

COTTONWOOD CREEK SUBDIVISION FILING NO. 1

SITUATED IN PORTIONS OF SECTION 27 AND THE WEST HALF OF SECTION 26
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 17

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PARTS OF SECTIONS 26 AND 27, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED CITY OF AURORA T4S R65W 22/23/27/26 2018 PLS 38356, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 27, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED EES T4S R65W 1/4 S22/S27 2017 PLS 24657, IS ASSUMED TO BEAR SOUTH 89°25'04" WEST, A DISTANCE OF 2623.57 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

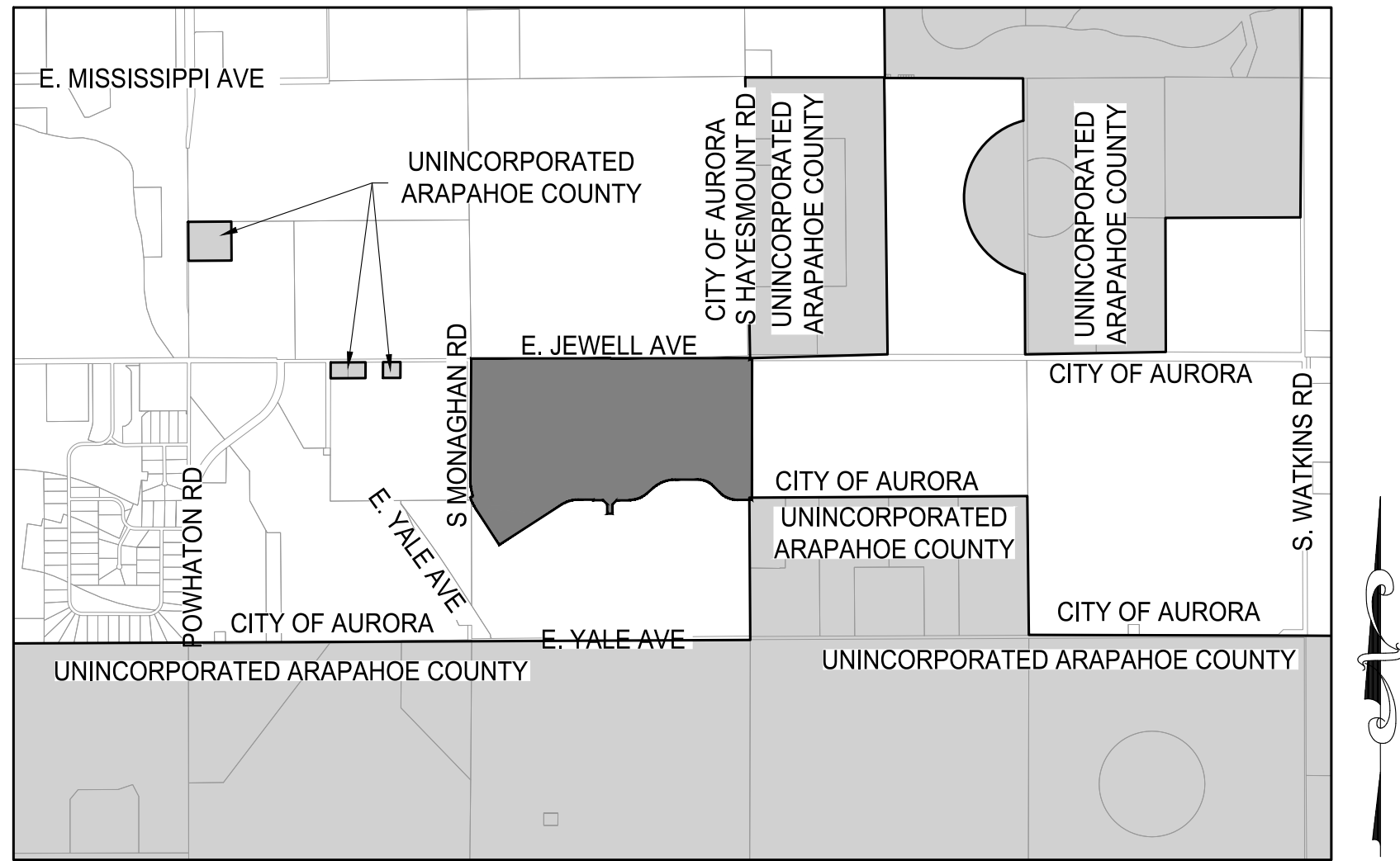
THENCE SOUTH 00°21'10" EAST, A DISTANCE OF 30.00 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, TO A POINT ON THE WESTERLY LINE OF THAT FIFTY-SEVEN (57) FOOT RIGHT OF WAY OF EAST JEWELL AVENUE, AS RECORDED AT RECEPTION NUMBER D2093075 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING THIRTY (30) COURSES:

- CONTINUING SOUTH 00°21'10" EAST ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 27.00 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID RIGHT OF WAY;
- ALONG SAID RIGHT OF WAY NORTH 89°35'57" EAST, A DISTANCE OF 40.00 FEET;
- DEPARTING SAID RIGHT OF WAY SOUTH 00°21'10" EAST A DISTANCE OF 2601.38 FEET, PARALLEL WITH AND 40.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26;
- SOUTH 89°39'13" WEST, ALONG SAID SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO THE EAST QUARTER CORNER OF SECTION 27;
- SOUTH 00°20'52" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 40.00 FEET;
- SOUTH 89°31'01" WEST, A DISTANCE OF 232.16, TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00, A CENTRAL ANGLE OF 45°38'12", AN ARC LENGTH OF 370.38 FEET, THE CHORD OF WHICH BEARS NORTH 67°39'53" WEST, AND A CHORD LENGTH OF 360.66 FEET;
- NORTH 44°50'47" WEST, A DISTANCE OF 173.34 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 45°30'23", AN ARC LENGTH OF 305.78 FEET, THE CHORD OF WHICH BEARS NORTH 67°35'58" WEST, AND A CHORD LENGTH OF 297.81 FEET;
- SOUTH 89°38'50" WEST, A DISTANCE OF 442.09 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 40°17'45", AN ARC LENGTH OF 429.01 FEET, THE CHORD OF WHICH BEARS SOUTH 69°29'58" WEST, AND A CHORD LENGTH OF 420.22 FEET;
- SOUTH 49°21'05" WEST, A DISTANCE OF 199.65 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 40°25'09", AN ARC LENGTH OF 328.03 FEET, THE CHORD OF WHICH BEARS SOUTH 69°33'40" WEST, AND A CHORD LENGTH OF 321.27 FEET TO A POINT OF NON-TANGENCY;
- SOUTH 00°13'46" EAST, A DISTANCE OF 10.00 FEET;
- SOUTH 89°46'14" WEST, A DISTANCE OF 251.64 FEET;
- SOUTH 44°46'14" WEST, A DISTANCE OF 107.22 FEET;
- SOUTH 00°13'46" EAST, A DISTANCE OF 174.68 FEET;
- SOUTH 89°46'14" WEST, A DISTANCE OF 100.26 FEET;
- NORTH 00°13'46" WEST, A DISTANCE OF 174.41 FEET;
- NORTH 45°13'46" WEST, A DISTANCE OF 107.59 FEET;
- SOUTH 89°46'14" WEST, A DISTANCE OF 183.92 FEET;
- NORTH 00°13'46" WEST, A DISTANCE OF 10.00 FEET;
- SOUTH 89°46'14" WEST, A DISTANCE OF 285.73 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 33°09'57", AN ARC LENGTH OF 324.16 FEET, THE CHORD OF WHICH BEARS SOUTH 73°11'16" WEST, AND A CHORD LENGTH OF 319.65 FEET;
- SOUTH 56°36'17" WEST, A DISTANCE OF 1405.46 FEET;
- NORTH 33°23'43" WEST, A DISTANCE OF 815.11 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 987.00 FEET, A CENTRAL ANGLE OF 13°43'16", AN ARC LENGTH OF 236.37 FEET, THE CHORD OF WHICH BEARS NORTH 26°32'04" WEST, AND A CHORD LENGTH OF 235.80 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, BEING A POINT OF NON-TANGENCY;
- NORTH 00°06'24" WEST, A DISTANCE OF 2614.22 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 27 TO A POINT 30.00 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 27;
- NORTH 89°25'15" EAST, A DISTANCE OF 2623.63 FEET, PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 27;
- NORTH 89°25'04" EAST, A DISTANCE OF 2623.45, PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 14,458,203 SQUARE FEET OR 331.915 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

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



VICINITY MAP
SCALE: 1" = 3000'

NOTES:

- BASIS OF BEARINGS: BEARINGS ARE BASED IN ACCORDANCE WITH THE CITY OF AURORA HORIZONTAL CONTROL, UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEARING SOUTH 89°25'04" WEST, 2623.57 FEET AND BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 27 BY A FOUND NO. 6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED "CITY OF AURORA T4S R65W 22/23/27/26 2018 PLS 38356" AND AT THE NORTH 1/4 CORNER OF SAID SECTION 27 BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED "EES T4S R65W 1/4 S22/S27 2017 PLS 24657".
- 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.
- 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.
- 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.
- 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".
- 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, AND DD ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WESTWOOD RELIED UPON LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION ORDER NUMBER RND70795767, HAVING AN EFFECTIVE DATE OF APRIL 9, 2024 AT 5:00 P.M.
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR PURPOSES OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
- ALL OWNERS OF LOTS AND TRACTS ADJACENT TO E. JEWELL AVENUE, S. DEL RAY STREET, E. ILIFF AVENUE, S. MONAGHAN ROAD, AND S. HAYESMOUNT ROAD 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.

OWNER:

COTTONWOOD CREEK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: BTAC COTTONWOOD CREEK INVESTMENT, A COLORADO LIMITED LIABILITY COMPANY

	BARRY L. TALLEY	MANAGER
SIGNATURE	PRINT NAME	PRINT TITLE

NOTARIAL:

STATE OF COLORADO)
COUNTY OF ARAPAHOE)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 A.D.
BY ROSYIN SALKH AS VICE-PRESIDENT AND BY BARRY L. TALLEY AS MANAGER OF BTAC COTTONWOOD CREEK INVESTMENT, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COVENANTS:

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS, AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 20____ A.D. SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON APRIL 10, 2024.

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 GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
MICHAEL J. PARK, PLS NO. 38864
FOR AND ON BEHALF OF WESTWOOD PROFESSIONAL SERVICES, INC.

Westwood

Westwoodps.com
Westwood Professional Services, Inc.

