

MURPHY CREEK EAST SUBDIVISION FILING NO. 1

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 9

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THEY ARE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING SUBORDINATELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 30 WITH A 2-1/2" ALUMINUM CAP WITH ILLEGIBLE MARKING IN A RANGE BOX AND AT THE EAST QUARTER CORNER OF SAID SECTION 30 WITH A 1-1/2" BRASS CAP WITH NO MARKINGS SET IN CONCRETE, TO BEAR SOUTH 00°02'44" WEST, 2650.72 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°36'40" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 210.01 FEET TO A POINT ON THE WESTERLY LINE OF THAT PUBLIC SERVICE COMPANY OF COLORADO RIGHT OF WAY AS DESCRIBED IN DEED RECORDED IN BOOK 1234 AT PAGE 263 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE SOUTH 00°02'44" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 802.22 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°02'44" WEST, A DISTANCE OF 1183.06 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF E. WARREN PLACE AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. B1014742 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES:

1. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 08°30'14", AN ARC LENGTH OF 116.51 FEET, THE CHORD OF WHICH BEARS SOUTH 77°51'47" WEST, 116.40 FEET TO A POINT OF TANGENCY;
2. THENCE SOUTH 73°36'40" WEST, A DISTANCE OF 44.03 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 715.00 FEET, A CENTRAL ANGLE OF 33°53'49", AN ARC LENGTH OF 423.00 FEET, THE CHORD OF WHICH BEARS NORTH 89°26'26" WEST, 416.86 FEET;
4. THENCE NORTH 72°29'31" WEST, A DISTANCE OF 320.46 FEET TO A POINT OF CURVATURE;
5. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 65°21'52", AN ARC LENGTH OF 895.55 FEET, THE CHORD OF WHICH BEARS SOUTH 74°49'33" WEST, 847.77 FEET TO A POINT OF REVERSE CURVATURE;
6. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°57'48", AN ARC LENGTH OF 31.40 FEET, THE CHORD OF WHICH BEARS SOUTH 87°07'31" WEST, 28.28 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S. FLATROCK TRAIL AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. B1014742 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES:

1. THENCE NORTH 47°53'35" WEST, A DISTANCE OF 76.54 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 708.16 FEET, A CENTRAL ANGLE OF 93°30'00", AN ARC LENGTH OF 1155.63 FEET, THE CHORD OF WHICH BEARS NORTH 01°08'35" WEST, 1031.61 FEET;
3. THENCE NORTH 45°36'25" EAST, A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE;
4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 46°00'00", AN ARC LENGTH OF 626.22 FEET, THE CHORD OF WHICH BEARS NORTH 22°36'25" EAST, 609.54 FEET;
5. THENCE NORTH 00°23'35" WEST, A DISTANCE OF 254.99 FEET TO A POINT OF CURVATURE;
6. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'15", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS NORTH 44°36'33" EAST, 35.36 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF E. JEWELL AVENUE DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. B1014742 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE NORTH 89°36'40" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 297.67 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 1896 AT PAGE 92 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE SOUTH 00°00'00" EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 260.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL;

THENCE NORTH 89°36'38" EAST ALONG THE SOUTHERLY LINE AND ALONG THE EASTERLY EXTENSION OF SAID SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 409.13 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. B5176473 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 05°17'10" EAST, A DISTANCE OF 214.27 FEET;
2. THENCE NORTH 00°29'18" WEST, A DISTANCE OF 46.77 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF E. JEWELL AVENUE;

THENCE NORTH 89°36'40" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 23.03 FEET TO A POINT ON THE EASTERLY LINE OF THAT 50-FOOT WIDE GAS PIPELINE EASEMENT AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. B4021676 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY EASEMENT LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 00°29'18" EAST, A DISTANCE OF 46.77 FEET;
2. THENCE SOUTH 05°17'02" WEST, A DISTANCE OF 683.49 FEET;

THENCE NORTH 84°42'58" EAST, A DISTANCE OF 135.00 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS NORTH 50°17'02" EAST, 21.21 FEET;

THENCE SOUTH 84°42'58" EAST, A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS SOUTH 39°42'58" EAST, 21.21 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 84°42'58" EAST, A DISTANCE OF 39.00 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 718.00 FEET, A CENTRAL ANGLE OF 05°14'18", AN ARC LENGTH OF 65.64 FEET, THE CHORD OF WHICH BEARS SOUTH 87°20'07" EAST, 65.62 FEET;

THENCE SOUTH 89°57'16" EAST, A DISTANCE OF 157.42 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS NORTH 45°02'44" EAST, 21.21 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°57'24" EAST, A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

