

WINDLER SUBDIVISION FILING NO. 12

A RE-SUBDIVISION OF TRACT G, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 18

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 NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH A 3.25 INCH DIAMETER ALUMINUM CAP, IN A RANGE BOX, STAMPED "WESTWOOD T3S R66W/R65W S12/S7/S13/S18 2023 PLS 38004", FROM WHICH THE NORTH QUARTER CORNER OF SECTION 18, BEING MONUMENTED BY A NO. 6 REBAR WITH 3.25 INCH DIAMETER ALUMINUM CAP FLUSH WITH GROUND STAMPED "WESTWOOD T3S R65W 1/4 S7/S18 2024 PLS 38004", IS ASSUMED TO BEAR NORTH 89°19'43" EAST, A DISTANCE OF 2807.98 FEET, WITH ALL BEARINGS 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 A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, II, JJ, KK, LL, MM, NN, OO, PP, QQ, RR, SS, TT, UU, VV, WW, XX, YY, ZZ, AAA AND BBB ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO NORTH BUCHANAN STREET, NORTH CATAWBA STREET, NORTH DUQUESNE STREET, NORTH DENALI BLVD, EAST 55TH AVENUE, EAST 54TH PLACE, EAST 54TH AVENUE, EAST 53RD AVENUE AND EAST 53RD DRIVE 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 EXTERIOR BOUNDARY MONUMENTS SHALL BE SET BY THE SURVEYOR OF RECORD AS REQUIRED BY COLORADO REVISED STATUTE 38.51.105.
- 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 PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WESTWOOD PROFESSIONAL SERVICES, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY ORDER NUMBER **RND70836703, EFFECTIVE APRIL 24, 2024 AT 5:00 P.M.** EVERY EFFORT HAS BEEN MADE TO LOCATE, IDENTIFY, AND DEPICT ANY AND ALL EASEMENTS ENCUMBERING THE SUBJECT PROPERTY. THE POSSIBILITY EXISTS, HOWEVER, THAT UNRECORDED EASEMENTS WITH NO READILY VISIBLE EVIDENCE EXIST.
- 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.
- PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

COVENANTS:

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

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 PORTIONS OF THE NORTH DENALI BOULEVARD, NORTH BUCHANAN STREET, EAST 53RD AVENUE, NORTH CATAWBA STREET AND THE SOUTH HALF OF EAST 55TH AVENUE ABUTTING THE PROPERTY SHALL BE INCLUDED AS A PUBLIC IMPROVEMENT FOR THIS SUBDIVISION AND WILL BE IMPROVED BY THE OWNER TO CITY OF AURORA SPECIFICATIONS;

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 "DRAINAGE EASEMENT" ("DRAINAGE 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 USE: STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE DRAINAGE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE 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, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.

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 USE: 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). 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.

COVENANTS:

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.

THE AREA(S) LABELED AS "STORM 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 STORM COLLECTION MAINS AND TRANSMISSION MAINS, LINES, DRAINS, AND IRRIGATION LINES AND ALL FACILITIES, FIXTURES, DEVICES, APPURTENANCES AND STRUCTURES 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.

THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER 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 USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY , AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE "UTILITY EASEMENT" FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.

ENGINEER/SURVEYOR

Westwood

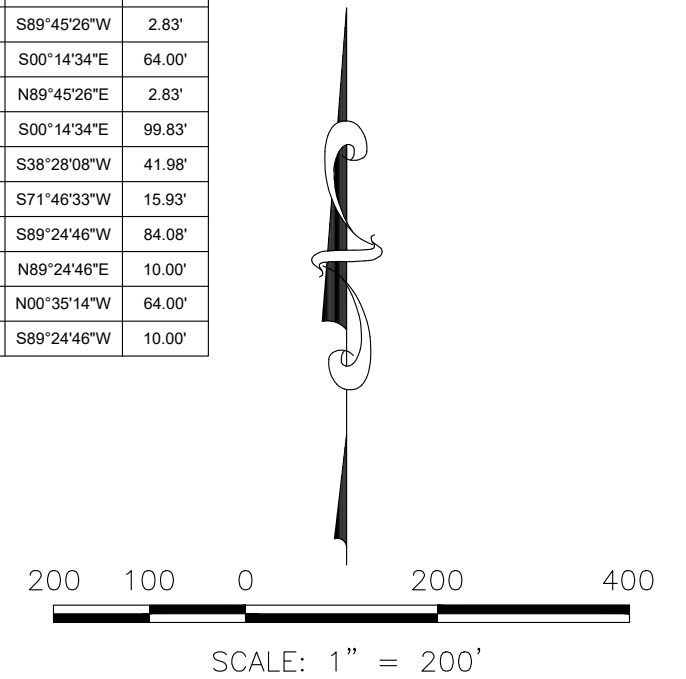
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WINDLER SUBDIVISION FILING NO. 12

A RE-SUBDIVISION OF TRACT G, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 18

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00'	90°20'36"	23.65'	N44°35'04"E	21.28'
C2	15.00'	90°15'41"	23.63'	S45°06'48"E	21.26'
C3	15.00'	89°44'23"	23.49'	S44°53'15"W	21.16'
C4	15.00'	90°15'37"	23.63'	S45°06'45"E	21.26'
C5	15.00'	89°44'23"	23.49'	N44°53'15"E	21.16'
C6	15.00'	90°15'37"	23.63'	N45°06'45"W	21.26'
C7	15.00'	89°44'19"	23.49'	N44°53'12"E	21.16'
C8	20.00'	90°00'04"	31.42'	S45°14'36"E	28.28'
C9	20.00'	90°00'00"	31.42'	S44°45'26"W	28.28'
C10	20.00'	90°00'00"	31.42'	S45°14'34"E	28.28'
C11	20.00'	90°00'00"	31.42'	S44°45'26"W	28.28'
C12	20.00'	90°00'00"	31.42'	S45°14'34"E	28.28'
C13	20.00'	90°00'00"	31.42'	S44°45'26"W	28.28'
C14	20.00'	90°00'00"	31.42'	S45°14'34"E	28.28'
C15	564.00'	10°07'15"	99.63'	S05°18'11"E	99.50'
C16	66.99'	48°47'14"	57.04'	S14°04'46"W	55.33'
C17	27.50'	29°23'14"	14.10'	S53°09'46"W	13.95'
C18	277.50'	3°55'10"	18.98'	S69°48'58"W	18.98'
C19	169.50'	17°38'13"	52.18'	S80°35'40"W	51.97'
C20	20.00'	90°00'00"	31.42'	N45°35'14"W	28.28'
C21	20.00'	90°00'00"	31.42'	S44°24'46"W	28.28'
C22	20.00'	90°36'17"	31.63'	N45°17'06"W	28.43'
C23	20.00'	89°23'09"	31.20'	S44°42'37"W	28.13'
C24	20.00'	90°00'00"	31.42'	N45°35'14"W	28.28'
C25	15.00'	89°59'58"	23.56'	N44°24'47"E	21.21'
C26	15.00'	90°00'00"	23.56'	N45°35'14"W	21.21'
C27	15.00'	90°20'40"	23.65'	N44°35'06"E	21.28'
C28	15.00'	89°39'20"	23.47'	N45°24'54"W	21.15'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°39'56"E	64.00'
L2	N89°38'20"E	66.00'
L3	N01°07'29"E	64.02'
L4	S89°45'26"W	2.83'
L5	S00°14'34"E	64.00'
L6	N89°45'26"E	2.83'
L7	S89°45'26"W	5.00'
L8	S00°14'34"E	94.00'
L9	N89°45'26"E	5.00'
L10	S89°45'26"W	2.83'
L11	S00°14'34"E	64.00'
L12	N89°45'26"E	2.83'
L13	S00°14'34"E	99.83'
L14	S38°28'08"W	41.98'
L15	S71°46'33"W	15.93'
L16	S89°24'46"W	84.08'
L17	N89°24'46"E	10.00'
L18	N00°35'14"W	64.00'
L19	S89°24'46"W	10.00'



LEGEND

- SECTION CORNER (SET OR AS NOTED)
- SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 38864"

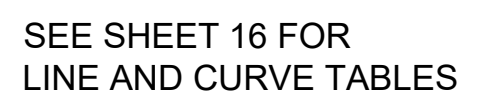
ENGINEER/SURVEYOR




Westwood

10333 E. Dry Creek Rd., Suite 400
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

E. 55TH AVE
(68' PUBLIC R.O.W.)
REC. NO. 2024000013716

N. DENALI BLVD
/ARABLE PUBLIC R.O.W.)
REC. NO. 2024000013716

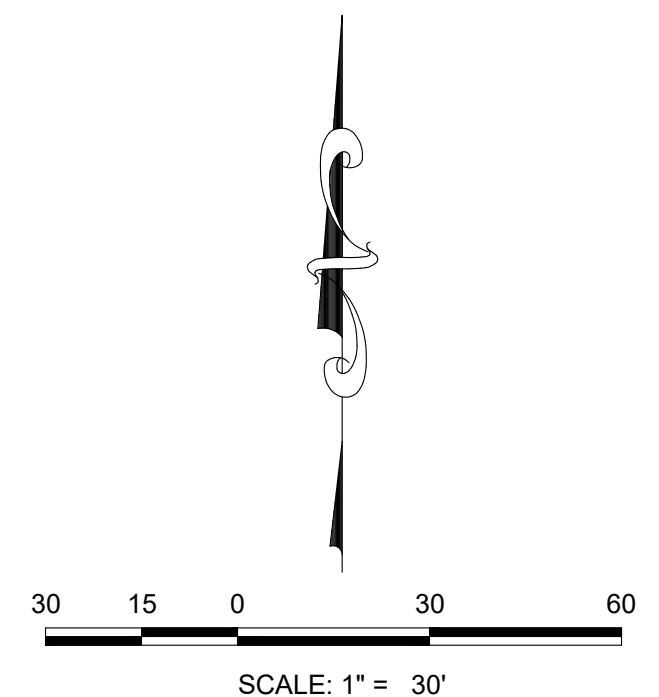
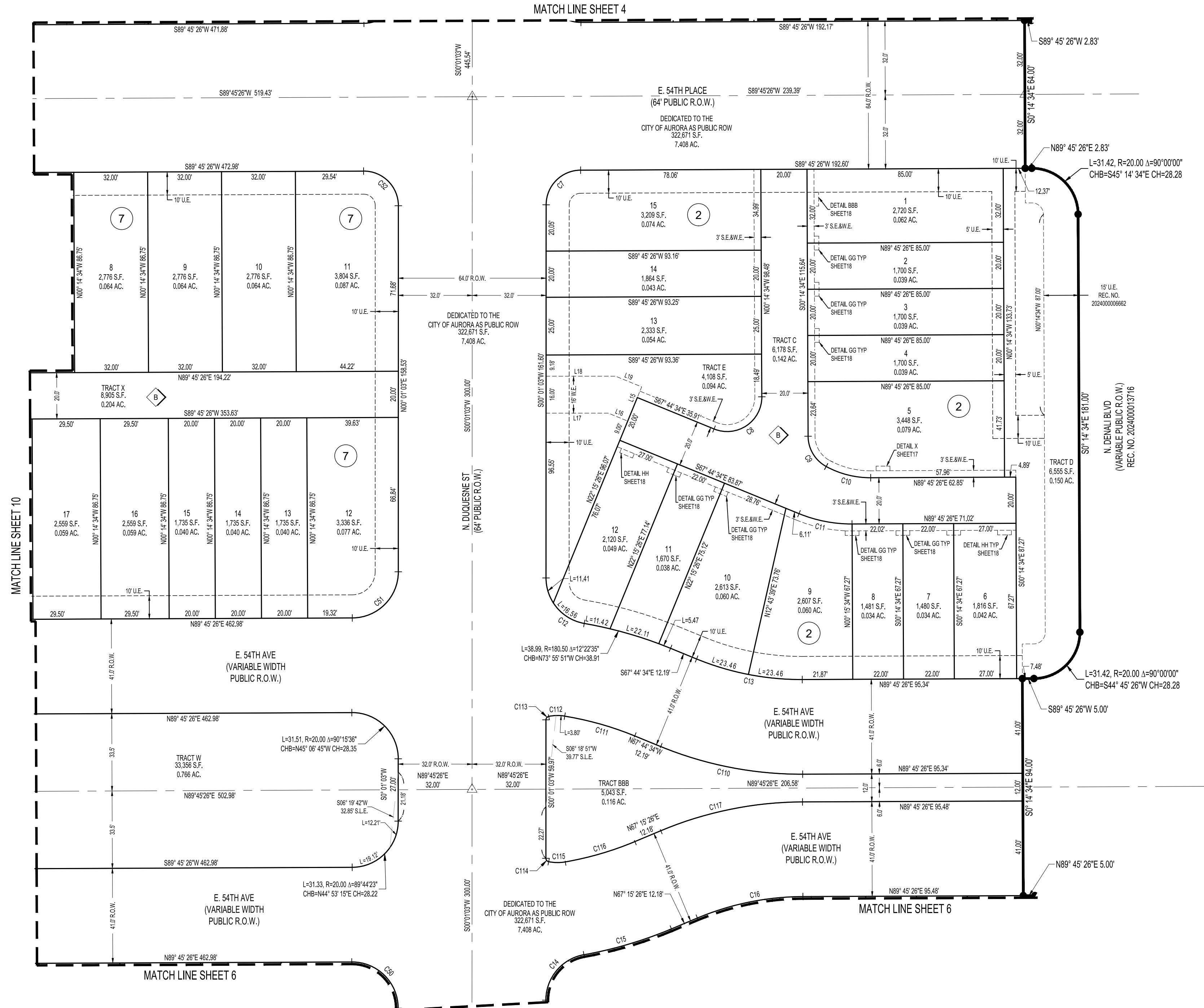
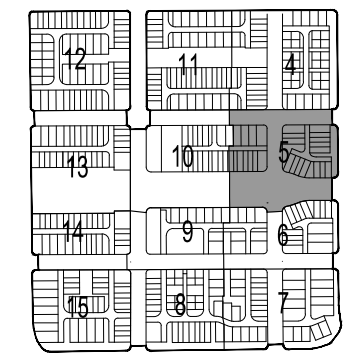


LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET 18\" NO. 5 REBAR WITH 1-1/4\" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
	MONUMENT BOXES WITH 30\", 3/4\" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR. TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	FIRE LANE, WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
	WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
TYP	FOR ANY SIMILARLY CONFIGURED POCKET EASEMENTS NOT DIMENSIONED HEREON.
S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT
W.E.	WATER EASEMENT
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
	FIRE LANE EASEMENT






WINDLER SUBDIVISION FILING NO. 12 43268.02 PREPARED: 05/17/2024 REVISED: 10/25/2024 SHEET 4 OF 18

WINDLER SUBDIVISION FILING NO. 12

A RE-SUBDIVISION OF TRACT G, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 18



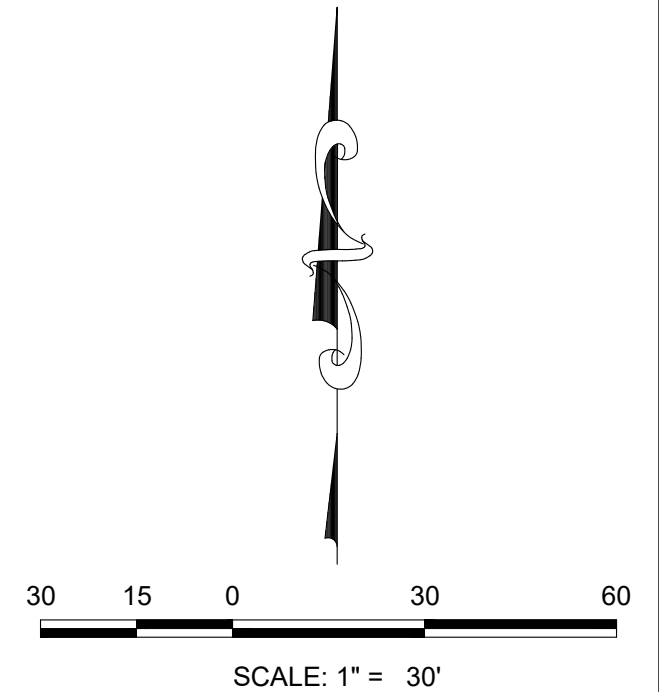
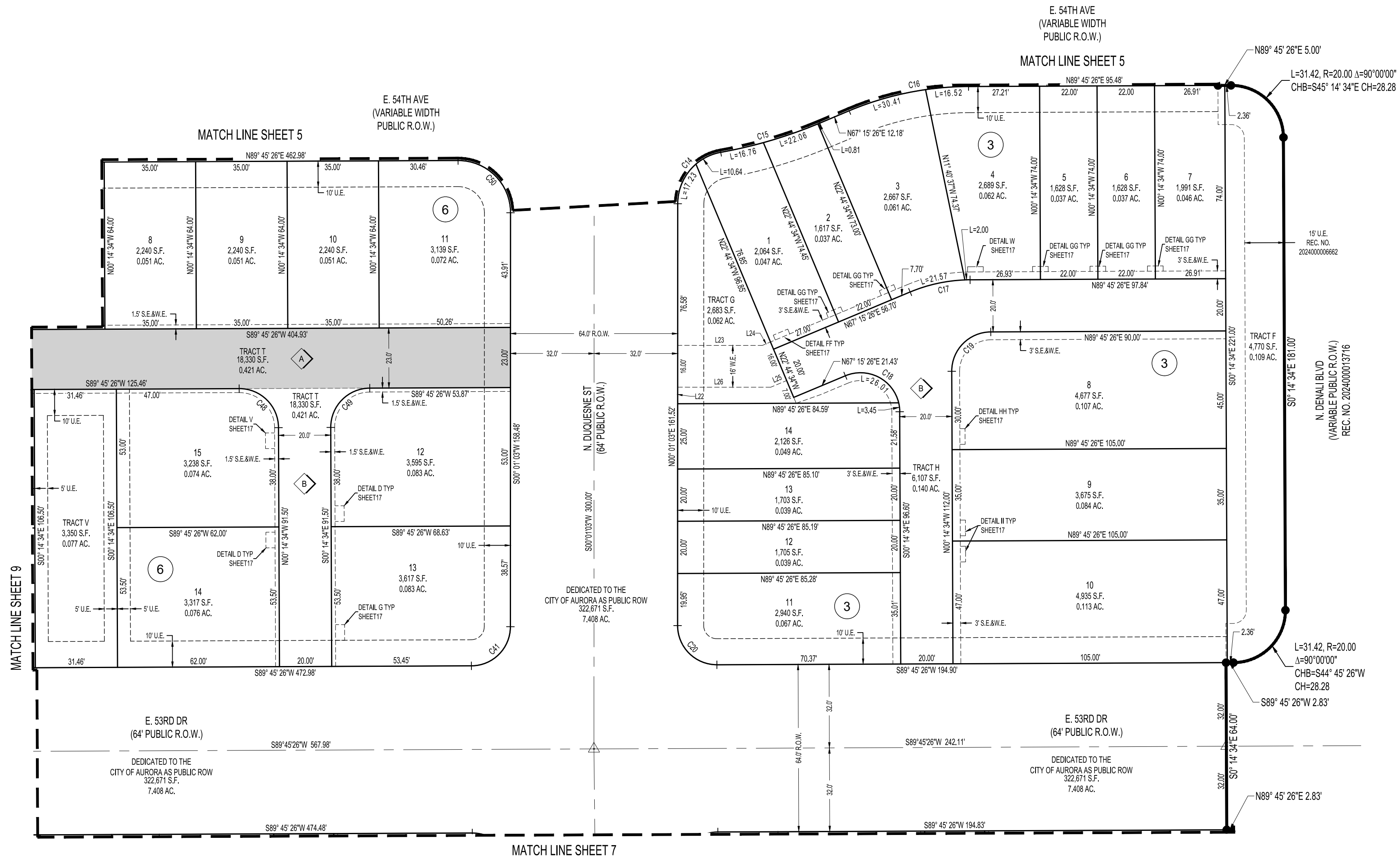
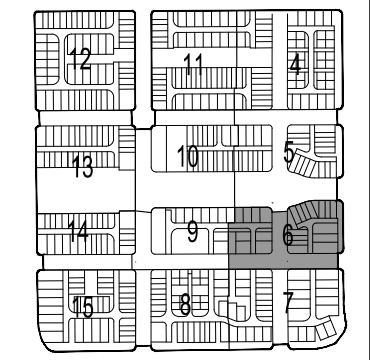
SEE SHEET 16 FOR
LINE AND CURVE TABLES

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET 18' NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
	MUNICIPAL 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-A (A & B) COLORADO REVISED STATUTES.
	FIRE LANE, WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
	WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
TYP	FOR ANY SIMILARLY CONFIGURED POCKET EASEMENTS NOT DIMENSIONED HEREON.
S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT
W.E.	WATER EASEMENT
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
	FIRE LANE EASEMENT

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WINDLER SUBDIVISION FILING NO. 12

A RE-SUBDIVISION OF TRACT G, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 18



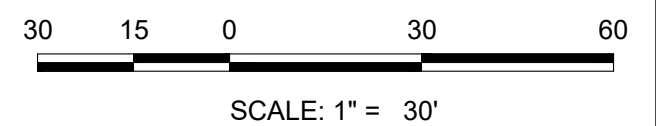
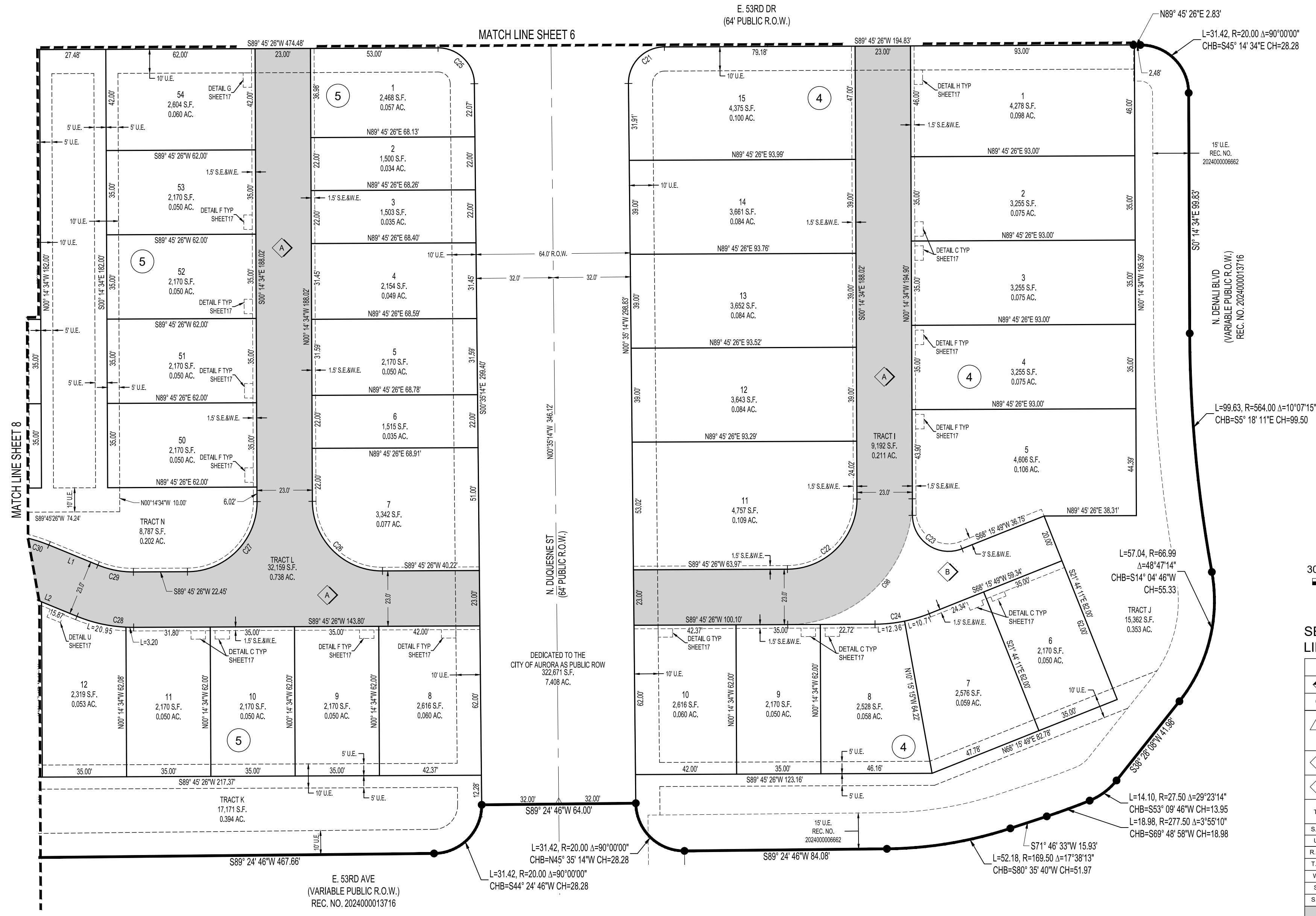
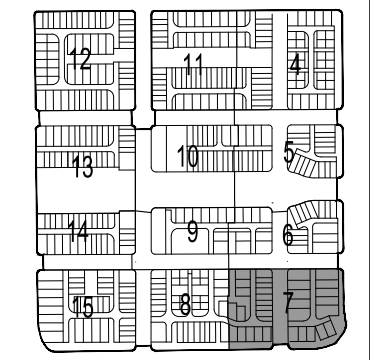
SEE SHEET 16 FOR
LINE AND CURVE TABLES

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
	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.
	FIRE LANE, WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
	WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
	FOR ANY SIMILARLY CONFIGURED POCKET EASEMENTS NOT DIMENSIONED HEREON.
	STORM SEWER EASEMENT
	UTILITY EASEMENT
	RIGHT-OF-WAY
	TRAFFIC SIGNALIZATION EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	SIGHT LINE EASEMENT
	FIRE LANE EASEMENT

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WINDLER SUBDIVISION FILING NO. 12

A RE-SUBDIVISION OF TRACT G, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 18



