

ADDRESSE
Arapahoe County - 24"
x 36" sheets with 2"
margin on left, and 1/2"
margins on all other
sides.

Send in the State Monument Records for the aliquot corners
used in the plat. **ADDRESSED**

Send in the Certificate of Taxes Due for the site. Obtained from
the County Treasurer's office. **PROVIDED**

CROSS CREEK SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACT B, CROSS CREEK SUBDIVISION FILING NO. 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

CLERK AND RECORDER CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS
____ DAY OF _____, 2021 AD AT ____ O'CLOCK ____ M.

____ COUNTY CLERK AND RECORDER _____ DEPUTY

BOOK NO.: _____

PAGE NO.: _____

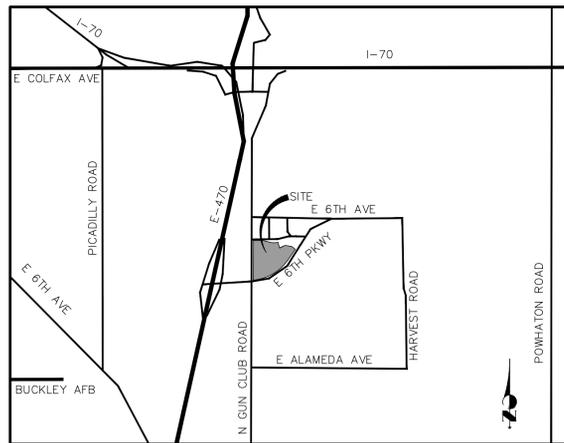
RECEPTION NO.: _____

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 JULY 14, 2020.

DEREK LEE VAGIAS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38578
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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.



VICINITY MAP
1"=3000'

DEDICATION STATEMENT:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IS THE OWNER OF A PARCEL OF LAND SITUATED IN
THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MORE PARTICULARLY
DESCRIBED AS FOLLOW:

TRACT B, CROSS CREEK SUBDIVISION FILING NO. 1, RECORDED UNDER RECEPTION NO. B4002718 IN THE RECORDS OF THE
ARAPAHOE COUNTY CLERK AND RECORDER, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE
NAME AND STYLE OF CROSS CREEK SUBDIVISION FILING NO. 4, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF
AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AND TRACT A AS SHOWN HEREON
AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS:

THE UNDERSIGNED OWNER, 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 RIGHT-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.

OWNERS CERTIFICATE:

SUNRISE PARTNERS LP, A COLORADO LIMITED PARTNERSHIP

BY: _____

STATE OF _____ }
COUNTY OF _____ } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY _____

BY: _____ NOTARY PUBLIC _____ WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES _____

ADDRESS
CITY STATE ZIP CODE

ADDRESSED

Tracts

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AND **TRACT A** AS SHOWN
HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 2021 AD, SUBJECT
TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND TRACT A ONLY AFTER
CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE

PLANNING DIRECTOR _____ DATE

GENERAL NOTES:

- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY
MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS
TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS,
OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD,
JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. ABJ70563257-4, PREPARED BY OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY, DATED MARCH 8, 2021 AT 5:00 P.M.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER
EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- 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 HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE
POSTED "NO PARKING-FIRE LANE".
- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65
WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2" ALUMINUM CAP STAMPED "COA LS
23527" IN A RANGE BOX AND AT THE WEST QUARTER CORNER BY A 3.25" ALUMINUM CAP STAMPED "COA LS 16419" IN A
RANGE BOX, BEARING N00°11'54"E, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- 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.
- 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.
- TRACT A IS TO BE PRIVATELY OWNED AND MAINTAINED. A BLANKET EASEMENT OVER ALL OF TRACT A IS GRANTED TO THE
CITY OF AURORA FOR DRAINAGE PURPOSES.**
- TRACT B IS TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS ADJACENT TO GUN CLUB ROAD AND EAST 6TH PARKWAY 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.

