

Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.

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

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 AND EASEMENTS 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 _____ } ss.

COUNTY OF _____ }

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

BY: _____ NOTARY PUBLIC

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

ADDRESS _____

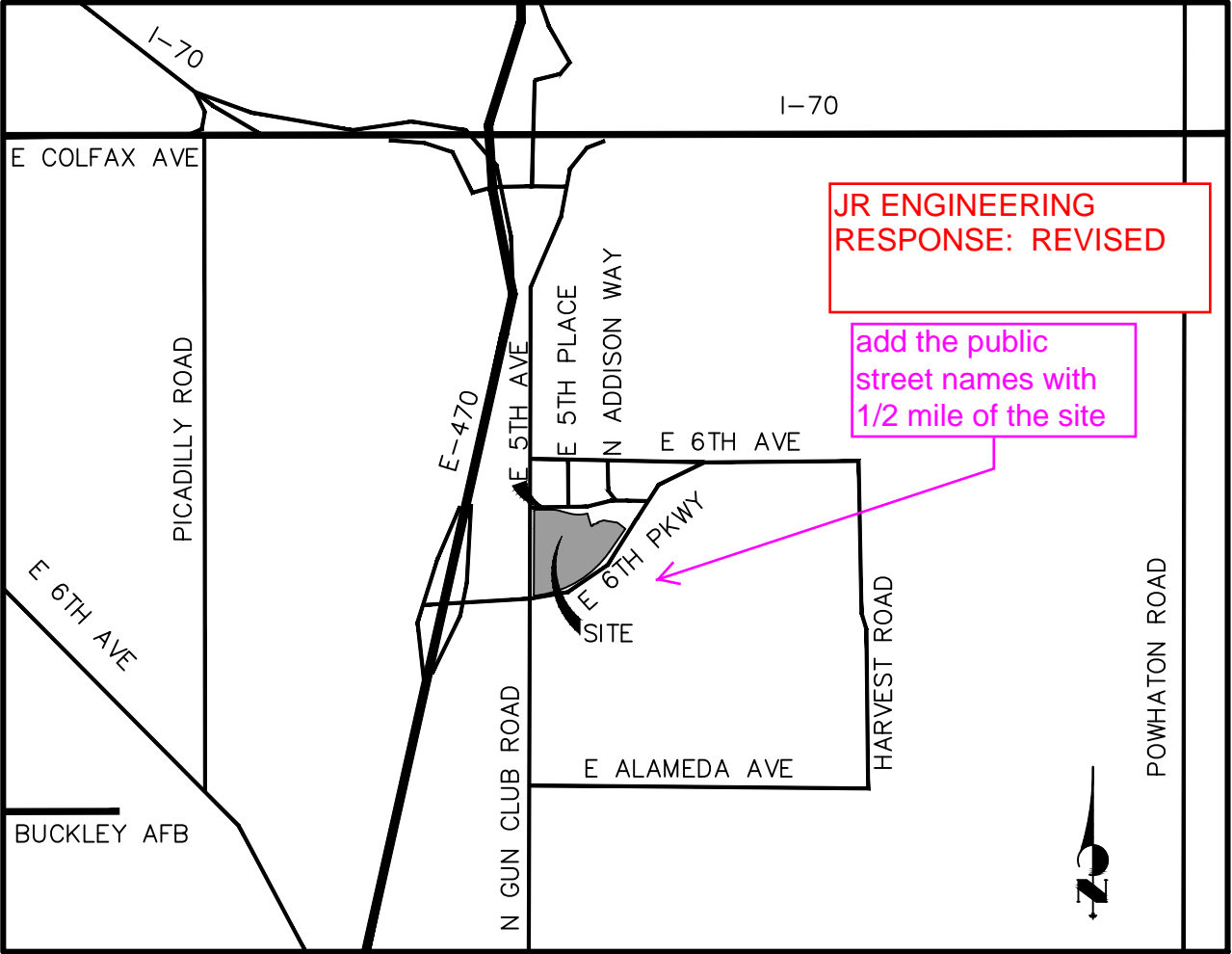
CITY STATE ZIP CODE _____

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 _____, 2021 AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER DATE

PLANNING DIRECTOR DATE



VICINITY MAP
1"=3000'

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 JUNE 28, 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 #6 REBAR WITH A 2" ALUMINUM CAP STAMPED "COA T4S 1/6 12/7 R66W/R65W 2012 LS 23527" IN A RANGE BOX AND AT THE WEST QUARTER CORNER BY A 3" ALUMINUM CAP STAMPED "COA LS T4S 12/7 R66W/R65W 1983 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.
- TRACT B IS TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS ADJACENT TO GUN CLUB ROAD, EAST 6TH PARKWAY, EAST 2ND PLACE AND NORTH ADDISON WAY 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.

