

WINDLER MIDTOWN SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4, SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 01 OF 24

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DEDICATIONS:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(SEE LEGAL DESCRIPTION ON SHEET 02 AND 03)

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF WINDLER MIDTOWN SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS:

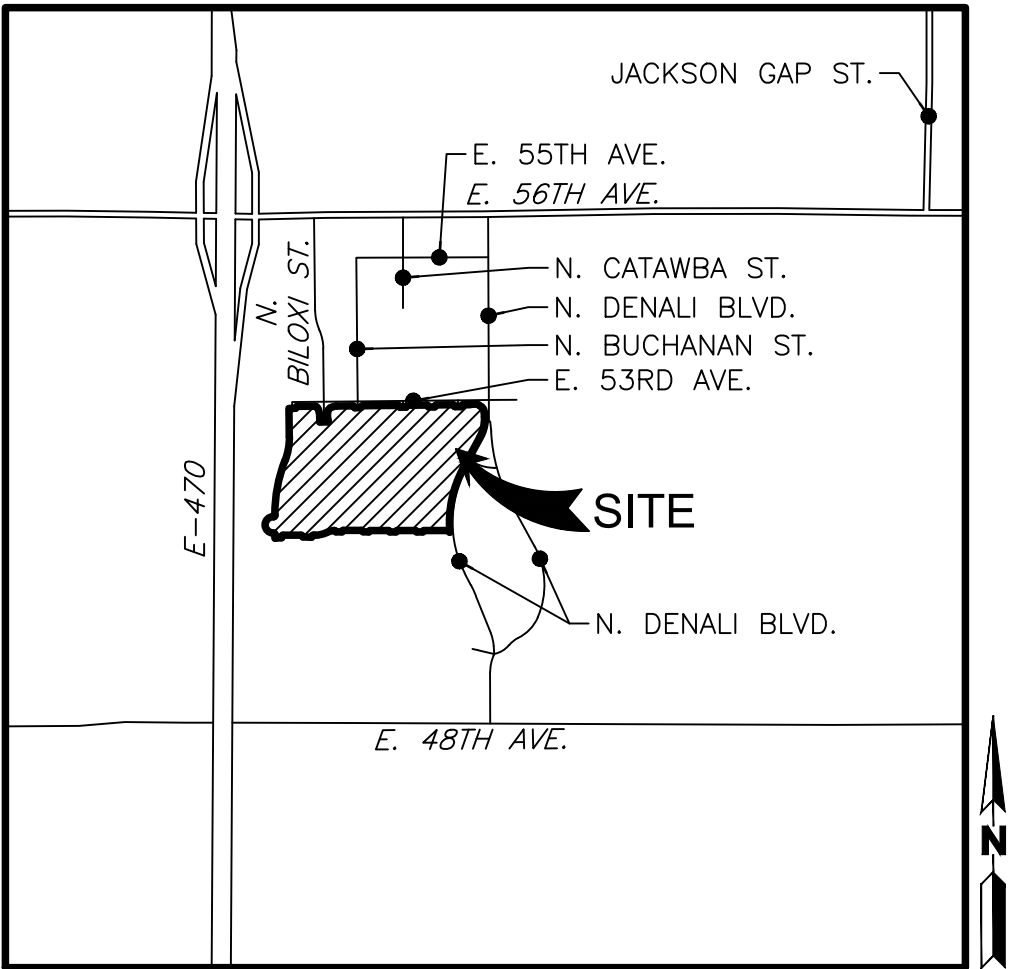
THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

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 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.

THE AREA(S) LABELED "FIRE LANE EASEMENT" ("FIRE LANE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND FACILITIES, AND ALL FIXTURES, DEVICES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A FIRE LANE OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENT; TOGETHER WITH THE RIGHT-OF-WAY FOR INGRESS AND EGRESS OF EMERGENCY AND SERVICE VEHICLES OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENTS, WHICH SAID LANES TO BE DEDICATED AND DESIGNATED AS FIRE LANE EASEMENTS AND EMERGENCY AND SERVICE VEHICLE ROADS; FIRE LANE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY EACH OWNER OF THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA AT NO COST TO THE CITY IN ACCORDANCE WITH CURRENT CITY STANDARDS FOR FIRE LANE EASEMENTS AND SHALL BE POSTED BY SUCH OWNER WITH SIGNS STATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE CITY CODE OF AURORA, COLORADO (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "FIRE LANE FACILITIES"). OWNER ALSO GRANTS THE CITY THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID FIRE LANE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY FIRE LANE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. OWNER HAS RESPONSIBILITY AND LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, CONSTRUCTION OF FIRE LANE FACILITIES AND CONTINUOUS MAINTENANCE OF THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES, AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE FIRE LANE EASEMENT AREA; ALL AT NO COST TO THE CITY. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE FIRE LANE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE EASEMENT OR FIRE LANE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS).



VICINITY MAP

SCALE: 1"=2000'

COVENANTS (CONTINUED):

FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE FIRE LAND EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) 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, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO WATER LINES, WATER MAINS, METERS, FIRE HYDRANTS CONDUITS, VAULTS, METERS, VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND APPURTENANCES THERETO, AND ALL FACILITIES, AND FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE AREAS LABELED AS "WATER EASEMENT" FOR AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS, ARAPAHOE, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

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, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE 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 NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

OWNER: GVP WINDLER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
TITLE: _____

NOTORIAL:

STATE OF COLORADO)
COUNTY OF _____)ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, IT WILL BE EXECUTED BY _____, THE _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 _____.

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.

RICHARD A. NOBBE
PROFESSIONAL L.S. NO. 23899

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.

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS, EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 2024 AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE 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: _____

SHEET 01 OF 24 OCTOBER 30, 2024

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 West Colfax Avenue Lakewood, Colorado 80215
survey@martinmartin.com | 303.431.6100 | martinmartin.com

WINDLER MIDTOWN SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4, SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 02 OF 24

GENERAL 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 UPON THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER QUARTER CORNER OF SAID SECTION 18 BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "WESTWOOD T3S R65W C 1/4 S18 2023 PLS 38004" FROM WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 18 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP, STAMPED "T3S R65W S18/S19 1/4 2021 LS 38058" IS ASSUMED TO BEAR N00°14'34"W, A DISTANCE OF 2652.31 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- 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 A1, B1, C1, D1, E1, F1, G1, H1, I1, J1, K1, L1, M1, N1, O1, P1, Q1, R1, S1, T1, U1, V1, W1, X1, Y1, Z1, AA1, BB1, CC1, DD1, EE1, FF1, GG1, HH1, AND JJ1 ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO EAST 53RD AVENUE, EAST 52ND AVENUE, LONGVIEW DRIVE, NORTH DENALI BOULEVARD, ADDISON STREET, BILOXI STREET, BUCHANNAN STREET, CATAWBA STREET, ROAD B, AND COOLIDGE 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.
- 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.
- ALL LINEAL UNITS ARE U.S. SURVEY FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN ENGINEERING. ALL OWNERSHIP, EASEMENT, AND PUBLIC RECORD INFORMATION WAS BASED ON THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. RND70811264.1 WITH AN EFFECTIVE DATE OF FEBRUARY 06, 2024 AT 5:00 P.M.

LEGAL DESCRIPTION:

A RESUBDIVISION OF A PORTION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4 AS RECORDED AT RECEPTION NUMBER 2024000013716, SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 18, THENCE N87°45'50"W A DISTANCE OF 274.02 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH DENALI BOULEVARD RECORDED AT RECEPTION NO. 2024000006662, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTH DENALI BOULEVARD, 688.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1186.50 FEET, A CENTRAL ANGLE OF 33°15'27", AND A CHORD WHICH BEARS S11°45'38"W A DISTANCE OF 679.08 FEET;
THENCE 29.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 85°04'14", AND A CHORD WHICH BEARS N47°24'12"W A DISTANCE OF 27.04 FEET;
THENCE N89°56'20"W A DISTANCE OF 245.09 FEET;
THENCE 23.79 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°52'47", AND A CHORD WHICH BEARS S44°37'17"W A DISTANCE OF 21.38 FEET;
THENCE N89°33'59"W A DISTANCE OF 64.01 FEET;

THENCE 23.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°17'24", AND A CHORD WHICH BEARS N45°17'37"W A DISTANCE OF 21.08 FEET;
THENCE N89°56'20"W A DISTANCE OF 186.01 FEET;
THENCE 23.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°30'49", AND A CHORD WHICH BEARS S44°48'16"W A DISTANCE OF 21.31 FEET;
THENCE N89°42'46"W A DISTANCE OF 64.00 FEET;
THENCE 23.44 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°32'57", AND A CHORD WHICH BEARS N45°09'51"W A DISTANCE OF 21.13 FEET;
THENCE N89°56'20"W A DISTANCE OF 188.00 FEET;
THENCE 23.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°21'43", AND A CHORD WHICH BEARS S44°52'49"W A DISTANCE OF 21.28 FEET;
THENCE N89°45'56"W A DISTANCE OF 60.00 FEET;
THENCE 23.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°40'09", AND A CHORD WHICH BEARS N45°06'15"W A DISTANCE OF 21.15 FEET;
THENCE N89°56'20"W A DISTANCE OF 189.52 FEET;
THENCE 23.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 91°38'57", AND A CHORD WHICH BEARS S44°14'12"W A DISTANCE OF 21.52 FEET;
THENCE N89°46'26"W A DISTANCE OF 64.03 FEET;
THENCE 24.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 93°01'45", AND A CHORD WHICH BEARS N48°00'43"W A DISTANCE OF 21.77 FEET;
THENCE 81.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 219.50 FEET, A CENTRAL ANGLE OF 21°15'15", AND A CHORD WHICH BEARS S74°50'47"W A DISTANCE OF 80.96 FEET;
THENCE 126.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 280.50 FEET, A CENTRAL ANGLE OF 25°50'31", AND A CHORD WHICH BEARS S77°08'25"W A DISTANCE OF 125.44 FEET;
THENCE N89°56'20"W A DISTANCE OF 16.15 FEET;
THENCE 32.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 93°32'18", AND A CHORD WHICH BEARS S43°17'31"W A DISTANCE OF 29.14 FEET;
THENCE N88°28'36"W A DISTANCE OF 90.82 FEET;
THENCE 30.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 86°53'44", AND A CHORD WHICH BEARS N46°29'28"W A DISTANCE OF 27.51 FEET;
THENCE N89°56'20"W A DISTANCE OF 187.27 FEET;
THENCE 24.25 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 92°37'00", AND A CHORD WHICH BEARS S43°45'11"W A DISTANCE OF 21.69 FEET;
THENCE 11.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1265.25 FEET, A CENTRAL ANGLE OF 00°32'09", AND A CHORD WHICH BEARS S02°49'24"E A DISTANCE OF 11.83 FEET;
THENCE S86°54'32"W A DISTANCE OF 68.00 FEET;
THENCE 38.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1333.25 FEET, A CENTRAL ANGLE OF 01°38'21", AND A CHORD WHICH BEARS N02°16'18"W A DISTANCE OF 38.14 FEET;
THENCE 21.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 88°29'13", AND A CHORD WHICH BEARS N45°41'43"W A DISTANCE OF 19.54 FEET;
THENCE N89°56'20"W A DISTANCE OF 2.47 FEET;
THENCE 268.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.50 FEET, A CENTRAL ANGLE OF 180°00'00", AND A CHORD WHICH BEARS N00°03'40"E A DISTANCE OF 171.00 FEET;
THENCE S89°56'20"E A DISTANCE OF 2.00 FEET;
THENCE 21.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS N45°03'40"E A DISTANCE OF 19.80 FEET;
THENCE N00°03'40"E A DISTANCE OF 11.14 FEET;
THENCE 572.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1555.25 FEET, A CENTRAL ANGLE OF 21°05'53", AND A CHORD WHICH BEARS N10°36'37"E A DISTANCE OF 569.46 FEET;
THENCE 252.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 664.00 FEET, A CENTRAL ANGLE OF 21°44'47", AND A CHORD WHICH BEARS N10°17'10"E A DISTANCE OF 250.51 FEET;
THENCE N00°35'14"W A DISTANCE OF 297.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 53RD AVENUE RECORDED AT RECEPTION NO. 2024000013716;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THIRTY-FIVE (35) CONSECUTIVE COURSES;
1) N89°25'48"E A DISTANCE OF 68.00 FEET;
2) THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A

RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS N44°24'46"E A DISTANCE OF 28.28 FEET;
3) THENCE N89°24'46"E A DISTANCE OF 178.70 FEET;
4) THENCE 20.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 40°46'20", AND A CHORD WHICH BEARS S70°12'04"E A DISTANCE OF 20.55 FEET;
5) THENCE 23.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 52.50 FEET, A CENTRAL ANGLE OF 25°31'53", AND A CHORD WHICH BEARS S38°48'46"E A DISTANCE OF 23.20 FEET;
6) THENCE 90.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 177.50 FEET, A CENTRAL ANGLE OF 29°14'52", AND A CHORD WHICH BEARS S11°25'23"E A DISTANCE OF 89.63 FEET;
7) THENCE 50.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1460.50 FEET, A CENTRAL ANGLE OF 01°59'43", AND A CHORD WHICH BEARS S01°30'21"E A DISTANCE OF 50.86 FEET;
8) THENCE N89°29'31"E A DISTANCE OF 88.44 FEET;
9) THENCE 16.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 837.50 FEET, A CENTRAL ANGLE OF 01°07'36", AND A CHORD WHICH BEARS N05°05'34"W A DISTANCE OF 16.47 FEET;
10) THENCE N05°39'22"W A DISTANCE OF 48.07 FEET;
11) THENCE N01°52'25"W A DISTANCE OF 17.98 FEET;
12) THENCE 41.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.50 FEET, A CENTRAL ANGLE OF 27°34'26", AND A CHORD WHICH BEARS N11°54'48"E A DISTANCE OF 40.75 FEET;
13) THENCE 36.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.50 FEET, A CENTRAL ANGLE OF 37°51'49", AND A CHORD WHICH BEARS N44°37'55"E A DISTANCE OF 36.01 FEET;
14) THENCE 63.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 177.50 FEET, A CENTRAL ANGLE OF 20°23'31", AND A CHORD WHICH BEARS N73°45'35"E A DISTANCE OF 62.84 FEET;
15) THENCE N89°24'46"E A DISTANCE OF 169.63 FEET;
16) THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS S45°35'14"E A DISTANCE OF 28.28 FEET;
17) THENCE N89°24'46"E A DISTANCE OF 64.00 FEET;
18) THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS N44°24'46"E A DISTANCE OF 28.28 FEET;
19) THENCE N89°24'46"E A DISTANCE OF 367.50 FEET;
20) THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS S45°35'14"E A DISTANCE OF 28.28 FEET;
21) THENCE N89°24'46"E A DISTANCE OF 64.00 FEET;
22) THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS N44°24'46"E A DISTANCE OF 28.28 FEET;
23) THENCE N89°24'46"E A DISTANCE OF 194.32 FEET;
24) THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS S45°35'14"E A DISTANCE OF 28.28 FEET;
25) THENCE N89°24'46"E A DISTANCE OF 64.00 FEET;
26) THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS N44°24'46"E A DISTANCE OF 28.28 FEET;
27) THENCE N89°24'46"E A DISTANCE OF 170.01 FEET;
28) THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS S45°35'14"E A DISTANCE OF 28.28 FEET;
29) THENCE N89°24'46"E A DISTANCE OF 64.00 FEET;
30) THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS N44°24'46"E A DISTANCE OF 28.28 FEET;
31) THENCE N89°24'46"E A DISTANCE OF 52.66 FEET;
32) THENCE 22.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.50 FEET, A CENTRAL ANGLE OF 06°19'33", AND A CHORD WHICH BEARS N86°15'00"E A DISTANCE OF 22.13 FEET;

SHEET 02 OF 24 OCTOBER 30, 2024

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CONSULTING ENGINEERS

12499 West Colfax Avenue Lakewood, Colorado 80215
survey@martinmartin.com | 303.431.6100 | martinmartin.com

WINDLER MIDTOWN SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4, SITUATED IN THE
WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 03 OF 24

LEGAL DESCRIPTION (CONTINUED):

33) THENCE N83°05'13"E A DISTANCE OF 39.04 FEET;
34) THENCE 60.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 82.50 FEET, A CENTRAL ANGLE OF 41°45'46", AND A CHORD WHICH BEARS S76°01'54"E A DISTANCE OF 58.81 FEET;
35) THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S55°09'01"E A DISTANCE OF 21.31 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTH DENALI BOULEVARD;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) CONSECUTIVE COURSES;
1) 70.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 77.00 FEET, A CENTRAL ANGLE OF 52°19'35", AND A CHORD WHICH BEARS S28°59'15"E A DISTANCE OF 67.90 FEET;
2) THENCE S02°49'28"E A DISTANCE OF 48.12 FEET;
3) THENCE 220.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 404.50 FEET, A CENTRAL ANGLE OF 31°12'50", AND A CHORD WHICH BEARS S12°46'57"W A DISTANCE OF 217.65 FEET;
4) THENCE S28°23'22"W A DISTANCE OF 208.78 FEET;
5) THENCE 33.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 95°55'00", AND A CHORD WHICH BEARS S76°20'52"W A DISTANCE OF 29.71 FEET;
6) THENCE S34°18'22"W A DISTANCE OF 64.00 FEET;
7) THENCE S55°41'38"E A DISTANCE OF 1.24 FEET;
8) THENCE 8.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 232.00 FEET, A CENTRAL ANGLE OF 02°09'50", AND A CHORD WHICH BEARS S56°46'33"E A DISTANCE OF 8.76 FEET;
9) THENCE 30.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 86°14'50", AND A CHORD WHICH BEARS S14°44'03"E A DISTANCE OF 27.34 FEET;
10) THENCE S28°23'22"W A DISTANCE OF 55.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 57.480 ACRES OR 2,503,840 SQUARE FEET, MORE OR LESS.

ALL LINEAL UNITS ARE IN U.S. SURVEY FEET.