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

COTTONWOOD CREEK SUBDIVISION FILING NO. 1 J.N. R0041963.00 PREPARED: 12/08/2022 REVISED: SHEET 1 OF 17

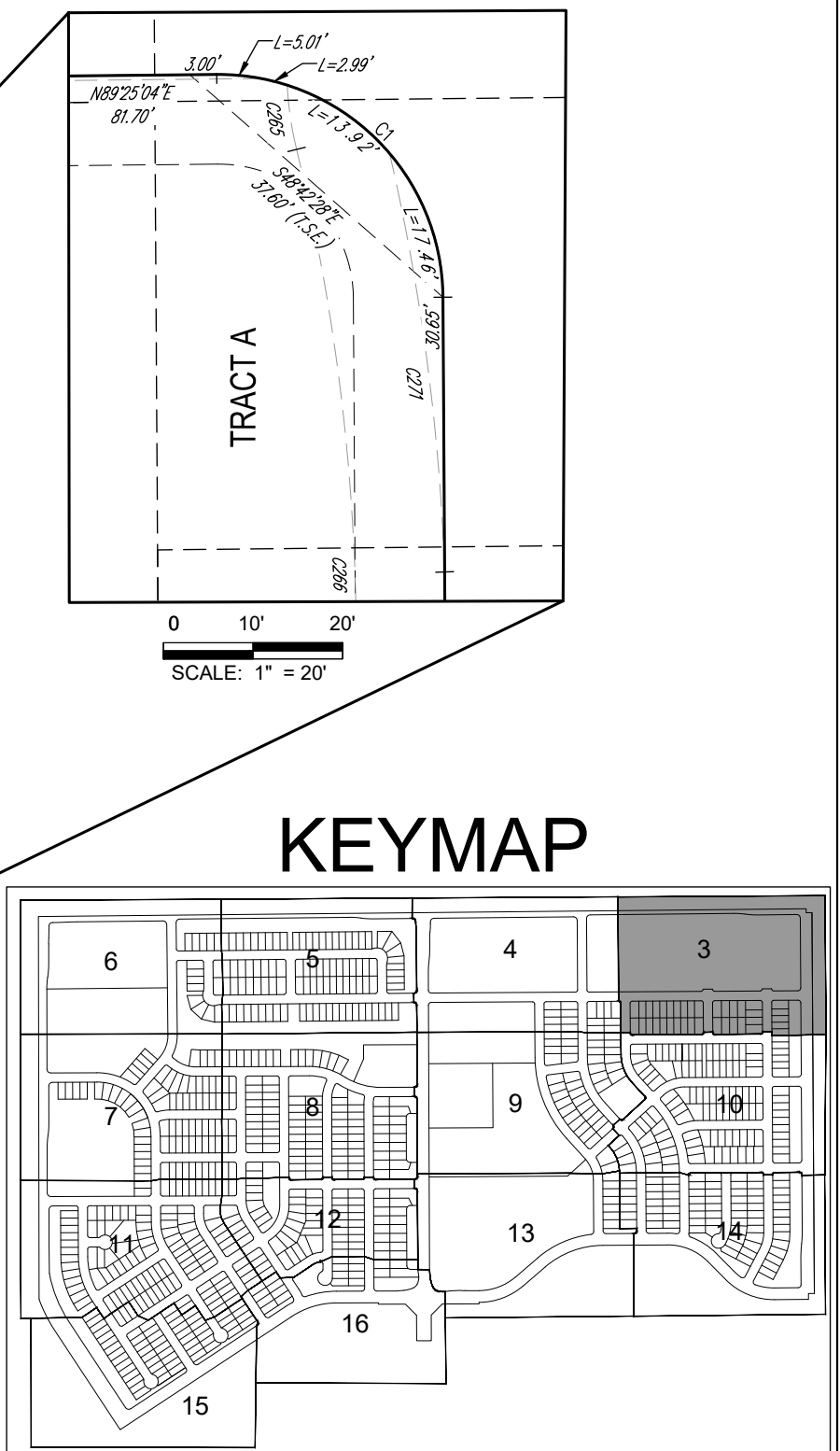
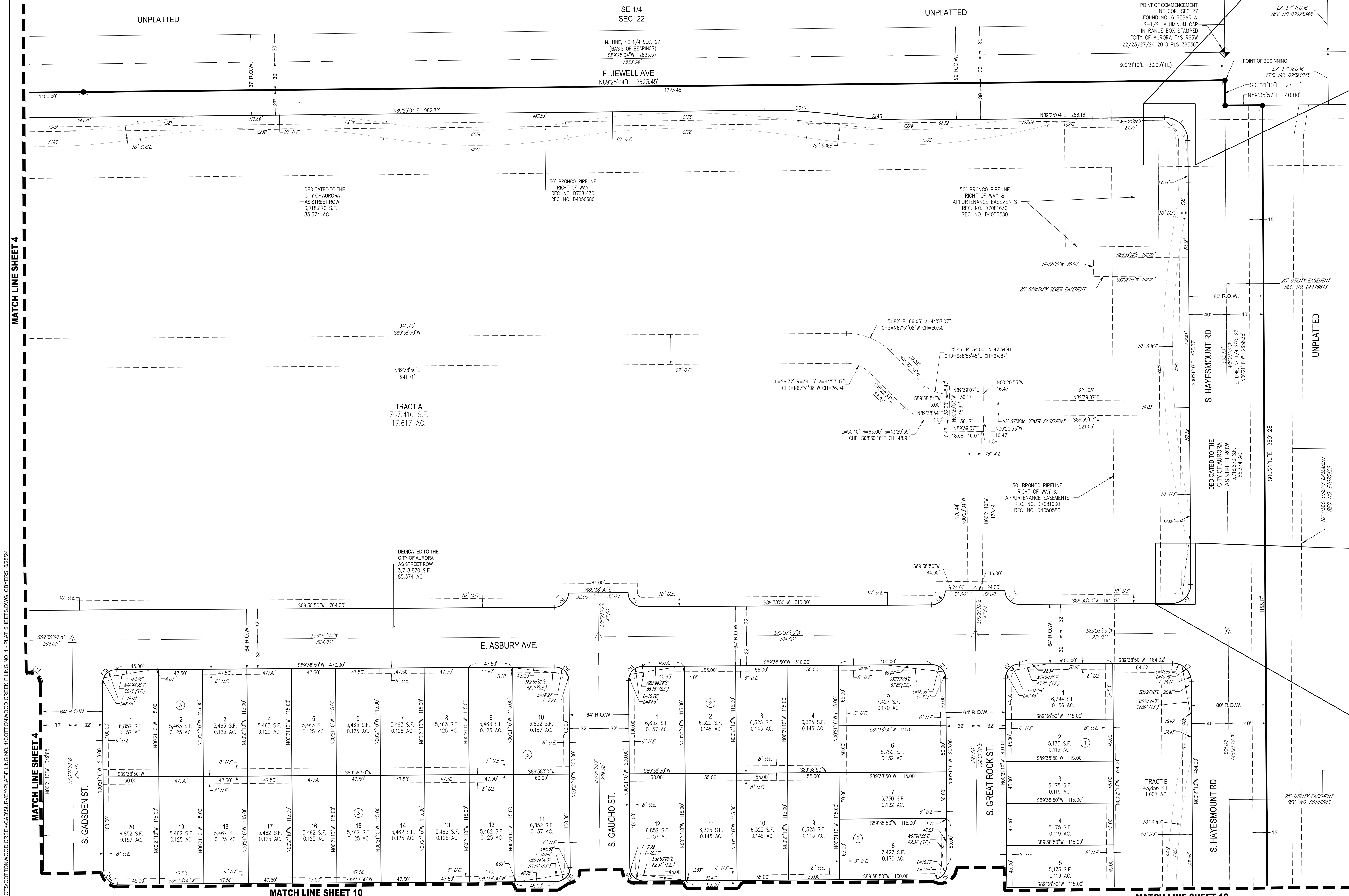
COTTONWOOD CREEK SUBDIVISION FILING NO. 1

SITUATED IN PORTIONS OF SECTION 27 AND THE WEST HALF OF SECTION 26
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 17

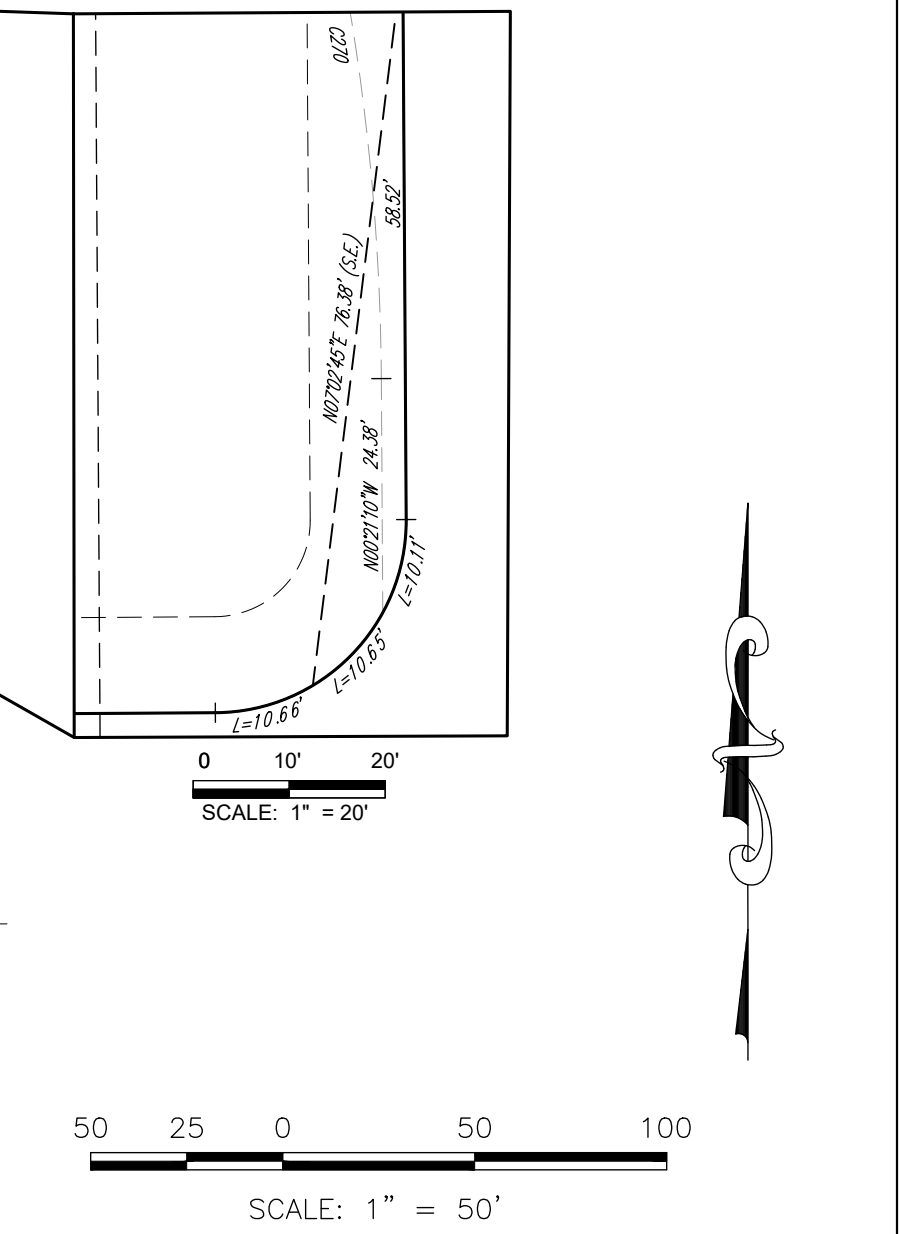


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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 3 OF 17

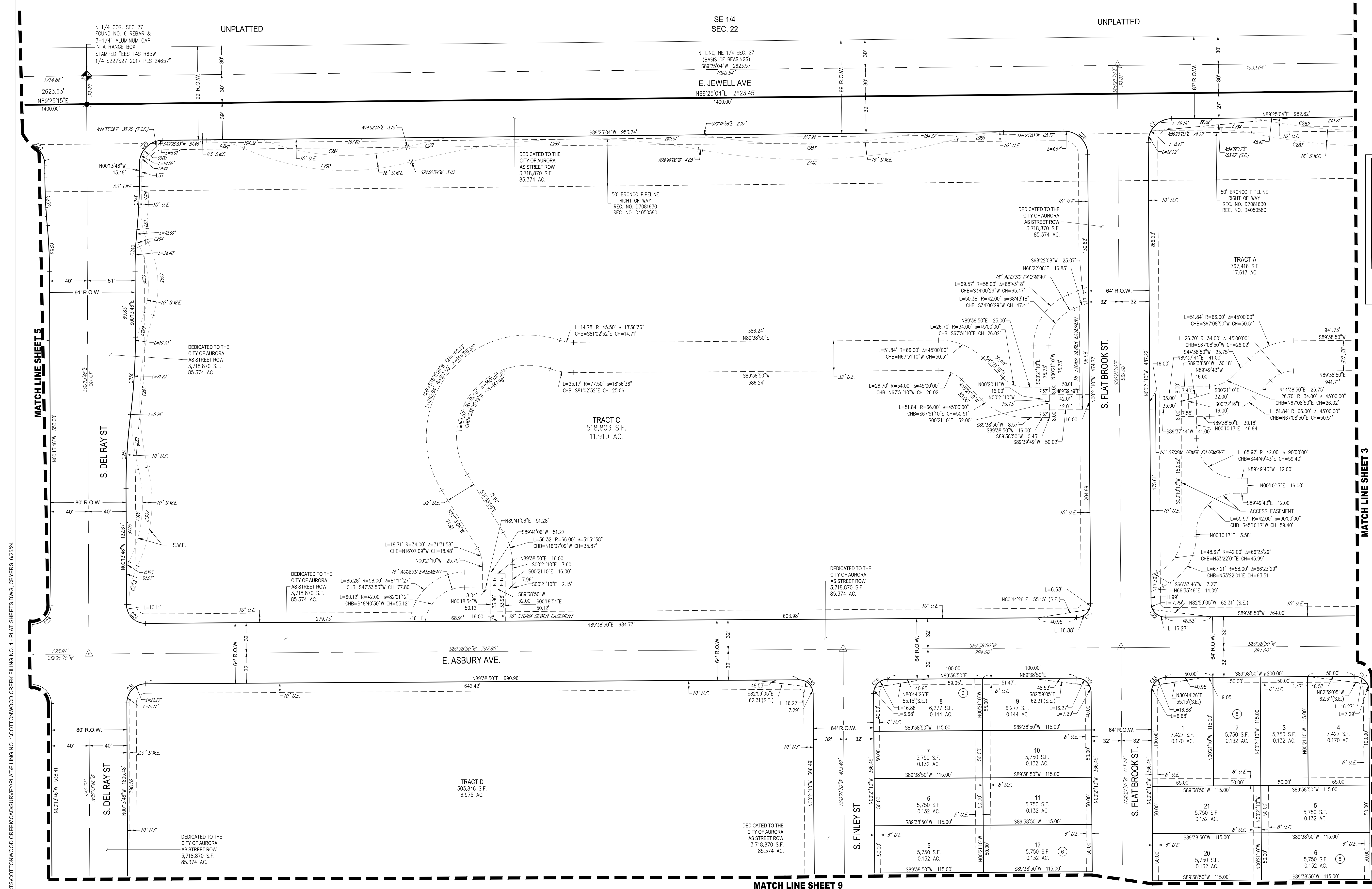


SEE SHEET 17 FOR LINE AND CURVE TABLES	
LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG, W/1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38664
	FOUND NO. 5 REBAR & 1-1/4" RED PLASTIC CAP "CVL. PLS 34591"
	FOUND #5 REBAR & 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 28286
	MONUMENT BOXES 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-A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, WATER, SANITARY AND PUBLIC ACCESS EASEMENT
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	S.W.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	W.E. WATER EASEMENT
	R.O.W. RIGHT-OF-WAY
	S.E. SIGHT EASEMENT
	T.S.E. TRAFFIC SIGNALIZATION EASEMENT
	(NR) NON-RADIAL
	PSCO PUBLIC SERVICE COMPANY OF COLORADO
TRACTS D & M ARE DRAINAGE, WATER AND ACCESS EASEMENTS IN THEIR ENTIRETY	