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. 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 OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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.

JOB NO. 15879.20
AUGUST 19, 2021
SHEET 1 OF 3



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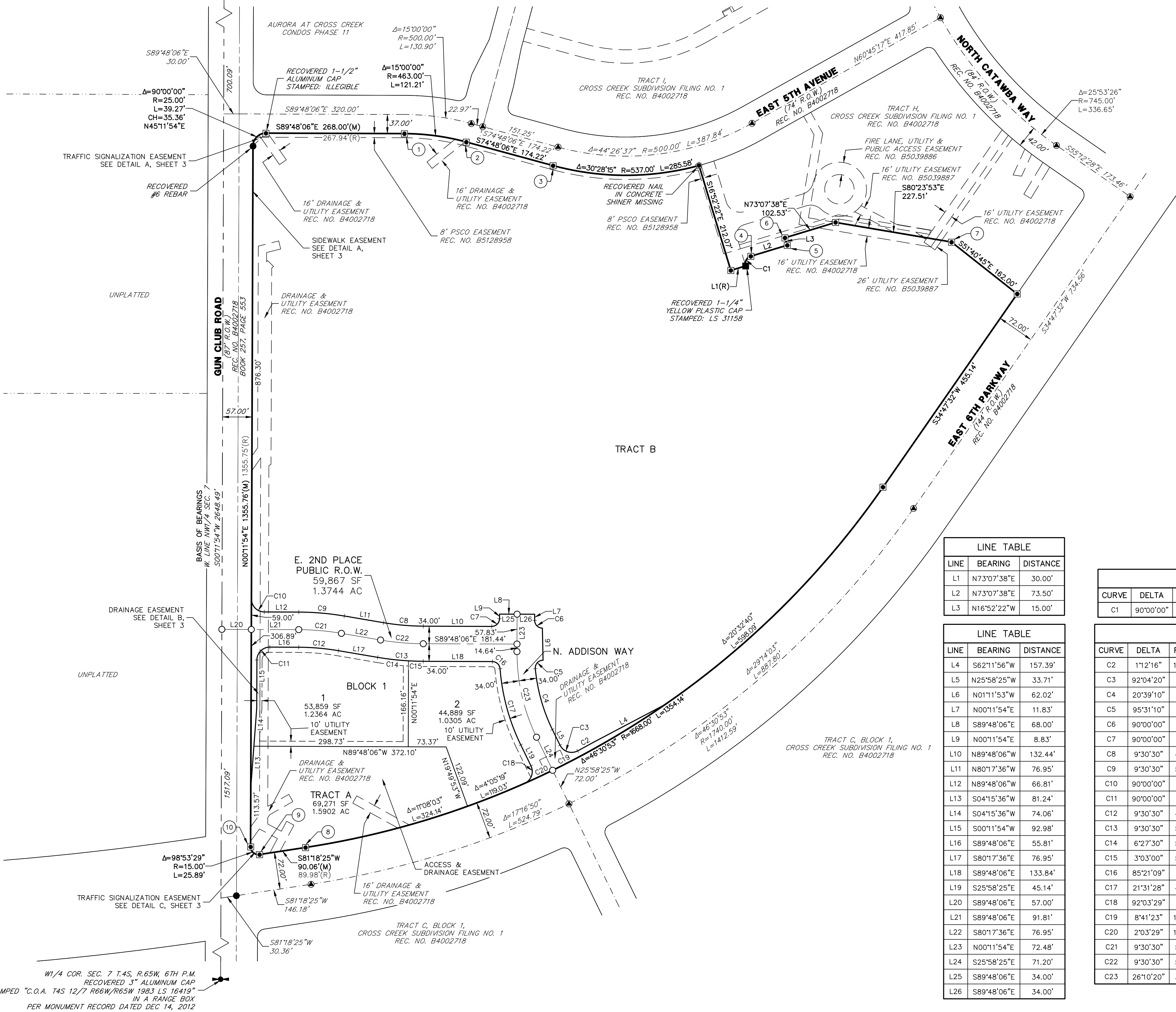
CROSS CREEK SUBDIVISION FILING NO. 4

