

Send in the update this to be within 120 calendar days of the plat approval date

Send in the current Certificate of Taxes Due for the plated area

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 THE 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, MORE PARTICULARLY 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 SOUTH 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 SAID 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. B1021676 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 SOUTH 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;

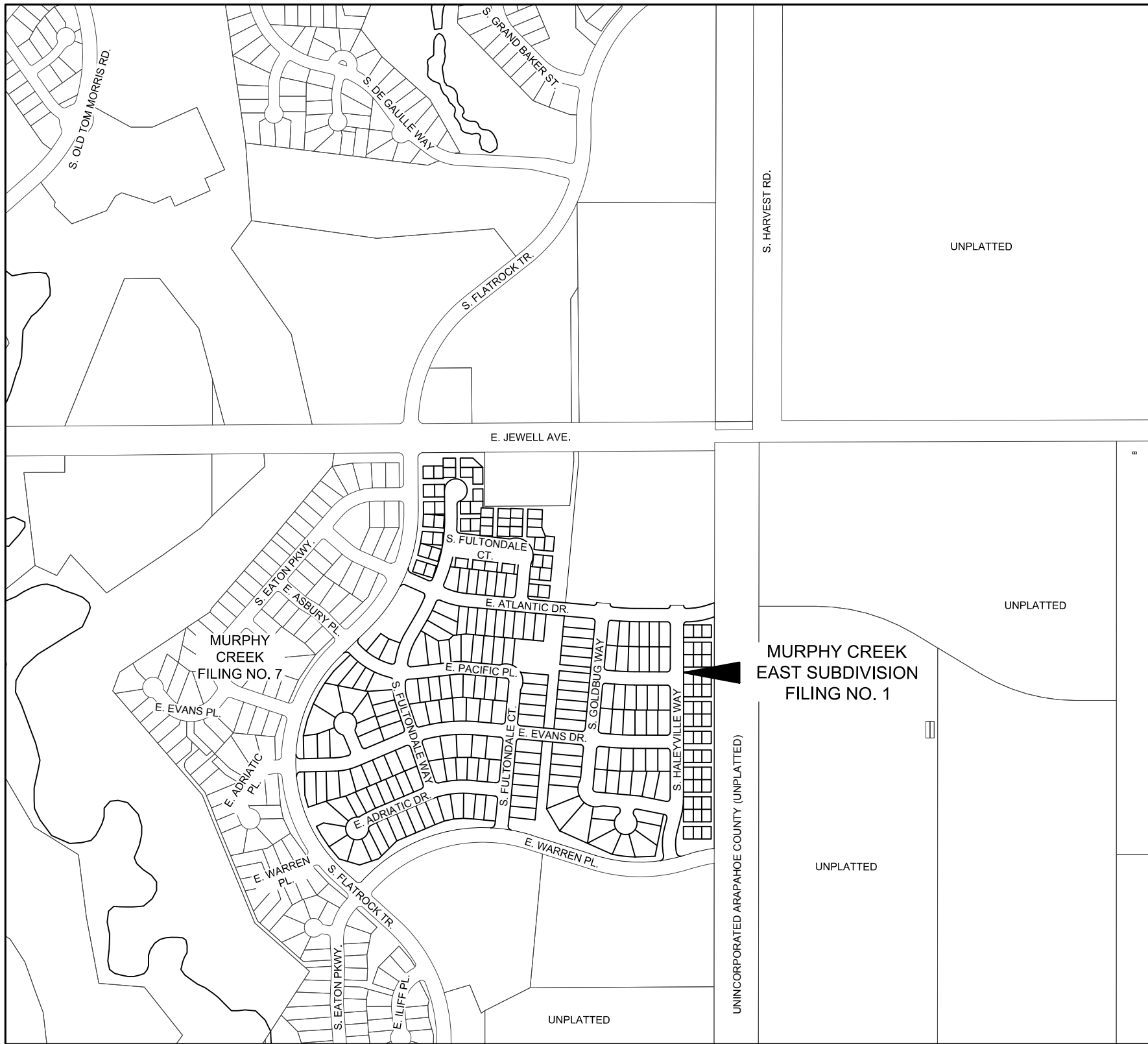
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°13'36", AN ARC LENGTH OF 23.62 FEET, THE CHORD OF WHICH BEARS SOUTH 45°04'04" EAST, 21.26 FEET TO A POINT OF COMPOUND CURVATURE;

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" = 600'

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" WEST, 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. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, AND Z ARE TO BE PRIVATELY OWNED AND MAINTAINED.
5. 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.
6. 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.
7. 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.
8. 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. 4 WITH AN EFFECTIVE DATE OF SEPTEMBER 24, 2019 AT 7:30 AM. [send in the update this to be within 120 calendar days of the plat approval date](#)
9. 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.
10. 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.
11. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT (6" G.E.) ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT 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 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO 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 _____, 2020 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 _____, 2020 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.

KEVIN J. KUCHARCZYK, PLS NO. 34591
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.



TITLE COMMITMENT INFORMATION UPDATED
UPDATED TITLE SUBMITTED WITH THIS CHANGE

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 _____, 2020 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 _____

CLERK AND RECORDER'S CERTIFICATION:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF APAPAHOE COUNTY, COLORADO ON THIS ____ DAY OF

