

PAINTED PRAIRIE SUBDIVISION FILING NO. 7

A PART OF SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 9

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 11, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP IN A RANGE BOX SET BY PLS 34591 AND STAMPED "CVL CONSULTANTS T3S R66W 1/4 S10/S11 2021 PLS 34591", WHENCE THE SOUTHWEST CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP IN A RANGE BOX SET BY PLS 33204 AND STAMPED "AZTEC CONSULTANTS T3S R66W S10/S11/S15/S14 2021 PLS 33204", BEARS SOUTH 00°17'08" EAST, A DISTANCE OF 2651.52 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 31°29'49" EAST, A DISTANCE OF 66.58 FEET TO A POINT BEING 34.50 FEET, BY PERPENDICULAR MEASUREMENT, EASTERLY OF THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING A POINT OF NON TANGENT CURVATURE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°56'15", AN ARC LENGTH OF 31.39 FEET, THE CHORD OF WHICH BEARS NORTH 44°41'00" EAST, 28.27 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°39'07" EAST, A DISTANCE OF 555.01 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 44°39'07" WEST, 28.28 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°20'53" EAST, A DISTANCE OF 68.30 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 236.00 FEET, A CENTRAL ANGLE OF 17°08'19", AN ARC LENGTH OF 70.59 FEET, THE CHORD OF WHICH BEARS SOUTH 08°55'02" EAST, 70.33 FEET;

THENCE SOUTH 17°29'11" EAST, A DISTANCE OF 576.80 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 264.00 FEET, A CENTRAL ANGLE OF 17°12'03", AN ARC LENGTH OF 79.26 FEET, THE CHORD OF WHICH BEARS SOUTH 08°53'10" EAST, 78.96 FEET;

THENCE SOUTH 00°17'08" EAST, A DISTANCE OF 262.69 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 23°15'22", AN ARC LENGTH OF 30.85 FEET, THE CHORD OF WHICH BEARS SOUTH 11°54'49" EAST, 30.64 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 37°47'04", AN ARC LENGTH OF 40.89 FEET, THE CHORD OF WHICH BEARS SOUTH 18°36'24" WEST, 40.15 FEET TO A POINT OF NON TANGENCY;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 62.00 FEET, A CENTRAL ANGLE OF 37°47'04", AN ARC LENGTH OF 40.89 FEET, THE CHORD OF WHICH BEARS SOUTH 18°36'24" WEST, 40.15 FEET TO A POINT OF NON TANGENCY;

THENCE SOUTH 00°17'08" EAST, A DISTANCE OF 531.51 FEET;

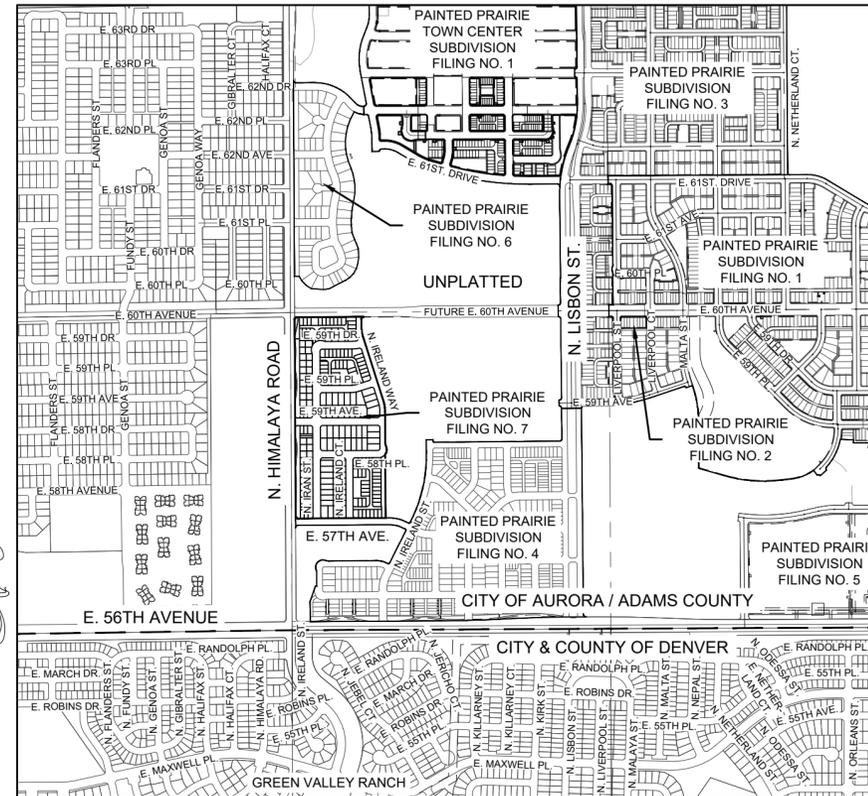
THENCE SOUTH 89°42'52" WEST, A DISTANCE OF 728.02 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS NORTH 45°17'08" WEST, 28.28 FEET TO A POINT BEING 34.50 FEET, BY PERPENDICULAR MEASUREMENT EASTERLY OF THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00°17'08" WEST PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1641.68 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING A CALCULATED AREA OF 1,174,853 SQUARE FEET OR 26.971 ACRES, 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 PAINTED PRAIRIE SUBDIVISION FILING NO. 7, 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.