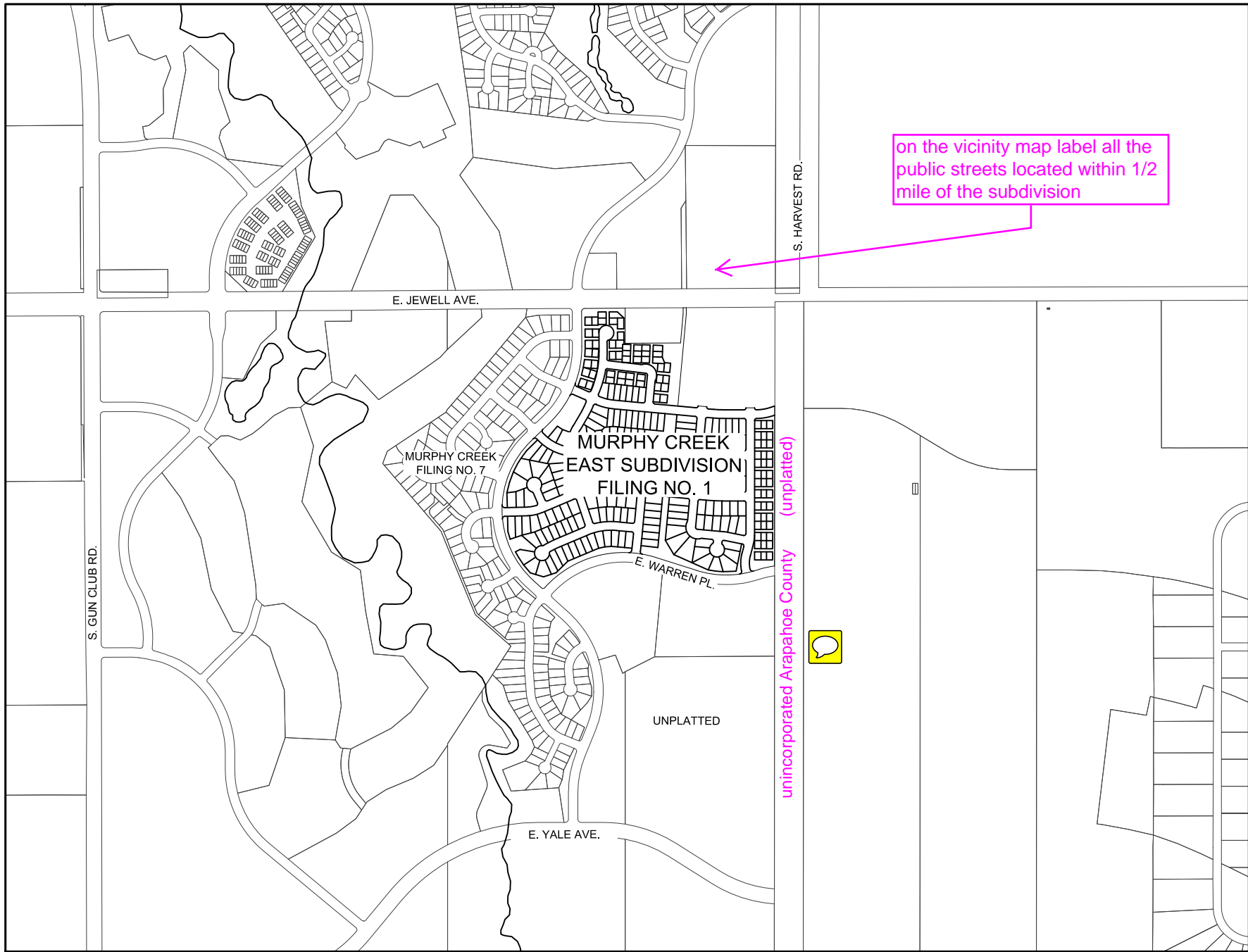
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°13'36", AN ARC LENGTH OF 23.62 FEET, THE CHORD OF WHICH BEARS SOUTH 45°04'04" EAST, 21.26 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 318.00 FEET, A CENTRAL ANGLE OF 20°08'53", AN ARC LENGTH OF 111.82 FEET, THE CHORD OF WHICH BEARS NORTH 79°44'42" EAST, 111.25 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 382.00 FEET, A CENTRAL ANGLE OF 03°38'14", AN ARC LENGTH OF 24.25 FEET, THE CHORD OF WHICH BEARS NORTH 71°29'22" EAST, 24.25 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING A CALCULATED AREA OF 2,686,599 SQUARE FEET OR 61.676 ACRES, MORE OR 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 MURPHY CREEK EAST SUBDIVISION FILING NO. 1, 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.



VICINITY MAP

SCALE: 1" = 1000'

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 DESCRIBED 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 IN ACCORDANCE WITH THE CITY OF AURORA HORIZONTAL CONTROL, UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR SOUTH 00°02'44" EAST, 2650.72 FEET AND MONUMENTED AS SHOWN HEREON.
3. 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 AND STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. ALL TRACTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
5. IN ADDITION TO THE EASEMENTS LABELED AND DIMENSIONED, UTILITY EASEMENTS ARE HEREBY GRANTED OVER ALL TRACTS.
6. IN ADDITION TO UTILITY EASEMENTS, TRACTS A, B & F ARE FOR ACCESS TO LOTS IN BLOCKS 1, 2 & 10.
7. NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR PURPOSES OF MAINTAINING, RECONSTRUCTING, AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
8. ALL OWNERS OF LOTS ADJACENT TO EAST WARREN PLACE, EAST JEWELL AVENUE, AND SOUTH FLATROCK TRAIL 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.
9. 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.
10. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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 CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON NORTH AMERICAN TITLE COMPANY OF COLORADO COMMITMENT NO. 36200-18-02302, REVISION NO. 1 WITH AN EFFECTIVE DATE OF DECEMBER 5, 2018 AT 12:00 AM.
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.
14. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT (6' G.E.) ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS, EXCEPT THAT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.

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 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 138-105 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND.

ALL CROSSINGS OR ENCROACHMENTS BY 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 HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES RESULTING FROM THE INSTALLATION, OPERATIONS, OR MAINTENANCE OF SAID PRIVATE UTILITIES; AND THEY FURTHER AGREE TO HOLD HARMLESS THE CITY OF AURORA, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF AURORA.

OWNER:

MURPHY CREEK LLC, A WYOMING LIMITED LIABILITY COMPANY

SIGNATURE

HARVEY ALPERT AS MANAGER OF MURPHY CREEK LLC, A WYOMING LIMITED LIABILITY COMPANY.

NOTARIAL:

STATE OF COLORADO

COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019 A.D.

BY _____ AS _____ OF MURPHY CREEK LLC, A WYOMING LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

HARVEST INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE

HARVEY ALPERT AS MANAGER FOR HARVEST INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARIAL:

STATE OF COLORADO

COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019 A.D.

BY _____ AS _____ OF HARVEST INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 SEPTEMBER 06, 2018.

