

WINDLER SUBDIVISION FILING NO. 9
BEING A RESUBDIVISION OF TRACT I, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHEAST 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 1 OF 16

LEGAL DESCRIPTION:

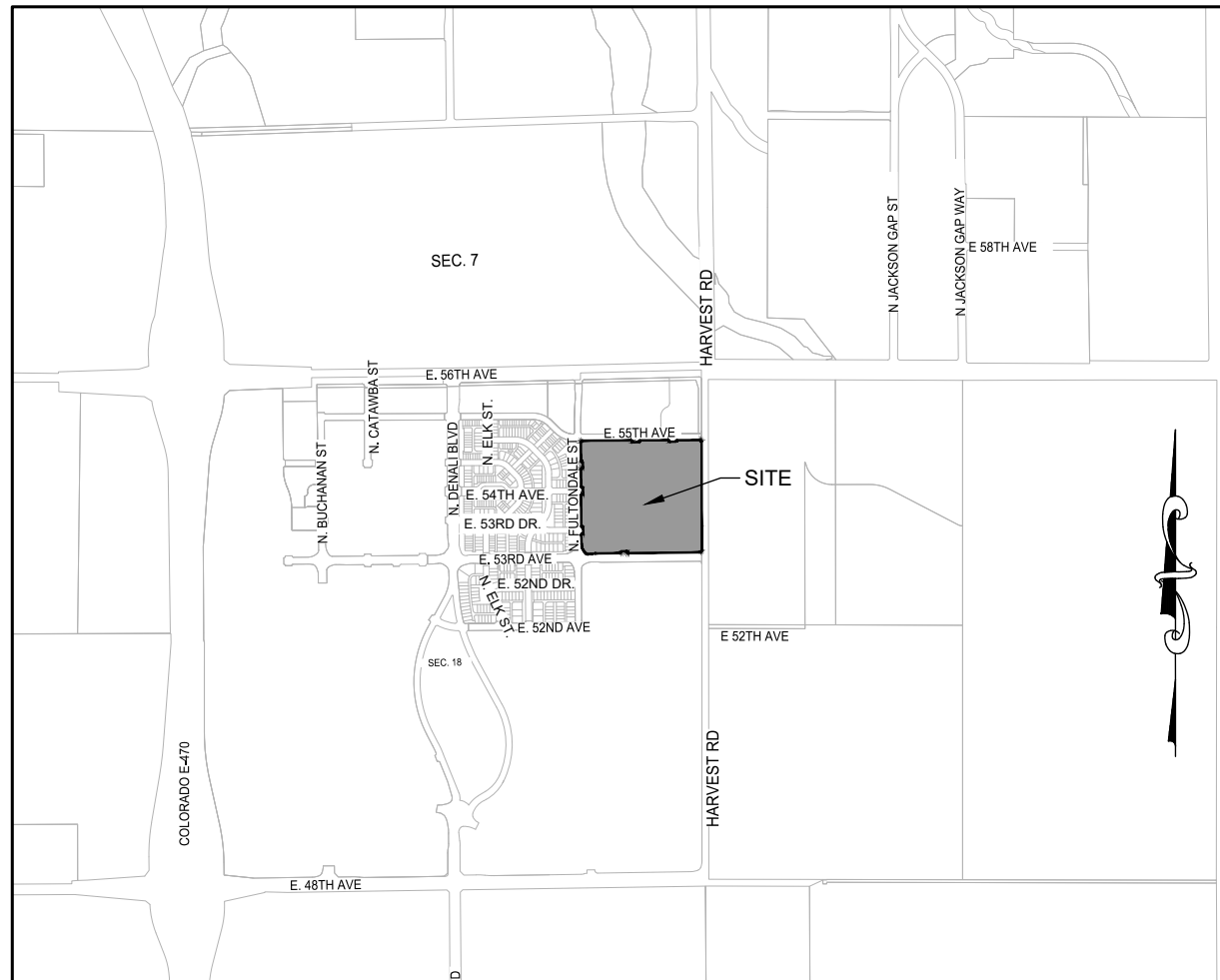
KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A RESUBDIVISION OF TRACT 1, WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2024000013716, BEING FURTHER SITUATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13, BEING MONUMENTED BY A 3" DIAMETER BRASS CAP GROUDED, IN CONCRETE, STAMPED WESTWOOD T3S R66W / R65W 13/S18/S24/S19 PLS 38004", FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A NO. 6 REBAR WITH A 3.25 INCH DIAMETER ALUMINUM CAP STAMPED "WESTWOOD T3S R66W 14/S13/S24 2024 PLS 38864", IS ASSUMED TO BEAR SOUTH 89°38'39" WEST, A DISTANCE OF 2646.53 FEET, WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO;

THENCE NORTH 47°43'11" EAST, A DISTANCE OF 5311.64 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT I, BEING THE **POINT OF BEGINNING**.

THENCE THE FOLLOWING FORTY-ONE (41) COURSES TO FOLLOW THE BOUNDARY OF SAID TRACT I;

1. NORTH 01°38'58" WEST, A DISTANCE OF 97.61 FEET TO A POINT OF CURVATURE;
2. NORTHEASTERLY, A DISTANCE OF 23.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 91°24'22", A CHORD BEARING OF NORTH 44°03'15" EAST, AND A CHORD LENGTH OF 21.47 FEET;
3. NORTH 89°45'26" EAST, A DISTANCE OF 5.12 FEET;
4. NORTH 00°55'45" WEST, A DISTANCE OF 64.00 FEET;
5. SOUTH 89°45'26" WEST, A DISTANCE OF 5.00 FEET TO A POINT OF CURVATURE;
6. NORTHWESTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 45°14'34" WEST, AND A CHORD LENGTH OF 21.21 FEET;
7. NORTH 00°14'34" WEST, A DISTANCE OF 317.01 FEET TO A POINT OF CURVATURE;
8. NORTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 44°45'26" EAST, AND A CHORD LENGTH OF 21.21 FEET;
9. NORTH 89°45'26" EAST, A DISTANCE OF 5.00 FEET;
10. NORTH 00°14'34" WEST, A DISTANCE OF 64.00 FEET;
11. SOUTH 89°45'26" WEST, A DISTANCE OF 5.00 FEET TO A POINT OF CURVATURE;
12. NORTHWESTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 45°14'34" WEST, AND A CHORD LENGTH OF 21.21 FEET;
13. NORTH 00°14'34" WEST, A DISTANCE OF 173.76 FEET TO A POINT OF CURVATURE;
14. NORTHEASTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 44°45'26" EAST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF NON-TANGENCY;
15. NORTH 00°14'34" WEST, A DISTANCE OF 60.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
16. NORTHWESTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 45°14'34" WEST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;
17. NORTH 00°14'34" WEST, A DISTANCE OF 183.00 FEET TO A POINT OF CURVATURE;
18. NORTHEASTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'56", A CHORD BEARING OF NORTH 44°45'24" EAST, AND A CHORD LENGTH OF 28.28 FEET;
19. NORTH 89°45'22" EAST, A DISTANCE OF 505.34 FEET TO A POINT OF CURVATURE;
20. SOUTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 45°14'38" EAST, AND A CHORD LENGTH OF 21.21 FEET;
21. SOUTH 00°14'38" EAST, A DISTANCE OF 3.09 FEET;
22. NORTH 89°45'22" EAST, A DISTANCE OF 64.00 FEET;
23. NORTH 00°14'38" WEST, A DISTANCE OF 3.09 FEET TO A POINT OF CURVATURE;
24. NORTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 44°45'22" EAST, AND A CHORD LENGTH OF 21.21 FEET;
25. NORTH 89°45'22" EAST, A DISTANCE OF 292.30 FEET TO A POINT OF CURVATURE;
26. SOUTHEASTERLY, A DISTANCE OF 24.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 91°49'26", A CHORD BEARING OF SOUTH 44°19'55" EAST, AND A CHORD LENGTH OF 21.55 FEET TO A POINT OF NON-TANGENCY;
27. NORTH 89°03'52" EAST, A DISTANCE OF 64.04 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
28. NORTHEASTERLY, A DISTANCE OF 23.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 88°52'13", A CHORD BEARING OF NORTH 45°19'15" EAST, AND A CHORD LENGTH OF 21.00 FEET TO A POINT OF TANGENCY;
29. NORTH 89°45'22" EAST, A DISTANCE OF 233.07 FEET TO A POINT OF CURVATURE;
30. SOUTHEASTERLY, A DISTANCE OF 31.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°09'11", A CHORD BEARING OF SOUTH 45°10'03" EAST, AND A CHORD LENGTH OF 28.32 FEET TO A POINT BEING ON THE WESTERLY RIGHT OF WAY OF HARVEST ROAD, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 20060516000505740;
31. SOUTH 00°05'28" EAST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 1125.56 FEET TO A POINT OF CURVATURE;
32. DEPARTING SAID RIGHT OF WAY, SOUTHWESTERLY, A DISTANCE OF 39.05 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°30'14", A CHORD BEARING OF SOUTH 44°39'39" WEST, AND A CHORD LENGTH OF 35.20 FEET;
33. SOUTH 89°24'46" WEST, A DISTANCE OF 735.80 FEET TO A POINT OF CURVATURE;



VICINITY MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION (CONTINUED):

34. NORTHWESTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00.00", A CHORD BEARING OF NORTH 45°35'14" WEST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF NON-TANGENCY;
35. SOUTH 89°24'46" WEST, A DISTANCE OF 60.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
36. NORTHWESTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00.00", A CHORD BEARING OF SOUTH 44°24'46" WEST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;
37. SOUTH 89°24'46" WEST, A DISTANCE OF 253.15 FEET;
38. SOUTH 82°17'16" WEST, A DISTANCE OF 30.23 FEET;
39. SOUTH 89°24'46" WEST, A DISTANCE OF 42.89 FEET TO A POINT OF CURVATURE;
40. NORTHWESTERLY, A DISTANCE OF 36.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 42.50 FEET, A CENTRAL ANGLE OF 49°17'00", A CHORD BEARING OF NORTH 65°56'40" WEST, AND A CHORD LENGTH OF 35.44 FEET TO A POINT OF COMPOUND CURVATURE;
41. NORTHWESTERLY, A DISTANCE OF 95.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 137.50 FEET, A CENTRAL ANGLE OF 39°39'11", A CHORD BEARING OF NORTH 21°28'31" WEST, AND A CHORD LENGTH OF 93.27 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 1,466,419 SQUARE FEET OR 33.664 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 WINDLER SUBDIVISION FILING NO. 9, 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.

MORTGAGE HOLDER:

THE UNDERSIGNED, PACIFICAL DEBT IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MORTGAGE HOLDER ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

MORTGAGE HOLDER	AS
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NOTARIAL:

STATE OF COLORADO)
)SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____
_____, A.D.

BY _____ AS _____ OF PACIFICCAL DEBT IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER: _____

GVP WINDLER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

SIGNATURE _____

PRINT NAME _____ PRINT TITLE _____

NOTARIAL:

STATE OF COLORADO)
)SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF

_____, 20____ A.D.

BY _____ AS _____ OF _____

GVP WINDLER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

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 18, 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 GUARANTY OF 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.

SHEET INDEX	
SHEET 1	COVER SHEET & LEGAL DESCRIPTION
SHEET 2	NOTES
SHEET 3	OVERALL SHEET
SHEETS 4-15	PLAT SHEETS
SHEET 16	LINE AND CURVE TABLES

ENGINEER/SURVEYOR

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

WINDLER SUBDIVISION FILING NO. 9

BEING A RESUBDIVISION OF TRACT I, WINDLER SUBDIVISION FILING NO. 4

SITUATED IN THE NORTHEAST 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 16

NOTES:

1.