VICINITY MAP
SCALE: 1" = 1000'

COVENANTS:

THE UNDERSIGNED OWNERS, 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.

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 IN ACCORDANCE WITH THE CITY OF AURORA HORIZONTAL CONTROL, UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP IN A RANGE BOX SET BY PLS 34591 AND STAMPED "CVL CONSULTANTS T3S R66W 1/4 S10/S11 2021 PLS 34591", WHENCE THE SOUTHWEST CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP IN A RANGE BOX SET BY PLS 33204 AND STAMPED "AZTEC CONSULTANTS T3S R66W S10/S11/S15/S14 2021 PLS 33204", BEARS SOUTH 00°17'08" EAST, A DISTANCE OF 2651.52 FEET.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, AND W ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS ADJACENT TO E. 60TH AVENUE, N. HIMALAYA ROAD, N. IRELAND WAY, E. 59TH DRIVE, N. INDIGO ROSE STREET, E. 59TH PLACE, E. 58TH PLACE, N. IRELAND COURT, E. 59TH AVENUE, AND E. 57TH AVENUE 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.
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WESTWOOD RELIED UPON LAND TITLE GUARANTEE COMPANY COMMITMENT NO. F70739583.1-2 HAVING AN EFFECTIVE DATE OF DECEMBER 9, 2022 AT 5:00 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 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.
- THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT (6' G.E.) ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- 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.
- THE MAINTENANCE FOR SHARED DRIVEWAYS LOCATED OVER SANITARY, DRAINAGE, AND ACCESS EASEMENTS SHALL BE THE RESPONSIBILITY OF THE 4 LOT OWNERS SHARING THE DRIVEWAY OR THE HOA.

ENGINEER/SURVEYOR

Westwood

10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

PAINTED PRAIRIE SUBDIVISION FILING NO. 7

A PART OF SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 9

OWNER: _____

PAINTED PRAIRIE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

SIGNATURE

PRINT NAME

PRINT TITLE

NOTARIAL: _____

STATE OF COLORADO)
)SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___ A.D.

BY _____ AS _____ OF PAINTED PRAIRIE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE: _____

I HEREBY CERTIFY THAT 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 FEBRUARY 14, 2023.

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.