WILLIAM F. HESSELBACH, JR., PLS NO. 25369
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS FOR PUBLIC PURPOSES, AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS ____ DAY OF _____, 2019 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 ATTORNEY _____ DATE _____

PUBLIC WORKS DIRECTOR _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

CLERK AND RECORDER'S CERTIFICATION:

ACCEPTED FOR FILING OF THE COUNTY CLERK AND RECORDER OF APAPAOE COUNTY, COLORADO ON THIS ____ DAY OF _____, 2019, A.D. AT ____ O'CLOCK .M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

BOOK _____

PAGE _____

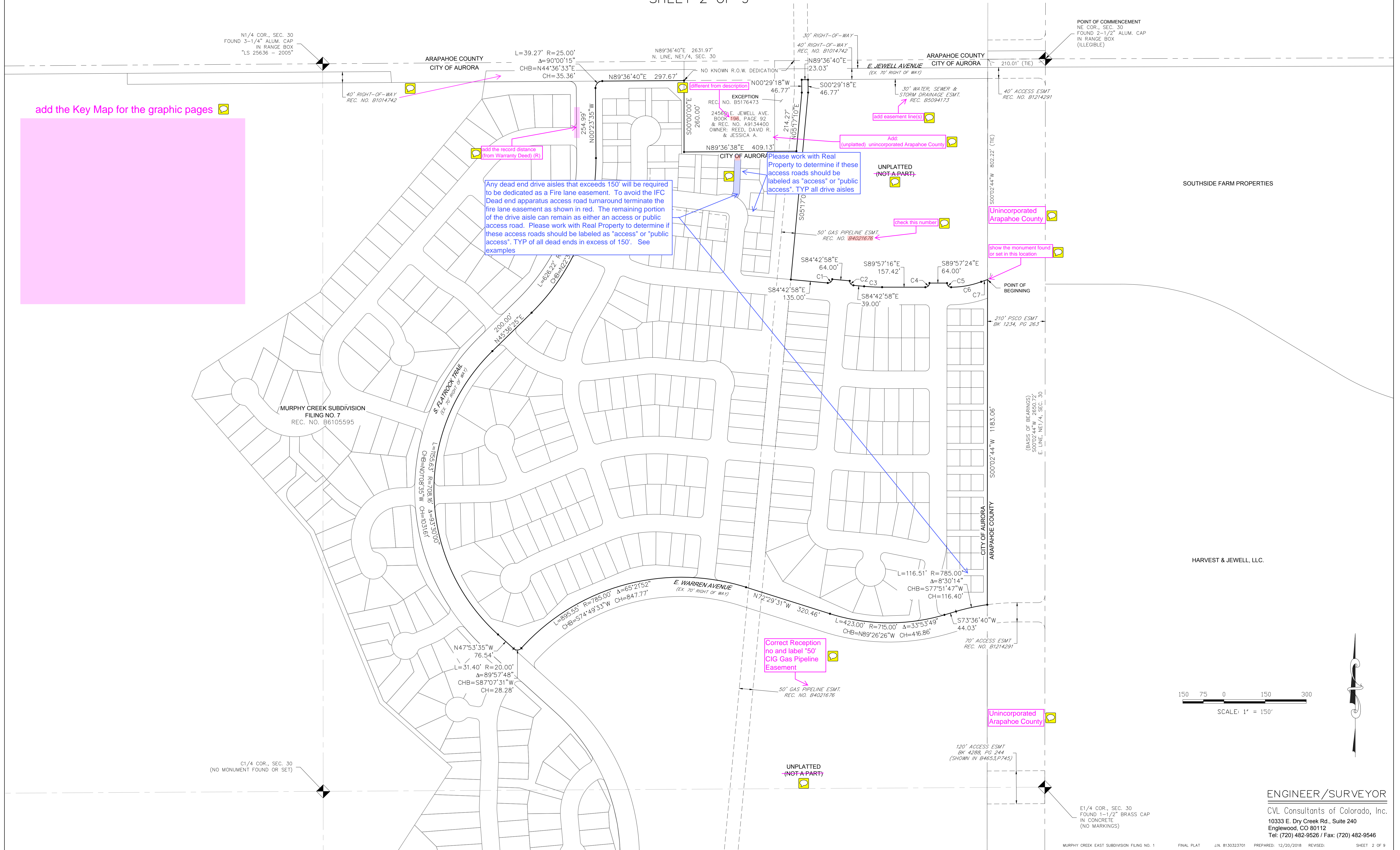
RECEPTION NO. _____

ENGINEER/SURVEYOR

CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

MURPHY CREEK EAST SUBDIVISION FILING NO. 1

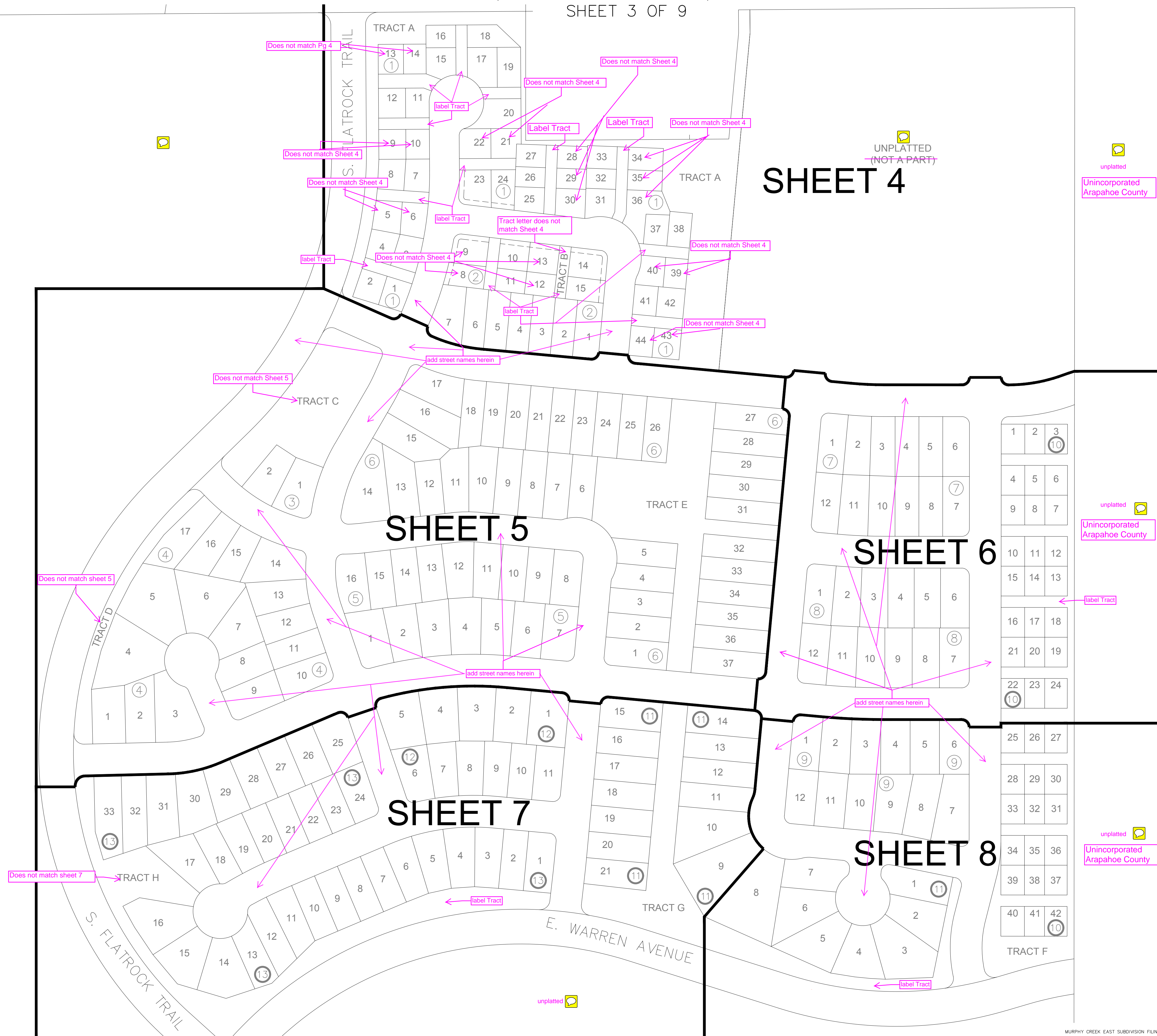
A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 9



