

# THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING NO. 3

A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
SHEET 1 OF 2

Situated

## DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25 AND HAVING ALL BEARINGS CONTAINED HEREIN RELATIVE TO THE WEST LINE OF SAID NORTH HALF OF NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH BEARS S00°26'24"E AS SHOWN ON THE RECORDED PLAT OF THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING NO. 2 AS RECORDED UNDER RECEPTION No. D1122947 AND IS MONUMENTED AT THE NORTHWEST CORNER BY A TWO INCH ALUMINUM CAP LS 24960 AND MONUMENTED AT THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHWEST QUARTER BY A TWO INCH CITY OF AURORA ALUMINUM CAP 16848; THENCE S66°54'43"E, A DISTANCE OF 579.63 FEET TO THE NORTHEASTERLY MOST CORNER OF LOT 1, BLOCK 1, THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING NO. 2, RECORDED UNDER RECEPTION No. D1122947 OF THE RECORDS OF SAID COUNTY, SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST JEWELL AVENUE AS RECORDED UNDER RECEPTION No. A9080450 OF THE RECORDS OF SAID COUNTY, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST JEWELL AVENUE BEING THE SOUTHERLY LINE AS RECORDED UNDER RECEPTION Nos. A9080450, B6010276 AND B6010275 OF THE RECORDS OF SAID COUNTY THE FOLLOWING TWO (2) COURSES

- 1) 574.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,117.00 FEET, A CENTRAL ANGLE OF 1°13'32", SUBTENDING A CHORD BEARING OF N75°54'00"E, A CHORD DISTANCE OF 573.61 FEET
- 2) THENCE N89°20'58"E A DISTANCE OF 333.99 FEET TO A POINT OF CURVATURE, SAID POINT BEING THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST JEWELL AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH ROME WAY AS SHOWN ON THE RECORDED PLAT OF THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING NO. 1 UNDER RECEPTION No. B6086993 OF THE RECORDS OF SAID COUNTY; THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF SOUTH ROME WAY AND THE NORTHERLY RIGHT-OF-WAY LINE OF EAST ATLANTIC PLACE AS SHOWN ON THE RECORDED PLAT OF THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING NO. 1 UNDER RECEPTION No. B6086993 OF THE RECORDS OF SAID COUNTY THE FOLLOWING NINE (9) COURSES
- 1) 39.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°39'02", SUBTENDING A CHORD BEARING OF S45°19'31"E, A CHORD DISTANCE OF 35.56 FEET;
- 2) THENCE S00°00'00"W A DISTANCE OF 551.36 FEET TO A POINT OF CURVATURE;
- 3) THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", SUBTENDING A CHORD BEARING OF S45°00'00"W, A CHORD DISTANCE OF 35.36 FEET;
- 4) THENCE S90°00'00"W A DISTANCE OF 437.00 FEET TO A POINT OF CURVATURE;
- 5) THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", SUBTENDING A CHORD BEARING OF N45°00'00"W, A CHORD DISTANCE OF 35.36 FEET;
- 6) THENCE S90°00'00"W A DISTANCE OF 68.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 7) THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", SUBTENDING A CHORD BEARING OF S45°00'00"W, A CHORD DISTANCE OF 35.36 FEET;
- 8) THENCE S90°00'00"W A DISTANCE OF 13.47 FEET TO A POINT OF CURVATURE;
- 9) THENCE 317.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,166.00 FEET, A CENTRAL ANGLE OF 15°37'32", SUBTENDING A CHORD BEARING OF N82°11'14"W, A CHORD DISTANCE OF 317.00 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST ATLANTIC PLACE AND THE EASTERLY LINE OF SAID LOT 1, BLOCK 1, THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING NO. 1; THENCE ALONG EASTERLY LINE OF SAID LOT 1, LYING NORTH OF SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST ATLANTIC AVENUE, THE FOLLOWING THREE (3) COURSES
- 1) N15°37'35"E A DISTANCE OF 139.16 FEET;
- 2) THENCE N00°00'00"E A DISTANCE OF 151.28 FEET;
- 3) THENCE N19°22'45"W A DISTANCE OF 137.22 FEET TO THE POINT OF BEGINNING, CONTAINING 493,588 SQUARE FEET OR 11.3305 ACRES MORE OR LESS

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING NO. 3, 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.

## COVENANTS:

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

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

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND; ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

## OWNER:

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

JEWELL STORAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: MICHAEL S. HUMPHREY, AS MANAGER OF JEWELL STORAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY.

Please provide Statement of Authority for this entity.