WILLIAM F. HESSELBACH, JR., PLS NO. 25369
FOR AND ON BEHALF OF WESTWOOD

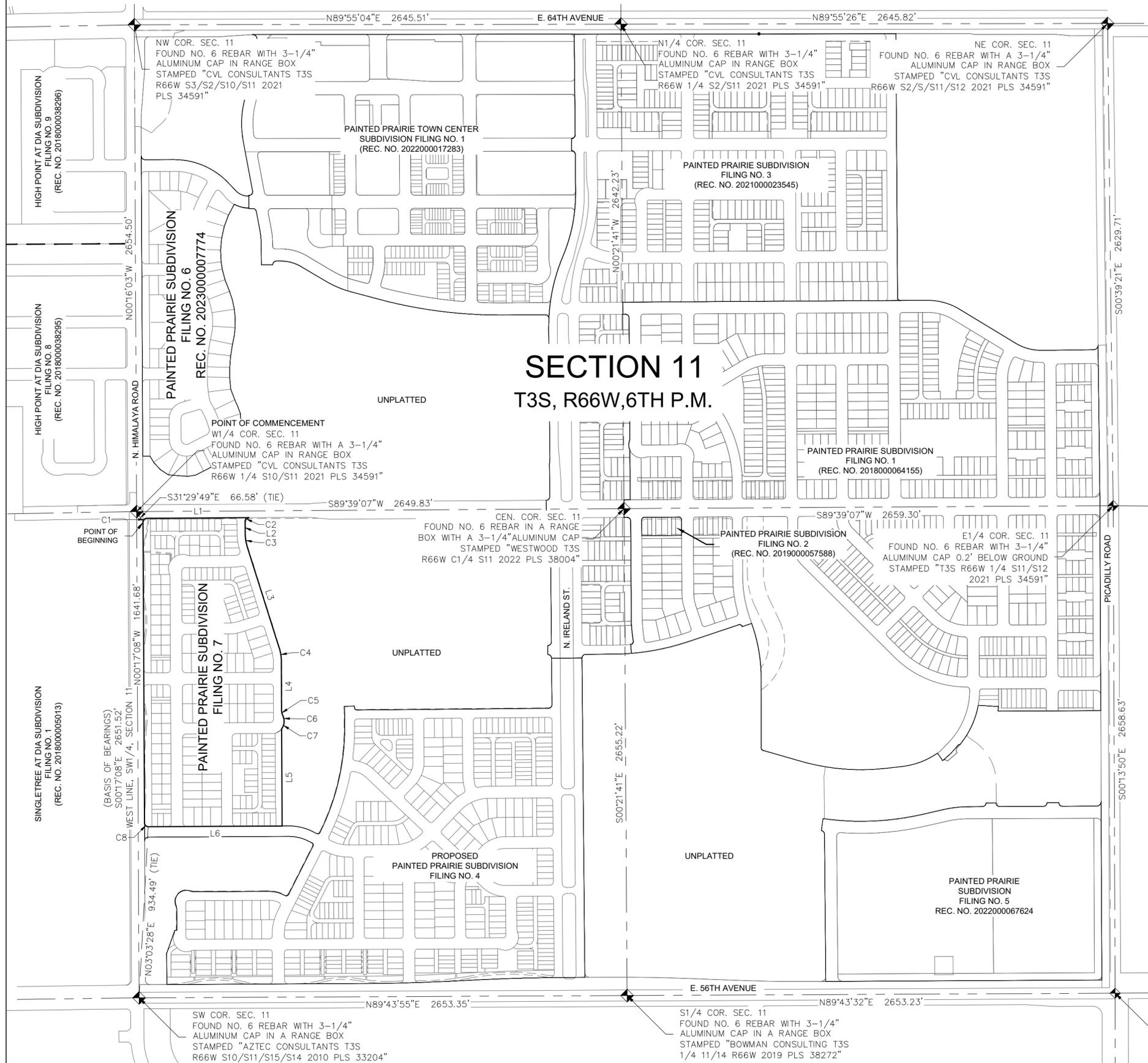
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 9



BOUNDARY LINE & CURVE TABLES

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	20.00'	89°56'15"	31.39'	N44°41'00"E	28.27'
C2	20.00'	90°00'00"	31.42'	S44°39'07"W	28.28'
C3	236.00'	17°08'19"	70.59'	S08°55'02"E	70.33'
C4	264.00'	17°12'03"	79.26'	S08°53'10"E	78.96'
C5	76.00'	23°15'22"	30.85'	S11°54'49"E	30.64'
C6	84.00'	23°15'22"	34.10'	S11°54'49"E	33.86'
C7	62.00'	37°47'04"	40.89'	S18°36'24"W	40.15'
C8	20.00'	90°00'00"	31.42'	N45°17'08"W	28.28'