_____, 2020, A.D. AT ____ O'CLOCK _M.

COUNTY CLERK AND RECORDER

DEPUTY

BOOK _____

PAGE _____

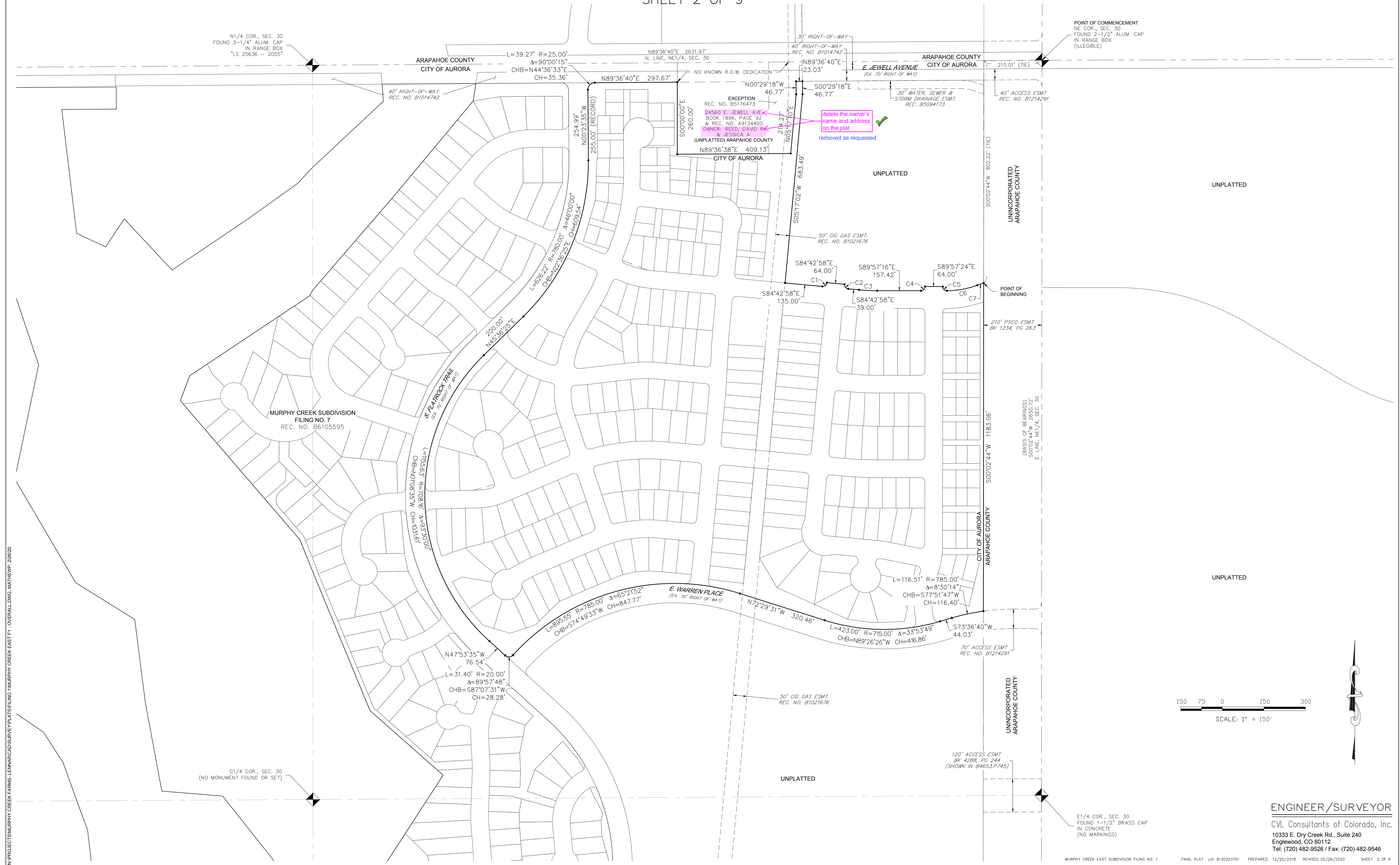
RECEPTION NO. _____

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



150 75 0 150 300
SCALE: 1" = 150'



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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 3 OF 9

SHEET 4

UPLATTED
UNINCORPORATED
ARAPAHOE COUNTY

SHEET 5

SHEET 6

UPLATTED
UNINCORPORATED
ARAPAHOE COUNTY

SHEET 7

SHEET 8

UPLATTED
UNINCORPORATED
ARAPAHOE COUNTY

UPLATTED

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

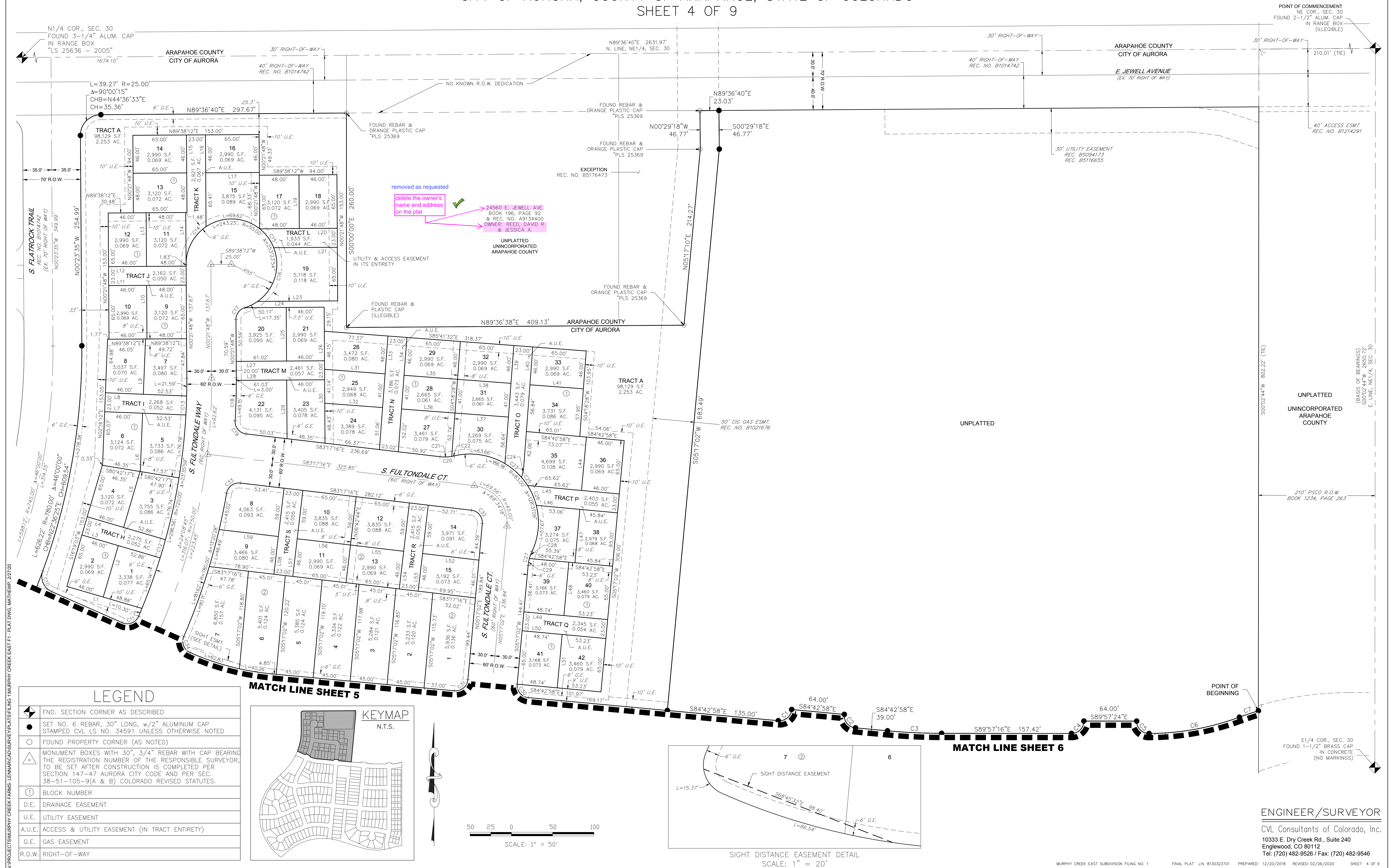


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MURPHY CREEK EAST SUBDIVISION FILING NO. 1

