

WATERSTONE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACT O, WATERSTONE SUBDIVISION FILING NO. 1
A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT O, WATERSTONE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. D8079944 IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

CONTAINING AN AREA OF 13.223 ACRES, (575,977 SQUARE FEET), MORE OF LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF WATERSTONE SUBDIVISION FILING NO. 2 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.

OWNER:

MURPHY CREEK ESTATES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

NOTARY:

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 201__ A.D.

BY _____, AS _____, OF MURPHY CREEK ESTATES LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

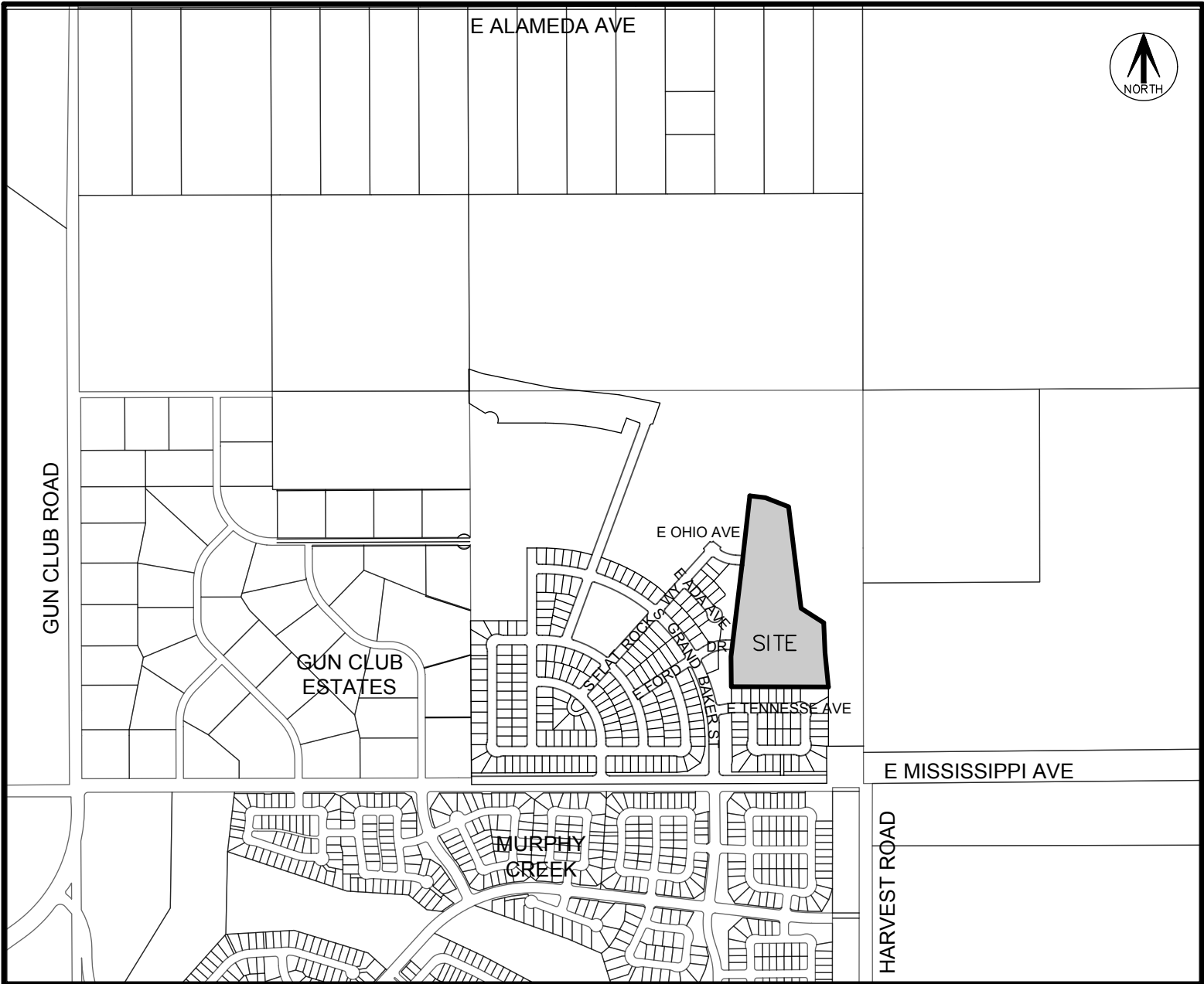
COVENANTS:

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 147 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 EASEMENT 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, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. _____ AMENDMENT NO. 4, WITH AN EFFECTIVE DATE OF _____ AT 7:00 A.M. WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT
- 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 IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT, 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 AND Q ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- AN ACCESS EASEMENT OVER AND ACROSS THE ENTIRETY OF TRACT B IS HEREBY GRANTED FOR THE BENEFIT OF TRACT A.
- LOTS AND TRACTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THAT AVIGATION EASEMENT RECORDED MAY 14, 2008 UNDER RECEPTION NO. B8055972 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE.
- 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.