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 DESCRIED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
2.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 18 BY A 3" DIAMETER BRASS CAP GROUTED IN CONCRETE, STAMPED "WESTWOOD T3S R66W / R65W S13/S18/S24/S19 2024 PLS 38004", FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 13, BEING MONUMENTED BY A NO. 6 REBAR WITH 3-1/4" DIAMETER ALUMINUM CAP STAMPED "WESTWOOD T3S R66W 1/4 S13/S24 2023 PLS 38864", IS ASSUMED TO BEAR SOUTH 89°38'39" WEST, A DISTANCE OF 2646.53 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
3.

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.
4.

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.
5.

TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, AND U ARE TO BE PRIVATELY OWNED AND MAINTAINED.
6.

ANY WATER POCKET EASEMENTS THAT ARE NOT DIMENSIONED HEREON CAN BE FOUND IN THE TYPICAL DETAIL.
7.

ALL OWNERS OF LOTS OR TRACTS ADJACENT TO EAST 55TH AVENUE, NORTH FULTONDALE STREET, EAST 53RD AVENUE, AND NORTH HARVEST 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.
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.

ALL EXTERIOR BOUNDARY MONUMENTS SHALL BE SET BY THE SURVEYOR OF RECORD PER COLORADO REVISED STATUTES 38.51.105.
10.

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.
11.

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 RND70815876-2, EFFECTIVE JANUARY 3, 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.
12.

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.
13.

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.

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;

PORTIONS OF THE EAST HALF NORTH FULTONDALE STREET, PORTIONS OF THE SOUTH HALF EAST 55TH AVENUE, PORTIONS OF THE WEST HALF OF NORTH HARVEST ROAD, AND PORTIONS OF THE NORTH HALF OF EAST 53TH 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.

WINDLER SUBDIVISION FILING NO. 9

BEING A RESUBDIVISION OF TRACT I, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHEAST 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 16

N 1/4 COR. SECTION 18
FOUND NO. 6 REBAR &
3-1/4" ALUMINUM CAP
STAMPED "WESTWOOD T3S
R65W 1/4 S7/S18 2024 PLS 38864"

TRACT G
WINDLER SUBDIVISION
FILING NO. 3
REC. NO. 2023000070140
(NOT A PART)

TRACT F
WINDLER SUBDIVISION
FILING NO. 4
REC. NO. 2024000013716
(NOT A PART)

TRACT I
WINDLER SUBDIVISION
FILING NO. 1
REC. NO. 2023000070140
(NOT A PART)

FOUND 87" WITNESS CORNER TO
NE COR. SECTION 18 BEING
A NO. 6 REBAR, WITH A
3-1/4" ALUMINUM CAP FLUSH
WITH GROUND STAMPED
"WESTWOOD T3S R65W
S7/S8/S18/S17 2023 PLS 38004"

NE COR. SECTION 18
MONUMENT DESTROYED
BY ROADWAY CONSTRUCTION

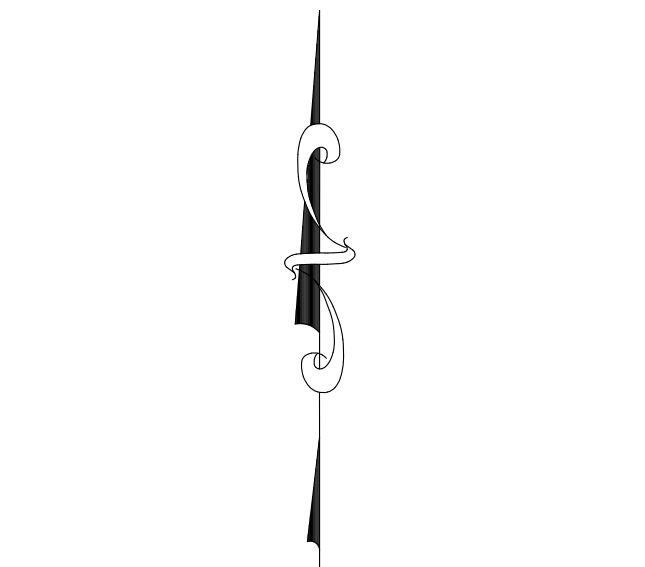
LOT 1, BLOCK 1
SUN EMPIRE SUBDIVISION
FILING NO. 1
REC. NO. 2023000009755

53' ACCESS EASEMENT
SUN EMPIRE SUBDIVISION NO. 1
REC. NO. 2023000009755

72' PUBLIC R.O.W.
REC. NO. 2023000009755

LOT 2, BLOCK 1
SUN EMPIRE SUBDIVISION
FILING NO. 1
REC. NO. 2023000009755

E 1/4 COR. SECTION 18
FOUND NO. 6 REBAR &
3-1/4" ALUMINUM CAP
FLUSH WITH GROUND
STAMPED "WESTWOOD 1/4 S18/S17
T3S R65W 2024 PLS 38004"



LEGEND

- ◆ FOUND SECTION CORNER (AS NOTED)
- SET 18" LONG NO. 5 REBAR & 1-1/4" RED PLASTIC CAP, STAMPED "WESTWOOD PLS 38864"

S 1/4 COR. SECTION 13
FOUND NO. 6 REBAR & 3-1/4"
ALUMINUM CAP FLUSH WITH
GROUND STAMPED
"WESTWOOD T3S R66W 1/4
S13/S24 2024 PLS 38864"

POINT OF COMMENCEMENT
SE COR. SECTION 13
FOUND 3" BRASS CAP
GROUTED IN CONCRETE
STAMPED "WESTWOOD T3S
R66W-R65W S13/S18/S24/S19
2024 PLS 38004"

S. LINE, SE 1/4 SEC. 13
(BASIS OF BEARINGS)
S89°38'39"W 2646.53'

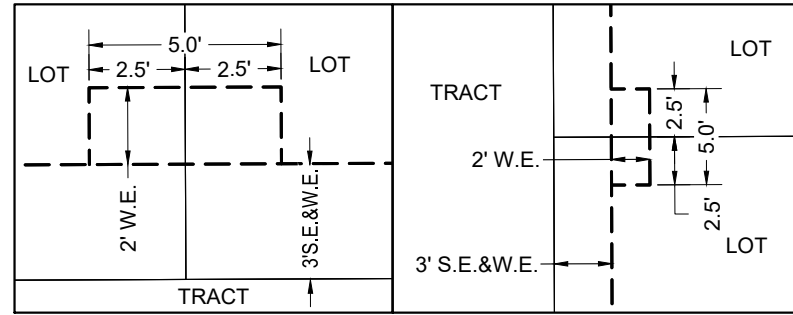
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OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 16

LEGEND	
	FOUND/SET SECTION CORNER AS DESCRIBED
	SET 18" LONG, NO. 5 REBAR, 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.
	BLOCK NUMBER
	FIRE LANE, WATER, DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	WATER, DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT
	SIGHT LINE EASEMENT
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	ACCESS EASEMENT
	SIDEWALK EASEMENT
	GAS EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	STORM SEWER EASEMENT
	RIGHT-OF-WAY
	SIGHT LINE EASEMENT
	TRAFFIC SIGNALIZATION EASEMENT

STANDARD POCKET EASEMENT DETAILS

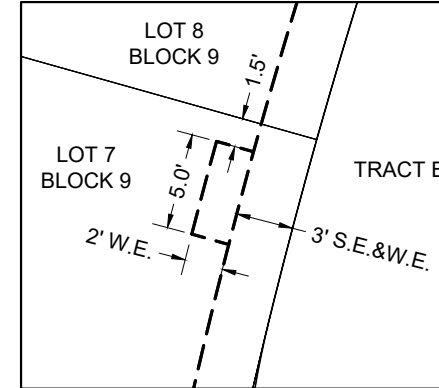


0 2.5' 5'
SCALE: 1" = 5'

FOR ANY SIMILARLY
CONFIGURED POCKET
EASEMENT NOT
DIMENSIONED HEREON

0 5 10
SCALE: 1" = 10'

POCKET EASEMENT DETAIL A



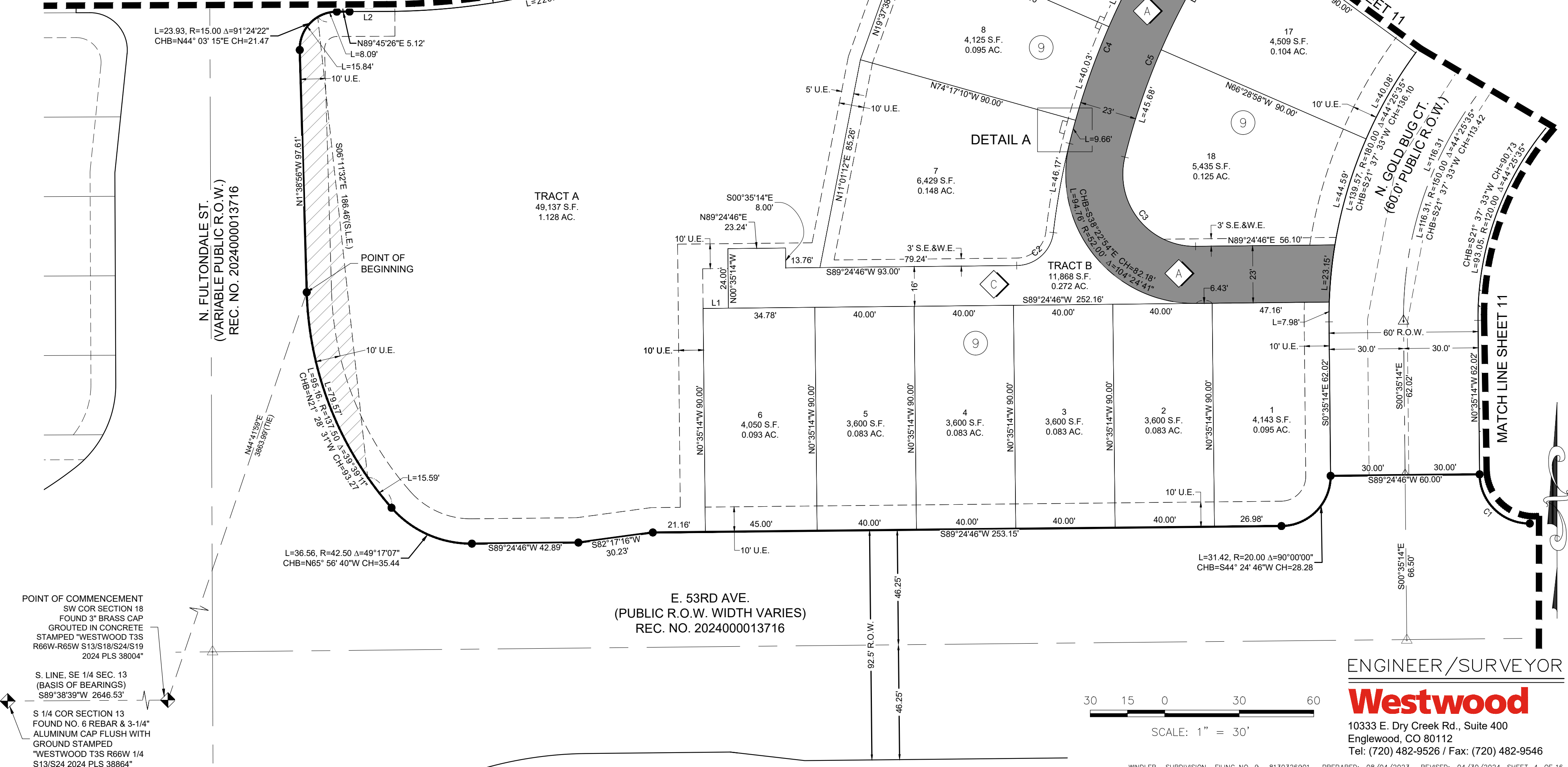
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SCALE: 1" = 10'

