

A RESUBDIVISION OF LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1  
SITUATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 1 OF 2

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS HE IS THE OWNER OF LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE RECORDS OF ARAPAHOE COUNTY ON JANUARY 29, 2004 AT RECEPTION NO. B4018879, SITUATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- 1) S89°47'05"W 111.62 FEET TO A POINT OF TANGENT CURVE;
- 2) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°04'09" AN ARC DISTANCE OF 23.58 FEET, THE CHORD OF SAID CURVE BEARS N45°10'51"W 21.23 FEET;
- 3) THENCE N00°08'46"W 229.72 FEET;
- 4) THENCE N89°47'08"E 126.64 FEET;
- 5) THENCE S00°08'46"E 244.74 FEET TO THE POINT OF BEGINNING, CONTAINING 0.710 ACRES OR 30,946 SQUARE FEET, MORE OR LESS.

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA ("CITY");

3) 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, THEIR SUCCESSORS AND ASSIGNS, FURTHER AGREE 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.

5) THE AREA(S) LABELED AS "SANITARY SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, SEW, OPERATE, PATROL, CONTROL, IMPROVE, INSPECT, MONITOR, REMOVE OR REDUCE AND MAINTAIN AND COMPLY WITH ANY MAY BE NEEDED, NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO SANITARY SEWER COLLECTION MAINS AND TRANSMISSION MAINS, LINES AND ALL FACILITIES, FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER THAT ARE NECESSARY TO THE OPERATION OF THE SANITARY SEWER COLLECTION SYSTEM SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON APRIL 11, 2024 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. F4021602.



10. A COMMON ACCESS EASEMENT IS HEREBY DEDICATED OVER ALL OF TRACT A.

**(Advisory Comment)** Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. **Please check these items before sending the plat in for recording.**

PREPARED BY


R.W. BAYER & ASSOCIATES, INC.  
12170 TEJON STREET, UNIT 700  
WESTMINSTER, COLORADO 80234













INFO@RWSURVEYING.COM  
CAD FILE: 24124/24124P.DWG

DATE PREPARED: OCTOBER 14, 2024  
REVISED: FEBRUARY 27, 2025



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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 2 OF 2



- |   |   |
|---|---|
|    | FOUND ALIQUOT MONUMENT AS DESCRIBED   |
|    | FOUND 5/8" REBAR & 1-1/4" ORANGE CAP - PLS 9489                             |
|    | FOUND 5/8" REBAR & 1-1/4" RED CAP - PLS 26958                               |
|    | FOUND 5/8" REBAR & 1-1/4" YELLOW CAP - PLS 24968                            |
|    | SUBDIVISION BOUNDARY  |
|    | LOT BOUNDARY  |
|    | RIGHT OF WAY BOUNDARY   |
|  | ADJOINING LOT BOUNDARY  |
|  | EASEMENT BOUNDARY   |
|  | TIE LINE  |
|  | BLOCK NUMBER  |
|  | PARENTHESES INDICATE DIMENSION PER PLAT OF WINGERT SUBDIVISION FILING NO. 1 |

**SOUTH GALENA STREET**  
59' PUBLIC R.O.W. (BOOK 39 AT PAGE 67, &  
RECEPTION NO. B4018879)

20' WATER LINE EASEMENT  
BOOK 3506 AT PAGE 441

**EAST WARREN AVENUE**

65' PUBLIC R.O.W. (BOOK 12 AT PAGE 50, BOOK 44  
AT PAGE 30, & RECEPTION NO. B4018879)

**POINT OF BEGINNING**  
SOUTHEAST CORNER LOT 2, BLOCK 1  
WINGERT SUBDIVISION FILING NO. 1

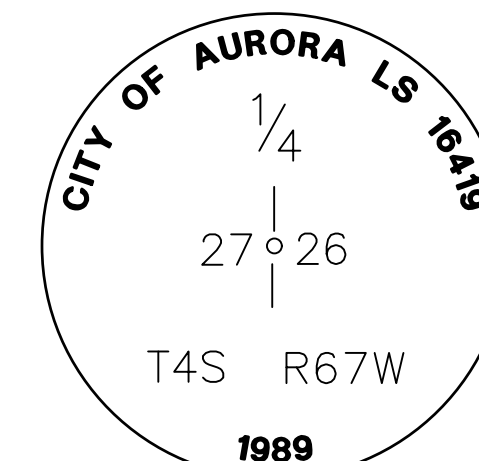
N'ly 30' ROW  
Rec. No. 1952032, Book 44, Page 30?

Added extents of  
right of way  
dedicated in book  
at page 30

**POINT OF COMMENCEMENT:**

S.E. COR N.E. 1/4 SEC. 27 T.4S. R.67W.  
FOUND 3" BRASS CAP - PLS 16419  
0.5' DEEP IN RANGE BOX

STAMPING ON CAP (NOT TO SCALE)



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R.W. BAYER & ASSOCIATES, INC.  
12170 TEJON STREET, UNIT 700  
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(303)452-4433  
INFO@RWB.SURVEYING.COM  
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