ALONG THESE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

10. NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

11. NON-EXCLUSIVE TRAIL EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, AND USING SUCH TRAILS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS; PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

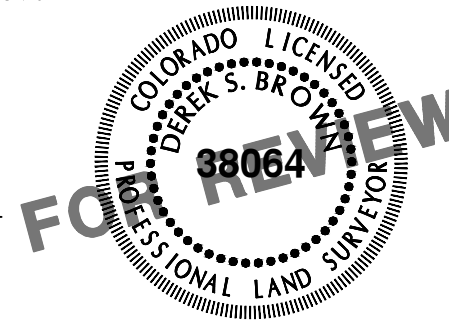
12. A BLANKET PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER AND ACROSS ALL OF TRACTS A THROUGH DD AND TRACTS FF THROUGH JJ AND TRACT LL.

13. UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF AURORA FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION, PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THAT 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 ARE IN PLACE AS DESCRIBED ON JULY 28, 2016

DEREK S. BROWN
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38064
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.



NOTICE:

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.

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, TRACTS K AND TRACT M AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS ____ DAY OF _____, 2017 AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS AND TRACTS K AND M ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

_____ DIRECTOR OF PUBLIC WORKS	_____ DATE
_____ CITY ATTORNEY	_____ DATE
_____ PLANNING DIRECTOR	_____ DATE

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS _____ DAY OF _____, 2017 AD AT _____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER

ATTESTED BY: DEPUTY

BOOK: _____

PAGE: _____

RECEPTION NO.: _____

SHEET 1 OF 13

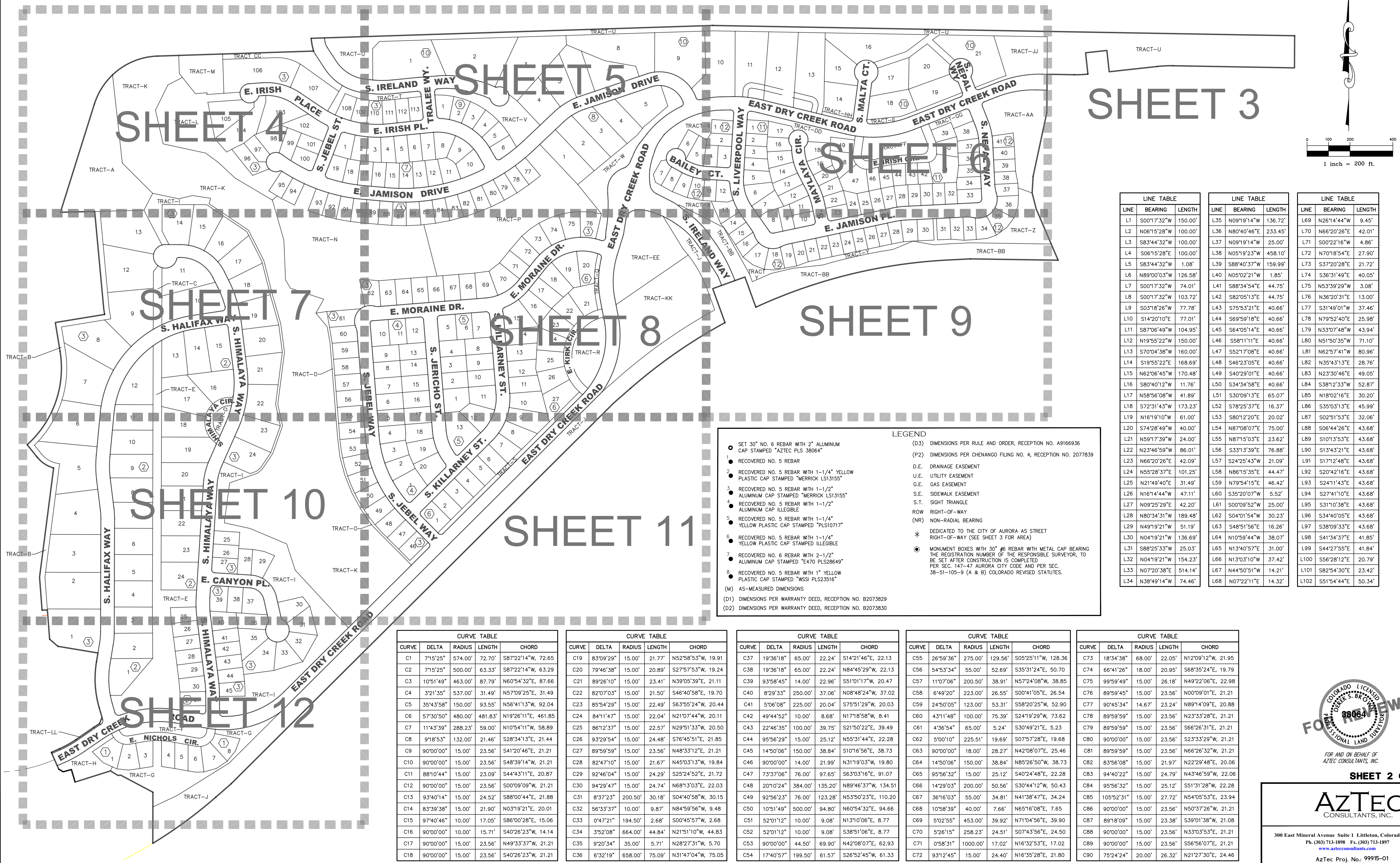
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2016/09/16	TP	ADDRESS COMMENTS/NEW LAYOUT
2017/03/01	TP	ADDRESS COMMENTS
2017/04/14	TP	NEW LAYOUT

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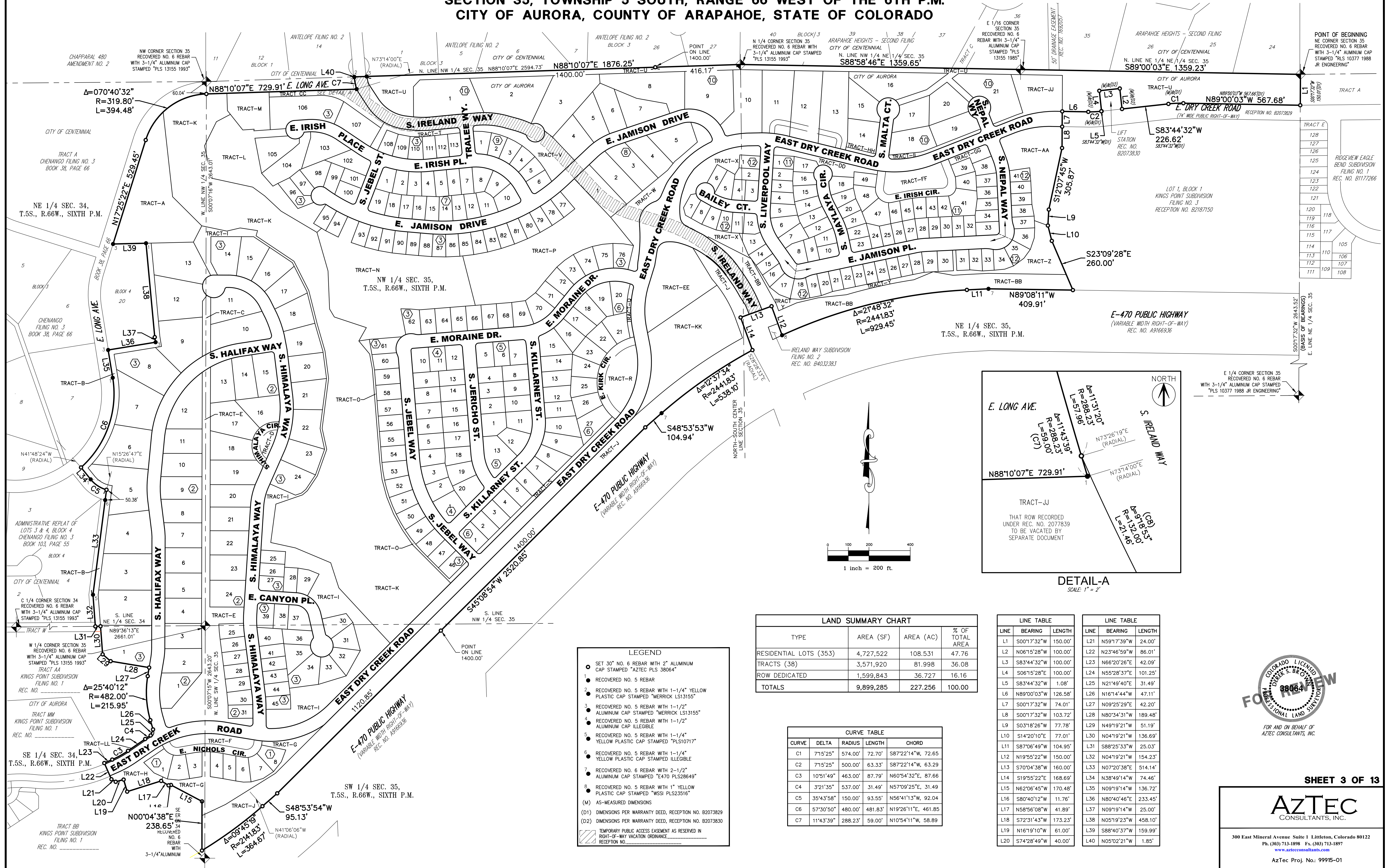
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TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 34 AND
SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