TRACT USE TABLE

TRACT/ BLOCK	AREA (AC.)	AREA (S.F.)	OWNERSHIP/MAINTENANCE	USE*
TRACT A1	2.192	95,487	HOME OWNERS ASSOCIATION	OS/D/P
TRACT B1	0.538	23,422	HOME OWNERS ASSOCIATION	OS/D
TRACT C1	0.613	26,681	HOME OWNERS ASSOCIATION	OS/D
TRACT D1	0.100	4,370	HOME OWNERS ASSOCIATION	OS/D
TRACT E1	0.771	33,567	HOME OWNERS ASSOCIATION	OS/D
TRACT F1	0.101	4,391	HOME OWNERS ASSOCIATION	OS/D
TRACT G1	0.102	4,446	HOME OWNERS ASSOCIATION	OS/D
TRACT H1	0.088	3,820	HOME OWNER'S ASSOCIATION	OS/D
TRACT I1	0.093	4,043	HOME OWNER'S ASSOCIATION	OS/D
TRACT J1	0.161	6,993	HOME OWNER'S ASSOCIATION	OS/D
TRACT K1	0.176	7,676	HOME OWNER'S ASSOCIATION	A/S
TRACT L1	0.100	4,340	HOME OWNER'S ASSOCIATION	A/S
TRACT M1	0.100	4,373	HOME OWNER'S ASSOCIATION	A/S
TRACT N1	0.442	19,254	HOME OWNER'S ASSOCIATION	A/W/S
TRACT O1	0.422	18,402	HOME OWNER'S ASSOCIATION	A/W/S
TRACT P1	0.440	19,152	HOME OWNER'S ASSOCIATION	A/W/S
TRACT Q1	0.329	14,338	HOME OWNER'S ASSOCIATION	A/W/S
TRACT R1	0.269	11,708	HOME OWNER'S ASSOCIATION	A/W/S
TRACT S1	0.254	11,083	HOME OWNER'S ASSOCIATION	A/W/S
TRACT T1	0.010	447	HOME OWNER'S ASSOCIATION	OS/D
TRACT U1	0.268	11,695	HOME OWNER'S ASSOCIATION	OS/D
TRACT V1	0.010	446	HOME OWNER'S ASSOCIATION	OS/D
TRACT W1	0.008	332	HOME OWNER'S ASSOCIATION	OS/D
TRACT X1	0.158	6,898	HOME OWNER'S ASSOCIATION	OS/D
TRACT Y1	0.286	12,465	HOME OWNER'S ASSOCIATION	OS/D
TRACT Z1	0.100	4,340	HOME OWNER'S ASSOCIATION	A/W/S
TRACT AA1	0.125	5,430	HOME OWNER'S ASSOCIATION	A/W/S
TRACT BB1	0.082	3,592	HOME OWNER'S ASSOCIATION	OS/D
TRACT CC1	0.049	2,133	HOME OWNER'S ASSOCIATION	OS/D
TRACT DD1	0.328	14,302	HOME OWNER'S ASSOCIATION	OS/A
TRACT EE1	0.614	26,725	HOME OWNER'S ASSOCIATION	OS
TRACT FF1	0.492	21,447	HOME OWNER'S ASSOCIATION	OS
TRACT GG1	0.190	8,294	HOME OWNER'S ASSOCIATION	OS
TRACT HH1	0.452	19,692	HOME OWNER'S ASSOCIATION	OS
TRACT JJ2	0.251	10,948	HOME OWNER'S ASSOCIATION	OS

* OS=OPEN SPACE; A=ACCESS; D=DRAINAGE; U=UTILITY; W=WATER; S=SANITARY;
P=PUBLIC LAND

A RESUBDIVISION OF A PORTION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4, SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,

N. BUCHANAN ST. CITY OF AURORA, COUNTY OF ADAMS, N 1/4 COR., SEC. 18, T3S,
(72.5' R.O.W.) STATE OF COLORADO R65W, 6TH P.M., FOUND
(REC. #2024000013716) SHEET 04 OF 24 30" LONG #6 REBAR W/
3 - 1/4" ALUMINUM CAP

TRACT G
WINDLER SUBDIVISION
FILING NO. 4
(REC. #2024000013716)

E. 53RD AVE.
(90.5' R.O.W.)
(REC. #2024000013716)

N 1/4 COR., SEC. 18, T3S,
R65W, 6TH P.M., FOUND
30" LONG #6 REBAR W/
3-1/4" ALUMINUM CAP
FLUSH WITH GROUND
STAMPED "WESTWOOD T3S
R65W 1/4 S7/S18 2024
PLS 38004"

PROPERTY LINE
RIGHT-OF-WAY LINE
SECTION LINE
LOT LINE
SHEET BREAK LINE
SHEET NUMBERS

01

FOUND #5 REBAR, 18" LONG
W/ 1-1/4" YELLOW PLASTIC CAP
STAMPED "PLS #38004"

SET #4 REBAR W/
1" YELLOW PLASTIC CAP
PLS #23899

SECTION CORNER

NOTE:
SEE SHEET 05 FOR
BOUNDARY LINE & CURVE TABLES

C 1/4 COR., SEC. 18,
T3S, R65W, 6TH P.M.,
FOUND NO. 6 REBAR
W/ 3-1/4" ALUMINUM CAP
STAMPED "WESTWOOD T3S
R65W C 1/4 S18
2023 PLS 38004"

POINT OF BEGINNING

N. DENALI BLVD.
(65, R.O.W.) 06662
#202400006662
(REC.)

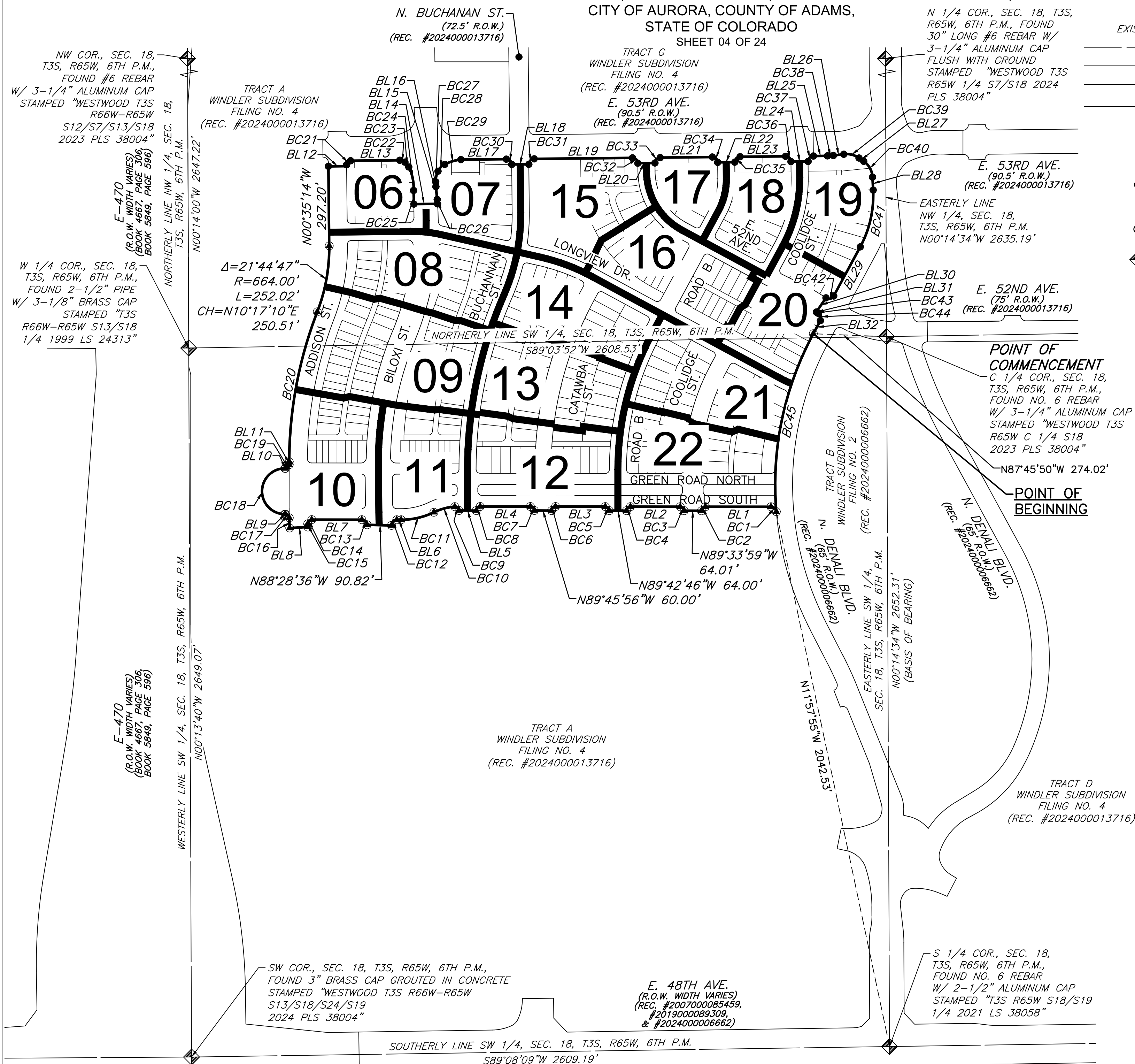
TRACT D
WINDLER SUBDIVISION
FILING NO. 4
(REC. #2024000013716)

S 1/4 COR., SEC. 18,
 T3S, R65W, 6TH P.M.,
 FOUND NO. 6 REBAR
 W/ 2-1/2" ALUMINUM CAP
 STAMPED "T3S R65W S18/S19
 1/4 2021 LS 38058"

250 125 0 250 500
SCALE: 1"=250'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

SHEET 04 OF 24 OCTOBER 30, 2024
MARTIN/MARTIN
CONSULTING ENGINEERS

12499 West Colfax Avenue Lakewood, Colorado 80215
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WINDLER MIDTOWN SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4, SITUATED IN THE
WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 05 OF 24

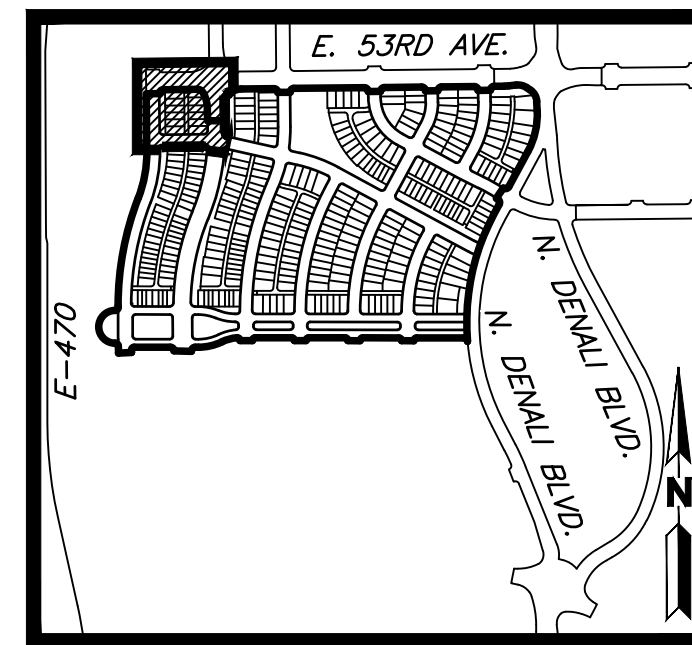
BOUNDARY CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
BC1	85°04'14"	20.00'	29.70'	N47°24'12"W	27.04'
BC2	90°52'47"	15.00'	23.79'	S44°37'17"W	21.38'
BC3	89°17'24"	15.00'	23.38'	N45°17'37"W	21.08'
BC4	90°30'49"	15.00'	23.70'	S44°48'16"W	21.31'
BC5	89°32'57"	15.00'	23.44'	N45°09'51"W	21.13'
BC6	90°21'43"	15.00'	23.66'	S44°52'49"W	21.28'
BC7	89°40'09"	15.00'	23.48'	N45°06'15"W	21.15'
BC8	91°38'57"	15.00'	23.99'	S44°14'12"W	21.52'
BC9	93°01'45"	15.00'	24.35'	N48°00'43"W	21.77'
BC10	21°15'15"	219.50'	81.42'	S74°50'47"W	80.96'
BC11	25°50'31"	280.50'	126.51'	N77°08'25"E	125.44'
BC12	93°32'18"	20.00'	32.65'	S43°17'31"W	29.14'
BC13	86°53'44"	20.00'	30.33'	N46°29'28"W	27.51'
BC14	92°37'00"	15.00'	24.25'	S43°45'11"W	21.69'
BC15	0°32'09"	1265.25'	11.83'	S02°49'24"E	11.83'
BC16	1°38'21"	1333.25'	38.14'	S02°16'18"E	38.14'
BC17	88°29'13"	14.00'	21.62'	N45°41'43"W	19.54'
BC18	180°00'00"	85.50'	268.61'	S00°03'40"W	171.00'
BC19	90°00'00"	14.00'	21.99'	N45°03'40"E	19.80'
BC20	21°05'53"	1555.25'	572.69'	S10°36'37"W	569.46'
BC21	90°00'00"	20.00'	31.42'	S44°24'46"W	28.28'
BC22	40°46'20"	29.50'	20.99'	N70°12'04"W	20.55'
BC23	25°31'53"	52.50'	23.39'	N38°48'46"W	23.20'
BC24	29°14'52"	177.50'	90.61'	N11°25'23"W	89.63'
BC25	1°59'43"	1460.50'	50.86'	N01°30'21"W	50.86'
BC26	1°07'36"	837.50'	16.47'	N05°05'34"W	16.47'
BC27	27°34'26"	85.50'	41.15'	S11°54'48"W	40.75'
BC28	37°51'49"	55.50'	36.68'	S44°37'55"W	36.01'
BC29	20°23'31"	177.50'	63.17'	S73°45'35"W	62.84'
BC30	90°00'00"	20.00'	31.42'	N45°35'14"W	28.28'
BC31	90°00'00"	20.00'	31.42'	S44°24'46"W	28.28'
BC32	90°00'00"	20.00'	31.42'	N45°35'14"W	28.28'
BC33	90°00'00"	20.00'	31.42'	S44°24'46"W	28.28'
BC34	90°00'00"	20.00'	31.42'	N45°35'14"W	28.28'
BC35	90°00'00"	20.00'	31.42'	S44°24'46"W	28.28'
BC36	90°00'00"	20.00'	31.42'	N45°35'14"W	28.28'
BC37	90°00'00"	20.00'	31.42'	S44°24'46"W	28.28'
BC38	6°19'33"	200.50'	22.14'	N86°15'00"E	22.13'
BC39	41°45'46"	82.50'	60.13'	N76°01'54"W	58.81'
BC40	52°19'35"	77.00'	70.32'	N28°59'15"W	67.90'

BOUNDARY CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
BC41	31°12'50"	404.50'	220.36'	N12°46'57"E	217.65'
BC42	95°55'00"	20.00'	33.48'	N76°20'52"E	29.71'
BC43	2°09'50"	232.00'	8.76'	S56°46'33"E	8.76'
BC44	86°14'50"	20.00'	30.11'	N14°44'03"W	27.34'
BC45	33°15'27"	1186.50'	688.71'	S11°45'38"W	679.08'

BOUNDARY LINE TABLE		
NUMBER	DIRECTION	LENGTH
BL1	N89°56'20"W	245.09'
BL2	N89°56'20"W	186.01'
BL3	N89°56'20"W	188.00'
BL4	N89°56'20"W	189.52'
BL5	N89°46'26"W	64.03'
BL6	N89°56'20"W	16.15'
BL7	N89°56'20"W	187.27'
BL8	N86°54'32"E	68.00'
BL9	S89°56'20"E	2.47'
BL10	N89°56'20"W	2.00'
BL11	S00°03'40"W	11.14'
BL12	N89°25'48"E	68.00'
BL13	N89°24'46"E	178.70'
BL14	N89°29'31"E	88.44'
BL15	N05°39'22"W	48.07'
BL16	N01°52'25"W	17.98'
BL17	N89°24'46"E	169.63'
BL18	N89°24'46"E	64.00'
BL19	N89°24'46"E	367.50'
BL20	N89°24'46"E	64.00'
BL21	N89°24'46"E	194.32'
BL22	N89°24'46"E	64.00'
BL23	N89°24'46"E	170.01'
BL24	N89°24'46"E	64.00'
BL25	N89°24'46"E	52.66'
BL26	N83°05'13"E	39.04'
BL27	S55°09'01"E	21.31'
BL28	S02°49'28"E	48.12'
BL29	S28°23'22"W	208.78'
BL30	S34°18'22"W	64.00'
BL31	S55°41'38"E	1.24'
BL32	S28°23'22"W	55.80'

WINDLER MIDTOWN SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4, SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 06 OF 24



KEYMAP

SCALE: 1"=1000'

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

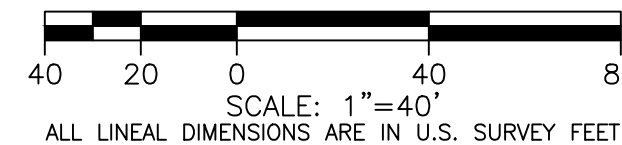
- POINT OF CURVATURE/INTERSECTION
- FOUND #5 REBAR, 18" LONG W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS #38004"
- ⊙ SET #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ◆ SECTION CORNER

EASEMENT LEGEND:

UE - UTILITY EASEMENT
WE - WATER EASEMENT
SE - SANITARY SEWER EASEMENT
WSE - WATER & SANITARY SEWER EASEMENT

TRACT USE LEGEND:

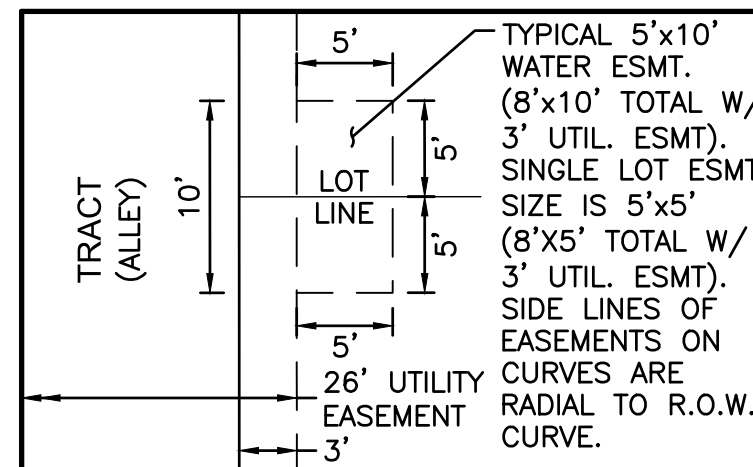
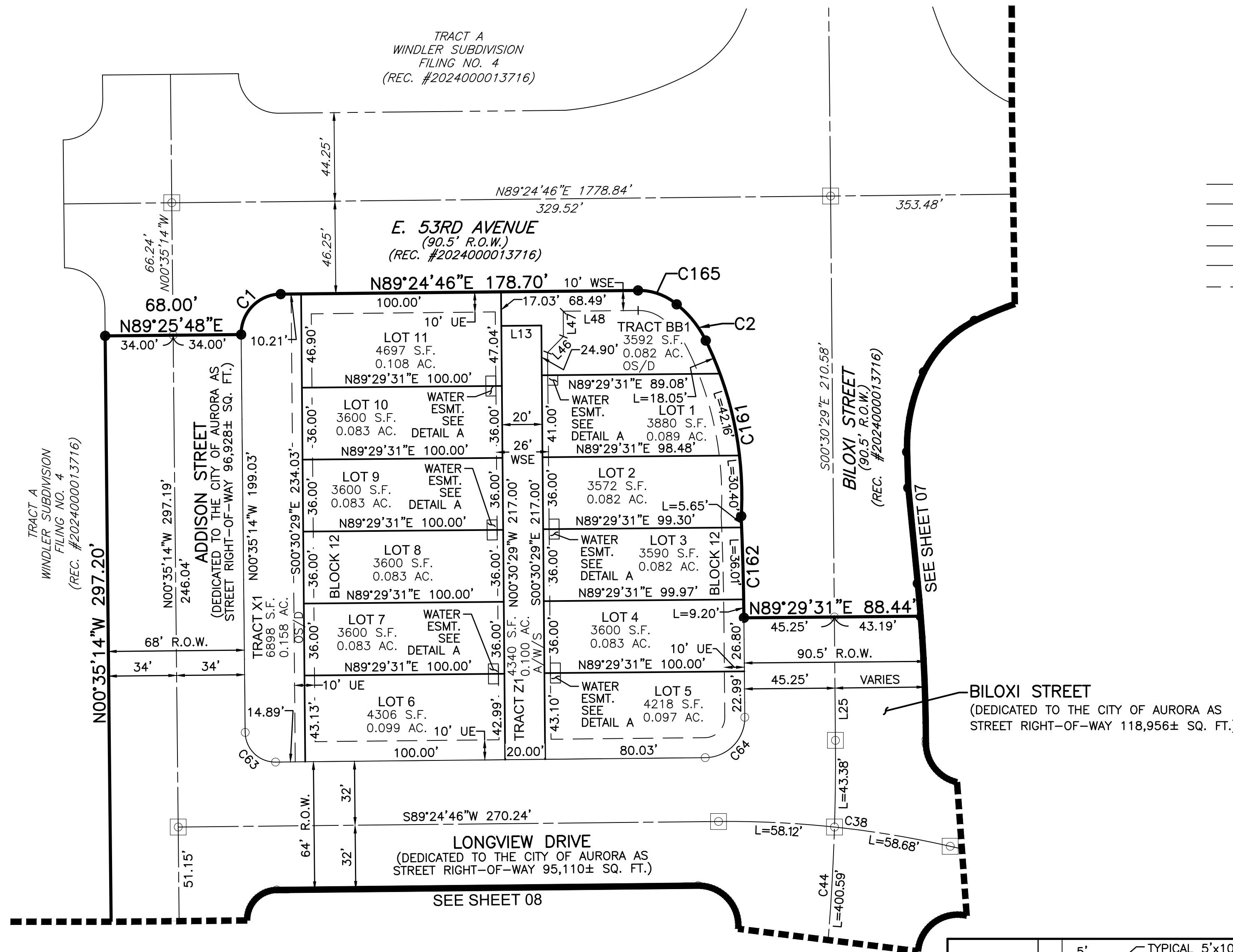
OS - OPEN SPACE
EA - EMERGENCY ACCESS
PA - PUBLIC ACCESS
D - DRAINAGE
U - UTILITY EASEMENT
P - PARK



SHEET 06 OF 24 OCTOBER 30, 2024

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12499 West Colfax Avenue Lakewood, Colorado 80215
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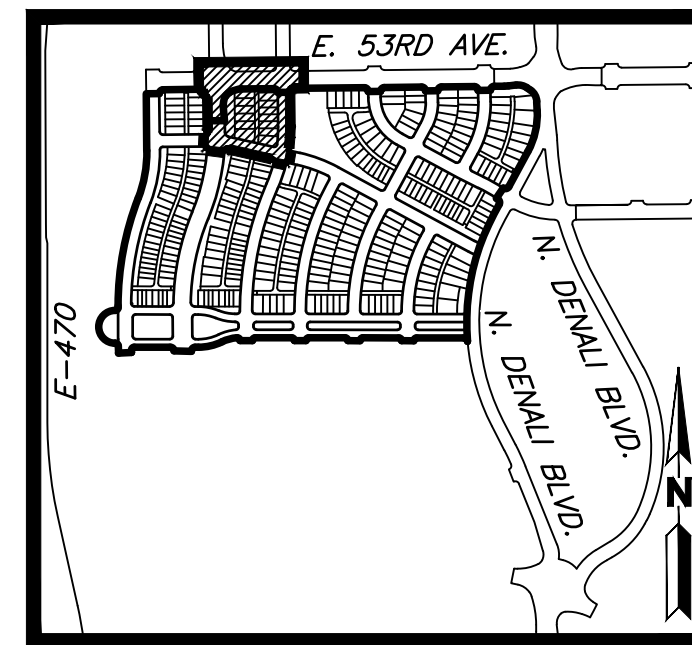


DETAIL A

SCALE: 1"=10'

WINDLER MIDTOWN SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4, SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 07 OF 24



KEYMAP
SCALE: 1"=1000'

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

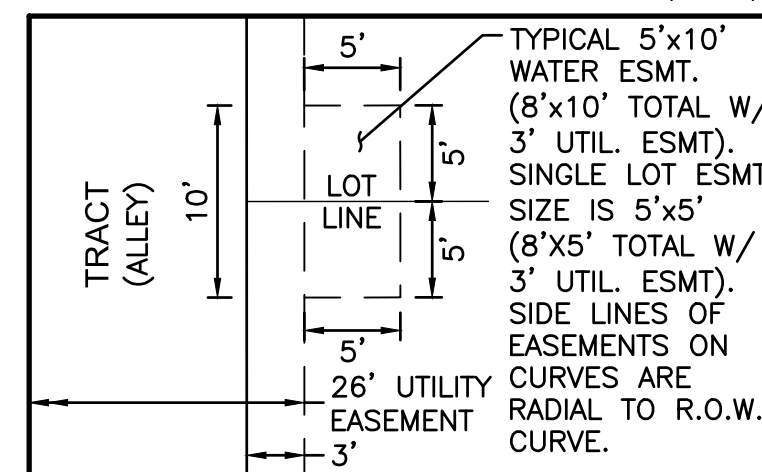
- POINT OF CURVATURE/INTERSECTION
- FOUND #5 REBAR, 18" LONG W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS #38004"
- SET #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ◆ SECTION CORNER

EASEMENT LEGEND:

UE - UTILITY EASEMENT
WE - WATER EASEMENT
SE - SANITARY SEWER EASEMENT
WSE - WATER & SANITARY SEWER EASEMENT

TRACT USE LEGEND:

OS - OPEN SPACE
EA - EMERGENCY ACCESS
PA - PUBLIC ACCESS
D - DRAINAGE
U - UTILITY EASEMENT
P - PARK



DETAIL A
SCALE: 1"=10'

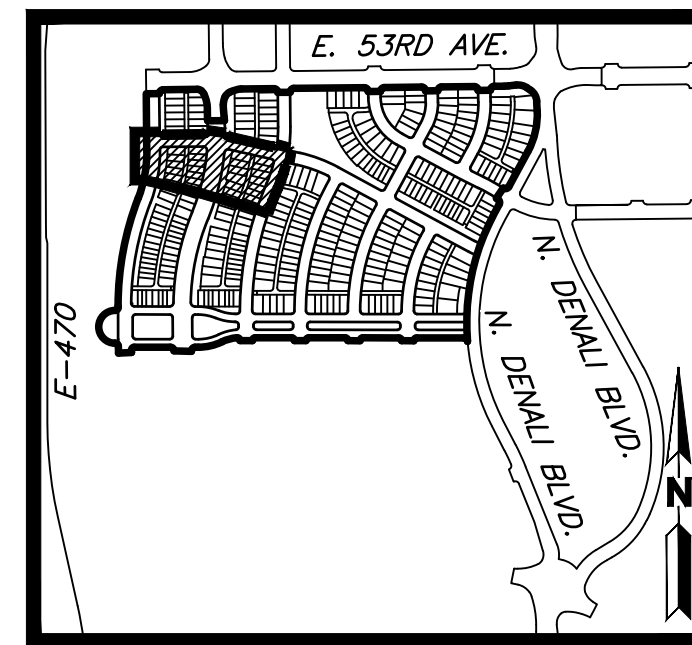
40 20 0 40 80
SCALE: 1"=40'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

SHEET 07 OF 24 OCTOBER 30, 2024
MARTIN/MARTIN
CONSULTING ENGINEERS

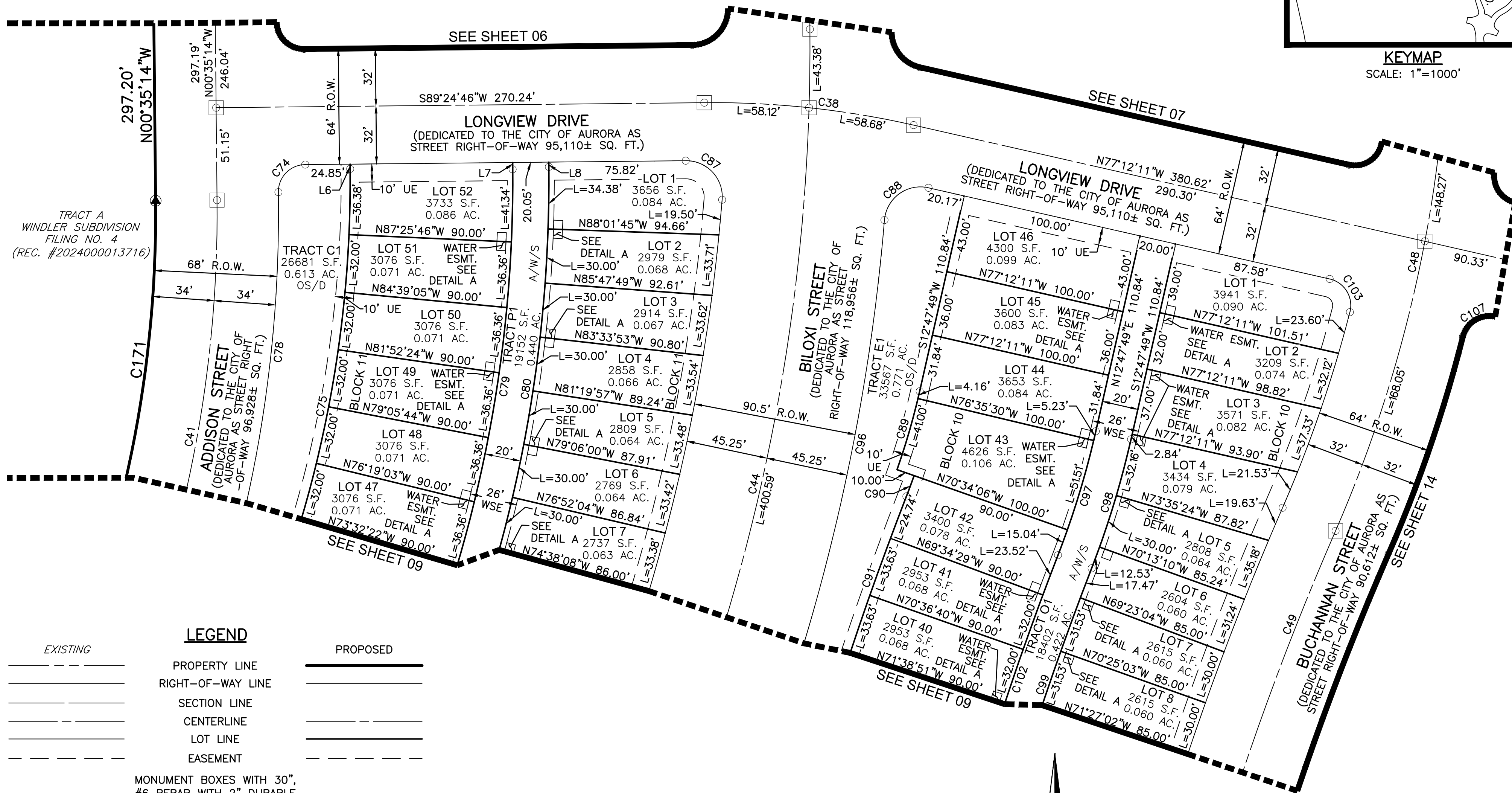
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WINDLER MIDTOWN SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4, SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 08 OF 24



KEYMAP
SCALE: 1"=1000'



LEGEND

EXISTING

PROPOSED

PROPERTY LINE
RIGHT-OF-WAY LINE
SECTION LINE
CENTERLINE
LOT LINE
EASEMENT

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

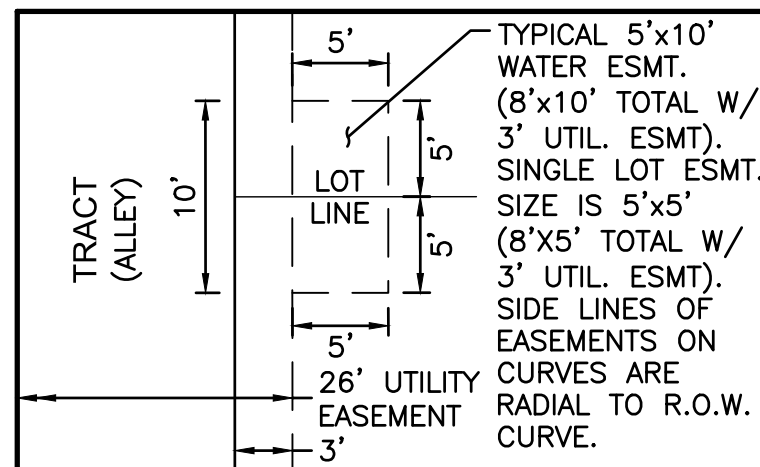
- POINT OF CURVATURE/INTERSECTION
- FOUND #5 REBAR, 18" LONG W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS #38004"
- ⊙ SET #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ◆ SECTION CORNER

EASEMENT LEGEND:

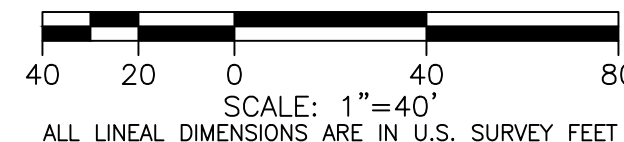
UE - UTILITY EASEMENT
WE - WATER EASEMENT
SE - SANITARY SEWER EASEMENT
WSE - WATER & SANITARY SEWER EASEMENT

TRACT USE LEGEND:

OS - OPEN SPACE
EA - EMERGENCY ACCESS
PA - PUBLIC ACCESS
D - DRAINAGE
U - UTILITY EASEMENT
P - PARK



DETAIL A
SCALE: 1"=10'

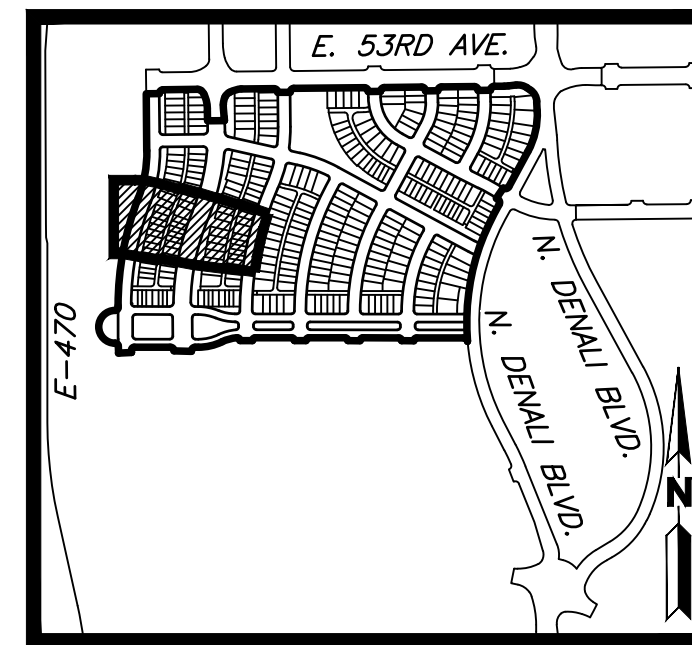


SHEET 08 OF 24 OCTOBER 30, 2024
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A RESUBDIVISION OF A PORTION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4, SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 09 OF 24



KEYMAP
SCALE: 1"=1000'

TRACT A
WINDLER SUBDIVISION
FILING NO. 4
(REC. #2024000013716)

$\Delta=21^{\circ}05'53''$
 $R=1555.25'$
 $L=572.69'$
 $CH=N10^{\circ}36'37''E$
 $569.46'$

W 1/4 COR.,
SEC. 18,
T3S, R65W,
6TH P.M.,
FOUND
2-1/2" PIPE
W/ 3-1/8"
BRASS CAP
STAMPED "T3S
R66W-R65W
S13/S18
1/4 1999
LS 24313"

ADDISON STREET
(DEDICATED TO THE CITY OF AURORA AS
STREET RIGHT-OF-WAY 96.928± SQ. FT.)

BILOXI STREET
(DEDICATED TO THE CITY OF AURORA AS
STREET RIGHT-OF-WAY 118.956± SQ. FT.)

BUCHANAN STREET
(DEDICATED TO THE CITY OF AURORA AS
STREET RIGHT-OF-WAY 90.612± SQ. FT.)

LEGEND

EXISTING

PROPOSED

PROPERTY LINE
RIGHT-OF-WAY LINE
SECTION LINE
CENTERLINE
LOT LINE
EASEMENT

MONUMENT BOXES WITH 30",
#6 REBAR WITH 2" DURABLE
METAL CAP BEARING THE
REGISTRATION NUMBER OF THE
RESPONSIBLE SURVEYOR, TO BE
SET AFTER CONSTRUCTION IS
COMPLETED PER SEC. 147-47
AURORA CITY CODE AND PER
SEC. 38-51-105-9 (A&B)
COLORADO REVISED STATUTES.