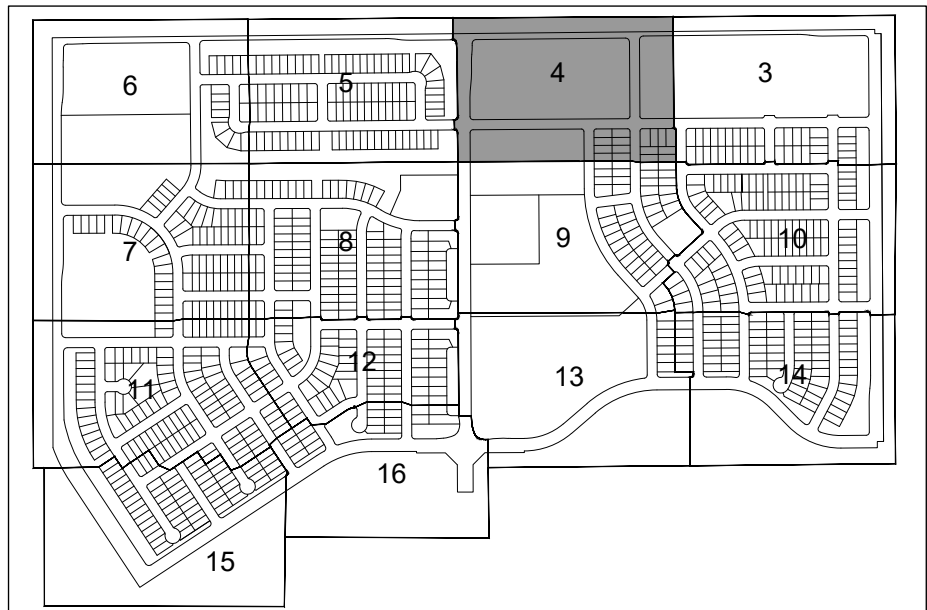


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TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 4 OF 17



KEYMAP



SEE SHEET 17 FOR LINE AND CURVE TABLES

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG, W/1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS. 36964
	FOUND NO. 5 REBAR & 1-1/4" RED PLASTIC CAP "CVL PLS 34591"
	FOUND #5 REBAR & 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS. 28286
	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. 38-51-105-2(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, WATER, SANITARY AND PUBLIC ACCESS EASEMENT
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	S.W.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	W.E. WATER EASEMENT
	R.O.W. RIGHT-OF-WAY
	S.E. SIGHT EASEMENT
	T.S.E. TRAFFIC SIGNALIZATION EASEMENT
	(NR) NON-ROAD
	PSCO PUBLIC SERVICE COMPANY OF COLORADO

TRACTS D & M ARE DRAINAGE, WATER AND ACCESS EASEMENTS IN THEIR ENTIRETY

50 25 0 50 100
SCALE: 1" = 50'

Westwood

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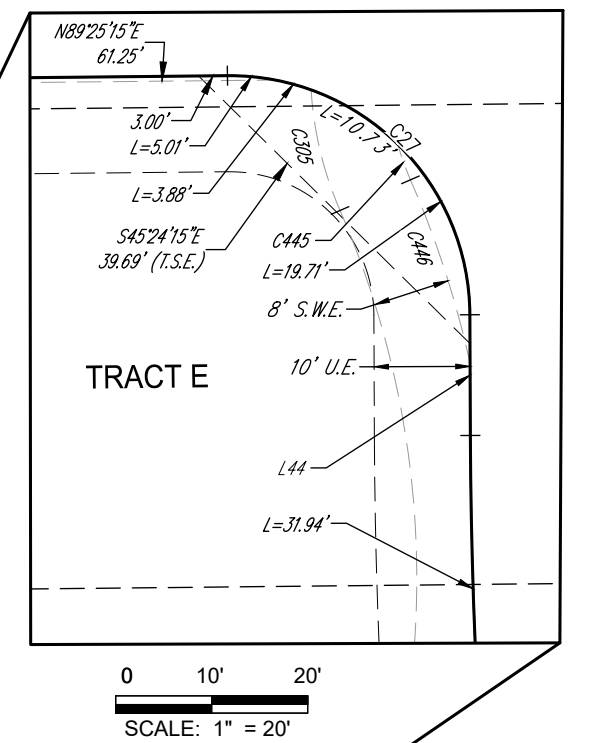
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SHEET 5 OF 17

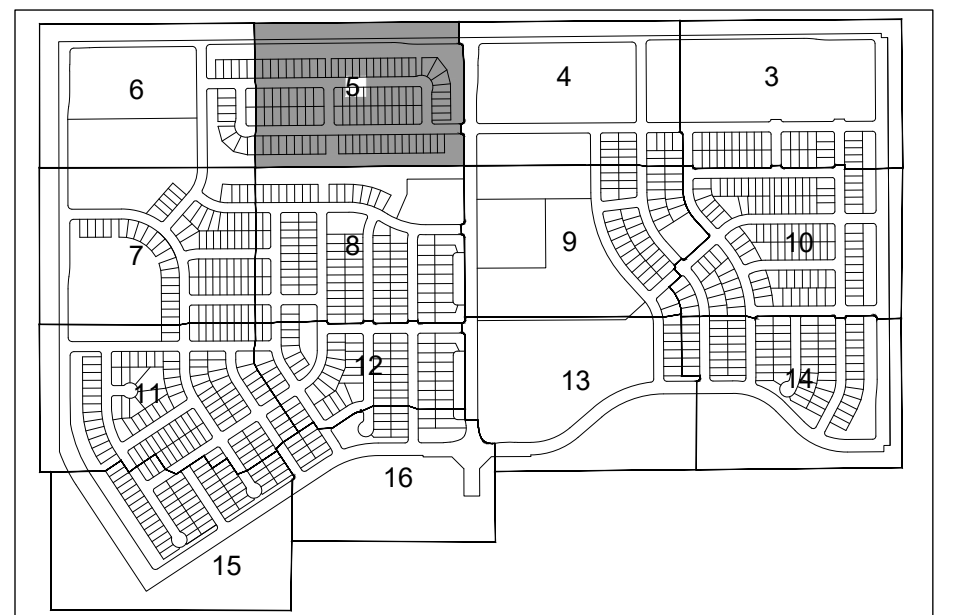
SW 1/4
SEC. 22

N. LINE, NW 1/4 SEC. 27
N89°25'15"E 2623.38'
1714.86'
E. JEWELL AVE
N89°25'15"E 2623.63'
1400.00'

UNPLATTED



KEYMAP



SEE SHEET 17 FOR LINES AND CURVE TABLES

LEGEND	
◆	FOUND SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 18" LONG, W/1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
○	FOUND NO. 5 REBAR & 1-1/4" RED PLASTIC CAP "CVL PLS 34591"
○	FOUND #5 REBAR & 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 28286
△	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
⊗	BLOCK NUMBER
◇	FIRE LANE, WATER, SANITARY AND PUBLIC ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT-OF-WAY
S.E.	SIGHT EASEMENT
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT
(NR)	NON-RADIAL
PCSC	PUBLIC SERVICE COMPANY OF COLORADO

TRACTS D & M ARE DRAINAGE, WATER AND ACCESS EASEMENTS IN THEIR ENTIRETY

50 25 0 50 100
SCALE: 1" = 50'

Westwood

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MATCH LINE SHEET 8

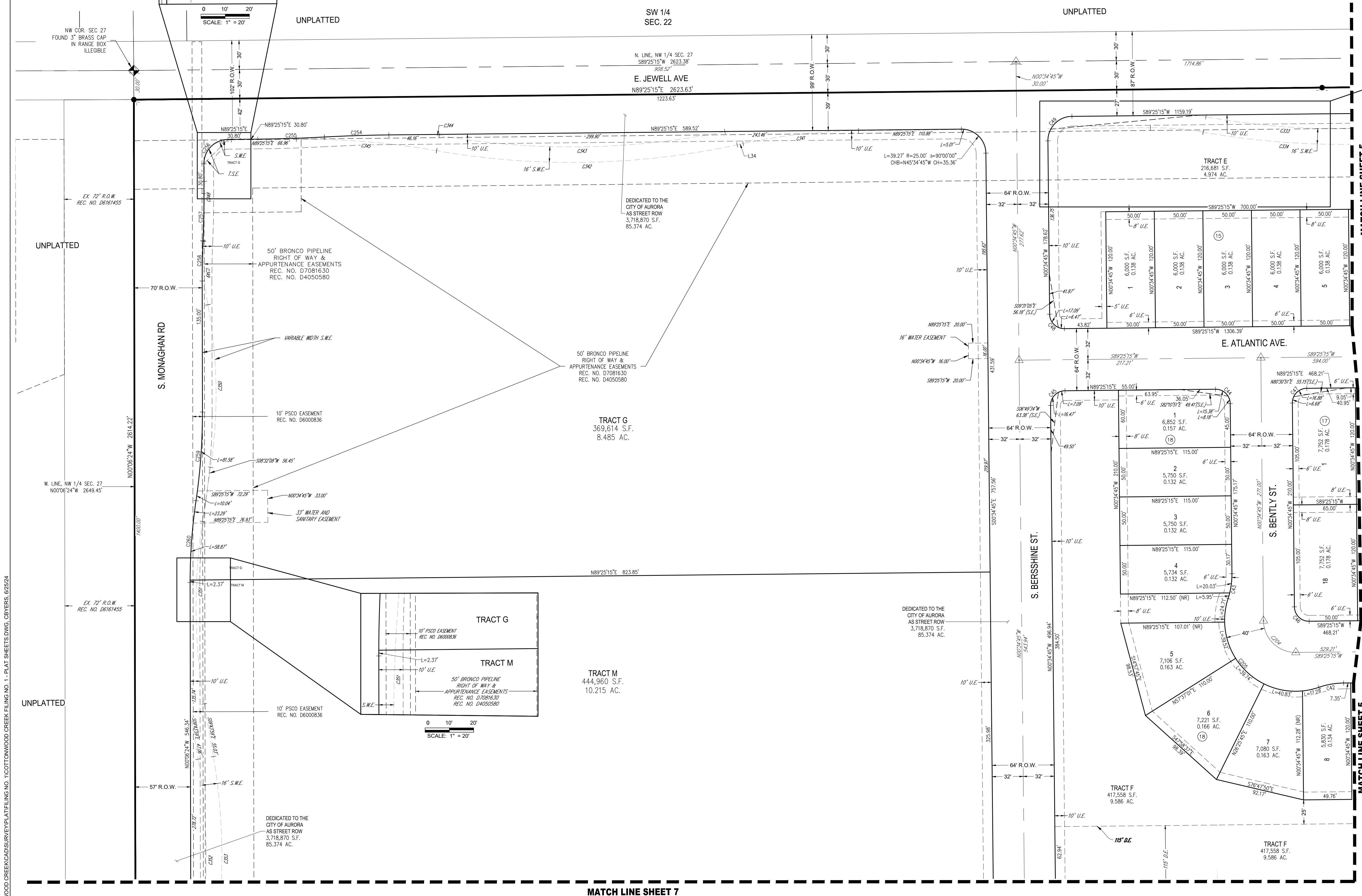
MATCH LINE SHEET 6

MATCH LINE SHEET 4

MATCH LINE SHEET 6

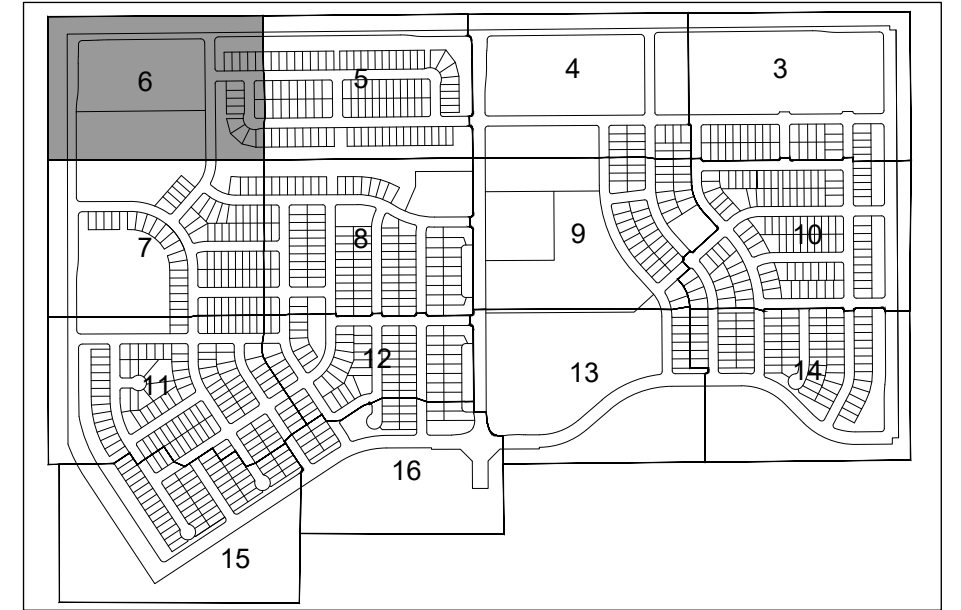
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 6 OF 17