## NOTARIAL

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

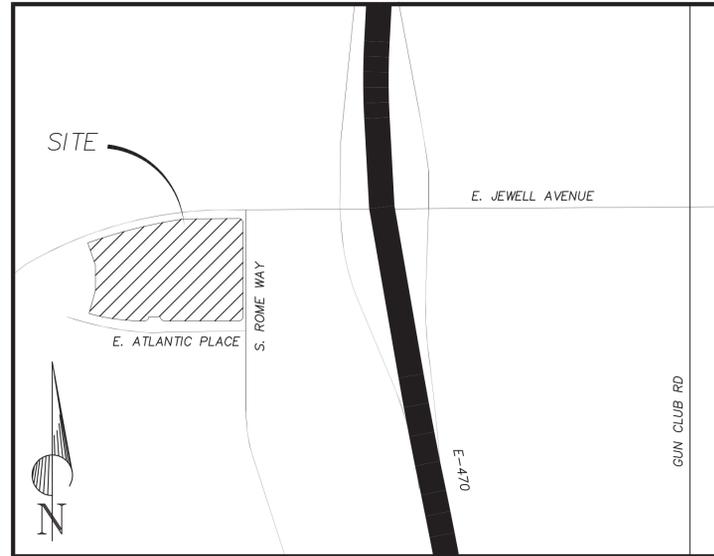
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_ A.D.,

BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSIONS EXPIRES \_\_\_\_\_



VICINITY MAP  
N.T.S.

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON 8/11/2021.

I FURTHER CERTIFY THAT I, HAROLD J. PONSERELLA, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF COTTONWOOD SURVEYING AND ASSOCIATES, INC. THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.

DATE: 8/11/2021

HAROLD J. PONSERELLA, LS No. 29766  
FOR AND ON BEHALF OF COTTONWOOD SURVEYING  
AND ASSOCIATES, INC.

## NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CS&A, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CS&A, INC. RELIED UPON COMMITMENT NO. 5506-3815934 REVISION 2 BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT DATE: MAY 16, 2022 8:00 AM.

2. 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.

3. 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, OF THE COLORADO REVISED STATUTE.

4. BENCH MARK: COA BENCH MARK NO.4S6625NW001 NAVD88 ELEV: 5,717.85 DESCRIPTION: A 3" DIAM. BRASS CAP ATOP A 30" LONG STEEL PIPE SET IN CONC. 1/4 MILE SOUTH OF THE COR. TO SECS. 23,24,25,26, T4S,R66W. MONUMENT ON EAST SIDE OF NORTH-SOUTH BARB WIRE FENCE (PICADILLY RD. EXTENDED).

5. 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.

6. NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE 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.

7. ALL OWNERS OF LOTS ADJACENT TO EAST JEWELL AVENUE, SOUTH ROME WAY AND SOUTH RIVIERA COURT 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.

8. 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.

9. 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".

10. BASIS OF BEARINGS: ALL BEARINGS CONTAINED HEREIN AREA RELATIVE TO THE WEST LINE OF THE NORTH HALF OF NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH BEARS S00°26'24"E AS SHOWN ON THE RECORDED PLAT OF THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING NO. 2 AS RECORDED UNDER RECEPTION No. D1122947 AND IS MONUMENTED AT THE NORTHWEST CORNER BY A TWO INCH ALUMINUM CAP LS 24960 AND MONUMENTED AT THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHWEST QUARTER BY A TWO INCH CITY OF AURORA ALUMINUM CAP 16848;

11. DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200 / 3937 METERS.

12. 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.

## CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND DESIGNATION OF STREETS AND CORRIDORS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_ A.D., AND HEREBY NOTIFIES THE PUBLIC AT LARGE OF THESE CORRIDORS AND STREET DESIGNATIONS BY RECORDING THIS SUBDIVISION PLAT AT THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, STATE OF COLORADO.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**COTTONWOOD SURVEYING  
AND ASSOCIATES, INC.**