SHEET INDEX

SHEET 1 COVER
SHEETS 2-5 BOUNDARY, LOTS, TRACTS, EASEMENTS
SHEETS 6-7 WATER AND SANITARY EASEMENT DETAILS

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011), ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH BEARS SOUTH 00°14'54" EAST, A DISTANCE OF 2651.55 FEET BETWEEN THE MONUMENTS SHOWN HEREIN.

SURVEYOR'S CERTIFICATION:

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 _____.

ANTHONY K. PEALL, PLS 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR,
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO. 80122
(303) 713-1898



NOTICE: 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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

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 _____, 201__ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

_____ CITY ATTORNEY	_____ DATE
_____ DIRECTOR OF PUBLIC WORKS	_____ DATE
_____ PLANNING DIRECTOR	_____ DATE

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE

COUNTY, COLORADO ON THIS ____ DAY OF _____, 201__ A.D.

AT _____ O'CLOCK ____M.

_____ COUNTY CLERK AND RECORDER	_____ DEPUTY
------------------------------------	-----------------

BOOK NO.: _____

PAGE NO.: _____

RECEPTION NO.: _____

AzTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

LAST REVISED: 7/22/2019

AzTec Proj. No.: 54819-05 Drawn By: GLW

DATE OF PREPARATION:	2/21/2019
SCALE:	N/A
SHEET 1 OF 7	

A RESUBDIVISION OF TRACT 0, WATERSTONE SUBDIVISION FILING NO. 1
A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

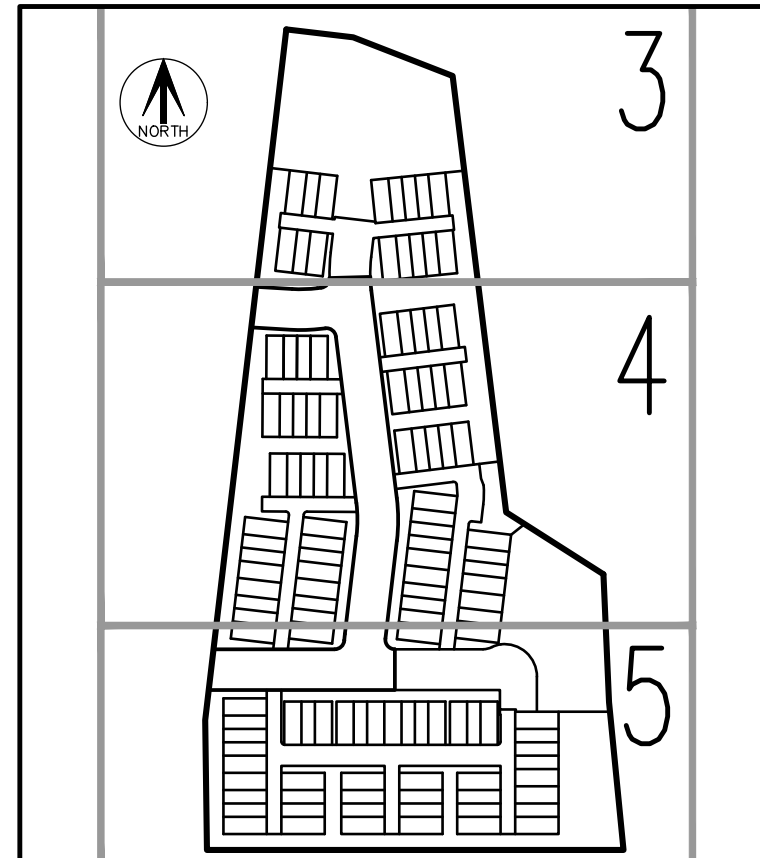


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WATERSTONE SUBDIVISION FILING NO. 2

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP
N.T.S.

SEE SHEET 6
FOR
W.E. AND S.E.