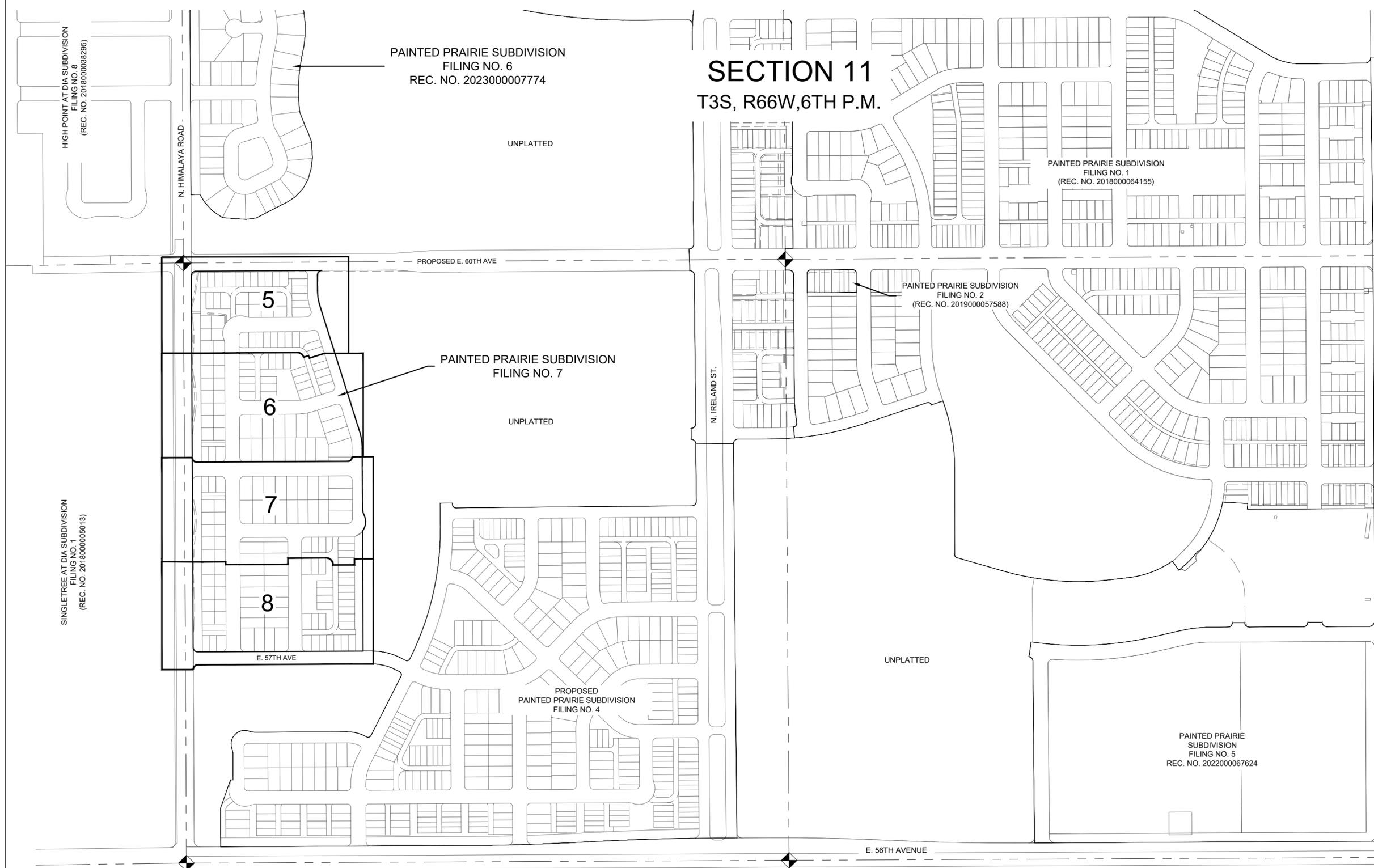
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N89°39'07"E	555.01'
L2	S00°20'53"E	68.30'
L3	S17°29'11"E	576.80'
L4	S00°17'08"E	262.69'
L5	S00°17'08"E	531.51'
L6	S89°42'52"W	728.02'



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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 9



HIGH POINT AT DIA SUBDIVISION
FILING NO. 8
(REC. NO. 201800038295)

PAINTED PRAIRIE SUBDIVISION
FILING NO. 6
REC. NO. 202300007774

SECTION 11
T3S, R66W, 6TH P.M.

PAINTED PRAIRIE SUBDIVISION
FILING NO. 1
(REC. NO. 201800064155)

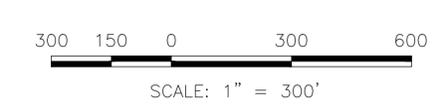
PAINTED PRAIRIE SUBDIVISION
FILING NO. 2
(REC. NO. 2019000057588)

PAINTED PRAIRIE SUBDIVISION
FILING NO. 7

SINGLE TREE AT DIA SUBDIVISION
FILING NO. 1
(REC. NO. 201800005013)

PROPOSED
PAINTED PRAIRIE SUBDIVISION
FILING NO. 4

PAINTED PRAIRIE
SUBDIVISION
FILING NO. 5
REC. NO. 2022000067624



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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 9

MATCH LINE SHEET 5



MATCH LINE SHEET 7

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS NO. 25369
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	WATER, SANITARY AND ACCESS EASEMENT

	SANITARY, ACCESS, AND DRAINAGE EASEMENT (SEE SHEET 9)
	DRAINAGE EASEMENT
	R.O.W. RIGHT-OF-WAY
	G.E. GAS EASEMENT
	A.E. ACCESS EASEMENT
	S.W.E. SIDEWALK EASEMENT (NR)
	W.S.U.E. WATER & SANITARY UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.E. DRAINAGE EASEMENT
	EX. EXISTING
	(NR) NON-RADIAL
	(X.XX) R.O.W. CENTERLINE SEGMENT DISTANCE BETWEEN MONUMENTS



SCALE: 1" = 40'