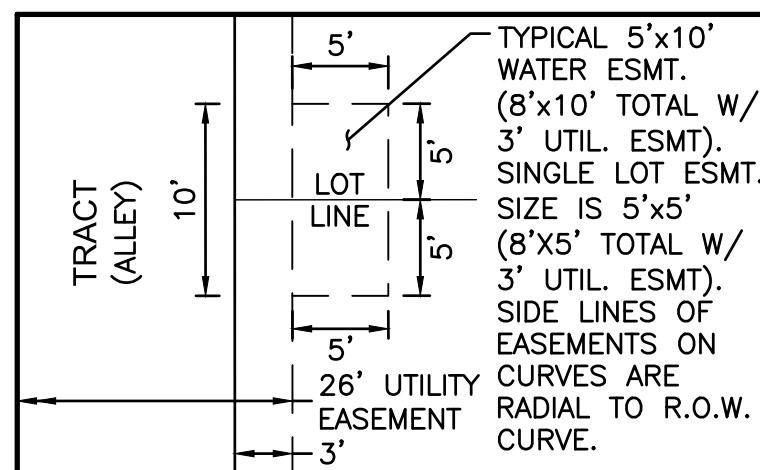
- POINT OF CURVATURE/INTERSECTION
- FOUND #5 REBAR, 18" LONG W/ 1-1/4"
YELLOW PLASTIC CAP STAMPED "PLS #38004"
- ⊙ SET #4 REBAR W/ 1" YELLOW
PLASTIC CAP PLS #23899
- ◆ SECTION CORNER

EASEMENT LEGEND:

UE - UTILITY EASEMENT
WE - WATER EASEMENT
SE - SANITARY SEWER
EASEMENT
WSE - WATER & SANITARY
SEWER EASEMENT

TRACT USE LEGEND:

OS - OPEN SPACE
EA - EMERGENCY ACCESS
PA - PUBLIC ACCESS
D - DRAINAGE
U - UTILITY EASEMENT
P - PARK



DETAIL A
SCALE: 1"=10'

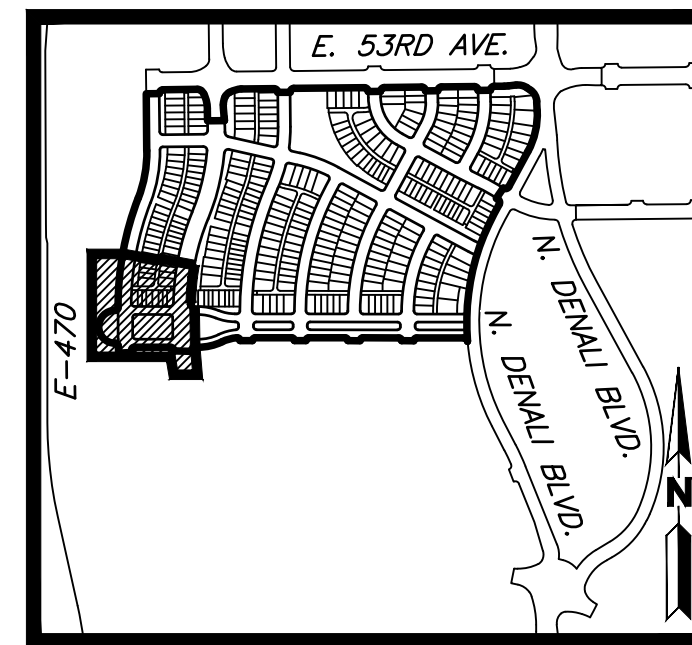
40 20 0 40 80
SCALE: 1"=40'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

SHEET 09 OF 24 OCTOBER 30, 2024
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SHEET 10 OF 24



KEYMAP
SCALE: 1"=1000'

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

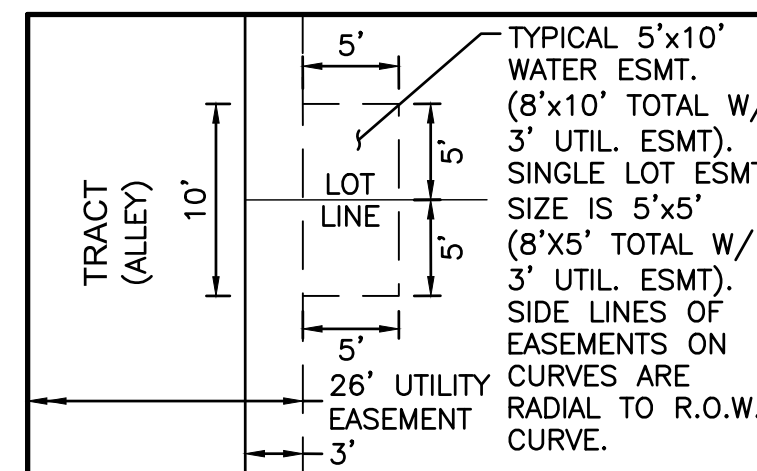
- POINT OF CURVATURE/INTERSECTION
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- ◆ SECTION CORNER

EASEMENT LEGEND:

UE - UTILITY EASEMENT
WE - WATER EASEMENT
SE - SANITARY SEWER EASEMENT
WSE - WATER & SANITARY SEWER EASEMENT

TRACT USE LEGEND:

OS - OPEN SPACE
EA - EMERGENCY ACCESS
PA - PUBLIC ACCESS
D - DRAINAGE
U - UTILITY EASEMENT
P - PARK



DETAIL A
SCALE: 1"=10'

SCALE: 1"=40'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

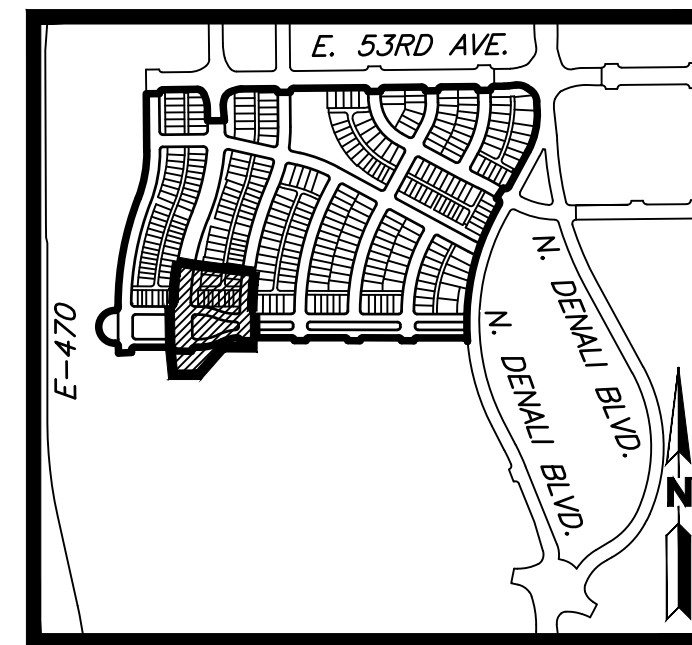
SHEET 10 OF 24 OCTOBER 30, 2024

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SHEET 11 OF 24



KEYMAP
SCALE: 1"=1000'

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---

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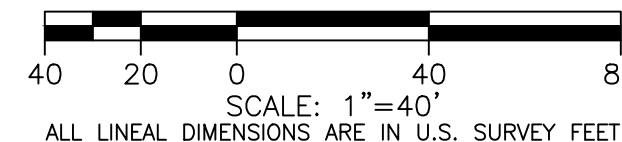
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EASEMENT LEGEND:

UE - UTILITY EASEMENT
WE - WATER EASEMENT
SE - SANITARY SEWER EASEMENT
WSE - WATER & SANITARY SEWER EASEMENT

TRACT USE LEGEND:

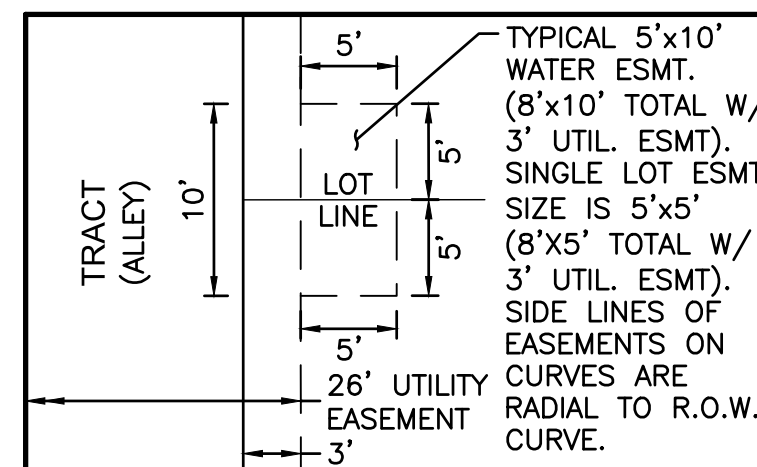
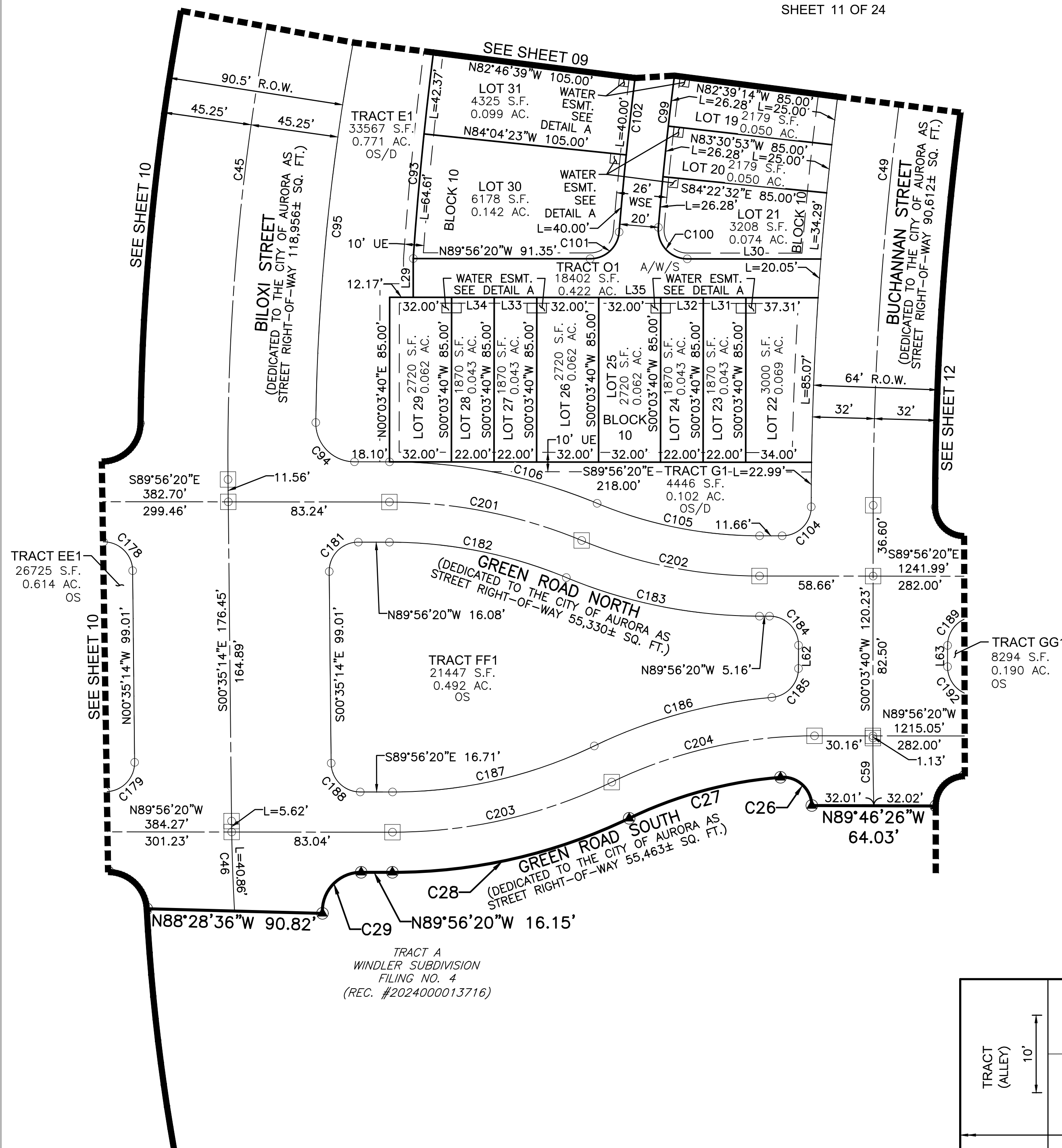
OS - OPEN SPACE
EA - EMERGENCY ACCESS
PA - PUBLIC ACCESS
D - DRAINAGE
U - UTILITY EASEMENT
P - PARK



SHEET 11 OF 24 OCTOBER 30, 2024

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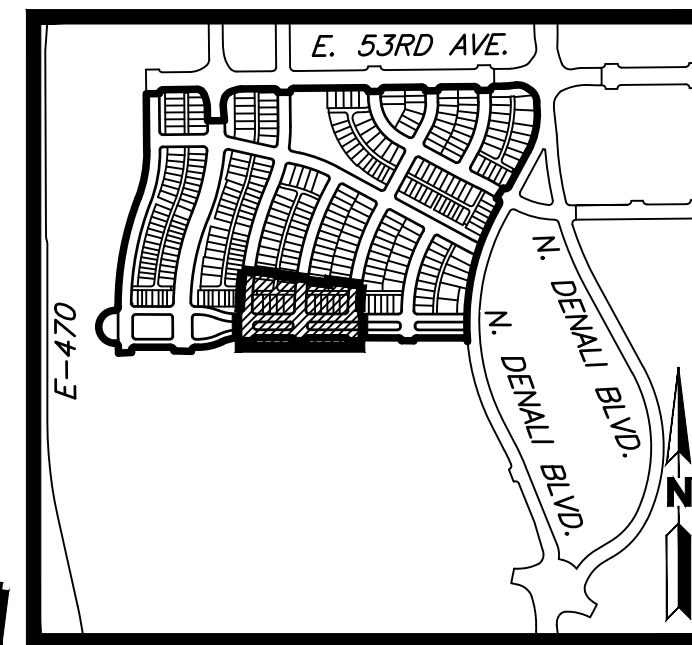


DETAIL A
SCALE: 1"=10'

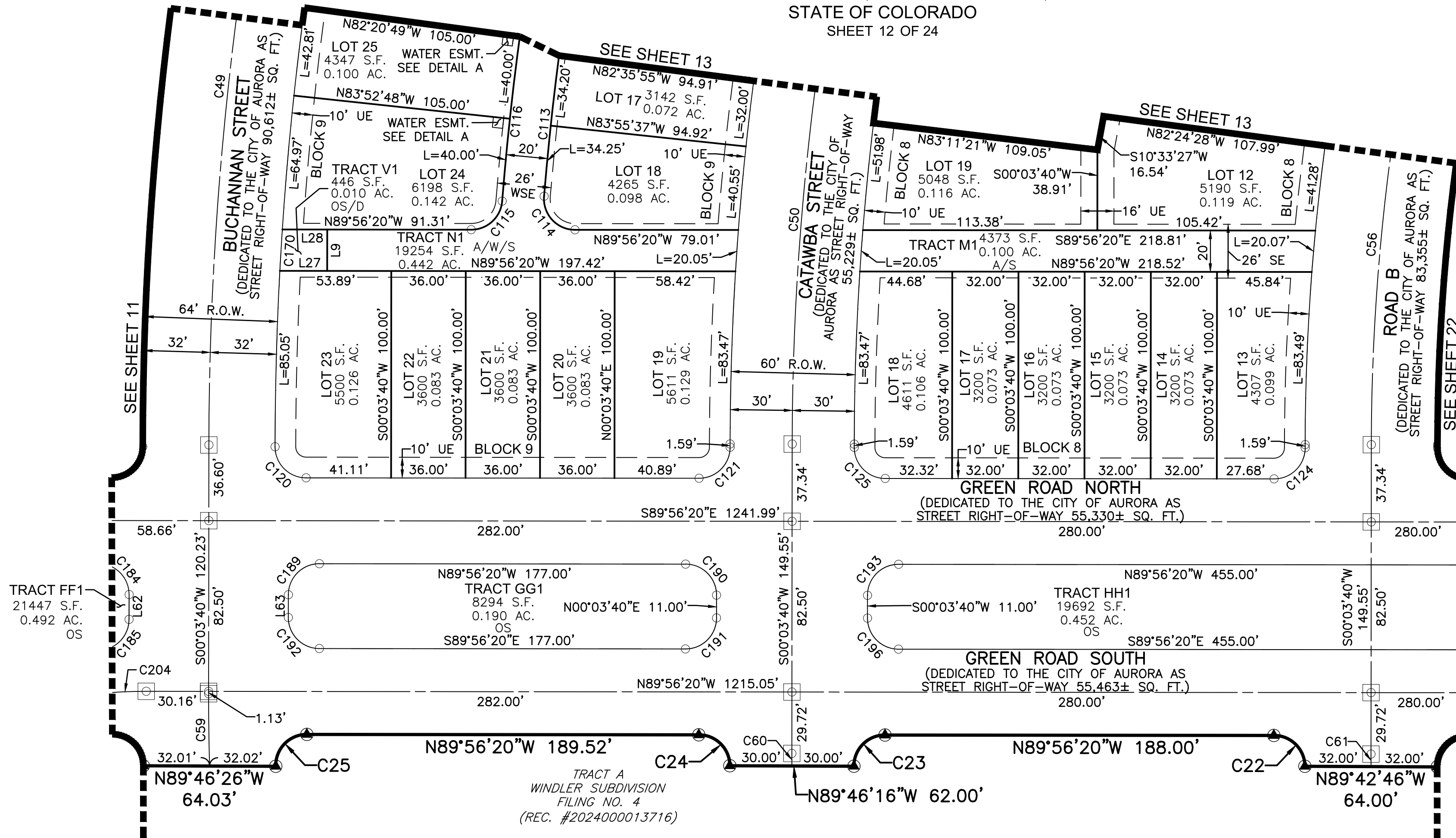
WINDLER MIDTOWN SUBDIVISION FILING NO. 1

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SHEET 12 OF 24



KEYMAP
SCALE: 1"=1000'



LEGEND

EXISTING

PROPOSED

PROPERTY LINE
RIGHT-OF-WAY LINE
SECTION LINE
CENTERLINE
LOT LINE
EASEMENT

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

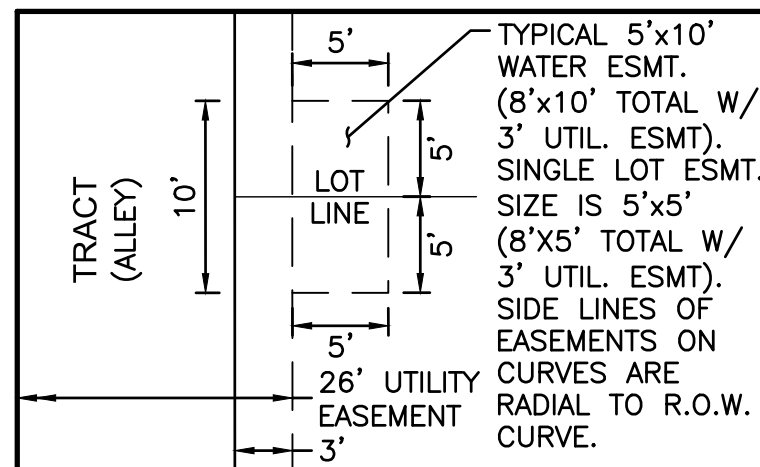
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- ▲ SET #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ◆ SECTION CORNER

EASEMENT LEGEND:

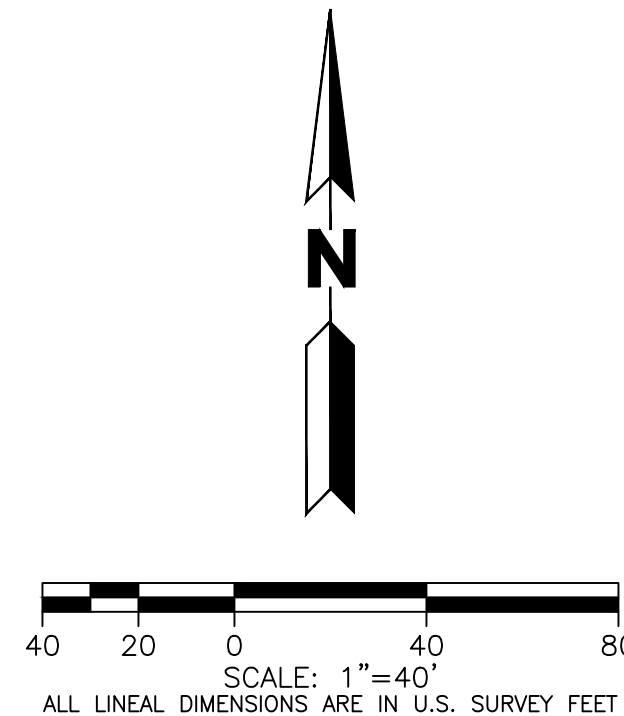
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WSE - WATER & SANITARY SEWER EASEMENT

TRACT USE LEGEND:

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PA - PUBLIC ACCESS
D - DRAINAGE
U - UTILITY EASEMENT
P - PARK



DETAIL A
SCALE: 1"=10'

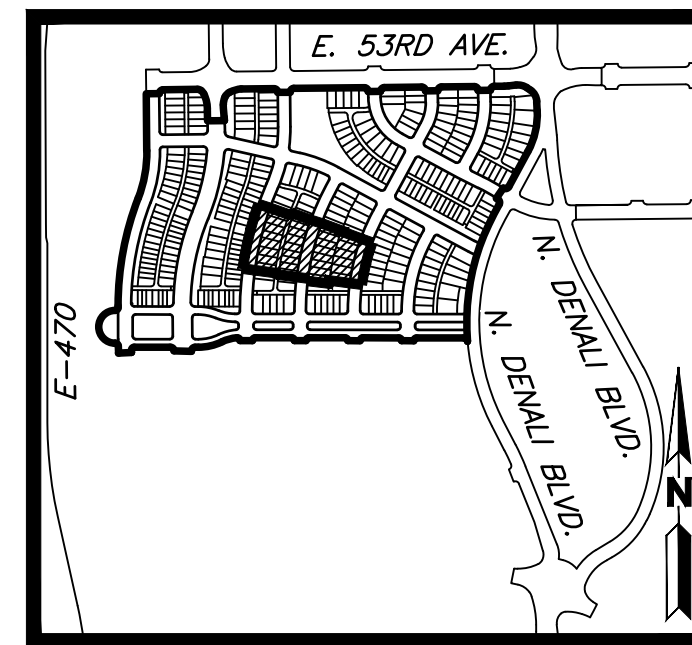


SHEET 12 OF 24 OCTOBER 30, 2024
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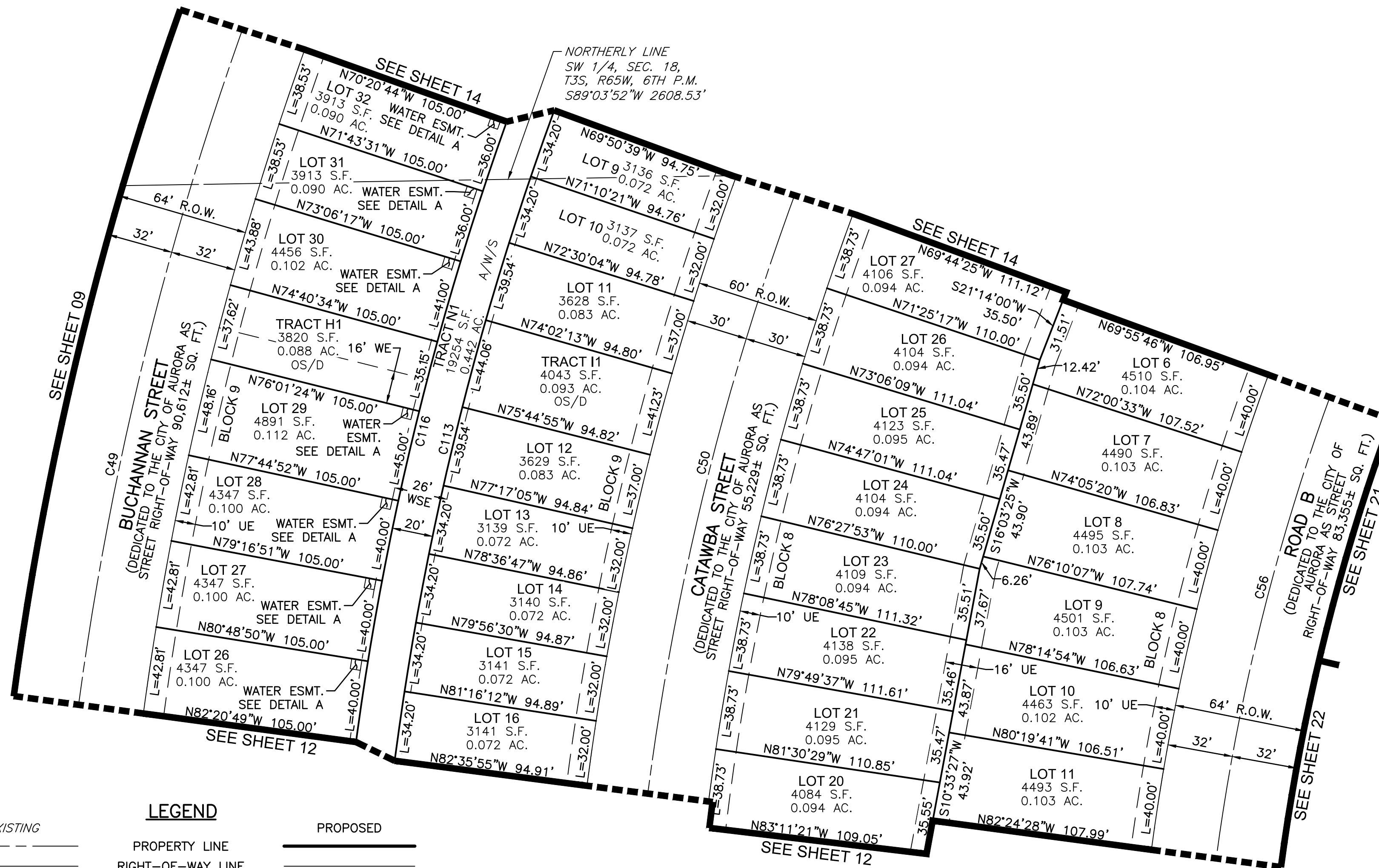
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WINDLER MIDTOWN SUBDIVISION FILING NO. 1

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SHEET 13 OF 24



KEYMAP
SCALE: 1"=1000'



LEGEND

EXISTING

PROPOSED

PROPERTY LINE
RIGHT-OF-WAY LINE
SECTION LINE
CENTERLINE
LOT LINE
EASEMENT

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

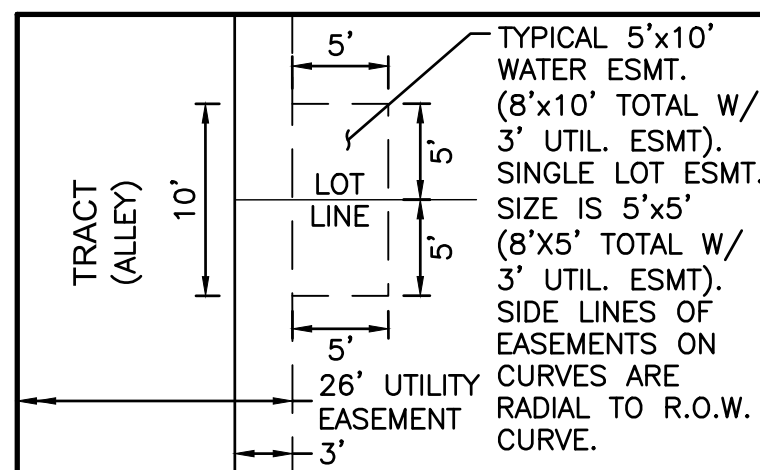
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EASEMENT LEGEND:

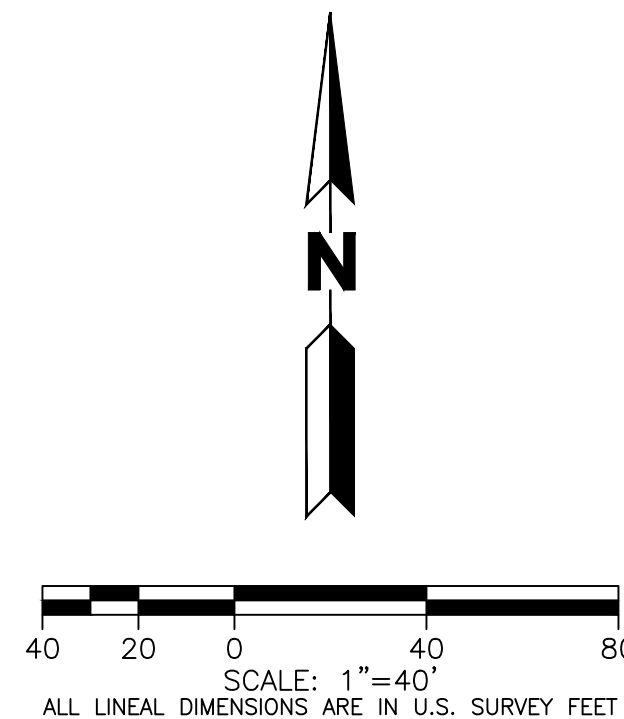
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TRACT USE LEGEND:

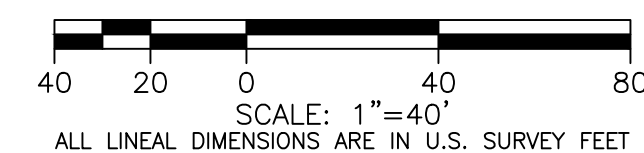
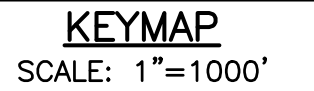
OS - OPEN SPACE
EA - EMERGENCY ACCESS
PA - PUBLIC ACCESS
D - DRAINAGE
U - UTILITY EASEMENT
P - PARK



DETAIL A
SCALE: 1"=10'

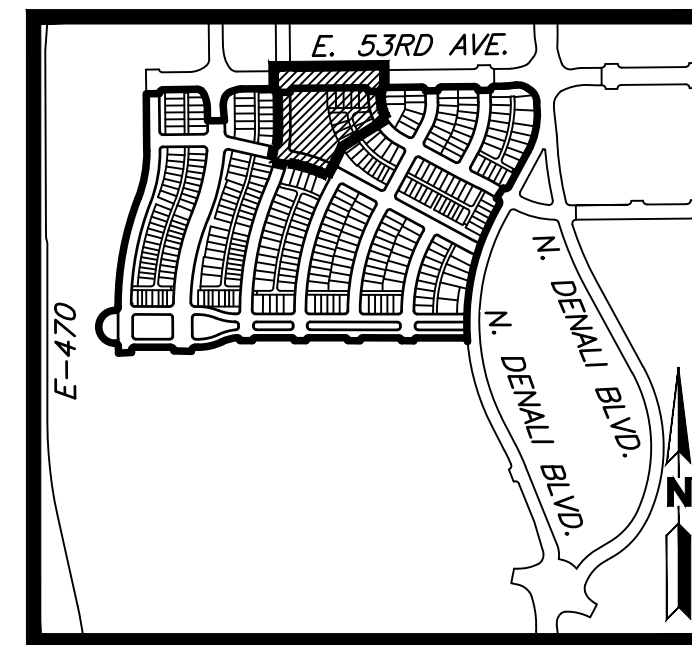


A RESUBDIVISION OF A PORTION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4, SITUATED IN THE
WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 14 OF 24



WINDLER MIDTOWN SUBDIVISION FILING NO. 1

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SHEET 15 OF 24



KEYMAP
SCALE: 1"=1000'

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

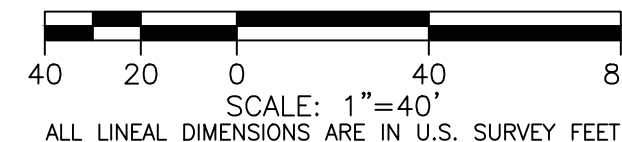
- POINT OF CURVATURE/INTERSECTION
- FOUND #5 REBAR, 18" LONG W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS #38004"
- ⊙ SET #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ◆ SECTION CORNER

EASEMENT LEGEND:

UE - UTILITY EASEMENT
WE - WATER EASEMENT
SE - SANITARY SEWER EASEMENT
WSE - WATER & SANITARY SEWER EASEMENT

TRACT USE LEGEND:

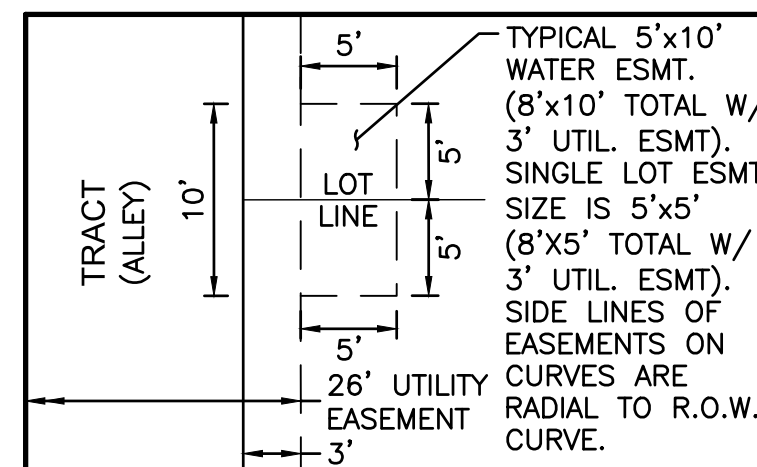
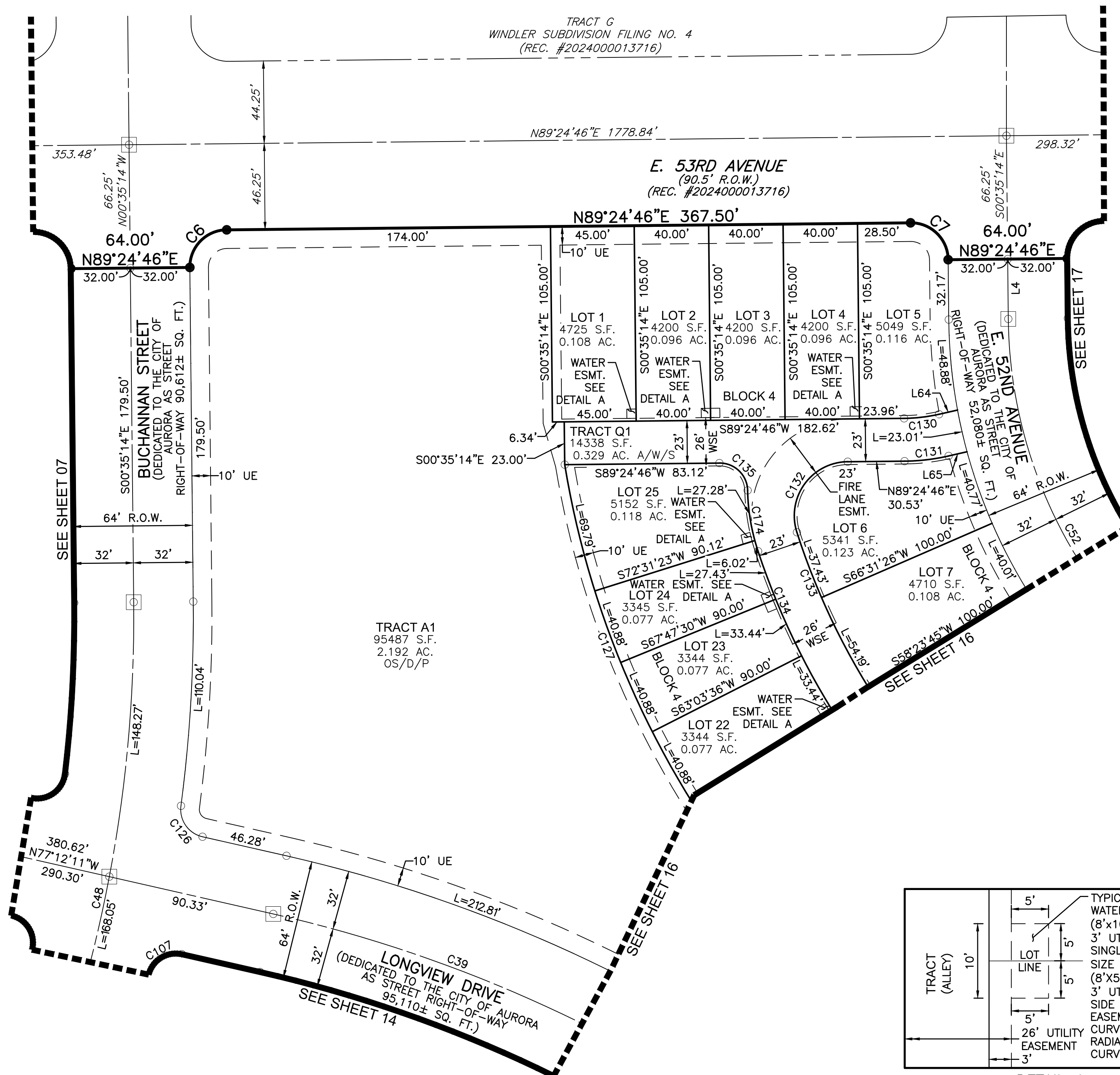
OS - OPEN SPACE
EA - EMERGENCY ACCESS
PA - PUBLIC ACCESS
D - DRAINAGE
U - UTILITY EASEMENT
P - PARK