SEE DETAIL SHEET 17

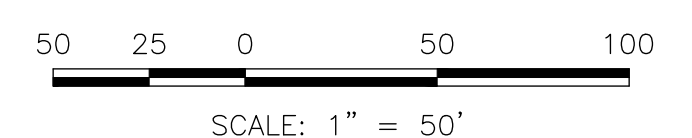
KEYMAP



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LEGEND	
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	FOUND NO. 5 REBAR & 1-1/4" RED PLASTIC CAP "CVL PLS 34591"
	FOUND #5 REBAR & 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 28286
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, WATER, SANITARY AND PUBLIC ACCESS EASEMENT
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	S.W.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	W.E. WATER EASEMENT
	R.O.W. RIGHT-OF-WAY
	S.E. SIGHT EASEMENT
	T.S.E. TRAFFIC SIGNALIZATION EASEMENT
	(NR) NON-RADIAL
	PS&O PUBLIC SERVICE COMPANY OF COLORADO

TRACTS D & M ARE DRAINAGE, WATER AND ACCESS EASEMENTS IN THEIR ENTIRETY



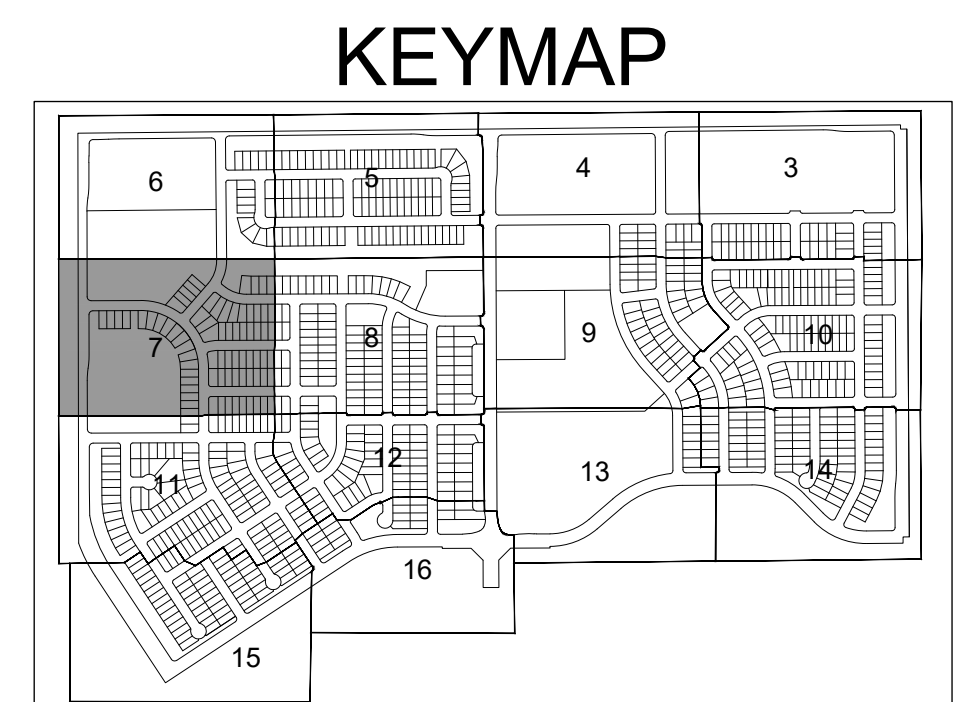
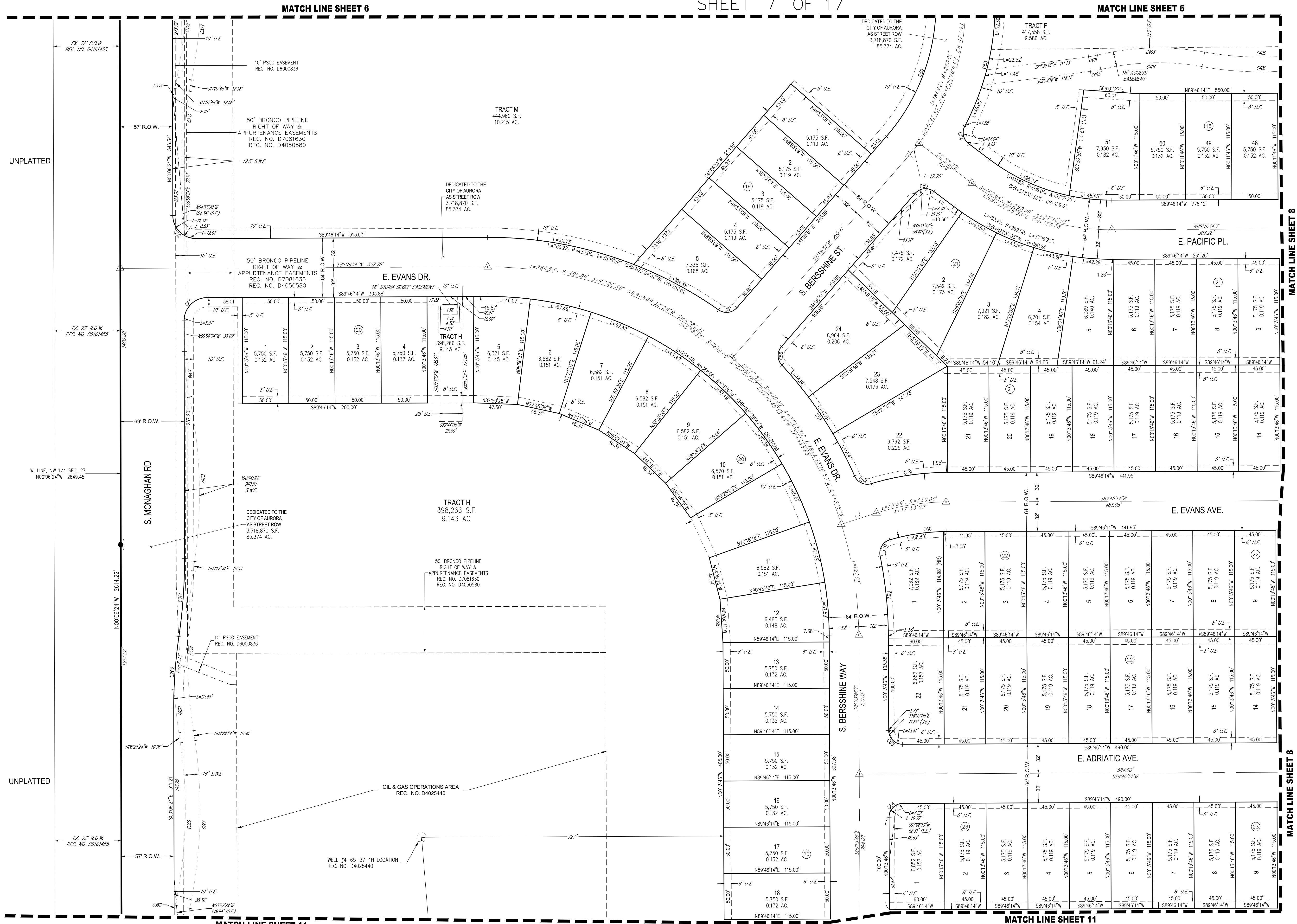
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Westwood Professional Services, Inc.

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

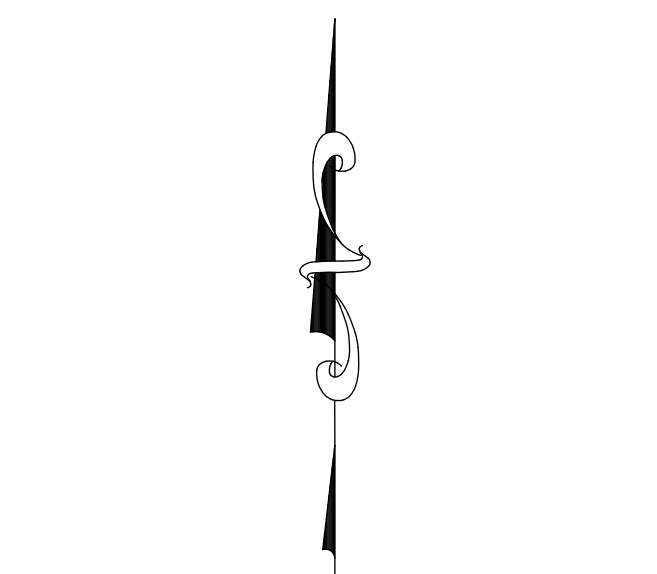
COTTONWOOD CREEK SUBDIVISION FILING NO. 1

SITUATED IN PORTIONS OF SECTION 27 AND THE WEST HALF OF SECTION 26
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 7 OF 17



LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 18" LONG, W/1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
○	FOUND NO. 5 REBAR & 1-1/4" RED PLASTIC CAP "CIVL PLS 38864"
○	FOUND #5 REBAR & 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 28286
	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 147-407 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, WATER, SANITARY AND PUBLIC ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT-OF-WAY
S.E.	SIGHT EASEMENT
S.T.C.	TRAFFIC SIGNALIZATION EASEMENT
(NR)	NON-RADIAL
PCSO	PUBLIC SERVICE COMPANY OF COLORADO

TRACTS D & M ARE DRAINAGE, WATER AND ACCESS EASEMENTS IN THEIR ENTIRETY



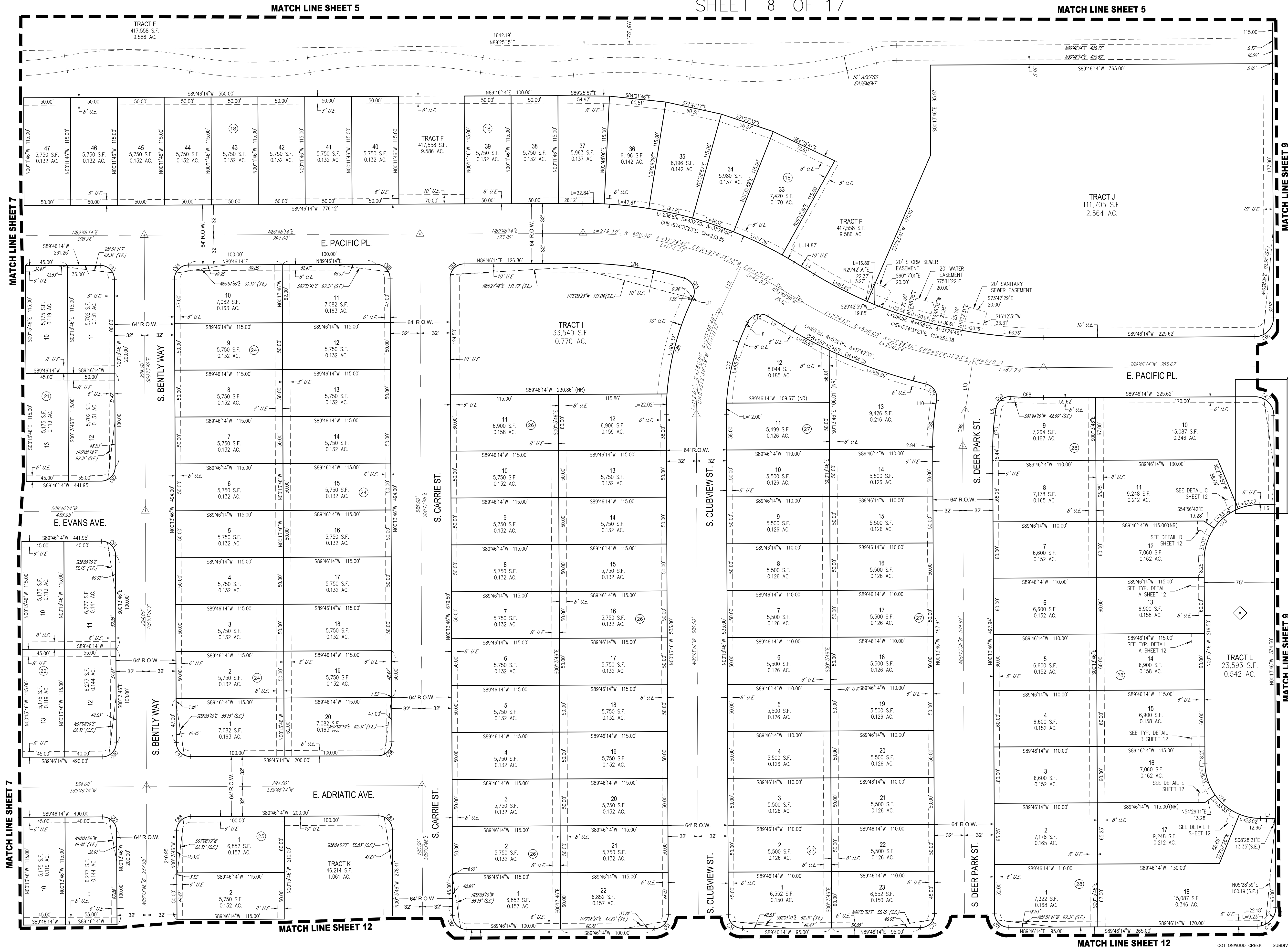
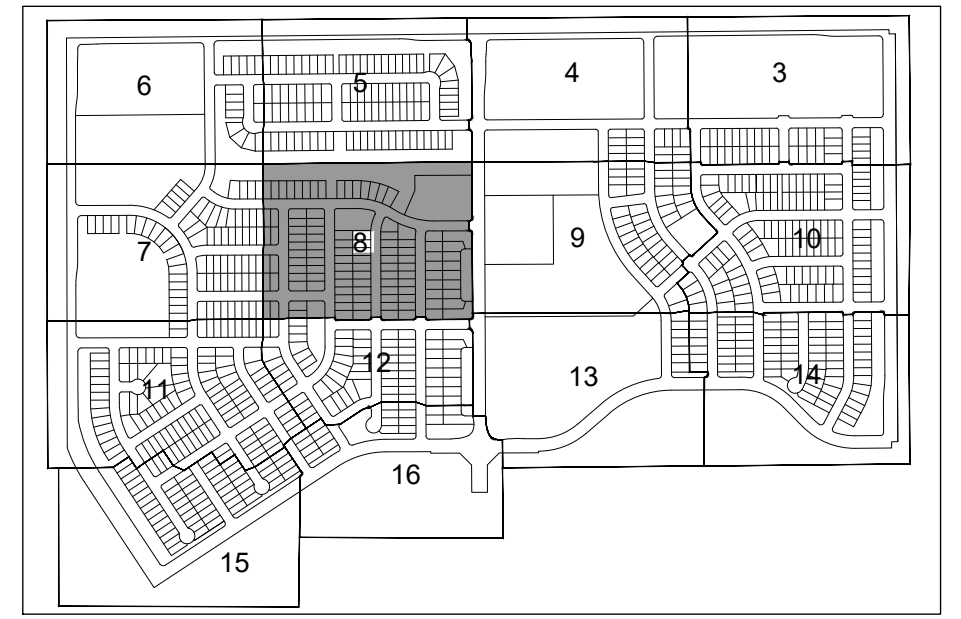
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COTTONWOOD CREEK SUBDIVISION FILING NO. 1