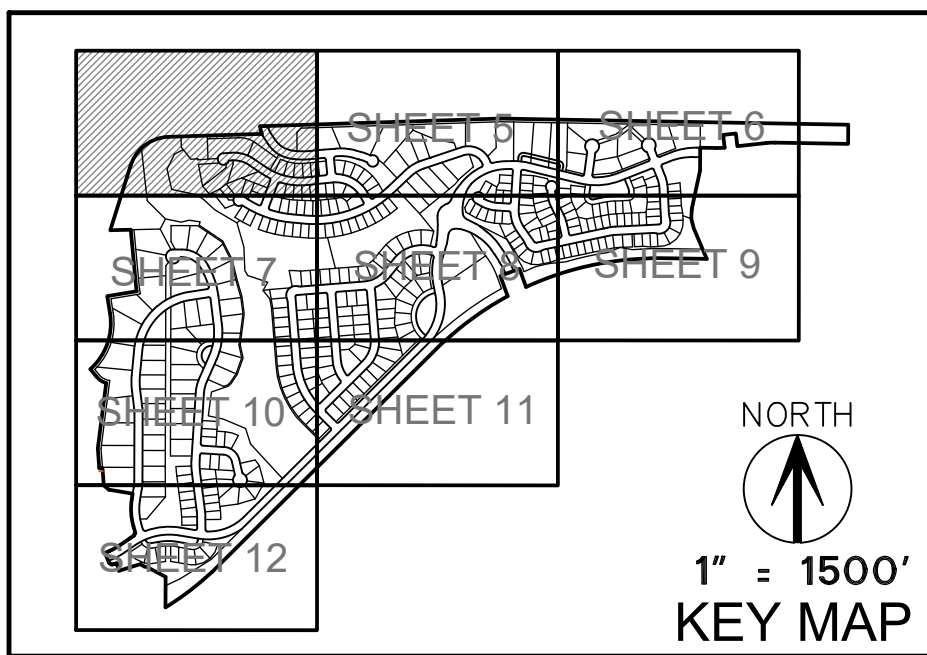
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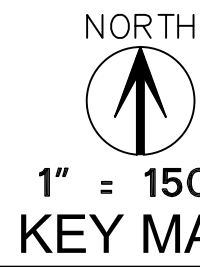


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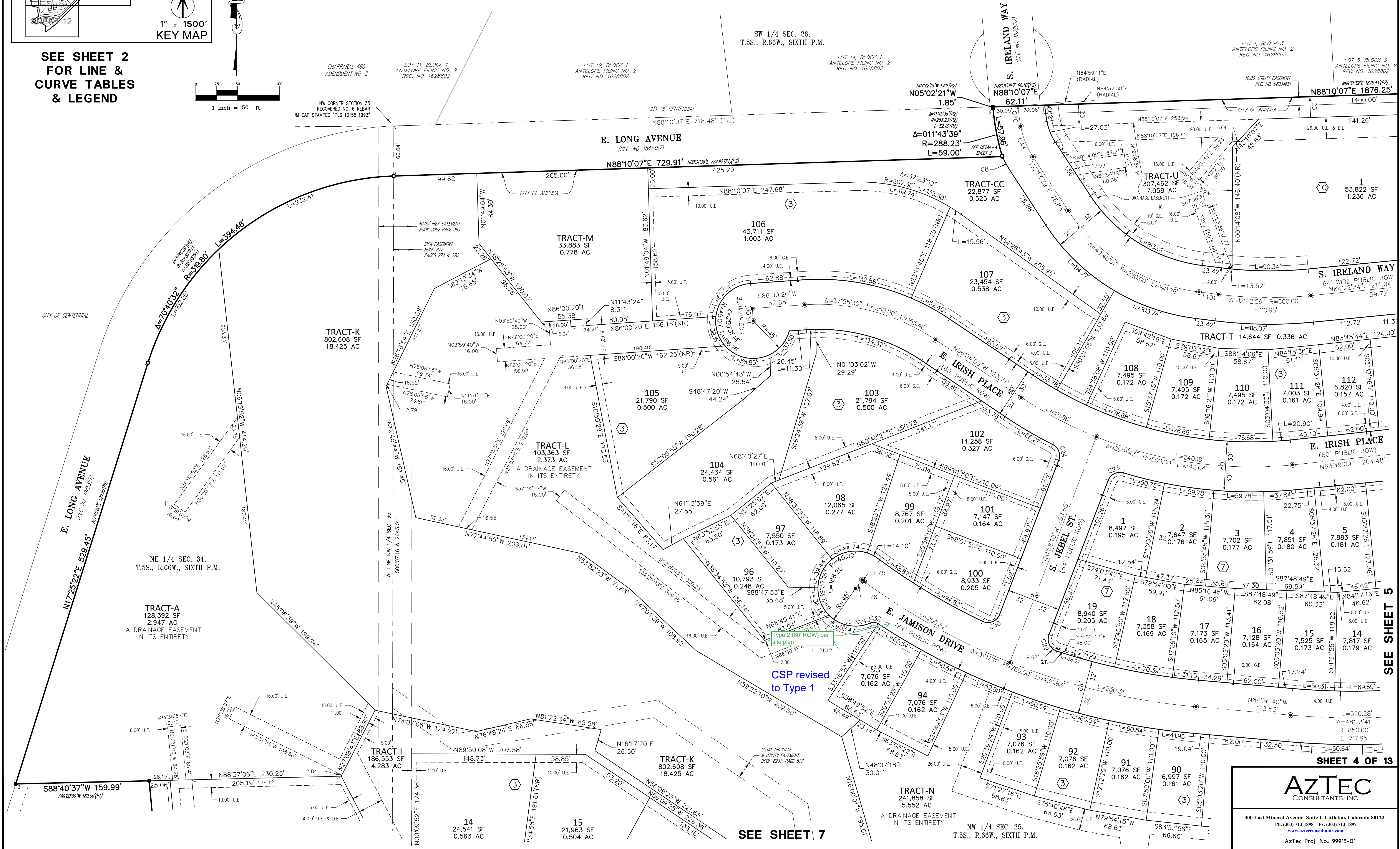
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1 inch = 1500'
KEY MAP