MATCH LINE SHEET 5

MATCH LINE SHEET 5

MATCH LINE SHEET 11

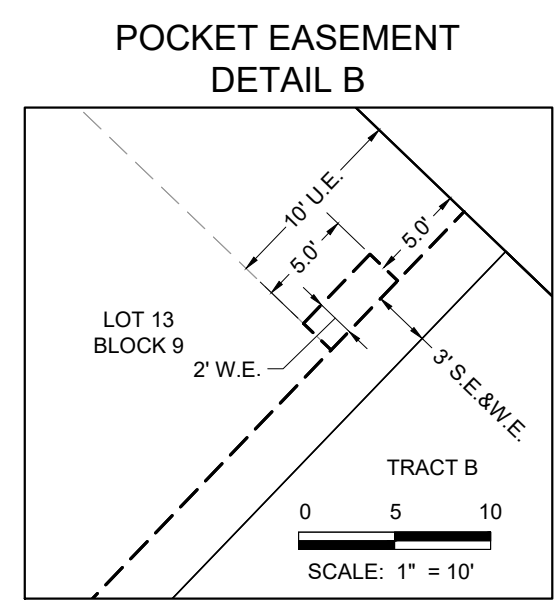
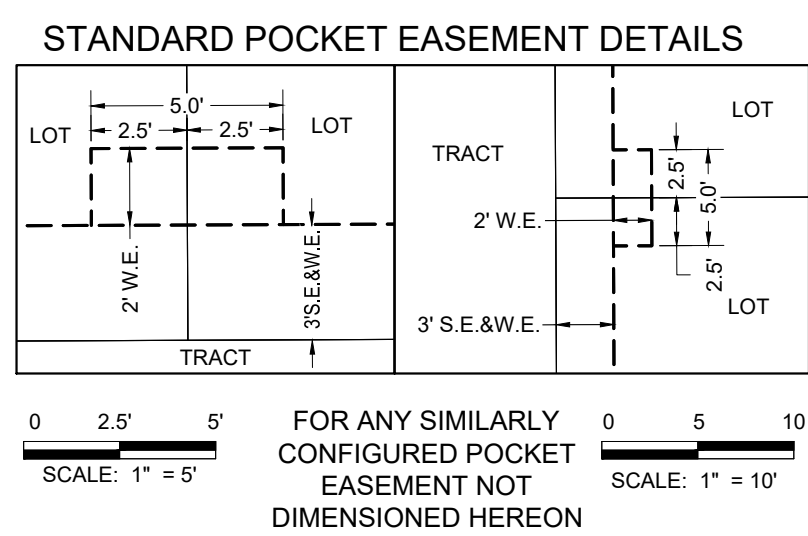
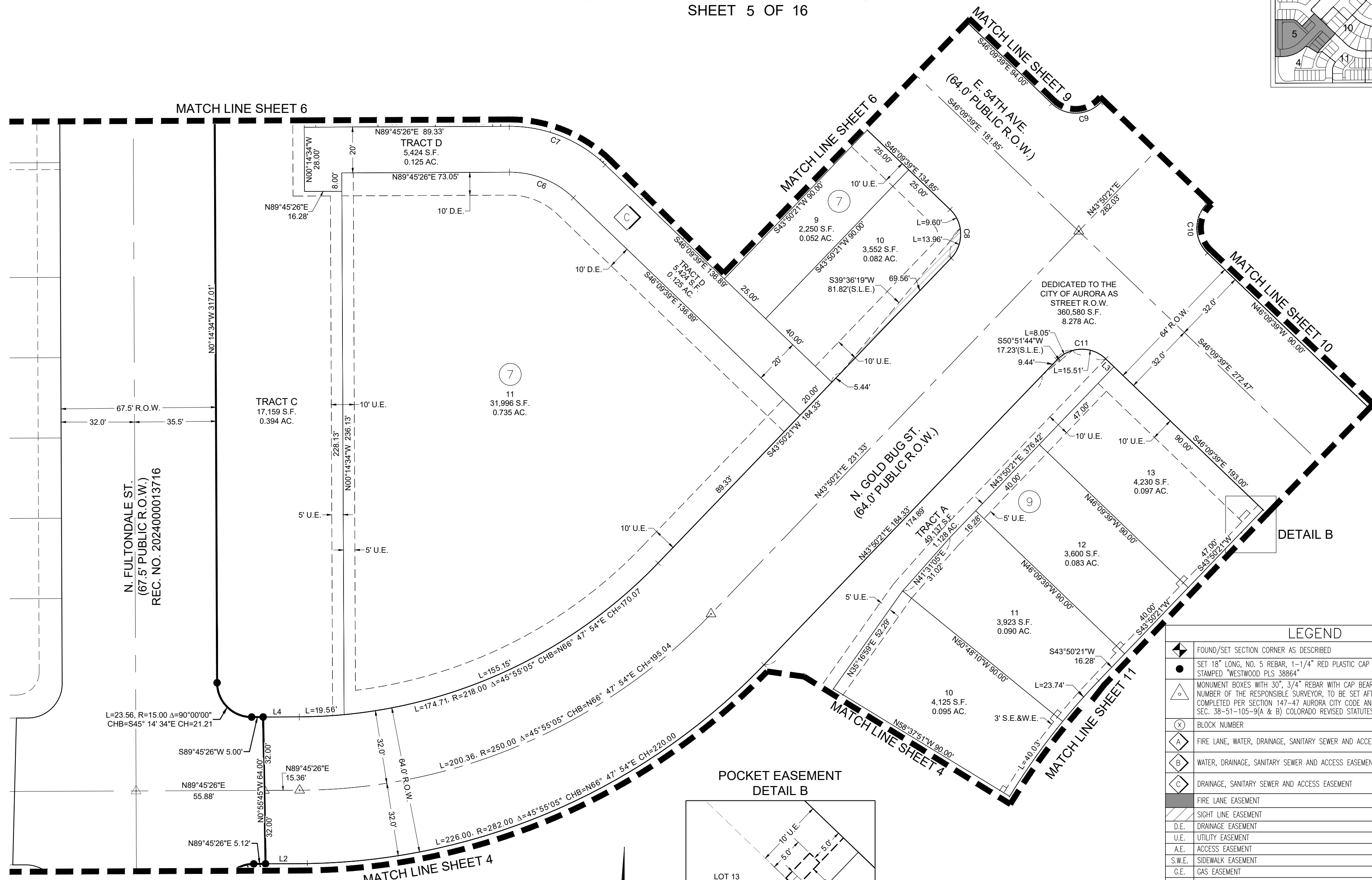
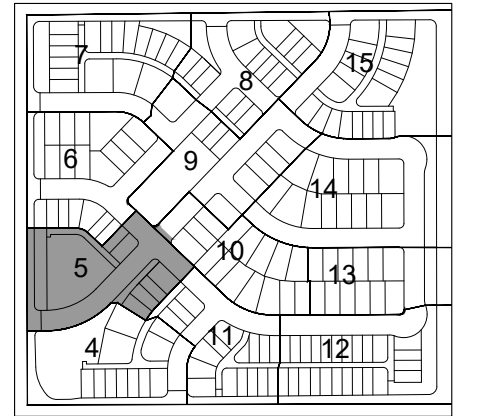
SEE SHEET 16 FOR LINE
AND CURVE TABLES



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

WINDLER SUBDIVISION FILING NO. 9

BEING A RESUBDIVISION OF TRACT I, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHEAST 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 16











LEGEND	
	FOUND/SET SECTION CORNER AS DESCRIBED
	SET 18" LONG, NO. 5 REBAR, 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.
	BLOCK NUMBER
	FIRE LANE, WATER, DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	WATER, DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT
	SIGHT LINE EASEMENT
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	ACCESS EASEMENT
	SIDEWALK EASEMENT
	GAS EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	STORM SEWER EASEMENT
	RIGHT-OF-WAY
	SIGHT LINE EASEMENT
	TRAFFIC SIGNALIZATION EASEMENT

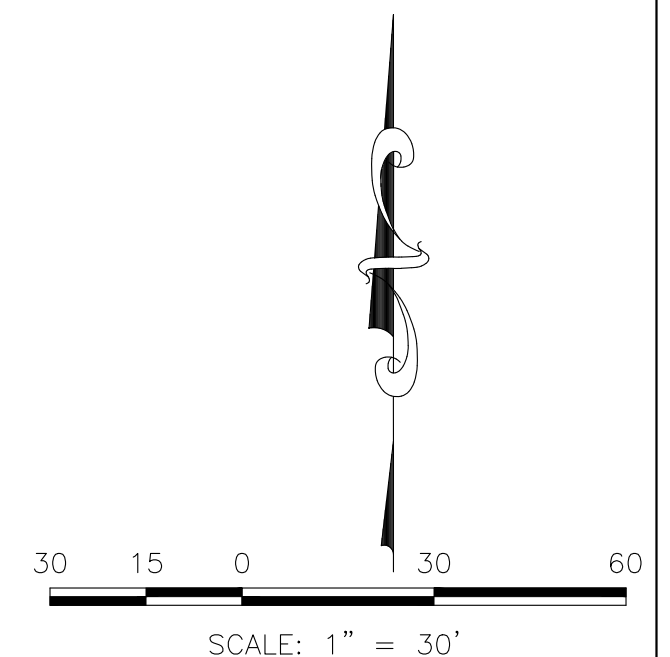
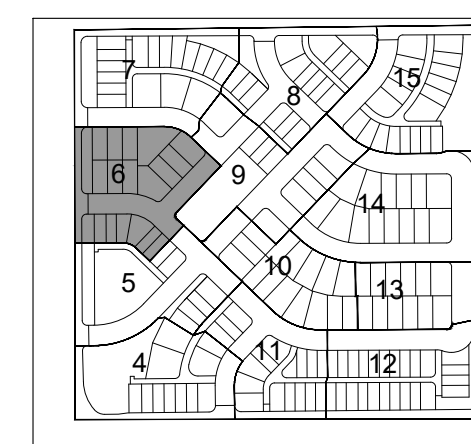
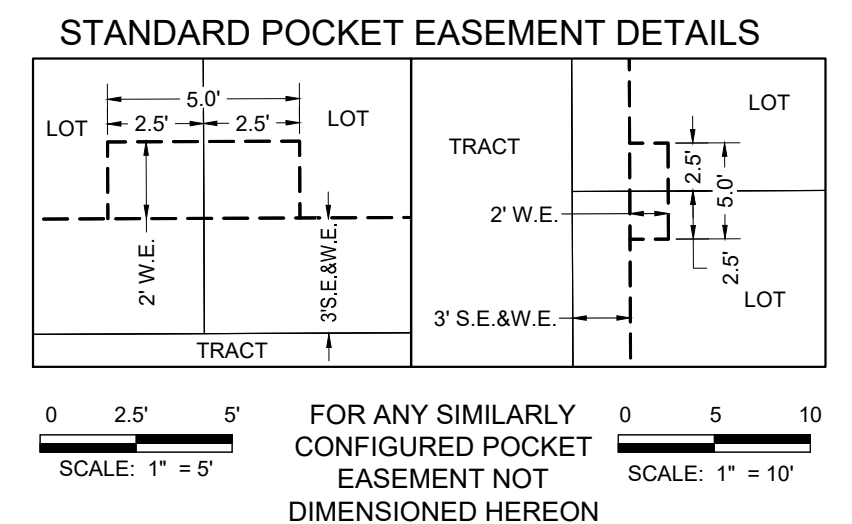
SEE SHEET 16 FOR LINE
AND CURVE TABLES