SEE SHEET 16 FOR
LINE AND CURVE TABLES

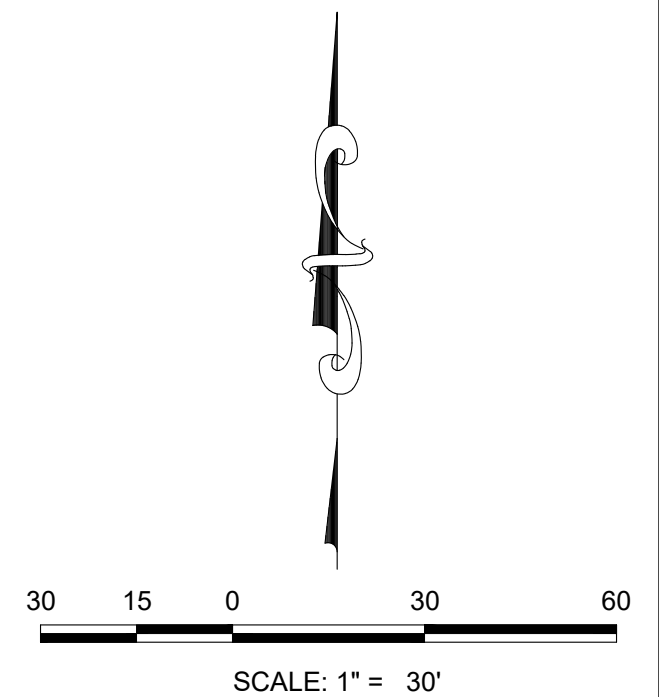
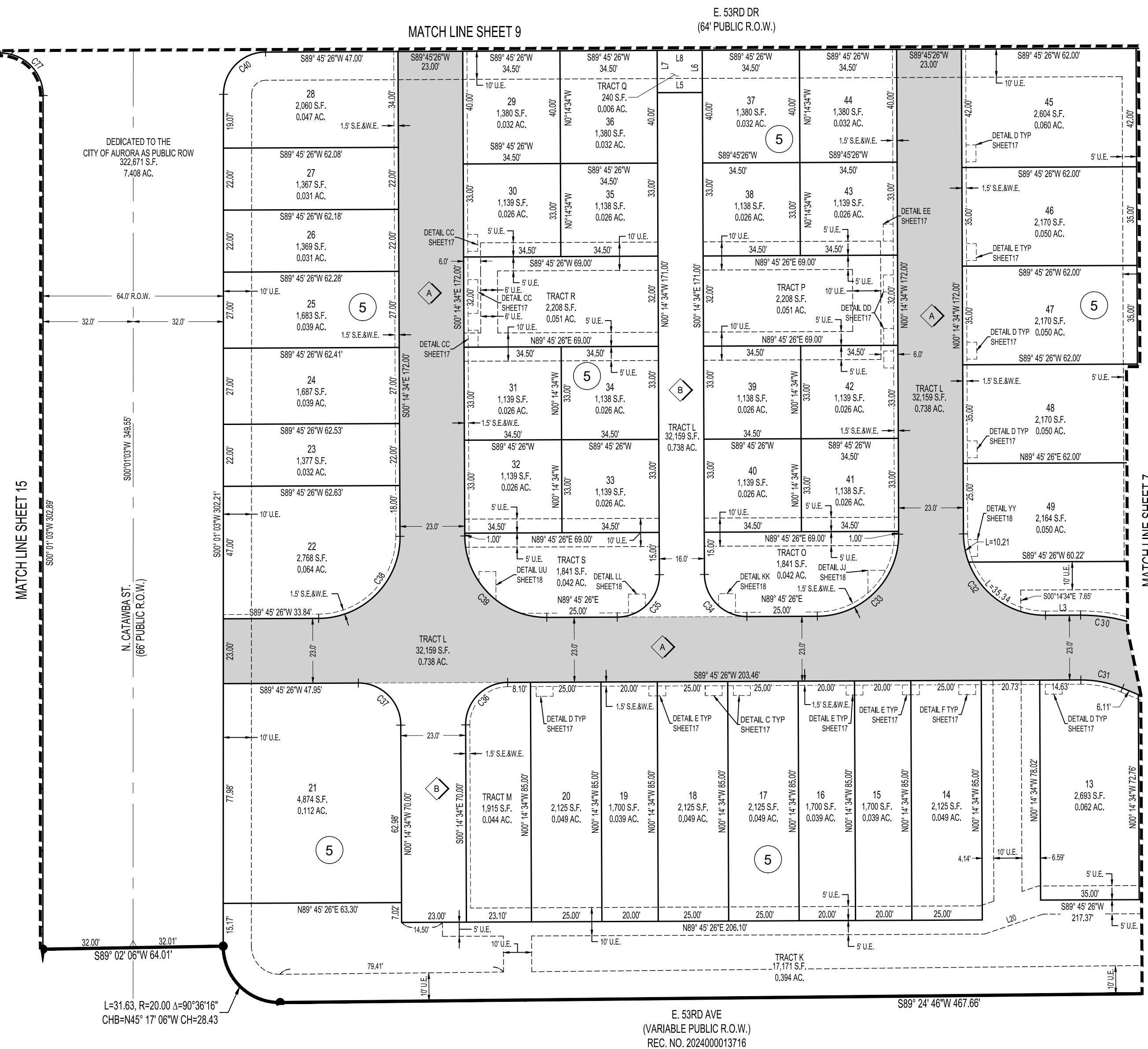
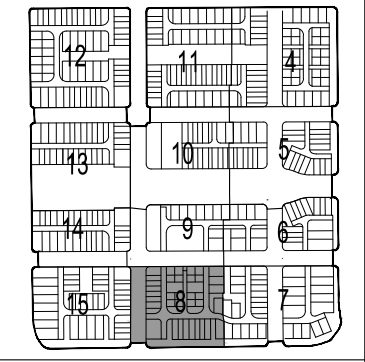
LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	FIRE LANE, WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
	WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
TYP	FOR ANY SIMILARLY CONFIGURED POCKET EASEMENTS NOT DIMENSIONED HEREON.
S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT
W.E.	WATER EASEMENT
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
	FIRE LANE EASEMENT

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A RE-SUBDIVISION OF TRACT G, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 18



SEE SHEET 16 FOR
LINE AND CURVE TABLES

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
	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.
	FIRE LANE, WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
	WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
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S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT
W.E.	WATER EASEMENT
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
	FIRE LANE EASEMENT

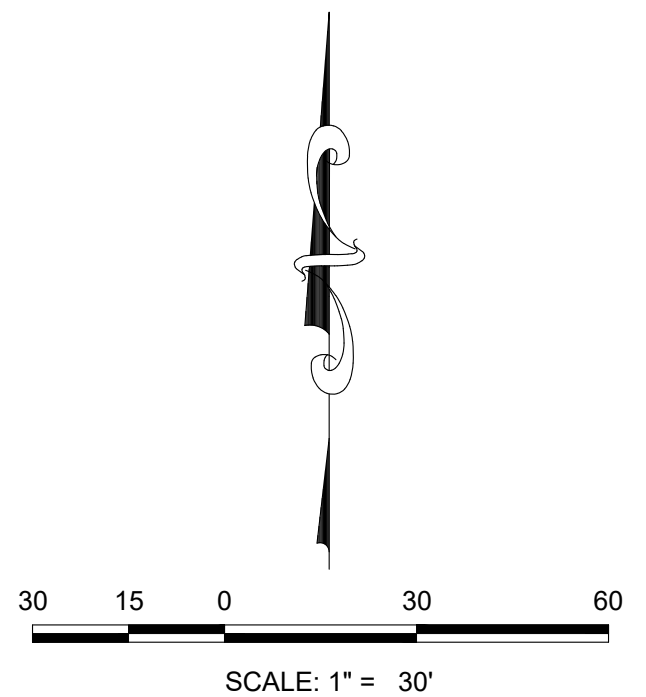
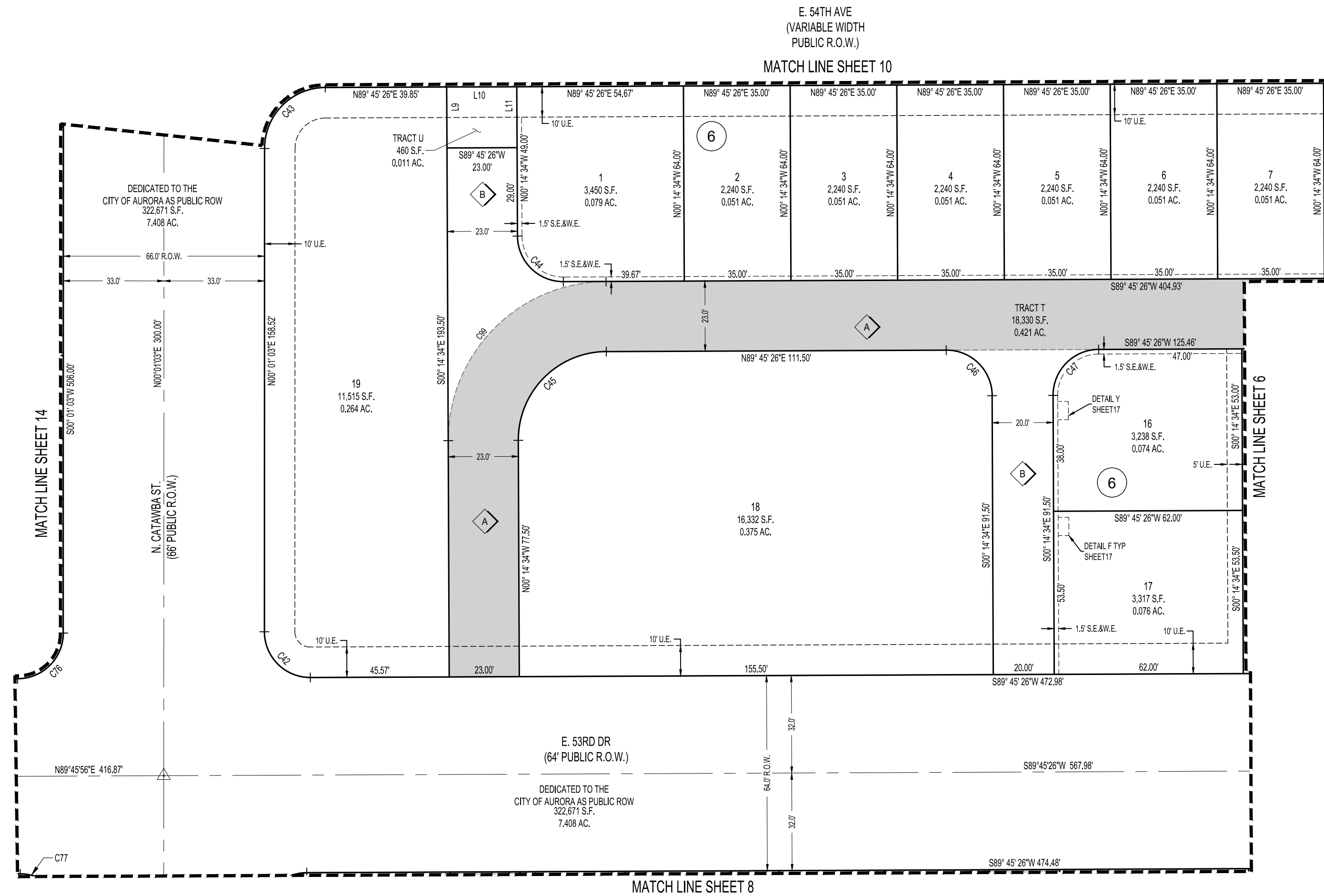
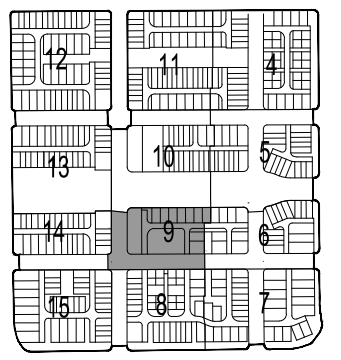
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WINDLER SUBDIVISION FILING NO. 12

A RE-SUBDIVISION OF TRACT G, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 18



SEE SHEET 16 FOR
LINE AND CURVE TABLES

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
	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.
	FIRE LANE, WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
	WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
	FOR ANY SIMILARLY CONFIGURED POCKET EASEMENTS NOT DIMENSIONED HEREON.
	STORM SEWER EASEMENT
	UTILITY EASEMENT
	RIGHT-OF-WAY
	TRAFFIC SIGNALIZATION EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	SIGHT LINE EASEMENT
	FIRE LANE EASEMENT