LEGEND

- FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "AZTEC LS 38064"
- U.E. = UTILITY EASEMENT
- W.E. = WATER EASEMENT
- S.E. = SANITARY EASEMENT
- MONUMENT BOX WITH A 30", NO. 6 REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER 38-51-105.9(A&B) C.R.S.
- ④ BLOCK NUMBER
- BOUNDARY LINE

50' C.I.G.
GAS EASEMENT
REC. NO. B1223620

50' C.I.G.
GAS EASEMENT
BK 1670, PG 205
BK 1938, PG 460
BK 1959, PG 400

SE 1/4 SEC. 18,
T.4S., R.65W., 6TH P.M.

UNPLATTED
WARRANTY DEED
REC. NO. B2246478

UNPLATTED
WARRANTY DEED
REC. NO. B2246478

WATERSTONE
SUBDIVISION
FILING NO. 1
REC. NO. D2079944

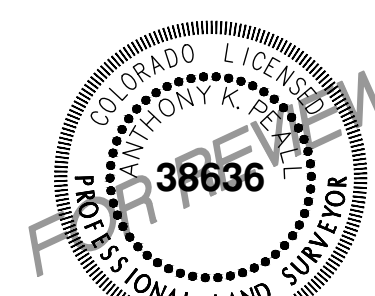
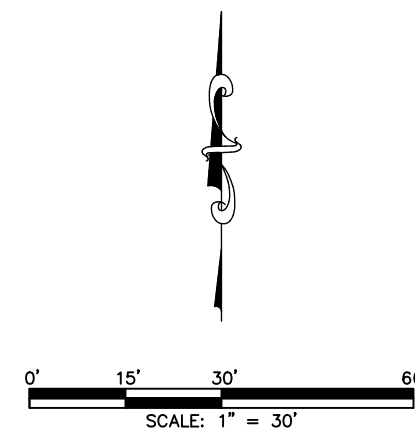
E. OHIO AVE.
(64' WIDE PUBLIC ROW)
REC. NO. D2079944

SEE SHEET 4

LINE TABLE		
LINE	BEARING	LENGTH
L1	S07°00'00"E	3.39'
L2	S07°00'00"E	19.61'
L3	N83°18'08"W	14.50'
L4	S00°00'00"E	8.00'
L5	N90°00'00"E	1.00'
L6	N00°00'00"E	3.44'
L7	S00°00'00"E	11.00'
L8	N90°00'00"W	16.50'
L9	N00°00'00"E	11.00'
L10	S00°00'00"E	11.00'
L11	N90°00'00"W	10.00'
L12	N00°00'00"E	11.00'
L13	S00°00'00"E	11.00'
L14	N90°00'00"W	10.00'
L15	N00°00'00"E	11.00'
L16	S00°00'00"E	11.00'
L17	N90°00'00"W	10.00'
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L22	S00°00'00"E	11.00'
L23	N90°00'00"W	10.00'
L24	N00°00'00"E	11.00'
L25	N90°00'00"W	8.50'
L26	N90°00'00"W	6.19'
L27	S00°00'00"E	10.81'
L28	N90°00'00"W	10.00'
L29	N00°00'00"E	10.81'

LINE TABLE		
LINE	BEARING	LENGTH
L30	S00°00'00"E	9.50'
L31	N00°00'00"E	9.50'
L32	S00°00'00"E	10.81'
L33	N90°00'00"W	10.00'
L34	N00°00'00"E	10.81'
L35	N90°00'00"W	13.19'
L36	S00°00'00"W	8.50'
L37	N90°00'00"W	6.19'
L38	S00°00'00"E	10.81'
L39	N90°00'00"W	10.00'
L40	N00°00'00"E	10.81'
L41	S00°00'00"E	9.50'
L42	N90°00'00"W	19.02'
L43	N00°00'00"E	9.50'
L44	S00°00'00"E	19.45'
L45	N00°00'00"E	11.45'
L46	N90°00'00"W	6.19'
L47	N00°00'00"E	8.00'
L48	N90°00'00"W	12.00'
L49	N06°41'52"E	13.22'
L50	N83°18'08"E	9.00'
L51	N06°41'52"E	10.00'
L52	S83°18'08"E	9.00'
L53	N06°41'52"E	27.67'
L54	S83°18'08"E	13.00'
L55	S06°41'52"W	17.00'
L56	N06°41'52"E	17.00'
L57	S83°18'08"E	16.00'
L58	S06°41'52"W	27.67'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	84°30'00"	15.00'	22.12'
C2	90°00'00"	15.00'	23.56'
C3	85°18'08"	15.00'	22.33'
C4	96°41'52"	15.00'	25.32'
C5	27°39'38"	36.12'	17.44'
C6	20°55'23"	40.04'	14.62'
C7	96°23'28"	5.00'	8.41'
C8	83°34'12"	29.00'	42.30'
C9	103°41'52"	29.00'	52.49'
C10	7°07'26"	111.22'	13.83'
C11	3°57'38"	111.67'	7.72'
C12	90°00'00"	4.64'	7.29'
C13	90°00'00"	29.00'	45.55'
C14	90°00'00"	29.00'	45.55'