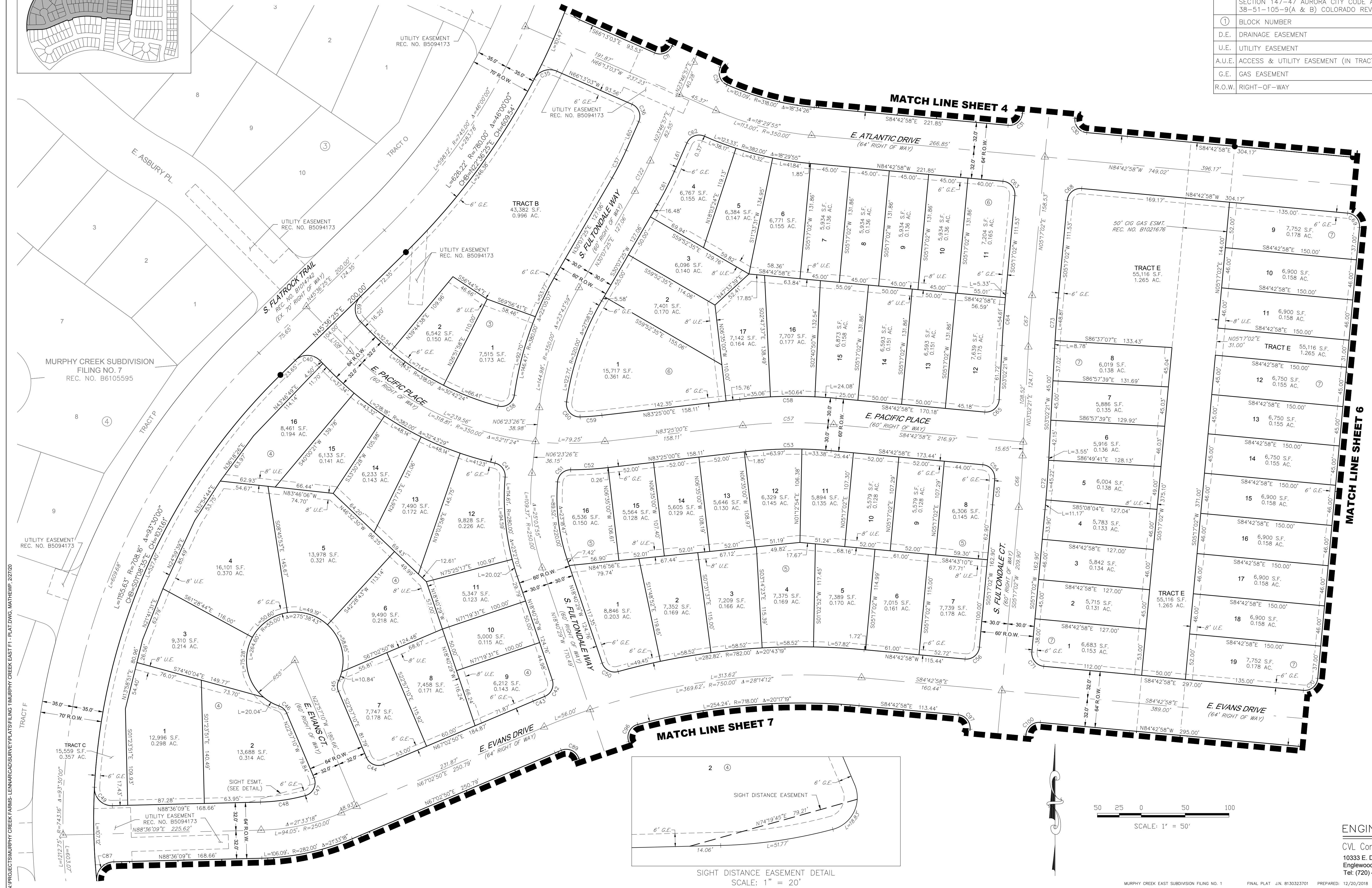
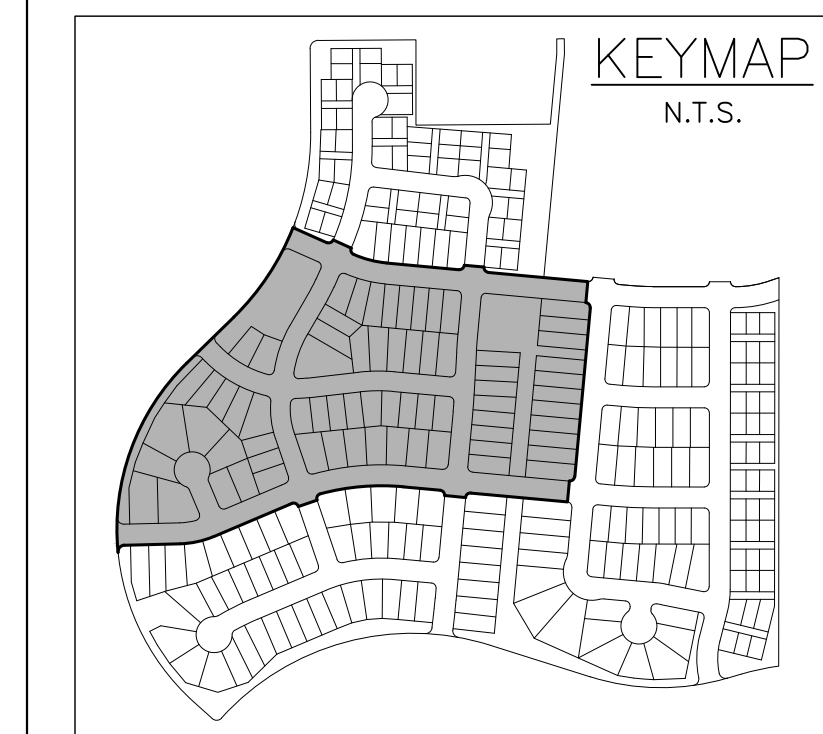
A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 4 OF 9



APPROVED BY MURPHY CREEK FARMS, L.L.C. FOR THE SUBDIVISION FILING OF MURPHY CREEK EAST F1 - PLAT Dwg. MATHEMP. 2/2/2020

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 5 OF 9

	LEGEND
	FND. SECTION CORNER AS DESCRIBED
●	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 34591 UNLESS OTHERWISE NOTED
○	FOUND PROPERTY CORNER (AS NOTED)
	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.
①	BLOCK NUMBER
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT (IN TRACT ENTIRETY)
G.E.	GAS EASEMENT
R.O.W.	RIGHT-OF-WAY