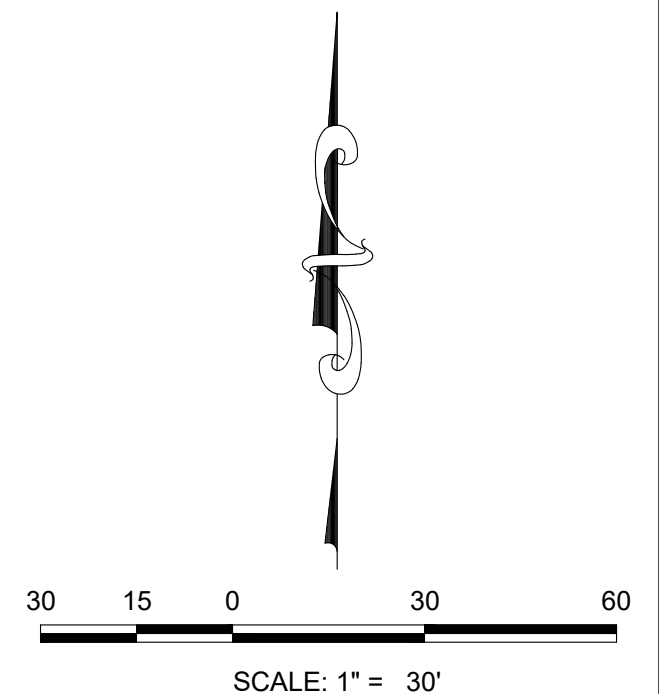
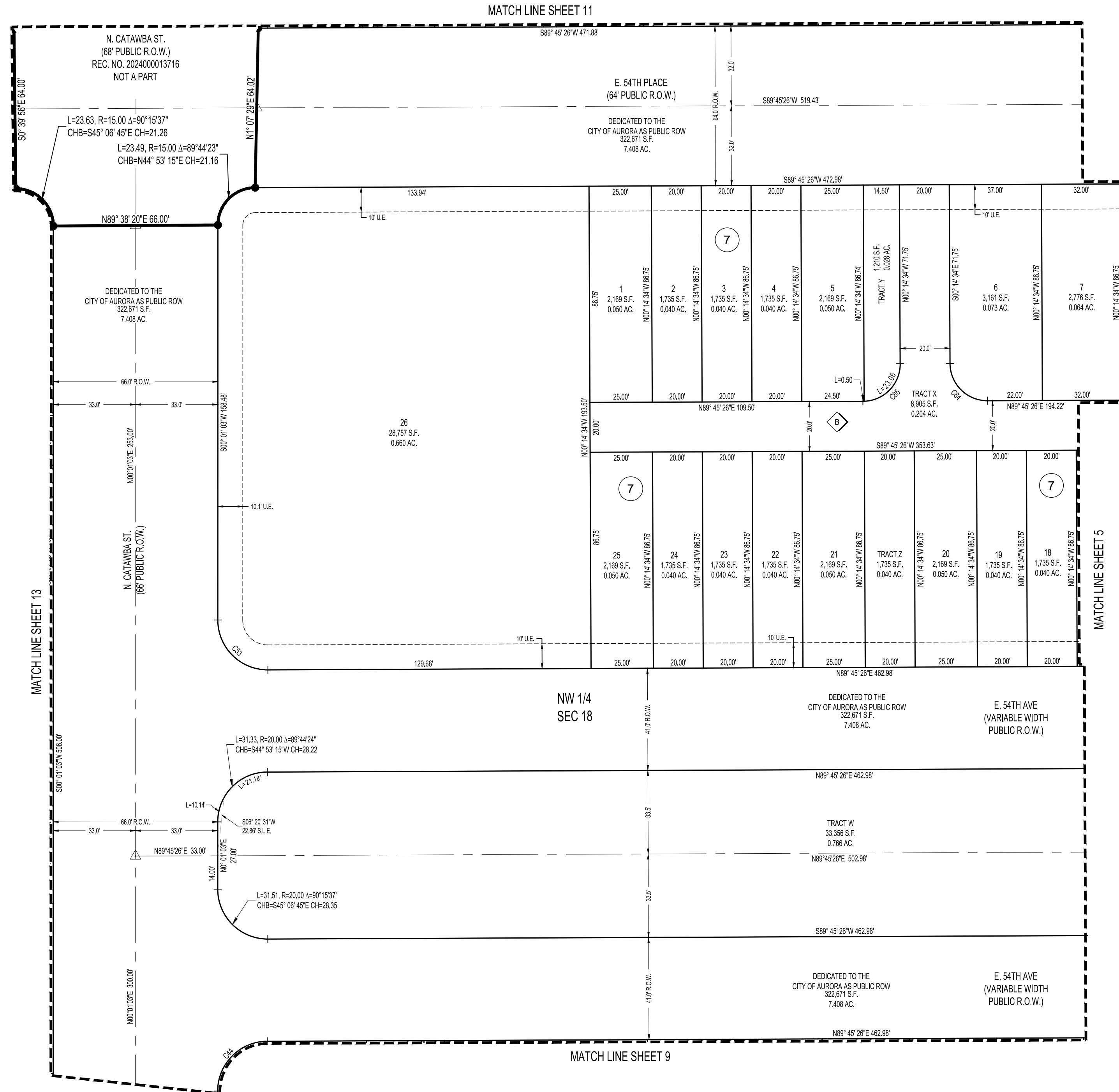
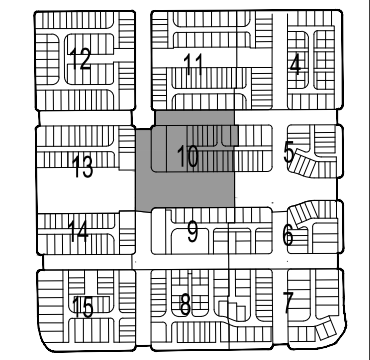
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WINDLER SUBDIVISION FILING NO. 12

A RE-SUBDIVISION OF TRACT G, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 18



SEE SHEET 16 FOR
LINE AND CURVE TABLES

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
	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.
	FIRE LANE, WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
	WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
TYP	FOR ANY SIMILARLY CONFIGURED POCKET EASEMENTS NOT DIMENSIONED HEREON.
S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT
W.E.	WATER EASEMENT
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
	FIRE LANE EASEMENT

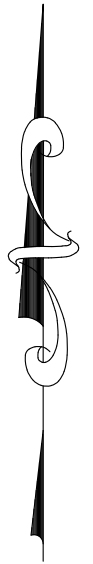
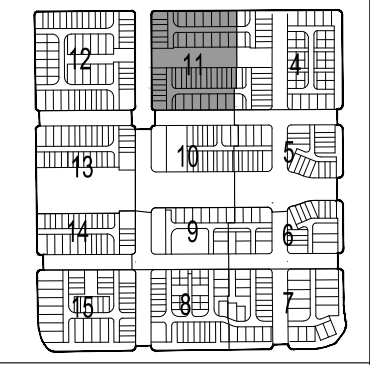
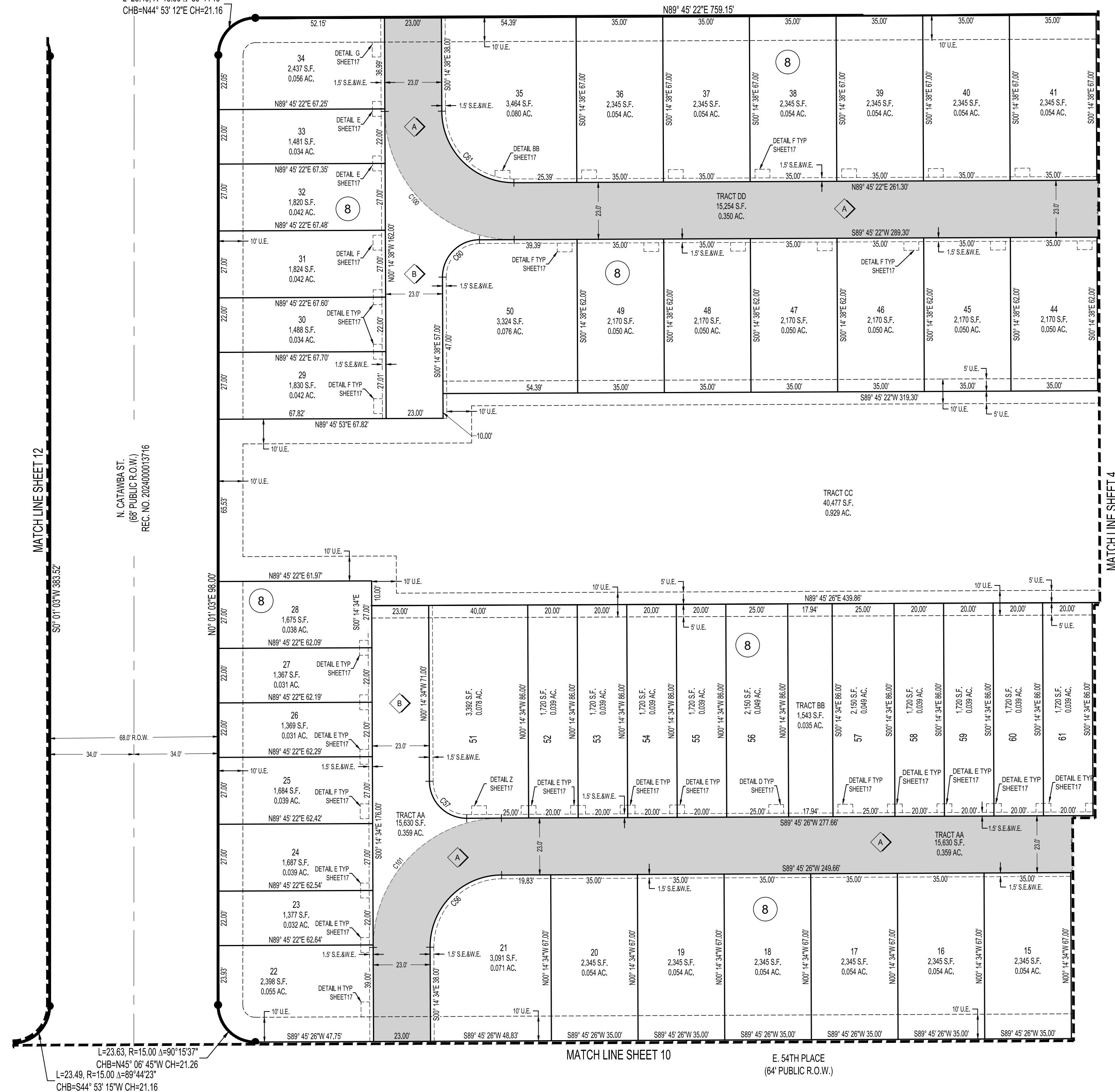
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A RE-SUBDIVISION OF TRACT G, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 11 OF 18

L=23.49, R=15.00 $\Delta=89^{\circ}44'19''$
CHB=N44° 53' 12"E CH=21.16



SCALE: 1" = 30'

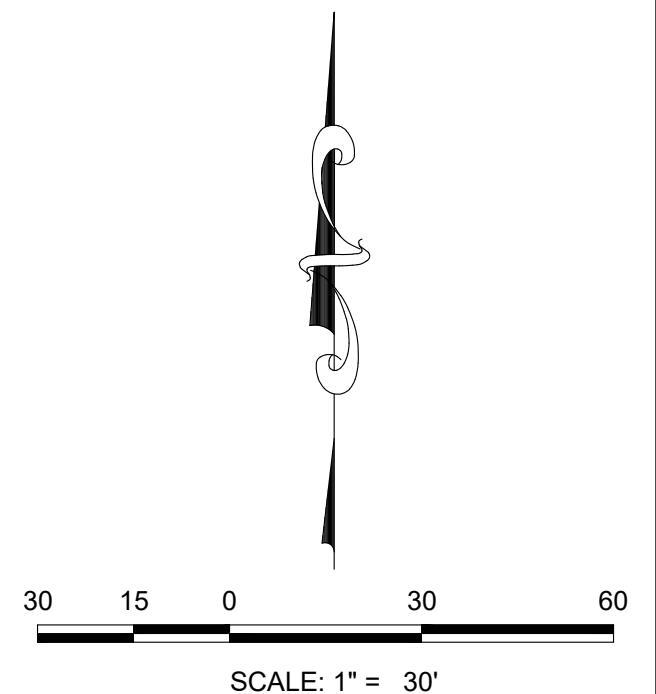
SEE SHEET 16 FOR
LINE AND CURVE TABLES





LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
	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. 39-51-105-8(A & B) COLORADO REVISED STATUTES.
	FIRE LANE, WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
	WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
TYPE	FOR ANY SIMILARLY CONFIGURED POCKET EASEMENTS NOT DIMENSIONED HEREON.
S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT
W.E.	WATER EASEMENT
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
	FIRE LANE EASEMENT