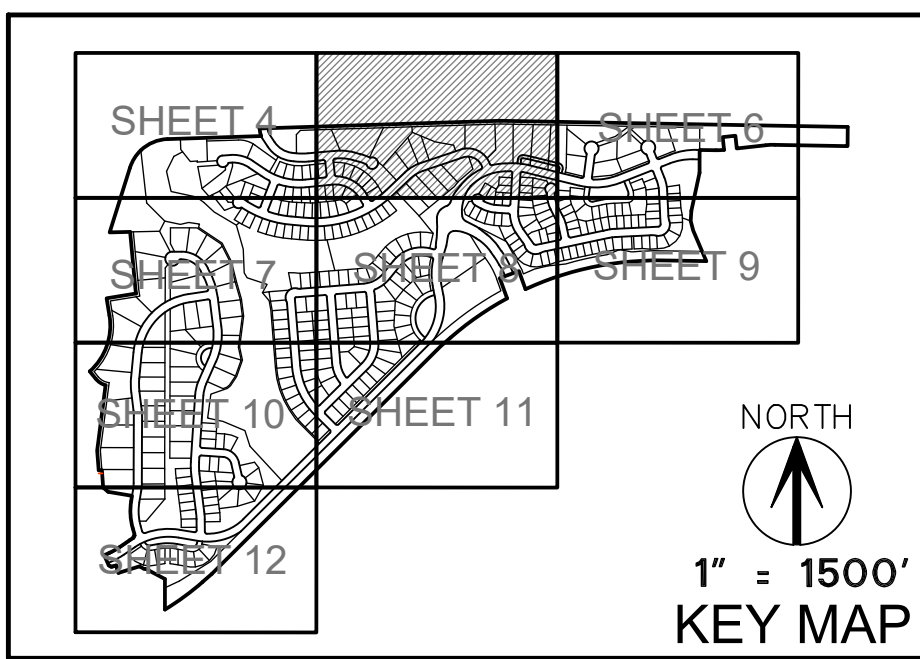
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SEE SHEET 5

SHEET 4 OF 13

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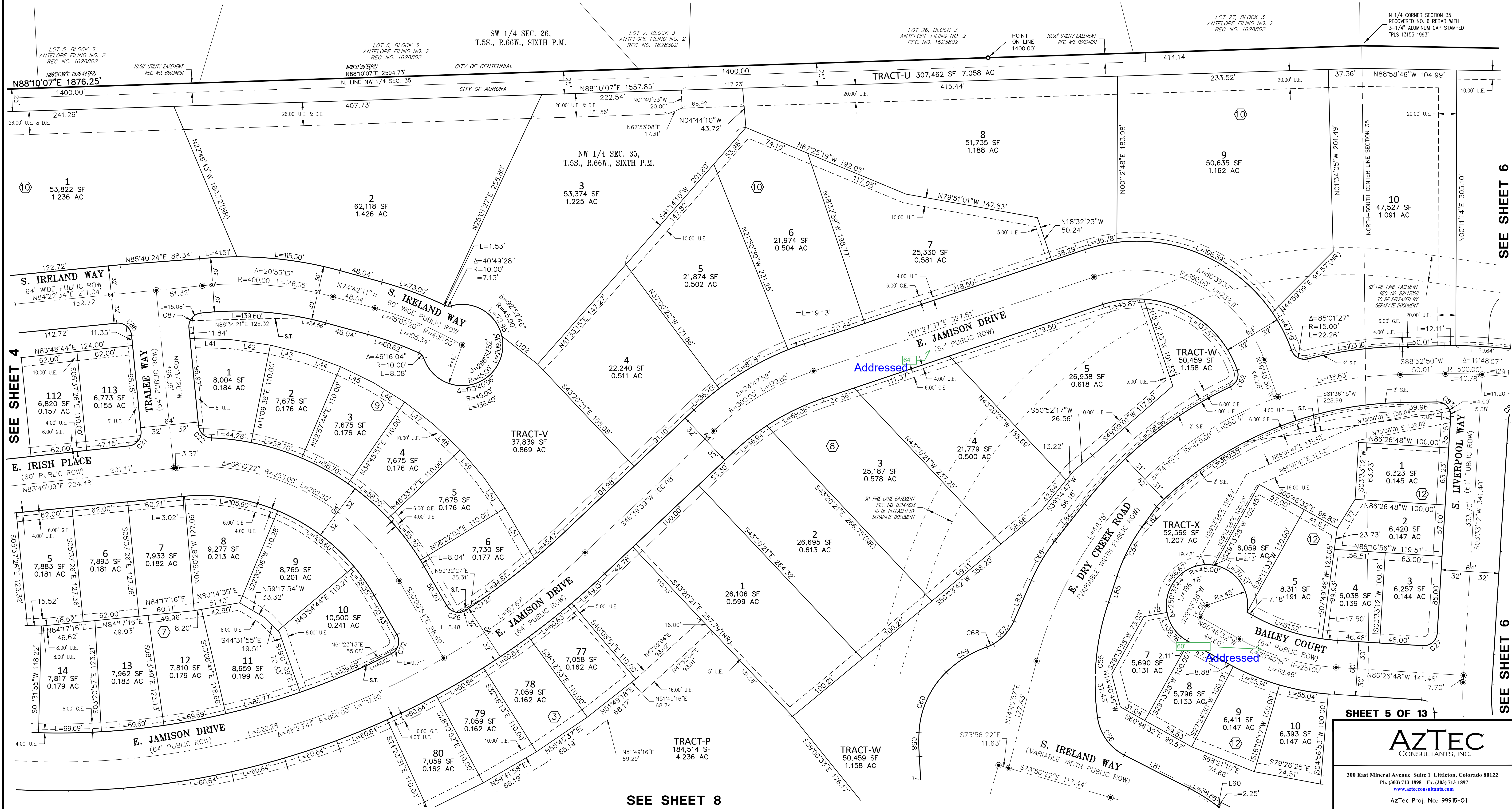
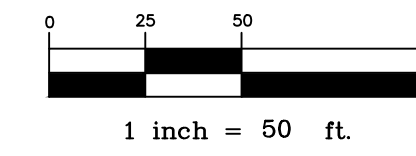
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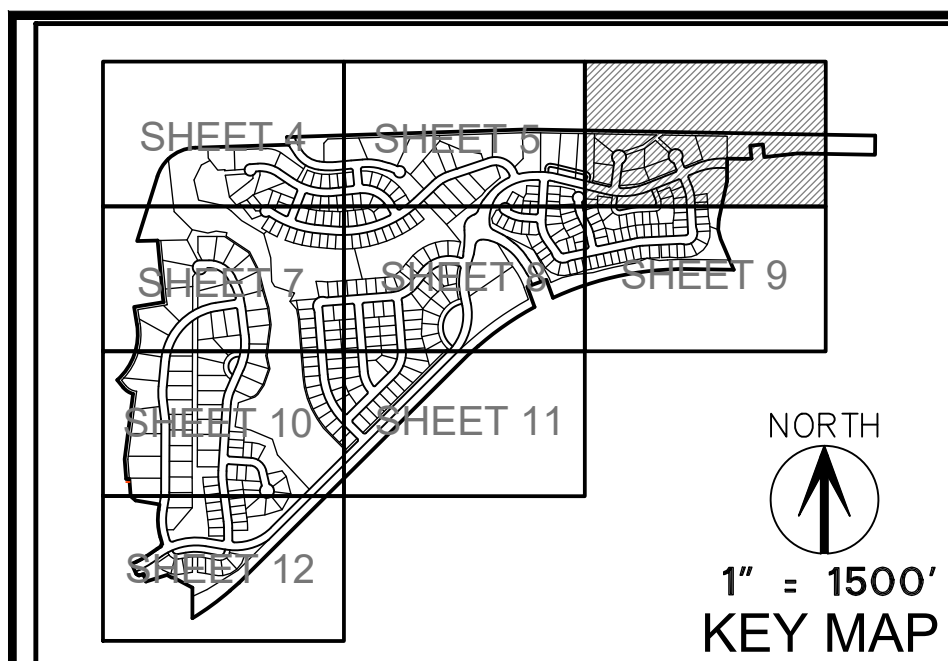
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SHEET 5 OF 13

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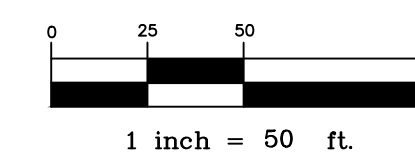
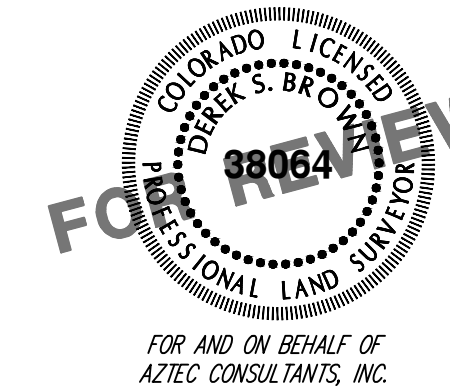
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SEE SHEET 3