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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300 East Mineral Ave., Suite 1
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www.aztecconsultants.com

AzTec Proj. No.: 54819-05 Drawn By: GLW

DATE OF PREPARATION: 2/21/2019

SCALE: 1" = 30'

SHEET 3 OF 7

WATERSTONE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACT O, WATERSTONE SUBDIVISION FILING NO. 1
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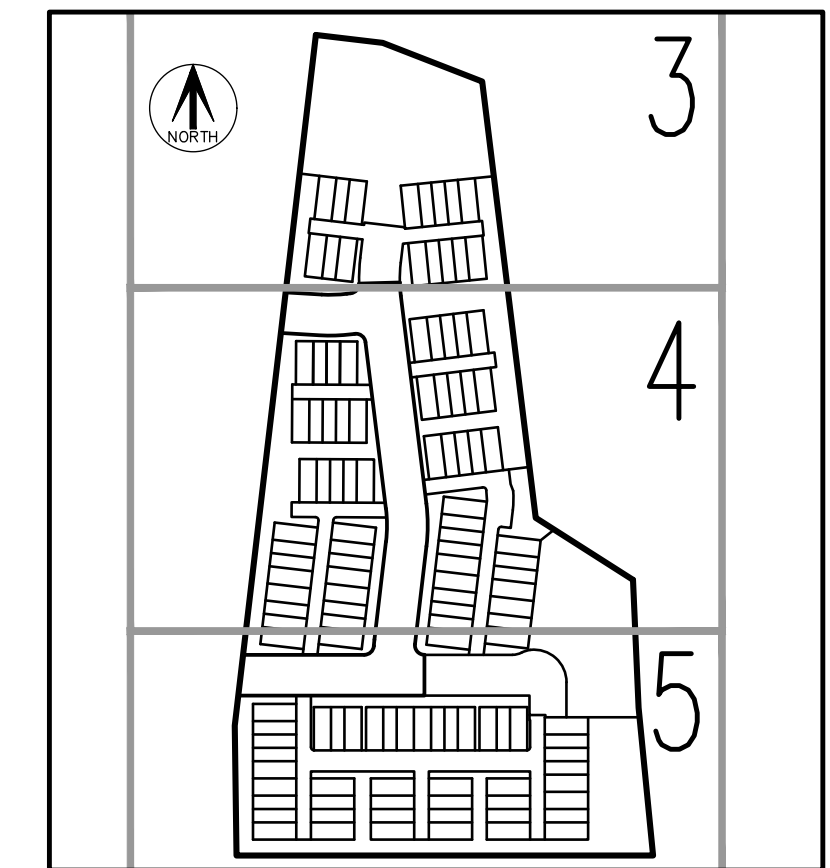


SEE SHEET 3

SE 1/4 SEC. 18,
T.4S., R.65W., 6TH P.M.

LINE TABLE		
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KEY MAP
N.T.S.

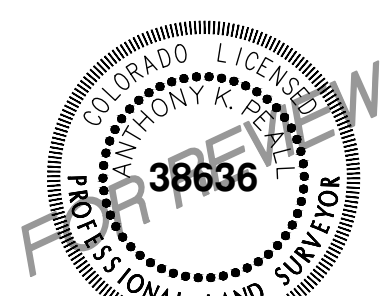
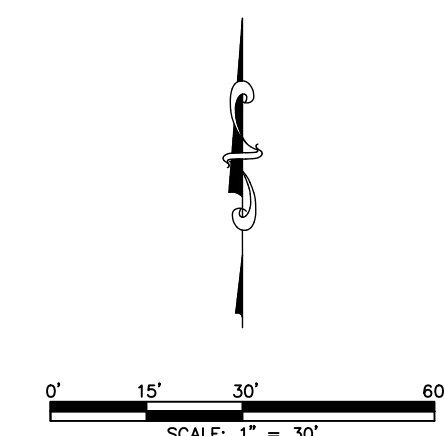
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UNPLATTED
WARRANTY DEED
REC. NO. B2246478

LEGEND

- FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "AZTEC LS 38064"
- U.E. = UTILITY EASEMENT
- W.E. = WATER EASEMENT
- S.E. = SANITARY EASEMENT
- MONUMENT BOX WITH A 30", NO. 6 REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER 38-51-105.9(A&B) C.R.S.
- ④ BLOCK NUMBER
- BOUNDARY LINE

SEE SHEET 6
AND 7 FOR
W.E. AND S.E.