SHEET 15 OF 24 OCTOBER 30, 2024

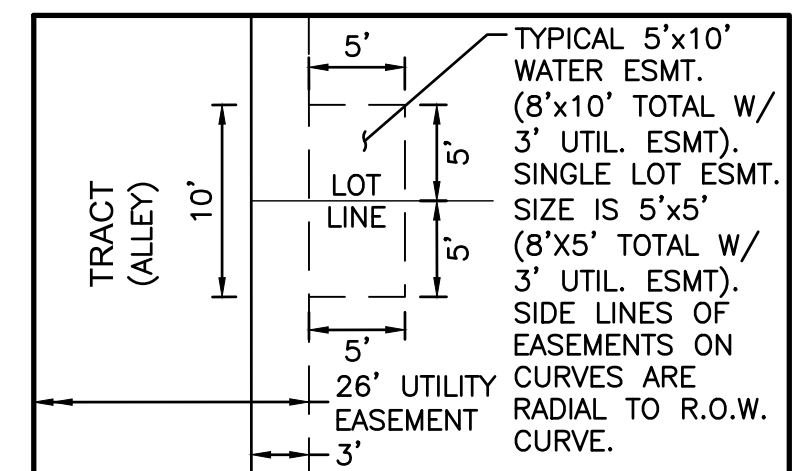
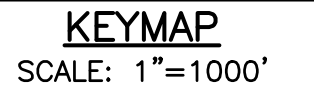
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DETAIL A
SCALE: 1"=10'

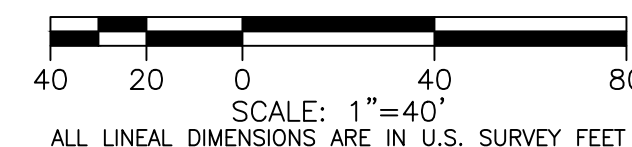
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CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 16 OF 24



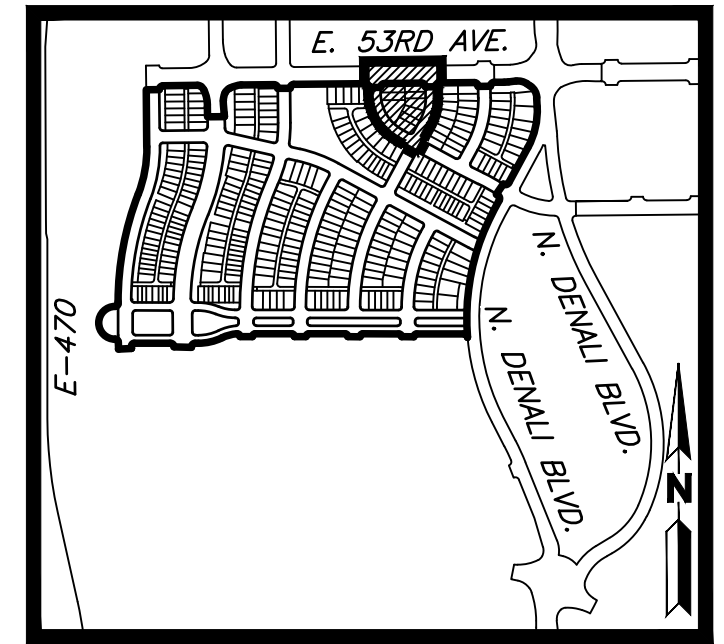
DETAIL A
SCALE: 1"=10'

MARTIN/MARTIN

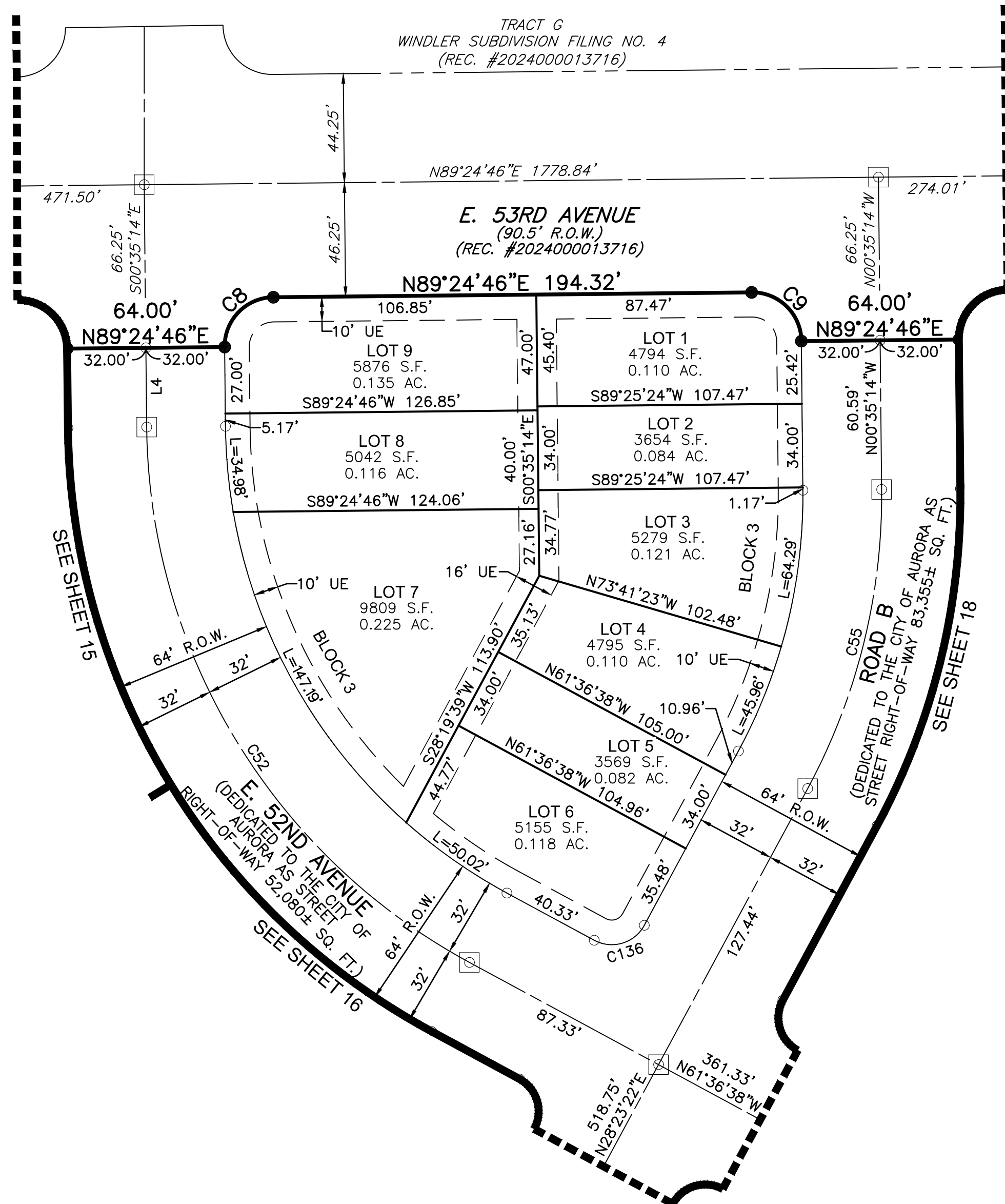
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WINDLER MIDTOWN SUBDIVISION FILING NO. 1
A RESUBDIVISION OF A PORTION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4, SITUATED IN THE
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CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 17 OF 24



KEYMAP
SCALE: 1"=1000'



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---

MONUMENT BOXES WITH 30",
#6 REBAR WITH 2" DURABLE
METAL CAP BEARING THE
REGISTRATION NUMBER OF THE
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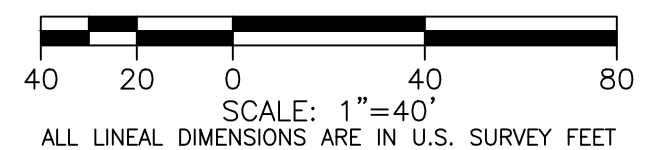
- POINT OF CURVATURE/INTERSECTION
- FOUND #5 REBAR, 18" LONG W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS #38004"
- SET #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ◆ SECTION CORNER

EASEMENT LEGEND:

UE - UTILITY EASEMENT
WE - WATER EASEMENT
SE - SANITARY SEWER EASEMENT
WSE - WATER & SANITARY SEWER EASEMENT

TRACT USE LEGEND:

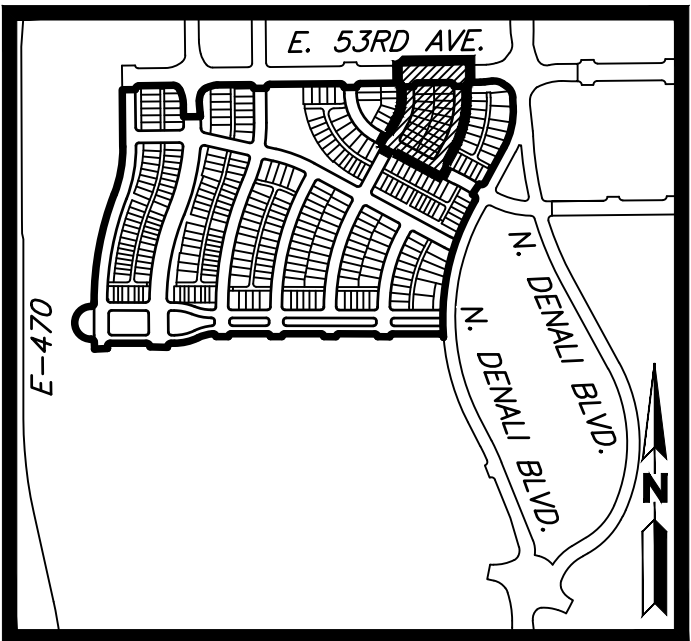
OS - OPEN SPACE
EA - EMERGENCY ACCESS
PA - PUBLIC ACCESS
D - DRAINAGE
U - UTILITY EASEMENT
P - PARK



SHEET 17 OF 24 OCTOBER 30, 2024
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CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 18 OF 24



KEYMAP
SCALE: 1"=1000'

EXISTING		PROPOSED
_____	PROPERTY LINE	_____
_____	RIGHT-OF-WAY LINE	_____
_____	SECTION LINE	
_____	CENTERLINE	_____
_____	LOT LINE	_____
_____	EASEMENT	_____

MONUMENT BOXES WITH 30",
#6 REBAR WITH 2" DURABLE
METAL CAP BEARING THE
REGISTRATION NUMBER OF THE
RESPONSIBLE SURVEYOR, TO BE
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COLORADO REVISED STATUTES.

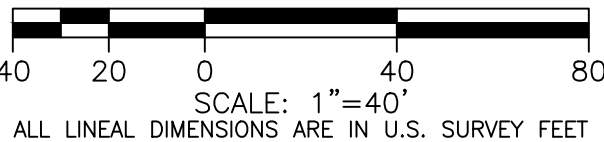
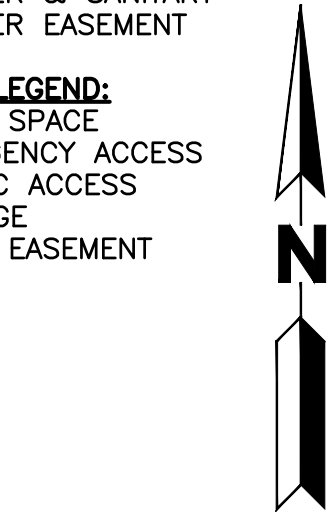
○ POINT OF CURVATURE/INTERSECTION
● FOUND #5 REBAR, 18" LONG W/ 1-1/4"
YELLOW PLASTIC CAP STAMPED "PLS #38004"
▲ SET #4 REBAR W/ 1" YELLOW
PLASTIC CAP PLS #23899
◆ SECTION CORNER

EASEMENT LEGEND:

UE – UTILITY EASEMENT
 WE – WATER EASEMENT
 SE – SANITARY SEWER
 EASEMENT
 WSE – WATER & SANITARY
 SEWER EASEMENT

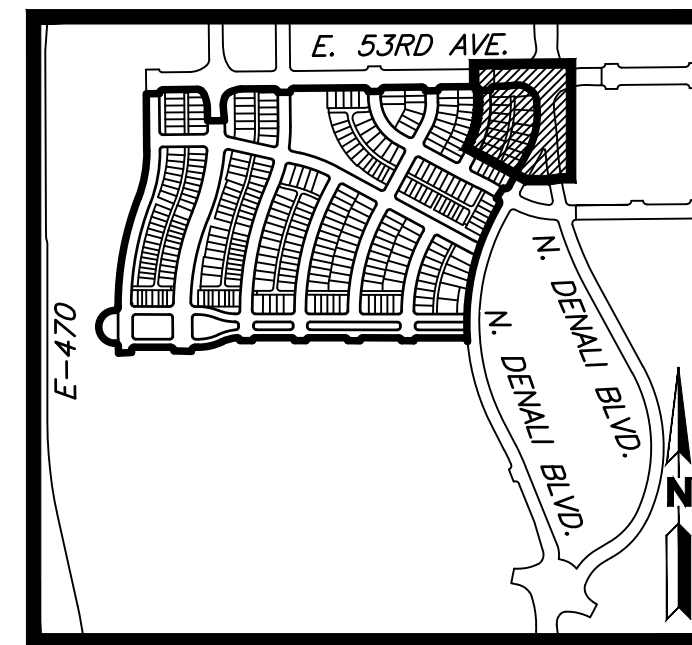
TRACT USE LEGEND:

OS - OPEN SPACE
EA - EMERGENCY ACCESS
PA - PUBLIC ACCESS
D - DRAINAGE
U - UTILITY EASEMENT
P - PARK



WINDLER MIDTOWN SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4, SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 19 OF 24



KEYMAP
SCALE: 1"=1000'

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

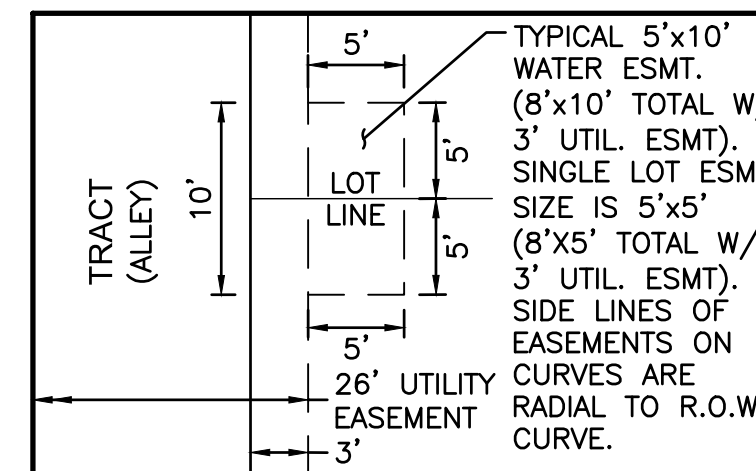
- POINT OF CURVATURE/INTERSECTION
- FOUND #5 REBAR, 18" LONG W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS #38004"
- ⊙ SET #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ◆ SECTION CORNER

EASEMENT LEGEND:

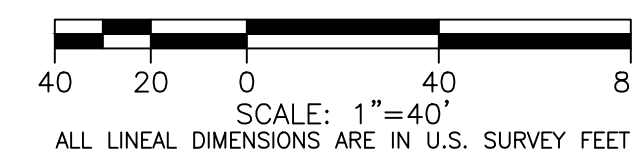
UE - UTILITY EASEMENT
WE - WATER EASEMENT
SE - SANITARY SEWER EASEMENT
WSE - WATER & SANITARY SEWER EASEMENT

TRACT USE LEGEND:

OS - OPEN SPACE
EA - EMERGENCY ACCESS
PA - PUBLIC ACCESS
D - DRAINAGE
U - UTILITY EASEMENT
P - PARK



DETAIL A
SCALE: 1"=10'



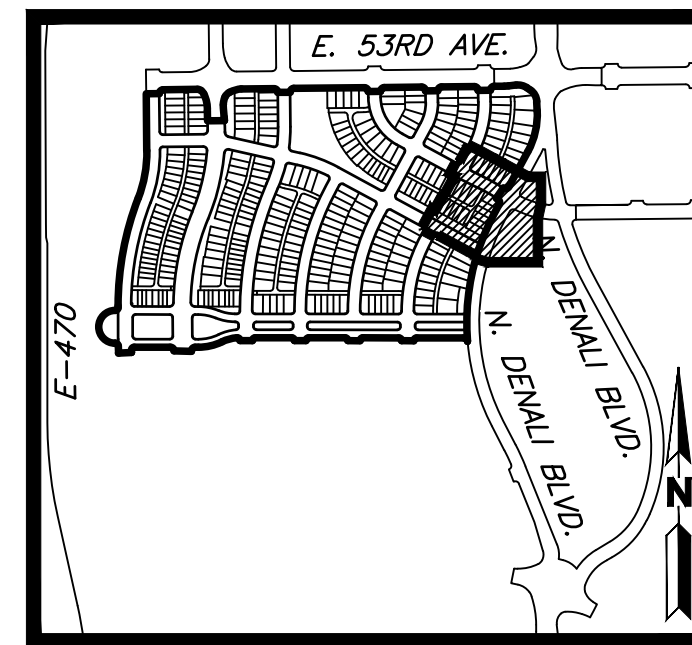
SHEET 19 OF 24 OCTOBER 30, 2024

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 West Colfax Avenue Lakewood, Colorado 80215
survey@martinmartin.com | 303.431.6100 | martinmartin.com

WINDLER MIDTOWN SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4, SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 20 OF 24



KEYMAP
SCALE: 1"=1000'

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

- POINT OF CURVATURE/INTERSECTION
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- SET #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ◆ SECTION CORNER

EASEMENT LEGEND:

UE - UTILITY EASEMENT
WE - WATER EASEMENT
SE - SANITARY SEWER EASEMENT
WSE - WATER & SANITARY SEWER EASEMENT

TRACT USE LEGEND:

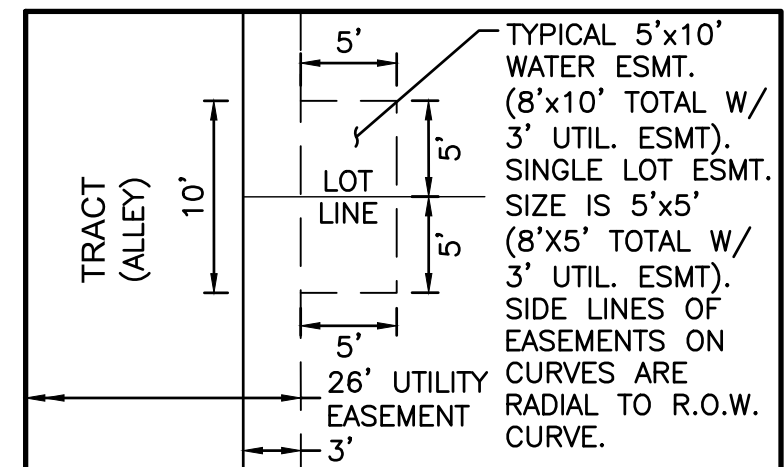
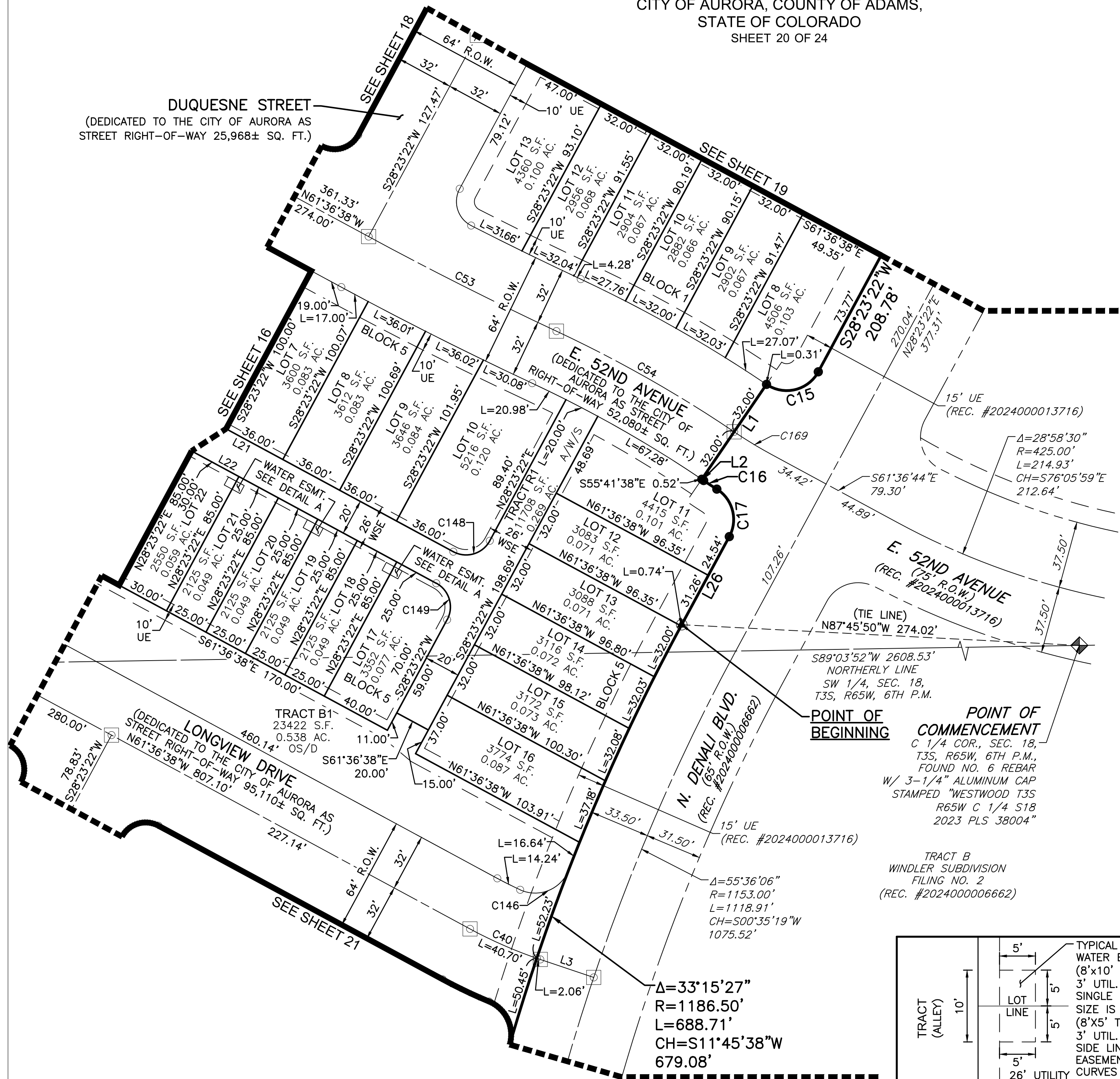
OS - OPEN SPACE
EA - EMERGENCY ACCESS
PA - PUBLIC ACCESS
D - DRAINAGE
U - UTILITY EASEMENT
P - PARK



40 20 0 40 80
SCALE: 1"=40'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

SHEET 20 OF 24 OCTOBER 30, 2024
MARTIN/MARTIN
CONSULTING ENGINEERS

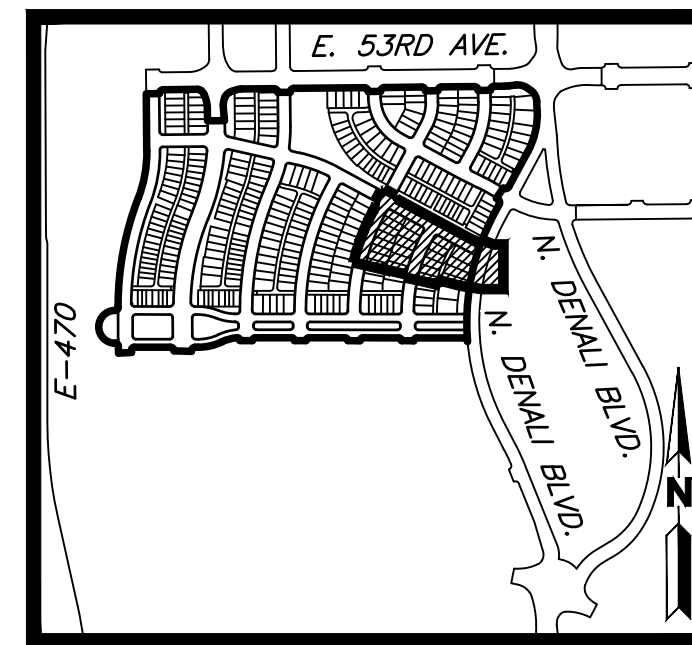
12499 West Colfax Avenue Lakewood, Colorado 80215
survey@martinmartin.com | 303.431.6100 | martinmartin.com



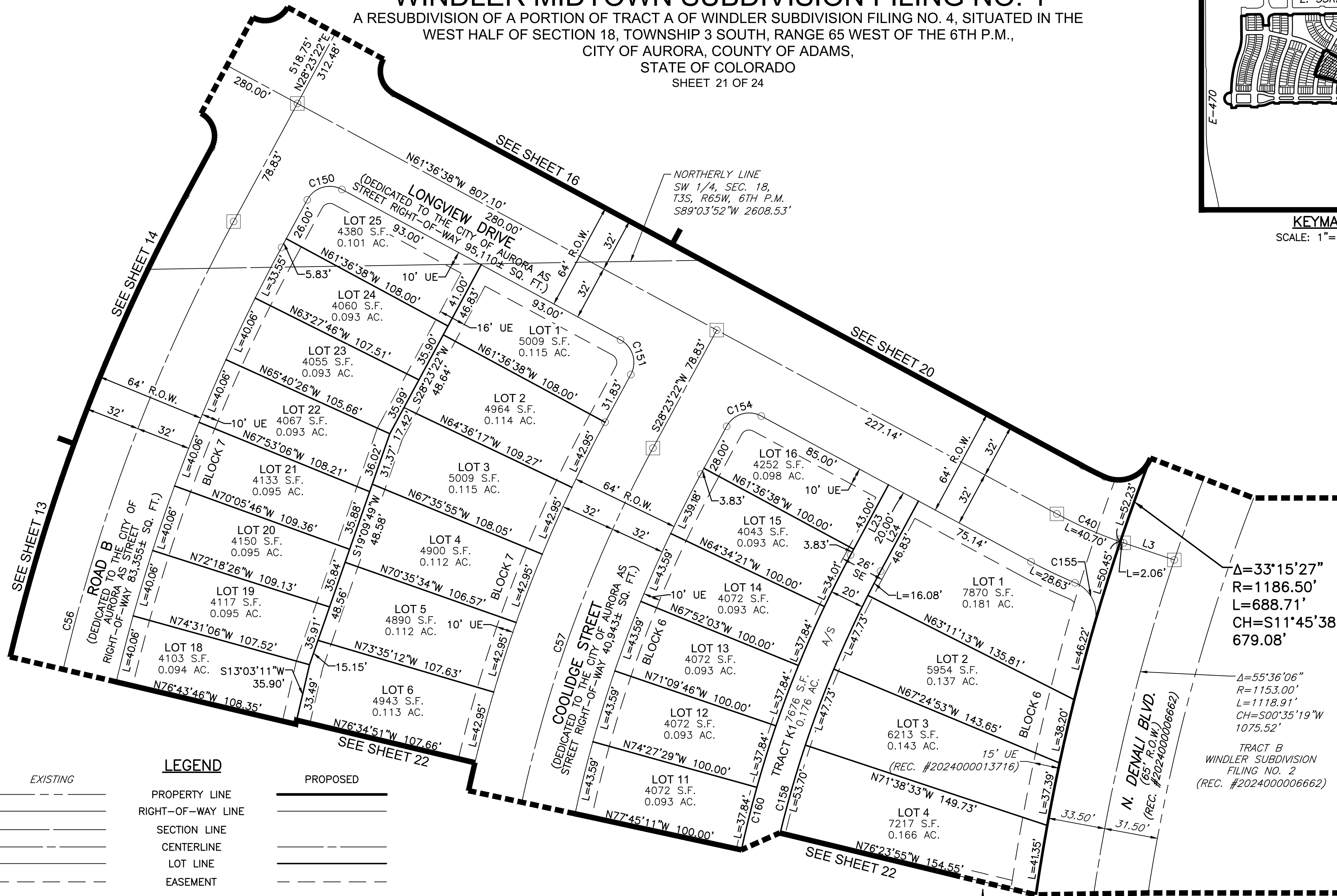
DETAIL A
SCALE: 1"=10'

WINDLER MIDTOWN SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4, SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 21 OF 24



KEYMAP
SCALE: 1"=1000'



LEGEND

EXISTING

PROPOSED

PROPERTY LINE
RIGHT-OF-WAY LINE
SECTION LINE
CENTERLINE
LOT LINE
EASEMENT

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

- POINT OF CURVATURE/INTERSECTION
- FOUND #5 REBAR, 18" LONG W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS #38004"
- ▲ SET #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- ◆ SECTION CORNER

EASEMENT LEGEND:

UE - UTILITY EASEMENT
WE - WATER EASEMENT
SE - SANITARY SEWER EASEMENT
WSE - WATER & SANITARY SEWER EASEMENT

TRACT USE LEGEND:

OS - OPEN SPACE
EA - EMERGENCY ACCESS
PA - PUBLIC ACCESS
D - DRAINAGE
U - UTILITY EASEMENT
P - PARK

$\Delta=33^{\circ}15'27''$
 $R=1186.50'$
 $L=688.71'$
 $CH=S11^{\circ}45'38''W$
 $679.08'$

$\Delta=55^{\circ}36'06''$
 $R=1153.00'$
 $L=1118.91'$
 $CH=S00^{\circ}35'19''W$
 $1075.52'$

TRACT B
WINDLER SUBDIVISION
FILING NO. 2
(REC. #2024000006662)

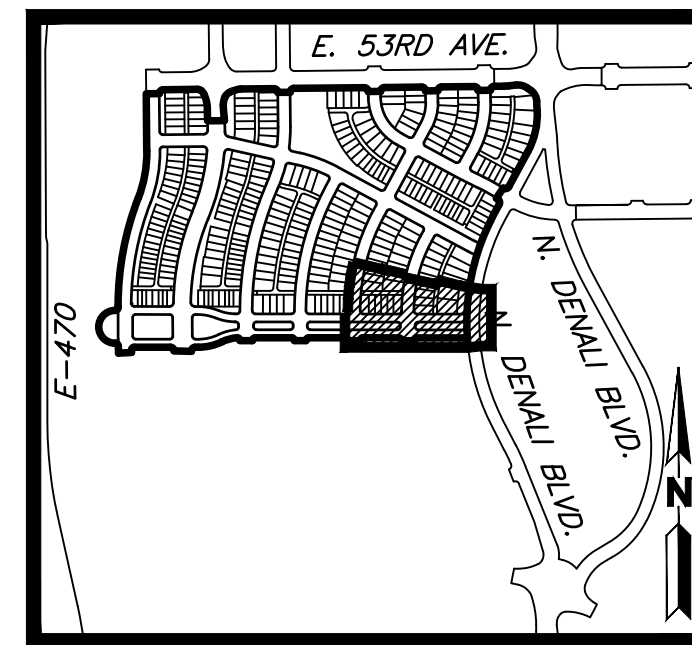
SHEET 21 OF 24 OCTOBER 30, 2024

MARTIN/MARTIN
CONSULTING ENGINEERS

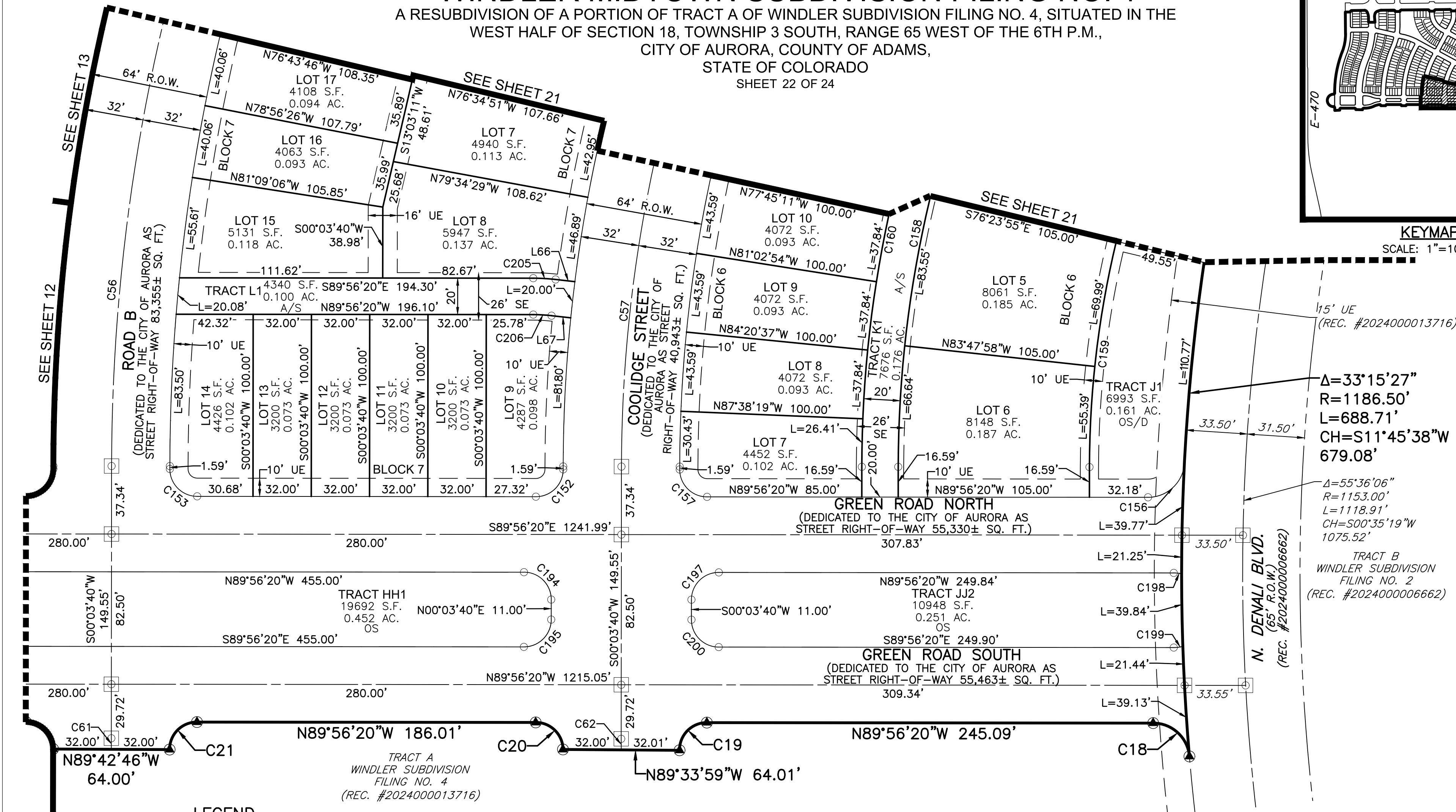
12499 West Colfax Avenue Lakewood, Colorado 80215
survey@martinmartin.com | 303.431.6100 | martinmartin.com

WINDLER MIDTOWN SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4, SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 22 OF 24



KEYMAP
SCALE: 1"=1000'



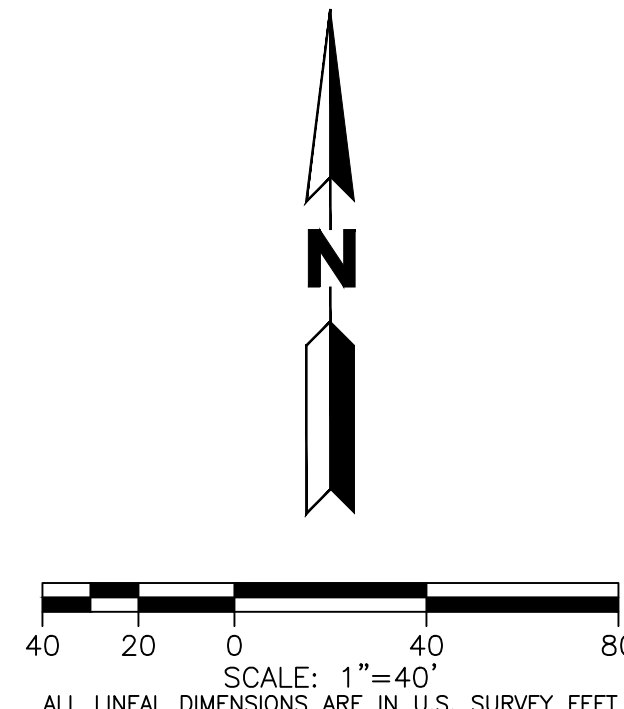
EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	CENTERLINE	---
---	LOT LINE	---
---	EASEMENT	---

MONUMENT BOXES WITH 30", #6 REBAR WITH 2" DURABLE METAL CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A&B) COLORADO REVISED STATUTES.