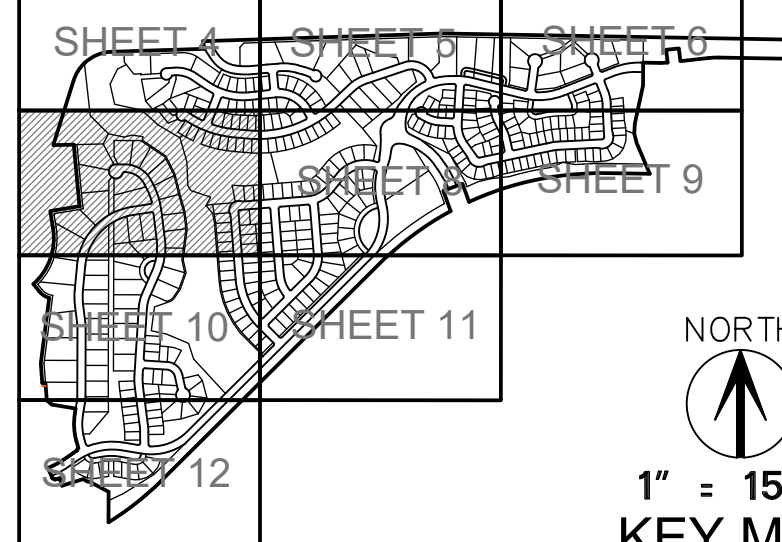
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SHEET 6 OF 13

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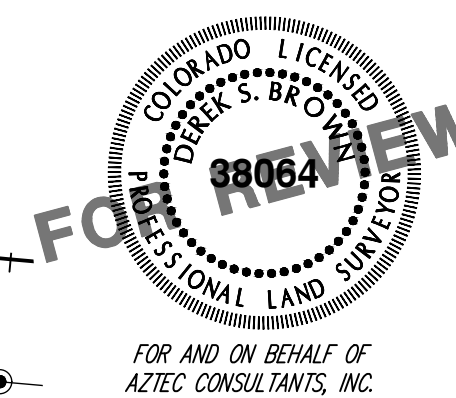
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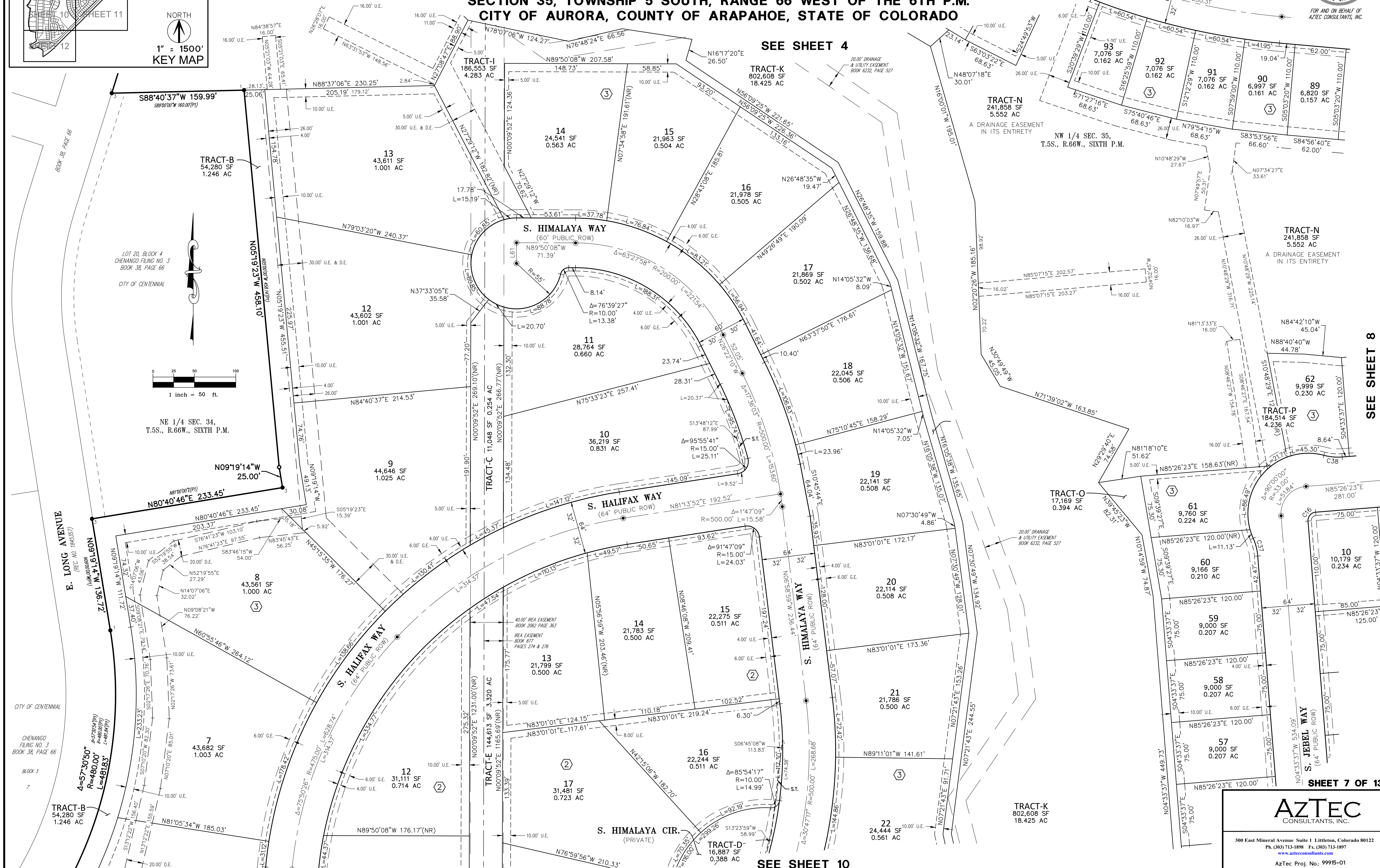
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SEE SHEET 4