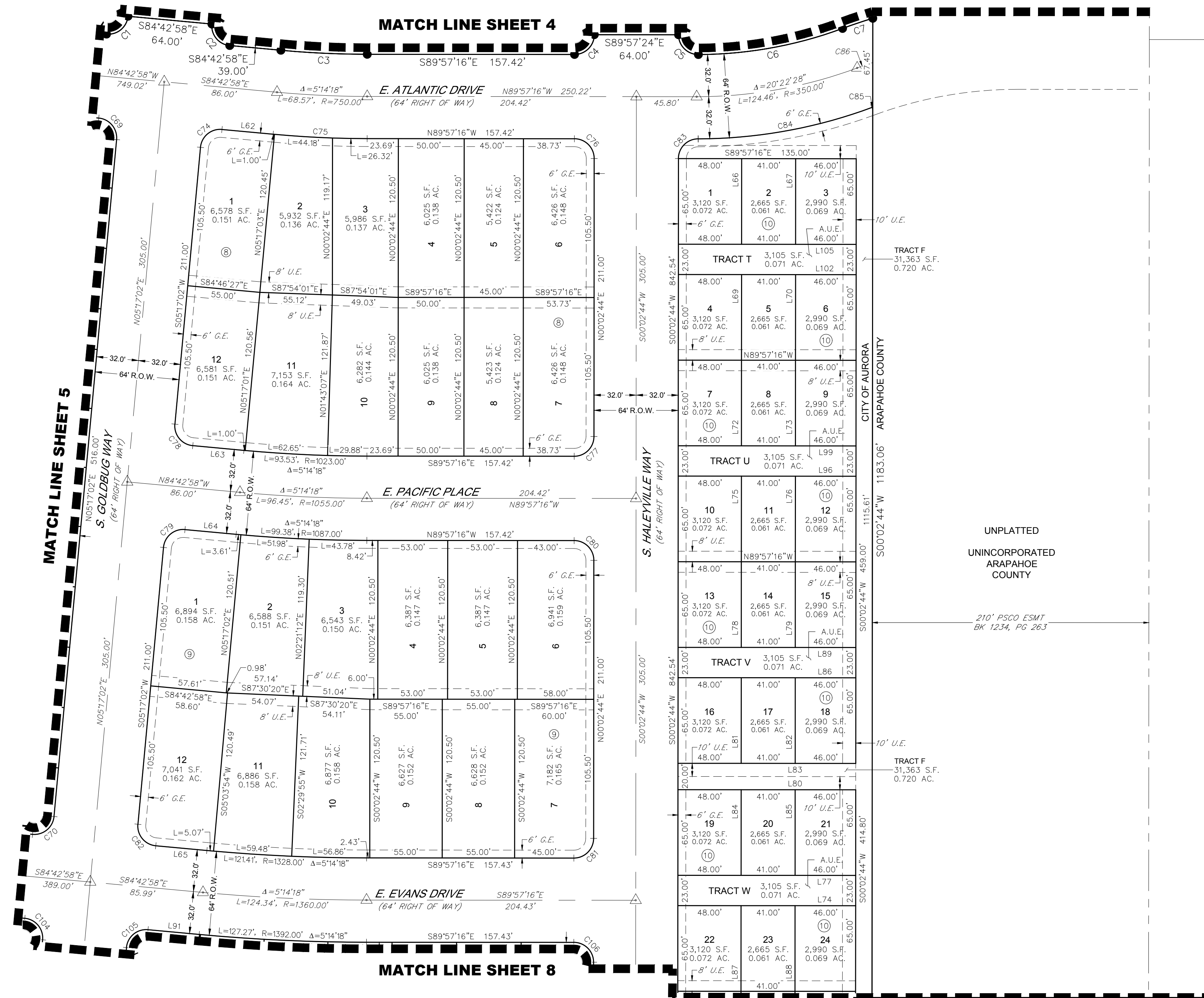
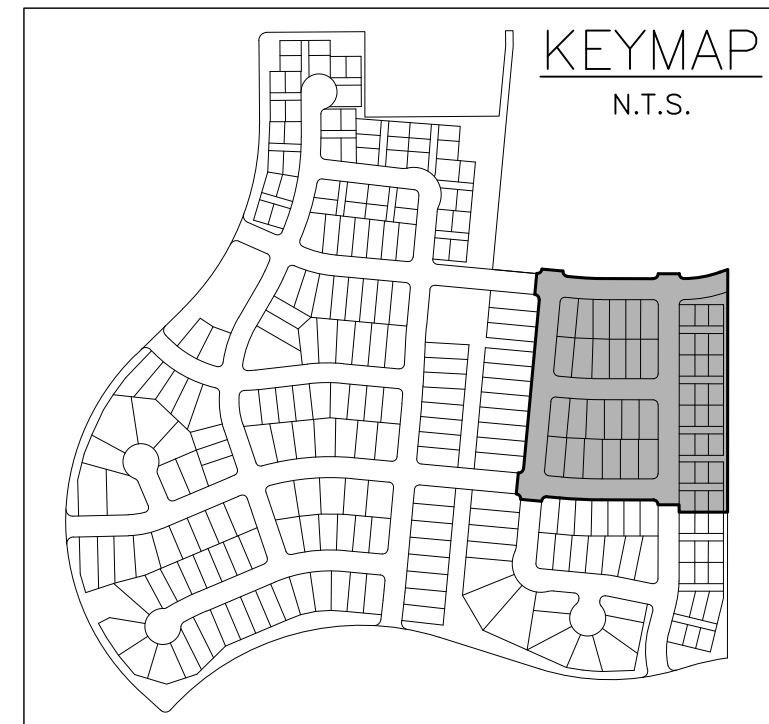


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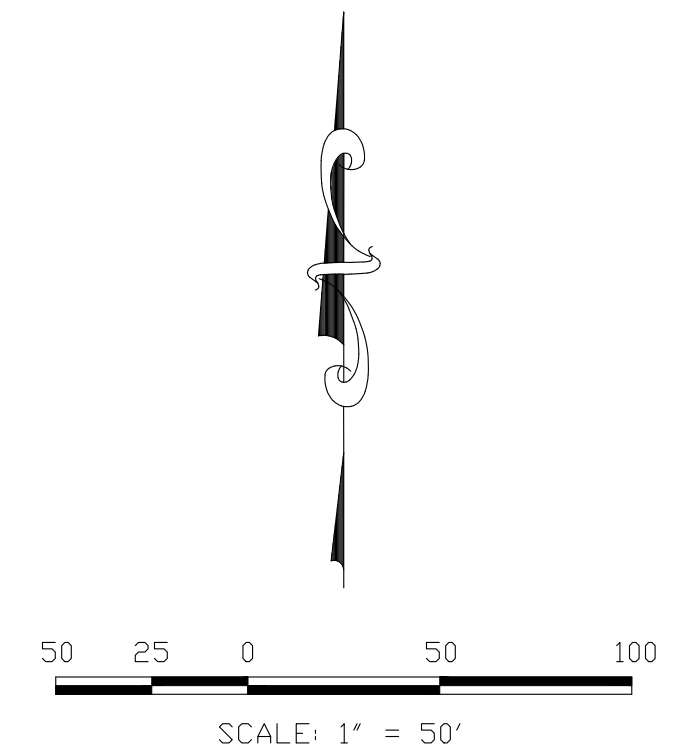
CVL Consultants of Colorado, Inc.
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 6 OF 9