ENGINEER/SURVEYOR
Westwood
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WINDLER SUBDIVISION FILING NO. 9
BEING A RESUBDIVISION OF TRACT I, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHEAST 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 16

LEGEND	
	FOUND/SET SECTION CORNER AS DESCRIBED
	SET 18" LONG, NO. 5 REBAR, 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 SURVOR, 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, DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	WATER, DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT
	SIGHT LINE 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
S.S.E.	SANITARY SEWER EASEMENT
S.E.	STORM SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
S.L.E.	SIGHT LINE EASEMENT
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT

SEE SHEET 16 FOR
LINE AND CURVE TABLES

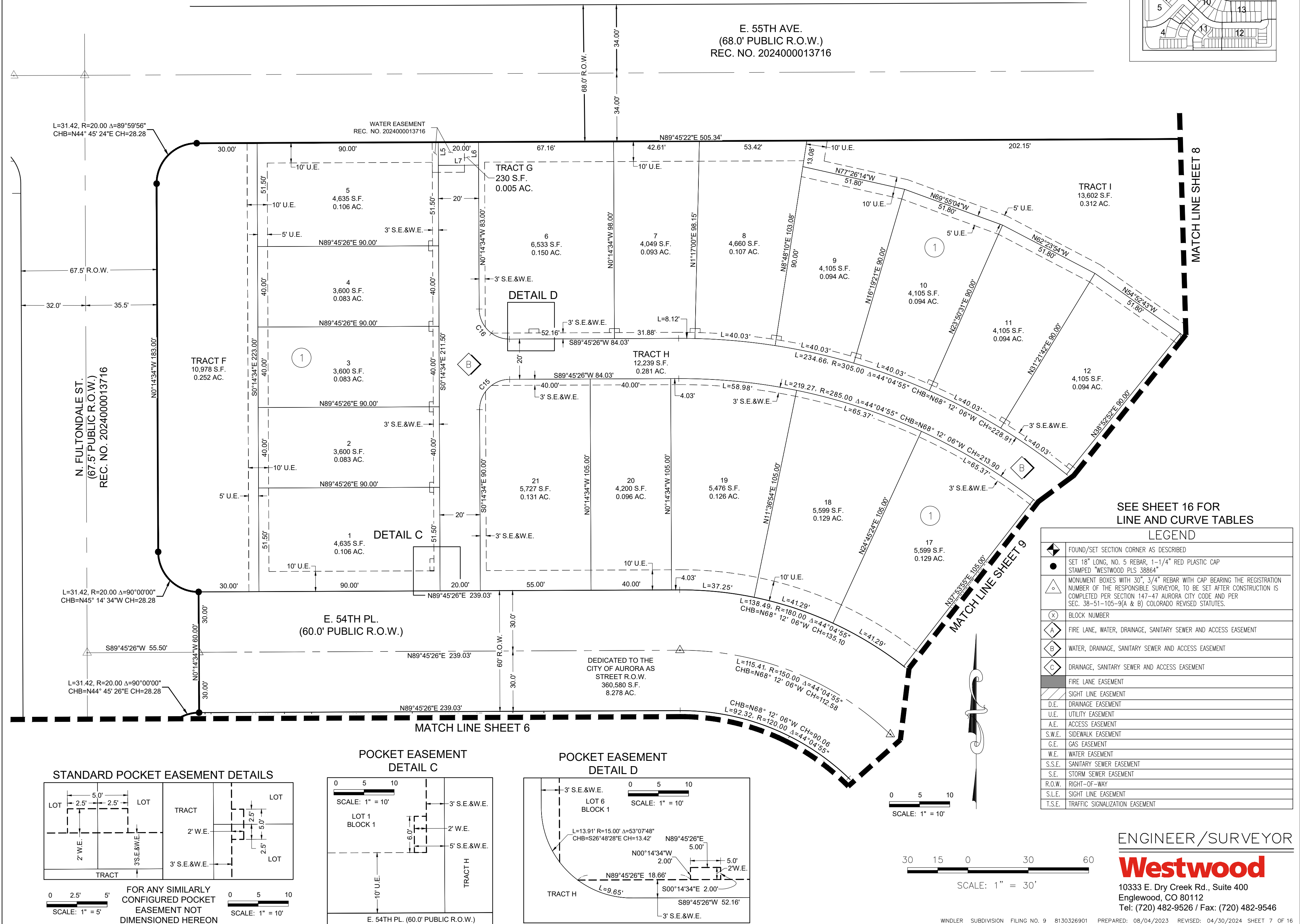
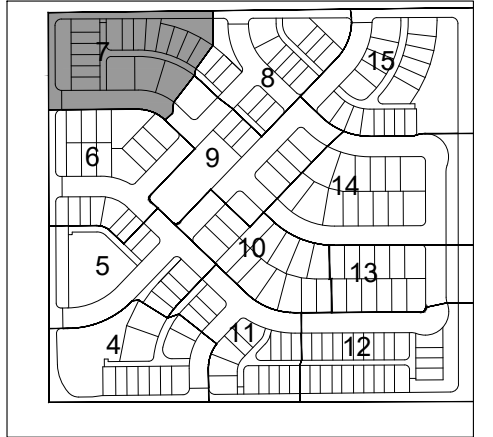


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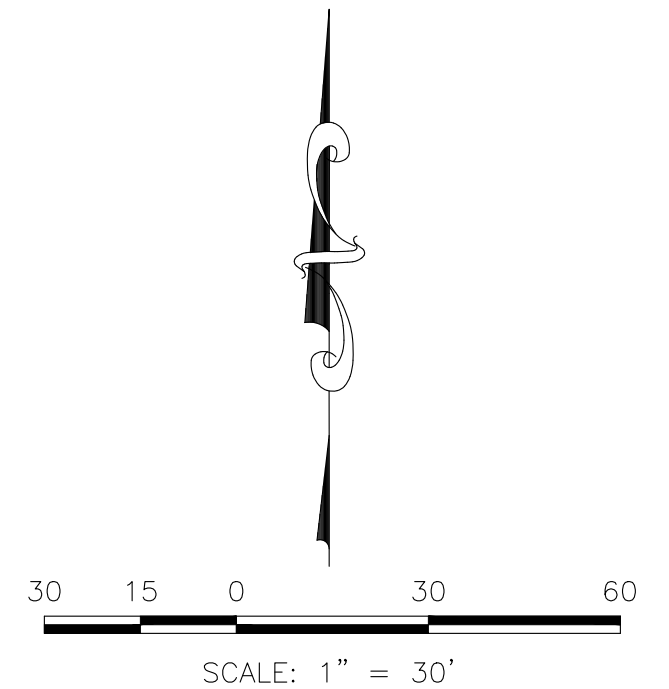
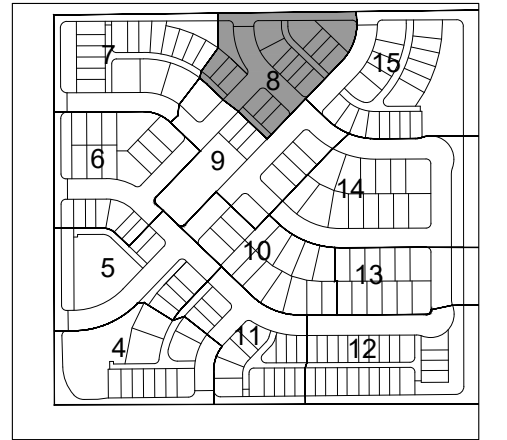
WINDLER SUBDIVISION FILING NO. 9

BEING A RESUBDIVISION OF TRACT I, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHEAST 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 16



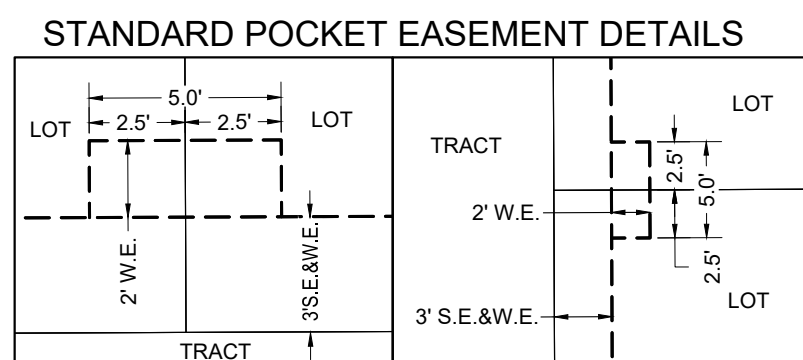
WINDLER SUBDIVISION FILING NO. 9

BEING A RESUBDIVISION OF TRACT I, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHEAST 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 16

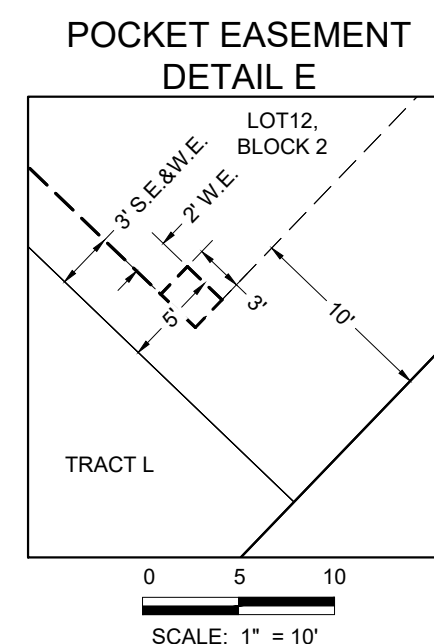


SEE SHEET 16 FOR
LINE AND CURVE TABLES

LEGEND	
	FOUND/SET SECTION CORNER AS DESCRIBED
	SET 18" LONG, NO. 5 REBAR, 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.
	BLOCK NUMBER
	FIRE LANE, WATER, DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	WATER, DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT
	SIGHT LINE EASEMENT
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	ACCESS EASEMENT
	SIDEWALK EASEMENT
	GAS EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	STORM SEWER EASEMENT
	RIGHT-OF-WAY
	SIGHT LINE EASEMENT
	TRAFFIC SIGNALIZATION EASEMENT



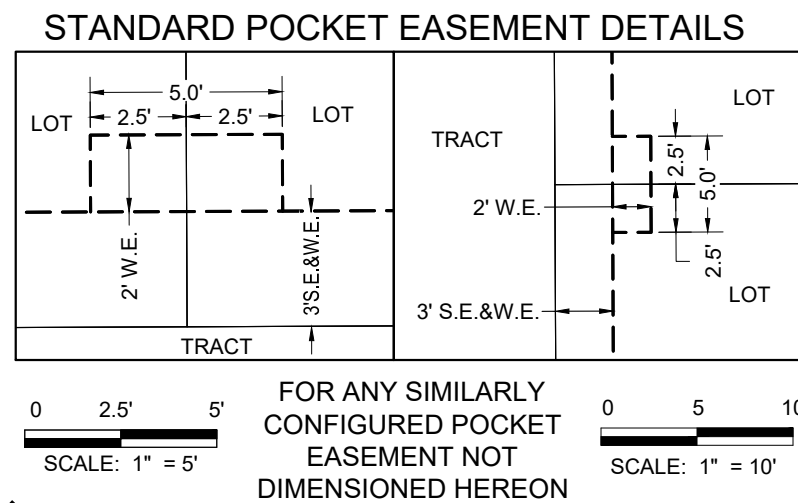
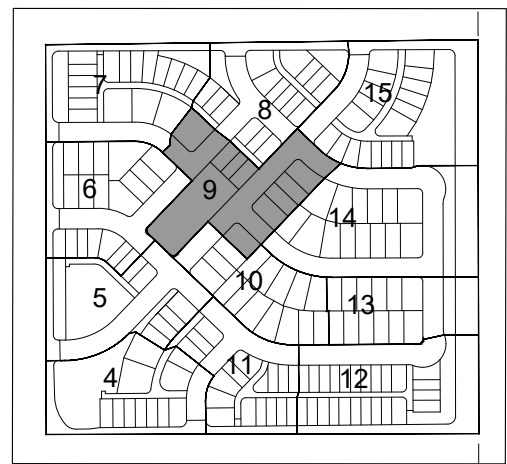
FOR ANY SIMILARLY
CONFIGURED POCKET
EASEMENT NOT
DIMENSIONED HEREON