SEE SHEET 8

SEE SHEET 10

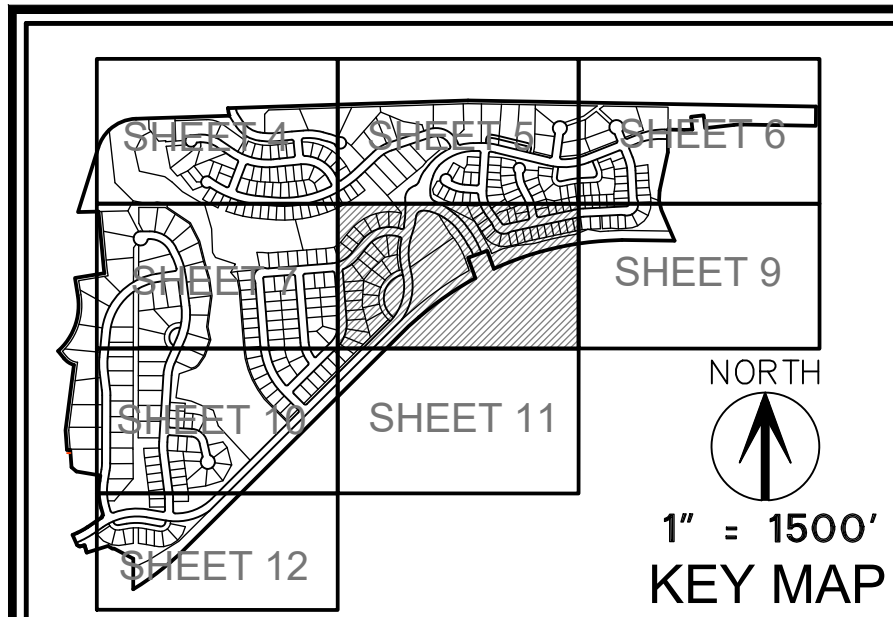


SHEET 7 OF 13

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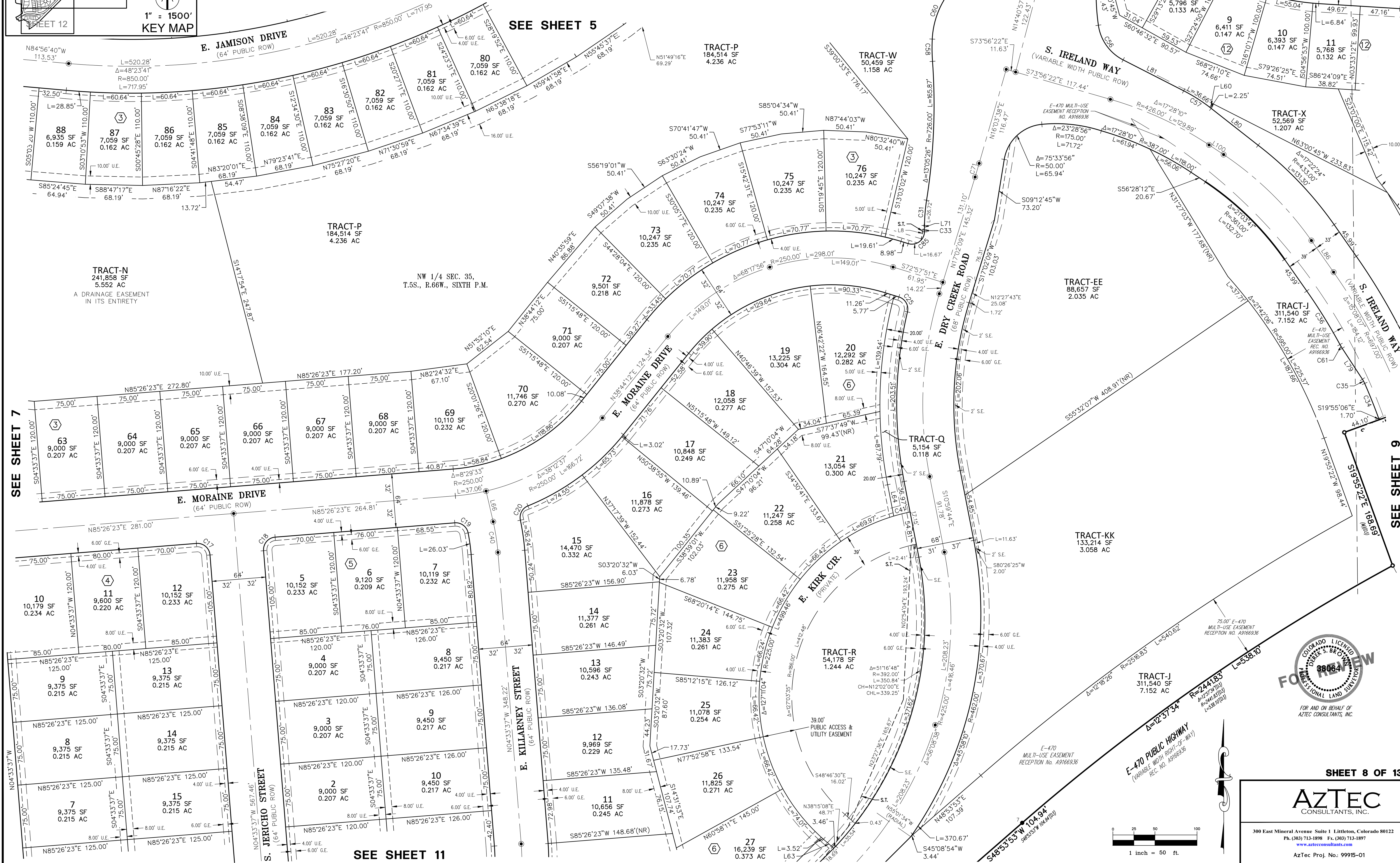
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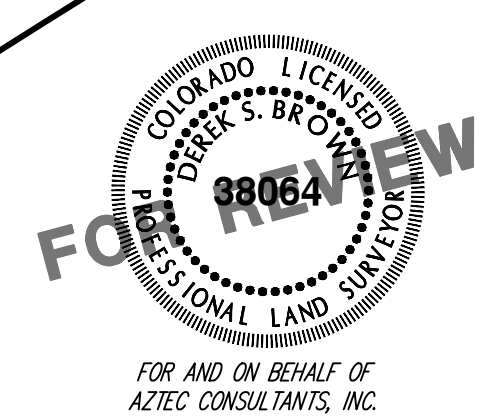
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SHEET 8 OF 13

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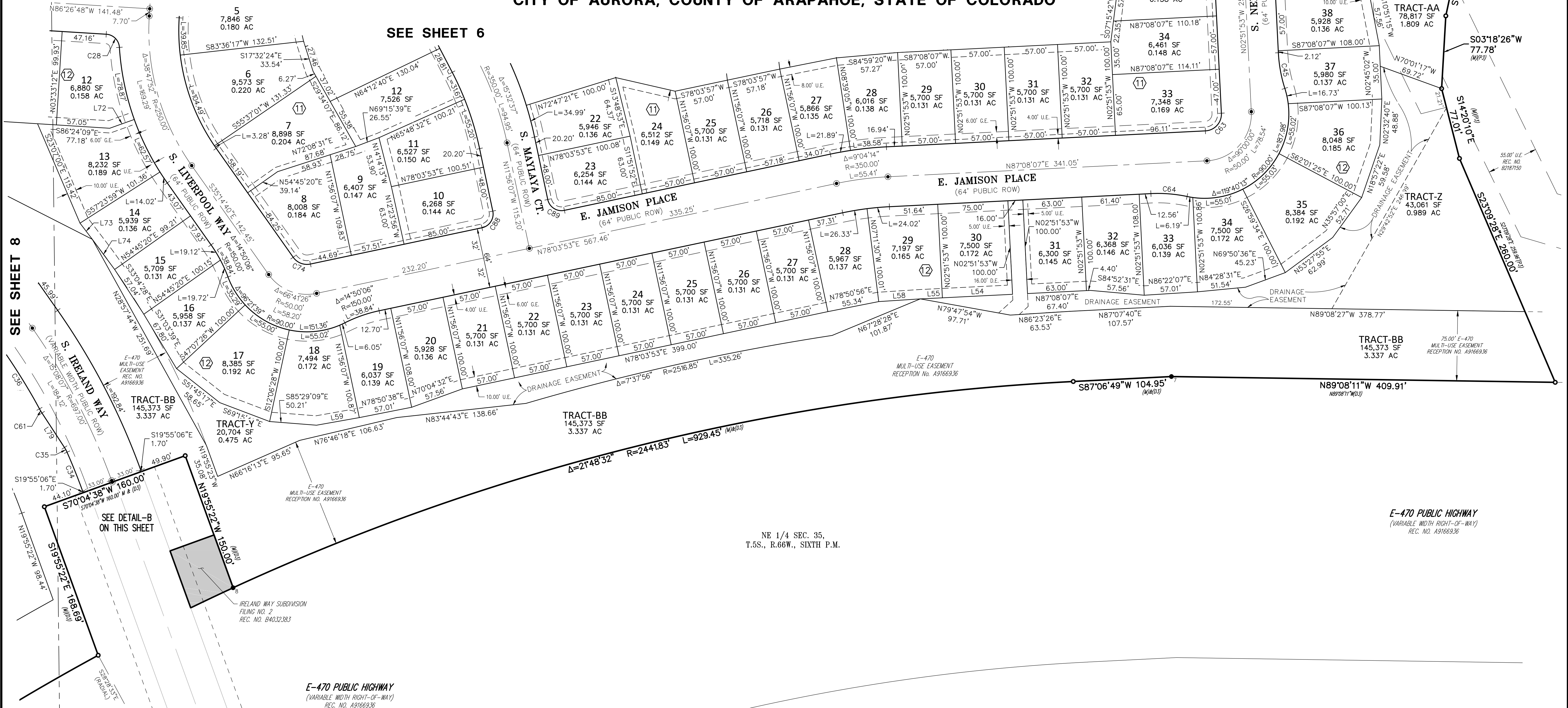
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SEE SHEET 6