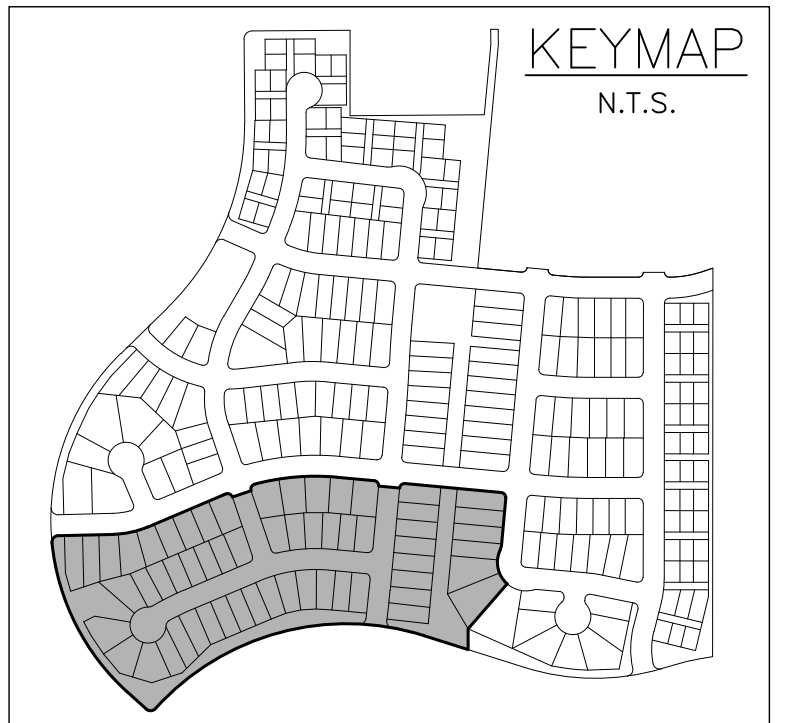
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 34591 UNLESS OTHERWISE NOTED
	FOUND PROPERTY CORNER (AS NOTED)
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	A.U.E. ACCESS & UTILITY EASEMENT (IN TRACT ENTIRETY)
	G.E. GAS EASEMENT
	R.O.W. RIGHT-OF-WAY



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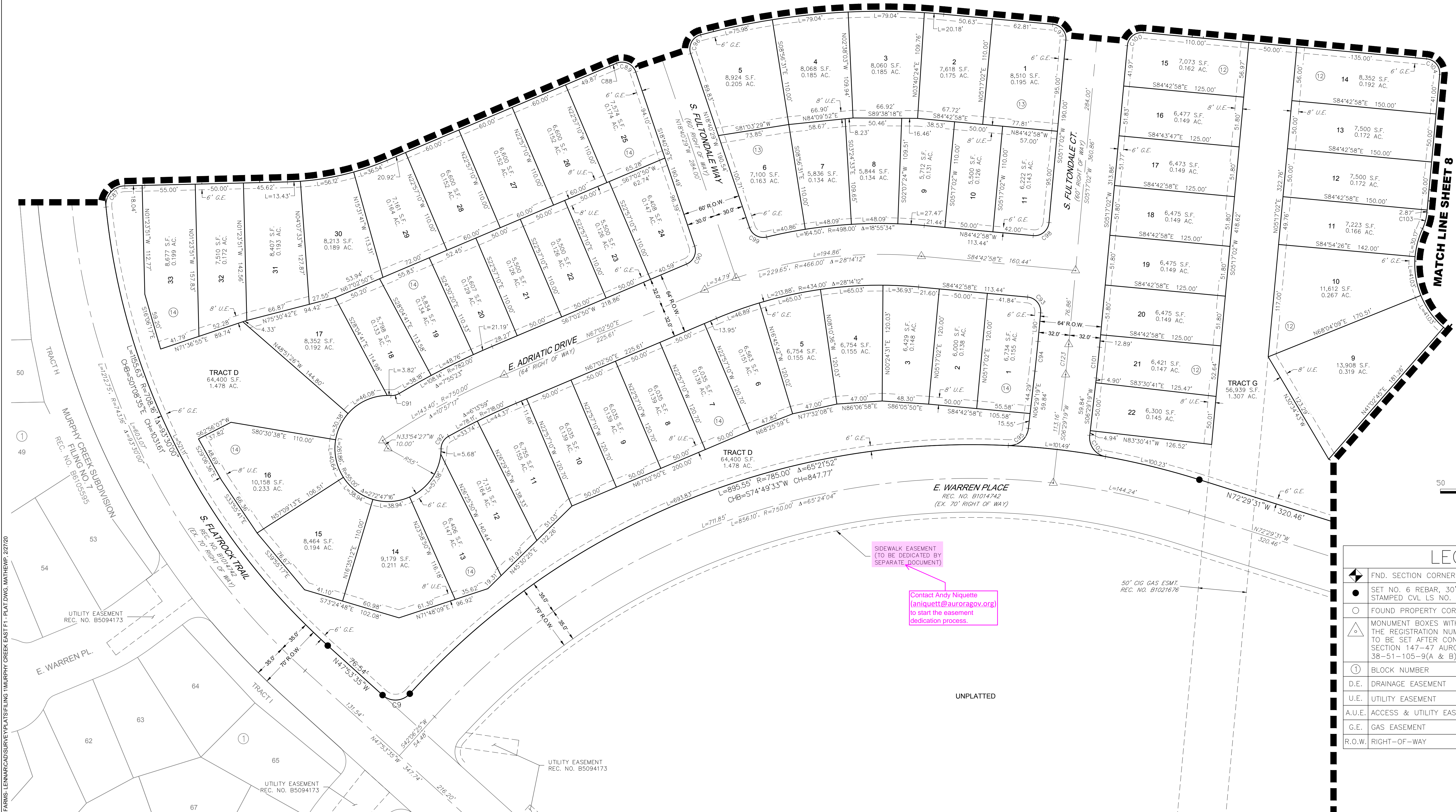
MURPHY CREEK EAST SUBDIVISION FILING NO. 1