SITUATED IN PORTIONS OF SECTION 27 AND THE WEST HALF OF SECTION 26
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 8 OF 17

KEYMAP



SEE SHEET 17 FOR LINE AND CURVE TABLES

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG, W/1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
	FOUND NO. 5 REBAR & 1-1/4" RED PLASTIC CAP "CIVL PLS 34591"
	FOUND #5 REBAR & 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 28286
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, WATER, SANITARY AND PUBLIC ACCESS EASEMENT
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	S.W.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	W.E. WATER EASEMENT
	R.O.W. RIGHT-OF-WAY
	S.E. SIGHT EASEMENT
	T.S.E. TRAFFIC SIGNALIZATION EASEMENT
	(NR) NON-RADIAL
	PSCD PUBLIC SERVICE COMPANY OF COLORADO

TRACTS D & M ARE DRAINAGE, WATER AND
ACCESS EASEMENTS IN THEIR ENTIRETY

SCALE: 1" = 50'

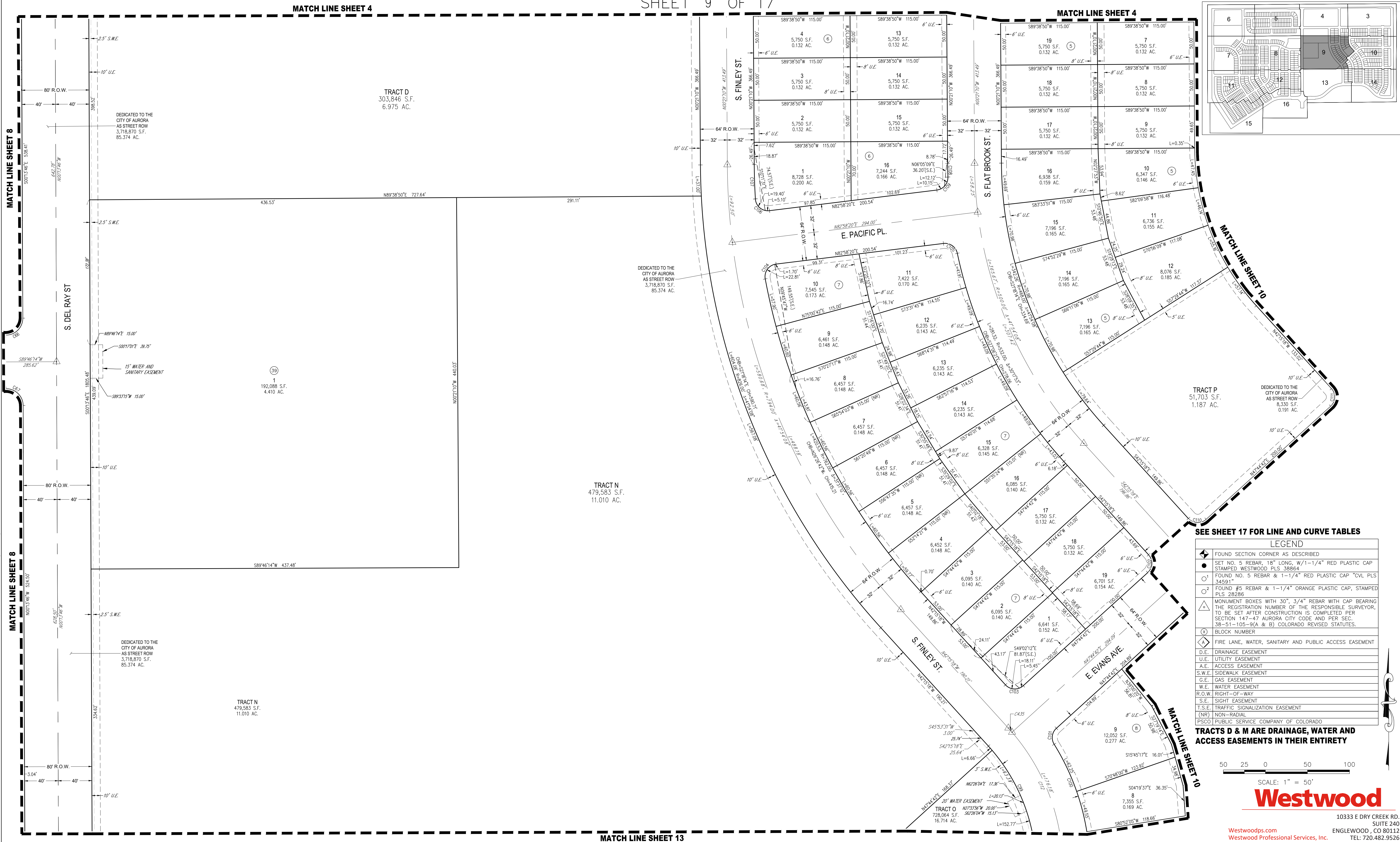
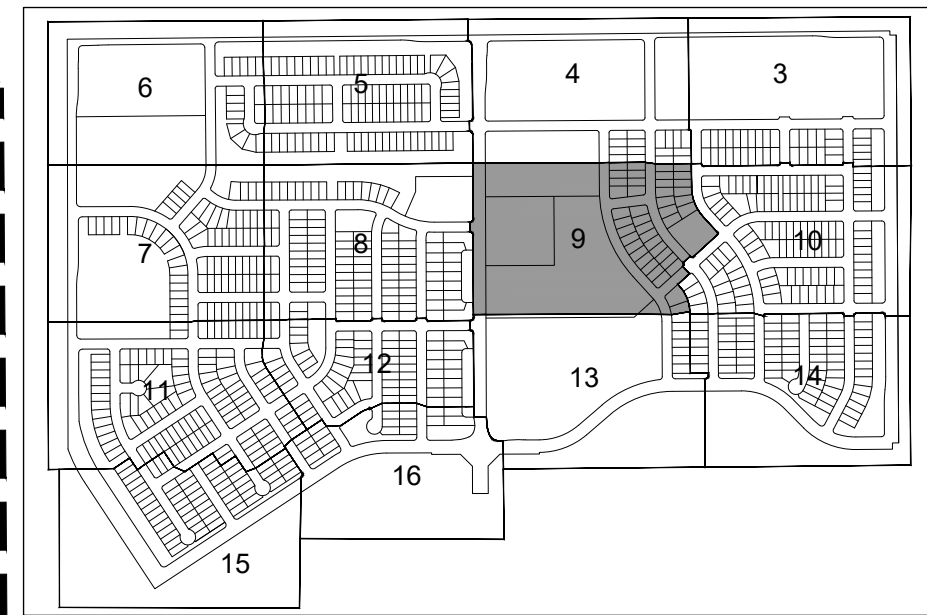
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SHEET 8 OF 17

COTTONWOOD CREEK SUBDIVISION FILING NO. 1

SITUATED IN PORTIONS OF SECTION 27 AND THE WEST HALF OF SECTION 26
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 9 OF 17

KEYMAP



SEE SHEET 17 FOR LINE AND CURVE TABLES

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG, W/1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
	FOUND NO. 5 REBAR & 1-1/4" RED PLASTIC CAP "CIVL PLS 34591"
	FOUND #5 REBAR & 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 28286
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, WATER, SANITARY AND PUBLIC ACCESS EASEMENT
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	S.W.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	W.E. WATER EASEMENT
	R.O.W. RIGHT-OF-WAY
	S.E. SIGHT EASEMENT
	T.S.E. TRAFFIC SIGNALIZATION EASEMENT
	(NR) NON-RADIAL
	P.S.C.O. PUBLIC SERVICE COMPANY OF COLORADO

TRACTS D & M ARE DRAINAGE, WATER AND ACCESS EASEMENTS IN THEIR ENTIRETY

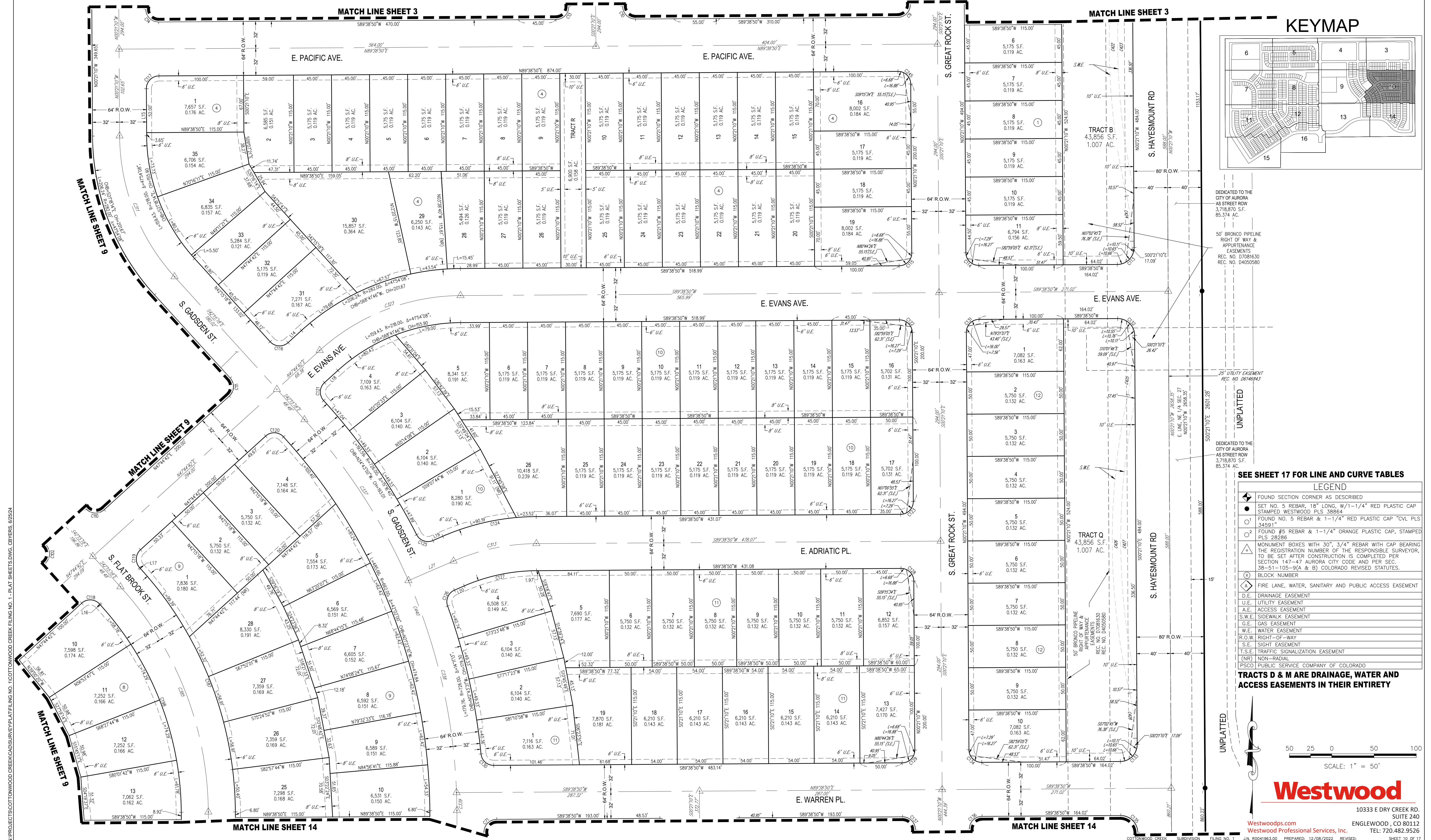
50 25 0 50 100
SCALE: 1" = 50'

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COTTONWOOD CREEK SUBDIVISION FILING NO. 1