FOR AND ON BEHALF OF
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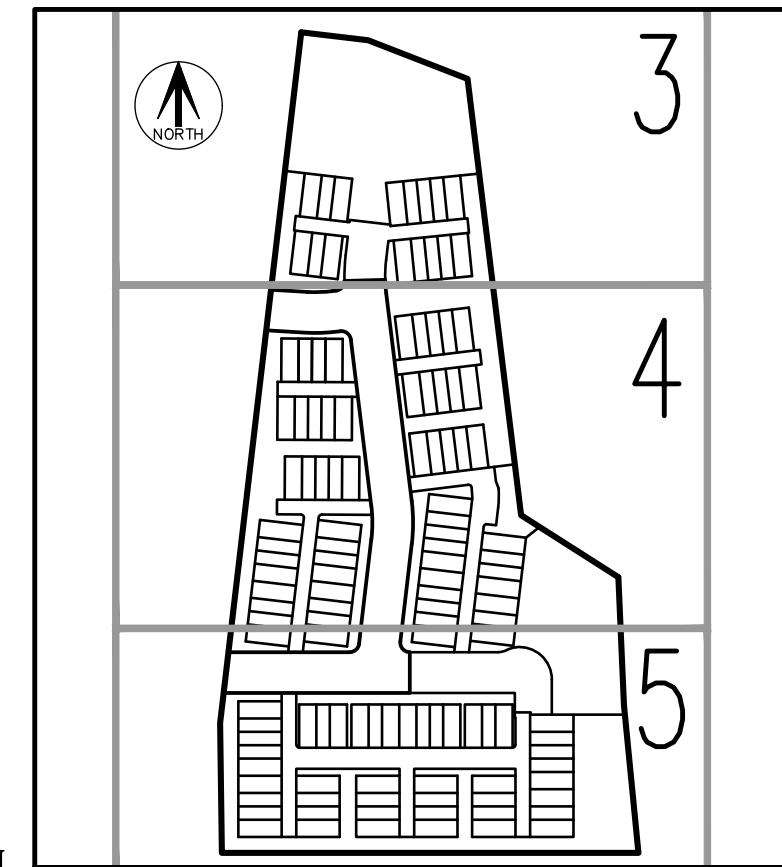
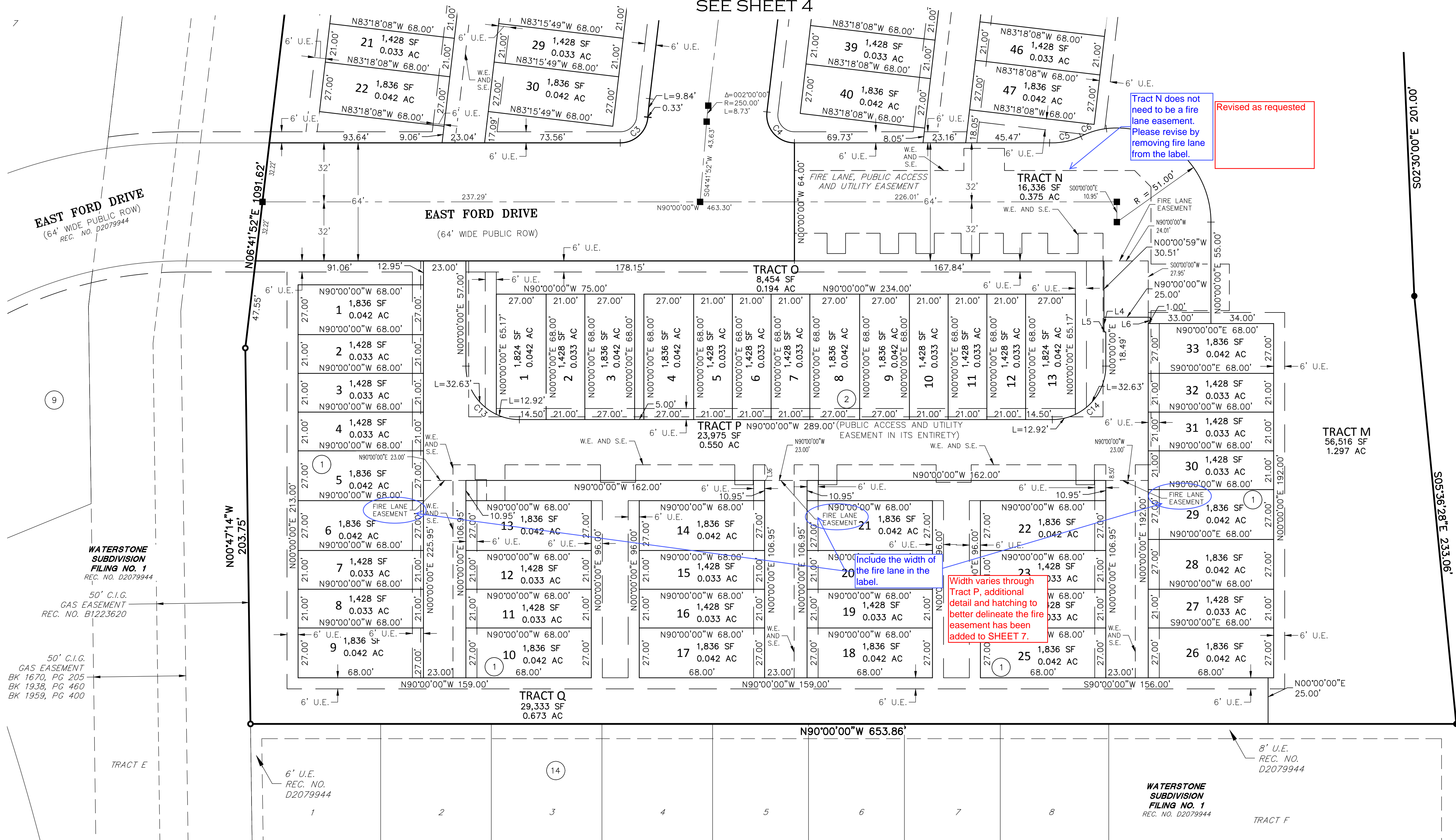
SHEET 4 OF 7

