

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

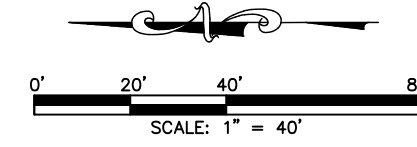
LAST REVISED: 5/23/2022



# MURPHY CREEK SUBDIVISION FILING NO. 19

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LOT 2, BLOCK 6  
HOMESTEAD AT MURPHY CREEK  
SUBDIVISION FILING NO. 1  
REC. NO. A9080446



## MONUMENT SYMBOL LEGEND

- SECTION CORNER MONUMENT AS DESCRIBED
- 1 SET NO. 5 REBAR, 18" LONG WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- 1 FOUND NO. 5 REBAR - NO CAP
- 2 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "COSTIN PLS 11130"
- A.E. = ACCESS EASEMENT
- TRACT C IS A DRAINAGE EASEMENT IN ITS ENTIRETY



POINT OF COMMENCEMENT  
NORTHWEST CORNER, SECTION 19,  
T4S., R65W., 6TH P.M.  
FOUND DOWN 0.5', NO. 6 REBAR WITH  
3-1/4" ALUMINUM CAP-ILLEGIBLE

WEST 1/4 COR., SECTION 19, T4S., R65W., 6TH P.M.  
FOUND 1' BELOW, NO. 6 REBAR WITH  
3" BRASS CAP STAMPED "CITY OF AURORA 1986 PLS 16419"

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

**AzTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
[www.aztecconsultants.com](http://www.aztecconsultants.com)

AzTec Proj. No.: 162720-01 Drawn By: JFT

DEVELOPER		DATE OF PREPARATION:	06/11/2021
MONTANO HOMES		SCALE:	T=40'
7375 EAST ORCHARD ROAD, SUITE 200 A GREENWOOD VILLAGE, CO 80111 (720) 696-6762		SHEET 2 OF 5	



# MURPHY CREEK SUBDIVISION FILING NO. 19

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 5 FOR  
LINE AND CURVE TABLES

NW 1/4 SEC. 19,  
T.4S., R.65W., SIXTH P.M.