Tract A is granted to the City of Aurora for drainage purposes and
will be constructed by the developer to City of Aurora specifications. **UPDATED STATEMENT**

add the other street

ADDED STREET NAMES

JOB NO. 15879.20
APRIL 1, 2021
SHEET 1 OF 3

J-R ENGINEERING
A Westrian Company

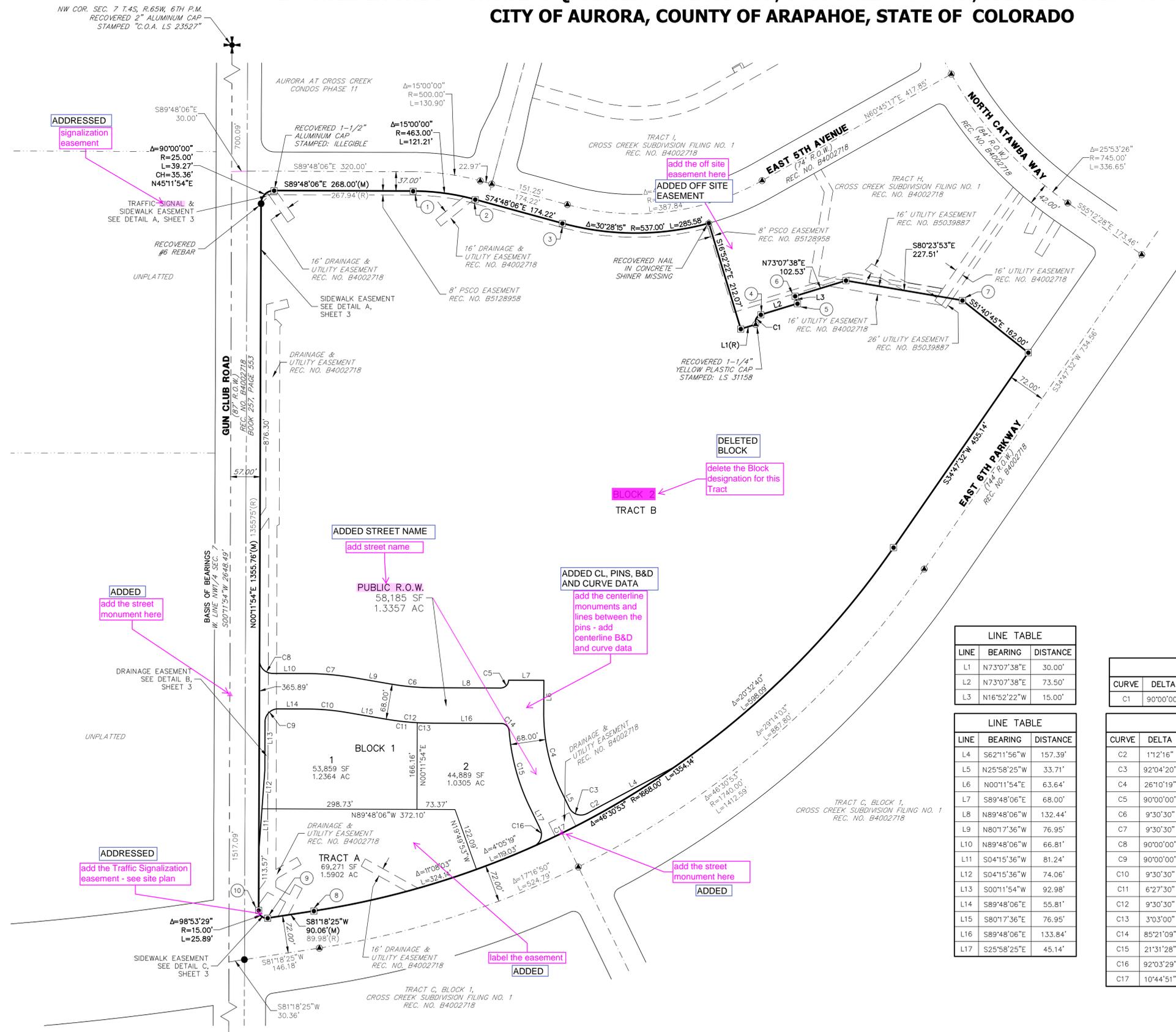
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Fort Collins 970-491-9888 • www.jrengineering.com