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

NW COR. SEC. 7 T.4S, R.65W, 6TH P.M.
RECOVERED #6 REBAR W/ 2" ALUMINUM CAP
STAMPED "C.O.A. T4S 1/6 12/7 R66W/R65W 2012 PLS 23527"
IN A RANGE BOX
PER MONUMENT RECORD DATED DEC 12, 2012



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

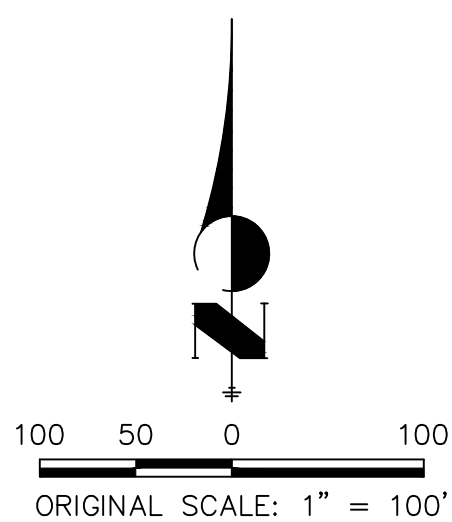
- RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED: LS 9329, IN A RANGE BOX
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583
- SET 18" #5 REBAR W/ 1-1/4" PURPLE PLASTIC CAP STAMPED "JR ENG 38578"
- (R) RECORDED
- (M) MEASURED
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- - - EXISTING PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING CENTERLINE

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'

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S62°11'56"W	157.39'
L5	N25°58'25"W	33.71'
L6	N01°11'53"W	62.02'
L7	N00°11'54"E	11.83'
L8	S89°48'06"E	68.00'
L9	N00°11'54"E	8.83'
L10	N89°48'06"W	132.44'
L11	N80°17'36"W	76.95'
L12	N89°48'06"W	66.81'
L13	S04°15'36"W	81.24'
L14	S04°15'36"W	74.06'
L15	S00°11'54"W	92.98'
L16	S89°48'06"E	55.81'
L17	S80°17'36"E	76.95'
L18	S89°48'06"E	133.84'
L19	S25°58'25"E	45.14'
L20	S89°48'06"E	57.00'
L21	S89°48'06"E	91.81'
L22	S80°17'36"E	76.95'
L23	N00°11'54"E	72.48'
L24	S25°58'25"E	71.20'
L25	S89°48'06"E	34.00'
L26	S89°48'06"E	34.00'

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

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	20°39'10"	341.00'	122.92'	S15°38'50"E 122.25'
C5	95°31'10"	15.00'	25.01'	S42°26'19"W 22.21'
C6	90°00'00"	15.00'	23.56'	S44°48'06"E 21.21'
C7	90°00'00"	15.00'	23.56'	N45°11'54"E 21.21'
C8	9°30'30"	466.00'	77.33'	S85°02'51"E 77.25'
C9	9°30'30"	534.00'	88.62'	N85°02'51"W 88.52'
C10	90°00'00"	25.00'	39.27'	S44°48'06"E 35.36'
C11	90°00'00"	25.00'	39.27'	S45°11'54"W 35.36'
C12	9°30'30"	466.00'	77.33'	N85°02'51"W 77.25'
C13	9°30'30"	534.00'	88.62'	S85°02'51"E 88.52'
C14	6°27'30"	534.00'	60.19'	S83°31'21"E 60.16'
C15	3°03'00"	534.00'	28.43'	S88°16'36"E 28.42'
C16	85°21'09"	15.00'	22.35'	N47°07'32"W 20.34'
C17	21°31'28"	409.00'	153.65'	S15°12'41"E 152.75'
C18	92°03'29"	25.00'	40.17'	N20°03'19"E 35.98'
C19	8°41'23"	1668.00'	252.97'	N59°40'54"E 252.73'
C20	2°03'29"	1668.00'	59.91'	N65°03'19"E 59.91'
C21	9°30'30"	500.00'	82.98'	N85°02'51"W 82.88'
C22	9°30'30"	500.00'	82.98'	S85°02'51"E 82.88'
C23	26°10'20"	375.00'	171.30'	S12°53'15"E 169.81'