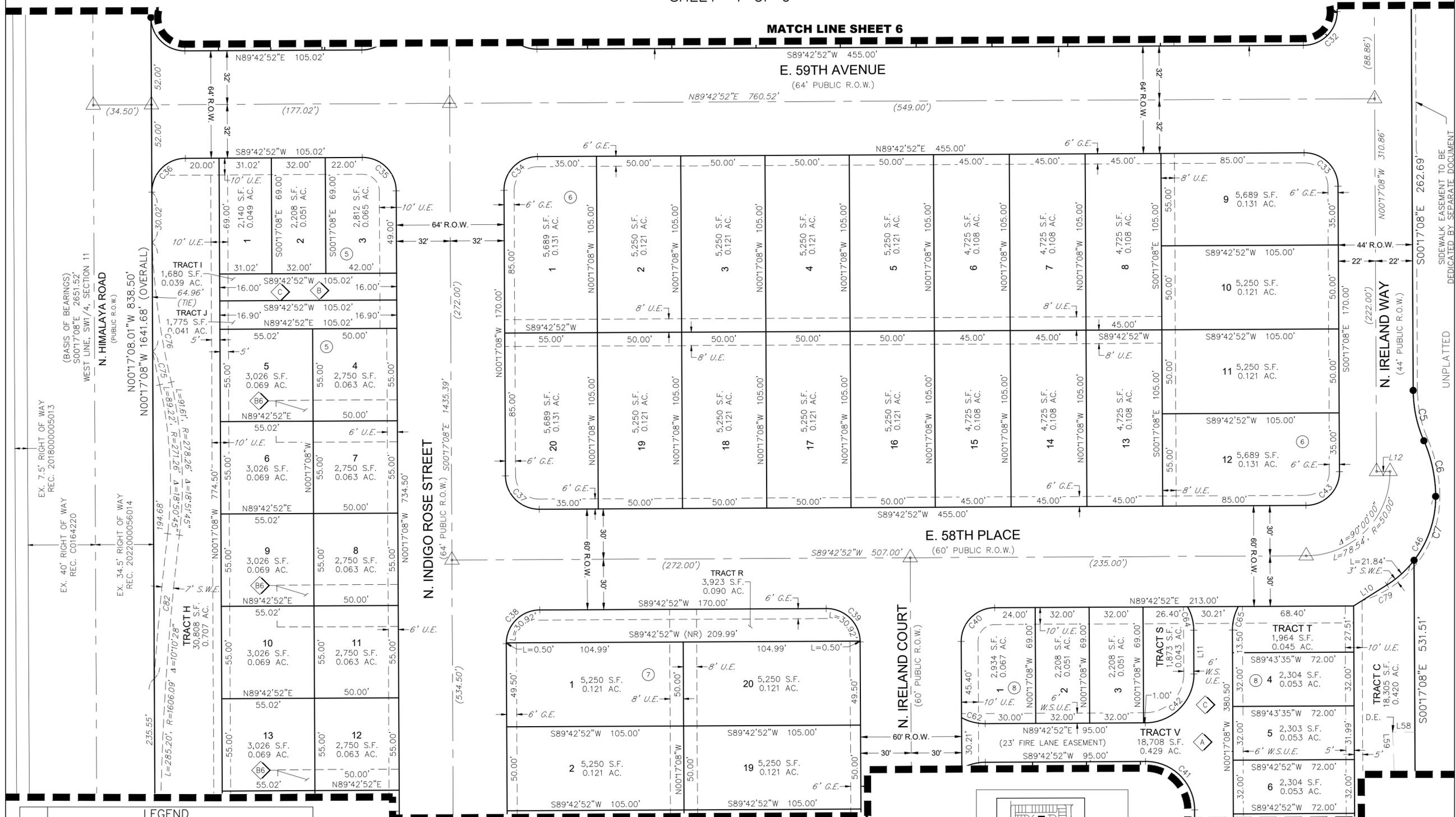
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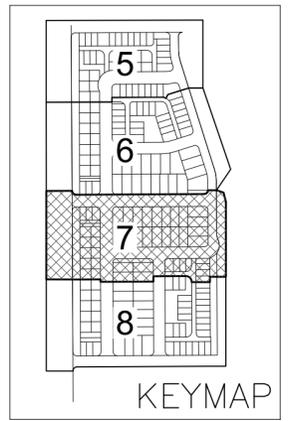
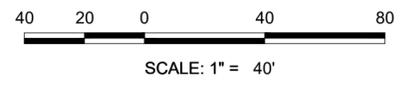
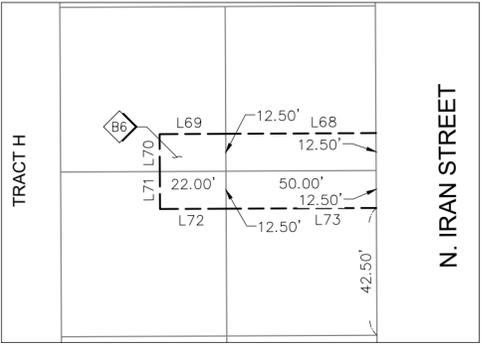
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SHEET 7 OF 9



LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS NO. 25369
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	WATER, SANITARY AND ACCESS EASEMENT
	SANITARY, ACCESS, AND DRAINAGE EASEMENT (SEE SHEET 9)
	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
G.E.	GAS EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.S.U.E.	WATER & SANITARY UTILITY EASEMENT
(X,XX)	R.O.W. CENTERLINE SEGMENT DISTANCE BETWEEN MONUMENTS
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
(NR)	NON-RADIAL

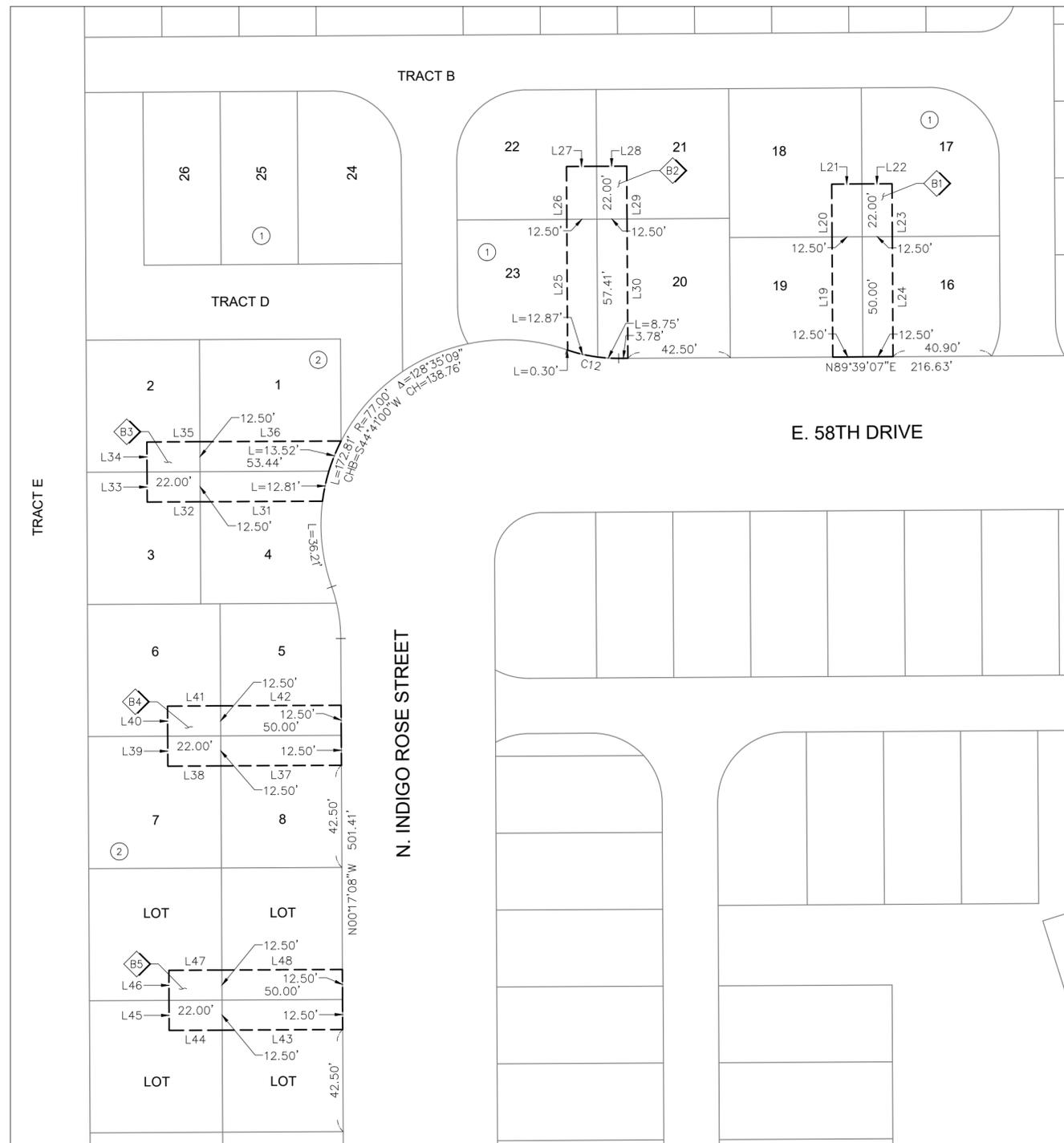
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L68	N89°42'52"E	50.00'
L69	N89°42'52"E	22.00'
L70	N00°17'08"W	12.50'
L71	N00°17'08"W	12.50'
L72	S89°42'52"W	22.00'
L73	S89°42'52"W	50.00'