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LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



MONUMENT LEGEND

①	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.38' SOUTH BY 0.07' EAST OF CALCULATED POSITION
②	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.37' SOUTH OF CALCULATED POSITION
③	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.27' SOUTH BY 0.03' EAST OF CALCULATED POSITION
④	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.38' SOUTH BY 0.22' EAST OF CALCULATED POSITION
⑤	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.30' SOUTH BY 0.12' EAST OF CALCULATED POSITION
⑥	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.42' SOUTH BY 0.10' EAST OF CALCULATED POSITION
⑦	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.28' SOUTH BY 0.15' EAST OF CALCULATED POSITION
⑧	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.36' SOUTH BY 0.21' EAST OF CALCULATED POSITION
⑨	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.26' SOUTH BY 0.18' EAST OF CALCULATED POSITION
⑩	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.26' SOUTH BY 0.18' EAST OF CALCULATED POSITION

LEGEND

- RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED: LS 9329, IN A RANGE BOX
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583
- (R) RECORD
- (M) MEASURED
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY

add the centerline monumentation note and match the Subdivision Plat Checklist for the language

LINE TABLE

LINE	BEARING	DISTANCE
L1	N73°07'38"E	30.00'
L2	N73°07'38"E	73.50'
L3	N16°52'22"W	15.00'

CURVE TABLE

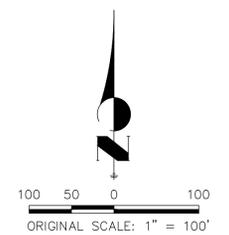
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°00'00"	15.00'	23.56'	N28°07'38"E 21.21'

LINE TABLE

LINE	BEARING	DISTANCE
L4	S62°11'56"W	157.39'
L5	N25°58'25"W	33.71'
L6	N00°11'54"E	63.64'
L7	S89°48'06"E	68.00'
L8	N89°48'06"W	132.44'
L9	N80°17'36"W	76.95'
L10	N89°48'06"W	66.81'
L11	S04°15'36"W	81.24'
L12	S04°15'36"W	74.06'
L13	S00°11'54"W	92.98'
L14	S89°48'06"E	55.81'
L15	S80°17'36"E	76.95'
L16	S89°48'06"E	133.84'
L17	S25°58'25"E	45.14'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C2	1°12'16"	1656.58'	34.82'	N61°21'06"E 34.82'
C3	92°04'20"	25.00'	40.17'	S72°00'35"E 35.99'
C4	26°10'19"	341.00'	155.76'	S12°53'16"E 154.41'
C5	90°00'00"	15.00'	23.56'	N45°11'54"E 21.21'
C6	9°30'30"	466.00'	77.33'	S85°02'51"E 77.25'
C7	9°30'30"	534.00'	88.62'	N85°02'51"W 88.52'
C8	90°00'00"	25.00'	39.27'	S44°48'06"E 35.36'
C9	90°00'00"	25.00'	39.27'	S45°11'54"W 35.36'
C10	9°30'30"	466.00'	77.33'	N85°02'51"W 77.25'
C11	6°27'30"	534.00'	60.19'	S83°31'21"E 60.16'
C12	9°30'30"	534.00'	88.62'	S85°02'51"E 88.52'
C13	3°03'00"	534.00'	28.43'	S88°16'36"E 28.42'
C14	85°21'09"	15.00'	22.35'	N47°07'32"W 20.34'
C15	21°31'28"	409.00'	153.65'	S15°12'41"E 152.75'
C16	92°03'29"	25.00'	40.17'	N20°03'19"E 35.98'
C17	10°44'51"	1668.00'	312.88'	N60°42'38"E 312.43'