JOB NO. 15879.20
AUGUST 19, 2021
SHEET 2 OF 3

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A Westrian Company

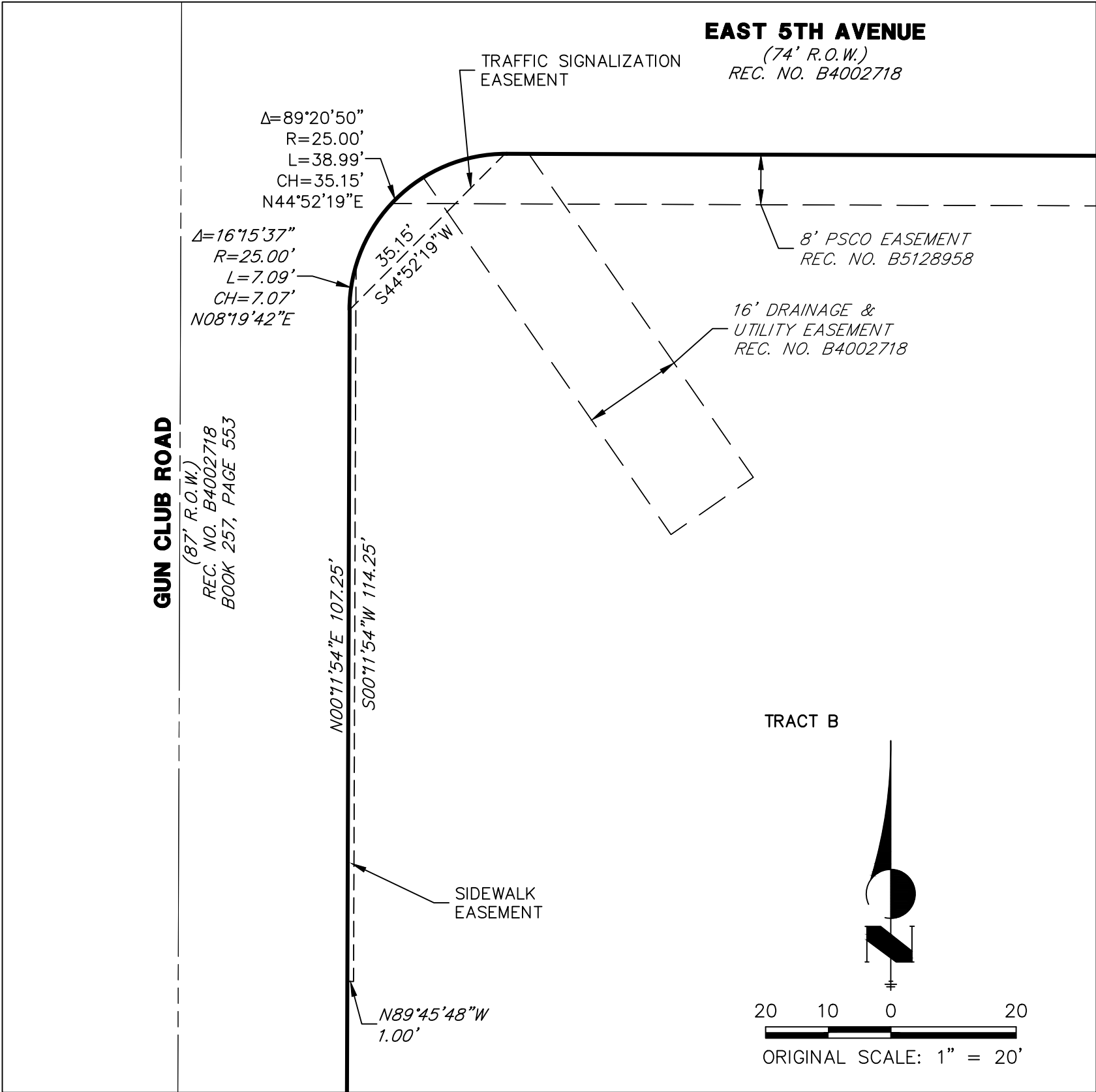
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CROSS CREEK SUBDIVISION FILING NO. 4