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 7 OF 9



MATCH LINE SHEET 5

MATCH LINE SHEET 8



LEGEND

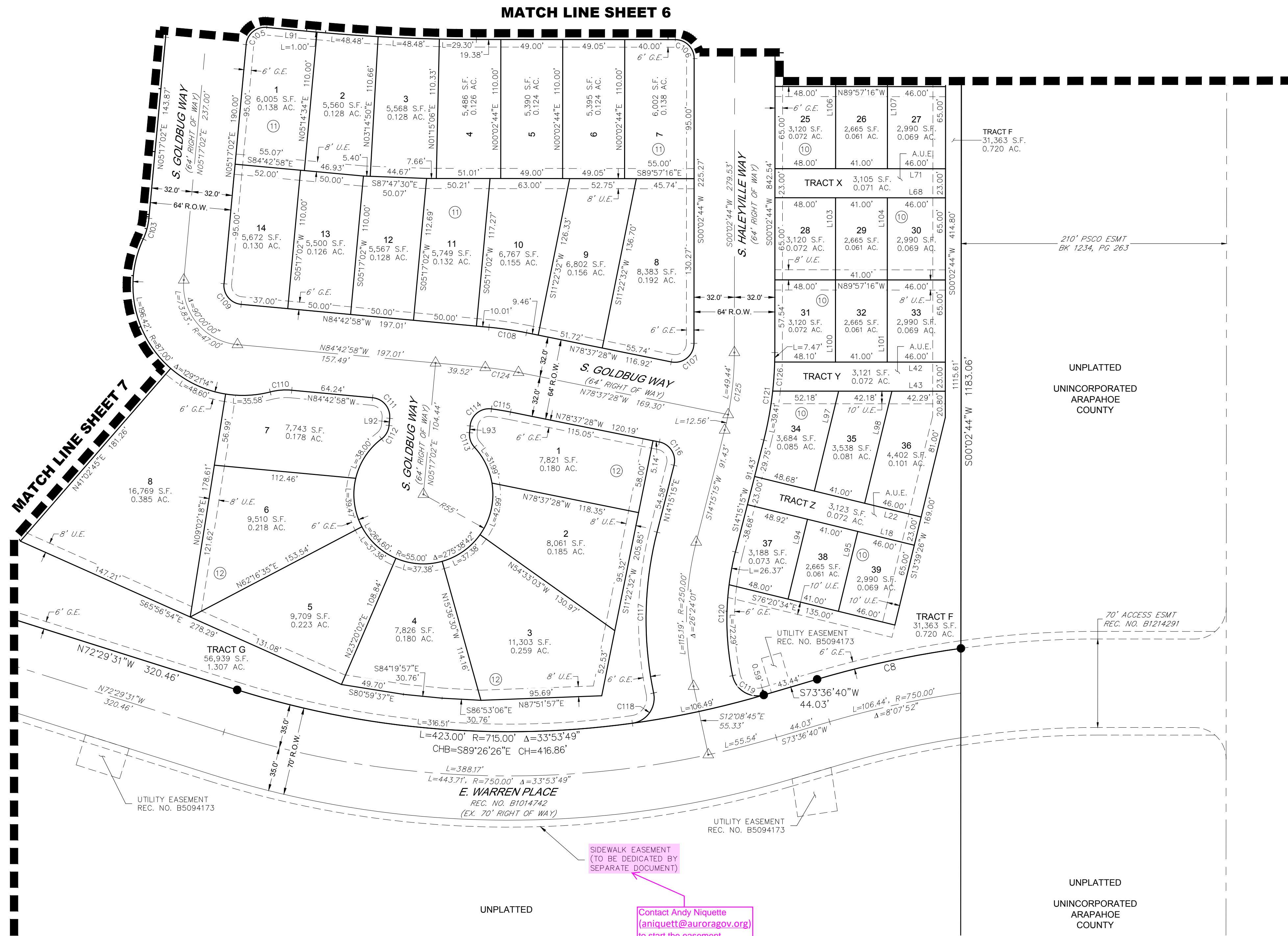
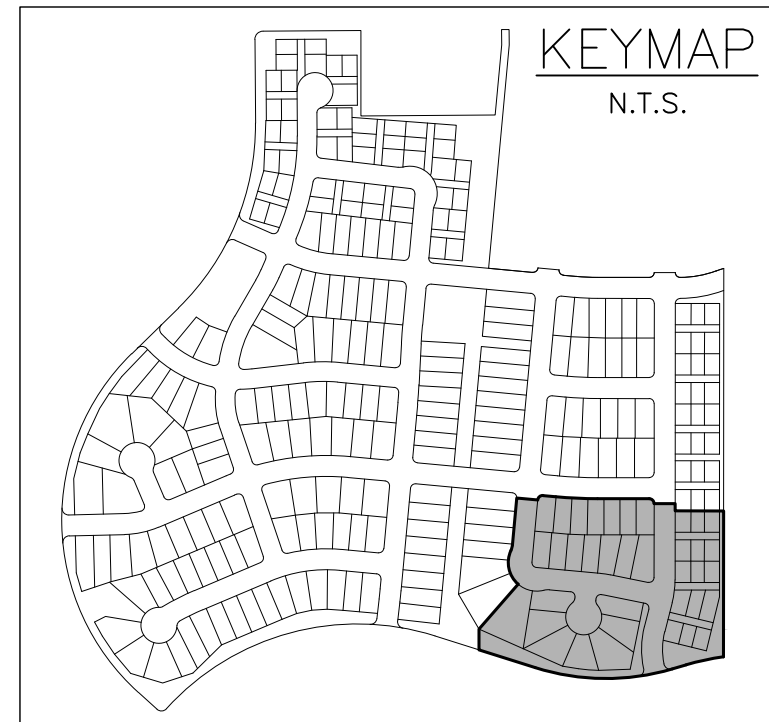
	FND. SECTION CORNER AS DESCRIBED
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 34591 UNLESS OTHERWISE NOTED
	FOUND PROPERTY CORNER (AS NOTED)
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	A.U.E. ACCESS & UTILITY EASEMENT (IN TRACT ENTIRETY)
	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



LEGEND

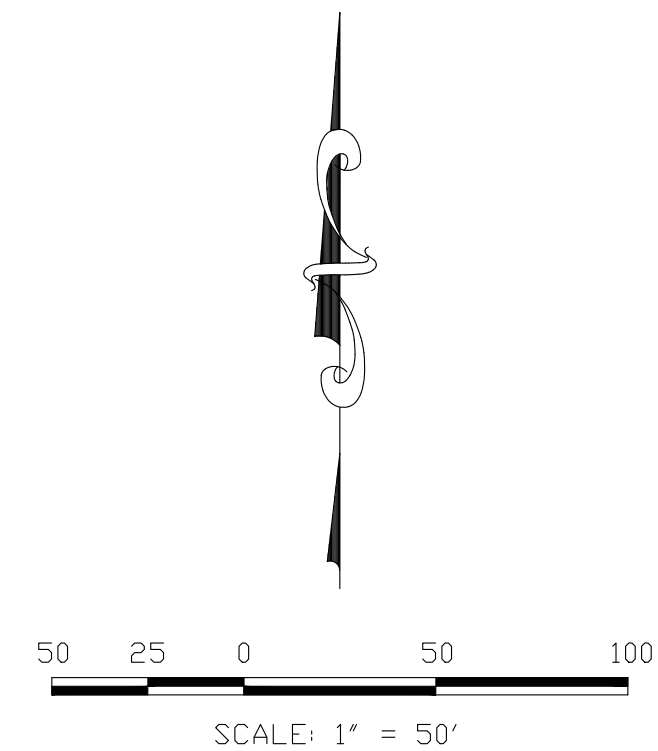
◆	FND. SECTION CORNER AS DESCRIBED
●	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 34591 UNLESS OTHERWISE NOTED
○	FOUND PROPERTY CORNER (AS NOTED)
△	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
①	BLOCK NUMBER
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT (IN TRACT ENTIRETY)
G.E.	GAS EASEMENT
R.O.W.	RIGHT-OF-WAY

UNPLATTED

SIDEWALK EASEMENT
(TO BE DEDICATED BY
SEPARATE DOCUMENT)

Contact Andy Niquette
(aniquett@auroragov.org)
to start the easement
dedication process.