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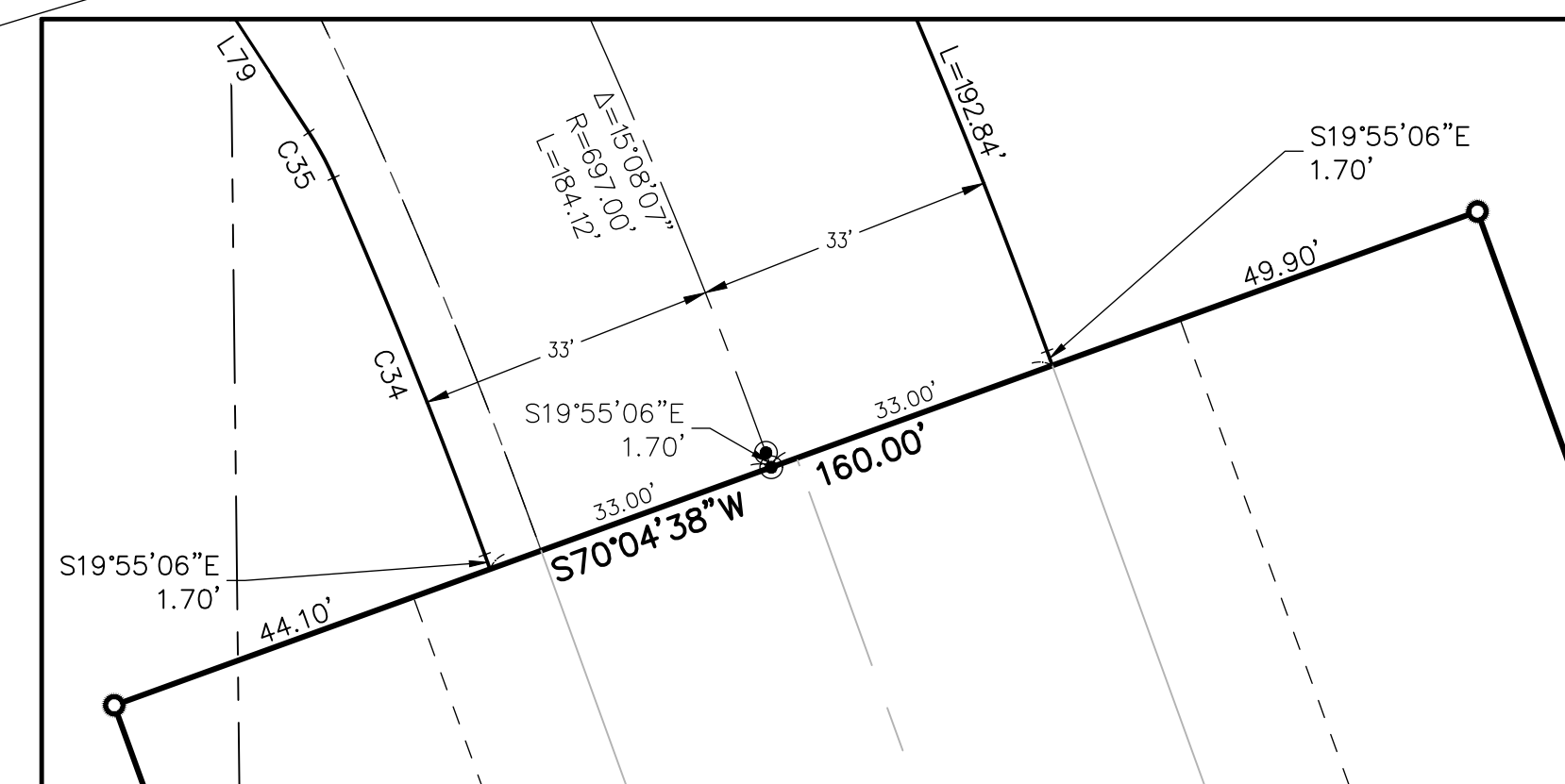
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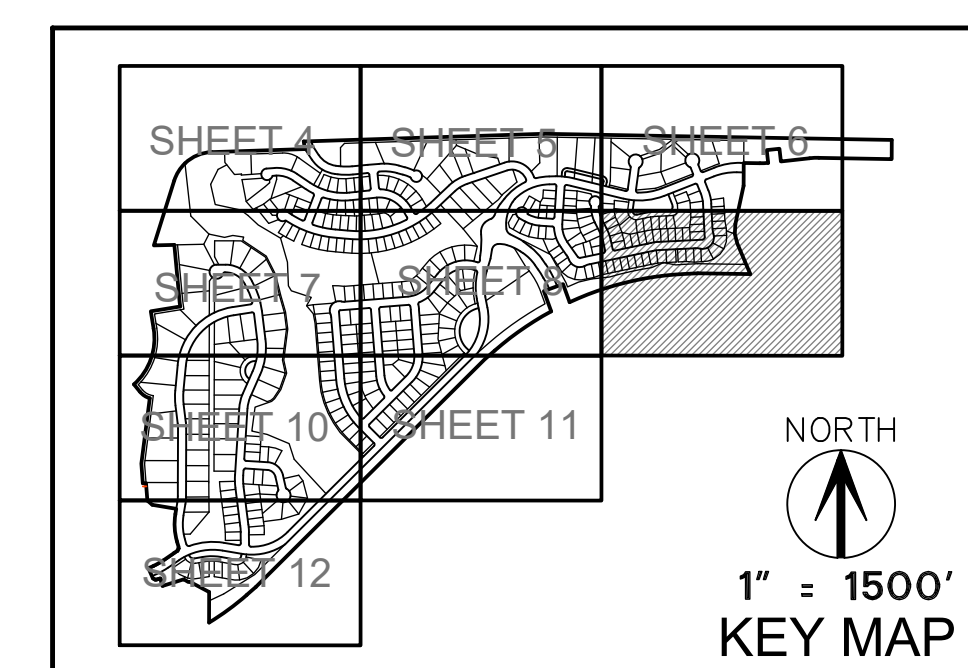
NE 1/4 SEC. 35,
T.5S., R.66W., SIXTH P.M.

E-470 PUBLIC HIGHWAY
(VARIABLE WIDTH RIGHT-OF-WAY)
REC. NO. A9166936

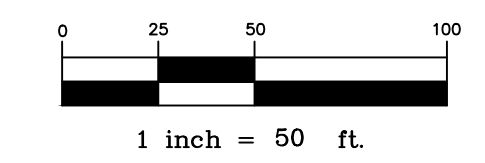
E-470 PUBLIC HIGHWAY
(VARIABLE WIDTH RIGHT-OF-WAY)
REC. NO. A9166936



DETAIL-B
SCALE: 1" = 20'



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SHEET 9 OF 13

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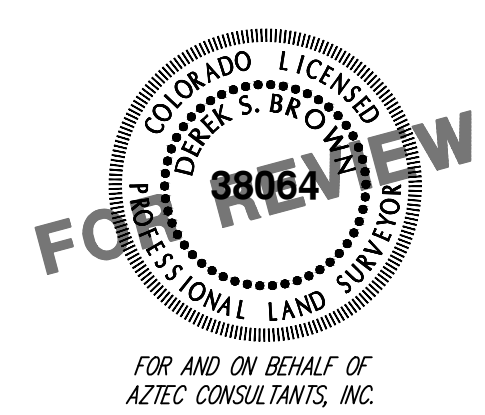
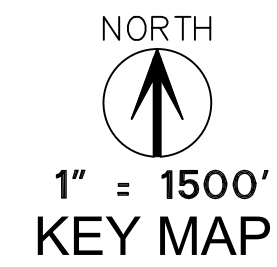
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SEE SHEET 7