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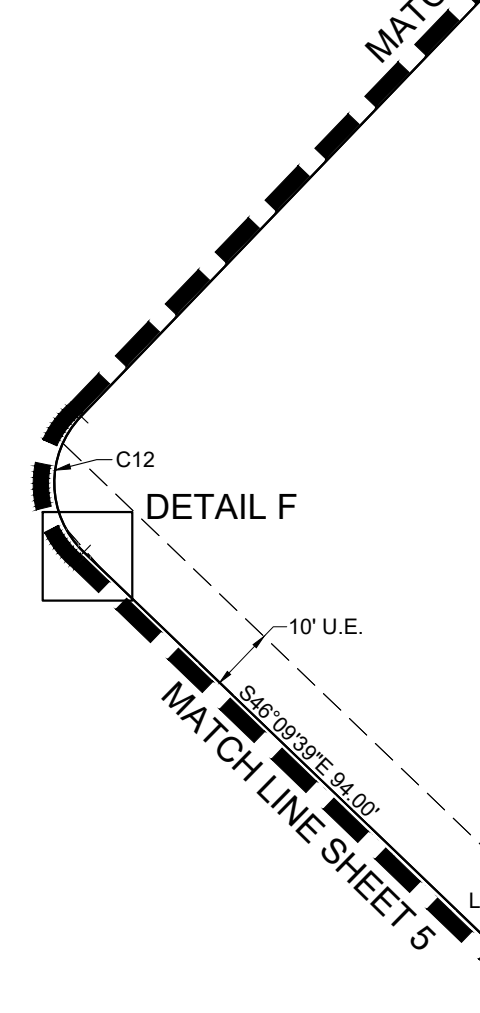
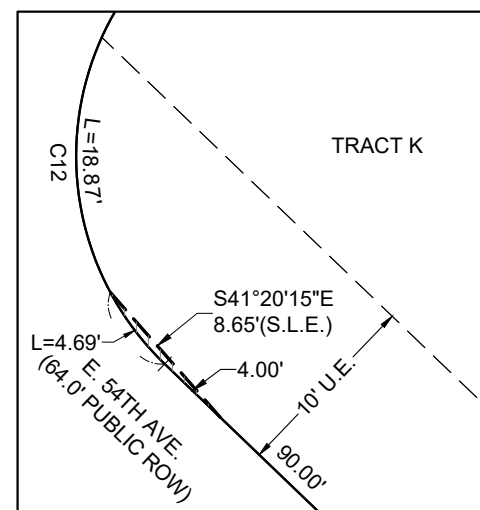
WINDLER SUBDIVISION FILING NO. 9

BEING A RESUBDIVISION OF TRACT I, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHEAST 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 16



SIGHT LINE EASEMENT
DETAIL F

SCALE: 1" = 10'



SEE SHEET 16 FOR
LINE AND CURVE TABLES

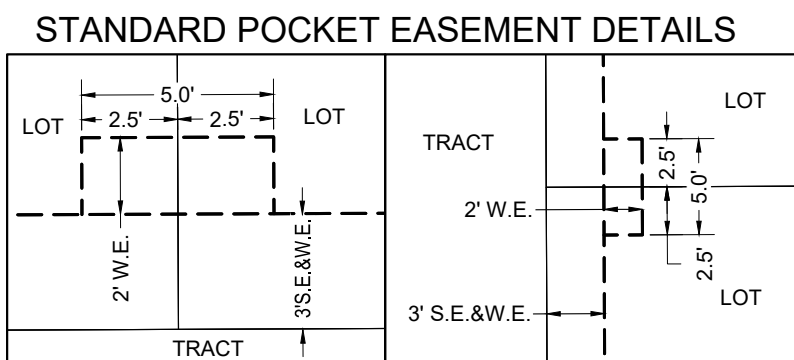
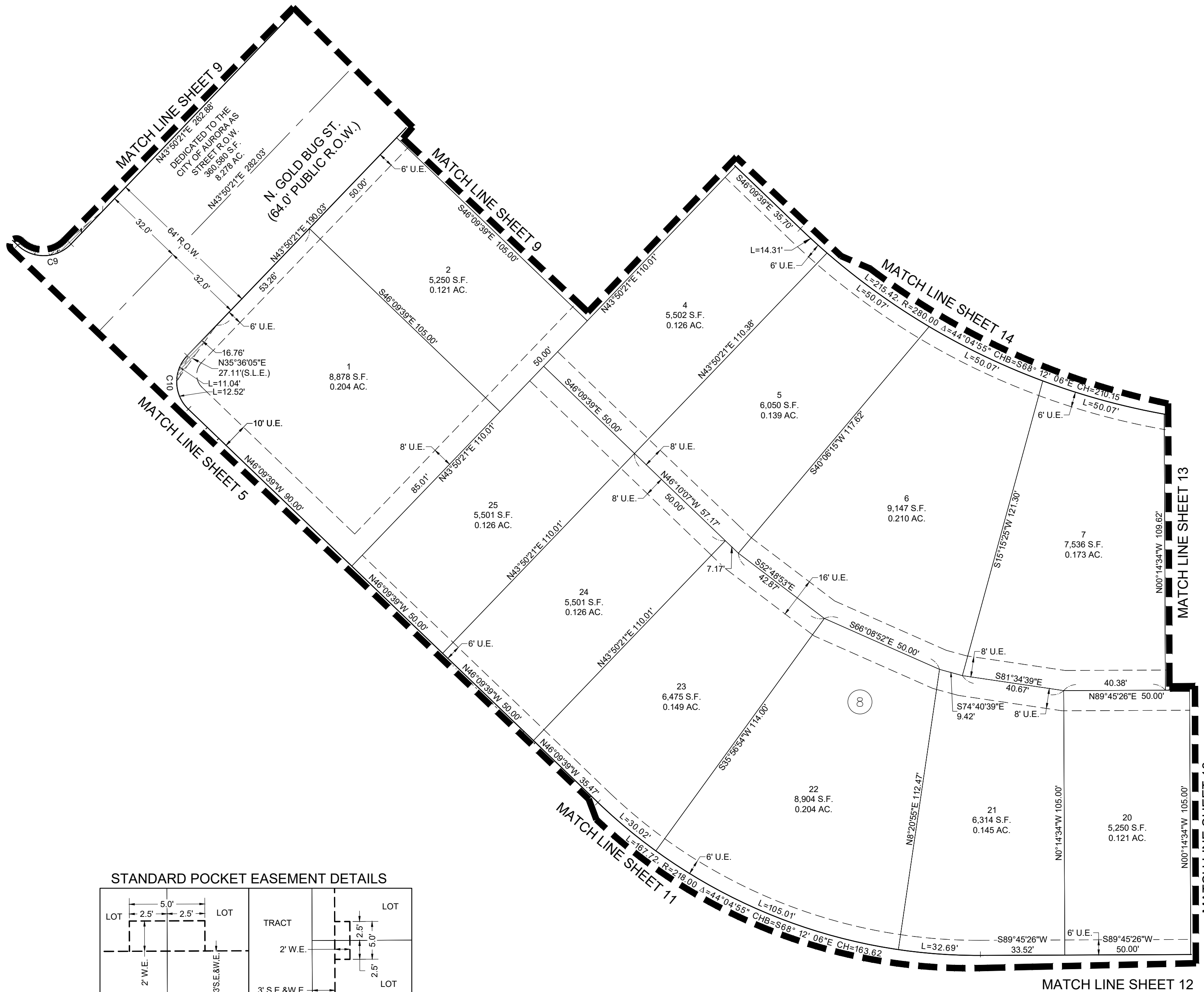
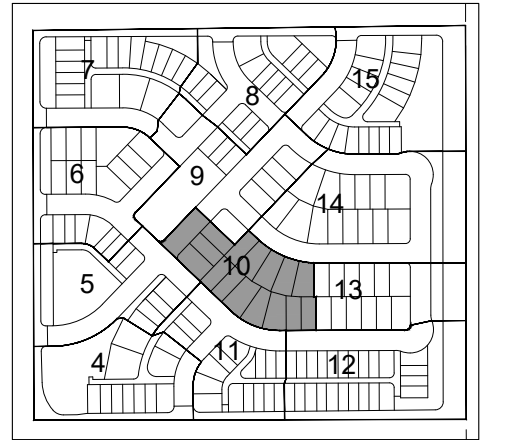
LEGEND	
	FOUND/SET SECTION CORNER AS DESCRIBED
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	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, WATER, DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	WATER, DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT
	SIGHT LINE EASEMENT
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	ACCESS EASEMENT
	SIDEWALK EASEMENT
	GAS EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	STORM SEWER EASEMENT
	RIGHT-OF-WAY
	SIGHT LINE EASEMENT
	TRAFFIC SIGNALIZATION EASEMENT

ENGINEER/SURVEYOR

Westwood
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Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

30 15 0 30 60
SCALE: 1" = 30'

WINDLER SUBDIVISION FILING NO. 9
BEING A RESUBDIVISION OF TRACT I, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHEAST 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 16



FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

SCALE: 1" = 5'

SCALE: 1" = 10'