PHONE: (303) 549-7992,  
EMAIL: PONS.CSA@GMAIL.COM

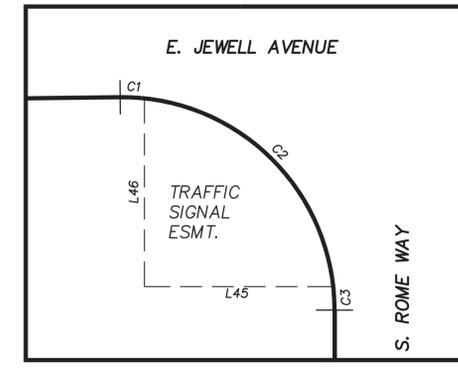
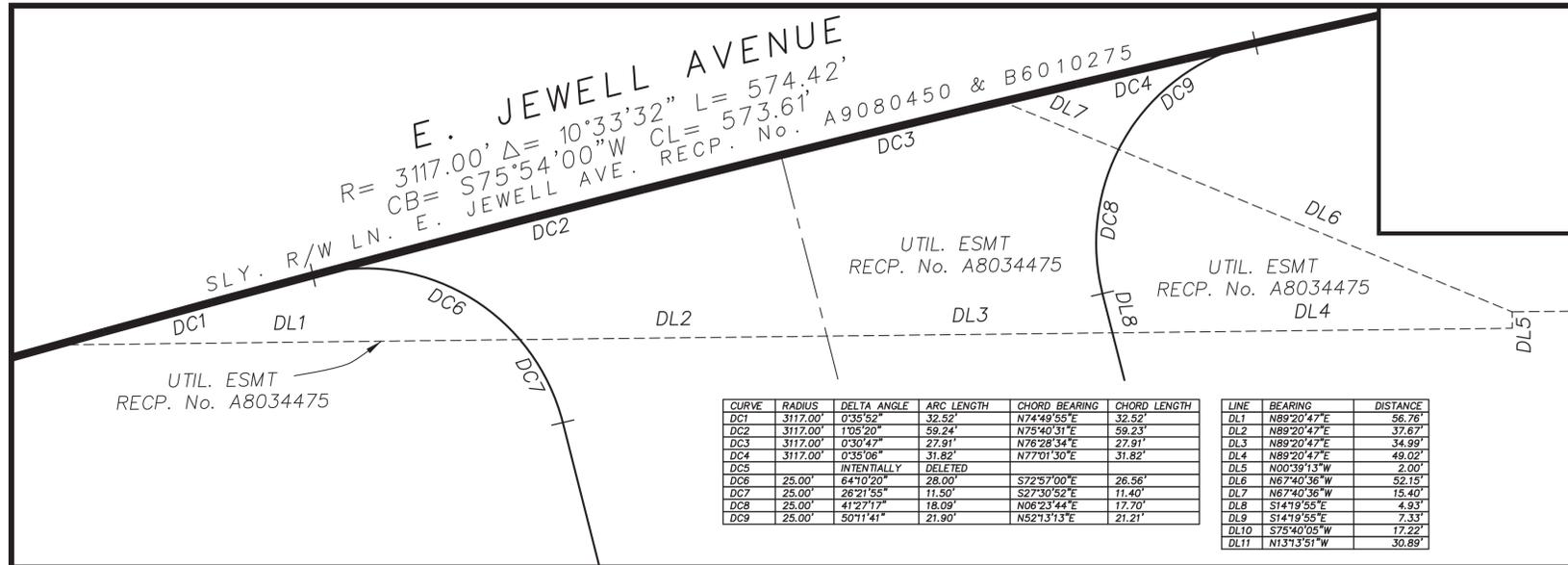
DRAWN BY: PONS DATE: 5/4/2022

FILENAME: 2021-19FP JOB NO.: 2021-19

REV. DATE: 12/11/2022

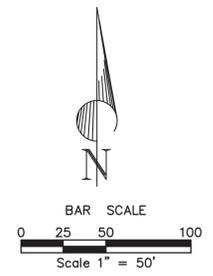
# THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING NO. 3

A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
SHEET 2 OF 2



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	6°34'02"	2.87'	S87°22'01"E	2.86'
C2	25.00'	77°42'15"	33.90'	S45°13'53"E	31.37'
C3	25.00'	6°22'46"	2.78'	S03°11'22"E	2.78'

LINE	BEARING	DISTANCE
L1	INTENTIONALLY DELETED	
L2	INTENTIONALLY DELETED	
L3	INTENTIONALLY DELETED	
L4	INTENTIONALLY DELETED	
L5	INTENTIONALLY DELETED	
L6	S00°00'00"W	44.71'
L7	S89°20'58"W	36.00'
L8	S89°20'58"W	260.47'
L9	N00°22'36"W	70.00'
L10	S89°20'58"W	237.70'
L11	S01°35'27"E	8.00'
L12	N89°48'34"E	26.80'
L13	N00°11'26"W	15.00'
L14	S89°48'34"E	25.59'
L15	S89°48'34"E	16.00'
L16	N01°35'27"E	8.00'
L17	N89°48'34"E	16.00'
L18	S00°11'26"E	15.00'
L19	S89°48'34"E	25.84'
L20	S01°55'56"E	3.94'
L21	S03°47'45"W	220.18'
L22	S00°22'29"E	19.85'
L23	N89°59'15"W	15.10'
L24	S89°37'31"W	16.00'
L25	N00°22'29"W	12.19'
L26	N90°00'00"W	201.38'
L27	N90°00'00"W	47.24'
L28	N00°11'26"W	230.46'
L29	N89°48'34"E	16.00'
L30	N89°48'34"E	32.01'
L31	S00°11'26"E	214.51'
L32	S90°00'00"E	31.29'
L33	S90°00'00"E	201.84'
L34	N03°47'45"E	212.18'
L35	N01°55'56"W	3.63'
L36	N89°48'34"E	16.01'
L37	S00°00'00"E	15.00'
L38	N89°48'34"E	3.30'
L39	N89°50'00"E	10.00'
L40	S00°10'00"E	6.37'
L41	S89°50'00"W	10.00'
L42	N00°10'00"W	6.37'
L43	N00°00'00"W	12.09'
L44	N00°00'00"W	16.00'
L45	N90°00'00"W	22.27'
L46	N00°00'00"W	22.09'



## LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- INDICATES SET 24 INCH NO. 4 REBAR W/ GREEN PLASTIC CAP OR NAIL WITH 2 INCH STEEL DISK LS No. 29766

**COTTONWOOD SURVEYING AND ASSOCIATES, INC.**  
PHONE: (303) 549-7992,  
EMAIL: PONS.CSA@GMAIL.COM

DRAWN BY: PONS DATE: 5/4/2022  
FILENAME: 2021-19FP JOB NO.: 2021-19