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- FOUND #5 REBAR, 18" LONG W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS #38004"
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EASEMENT LEGEND:
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WE - WATER EASEMENT
SE - SANITARY SEWER EASEMENT
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TRACT USE LEGEND:
OS - OPEN SPACE
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D - DRAINAGE
U - UTILITY EASEMENT
P - PARK



WINDLER MIDTOWN SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4, SITUATED IN THE
WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 23 OF 24

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°00'00"	20.00'	31.42'	N44°24'46"E	28.28'
C2	25°31'53"	52.50'	23.39'	S38°48'46"E	23.20'
C3	27°34'26"	85.50'	41.15'	N11°54'48"E	40.75'
C4	20°23'31"	177.50'	63.17'	N73°45'35"E	62.84'
C5	90°00'00"	20.00'	31.42'	S45°35'14"E	28.28'
C6	90°00'00"	20.00'	31.42'	N44°24'46"E	28.28'
C7	90°00'00"	20.00'	31.42'	S45°35'14"E	28.28'
C8	90°00'00"	20.00'	31.42'	N44°24'46"E	28.28'
C9	90°00'00"	20.00'	31.42'	S45°35'14"E	28.28'
C10	90°00'00"	20.00'	31.42'	N44°24'46"E	28.28'
C11	90°00'00"	20.00'	31.42'	S45°35'14"E	28.28'
C12	90°00'00"	20.00'	31.42'	N44°24'46"E	28.28'
C13	6°19'33"	200.50'	22.14'	N86°15'00"E	22.13'
C14	31°12'50"	404.50'	220.36'	S12°46'57"W	217.65'
C15	95°55'00"	20.00'	33.48'	S76°20'52"W	29.71'
C16	2°09'50"	232.00'	8.76'	S56°46'33"E	8.76'
C17	86°14'50"	20.00'	30.11'	S14°44'03"E	27.34'
C18	85°04'14"	20.00'	29.70'	N47°24'12"W	27.04'
C19	90°52'47"	15.00'	23.79'	S44°37'17"W	21.38'
C20	89°17'24"	15.00'	23.38'	N45°17'37"W	21.08'
C21	90°30'49"	15.00'	23.70'	S44°48'16"W	21.31'
C22	89°32'57"	15.00'	23.44'	N45°09'51"W	21.13'
C23	90°21'43"	15.00'	23.66'	S44°52'49"W	21.28'
C24	89°40'09"	15.00'	23.48'	N45°06'15"W	21.15'
C25	91°38'57"	15.00'	23.99'	S44°14'12"W	21.52'
C26	93°01'45"	15.00'	24.35'	N48°00'43"W	21.77'
C27	21°15'15"	219.50'	81.42'	S74°50'47"W	80.96'
C28	25°50'31"	280.50'	126.51'	S77°08'25"W	125.44'
C29	93°32'18"	20.00'	32.65'	S43°17'31"W	29.14'
C30	1°30'47"	1333.25'	35.21'	N00°41'43"W	35.21'
C31	180°00'00"	65.50'	205.77'	S00°03'40"W	131.00'
C35	86°53'44"	20.00'	30.33'	N46°29'28"W	27.51'
C36	92°37'00"	15.00'	24.25'	S43°45'11"W	21.69'
C37	88°29'13"	14.00'	21.62'	N45°41'43"W	19.54'
C38	13°23'03"	500.00'	116.80'	N83°53'42"W	116.53'
C39	15°35'32"	750.00'	204.10'	N69°24'25"W	203.47'
C40	9°47'54"	250.00'	42.75'	S66°30'35"E	42.70'
C41	21°44'47"	698.00'	264.92'	N10°17'10"E	263.34'
C42	21°05'53"	1521.25'	560.17'	S10°36'37"W	557.01'
C43	3°09'09"	1299.25'	71.48'	S01°30'54"E	71.47'

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C44	23°07'31"	1100.00'	443.97'	N11°03'16"E	440.96'
C45	23°12'15"	1222.00'	494.90'	S11°00'54"W	491.52'
C46	2°39'47"	1000.00'	46.48'	S01°55'07"E	46.48'
C48	24°09'54"	750.00'	316.32'	N11°29'43"E	313.98'
C49	23°31'00"	1632.00'	669.84'	S11°49'10"W	665.15'
C50	28°19'41"	1350.00'	667.46'	S14°13'31"W	660.69'
C51	37°51'49"	55.50'	36.68'	N44°37'55"E	36.01'
C52	61°01'25"	250.00'	266.27'	S31°05'56"E	253.86'
C53	3°21'30"	2000.00'	117.23'	S63°17'24"E	117.22'
C54	8°58'09"	728.00'	113.96'	N60°29'04"W	113.85'
C55	28°58'35"	250.00'	126.43'	N13°54'04"E	125.09'
C56	28°19'41"	1070.00'	529.03'	S14°13'31"W	523.66'
C57	28°19'41"	790.00'	390.59'	S14°13'31"W	386.62'
C58	28°58'35"	524.00'	265.01'	N13°54'04"E	262.19'
C59	1°36'09"	1250.00'	34.96'	S00°44'24"E	34.96'
C60	0°20'45"	1000.00'	6.04'	S00°06'42"E	6.04'
C61	0°28'51"	720.00'	6.04'	S00°10'45"E	6.04'
C62	0°47'19"	440.00'	6.06'	S00°19'59"E	6.06'
C63	90°00'00"	15.00'	23.56'	N45°35'14"W	21.21'
C64	89°55'15"	20.00'	31.39'	S44°27'08"W	28.26'
C65	0°06'00"	1145.25'	2.00'	N00°27'29"W	2.00'
C66	76°47'42"	20.00'	26.81'	N38°48'20"W	24.84'
C67	1°24'20"	135.00'	3.31'	S06°15'01"W	3.31'
C68	6°08'05"	493.00'	52.79'	S02°28'49"W	52.76'
C69	6°08'05"	598.00'	64.03'	N02°28'49"E	64.00'
C70	6°08'05"	618.00'	66.17'	S02°28'49"W	66.14'
C71	4°13'08"	260.00'	19.14'	N07°39'25"E	19.14'
C72	3°57'58"	240.00'	16.61'	S07°31'50"W	16.61'
C73	96°02'09"	15.00'	25.14'	S54°46'45"W	22.30'
C74	90°12'52"	15.00'	23.62'	N44°18'20"E	21.25'
C75	23°02'16"	660.00'	265.38'	S10°55'54"W	263.59'
C76	17°18'49"	1457.25'	440.35'	S12°40'01"W	438.68'
C77	17°13'44"	1487.25'	447.21'	N12°32'41"E	445.53'
C78	22°04'00"	732.00'	281.92'	N10°07'33"E	280.18'
C79	23°11'49"	750.00'	303.65'	N11°05'26"E	301.58'
C80	23°11'49"	772.90'	312.92'	S11°03'20"W	310.79'
C81	17°40'45"	1352.25'	417.25'	S13°50'58"W	415.59'
C82	94°56'56"	15.00'	24.86'	S42°27'52"E	22.11'
C83	85°13'48"	15.00'	22.31'	N47°26'46"E	20.31'
C84	17°51'28"	1372.25'	427.70'	N13°45'37"E	425.97'

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C85	89°12'00"	20.00'	31.14'	S45°27'41"W	28.09'
C86	90°23'07"	15.00'	23.66'	N44°44'46"W	21.28'
C87	95°11'06"	20.00'	33.23'	N42°59'41"W	29.53'
C88	98°00'03"	20.00'	34.21'	N53°47'48"E	30.19'
C89	6°38'05"	390.00'	45.16'	S16°06'52"W	45.14'
C90	1°45'22"	400.00'	12.26'	S20°18'35"W	12.26'
C91	6°06'24"	1859.00'	198.13'	S18°08'04"W	198.04'
C92	4°59'16"	1869.00'	162.71'	S11°10'27"W	162.65'
C93	4°43'42"	1874.00'	154.65'	S06°18'57"W	154.61'
C94	90°45'39"	20.00'	31.68'	N44°33'30"W	28.47'
C95	21°47'42"	1176.75'	447.63'	N11°43'10"E	444.94'
C96	17°49'15"	1145.25'	356.21'	N13°42'24"E	354.78'
C97	8°23'38"	490.00'	71.78'	N16°59'38"E	71.72'
C98	8°23'22"	510.00'	74.67'	S16°59'30"W	74.61'
C99	16°25'29"	1749.00'	501.38'	S12°58'33"W	499.66'
C100	94°42'09"	15.00'	24.79'	S42°35'15"E	22.07'
C101	85°26'29"	15.00'	22.37'	N47°20'26"E	20.35'
C102	16°33'19"	1769.00'	511.15'	N12°54'34"E	509.37'
C103	91°37'29"	15.00'	23.99'	S31°23'26"E	21.51'
C104	90°01'44"	15.00'	23.57'	S45°02'48"W	21.22'
C105	22°28'55"	219.50'	86.13'	N78°41'52"W	85.58'
C106	22°28'55"	280.50'	110.06'	N78°41'52"W	109.36'
C107	88°33'23"	15.00'	23.18'	N58°31'08"E	20.94'
C108	92°02'27"	15.00'	24.10'	S17°37'52"E	21.59'
C109	11°44'08"	90.00'	18.43'	S73°46'58"E	18.40'
C110	15°14'22"	660.00'	175.55'	S72°01'51"E	175.03'
C111	5°41'51"	640.00'	63.64'	N67°15'35"W	63.62'
C112	92°17'33"	15.00'	24.16'	S63°44'43"W	21.63'
C113	18°40'48"	1475.00'	480.89'	S14°04'57"W	478.76'
C114	94°40'52"	15.00'	24.79'	S42°35'53"E	22.06'
C115	85°28'27"	15.00'	22.38'	N47°19'27"E	20.36'
C116	18°50'07"	1495.00'	491.46'	N14°00'17"E	489.25'
C117	92°17'33"	15.00'	24.16'	N28°32'50"W	21.63'
C118	4°57'25"	640.00'	55.37'	N77°10'19"W	55.35'
C119	11°44'08"	110.00'	22.53'	N73°46'58"W	22.49'
C120	89°58'10"	15.00'	23.55'	N44°57'15"W	21.21'
C121	90°00'00"	15.00'	23.56'	S45°03'40"W	21.21'
C122	90°00'00"	15.00'	23.56'	N73°23'22"E	21.21'
C123	90°00'00"	15.00'	23.56'	S16°36'38"E	21.21'
C124	90°00'00"	15.00'	23.56'	S45°03'40"W	21.21'

WINDLER MIDTOWN SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4, SITUATED IN THE
WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 24 OF 24

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C125	90°00'00"	15.00'	23.56'	N44°56'20"W	21.21'
C126	84°40'41"	15.00'	22.17'	N34°51'50"W	20.21'
C127	37°00'33"	495.00'	319.74'	S27°54'12"E	314.21'
C128	15°12'10"	490.00'	130.02'	S54°00'33"E	129.64'
C129	90°00'00"	15.00'	23.56'	S73°23'22"W	21.21'
C130	12°16'08"	88.50'	18.95'	S83°16'42"W	18.91'
C131	12°16'08"	111.50'	23.88'	N83°16'42"E	23.83'
C132	107°16'29"	29.00'	54.30'	N35°46'31"E	46.71'
C133	43°44'55"	382.00'	291.68'	N39°44'11"W	284.65'
C134	43°16'58"	405.00'	305.95'	S39°58'09"E	298.73'
C135	89°22'08"	15.00'	23.40'	S45°54'10"E	21.10'
C136	90°00'00"	15.00'	23.56'	S73°23'22"W	21.21'
C137	90°00'00"	15.00'	23.56'	N16°36'38"W	21.21'
C138	90°00'00"	15.00'	23.56'	S73°23'22"W	21.21'
C139	28°58'35"	387.00'	195.72'	S13°54'04"W	193.64'
C140	91°22'44"	15.00'	23.92'	N17°18'01"W	21.47'
C141	26°09'32"	681.00'	310.92'	S12°29'32"W	308.22'
C142	87°10'56"	15.00'	22.82'	N18°01'10"W	20.69'
C143	93°02'10"	15.00'	24.36'	S71°52'17"W	21.77'
C144	25°56'26"	661.00'	299.27'	N12°22'59"E	296.72'
C145	90°00'00"	15.00'	23.56'	N73°23'22"E	21.21'
C146	93°31'58"	20.00'	32.65'	S67°52'48"W	29.14'
C147	90°00'00"	15.00'	23.56'	N16°36'38"W	21.21'
C148	90°00'00"	15.00'	23.56'	N73°23'22"E	21.21'
C149	90°00'00"	15.00'	23.56'	N16°36'38"W	21.21'
C150	90°00'00"	15.00'	23.56'	N73°23'22"E	21.21'
C151	90°00'00"	15.00'	23.56'	S16°36'38"E	21.21'
C152	90°00'00"	15.00'	23.56'	S45°03'40"W	21.21'
C153	90°00'00"	15.00'	23.56'	N44°56'20"W	21.21'
C154	90°00'00"	15.00'	23.56'	N73°23'22"E	21.21'
C155	83°35'00"	20.00'	29.18'	S25°38'11"E	26.66'
C156	87°08'02"	20.00'	30.42'	S46°29'39"W	27.57'
C157	90°00'00"	15.00'	23.56'	N44°56'20"W	21.21'
C158	28°19'41"	638.00'	315.44'	S14°13'31"W	312.24'
C159	13°28'40"	533.00'	125.38'	N06°48'01"E	125.09'
C160	28°19'41"	658.00'	325.33'	N14°13'31"E	322.02'
C161	29°14'52"	177.50'	90.61'	S11°25'23"E	89.63'
C162	1°59'43"	1460.50'	50.86'	S01°30'21"E	50.86'
C163	1°07'36"	837.50'	16.47'	N05°05'34"W	16.47'
C164	4°01'17"	837.50'	58.78'	N02°31'08"W	58.77'

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C165	40°46'20"	29.50'	20.99'	S70°12'04"E	20.55'
C166	90°00'00"	15.00'	23.56'	S16°36'38"E	21.21'
C167	0°32'09"	1265.25'	11.83'	S02°49'24"E	11.83'
C169	5°36'40"	250.00'	24.48'	S58°48'24"E	24.47'
C170	0°43'03"	1600.00'	20.03'	N03°26'05"E	20.03'
C171	21°44'47"	664.00'	252.02'	N10°17'10"E	250.51'
C172	0°54'24"	1267.25'	20.05'	S04°09'01"W	20.05'
C174	17°06'34"	111.50'	33.30'	S09°46'23"E	33.17'
C175	5°49'24"	110.00'	11.18'	S20°30'39"W	11.18'
C176	5°49'24"	90.00'	9.15'	N20°30'39"E	9.14'
C177	90°00'00"	15.00'	23.56'	S45°03'40"W	21.21'
C178	89°21'06"	15.00'	23.39'	N45°15'47"W	21.09'
C179	90°38'54"	15.00'	23.73'	N44°44'13"E	21.33'
C180	90°00'00"	15.00'	23.56'	S44°56'20"E	21.21'
C181	90°38'54"	15.00'	23.73'	S44°44'13"W	21.33'
C182	22°28'55"	239.00'	93.78'	N78°41'52"W	93.18'
C183	22°28'55"	261.00'	102.41'	N78°41'52"W	101.76'
C184	90°00'00"	15.00'	23.56'	N44°56'20"W	21.21'
C185	85°08'59"	15.00'	22.29'	N42°38'10"E	20.30'
C186	20°59'30"	261.00'	95.62'	N74°42'54"E	95.09'
C187	25°50'31"	239.00'	107.80'	N77°08'25"E	106.88'
C188	89°21'06"	15.00'	23.39'	S45°15'47"E	21.09'
C189	90°00'00"	15.00'	23.56'	S45°03'40"W	21.21'
C190	90°00'00"	15.00'	23.56'	N44°56'20"W	21.21'
C191	90°00'00"	15.00'	23.56'	N45°03'40"E	21.21'
C192	90°00'00"	15.00'	23.56'	S44°56'20"E	21.21'
C193	90°00'00"	15.00'	23.56'	S45°03'40"W	21.21'
C194	90°00'00"	15.00'	23.56'	N44°56'20"W	21.21'
C195	90°00'00"	15.00'	23.56'	N45°03'40"E	21.21'
C196	90°00'00"	15.00'	23.56'	S44°56'20"E	21.21'
C197	90°00'00"	15.00'	23.56'	S45°03'40"W	21.21'
C198	13°10'27"	19.00'	4.37'	N83°21'06"W	4.36'
C199	15°15'34"	19.00'	5.06'	N82°25'53"E	5.05'
C200	90°00'00"	15.00'	23.56'	S44°56'20"E	21.21'
C201	22°28'55"	259.75'	101.92'	S78°41'52"E	101.27'
C202	22°28'55"	240.25'	94.27'	S78°41'52"E	93.67'
C203	25°50'31"	259.75'	117.15'	N77°08'25"E	116.16'
C204	25°50'31"	240.25'	108.36'	S77°08'25"W	107.44'
C205	6°23'56"	110.00'	12.29'	N86°44'22"W	12.28'
C206	6°23'56"	90.00'	10.05'	S86°44'22"E	10.05'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S34°18'22"W	64.00'
L2	S55°41'38"E	1.24'
L3	N71°24'32"W	31.44'
L4	S00°35'14"E	32.17'
L5	S61°36'38"E	22.35'
L6	S00°35'14"E	2.62'
L7	S00°35'14"E	2.62'
L8	S00°35'14"E	2.62'
L9	N00°03'40"E	20.00'
L10	N89°24'46"E	20.00'
L11	S28°23'22"W	20.00'
L12	N89°24'46"E	20.00'
L13	N89°24'46"E	20.00'
L14	N61°36'38"W	22.35'
L15	N05°39'22"W	48.07'
L16	S01°52'25"E	17.98'
L17	N00°30'29"W	2.97'
L18	S28°23'22"W	20.00'
L19	N61°36'38"W	55.33'
L20	S61°36'38"E	55.33'
L21	N61°36'38"W	367.00'
L22	S61°36'38"E	367.00'
L23	N28°23'22"E	46.83'
L24	S28°23'22"W	46.83'
L25	S00°30'29"E	61.71'
L26	S28°23'22"W	55.80'
L27	N89°56'20"W	22.89'
L28	S89°56'20"E	21.71'
L29	S00°03'40"W	20.00'
L30	N89°56'20"W	69.03'
L31	S89°56'20"E	22.00'
L32	S89°56'20"E	22.00'
L33	S89°56'20"E	22.00'
L34	S89°56'20"E	22.00'
L35	N89°56'20"W	209.13'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L36	S89°56'20"E	101.41'
L37	N89°56'20"W	204.48'
L38	N89°56'20"W	69.00'
L39	S00°03'40"W	20.00'
L40	S89°56'20"E	17.32'
L41	N89°56'20"W	15.89'
L42	S89°56'20"E	22.00'
L43	S89°56'20"E	22.00'
L44	S89°56'20"E	22.00'
L45	S89°56'20"E	22.00'
L46	N44°29'31"E	11.31'
L47	N00°30'29"W	12.61'
L48	N89°24'46"E	37.50'
L49	N89°24'46"E	69.00'
L50	N00°35'14"W	6.51'
L51	N44°24'40"E	4.93'
L52	N44°24'40"E	6.38'
L53	N00°35'14"W	27.07'
L54	S00°35'14"E	27.07'
L55	S00°35'14"E	2.60'
L56	N89°24'46"E	102.00'
L57	S00°35'14"E	7.00'
L58	N64°24'40"W	18.48'
L59	N64°24'40"W	18.62'
L60	S17°35'57"W	5.52'
L61	N17°35'57"E	5.52'
L62	N00°03'40"E	11.99'
L63	S00°03'40"W	11.00'
L64	S77°08'38"W	10.20'
L65	N77°08'38"E	10.20'
L66	N83°32'23"W	10.64'
L67	S83°32'23"E	10.64'
L68	N67°54'54"W	10.25'
L69	S67°54'54"E	10.25'