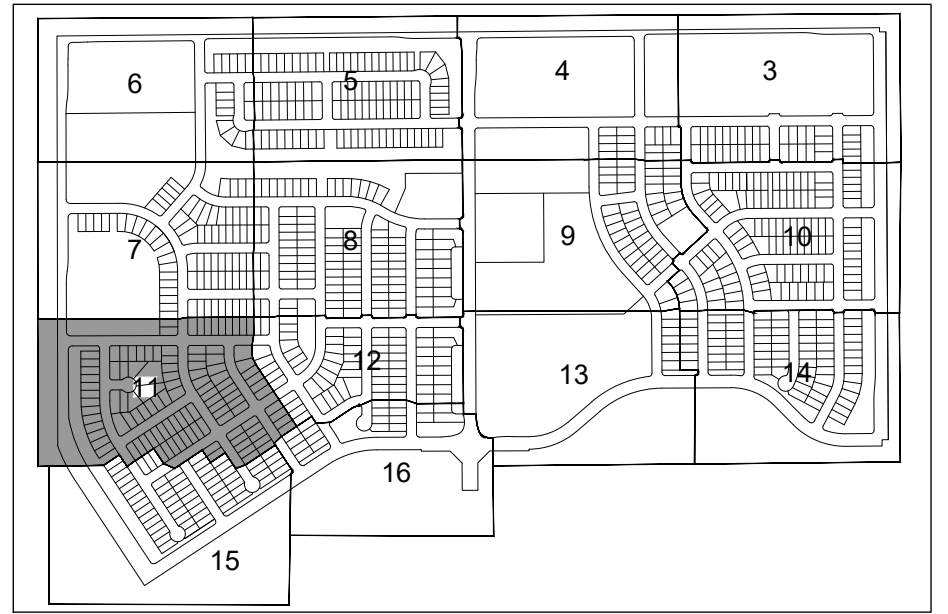
SITUATED IN PORTIONS OF SECTION 27 AND THE WEST HALF OF SECTION 26
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 10 OF 17



COTTONWOOD CREEK SUBDIVISION FILING NO. 1

SITUATED IN PORTIONS OF SECTION 27 AND THE WEST HALF OF SECTION 26
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 11 OF 17

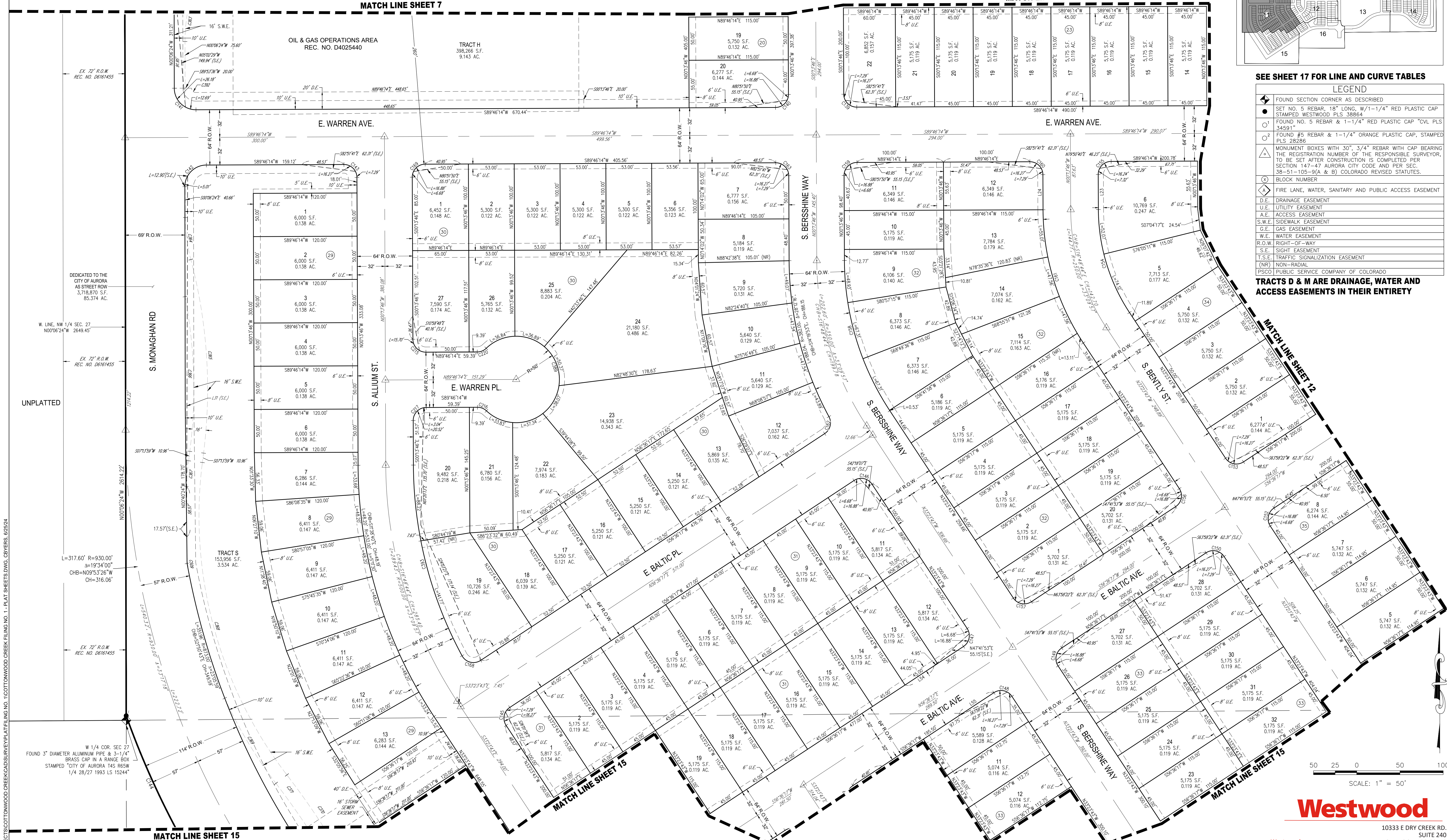
KEYMAP



SEE SHEET 17 FOR LINE AND CURVE TABLES

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG, W/1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
	FOUND NO. 5 REBAR & 1-1/4" RED PLASTIC CAP "CVL PLS 34591"
	FOUND #5 REBAR & 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 28286
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, WATER, SANITARY AND PUBLIC ACCESS EASEMENT
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	ACCESS EASEMENT
	SIDEWALK EASEMENT
	GAS EASEMENT
	WATER EASEMENT
	RIGHT-OF-WAY
	SIGHT EASEMENT
	TRAFFIC SIGNALIZATION EASEMENT
	NON-RADIAL PSCD PUBLIC SERVICE COMPANY OF COLORADO

TRACTS D & M ARE DRAINAGE, WATER AND ACCESS EASEMENTS IN THEIR ENTIRETY



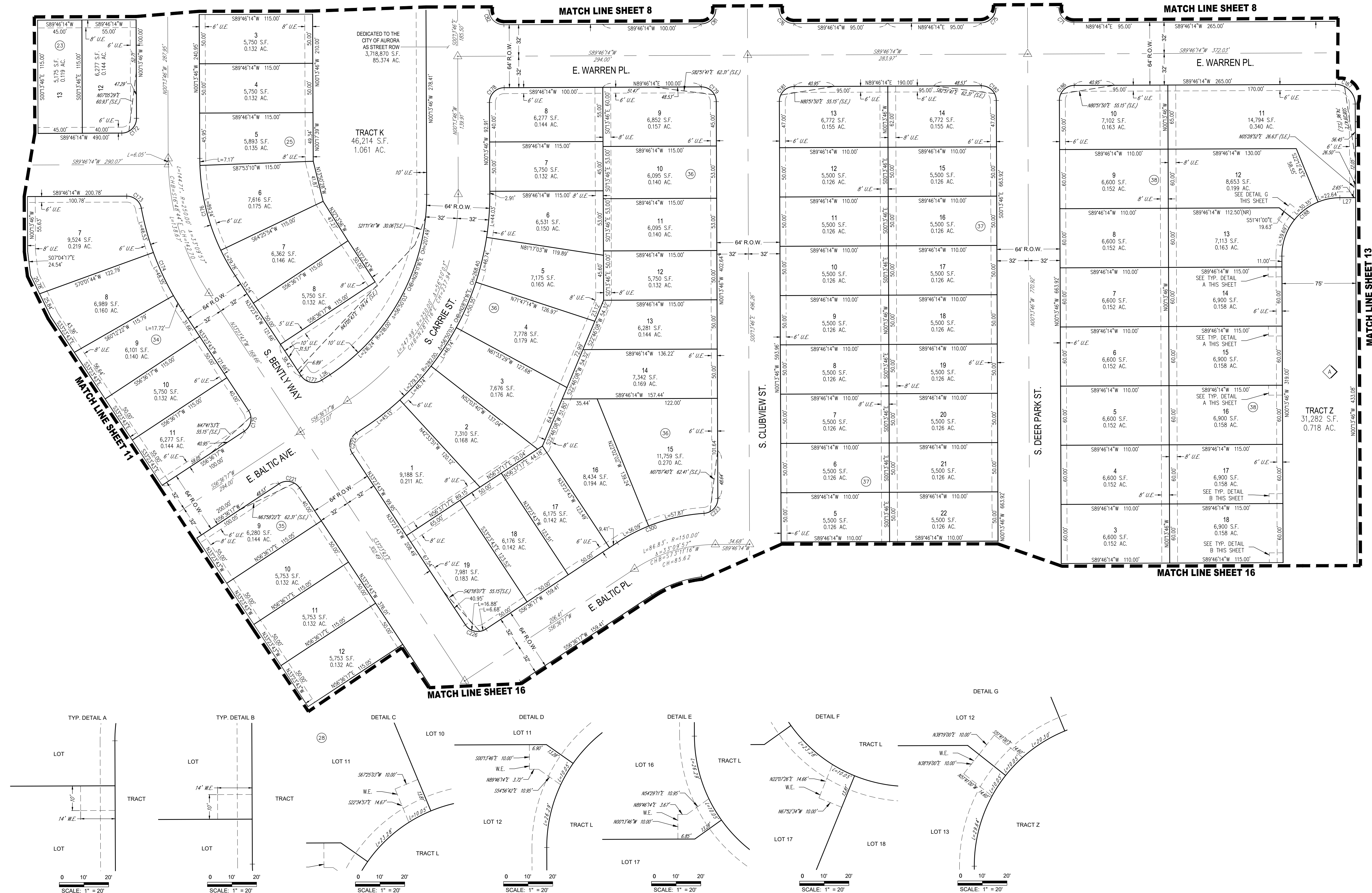
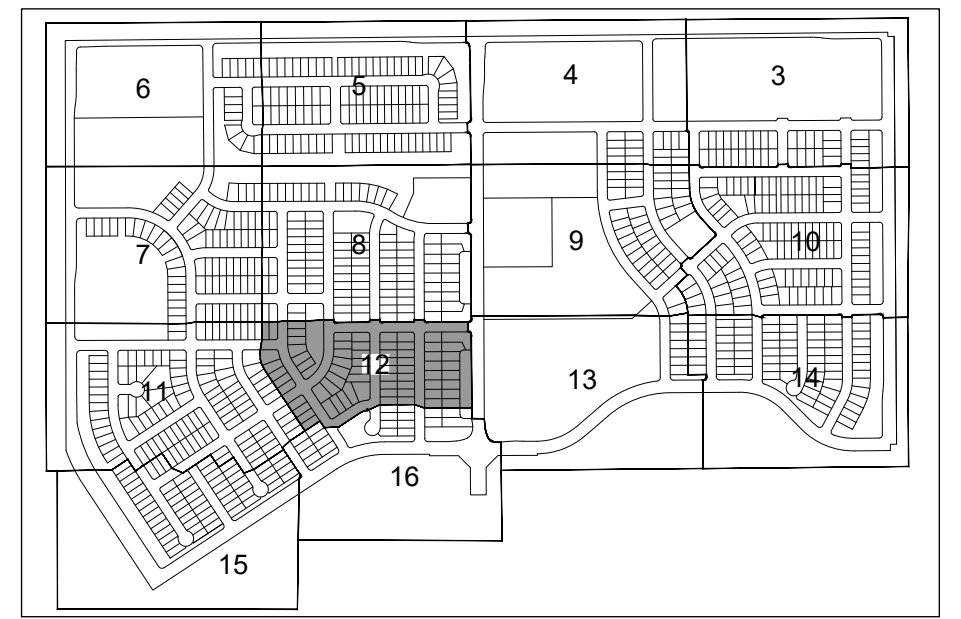
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COTTONWOOD CREEK SUBDIVISION FILING NO. 1

SITUATED IN PORTIONS OF SECTION 27 AND THE WEST HALF OF SECTION 26
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 12 OF 17

KEYMAP



SEE SHEET 17 FOR LINE AND CURVE TABLES

LEGEND	
FOUND SECTION CORNER AS DESCRIBED	
SET NO. 5 REBAR, 18" LONG, W/1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864	
FOUND NO. 5 REBAR & 1-1/4" RED PLASTIC CAP "CIVIL PLS 34591"	
FOUND #5 REBAR & 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 28286	
MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.	
BLOCK NUMBER	
FIRE LANE, WATER, SANITARY AND PUBLIC ACCESS EASEMENT	
D.E. DRAINAGE EASEMENT	
U.E. UTILITY EASEMENT	
A.E. ACCESS EASEMENT	
S.W.E. SIDEWALK EASEMENT	
G.E. GAS EASEMENT	
W.E. WATER EASEMENT	
R.O.W. RIGHT-OF-WAY	
S.E. SIGHT EASEMENT	
T.S.E. TRAFFIC SIGNALIZATION EASEMENT	
(NR) NON-RADIAL	
PSCO PUBLIC SERVICE COMPANY OF COLORADO	
TRACTS D & M ARE DRAINAGE, WATER AND ACCESS EASEMENTS IN THEIR ENTIRETY	

50 25 0 50 100
SCALE: 1" = 50'

