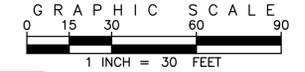
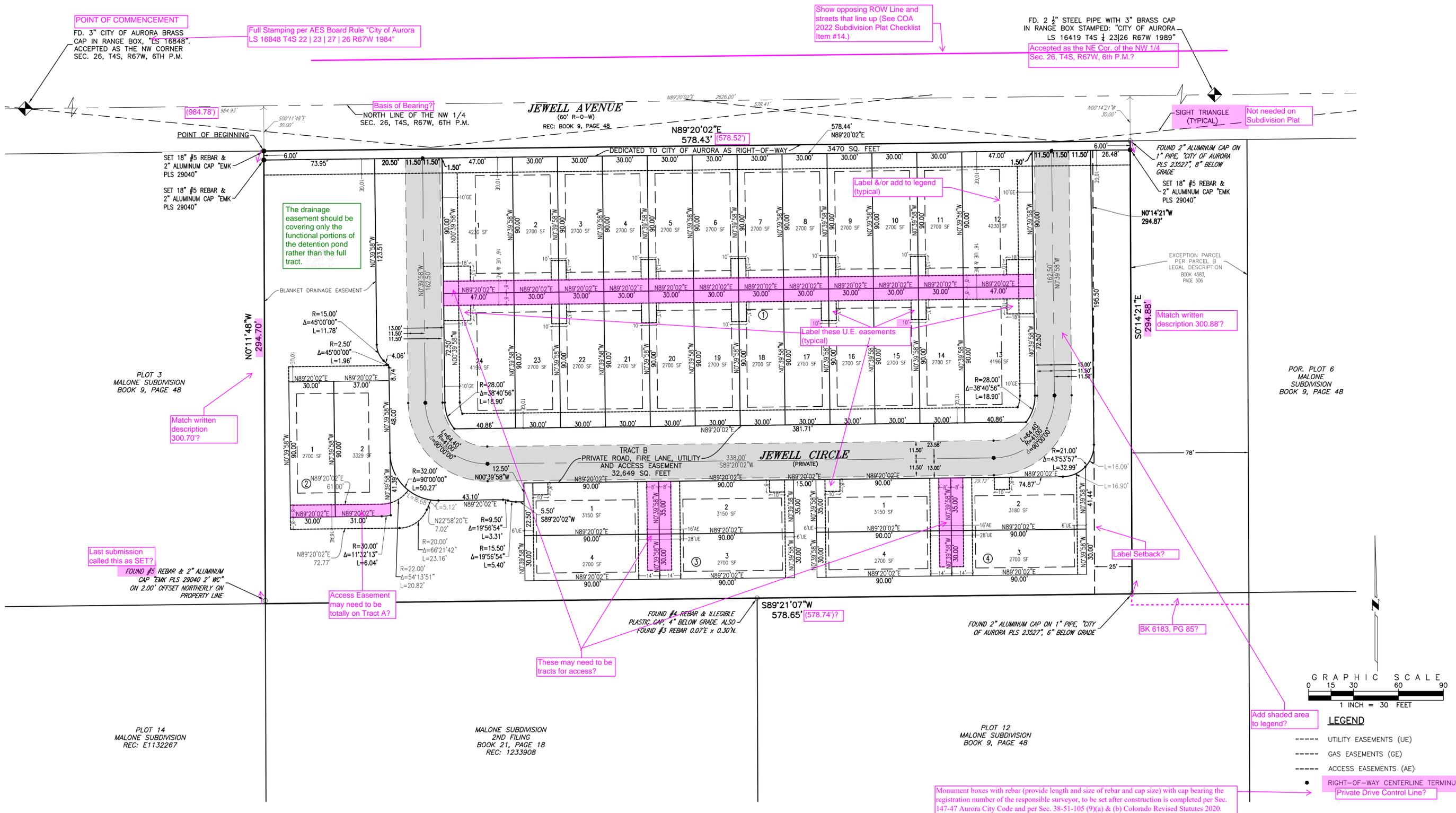


JEWELL URBAN COTTAGES SUBDIVISION FILING NO. 1

A REPLAT OF PLOT 4 AND A PORTION OF PLOT 5 MALONE SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,
 T4S, R67W OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 2



- LEGEND**
- UTILITY EASEMENTS (UE)
 - GAS EASEMENTS (GE)
 - ACCESS EASEMENTS (AE)
 - RIGHT-OF-WAY CENTERLINE TERMINUS
 - Private Drive Control Line?

FD. 2" STEEL PIPE WITH 3" BRASS CAP
 IN RANGE BOX STAMPED: "CITY OF AURORA
 LS 16419 T4S 23|26 R67W 1989"
 Accepted as the NE Cor. of the NW 1/4
 Sec. 26, T4S, R67W, 6th P.M.?

Show opposing ROW Line and
 streets that line up (See COA
 2022 Subdivision Plat Checklist
 Item #14.)

Full Stamping per AES Board Rule "City of Aurora
 LS 16848 T4S 22 | 23 | 27 | 26 R67W 1984"

POINT OF COMMENCEMENT
 FD. 3" CITY OF AURORA BRASS
 CAP IN RANGE BOX, "LS 16848"
 ACCEPTED AS THE NW CORNER
 SEC. 26, T4S, R67W, 6TH P.M.

SIGHT TRIANGLE
 (TYPICAL)
 Not needed on
 Subdivision Plat

The drainage
 easement should be
 covering only the
 functional portions of
 the detention pond
 rather than the full
 tract.

PLOT 3
 MALONE SUBDIVISION
 BOOK 9, PAGE 48

POR PLOT 6
 MALONE
 SUBDIVISION
 BOOK 9, PAGE 48

Last submission
 called this as SET?

FOUND #5 REBAR & 2" ALUMINUM
 CAP "EMK PLS 29040 2" WC"
 ON 2.00' OFFSET NORTHERLY ON
 PROPERTY LINE

Access Easement
 may need to be
 totally on Tract A?

FOUND #4 REBAR & ILLEGIBLE
 PLASTIC CAP, 4" BELOW GRADE. ALSO
 FOUND #3 REBAR 0.07E x 0.30N.

FOUND 2" ALUMINUM CAP ON 1" PIPE, "CITY
 OF AURORA PLS 23527", 6" BELOW GRADE

BK 6183, PG 85?

Monument boxes with rebar (provide length and size of rebar and cap size) with 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 2020.

PREPARED BY

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 JOB NO. 13298

JEWELL URBAN COTTAGES
 SUBDIVISION FIL. NO 1.
 DATE PREPARED: AUGUST 16, 2022
 APPLICANT/DEVELOPER
 URBAN COTTAGES
 4801 DTC BOULEVARD, SUITE 525
 DENVER, COLORADO 80237

SHEET 2 OF 2