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 18

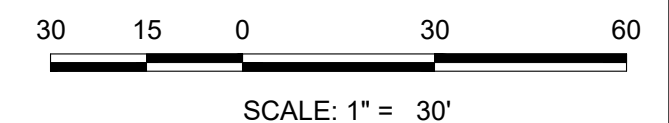
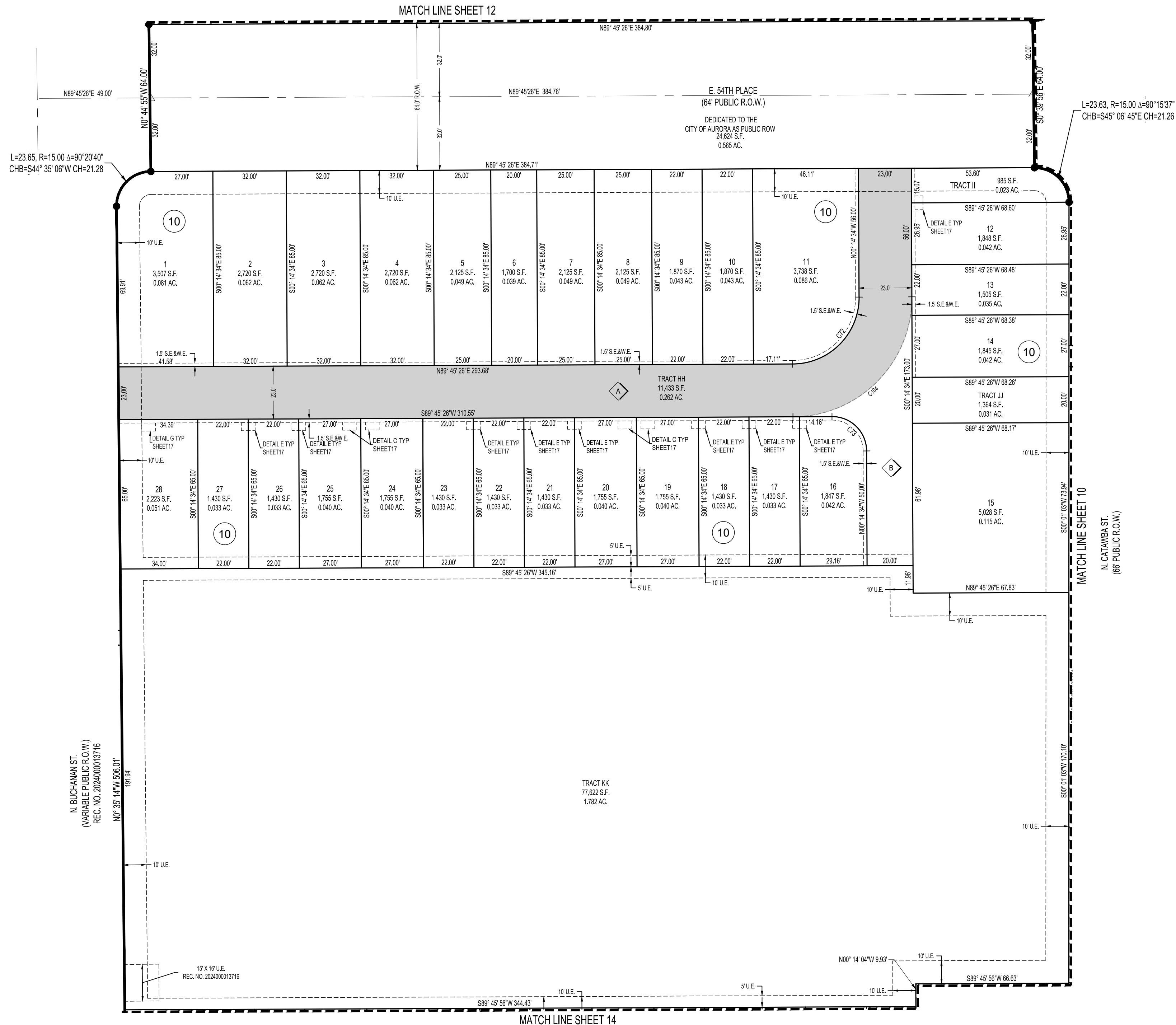
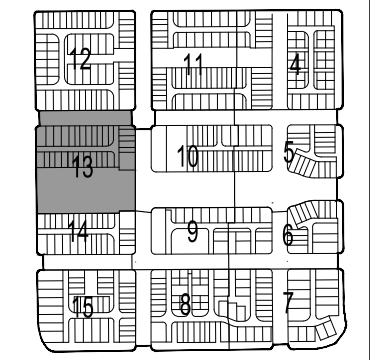


LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
	MONUMENT BOXES WITH 30" 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR. TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A) & B) COLORADO REVISED STATUTES.
	FIRE LANE, WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
	WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
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R.O.W.	RIGHT-OF-WAY
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT
W.E.	WATER EASEMENT
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
	FIRE LANE EASEMENT

WINDLER SUBDIVISION FILING NO. 12 43268.02 PREPARED: 05/17/2024 REVISED: 10/25/2024 SHEET 12 OF 18

WINDLER SUBDIVISION FILING NO. 12

A RE-SUBDIVISION OF TRACT G, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 13 OF 18

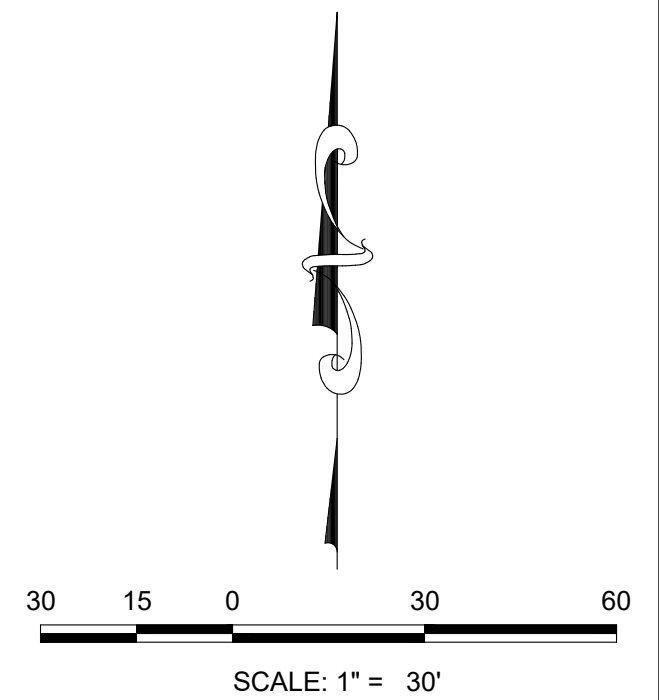
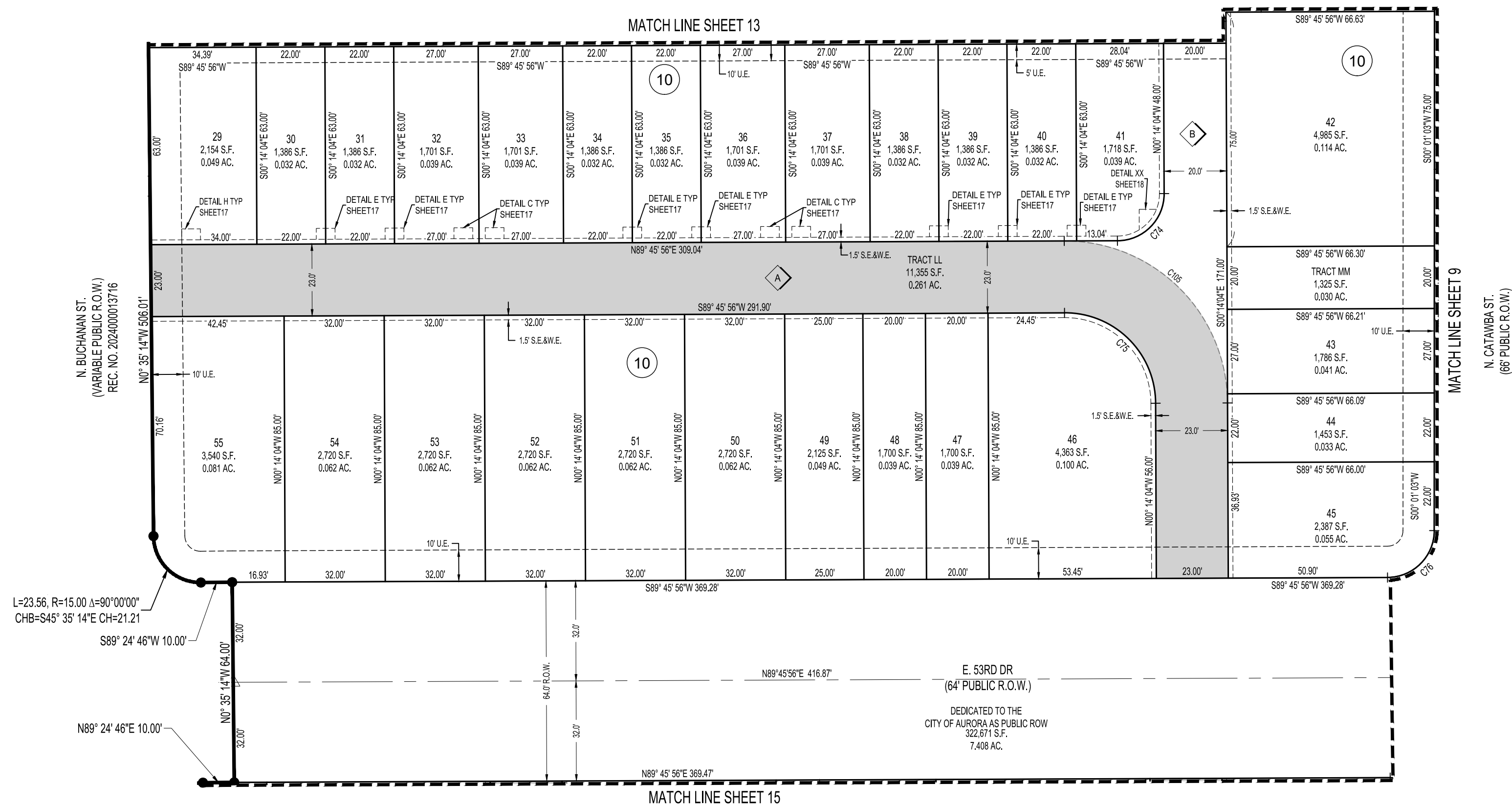


SEE SHEET 16 FOR
LINE AND CURVE TABLES






LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
	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) & (C) COLORADO REVISED STATUTES.
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	WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
	FOR ANY SIMILARLY CONFIGURED POCKET EASEMENTS NOT DIMENSIONED HEREON.
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	UTILITY EASEMENT
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	TRAFFIC SIGNALIZATION EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
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A RE-SUBDIVISION OF TRACT G, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHWEST QUARTER 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 18



SEE SHEET 16 FOR
LINE AND CURVE TABLES

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
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	WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
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U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT
W.E.	WATER EASEMENT
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
	FIRE LANE EASEMENT

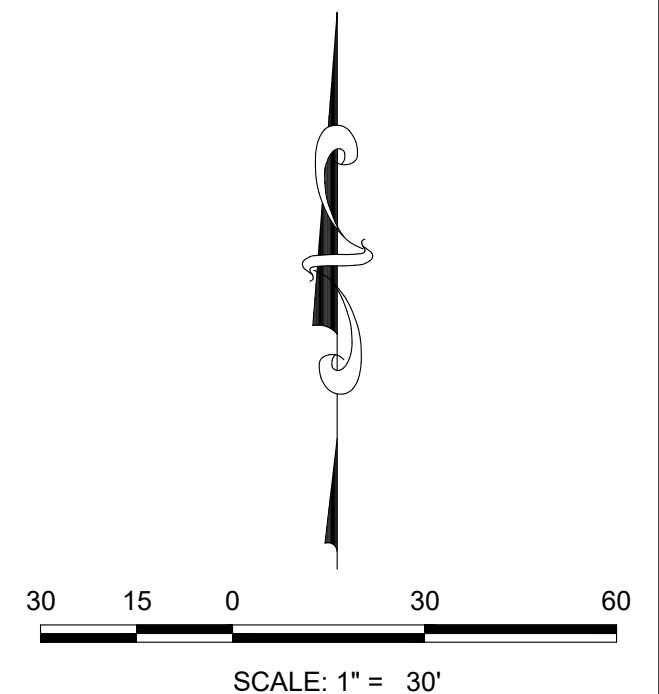
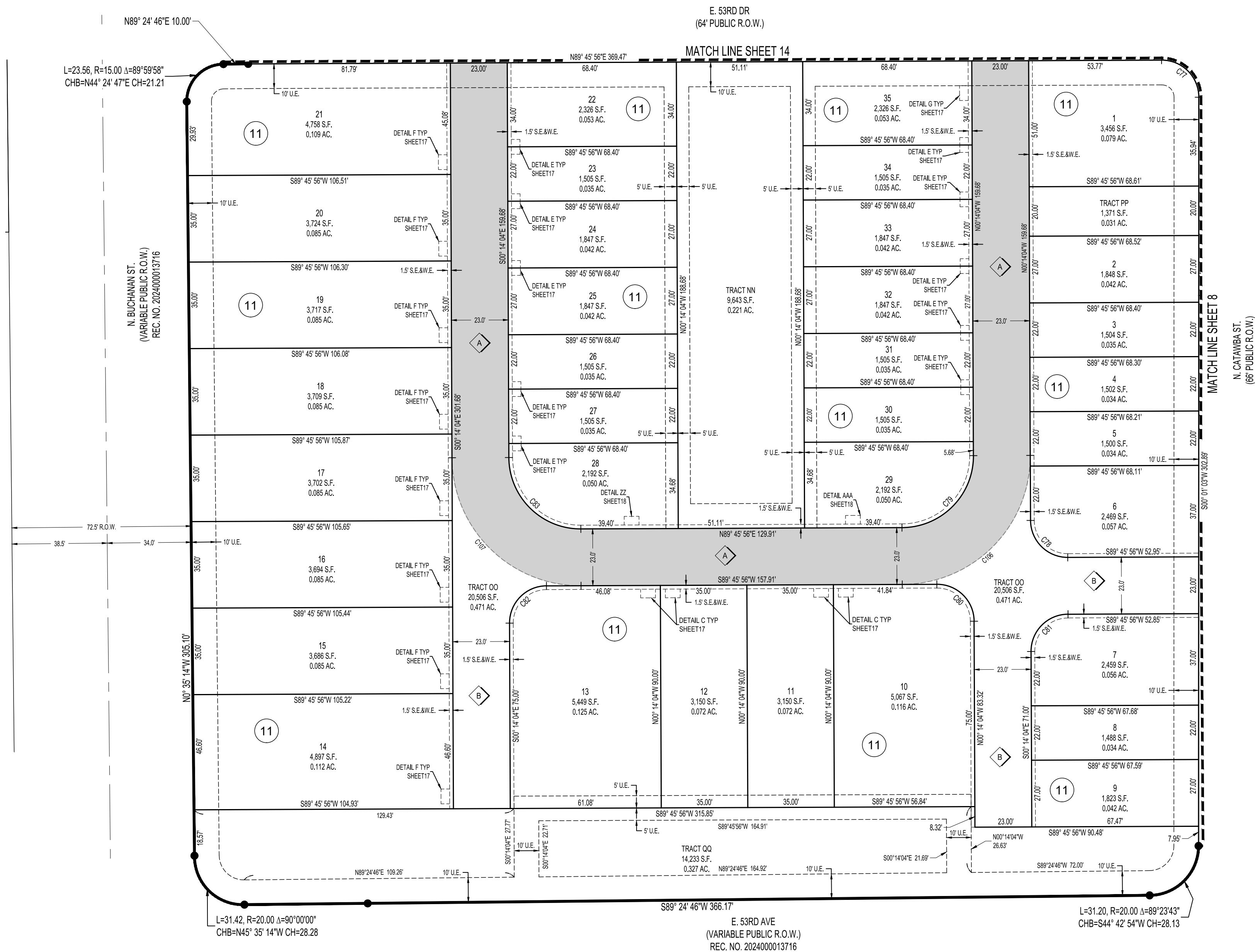
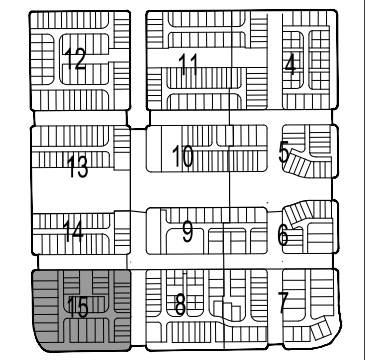
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Tel: (720) 482-9526 / Fax: (720) 482-9546