Westwood

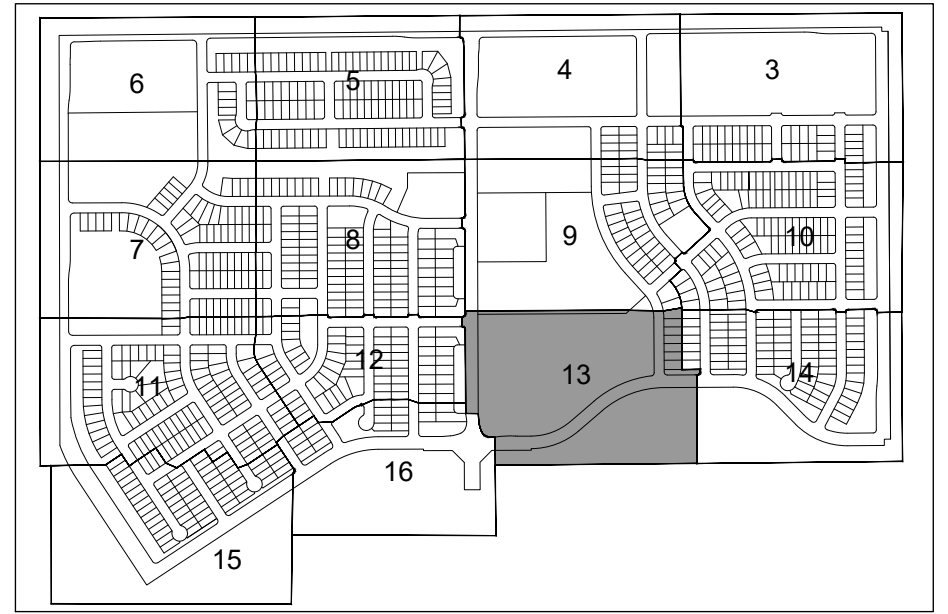
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ENGLEWOOD, CO 80112
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COTTONWOOD CREEK SUBDIVISION FILING NO. 1

SITUATED IN PORTIONS OF SECTION 27 AND THE WEST HALF OF SECTION 26
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 13 OF 17

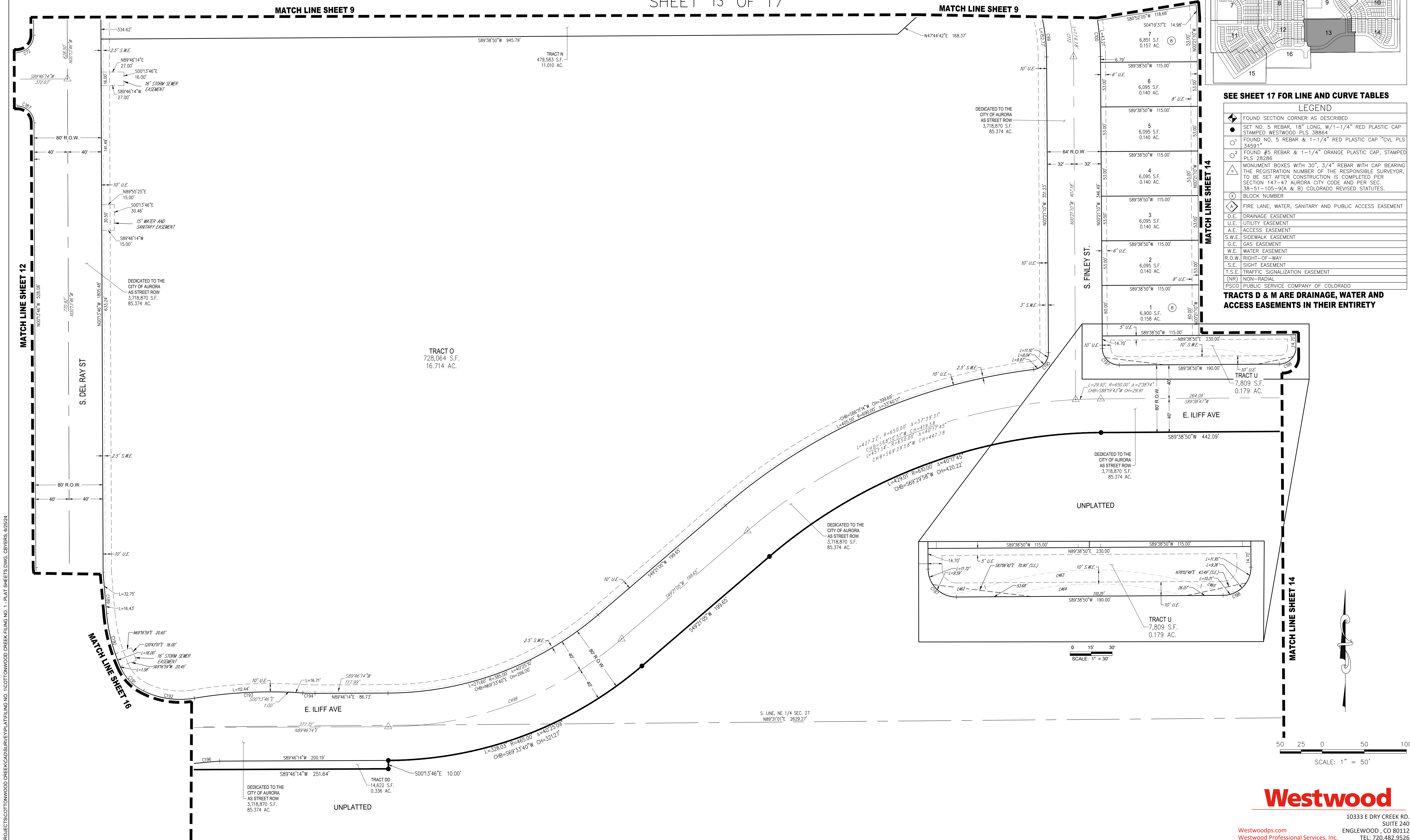
KEYMAP



SEE SHEET 17 FOR LINE AND CURVE TABLES

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG, W/1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
	FOUND NO. 5 REBAR & 1-1/4" RED PLASTIC CAP "CVL PLS 34591"
	FOUND #5 REBAR & 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 28286
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, WATER, SANITARY AND PUBLIC ACCESS EASEMENT
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	S.W.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	W.E. WATER EASEMENT
	R.O.W. RIGHT-OF-WAY
	S.E. SIGHT EASEMENT
	T.S.E. TRAFFIC SIGNALIZATION EASEMENT
	(NR) NON-RADIAL
	PSCO PUBLIC SERVICE COMPANY OF COLORADO

TRACTS D & M ARE DRAINAGE, WATER AND ACCESS EASEMENTS IN THEIR ENTIRETY



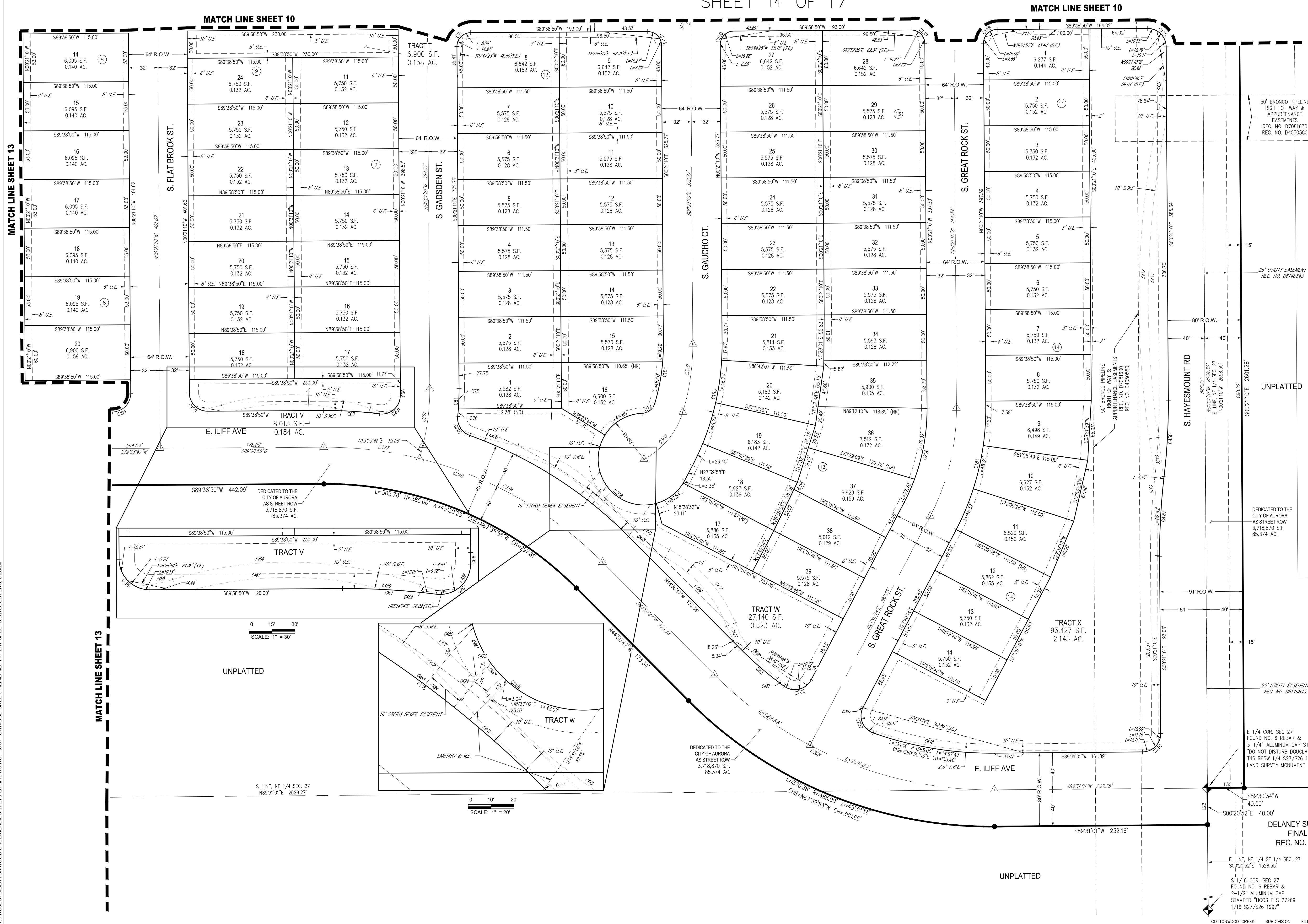
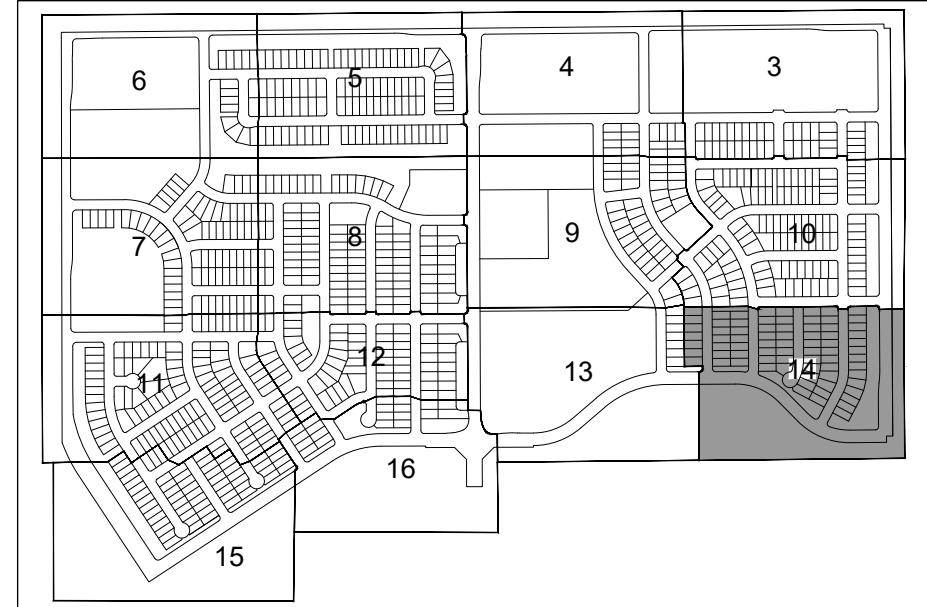
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TEL: 720.482.9526

COTTONWOOD CREEK SUBDIVISION FILING NO. 1

SITUATED IN PORTIONS OF SECTION 27 AND THE WEST HALF OF SECTION 26
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 14 OF 17

KEYMAP



SEE SHEET 17 FOR LINE AND CURVE TABLES

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG, W/1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
	FOUND NO. 5 REBAR & 1-1/4" RED PLASTIC CAP "CIVIL PLS 34591"
	FOUND #5 REBAR & 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 282986
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, WATER, SANITARY AND PUBLIC ACCESS EASEMENT
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	S.W.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	W.E. WATER EASEMENT
	R.O.W. RIGHT-OF-WAY
	S.E. SIGHT EASEMENT
	T.S.E. TRAFFIC SIGNALIZATION EASEMENT
	(NR) NON-RADIAL
	PSCO PUBLIC SERVICE COMPANY OF COLORADO