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SHEET 9 OF 9



SANITARY, ACCESS, AND DRAINAGE EASEMENT DETAILS FOR BLOCKS 1 & 2



SCALE: 1" = 40'

LEGEND	
◆	FOUND SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS NO. 25369
△	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
(X)	BLOCK NUMBER
◇	WATER, SANITARY AND ACCESS EASEMENT

◇#	SANITARY, ACCESS, AND DRAINAGE EASEMENT (SEE SHEET 9)	
◇C	DRAINAGE EASEMENT	
R.O.W.	RIGHT-OF-WAY	UTILITY EASEMENT
G.E.	GAS EASEMENT	D.E. DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT	EX. EXISTING
S.W.E.	SIDEWALK EASEMENT (NR)	NON-RADIAL
W.S.U.E.	WATER & SANITARY UTILITY EASEMENT	
(X.XX)	R.O.W. CENTERLINE SEGMENT DISTANCE BETWEEN MONUMENTS	

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C9	15.00'	90°00'00"	23.56'	N44°39'07"E	21.21'
C10	29.00'	90°00'00"	45.55'	S44°39'07"W	41.01'
C11	29.00'	90°00'00"	45.55'	N45°20'53"W	41.01'
C12	65.00'	19°19'27"	21.92'	S80°41'10"E	21.82'
C13	65.00'	19°19'27"	21.92'	N09°56'51"W	21.82'
C14	20.00'	89°56'15"	31.39'	S44°41'00"W	28.27'
C15	282.00'	11°28'07"	56.45'	N83°55'03"E	56.35'
C16	20.00'	84°19'49"	29.44'	N59°39'06"W	26.85'
C17	52.00'	72°51'41"	66.13'	N53°55'02"W	61.76'
C18	29.00'	72°51'41"	36.88'	N53°55'02"W	34.44'
C19	29.00'	89°56'15"	45.52'	S44°41'00"W	40.99'
C21	20.00'	90°00'00"	31.42'	S45°17'08"E	28.28'
C22	20.00'	90°00'00"	31.42'	S44°42'52"W	28.28'
C23	20.00'	90°00'00"	31.42'	S45°17'08"E	28.28'
C24	20.00'	90°00'00"	31.42'	N44°42'52"E	28.28'
C25	20.00'	90°00'00"	31.42'	S45°17'08"E	28.28'
C26	20.00'	90°00'00"	31.42'	N27°30'49"E	28.28'
C28	230.00'	17°12'03"	69.05'	N81°06'50"E	68.79'
C29	20.00'	90°00'00"	31.42'	N62°29'11"W	28.28'
C31	20.00'	90°00'00"	31.42'	N45°20'53"W	28.28'
C33	20.00'	90°00'00"	31.42'	N45°17'08"W	28.28'
C34	20.00'	90°00'00"	31.42'	S44°42'52"W	28.28'
C35	20.00'	90°00'00"	31.42'	N45°17'08"W	28.28'
C36	20.00'	90°00'00"	31.42'	S44°42'52"W	28.28'
C37	20.00'	90°00'00"	31.42'	S45°17'08"E	28.28'
C40	20.00'	90°00'00"	31.42'	S44°42'52"W	28.28'
C41	29.00'	90°00'00"	45.55'	N45°17'08"W	41.01'
C42	29.00'	90°00'00"	45.55'	N44°42'52"E	41.01'
C43	20.00'	90°00'00"	31.42'	N44°42'52"E	28.28'
C44	280.00'	17°08'19"	83.75'	S08°55'02"E	83.44'
C45	20.00'	98°40'00"	34.44'	N31°50'49"E	30.34'
C47	218.00'	8°28'18"	32.23'	N85°24'58"E	32.20'
C48	29.00'	90°00'00"	45.55'	N45°20'53"W	41.01'
C49	20.00'	90°00'00"	31.42'	N44°42'52"E	28.28'
C50	20.00'	90°00'00"	31.42'	S45°17'08"E	28.28'
C51	20.00'	90°00'00"	31.42'	N44°42'52"E	28.28'
C52	20.00'	90°00'00"	31.42'	S45°17'08"E	28.28'
C53	15.00'	90°00'00"	23.56'	S45°17'08"E	21.21'
C54	29.00'	90°00'00"	45.55'	N44°42'52"E	41.01'
C55	29.00'	31°22'51"	15.88'	S16°02'18"E	15.69'
C56	29.00'	28°51'57"	14.61'	N14°05'05"E	14.46'
C57	29.00'	28°51'57"	14.61'	S14°46'51"E	14.46'
C58	29.00'	28°55'41"	14.64'	S75°53'02"E	14.49'
C59	29.00'	28°48'12"	14.58'	S75°15'01"W	14.43'
C60	29.00'	28°51'57"	14.61'	N03°03'13"W	14.46'
C61	29.00'	28°51'57"	14.61'	S31°55'10"E	14.46'
C62	29.00'	28°51'57"	14.61'	S75°51'10"E	14.46'
C63	29.00'	28°51'57"	14.61'	S75°16'54"W	14.46'
C64	29.00'	28°51'57"	14.61'	N14°43'06"W	14.46'
C65	29.00'	28°51'57"	14.61'	S14°08'50"W	14.46'
C66	29.00'	28°51'57"	14.61'	S75°51'10"E	14.46'
C67	29.00'	28°51'57"	14.61'	S75°16'54"W	14.46'
C68	29.00'	28°51'57"	14.61'	N14°08'50"E	14.46'
C69	29.00'	28°51'57"	14.61'	S14°43'06"E	14.46'
C70	1619.23'	1°31'14"	42.97'	S01°46'11"E	42.97'
C71	1619.23'	0°41'50"	19.70'	N03°27'09"W	19.70'
C72	1619.23'	1°29'58"	42.38'	S04°46'03"E	42.38'
C73	307.13'	2°43'39"	14.62'	S10°31'28"E	14.62'
C74	942.46'	2°32'06"	41.70'	S08°10'41"W	41.70'
C75	439.58'	2°38'05"	20.21'	S12°01'07"E	20.21'
C76	432.58'	11°08'04"	84.07'	S07°46'32"E	83.93'
C79	64.50'	33°24'42"	37.61'	N56°59'00"E	37.08'
C80	112.75'	19°43'19"	38.81'	S14°45'33"E	38.62'
C81	985.22'	3°22'36"	58.06'	S00°17'08"E	58.06'
C82	1613.09'	3°04'33"	86.60'	S05°17'32"W	86.59'