WINDLER SUBDIVISION FILING NO. 12

A RE-SUBDIVISION OF TRACT G, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 15 OF 18



SEE SHEET 16 FOR
LINE AND CURVE TABLES

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
	MONUMENT BOXES WITH 30" x 34" 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.
	FIRE LANE, WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
	WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
TYP	FOR ANY SIMILARLY CONFIGURED POCKET EASEMENTS NOT DIMENSIONED HEREON.
S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT
W.E.	WATER EASEMENT
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
	FIRE LANE EASEMENT

ENGINEER/SURVEYOR
Westwood
10333 E. Dry Creek Rd., Suite 400
Englewood, CO 80112
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A RE-SUBDIVISION OF TRACT G, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 16 OF 18

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00'	89°44'19"	23.49'	S44°53'12"W	21.16'
C2	29.00'	67°42'33"	34.27'	N33°50'13"W	32.31'
C3	15.00'	90°00'00"	23.56'	S45°01'03"W	21.21'
C4	29.00'	67°42'33"	34.27'	N33°52'19"E	32.31'
C5	15.00'	90°00'00"	23.56'	S44°58'57"E	21.21'
C6	15.00'	90°15'37"	23.63'	S45°06'45"E	21.26'
C7	15.00'	89°44'23"	23.49'	S44°53'15"W	21.16'
C8	15.00'	112°30'00"	29.45'	N56°00'26"E	24.94'
C9	15.00'	61°13'08"	16.03'	S30°51'08"E	15.28'
C10	40.00'	28°46'52"	20.09'	S75°51'08"E	19.88'
C11	60.00'	22°30'00"	23.56'	S78°59'34"E	23.41'
C12	20.00'	47°27'05"	16.56'	S56°23'36"E	16.09'
C13	119.50'	11°15'00"	23.46'	N84°37'04"W	23.43'
C14	20.00'	49°21'10"	17.23'	S24°41'38"W	16.70'
C15	180.50'	7°00'10"	22.06'	N71°01'01"E	22.05'
C16	119.50'	14°34'52"	30.41'	S74°32'52"W	30.33'
C17	60.00'	20°35'40"	21.57'	S77°33'16"W	21.45'
C18	15.00'	99°20'16"	26.01'	N63°04'26"W	22.87'
C19	15.00'	90°00'00"	23.56'	S44°45'26"W	21.21'
C20	15.00'	90°15'37"	23.63'	S45°06'45"E	21.26'
C21	15.00'	90°20'40"	23.65'	S44°35'06"W	21.28'
C22	29.00'	90°00'00"	45.55'	N44°45'26"E	41.01'
C23	15.00'	111°29'38"	29.19'	S55°59'23"E	24.80'
C24	61.50'	11°30'53"	12.36'	N84°00'00"E	12.34'
C25	15.00'	89°39'20"	23.47'	N45°24'54"W	21.15'
C26	29.00'	90°00'00"	45.55'	S45°14'34"E	41.01'
C27	29.00'	90°00'00"	45.55'	N44°45'26"E	41.01'
C28	61.50'	19°31'08"	20.95'	S77°30'08"E	20.85'
C29	38.50'	22°30'00"	15.12'	S78°59'34"E	15.02'
C30	61.50'	22°30'00"	24.15'	N78°59'34"W	24.00'
C31	38.50'	22°30'00"	15.12'	N78°59'34"W	15.02'
C32	29.00'	69°49'43"	35.34'	S55°19'42"E	33.20'
C33	29.00'	90°00'00"	45.55'	N44°45'26"E	41.01'
C34	15.00'	90°00'00"	23.56'	S45°14'34"E	21.21'
C35	15.00'	90°00'00"	23.56'	N44°45'26"E	21.21'
C36	15.00'	90°00'00"	23.56'	S44°45'26"W	21.21'
C37	15.00'	90°00'00"	23.56'	N45°14'34"W	21.21'
C38	29.00'	89°59'58"	45.55'	N44°45'27"E	41.01'
C39	29.00'	90°00'00"	45.55'	S45°14'34"E	41.01'
C40	15.00'	89°44'23"	23.49'	S44°53'15"W	21.16'
C41	15.00'	89°44'23"	23.49'	N44°53'15"E	21.16'
C42	15.00'	90°15'37"	23.63'	S45°06'45"E	21.26'
C43	20.00'	89°44'23"	31.33'	S44°53'15"W	28.22'
C44	15.00'	90°00'00"	23.56'	S45°14'34"E	21.21'
C45	29.00'	90°00'00"	45.55'	S44°45'26"W	41.01'
C46	15.00'	90°00'00"	23.56'	N45°14'34"W	21.21'
C47	15.00'	90°00'00"	23.56'	S44°45'26"W	21.21'
C48	15.00'	90°00'00"	23.56'	N45°14'34"W	21.21'
C49	15.00'	90°00'00"	23.56'	S44°45'26"W	21.21'
C50	20.00'	90°15'37"	31.51'	N45°06'45"W	28.35'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C51	20.00'	89°44'23"	31.33'	N44°53'15"E	28.22'
C52	15.00'	90°15'37"	23.63'	N45°06'45"W	21.26'
C53	20.00'	90°15'37"	31.51'	S45°06'45"E	28.35'
C54	15.00'	89°44'23"	23.49'	N44°53'15"E	21.16'
C55	29.00'	90°00'00"	45.55'	N45°14'34"W	41.01'
C56	29.00'	90°00'00"	45.55'	S44°45'26"W	41.01'
C57	15.00'	90°00'00"	23.56'	S45°14'34"E	21.21'
C58	15.00'	90°00'00"	23.56'	N44°45'26"E	21.21'
C59	15.00'	90°00'00"	23.56'	N45°14'38"W	21.21'
C60	15.00'	90°00'00"	23.56'	S44°45'22"W	21.21'
C61	29.00'	90°00'00"	45.55'	S45°14'38"E	41.01'
C62	29.00'	90°00'00"	45.55'	N44°45'22"E	41.01'
C63	15.00'	90°15'41"	23.63'	N45°06'48"W	21.26'
C64	29.00'	90°00'00"	45.55'	N44°45'26"E	41.01'
C65	15.00'	90°00'00"	23.56'	N45°14'34"W	21.21'
C66	29.00'	90°00'00"	45.55'	S44°45'26"W	41.01'
C67	29.00'	90°00'00"	45.55'	N45°14'34"W	41.01'
C68	29.00'	90°00'00"	45.55'	N44°45'26"E	41.01'
C69	29.00'	90°00'00"	45.55'	S45°14'34"E	41.01'
C70	15.00'	90°00'00"	23.56'	N44°45'26"E	21.21'
C71	29.00'	90°00'00"	45.55'	N45°14'34"W	41.01'
C72	29.00'	90°00'00"	45.55'	N44°45'26"E	41.01'
C73	15.00'	90°00'00"	23.56'	N45°14'34"W	21.21'
C74	15.00'	90°00'00"	23.56'	N44°45'56"E	21.21'
C75	29.00'	90°00'00"	45.55'	N45°14'04"W	41.01'
C76	15.00'	89°44'53"	23.50'	N44°53'29"E	21.17'
C77	15.00'	90°15'00"	23.63'	N45°06'31"W	21.26'
C78	15.00'	90°00'00"	23.56'	S45°14'04"E	21.21'
C79	29.00'	90°00'00"	45.55'	N44°45'56"E	41.01'
C80	15.00'	90°00'00"	23.56'	N45°14'04"W	21.21'
C81	15.00'	90°00'00"	23.56'	S44°45'56"W	21.21'
C82	15.00'	90°00'00"	23.56'	S44°45'56"W	21.21'
C83	29.00'	90°00'00"	45.55'	S45°14'04"E	41.01'
C84	15.00'	90°00'00"	23.56'	S45°14'34"E	21.21'
C85	15.00'	88°05'23"	23.06'	N43°48'08"E	20.86'
C86	15.00'	89°59'59"	23.56'	N45°01'03"E	21.21'
C87	15.00'	90°00'00"	23.56'	S44°58'57"E	21.21'
C88	15.00'	90°00'00"	23.56'	N44°58'57"W	21.21'
C89	15.00'	90°00'00"	23.56'	S45°01'03"W	21.21'
C90	15.00'	90°00'00"	23.56'	N45°01'03"E	21.21'
C91	15.00'	90°00'00"	23.56'	S44°58'57"E	21.21'
C92	15.00'	90°00'00"	23.56'	N44°58'57"W	21.21'
C93	15.00'	90°00'00"	23.56'	S45°01'03"W	21.21'
C94	52.00'	90°00'00"	81.68'	N44°58'57"W	73.54'
C95	52.00'	90°00'00"	81.68'	N45°01'03"E	73.54'
C96	52.00'	90°00'00"	81.68'	N45°14'34"W	73.54'
C97	52.00'	90°00'00"	81.68'	N44°45'22"E	73.54'
C98	52.00'	90°00'00"	81.68'	N44°45'26"E	73.54'
C99	52.00'	90°00'00"	81.68'	S44°45'26"W	73.54'
C100	52.00'	90°00'00"	81.68'	S45°14'38"E	73.54'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C101	52.00'	90°00'00"	81.68'	S44°45'26"W	73.54'
C102	52.00'	90°00'00"	81.68'	N44°45'26"E	73.54'
C103	52.00'	90°00'00"	81.68'	N45°14'34"W	73.54'
C104	52.00'	90°00'00"	81.68'	N44°45'26"E	73.54'
C105	52.00'	90°00'00"	81.68'	N45°14'04"W	73.54'
C106	52.00'	90°00'00"	81.68'	N44°45'56"E	73.54'
C107	52.00'	90°00'00"	81.68'	S45°14'04"E	73.54'
C108	10.00'	17°29'20"	3.05'	N08°57'28"W	3.04'
C109	13.50'	12°49'49"	3.02'	N06°39'29"W	3.02'
C110	160.50'	22°30'00"	63.03'	S78°59'34"E	62.62'
C111	139.50'	12°57'36"	31.56'	N74°13'23"W	31.49'
C112	19.50'	20°30'12"	6.98'	S89°02'43"W	6.94'
C113	1.50'	78°46'34"	2.06'	S39°24'20"W	1.90'
C114	1.50'	78°35'20"	2.06'	S39°16'37"E	1.90'
C115	19.50'	21°14'45"	7.23'	S89°11'40"E	7.19'
C116	139.50'	12°55'31"	31.47'	N73°43'12"E	31.40'
C117	160.50'	22°30'00"	63.03'	S78°30'26"W	62.62'