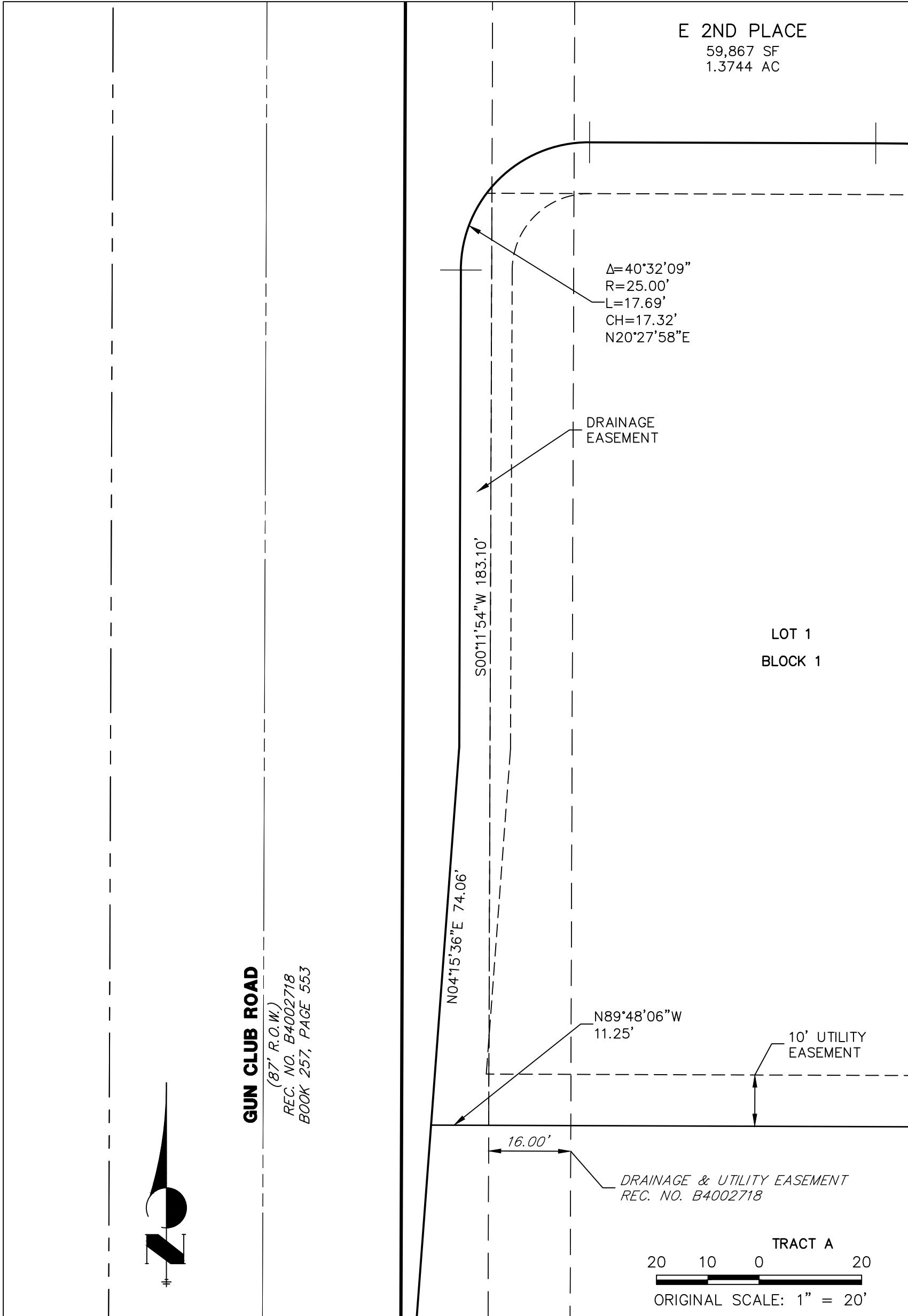
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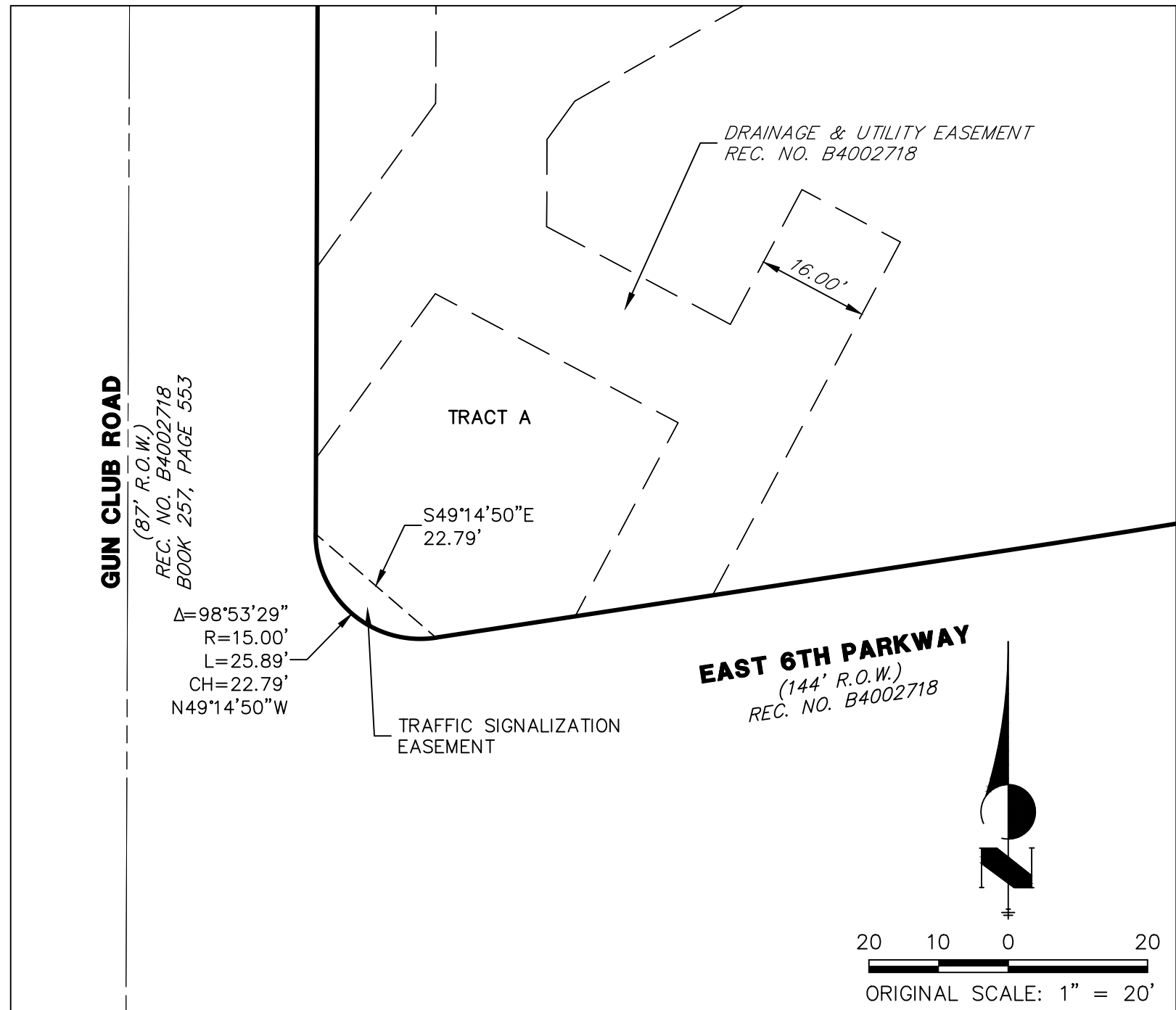
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



DETAIL A



DETAIL B



DETAIL C

- LEGEND**
- SET 18" #5 REBAR W/ 1-1/4" PURPLE PLASTIC CAP STAMPED "JR ENG 38578"
 - (R) RECORD
 - (M) MEASURED
 - PROPOSED PROPERTY LINE
 - PROPOSED RIGHT-OF-WAY
 - EXISTING PROPERTY LINE

JOB NO. 15879.20
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SHEET 3 OF 3

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