MURPHY CREEK EAST SUBDIVISION FILING NO. 1

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 3 OF 9

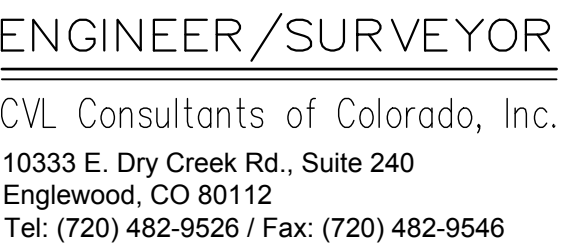


100 50 0 100 200
SCALE: 1" = 100'

ENGINEER/SURVEYOR

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10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
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SHEET 4 OF 9



MURPHY CREEK EAST SUBDIVISION FILING NO. 1

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 5 OF 9

add the Key Map for the graphic pages

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED
	MONUMENT BOXES WITH 30", NO. 6 REBAR TO BE SET BY A LICENSED LAND SURVEYOR AFTER CONSTRUCTION COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES
	BLOCK NUMBER
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
	R.O.W. RIGHT-OF-WAY

Monument boxes with 30", 1/2" rebar with cap bearing the registration number of the responsible surveyor, to be set after construction is completed per Sec. 147-47 Aurora City Code and per Sec. 38-51-105-9(a & b) Colorado Revised Statutes.

Take the easement line all the way to the R.O.W. (typ.)

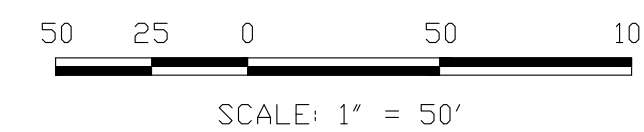
Recording information is incorrect. Please correct to read B1021676 and add label "50" CIG Gas Pipeline Easement"

add bearing and distance for easement lines

Take the easement line all the way to the R.O.W. (typ.)

Take the easement line all the way to the R.O.W. (typ.)

This location needs to be updated based on sight distance issues. Either add a sight triangle easement or update to a tract