SEE SHEET 11

SEE SHEET 12

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& LEGEND

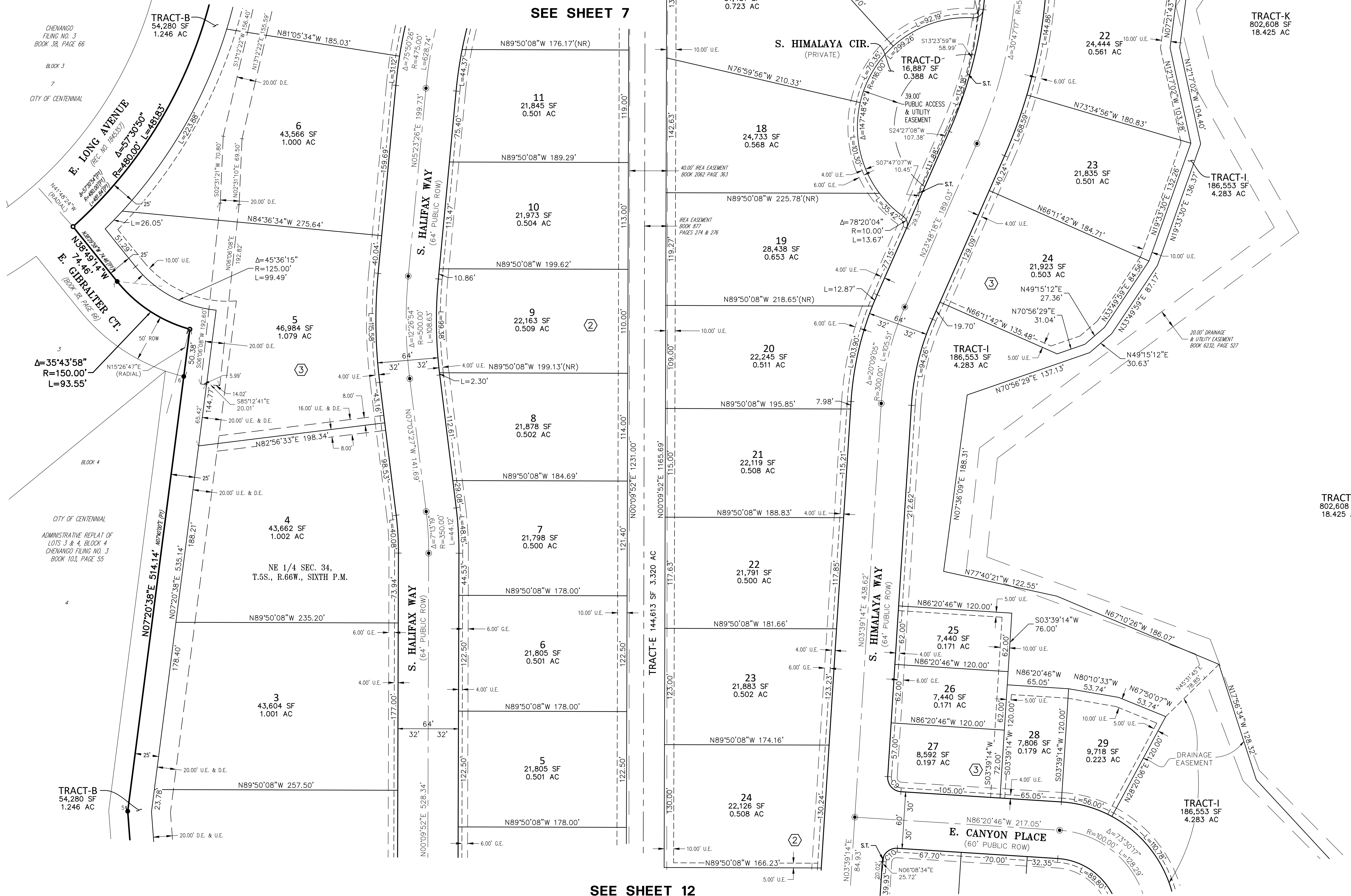
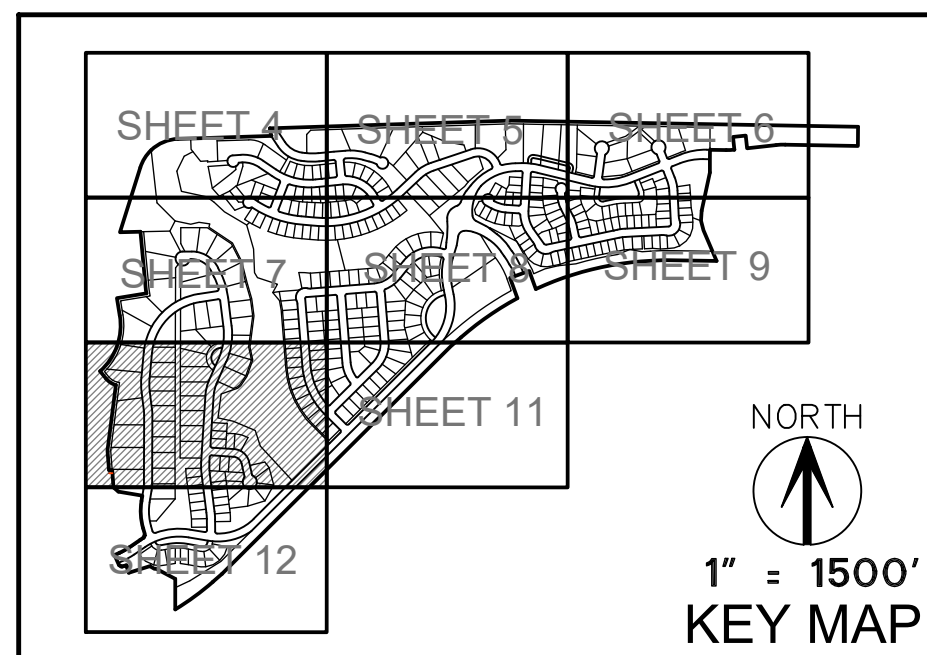
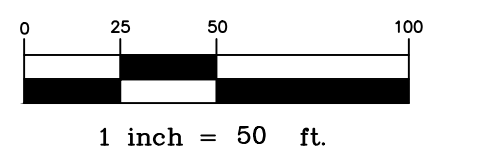