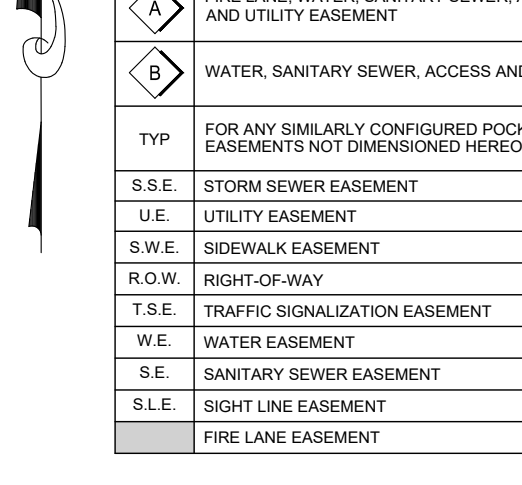
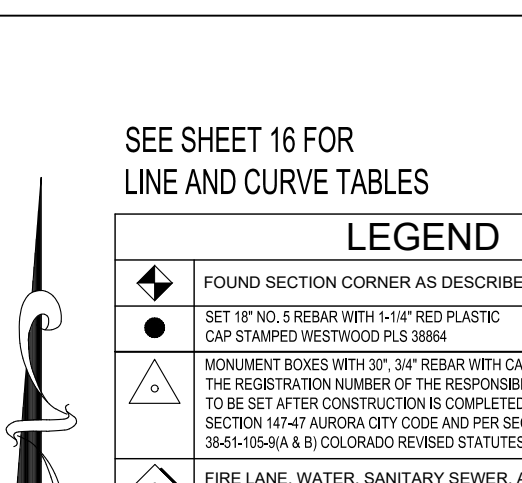
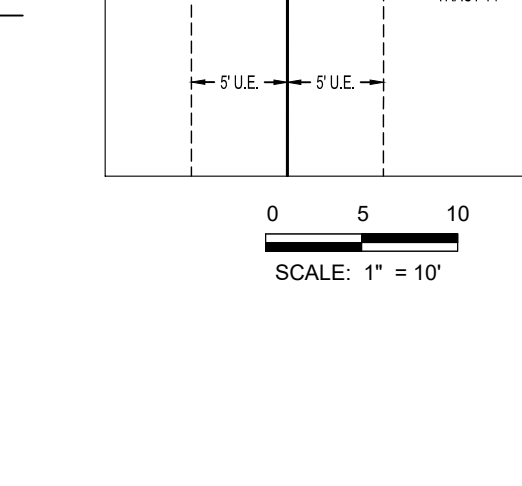
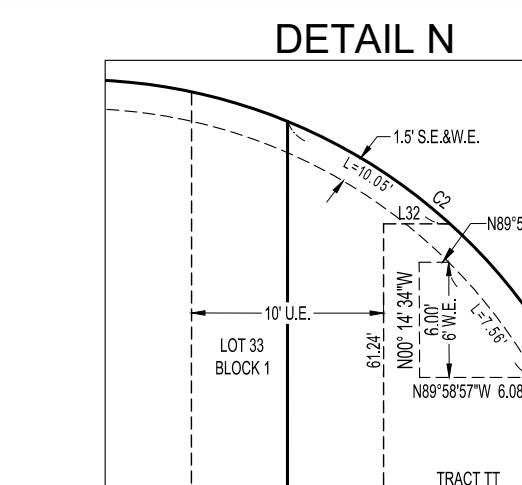
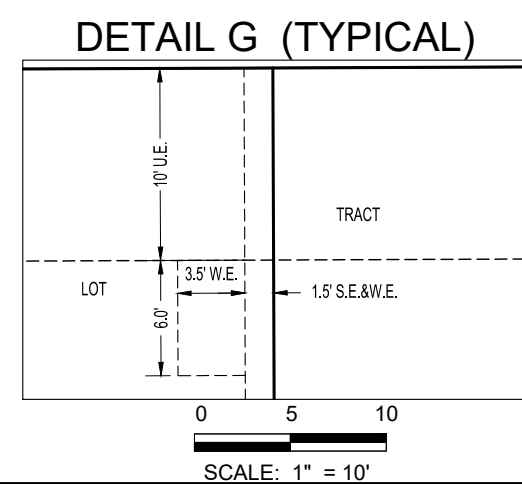
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N67°44'34"W	21.98'
L2	N67°44'34"W	15.87'
L3	S89°45'26"W	12.46'
L4	S89°58'57"E	7.12'
L5	S89°45'26"W	16.00'
L6	S00°14'34"E	15.00'
L7	N00°14'34"W	15.00'
L8	S89°45'26"W	16.00'
L9	S00°14'34"E	20.00'
L10	N89°45'26"E	23.00'
L11	N00°14'34"W	20.00'
L12	S89°58'57"E	15.00'
L13	S89°58'57"E	16.00'
L14	S89°58'57"E	9.99'
L15	N22°15'26"E	16.00'
L16	S67°44'34"E	9.06'
L17	S89°59'00"E	26.98'
L18	N89°59'00"W	30.12'
L19	N67°44'34"W	12.21'
L20	S71°09'26"W	21.88'
L21	N00°14'38"W	2.43'
L22	N00°01'03"E	6.34'
L23	S89°58'57"E	32.42'
L24	N67°15'26"E	3.39'
L25	S67°15'26"W	6.61'
L26	N89°58'57"W	35.64'
L27	N00°14'34"W	3.50'
L28	S89°58'57"E	16.00'
L29	N89°58'57"W	3.46'
L30	N89°58'57"W	9.31'
L31	N00°01'03"E	16.00'
L32	S89°58'57"E	15.00'
L33	S89°58'57"E	15.00'
L34	N00°01'03"E	16.00'
L35	S89°58'57"E	15.00'
L36	S89°58'57"E	8.00'
L37	N00°01'03"E	16.00'
L38	S89°58'57"E	8.00'
L39	S89°58'57"E	8.00'
L40	N00°01'03"E	16.00'
L41	S89°58'57"E	8.00'
L42	N00°01'03"E	1.04'
L43	N00°01'03"E	4.44'
L44	N00°01'03"E	2.54'

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SHEET 17 OF 18

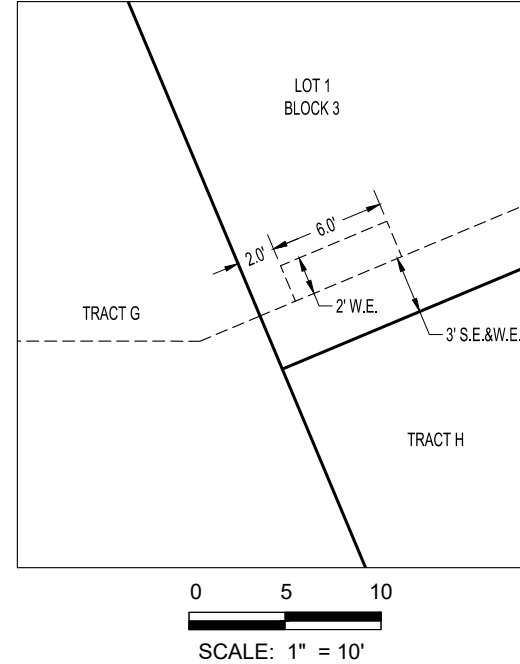


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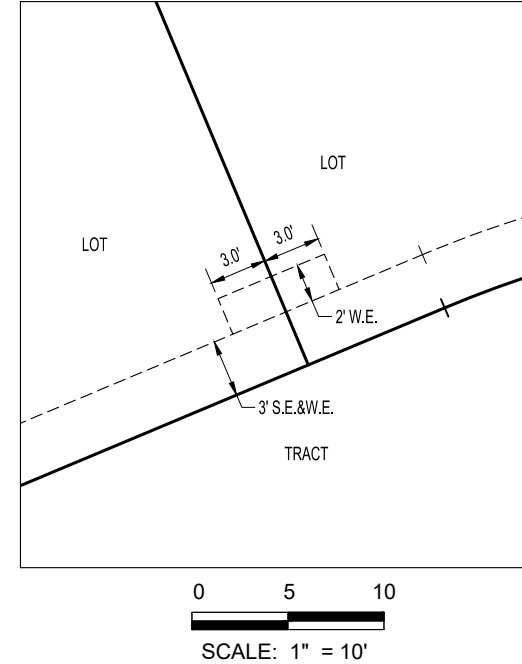
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 18 OF 18