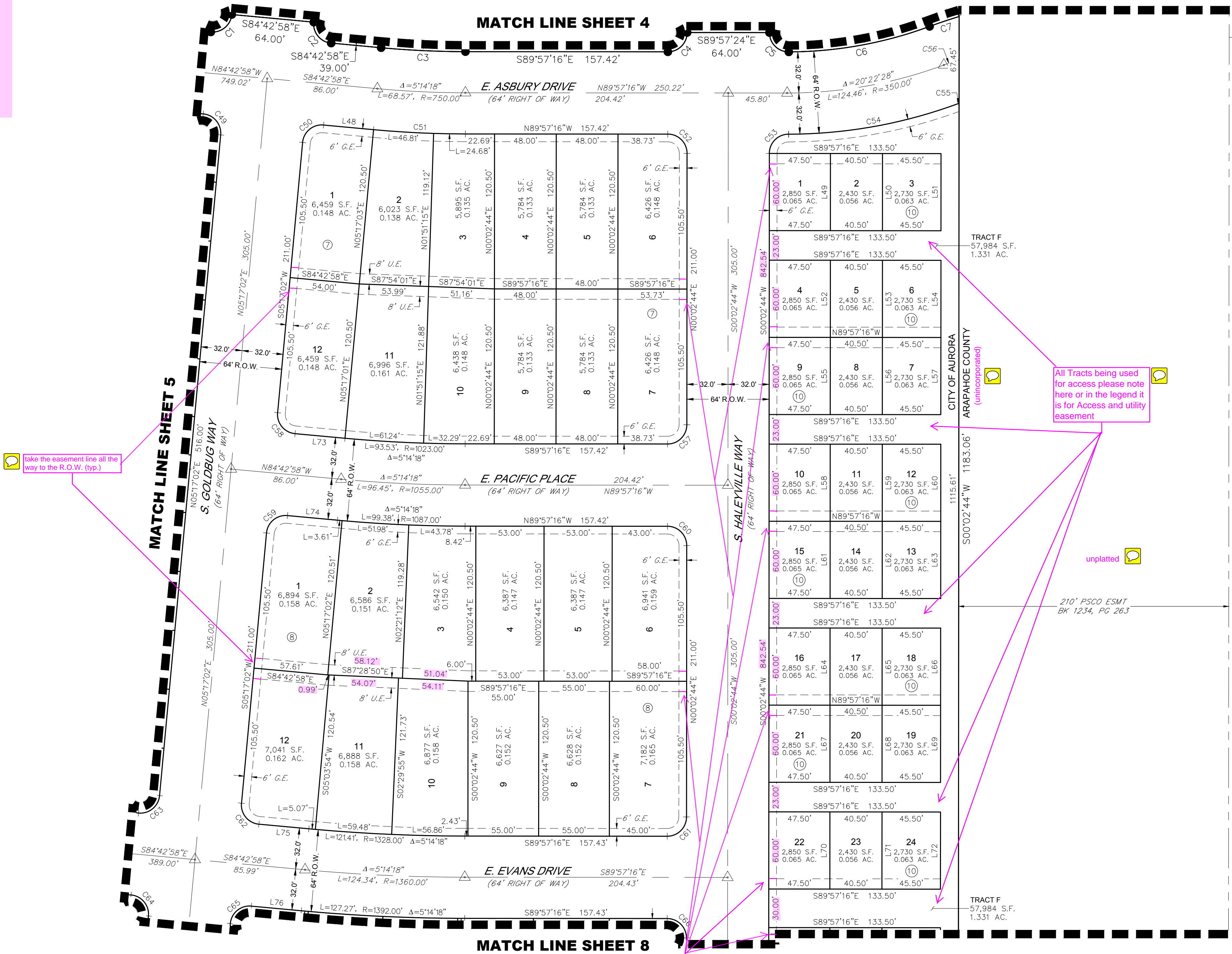


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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 6 OF 9

add the Key Map for the graphic pages



take the easement line all the way to the R.O.W. (typ.)



All Tracts being used for access please note here or in the legend it is for Access and utility easement

unplatted



LEGEND

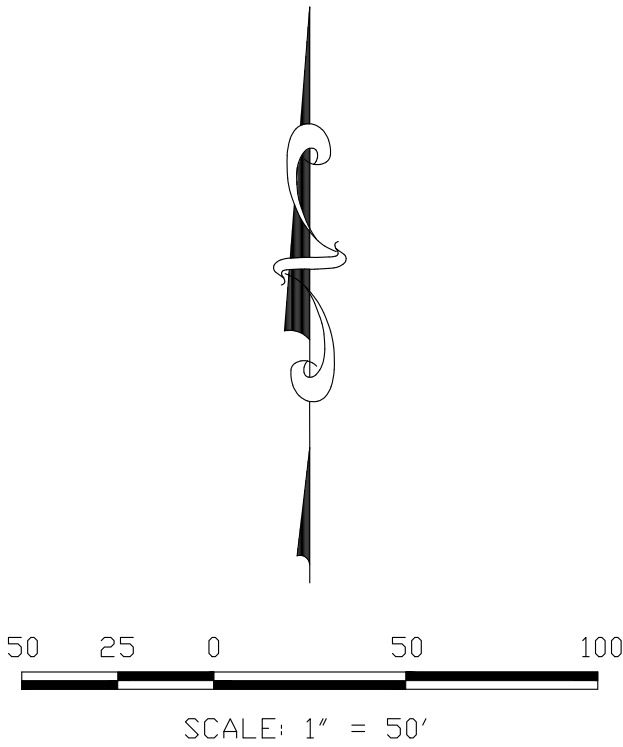
	FND. SECTION CORNER AS DESCRIBED
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED
	MONUMENT BOXES WITH 30", NO. 6 REBAR TO BE SET BY A LICENSED LAND SURVEYOR AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES
	BLOCK NUMBER
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
A.E.	ACCESS EASEMENT
G.E.	GAS EASEMENT
R.O.W.	RIGHT-OF-WAY



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 Sec. 147-47 Aurora City Code and per Sec. 38-51-105-9(a & b) Colorado Revised Statutes.



take the easement line all the way to the R.O.W. (typ.)



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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 7 OF 9

add the Key Map for the graphic pages



Take the easement line all the way to the R.O.W. (typ.)

Take the easement line all the way to the R.O.W. (typ.)



The Site Plan shows a Drainage easement in this area. Does this need to be dedicated by separate document?



Take the easement line all the way to the R.O.W. (typ.)



Recording information is incorrect. Please correct to read B1021676 and add label "50' CIG Gas Pipeline Easement"

50 25 0 50 100
SCALE: 1" = 50'

LEGEND

	FND. SECTION CORNER AS DESCRIBED
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED
	MONUMENT BOXES WITH 30", NO. 6 REBAR TO BE SET BY A LICENSED LAND SURVEYOR AFTER CONSTRUCTION COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES
	BLOCK NUMBER
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
	R.O.W. RIGHT-OF-WAY