TRACTS D & M ARE DRAINAGE, WATER AND ACCESS EASEMENTS IN THEIR ENTIRETY

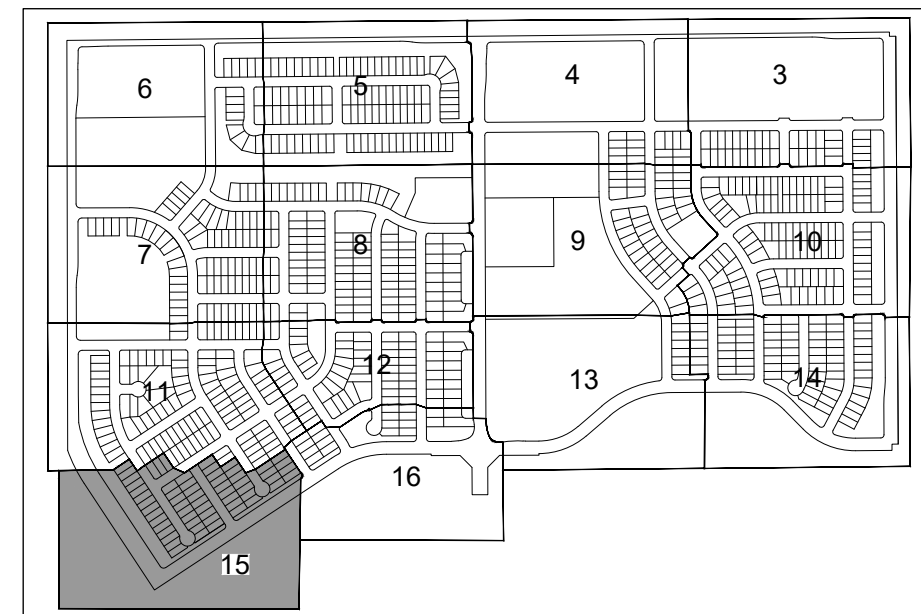
50 25 0 50 100
SCALE: 1" = 50'

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SUITE 240
ENGLEWOOD, CO 80112
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COTTONWOOD CREEK SUBDIVISION FILING NO. 1 J.N. R0041963.00 PREPARED: 12/08/2022 REVISED: SHEET 14 OF 17

KEYMAP



COTTONWOOD CREEK SUBDIVISION FILING NO. 1

SITUATED IN PORTIONS OF SECTION 27 AND THE WEST HALF OF SECTION 26
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 15 OF 17



SEE SHEET 17 FOR LINE AND CURVE TABLES

LEGEND	
◆	FOUND SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 18" LONG, W/1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
○	FOUND NO. 5 REBAR & 1-1/4" RED PLASTIC CAP "CVL PLS 34591"
○	FOUND #5 REBAR & 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 28286
△	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
(X)	BLOCK NUMBER
△	FIRE LANE, WATER, SANITARY AND PUBLIC ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT-OF-WAY
S.E.	SIGHT EASEMENT
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT
(NR)	NON-RADIAL
PSCO	PUBLIC SERVICE COMPANY OF COLORADO

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50 25 0 50 100
SCALE: 1" = 50'

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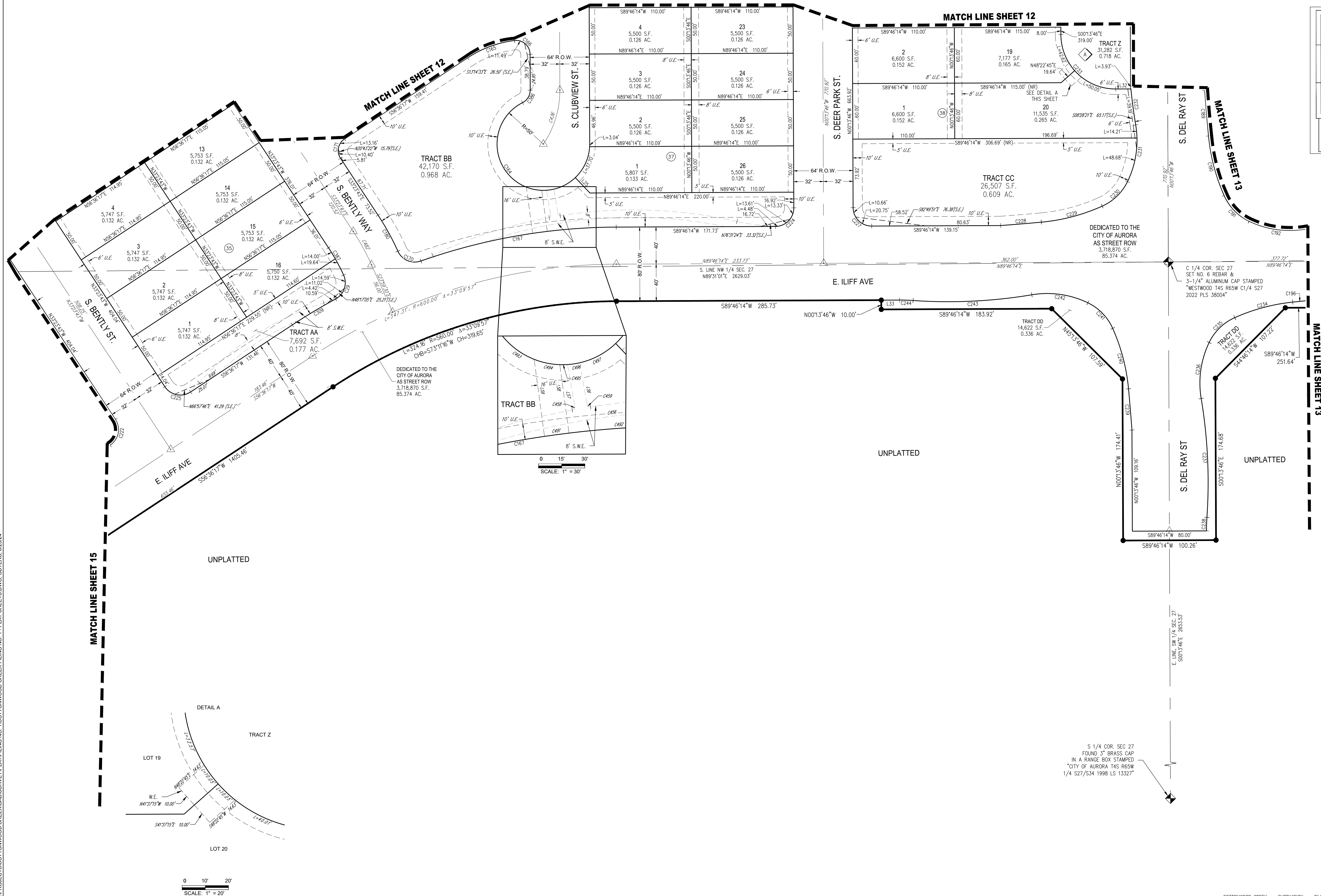
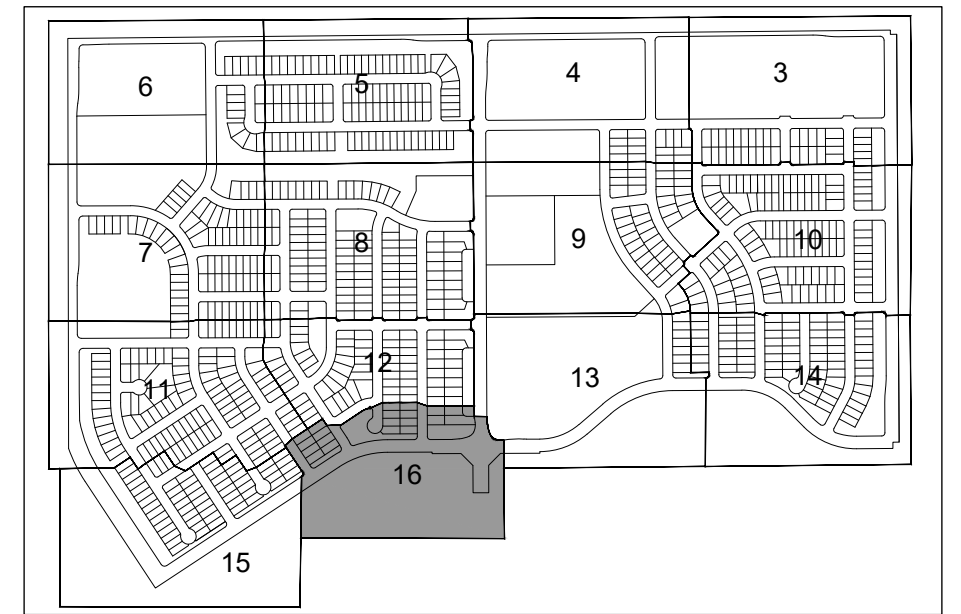
10333 E DRY CREEK RD.
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COTTONWOOD CREEK SUBDIVISION FILING NO. 1 J.N. R0041963.00 PREPARED: 12/08/2022 REVISED: SHEET 15 OF 17

COTTONWOOD CREEK SUBDIVISION FILING NO. 1

SITUATED IN PORTIONS OF SECTION 27 AND THE WEST HALF OF SECTION 26
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 16 OF 17

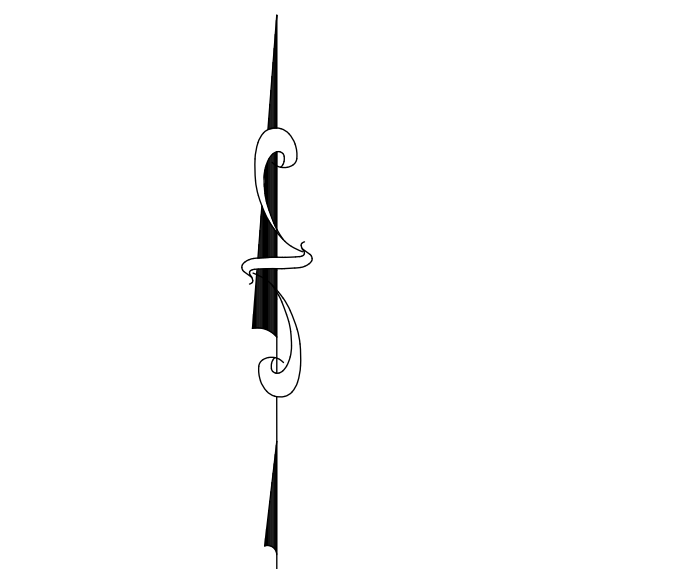
KEYMAP



SEE SHEET 17 FOR LINE AND CURVE TABLES

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG, W/1-1/4" RED PLASTIC CAP STAMPED WESTWOOD PLS 38864
	FOUND NO. 5 REBAR & 1-1/4" RED PLASTIC CAP "OVL PLS 345591"
	FOUND #5 REBAR & 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 28286
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, WATER, SANITARY AND PUBLIC ACCESS EASEMENT
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	S.W.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	W.E. WATER EASEMENT
	R.O.W. RIGHT-OF-WAY
	S.E. SIGHT EASEMENT
	T.S.E. TRAFFIC SIGNALIZATION EASEMENT
	(NR) NON-RADIAL
	PSCO PUBLIC SERVICE COMPANY OF COLORADO

TRACTS D & M ARE DRAINAGE, WATER AND ACCESS EASEMENTS IN THEIR ENTIRETY



SCALE: 1" = 50'

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COTTONWOOD CREEK SUBDIVISION FILING NO. 1 J.N. R0041963.00 PREPARED: 12/08/2022 REVISED: SHEET 16 OF 17

SITUATED IN PORTIONS OF SECTION 27 AND THE WEST HALF OF SECTION 26
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 17 OF 17

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
12	S52°52'37"W	28.25
13	S72°13'35"W	39.91
14	N06°48'59"W	7.12
15	S06°28'11"W	25.12
16	S89°46'14"E	16.00
17	N89°46'14"E	16.00
18	S25°7'30"E	4.1
19	N08°49'59"E	19.00
110	N09°09'22"E	2.51
111	S25°7'30"E	2.51
112	S25°7'30"E	53.69
113	S08°28'11"W	5.09
114	S47°44'42"E	21.38
115	N00°12'00"W	55.65
116	S42°15'18"E	1.48
117	S42°15'18"E	1.48
118	S47°44'42"E	21.38
119	S65°24'14"E	12.65
120	S65°24'14"E	12.65
121	S86°23'21"W	58.15
122	N00°12'00"W	40.00
123	S00°13'46"E	40.00
124	N00°13'46"E	40.00
125	N43°32'23"E	22.89
126	N56°36'17"E	10.07
127	S89°46'14"E	16.00
128	N00°16'17"W	8.56
129	S59°02'10"E	5.46
130	N89°39'35"E	400.00
131	N00°12'00"E	40.00
132	N89°46'14"E	16.35
133	S89°46'14"E	16.35
134	N77°49'59"E	13.39
135	N47°24'40"E	6.39
136	S40°26'54"E	13.45
137	S00°15'46"E	13.45
138	N89°46'14"E	25.00
140	S33°24'43"E	33.22
141	S33°24'43"E	33.22
142	S33°24'43"E	36.71
143	S33°24'43"E	29.04
144	N00°15'46"E	12.57
145	N00°16'33"E	9.36
146	N66°52'10"E	9.36
147	N56°36'17"E	10.12
148	N34°01'11"E	11.22
149	S34°01'11"E	11.22
150	S89°46'14"E	36.71
151	S49°12'44"W	8.07
152	S49°12'44"W	8.07
153	S49°12'44"W	8.07
154	S56°36'17"E	40.05
155	N56°36'17"E	40.05
156	N09°43'44"E	27.38
157	S09°43'44"E	27.38
158	S07°37'39"E	40.72
159	S07°37'39"E	40.72
160	S40°09'46"E	32.69
161	N40°09'46"E	24.94