SEE SHEET 16 FOR
LINE AND CURVE TABLES

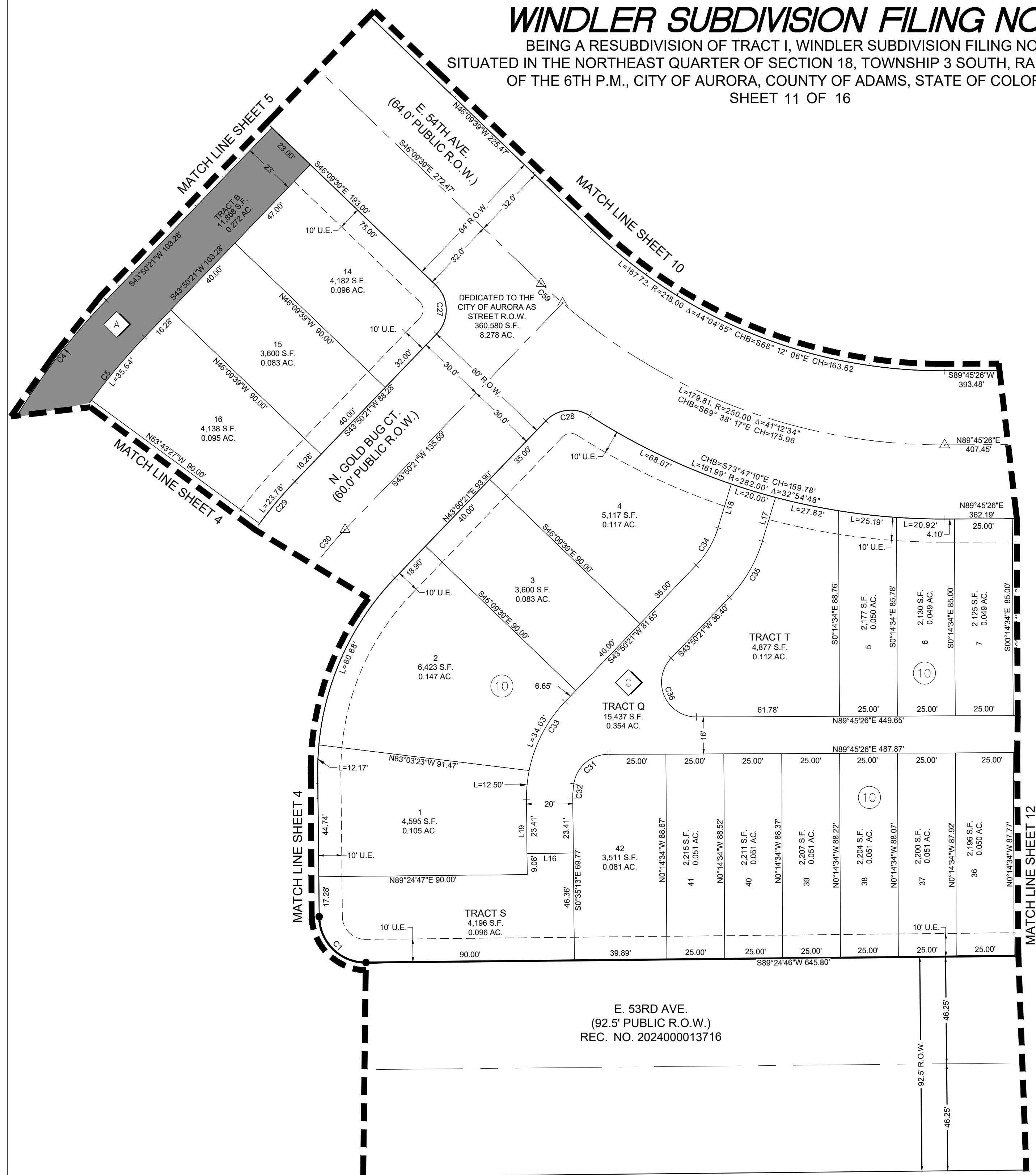
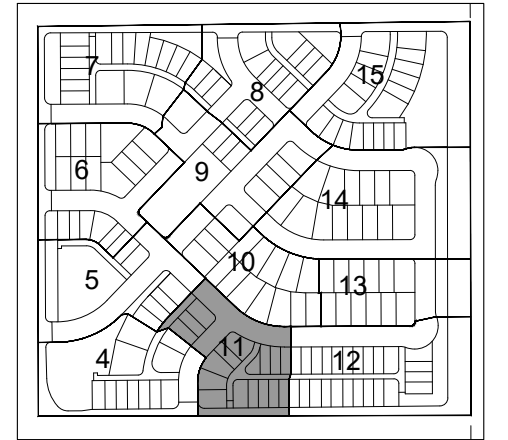
LEGEND	
	FOUND/SET SECTION CORNER AS DESCRIBED
	SET 18" LONG, NO. 5 REBAR, 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
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	BLOCK NUMBER
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	WATER, DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
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	SIGHT LINE EASEMENT
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	ACCESS EASEMENT
	SIDEWALK EASEMENT
	GAS EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	STORM SEWER EASEMENT
	RIGHT-OF-WAY
	SIGHT LINE EASEMENT
	TRAFFIC SIGNALIZATION EASEMENT

30 15 0 30 60
SCALE: 1" = 30'

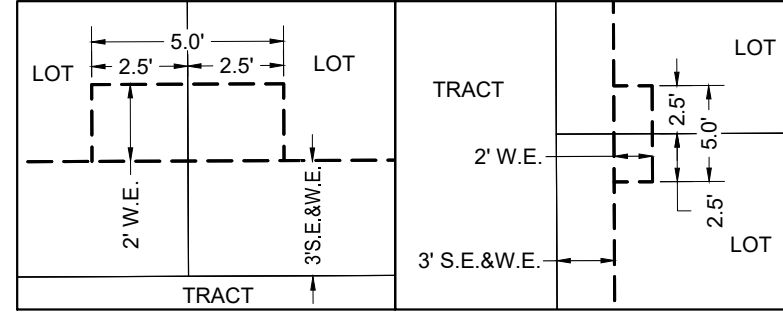
ENGINEER/SURVEYOR
Westwood
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Englewood, CO 80112
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WINDLER SUBDIVISION FILING NO. 9

BEING A RESUBDIVISION OF TRACT I, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHEAST 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 16



STANDARD POCKET EASEMENT DETAILS












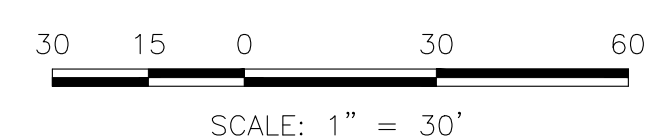
FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

SCALE: 1" = 5'

SCALE: 1" = 10'

SEE SHEET 16 FOR
LINE AND CURVE TABLES

LEGEND	
	FOUND/SET SECTION CORNER AS DESCRIBED
	SET 18" LONG, NO. 5 REBAR, 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.
	BLOCK NUMBER
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	WATER, DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT
	SIGHT LINE 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
S.S.E.	SANITARY SEWER EASEMENT
S.E.	STORM SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
S.L.E.	SIGHT LINE EASEMENT
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT



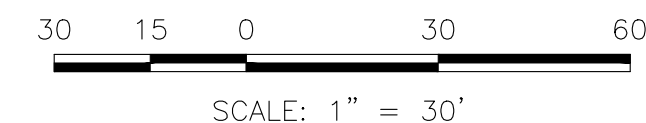
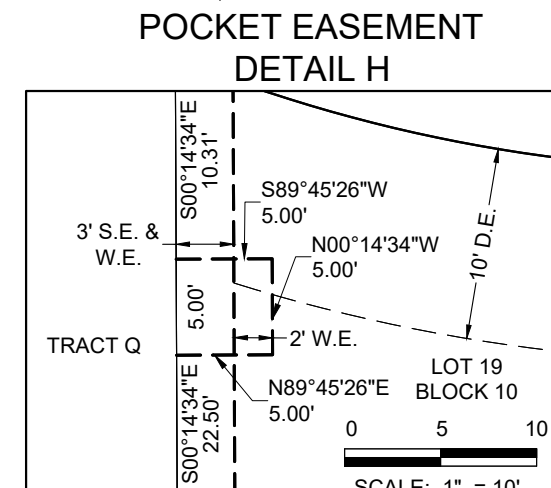
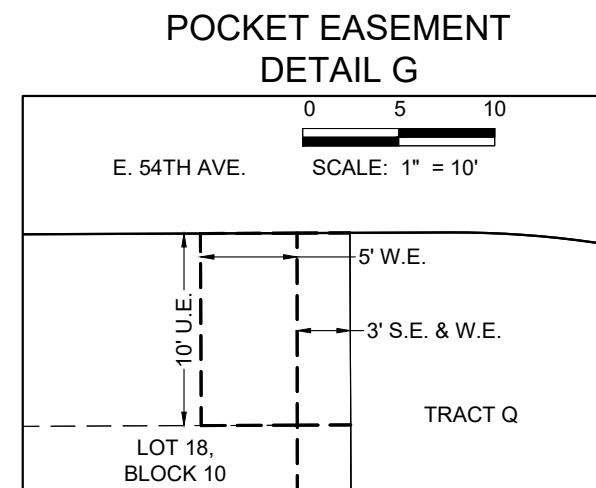
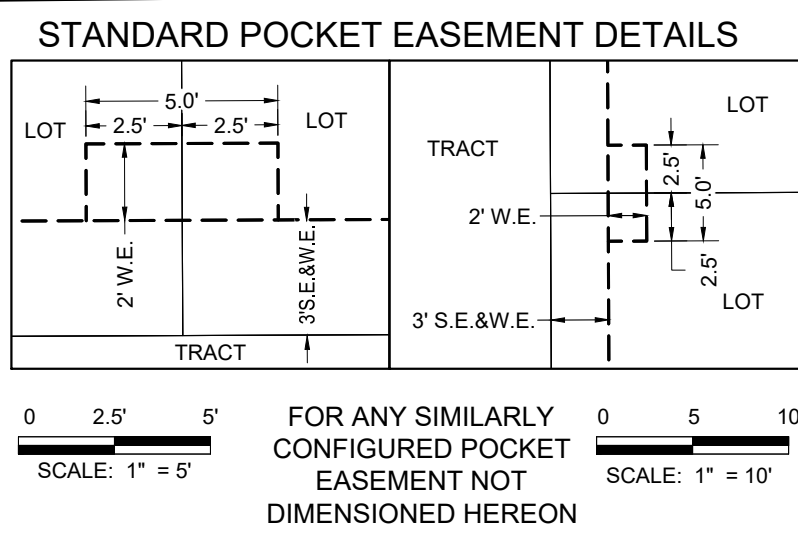
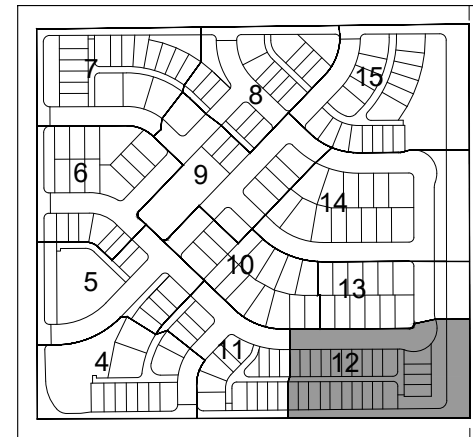
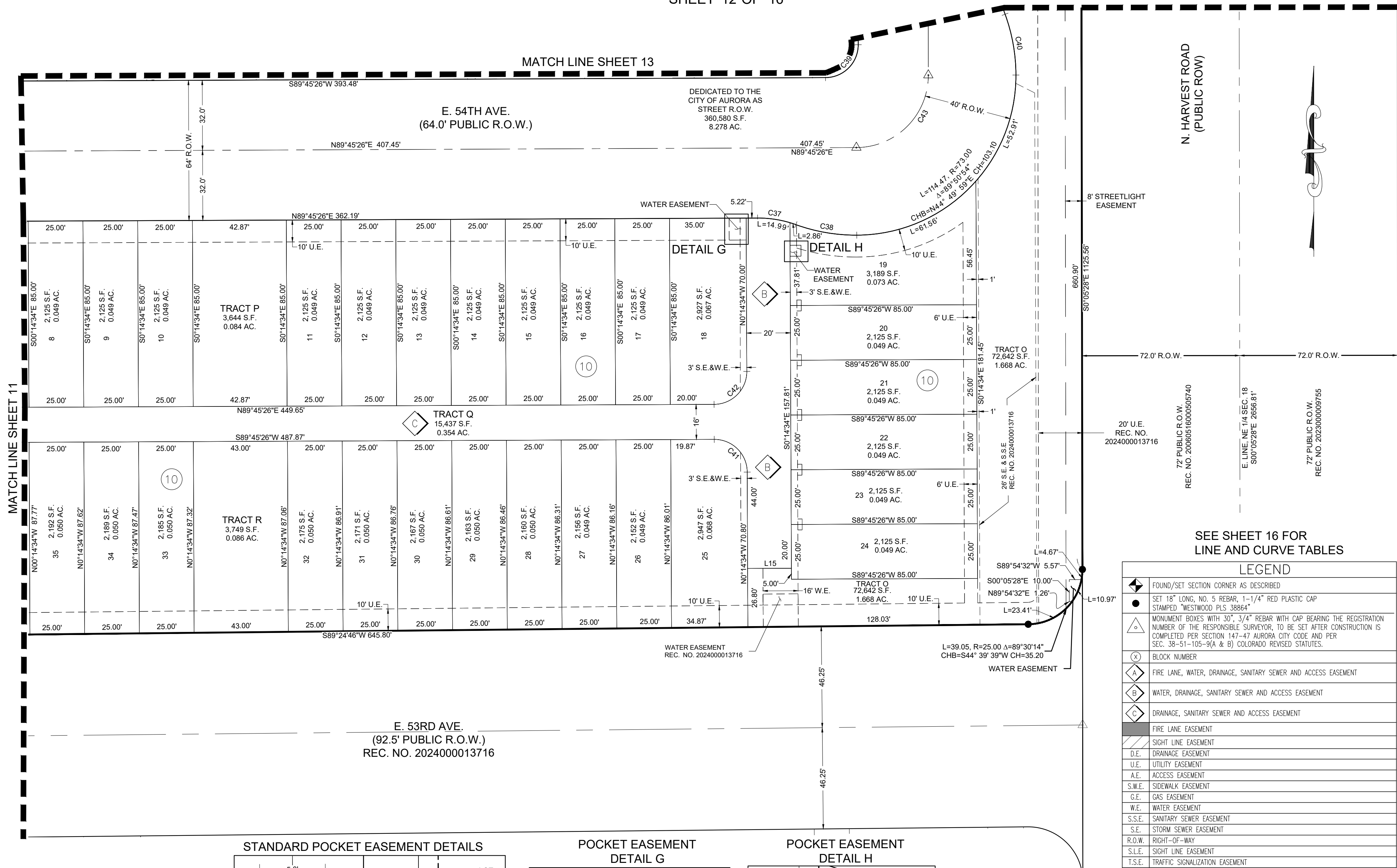
ENGINEER/SURVEYOR