SEE SHEET 3 OF 9
FOR CURVE TAGS C1-C8
PAINTED PRAIRIE SUBDIVISION FILING NO. 7

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L7	N89°42'52"E	105.02'
L8	S89°42'52"W	105.02'
L9	N89°42'52"E	105.02'
L10	S57°41'06"W	23.45'
L11	N00°17'08"W	26.00'
L12	S89°42'52"W	8.00'
L13	S27°12'46"W	21.93'
L14	S89°39'07"W	26.00'
L15 (NR)	S00°17'08"E	42.50'
L16	N17°29'11"W	7.47'
L17	N72°30'49"E	12.16'
L18	S00°17'08"E	36.86'
L19	N00°20'53"W	50.00'
L20	N00°20'53"W	22.00'
L21	N89°39'07"E	12.50'
L22	N89°39'07"E	12.50'
L23	S00°20'53"E	22.00'
L24	S00°20'53"E	50.00'
L25	N00°20'53"W	54.44'
L26	N00°20'53"W	22.00'
L27	N89°39'07"E	12.50'
L28	N89°39'07"E	12.50'
L29	S00°20'53"E	22.00'
L30	S00°20'53"E	58.00'
L31	S89°42'52"W	50.70'
L32	S89°42'52"W	22.00'
L33	N00°17'08"W	12.50'
L34	N00°17'08"W	12.50'
L35	N89°42'52"E	22.00'
L36	N89°42'52"E	58.54'
L37	S89°42'52"W	50.00'
L38	S89°42'52"W	22.00'
L39	N00°17'08"W	12.50'
L40	N00°17'08"W	12.50'
L41	N89°42'52"E	22.00'
L42	N89°42'52"E	50.00'
L42	N89°42'52"E	50.00'
L43	S89°42'52"W	50.00'
L44	S89°42'52"W	22.00'
L45	N00°17'08"W	12.50'
L46	N00°17'08"W	12.50'
L47	N89°42'52"E	22.00'
L48	N89°42'52"E	50.00'
L49	S32°42'28"W	7.81'
L50	S17°29'11"E	10.00'
L51	S72°30'49"W	7.00'
L52	N17°29'11"W	10.00'
L53	N72°30'49"E	7.00'
L54	N44°41'00"E	28.27'
L55	S89°39'07"W	20.25'
L56	N89°49'56"W	37.10'
L57	N90°00'00"W	37.40'
L58	N89°46'59"W	13.22'
L59	S02°19'12"E	100.49'

SEE SHEET 3 OF 9
FOR LINE TAGS L1-L6