JOB NO. 15879.20
 APRIL 1, 2021
 SHEET 2 OF 3



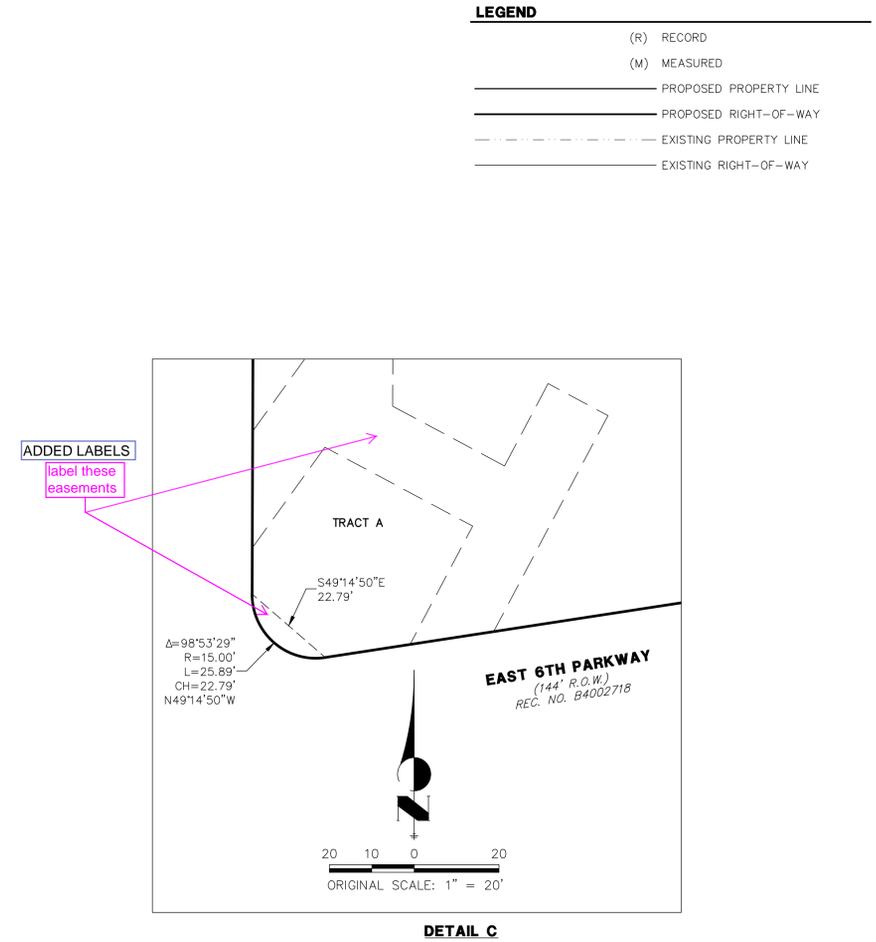
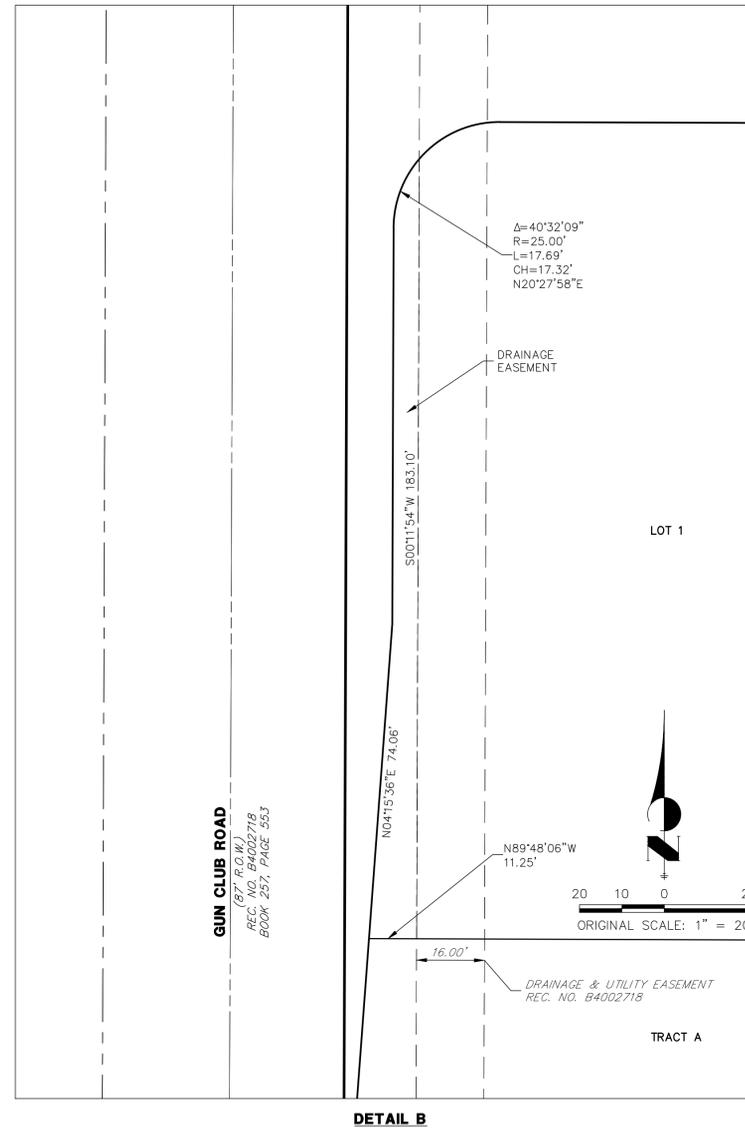
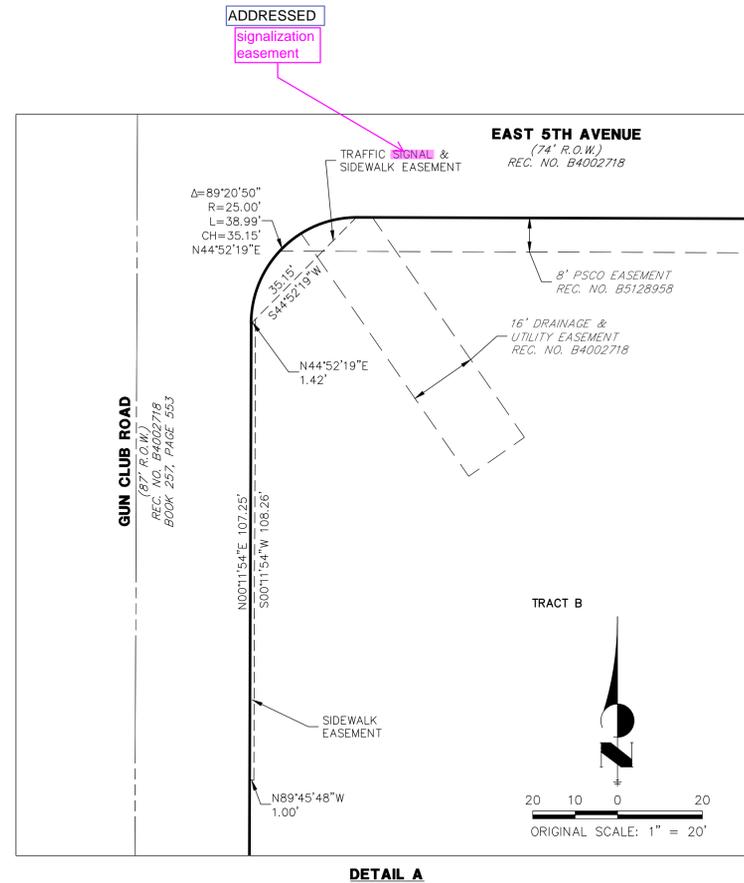
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 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

(R) RECORD	—————
(M) MEASURED	—————
PROPOSED PROPERTY LINE	—————
PROPOSED RIGHT-OF-WAY	—————
EXISTING PROPERTY LINE	—————
EXISTING RIGHT-OF-WAY	—————

JOB NO. 15879.20
 APRIL 1, 2021
 SHEET 3 OF 3



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