Westwood

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Englewood, CO 80112
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WINDLER SUBDIVISION FILING NO. 9

BEING A RESUBDIVISION OF TRACT I, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHEAST 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 12 OF 16

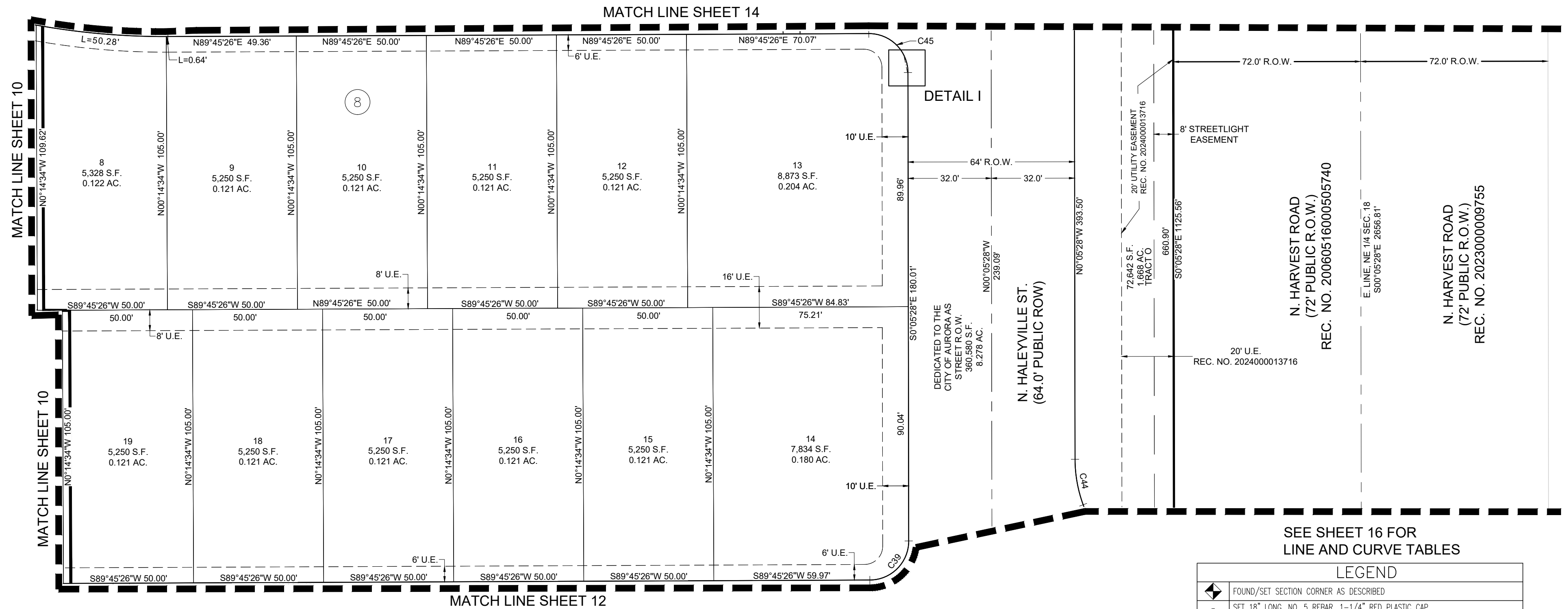
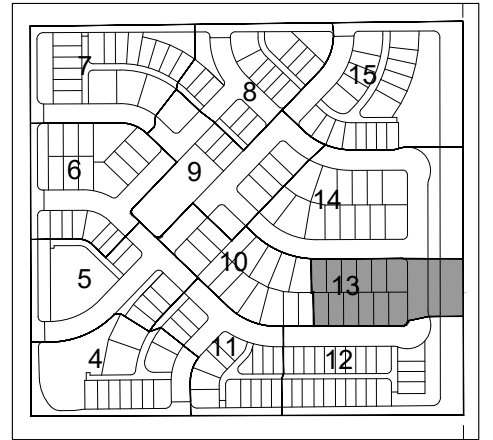


ENGINEER/SURVEYOR

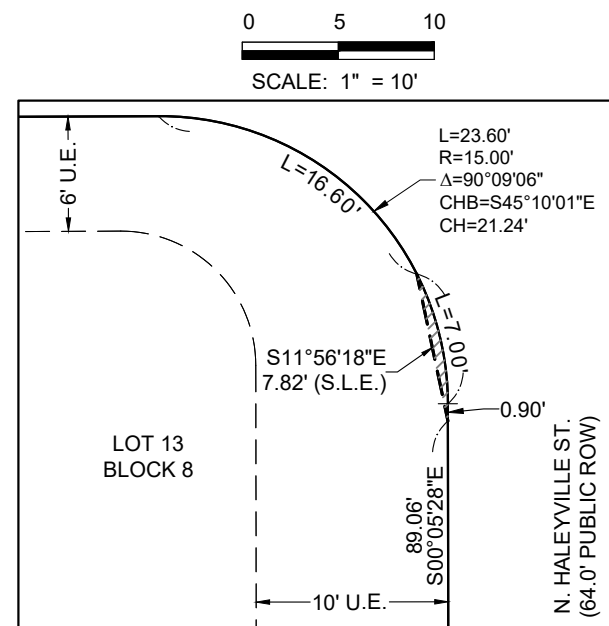
Westwood

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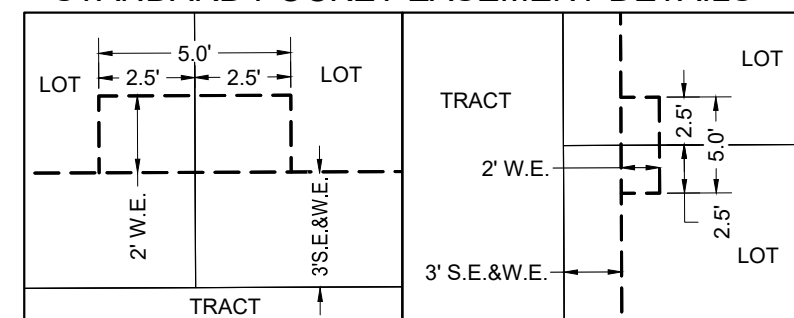
WINDLER SUBDIVISION FILING NO. 9
BEING A RESUBDIVISION OF TRACT I, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 13 OF 16



**SIGHT LINE EASEMENT
DETAIL I**



STANDARD POCKET EASEMENT DETAILS



FOR ANY SIMILARLY
CONFIGURED POCKET
EASEMENT NOT
DIMENSIONED HEREON

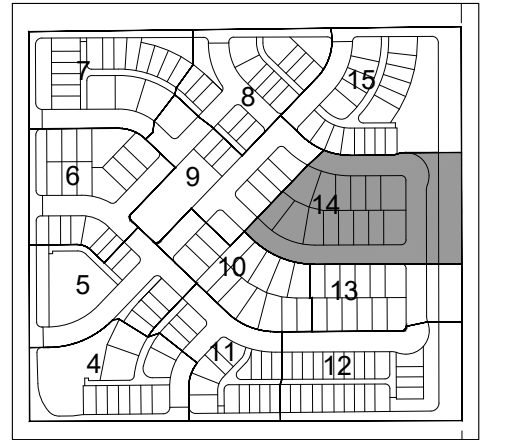
LEGEND	
	FOUND/SET SECTION CORNER AS DESCRIBED
	SET 18" LONG, NO. 5 REBAR, 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA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










30 15 0 30 60
SCALE: 1" = 30'

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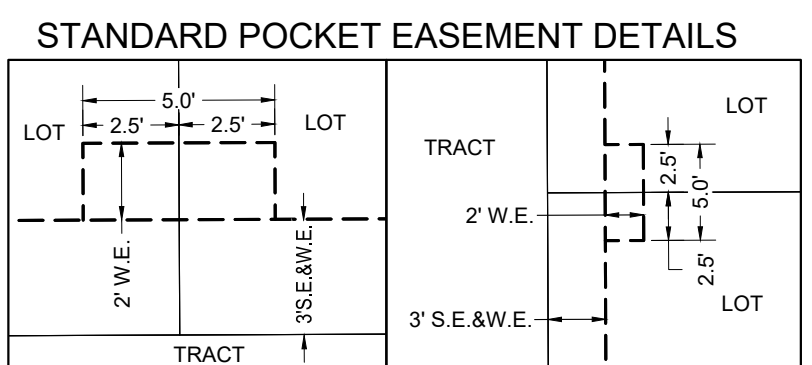
BEING A RESUBDIVISION OF TRACT I, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 14 OF 16



LEGEND	
	FOUND/SET SECTION CORNER AS DESCRIBED
	SET 18" LONG, NO. 5 REBAR, 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.
	BLOCK NUMBER
	FIRE LANE, WATER, DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	WATER, DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT
	SIGHT LINE 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
S.S.E.	SANITARY SEWER EASEMENT
S.E.	STORM SEWER EASEMENT
R.O.W.	RIGHT-OF-WAY
S.L.E.	SIGHT LINE EASEMENT
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT

30 15 0 30 60
SCALE: 1" = 30'

SEE SHEET 16 FOR
LINE AND CURVE TABLES



0 2.5' 5' FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON SCALE: 1" = 5'

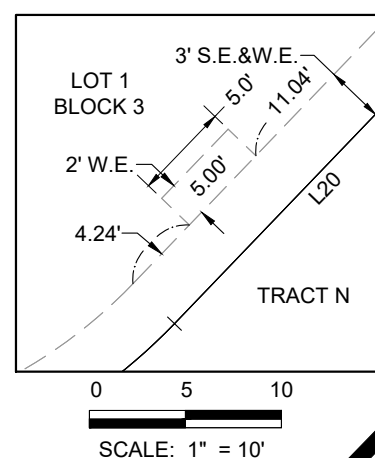
0 5 10 SCALE: 1" = 10'