SEE SHEET 5

WATERSTONE SUBDIVISION FILING NO. 2

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A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 4



SE 1/4 SEC. 18,
T.4S., R.65W., 6TH P.M.

LEGEND

- SET 30" NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "AZTEC LS 38064"

D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT
S.E. = SANITARY EASEMENT

MONUMENT BOX WITH A 30", NO. 6 REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER 38-51-105.9(A&B) C.R.S.

- BLOCK NUMBER
- BOUNDARY LINE

UNPLATTED
WARRANTY DEED
REC. NO. B2246478

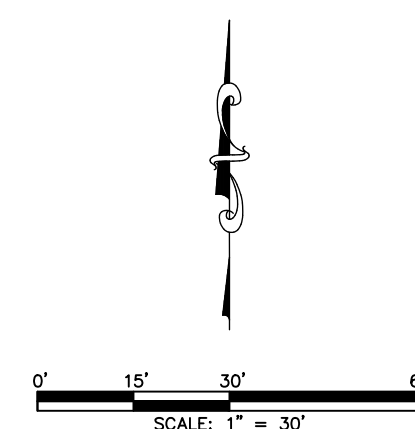
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	84°30'00"	15.00'	22.12'
C2	90°00'00"	15.00'	23.56'
C3	85°18'08"	15.00'	22.33'
C4	96°41'52"	15.00'	25.32'
C5	27°39'38"	36.12'	17.44'
C6	20°55'23"	40.04'	14.62'
C7	96°23'28"	5.00'	8.41'
C8	83°34'12"	29.00'	42.30'
C9	103°41'52"	29.00'	52.49'
C10	7°07'26"	111.22'	13.83'
C11	3°57'38"	111.67'	7.72'
C12	90°00'00"	4.64'	7.29'
C13	90°00'00"	29.00'	45.55'
C14	90°00'00"	29.00'	45.55'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S07°00'00"E	3.39'
L2	S07°00'00"E	19.61'
L3	N83°18'08"W	14.50'
L4	S00°00'00"E	8.00'
L5	N90°00'00"E	1.00'
L6	N00°00'00"E	3.44'
L7	S00°00'00"E	11.00'
L8	N90°00'00"W	16.50'
L9	N00°00'00"E	11.00'
L10	S00°00'00"E	11.00'
L11	N90°00'00"W	10.00'
L12	N00°00'00"E	11.00'