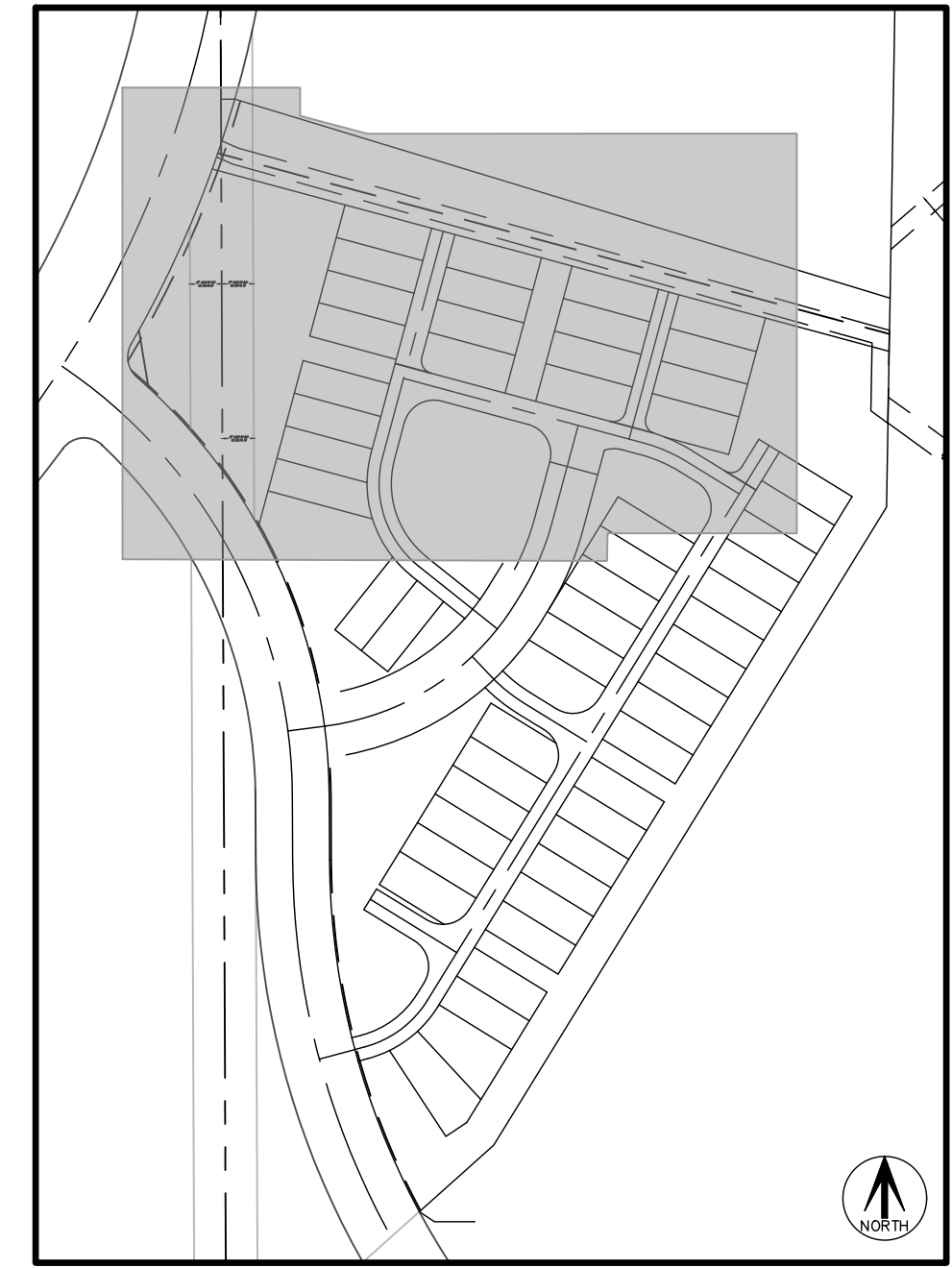
UNPLATTED  
REC. NO. B0073637

TRACT G  
38,883 SF  
0.893 AC

(A DRAINAGE EASEMENT IN ITS ENTIRETY)

## LEGEND

U.E. = UTILITY EASEMENT  
S.E. = SIDEWALK EASEMENT  
T.S.E. = TRAFFIC SIGNALIZATION EASEMENT  
PA.U.E. = PUBLIC ACCESS AND UTILITY EASEMENT  
PA.FL.U.E. = PUBLIC ACCESS, FIRE LANE AND UTILITY EASEMENT  
(NR) = NON RADIAL  
MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.  
TRACT C IS A DRAINAGE EASEMENT IN ITS ENTIRETY



KEY MAP

N.T.S.

POINT OF BEGINNING

5.5' S.E.

16' A.E.

130.50'

16' A.E.

10' U.E.

7.5' U.E.

10' U.E.

7.5' U.E.

10' U.E.

7.5' U.E.

10' U.E.

7.5' U.E.

10' U.E.

7.5' U.E.

10' U.E.

7.5' U.E.

10' U.E.

7.5' U.E.

10' U.E.

TRACT C  
39,452 SF  
0.906 AC  
(A DRAINAGE EASEMENT IN ITS ENTIRETY)

NW 1/4 SEC. 19,  
T.4S., R.65W.,  
SIXTH P.M.

TRACT D  
39,452 SF  
0.906 AC  
(A DRAINAGE EASEMENT IN ITS ENTIRETY)