UNPLATTED
UNINCORPORATED
ARAPAHOE
COUNTY



ENGINEER/SURVEYOR

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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 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	785.00'	8°30'14"	116.51'	S77°51'47"W	116.40'
C9	20.00'	89°57'48"	31.40'	N87°07'31"E	28.28'
C10	20.00'	86°16'22"	30.11'	S23°04'52"E	27.35'
C11	15.00'	90°32'46"	23.70'	N68°30'34"E	21.31'
C12	720.00'	1°49'49"	23.00'	N16°19'03"E	23.00'
C13	720.00'	1°49'49"	23.00'	N02°16'12"E	23.00'
C14	55.00'	56°18'01"	54.04'	S27°47'15"W	51.90'
C15	55.00'	30°01'10"	28.82'	N36°31'31"W	28.49'
C16	55.00'	76°20'04"	73.28'	N16°39'06"E	67.98'
C17	15.00'	73°23'54"	19.22'	N36°20'09"E	17.93'
C18	780.00'	3°49'50"	52.15'	N01°33'07"E	52.14'
C19	15.00'	86°45'18"	22.71'	S39°54'37"E	20.60'
C20	50.00'	19°58'25"	17.43'	N86°43'31"E	17.34'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C21	50.00'	16°19'12"	14.24'	N88°33'07"E	14.19'
C22	50.00'	3°39'13"	3.19'	N78°33'55"E	3.19'
C23	83.00'	17°57'42"	26.02'	N50°19'57"W	25.91'
C24	51.50'	15°28'25"	13.91'	N12°02'41"E	13.87'
C25	83.00'	8°34'48"	12.43'	N37°03'41"W	12.42'
C26	83.00'	18°13'13"	26.39'	N23°39'41"W	26.28'
C27	50.00'	19°58'25"	17.43'	S15°16'14"W	17.34'
C28	50.00'	10°04'34"	8.79'	S20°13'10"W	8.78'
C29	50.00'	9°53'51"	8.64'	S10°13'57"W	8.63'
C30	15.00'	90°00'00"	23.56'	S39°42'58"E	21.21'
C31	15.00'	90°00'00"	23.56'	N50°17'02"E	21.21'
C32	15.00'	88°34'18"	23.19'	N39°00'07"W	20.95'
C33	15.00'	86°45'18"	22.71'	S53°20'04"W	20.60'
C34	15.00'	89°26'26"	23.42'	S21°25'20"E	21.11'
C35	20.00'	86°16'24"	30.12'	S70°38'45"W	27.35'
C36	15.00'	90°00'00"	23.56'	N21°13'03"W	21.21'
C37	320.00'	6°20'28"	35.42'	N26°57'11"E	35.40'
C38	15.00'	96°51'43"	25.36'	N56°28'09"E	22.44'
C39	20.00'	90°00'00"	31.42'	S00°36'25"W	28.28'
C40	20.00'	90°00'00"	31.42'	N89°23'35"W	28.28'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C41	15.00'	81°53'42"	21.44'	N36°10'14"W	19.66'
C42	15.00'	86°45'48"	22.71'	N24°42'25"E	20.61'
C43	782.00'	1°02'29"	14.21'	S67°34'04"W	14.21'
C44	15.00'	90°00'00"	23.56'	S67°57'10"E	21.21'
C45	15.00'	47°49'21"	12.52'	S00°57'31"W	12.16'
C46	15.00'	47°49'21"	12.52'	N46°51'50"W	12.16'
C47	15.00'	97°56'58"	25.64'	N26°01'19"E	22.63'
C48	218.00'	13°36'20"	51.77'	N81°47'59"E	51.65'
C49	20.00'	94°20'02"	32.93'	S44°13'51"E	29.33'
C50	15.00'	86°45'48"	22.71'	S62°03'23"E	20.61'
C51	15.00'	85°11'48"	22.30'	S47°14'12"W	20.31'
C52	380.00'	6°25'06"	42.57'	N86°37'33"E	42.55'
C53	470.00'	11°52'02"	97.35'	S89°21'01"W	97.17'
C54	15.00'	88°50'34"	23.26'	N40°17'41"W	21.00'
C55	1470.00'	1°09'26"	29.69'	N04°42'19"E	29.69'
C56	15.00'	90°00'00"	23.56'	N50°17'02"E	21.21'
C57	500.00'	11°52'02"	103.56'	S89°21'01"W	103.38'
C58	530.00'	11°52'02"	109.77'	S89°21'01"W	109.58'
C59	320.00'	4°27'43"	24.92'	N85°38'52"E	24.91'
C60	15.00'	100°16'29"	26.25'	S41°59'02"E	23.03'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N73°40'57"W	94.88'
L2	S16°19'03"W	65.00'
L3	N73°40'57"W	98.86'
L4	N73°40'57"W	98.86'
L5	S16°19'03"W	70.67'
L6	N02°16'12"E	70.74'
L7	N87°43'48"W	98.53'
L8	N87°43'48"W	98.53'
L9	N02°16'12"E	67.09'
L10	N00°21'48"W	65.00'
L11	S89°38'12"W	94.00'
L12	S89°38'12"W	94.00'
L13	N00°21'48"W	65.00'
L14	N00°21'48"W	63.17'
L15	N00°21'48"W	94.00'
L16	N00°21'48"W	111.41'
L17	S89°38'12"W	65.00'
L18	S76°20'34"E	135.92'
L19	S00°21'48"E	65.00'
L20	S89°38'12"W	94.00'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L21	S89°38'12"W	77.19'
L22	S76°20'34"E	135.68'
L23	S89°38'12"W	97.08'
L24	N89°38'12"E	96.17'
L25	S00°21'48"E	65.00'
L26	N00°21'48"W	65.00'
L27	N89°38'12"E	107.02'
L28	N89°38'12"E	107.03'
L29	S00°21'48"E	71.16'
L30	N00°21'48"W	76.87'
L31	S85°41'32"E	73.61'
L32	S85°41'32"E	70.26'
L33	S04°18'28"W	138.06'
L34	N04°18'28"E	139.02'
L35	N85°41'32"W	65.00'
L36	N85°41'32"W	65.00'
L37	N85°41'32"W	65.00'
L38	N85°41'32"W	65.00'
L39	S04°18'28"W	143.64'
L40	N04°18'28"E	144.90'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L41	S85°41'32"E	65.00'
L42	S89°57'16"E	135.10'