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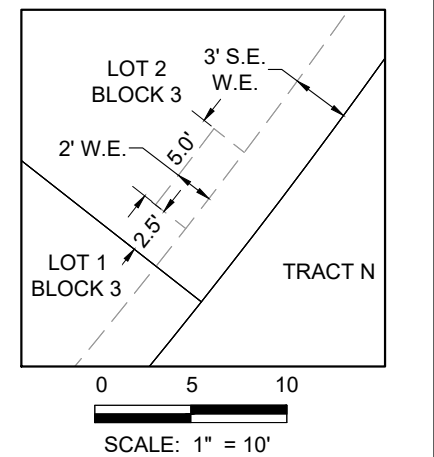
WINDLER SUBDIVISION FILING NO. 9
BEING A RESUBDIVISION OF TRACT I, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 15 OF 16

LEGEND	
	FOUND/SET SECTION CORNER AS DESCRIBED
	SET 18" LONG, NO. 5 REBAR, 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.
	BLOCK NUMBER
	FIRE LANE, WATER, DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	WATER, DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	DRAINAGE, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT
	SIGHT LINE EASEMENT
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	ACCESS EASEMENT
	SIDEWALK EASEMENT
	GAS EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	STORM SEWER EASEMENT
	RIGHT-OF-WAY
	SIGHT LINE EASEMENT
	TRAFFIC SIGNALIZATION EASEMENT

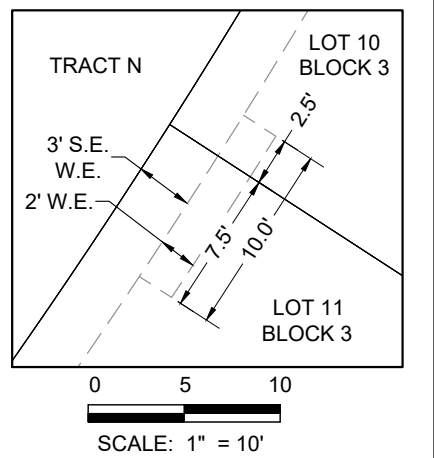
POCKET EASEMENT
DETAIL J



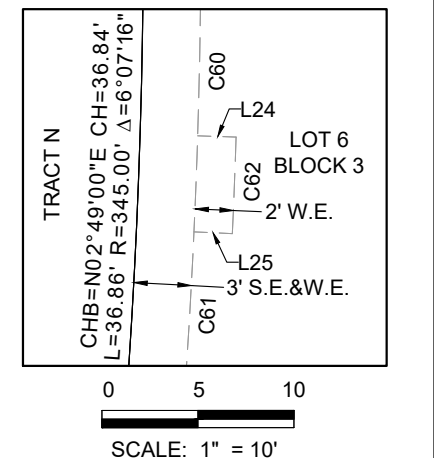
POCKET EASEMENT
DETAIL K



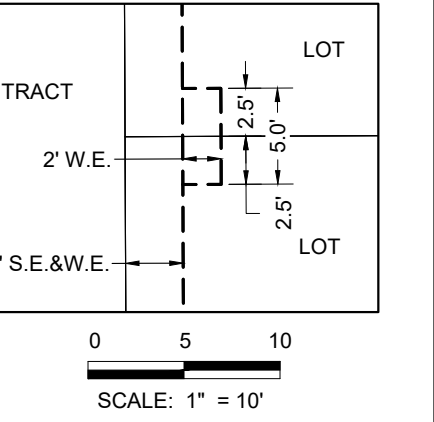
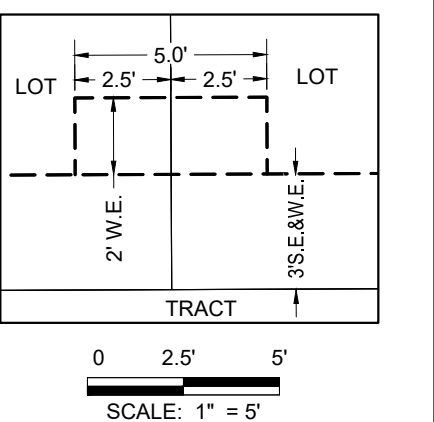
POCKET EASEMENT
DETAIL L



POCKET EASEMENT
DETAIL M



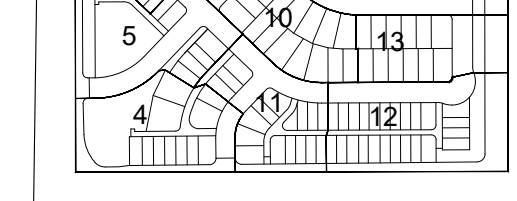
STANDARD POCKET
EASEMENT DETAILS



FOR ANY SIMILARLY
CONFIGURED POCKET
EASEMENT NOT
DIMENSIONED HEREON

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30 15 0 30 60
SCALE: 1" = 30'

30 15 0 30 60
SCALE: 1" = 30'

WINDLER SUBDIVISION FILING NO. 9
BEING A RESUBDIVISION OF TRACT I, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE NORTHEAST 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 16

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S89°24'46"W	10.22'
L2	N89°45'26"E	14.98'
L3	S46°09'39"E	5.00'
L4	S89°45'26"W	15.75'
L5	S00°14'34"E	11.50'
L6	N00°14'34"W	11.50'
L7	N89°45'26"E	20.00'
L8	N43°50'21"E	283.61'
L9	S46°09'39"E	13.15'
L10	N46°09'39"W	13.15'
L11	N00°14'38"W	18.09'
L12	N00°14'38"W	18.09'
L13	S00°14'38"E	10.13'
L14	N00°14'38"W	10.13'
L15	S89°45'26"W	20.00'
L16	N89°24'46"E	20.00'
L17	S16°48'31"W	19.77'
L18	S16°48'31"W	19.77'
L19	S00°35'13"E	32.49'
L20	N43°50'21"E	20.28'
L21	S46°09'39"E	28.15'
L22	S46°09'39"E	28.15'
L23	S00°14'38"E	10.13'
L24	N88°12'25"W	2.00'
L25	N87°22'59"W	2.00'
L26	N46°09'39"W	14.54'
L27	N43°50'21"E	9.35'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	20.00'	90°00'00"	31.42'	N45°35'14"W	28.28'
C2	15.00'	82°43'45"	21.66'	N48°02'54"E	19.83'
C3	29.00'	104°24'41"	52.85'	S38°22'54"E	45.83'
C4	293.00'	7°49'42"	40.03'	S19°37'37"W	40.00'
C5	270.00'	9°41'35"	45.68'	S18°40'14"W	45.62'
C6	40.00'	44°04'55"	30.77'	N68°12'06"W	30.02'
C7	60.00'	44°04'55"	46.16'	N68°12'06"W	45.03'
C8	15.00'	90°00'00"	23.56'	N01°09'39"W	21.21'
C9	15.00'	90°00'00"	23.56'	N88°50'21"E	21.21'
C10	15.00'	90°00'00"	23.56'	S01°09'39"E	21.21'
C11	15.00'	90°00'00"	23.56'	S88°50'21"W	21.21'
C12	15.00'	90°00'00"	23.56'	S01°09'39"E	21.21'
C13	15.00'	75°33'08"	19.78'	N81°36'55"E	18.38'
C14	15.00'	90°00'00"	23.56'	N01°09'39"W	21.21'
C15	15.00'	90°00'00"	23.56'	S44°45'26"W	21.21'
C16	15.00'	90°00'00"	23.56'	S45°14'34"E	21.21'
C17	15.00'	90°00'00"	23.56'	N01°09'39"W	21.21'
C18	15.00'	90°00'00"	23.56'	S88°50'21"W	21.21'
C19	15.00'	63°41'31"	16.67'	N03°30'21"W	15.83'
C20	305.00'	4°57'29"	26.39'	N48°38'24"W	26.38'
C21	285.00'	5°56'26"	29.55'	N49°07'52"W	29.54'
C22	15.00'	90°00'00"	23.56'	N88°50'21"E	21.21'
C23	15.00'	90°00'00"	23.56'	N88°50'21"E	21.21'
C24	15.00'	51°08'27"	13.39'	N71°43'52"W	12.95'
C25	15.00'	90°00'00"	23.56'	S01°09'39"E	21.21'
C26	15.00'	90°00'00"	23.56'	S88°50'21"W	21.21'
C27	15.00'	90°00'00"	23.56'	N01°09'39"W	21.21'
C28	15.00'	78°49'53"	20.64'	S83°15'17"W	19.05'
C29	180.00'	7°33'47"	23.76'	S40°03'27"W	23.74'
C30	150.00'	44°25'35"	116.31'	S21°37'33"W	113.42'
C31	15.00'	81°01'28"	21.21'	S49°14'42"W	19.49'
C32	40.00'	9°19'11"	6.51'	S04°04'23"W	6.50'
C33	60.00'	32°29'33"	34.03'	S27°35'34"W	33.57'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C34	40.00'	27°01'50"	18.87'	N30°19'26"E	18.70'
C35	60.00'	27°01'50"	28.31'	N30°19'26"E	28.04'
C36	15.00'	134°04'55"	35.10'	S23°12'06"E	27.62'
C37	51.00'	16°50'28"	14.99'	N81°49'20"W	14.94'
C38	81.00'	20°03'00"	28.34'	S80°13'04"E	28.20'
C39	15.00'	89°50'54"	23.52'	N44°49'59"E	21.19'
C40	81.00'	20°03'00"	28.34'	N10°06'58"W	28.20'
C41	15.00'	90°00'00"	23.56'	N45°14'34"W	21.21'
C42	15.00'	90°00'00"	23.56'	N44°45'26"E	21.21'
C43	33.00'	89°50'54"	51.75'	N44°49'59"E	46.61'
C44	51.00'	20°03'00"	17.85'	S10°06'58"E	17.76'
C45	15.00'	90°09'06"	23.60'	N45°10'01"W	21.24'
C46	15.00'	89°50'54"	23.52'	N44°49'59"E	21.19'
C47	15.00'	90°09'06"	23.60'	N45°10'01"W	21.24'
C48	33.00'	90°09'06"	51.92'	N45°10'01"W	46.73'
C49	81.00'	20°03'00"	28.34'	N09°56'02"E	28.20'
C50	51.00'	20°03'00"	17.85'	S09°56'02"W	17.76'
C51	81.00'	20°03'00"	28.34'	S79°43'56"W	28.20'
C52	51.00'	11°38'10"	10.36'	N83°56'21"E	10.34'
C53	15.00'	90°00'00"	23.56'	S01°09'39"E	21.21'
C54	110.00'	23°55'40"	45.94'	S58°07'29"E	45.60'
C55	29.00'	66°04'20"	33.44'	N76°52'31"E	31.62'
C56	133.00'	10°47'18"	25.04'	S76°56'42"E	25.01'
C57	15.00'	132°44'58"	34.75'	S23°52'05"E	27.49'
C58	200.00'	0°22'43"	1.32'	S45°58'18"E	1.32'
C59	250.00'	2°52'20"	12.53'	S47°35'49"E	12.53'
C60	348.00'	2°03'30"	12.50'	N00°45'50"E	12.50'
C61	348.00'	3°15'37"	19.80'	N04°14'49"E	19.80'
C62	350.00'	0°49'26"	5.03'	N02°12'18"E	5.03'
C63	52.00'	66°04'20"	59.97'	N76°52'31"E	56.70'
C64	81.00'	20°03'00"	28.34'	S79°43'56"W	28.20'
C65	178.01'	1°35'48"	4.96'	N00°30'29"E	4.96'

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