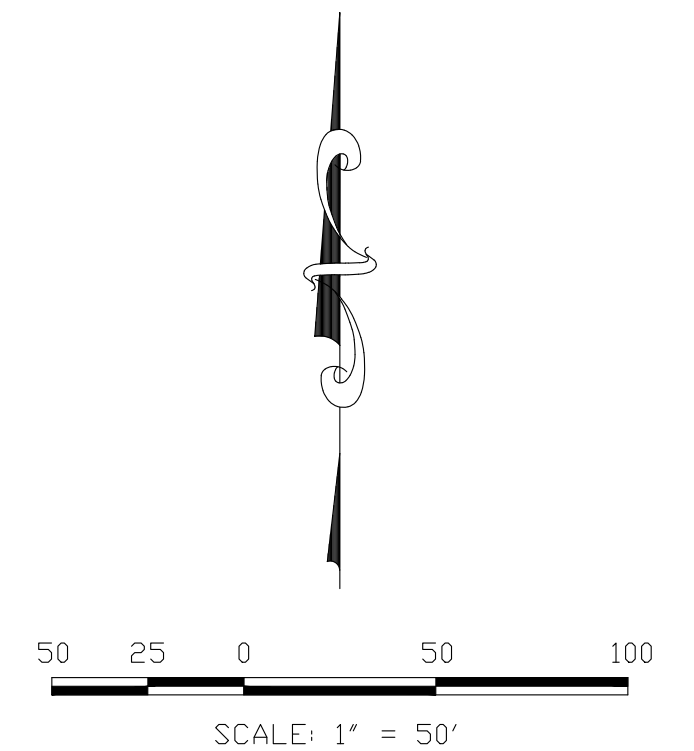
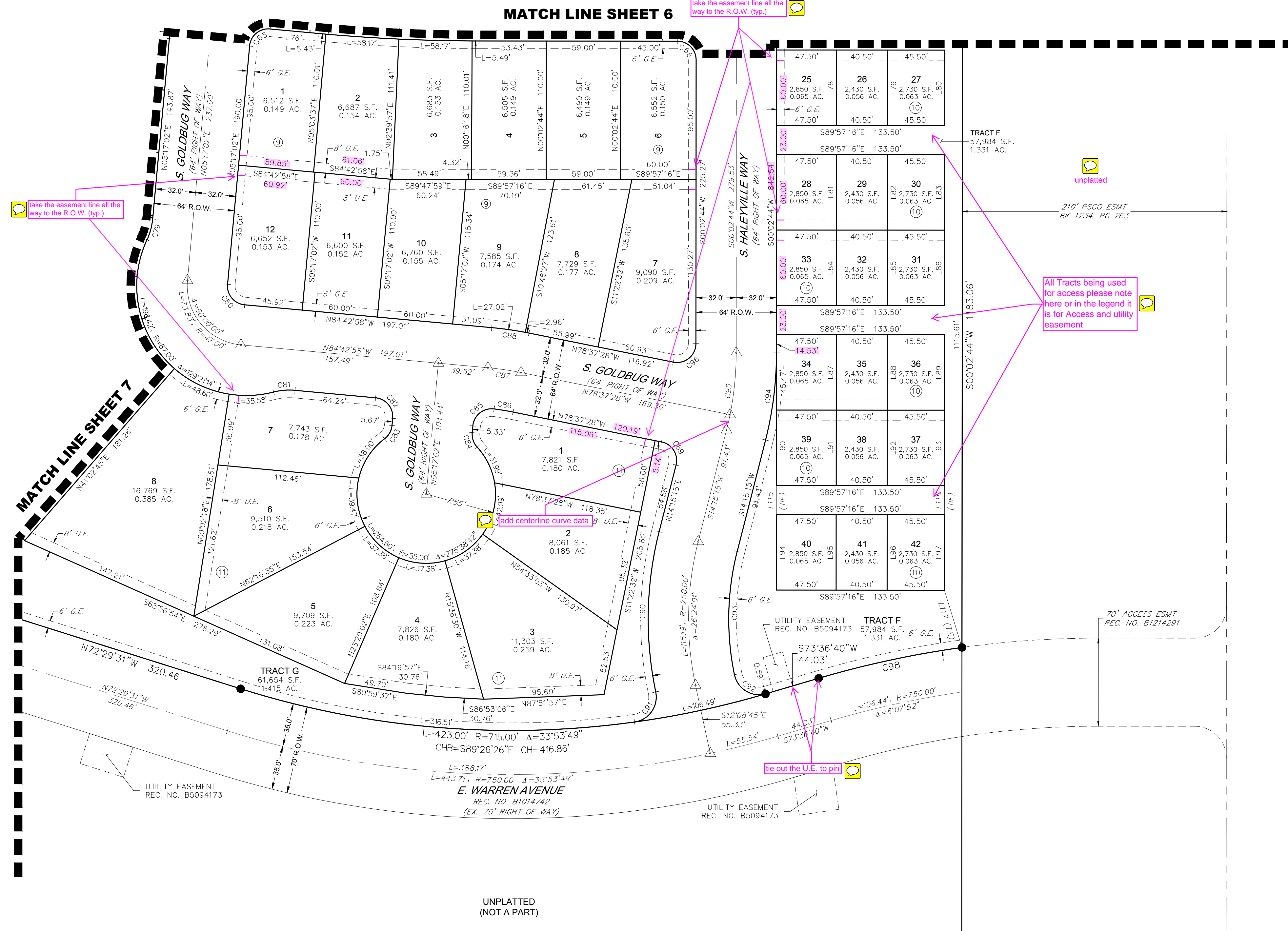
ENGINEER/SURVEYOR

CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

MURPHY CREEK EAST SUBDIVISION FILING NO. 1

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 8 OF 9

add the Key Map for the graphic pages



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SHEET 9 OF 9

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00'	90°00'00"	23.56'	N50°17'02"E	21.21'
C2	15.00'	90°00'00"	23.56'	S39°42'58"E	21.21'
C3	718.00'	5°14'18"	65.64'	S87°20'07"E	65.62'
C4	15.00'	90°00'00"	23.56'	N45°02'44"E	21.21'
C5	15.00'	90°13'36"	23.62'	S45°04'04"E	21.26'
C6	318.00'	20°08'53"	111.82'	N79°44'42"E	111.25'
C7	382.00'	3°38'14"	24.25'	N71°29'22"E	24.25'
C8	20.00'	86°16'22"	30.11'	S23°04'52"E	27.35'
C9	15.00'	90°32'46"	23.70'	N68°30'34"E	21.31'
C10	15.00'	66°57'03"	17.53'	S33°06'43"W	16.55'
C11	780.00'	3°49'50"	52.15'	N01°33'07"E	52.14'
C12	15.00'	86°45'18"	22.71'	S39°54'37"E	20.60'
C13	15.00'	86°45'18"	22.71'	S53°20'04"W	20.60'
C14	15.00'	89°26'26"	23.42'	S21°25'20"E	21.11'
C15	50.00'	6°29'13"	5.66'	S86°31'53"E	5.66'
C16	15.00'	88°34'18"	23.19'	N39°00'07"W	20.95'
C17	50.00'	19°58'25"	17.43'	S15°16'14"W	17.34'
C18	15.00'	90°00'00"	23.56'	N50°17'02"E	21.21'
C19	15.00'	90°00'00"	23.56'	S39°42'58"E	21.21'
C20	20.00'	86°16'24"	30.12'	S70°38'45"W	27.35'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C21	15.00'	90°00'00"	23.56'	N21°13'03"W	21.21'
C22	15.00'	90°00'00"	23.56'	S68°46'57"W	21.21'
C23	320.00'	6°20'28"	35.42'	N26°57'11"E	35.40'
C24	350.00'	6°20'28"	38.74'	N26°57'11"E	38.72'
C25	380.00'	6°20'28"	42.06'	N26°57'11"E	42.03'
C26	20.00'	90°00'00"	31.42'	S00°36'25"W	28.28'
C27	20.00'	90°00'00"	31.42'	N89°23'35"W	28.28'
C28	20.00'	94°20'02"	32.93'	S44°13'51"E	29.33'
C29	15.00'	94°37'46"	24.77"	N24°21'43"E	22.05'
C30	15.00'	49°59'41"	13.09'	N47°57'00"W	12.68'
C31	15.00'	49°59'41"	13.09'	S02°02'41"W	12.68'
C32	15.00'	90°00'00"	23.56'	S67°57'10"E	21.21'
C33	15.00'	86°45'48"	22.71'	N24°42'25"E	20.61'
C34	15.00'	86°45'48"	22.71'	S62°03'23"E	20.61'
C35	15.00'	93°40'12"	24.52'	S28°09'37"W	21.88'
C36	15.00'	93°40'12"	24.52'	N65°30'35"W	21.88'
C37	15.00'	81°53'42"	21.44'	N36°10'14"W	19.66'
C38	15.00'	85°11'48"	22.30'	S47°14'12"W	20.31'
C39	15.00'	96°51'43"	25.36'	N56°28'09"E	22.44'
C40	15.00'	100°16'29"	26.25'	S41°59'02"E	23.03'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C41	15.00'	90°00'00"	23.56'	N39°42'58"W	21.21'
C42	15.00'	90°00'00"	23.56'	N50°17'02"E	21.21'
C43	15.00'	90°00'00"	23.56'	S39°42'58"E	21.21'
C44	15.00'	90°00'00"	23.56'	S50°17'02"W	21.21'
C45	15.00'	90°00'00"	23.56'	N39°42'58"W	21.21'
C46	220.00'	11°52'02"	45.57'	S89°21'01"W	45.49'
C47	250.00'	11°52'02"	51.78'	S89°21'01"W	51.69'
C48	280.00'	11°52'02"	57.99'	S89°21'01"W	57.89'
C49	15.00'	90°00'00"	23.56'	N39°42'58"W	21.21'
C50	15.00'	90°00'00"	23.56'	S50°17'02"W	21.21'
C51	782.00'	5°14'18"	71.49'	S87°20'07"E	71.47'
C52	15.00'	90°00'00"	23.56'	N44°57'16"W	21.21'
C53	15.00'	89°49'38"	23.52'	S44°57'33"W	21.18'
C54	382.00'	20°12'06"	134.69'	N79°46'19"E	133.99'
C55	318.00'	0°08'06"	0.75'	S69°44'19"W	0.75'
C56	350.00'	2°03'18"	12.55'	S70°41'55"W	12.55'
C57	15.00'	90°00'00"	23.56'	N45°02'44"E	21.21'
C58	15.00'	90°00'00"	23.56'	S39°42'58"E	21.21'
C59	15.00'	90°00'00"	23.56'	S50°17'02"W	21.21'
C60	15.00'	90°00'00"	23.56'	N44°57'16"W	21.21'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N72°53'37"W	103.41'
L2	S17°06'23"W	60.00'
L3	N72°53'37"W	105.07'
L4	N72°53'37"W	105.67'
L5	S17°06'05"W	65.25'
L6	N03°59'24"E	65.21'
L7	N86°00'36"W	105.17'
L8	N86°00'36"W	104.37'
L9	N03°59'24"E	63.45'
L10	N00°21'48"W	60.00'
L11	S89°38'12"W	102.02'
L12	S89°38'12"W	102.03'
L13	N00°21'48"W	60.00'
L14	N69°14'32"W	17.19'
L15	S89°38'12"W	91.11'
L16	S89°38'12"W	96.44'
L17	N69°14'32"W	32.71'
L18	N00°21'49"W	60.00'
L19	S89°38'12"W	60.00'
L20	N89°38'12"E	114.21'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L21	S00°21'48"E	75.90'
L22	S00°21'48"E	60.00'
L23	S87°48'27"E	60.00'
L24	S87°48'27"E	60.00'
L25	S06°42'44"W	4.73'
L26	N06°42'44"E	6.54'
L27	S87°48'27"E	60.00'
L28	S87°48'27"E	60.00'
L29	N00°21'48"W	100.74'
L30	N84°42'58"W	102.49'
L31	S87°48'27"E	59.91'
L32	S87°48'27"E	59.91'
L33	S24°35'00"W	14.47'
L34	N00°21'48"W	105.50'
L35	S87°48'27"E	70.00'
L36	S87°48'27"E	70.00'
L37	S05°17'02"W	70.00'
L38	N24°35'00"E	19.02'