L43	S89°57'16"E	136.65'
L44	S05°17'02"W	65.00'
L45	N84°42'58"W	111.62'
L46	S84°42'58"E	98.90'
L47	S05°17'02"W	65.00'
L48	S05°17'02"W	65.00'
L49	N84°42'58"W	101.97'
L50	S84°42'58"E	101.97'
L51	S05°17'02"W	65.00'
L52	N83°17'16"W	68.81'
L53	N06°42'44"E	105.00'
L54	N06°42'44"E	105.00'
L55	N83°17'16"W	65.00'
L56	N83°17'16"W	65.00'
L57	N06°42'44"E	105.00'
L58	N06°42'44"E	105.00'
L59	N83°17'16"W	72.23'
L60	N23°46'57"E	35.55'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L61	S23°46'57"W	35.55'
L62	N84°42'58"W	39.00'
L63	S84°42'58"E	39.00'
L64	N84°42'58"W	39.00'
L65	S84°42'58"E	38.99'
L66	S00°02'44"W	65.00'
L67	S00°02'44"W	65.00'
L68	S89°57'16"E	135.00'
L69	S00°02'44"W	65.00'
L70	S00°02'44"W	65.00'
L71	S89°57'16"E	135.00'
L72	S00°02'44"W	65.00'
L73	S00°02'44"W	65.00'
L74	S89°57'16"E	135.00'
L75	S00°02'44"W	65.00'
L76	S00°02'44"W	65.00'
L77	S89°57'16"E	135.00'
L78	S00°02'44"W	65.00'
L79	S00°02'44"W	65.00'
L80	S89°57'16"E	135.00'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C61	380.00'	6°20'28"	42.06'	N26°57'11"E	42.03'
C62	15.00'	90°00'00"	23.56'	S68°46'57"W	21.21'
C63	15.00'	90°00'00"	23.56'	N39°42'58"W	21.21'
C64	1530.00'	2°14'41"	59.94'	S04°09'41"W	59.94'
C65	15.00'	92°14'41"	24.15'	N49°09'41"E	21.62'
C66	1500.00'	2°14'41"	58.77'	N04°09'41"E	58.77'
C67	1500.00'	2°14'41"	58.77'	S04°09'41"W	58.76'
C68	15.00'	90°00'00"	23.56'	S50°17'02"W	21.21'
C69	15.00'	90°00'00"	23.56'	N39°42'58"W	21.21'
C70	15.00'	90°00'00"	23.56'	N50°17'02"E	21.21'
C71	15.00'	90°00'00"	23.56'	S39°42'58"E	21.21'
C72	1530.00'	2°14'41"	59.94'	N04°09'41"E	59.94'
C73	1470.00'	2°14'41"	57.59'	S04°09'41"W	57.59'
C74	15.00'	90°00'00"	23.56'	S50°17'02"W	21.21'
C75	782.00'	5°14'18"	71.49'	S87°20'07"E	71.47'
C76	15.00'	90°00'00"	23.56'	N44°57'16"W	21.21'
C77	15.00'	90°00'00"	23.56'	N45°02'44"E	21.21'
C78	15.00'	90°00'00"	23.56'	S39°42'58"E	21.21'
C79	15.00'	90°00'00"	23.56'	S50°17'02"W	21.21'
C80	15.00'	90°00'00"	23.56'	N44°57'16"W	21.21'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C81	15.00'	90°00'00"	23.56'	N45°02'44"E	21.21'
C82	15.00'	90°00'00"	23.56'	S39°42'58"E	21.21'
C83	15.00'	89°49'38"	23.52'	S44°57'33"W	21.18'
C84	382.00'	20°12'06"	134.69'	N79°46'19"E	133.99'
C85	318.00'	0°08'06"	0.75'	S69°44'19"W	0.75'
C86	350.00'	2°03'18"	12.55'	S70°41'55"W	12.55'
C87	20.00'	94°20'00"	32.93'	S41°26'08"W	29.33'
C88	718.00'	0°36'28"	7.62'	S67°21'04"W	7.62'
C89	15.00'	93°40'12"	24.52'	N65°30'35"W	21.88'
C90	15.00'	85°43'19"	22.44'	N24°11'11"E	20.41'
C91	15.00'	33°59'44"	8.90'	N76°07'19"E	8.77'
C92	15.00'	60°28'56"	15.83'	S30°34'23"W	15.11'
C93	15.00'	90°00'00"	23.56'	N39°42'58"W	21.21'
C94	1468.00'	1°12'17"	30.87'	N05°53'10"E	30.87'
C95	20.00'	86°17'47"	30.12'	N49°38'12"E	27.36'
C96	15.00'	93°40'12"	24.52'	S28°09'37"W	21.88'
C97	15.00'	90°00'00"	23.56'	N39°42'58"W	21.21'
C98	15.00'	90°00'00"	23.56'	N50°17'02"E	21.21'
C99	15.00'	84°58'03"	22.24'	S61°09'31"E	20.26'
C100	15.00'	90°00'00"	23.56'	S50°17'02"W	21.21'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C101	1532.00'	1°12'17"	32.21'	N05°53'10"E	32.21'
C102	20.00'	86°17'47"	30.12'	S36°39'34"E	27.36'
C103	50.00'	19°40'37"	17.17'	N15°07'21"E	17.09'
C104	15.00'	90°00'00"	23.56'	N39°42'58"W	21.21'
C105	15.00'	90°00'00"	23.56'	S50°17'02"W	21.21'
C106	15.00'	90°00'00"	23.56'	N44°57'16"W	21.21'
C107	15.00'	101°19'48"	26.53'	N50°42'38"E	23.20'
C108	282.00'	6°05'30"	29.98'	N81°40'13"W	29.97'
C109	15.00'	90°00'00"	23.56'	S39°42'58"E	21.21'
C110	50.00'	19°40'37"	17.17'	S85°26'43"W	17.09'
C111	15.00'	90°00'00"	23.56'	N39°42'58"W	21.21'
C112	15.00'	47°41'40"	12.49'	N29°07'52"E	12.13'
C113	15.00'	47°57'01"	12.55'	S18°41'29"E	12.19'
C114	15.00'	92°04'45"	24.11'	S51°19'25"W	21.59'
C115	218.00'	4°00'45"	15.27'	N80°37'50"W	15.26'
C116	15.00'	92°52'43"	24.32'	N32°11'06"W	21.74'
C117	282.00'	26°05'35"	128.43'	S01°12'27"W	127.32'
C118	20.00'	93°59'01"	32.81'	N35°09'10"E	29.25'
C119	20.00'	94°42'41"	33.06'	S59°02'00"E	29.42'
C120	218.00'	25°55'54"	98.67'	S01°17'18"W	97.83'