LINE TABLE		
LINE	BEARING	LENGTH
L13	S00°00'00"E	11.00'
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L16	S00°00'00"E	11.00'
L17	N90°00'00"W	10.00'
L18	N00°00'00"E	11.00'
L19	S00°00'00"E	11.00'
L20	N90°00'00"W	10.00'
L21	N00°00'00"E	11.00'
L22	S00°00'00"E	11.00'
L23	N90°00'00"W	10.00'
L24	N00°00'00"E	11.00'

LINE TABLE		
LINE	BEARING	LENGTH
L25	N90°00'00"W	8.50'
L26	N90°00'00"W	6.19'
L27	S00°00'00"E	10.81'
L28	N90°00'00"W	10.00'
L29	N00°00'00"E	10.81'
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L31	N00°00'00"E	9.50'
L32	S00°00'00"E	10.81'
L33	N90°00'00"W	10.00'
L34	N00°00'00"E	10.81'
L35	N90°00'00"W	13.19'
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LINE TABLE		
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L37	N90°00'00"W	6.19'
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L41	S00°00'00"E	9.50'
L42	N90°00'00"W	19.02'
L43	N00°00'00"E	9.50'
L44	S00°00'00"E	19.45'
L45	N00°00'00"E	11.45'
L46	N90°00'00"W	6.19'
L47	N00°00'00"E	8.00'
L48	N90°00'00"W	12.00'



SEE SHEET 7
FOR
W.E. AND S.E.



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 54819-05 Drawn By: GLW

DATE OF PREPARATION:	2/21/2019
SCALE:	1" = 30'
SHEET 5 OF 7	

WATERSTONE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACT O, WATERSTONE SUBDIVISION FILING NO. 1
A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LEGEND

○

SET 30" NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"

●

FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "AZTEC LS 38064"

D.E. =

DRAINAGE EASEMENT

U.E. =

UTILITY EASEMENT

W.E. =

WATER EASEMENT

S.E. =

SANITARY EASEMENT

■

MONUMENT BOX WITH A 30", NO. 6 REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER 38-51-105.9(A&B) C.R.S.