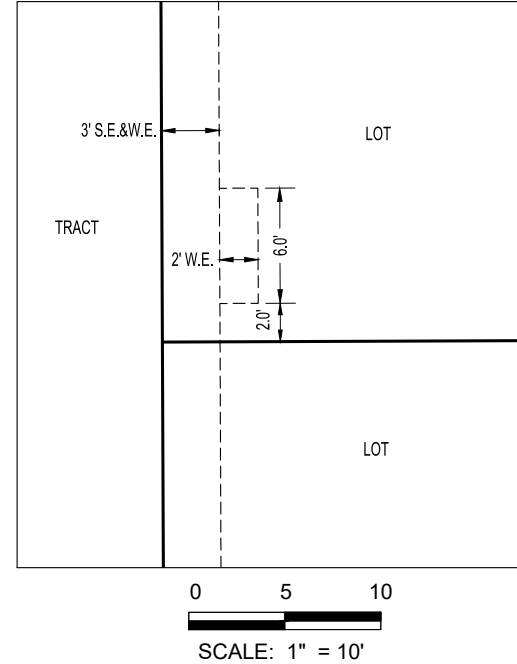
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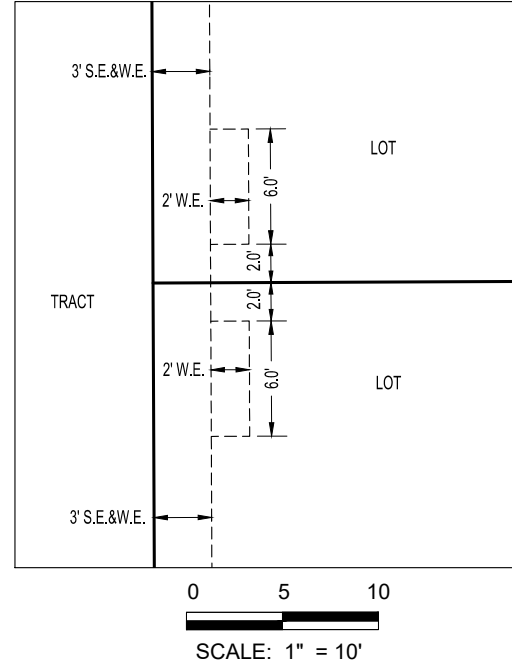
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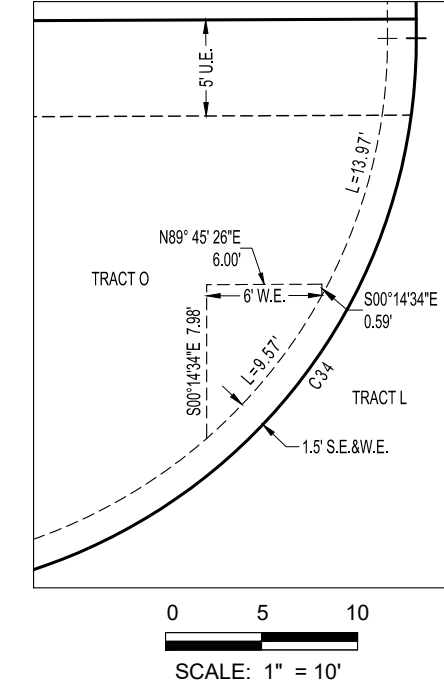
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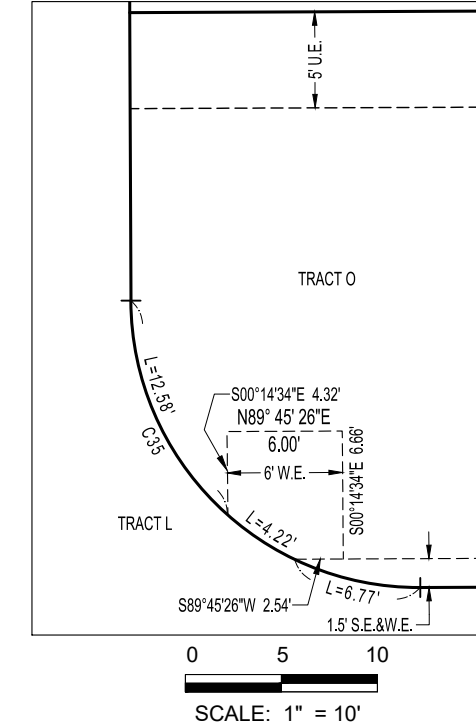
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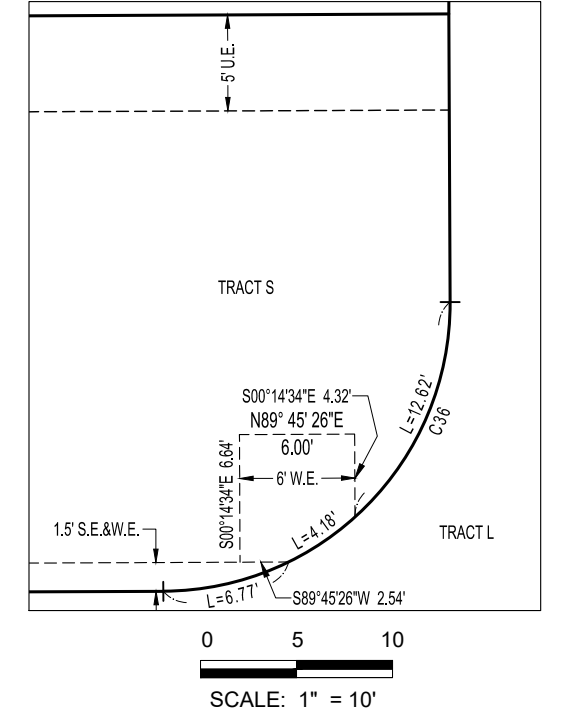
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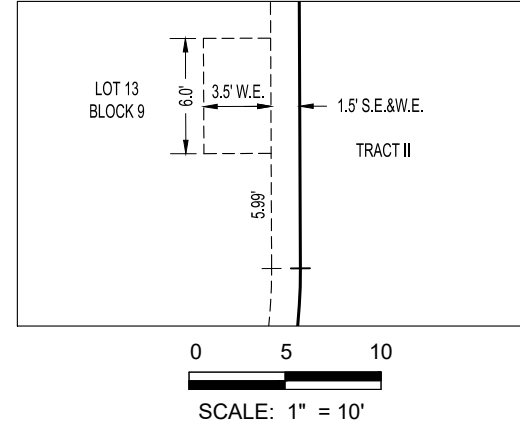
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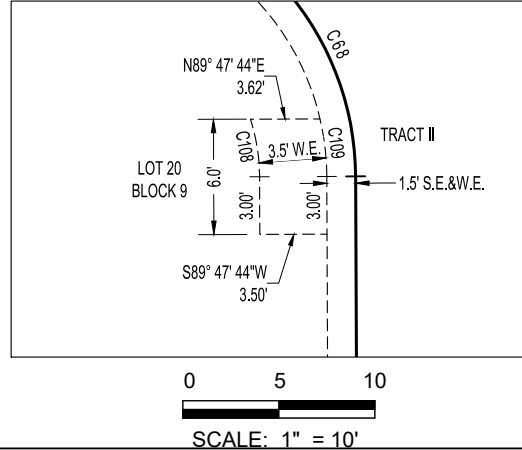
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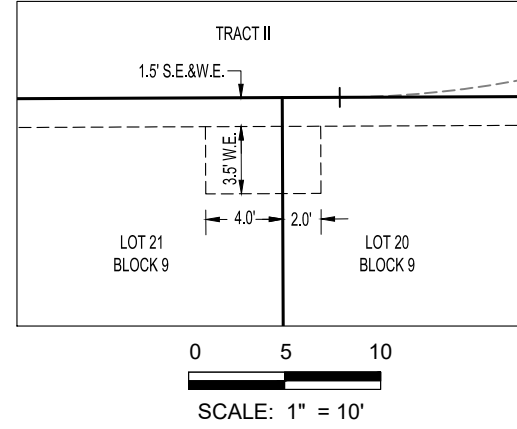
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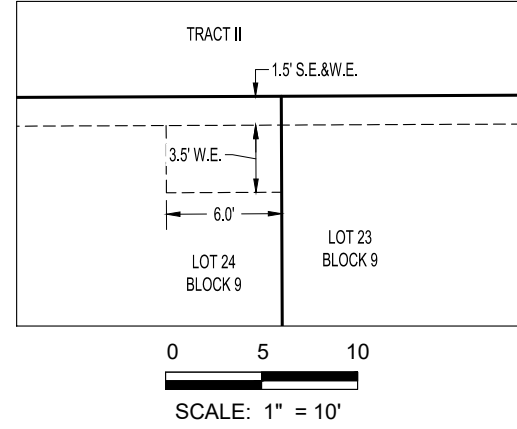
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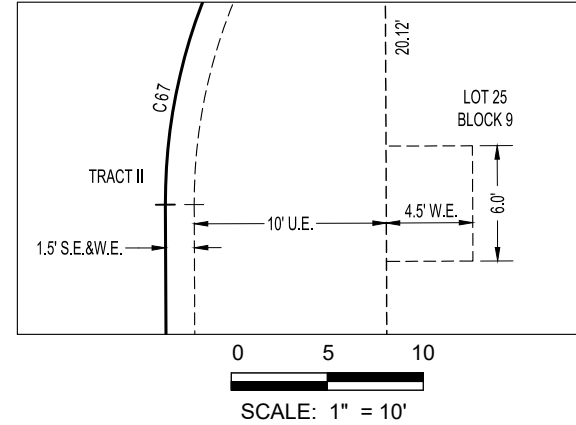
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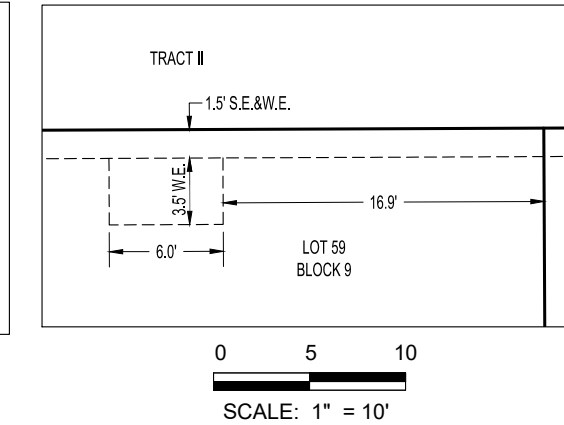
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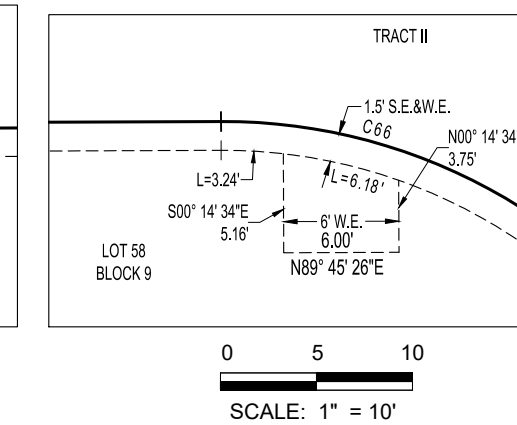
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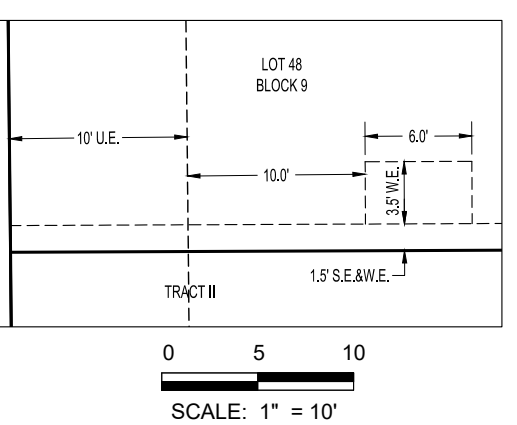
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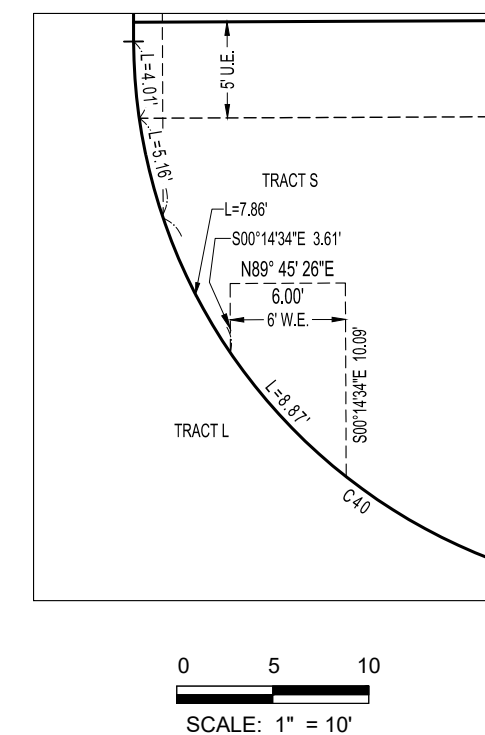
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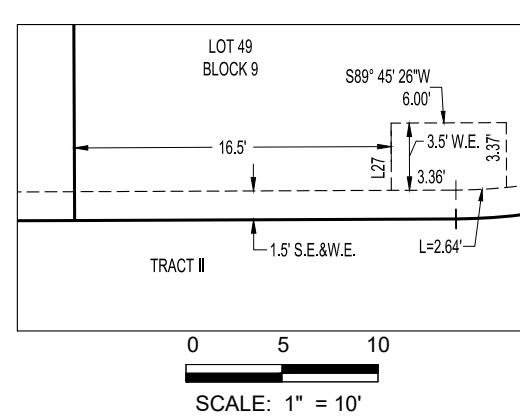
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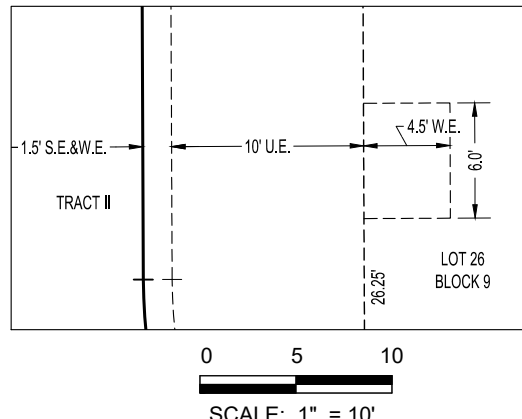
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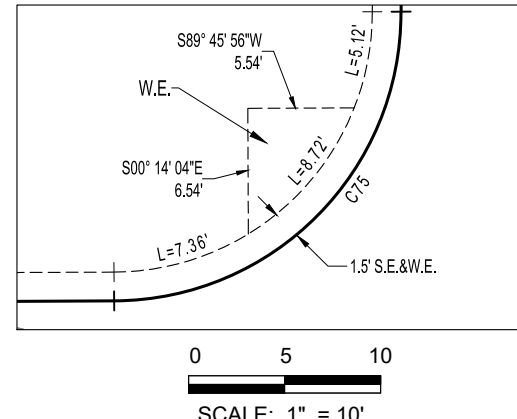
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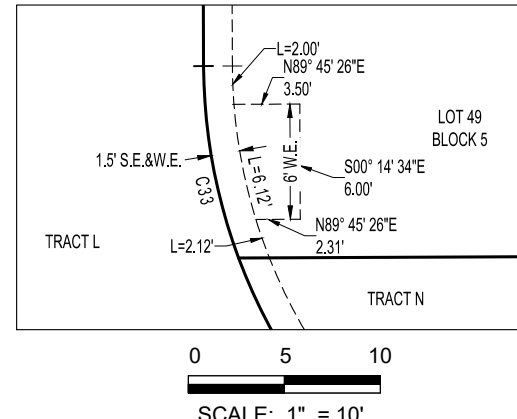
DETAIL WW



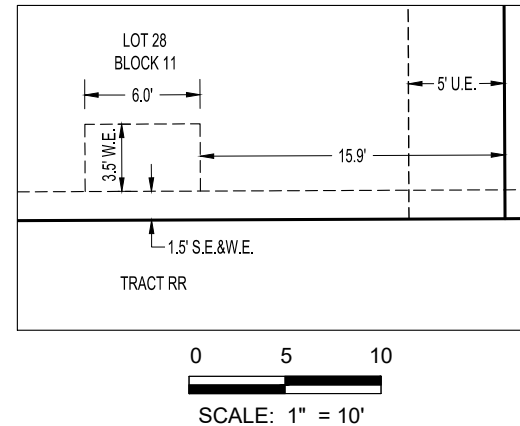
DETAIL XX



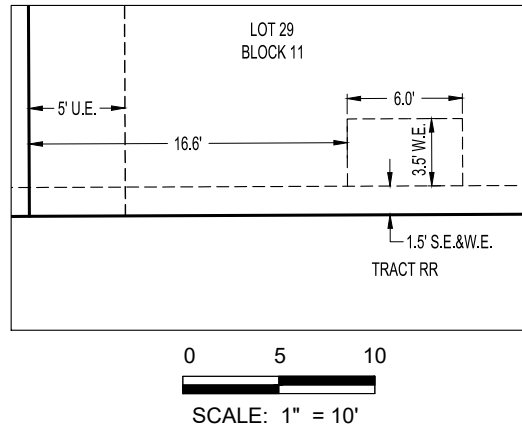
DETAIL YY



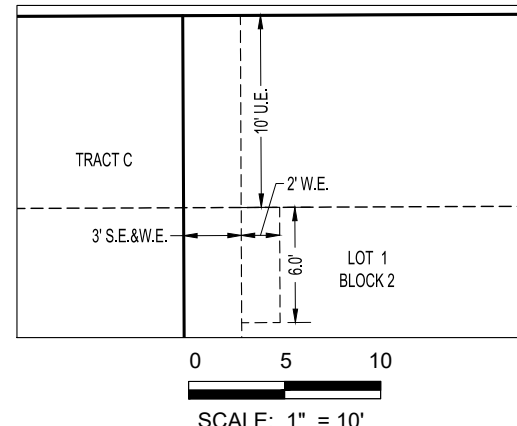
DETAIL ZZ








DETAIL AAA



DETAIL BBB



SEE SHEET 16 FOR
LINE AND CURVE TABLES

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38884
	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.
	FIRE LANE, WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
	WATER, SANITARY SEWER, ACCESS AND UTILITY EASEMENT
TPY	FOR ANY SIMILARLY CONFIGURED POCKET EASEMENTS NOT DIMENSIONED HEREON.
S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
R.O.W.	RIGHT-OF-WAY
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT
W.E.	WATER EASEMENT
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
	FIRE LANE EASEMENT

ENGINEER/SURVEYOR

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