L39	S05°17'02"W	60.00'
L40	S84°42'58"E	54.70'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L41	S84°42'58"E	56.70'
L42	S05°17'02"W	60.00'
L43	S05°17'02"W	60.00'
L44	N89°38'12"E	83.59'
L45	N89°38'12"E	113.19'
L46	N23°46'57"E	35.55'
L47	S23°46'57"W	35.55'
L48	N84°42'58"W	39.00'
L49	S00°02'44"W	60.00'
L50	S00°02'44"W	60.00'
L51	S00°02'44"W	60.00'
L52	S00°02'44"W	60.00'
L53	S00°02'44"W	60.00'
L54	S00°02'44"W	60.00'
L55	S00°02'44"W	60.00'
L56	S00°02'44"W	60.00'
L57	S00°02'44"W	60.00'
L58	S00°02'44"W	60.00'
L59	S00°02'44"W	60.00'
L60	S00°02'44"W	60.00'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L61	S00°02'44"W	60.00'
L62	S00°02'44"W	60.00'
L63	S00°02'44"W	60.00'
L64	S00°02'44"W	60.00'
L65	S00°02'44"W	60.00'
L66	S00°02'44"W	60.00'
L67	S00°02'44"W	60.00'
L68	S00°02'44"W	60.00'
L69	S00°02'44"W	60.00'
L70	S00°02'44"W	60.00'
L71	S00°02'44"W	60.00'
L72	S00°02'44"W	60.00'
L73	S84°42'58"E	39.00'
L74	N84°42'58"W	39.00'
L75	S84°42'58"E	38.99'
L76	S84°42'58"E	38.99'
L77	N05°17'02"E	29.86'
L78	S00°02'44"W	60.00'
L79	S00°02'44"W	60.00'
L80	S00°02'44"W	60.00'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C61	15.00'	90°00'00"	23.56'	N45°02'44"E	21.21'
C62	15.00'	90°00'00"	23.56'	S39°42'58"E	21.21'
C63	15.00'	90°00'00"	23.56'	N50°17'02"E	21.21'
C64	15.00'	90°00'00"	23.56'	N39°42'58"W	21.21'
C65	15.00'	90°00'00"	23.56'	S50°17'02"W	21.21'
C66	15.00'	90°00'00"	23.56'	N44°57'16"W	21.21'
C67	20.00'	94°20'00"	32.93'	S41°26'08"W	29.33'
C68	15.00'	33°59'44"	8.90'	N76°07'19"E	8.77'
C69	15.00'	60°28'56"	15.83'	S30°34'23"W	15.11'
C70	15.00'	85°43'19"	22.44'	N24°11'11"E	20.41'
C71	15.00'	84°58'03"	22.24'	S61°09'31"E	20.26'
C72	15.00'	90°00'00"	23.56'	N50°17'02"E	21.21'
C73	15.00'	90°00'00"	23.56'	N39°42'58"W	21.21'
C74	1468.00'	1°12'17"	30.87'	N05°53'10"E	30.87'
C75	20.00'	86°17'47"	30.12'	N49°38'12"E	27.36'
C76	20.00'	86°17'47"	30.12'	S36°39'34"E	27.36'
C77	1532.00'	1°12'17"	32.21'	N05°53'10"E	32.21'
C78	1500.00'	1°12'17"	31.54'	N05°53'10"E	31.54'
C79	50.00'	19°40'37"	17.17'	N15°07'21"E	17.09'
C80	15.00'	90°00'00"	23.56'	S39°42'58"E	21.21'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C81	50.00'	19°40'37"	17.17'	S85°26'43"W	17.09'
C82	15.00'	90°00'00"	23.56'	N39°42'58"W	21.21'
C83	15.00'	47°41'40"	12.49'	N29°07'52"E	12.13'
C84	15.00'	47°57'01"	12.55'	S18°41'29"E	12.19'
C85	15.00'	92°04'45"	24.11'	S51°19'25"W	21.59'
C86	218.00'	4°00'45"	15.27'	N80°37'50"W	15.26'
C87	250.00'	6°05'30"	26.58'	N81°40'13"W	26.57'
C88	282.00'	6°05'30"	29.98'	N81°40'13"W	29.97'
C89	15.00'	92°52'43"	24.32'	N32°11'06"W	21.74'
C90	282.00'	26°05'35"	128.43'	S01°12'27"W	127.32'
C91	20.00'	93°59'01"	32.81'	N35°09'10"E	29.25'
C92	20.00'	94°42'41"	33.06'	S59°02'00"E	29.42'
C93	218.00'	25°55'54"	98.67'	S01°17'18"W	97.83'
C94	282.00'	14°12'31"	69.93'	N07°09'00"E	69.75'
C95	250.00'	14°12'31"	62.00'	N07°09'00"E	61.84'
C96	15.00'	101°19'48"	26.53'	N50°42'38"E	23.20'
C97	20.00'	89°57'48"	31.40'	N87°07'31"E	28.28'
C98	785.00'	8°30'14"	116.51'	S77°51'47"W	116.40'
C99	15.00'	23°18'41"	6.10'	S16°56'23"W	6.06'
C100	15.00'	23°18'41"	6.10'	N83°37'41"E	6.06'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C101	720.00'	1°49'49"	23.00'	N17°06'23"E	23.00'
C102	720.00'	1°49'49"	23.00'	N03°59'24"E	23.00'
C103	55.00'	24°50'43"	23.85'	S12°03'33"W	23.66'
C104	55.00'	31°56'50"	30.67'	S40°27'19"W	30.27'
C105	55.00'	24°39'19"	23.67'	N78°41'51"W	23.49'
C106	55.00'	25°41'26"	24.66'	N20°13'38"W	24.45'
C107	15.00'	73°23'54"	19.22'	S36°20'09"W	17.93'
C108	15.00'	6°26'52"	1.69'	S69°48'40"W	1.69'
C109	50.00'	19°58'25"	17.43'	N86°43'31"E	17.34'
C110	50.00'	13°29'12"	11.77'	N83°28'54"E	11.74'
C111	83.00'	15°55'42"	23.07'	N65°25'00"W	23.00'
C112	83.00'	16°42'17"	24.20'	N12°11'37"W	24.11'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L81	S00°02'44"W	60.00'
L82	S00°02'44"W	60.00'
L83	S00°02'44"W	60.00'
L84	S00°02'44"W	60.00'
L85	S00°02'44"W	60.00'
L86	S00°02'44"W	60.00'
L87	S00°02'44"W	60.00'
L88	S00°02'44"W	60.00'
L89	S00°02'44"W	60.00'
L90	S00°02'44"W	60.00'
L91	S00°02'44"W	60.00'
L92	S00°02'44"W	60.00'
L93	S00°02'44"W	60.00'
L94	N00°02'44"E	60.00'
L95	S00°02'44"W	60.00'
L96	S00°02'44"W	60.00'
L97	S00°02'44"W	60.00'
L98	S44°23'35"E	71.20'
L99	S81°47'53"W	131.03'
L100	S26°01'17"E	166.75'