④

BLOCK NUMBER

—

BOUNDARY LINE



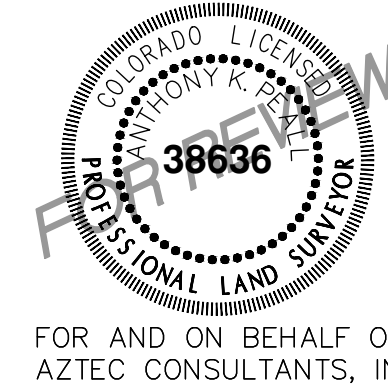
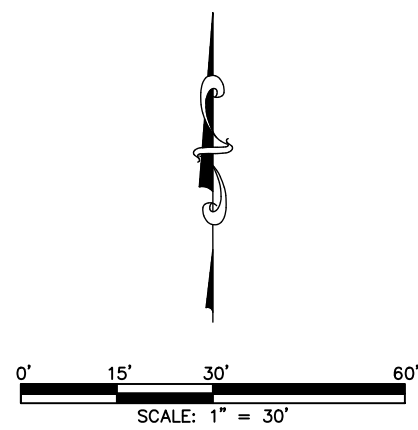
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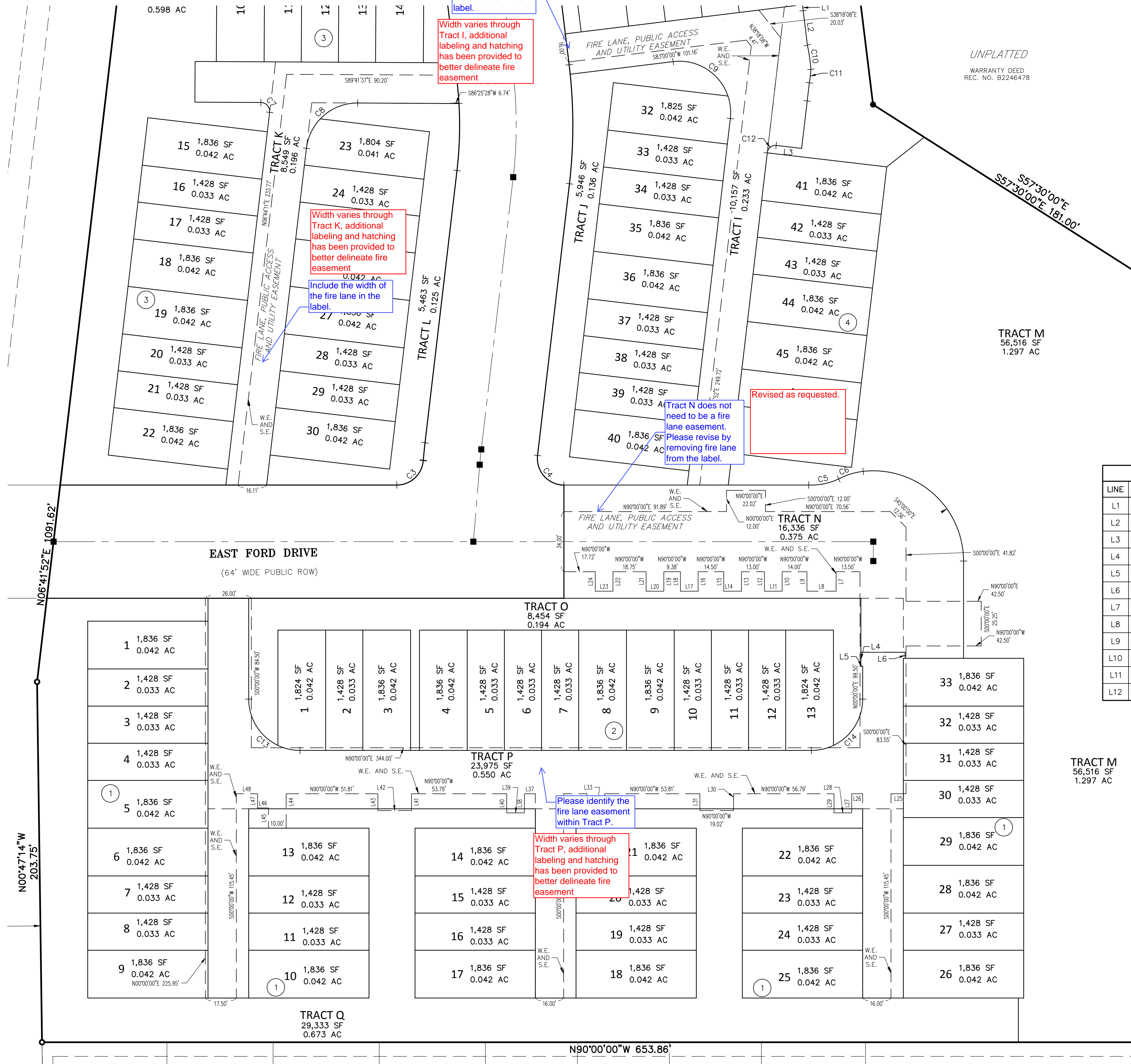
AZTEC
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AzTec Proj. No.: 54819-05 Drawn By: GLW

DATE OF PREPARATION:	2/21/2019
SCALE:	1" = 30'
SHEET 6 OF 7	

WATERSTONE SUBDIVISION FILING NO. 2

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A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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UNPLATTED
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4 BLOCK NUMBER

BOUNDARY LINE

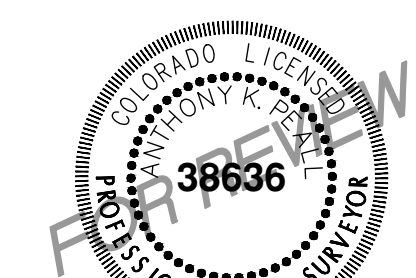
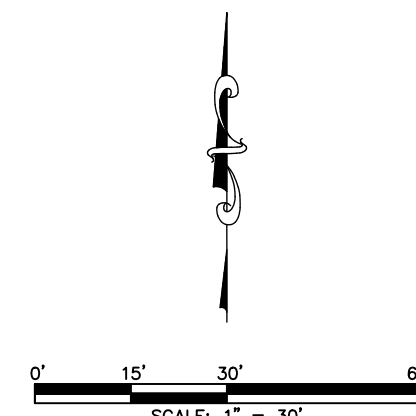
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DATE OF PREPARATION: 2/21/2019

SCALE: 1" = 30'

SHEET 7 OF 7