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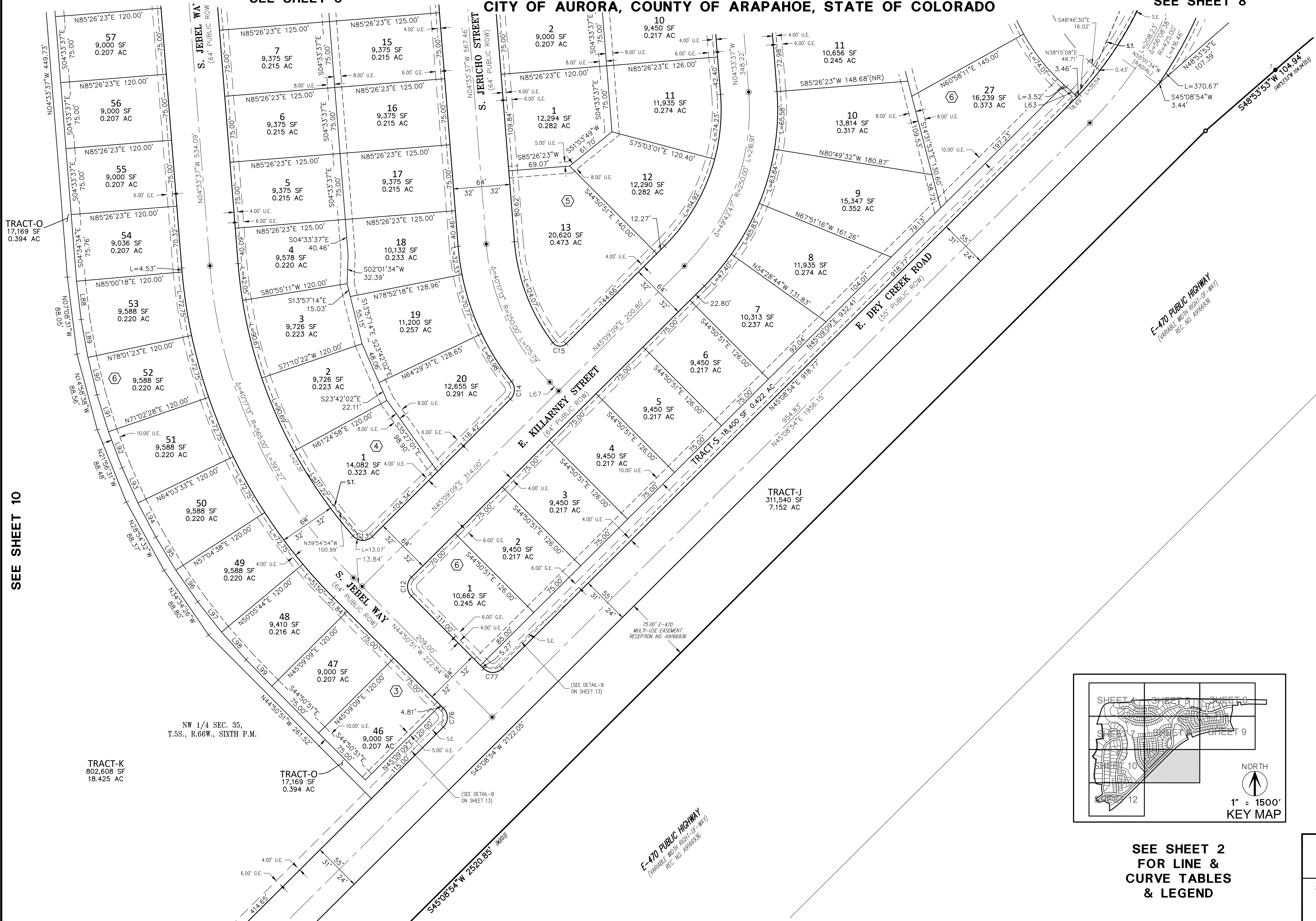
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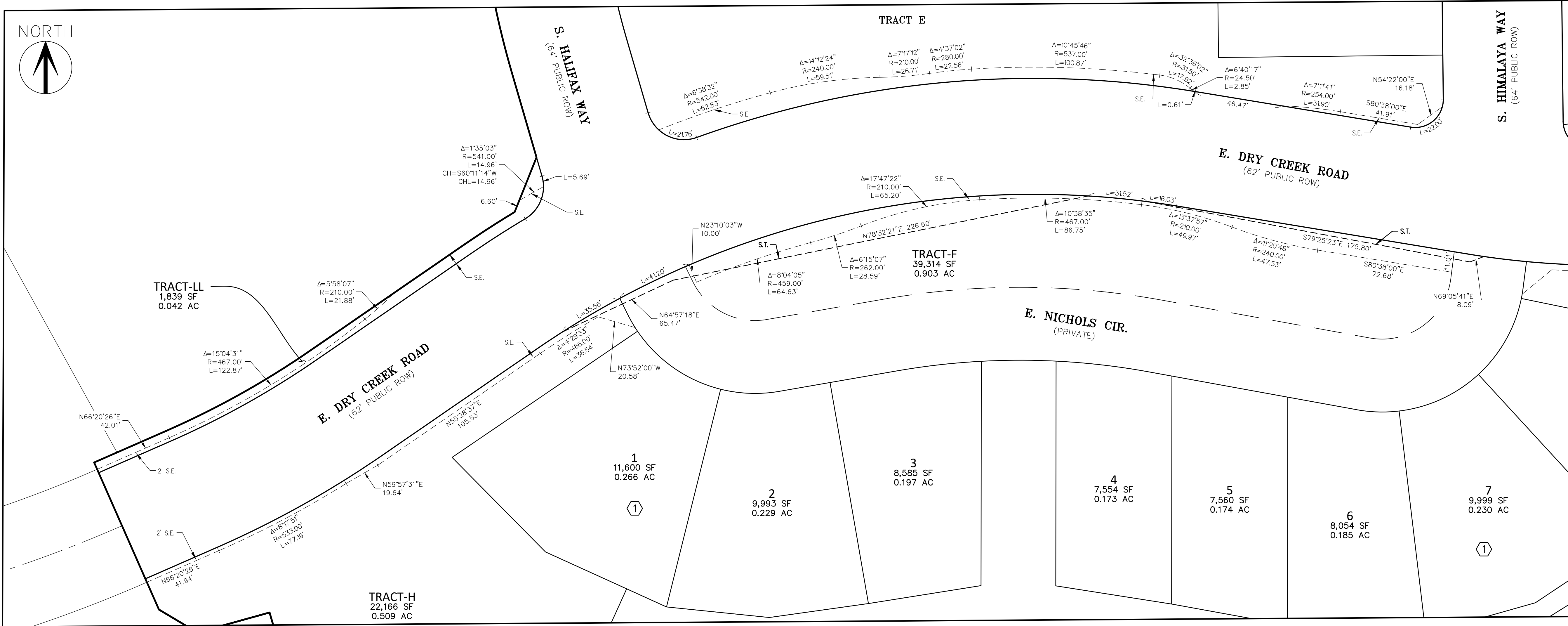
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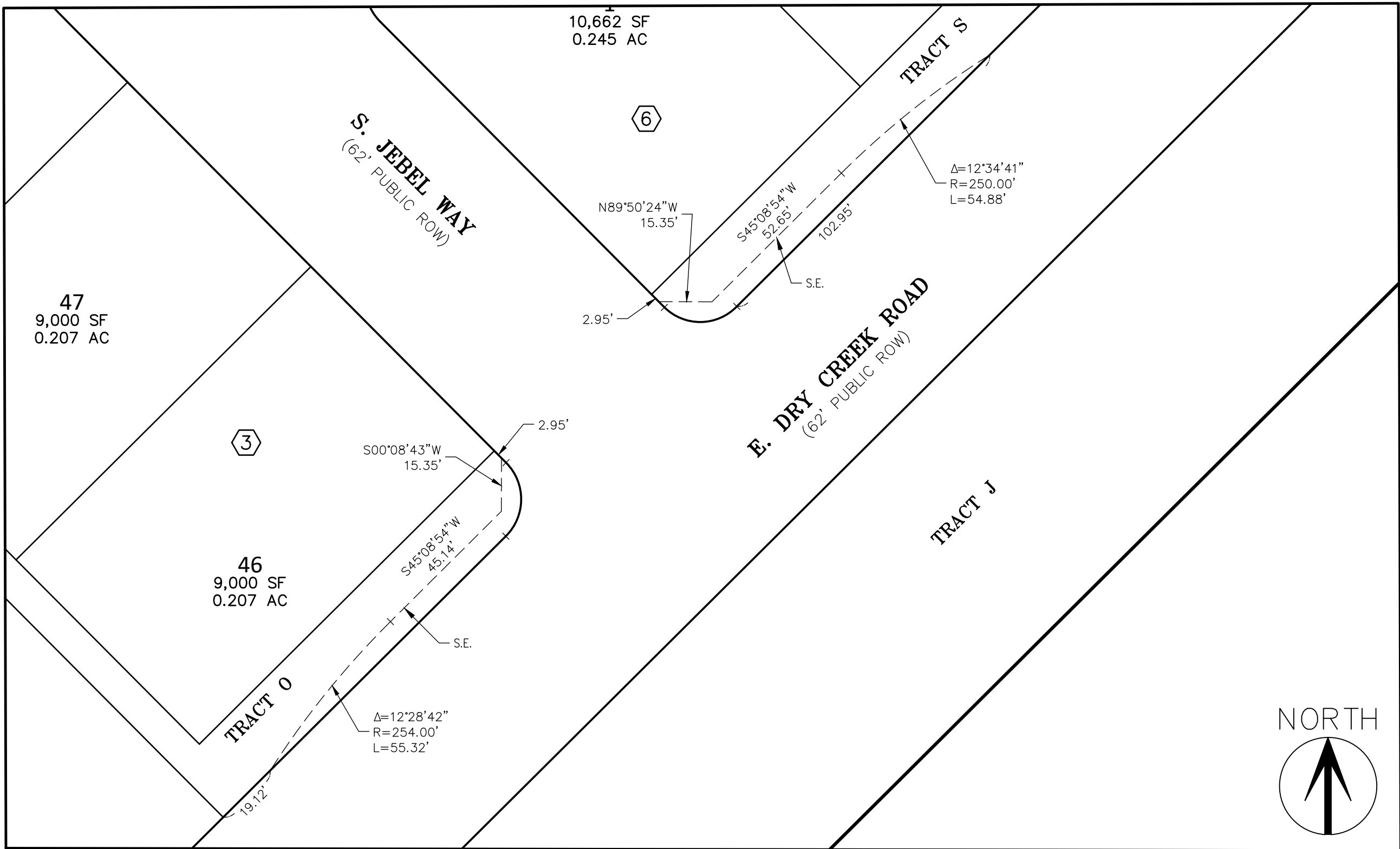
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DETAIL-A



DETAIL-B