TRACT E  
19,928 SF  
0.457 AC

TRACT F  
6,479 SF  
0.149 AC

TRACT G  
38,883 SF  
0.893 AC

TRACT H  
3,990 SF  
0.092 AC

TRACT I  
53,146 SF  
1.220 AC

TRACT J  
14,673 SF  
0.337 AC

TRACT K  
14,673 SF  
0.337 AC

TRACT L  
14,673 SF  
0.337 AC

TRACT M  
14,673 SF  
0.337 AC

TRACT N  
14,673 SF  
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TRACT O  
14,673 SF  
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TRACT P  
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TRACT Q  
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TRACT S  
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TRACT T  
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TRACT U  
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TRACT Y  
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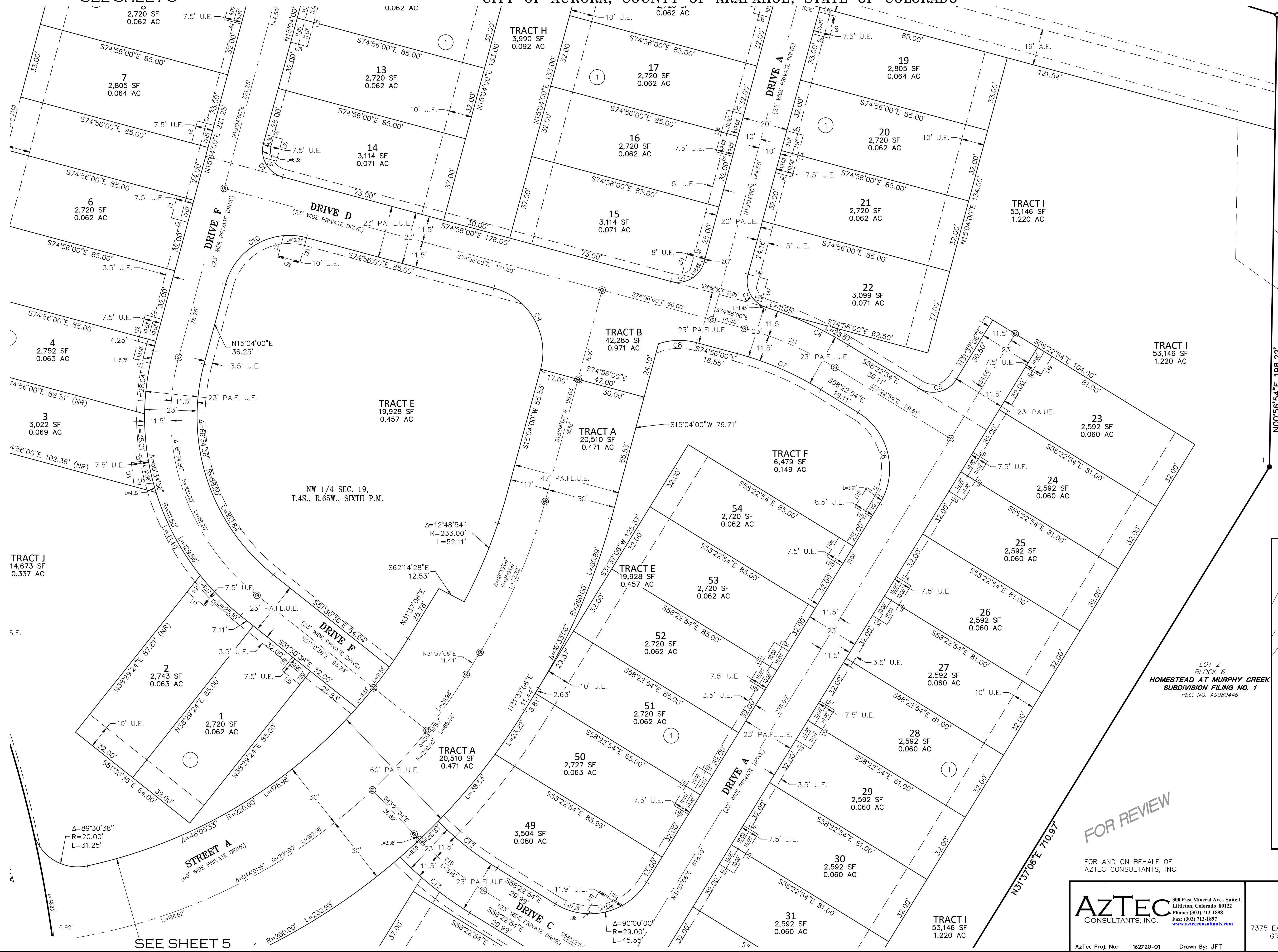


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SEE SHEET 5 FOR  
LINE AND CURVE TABLES

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 3

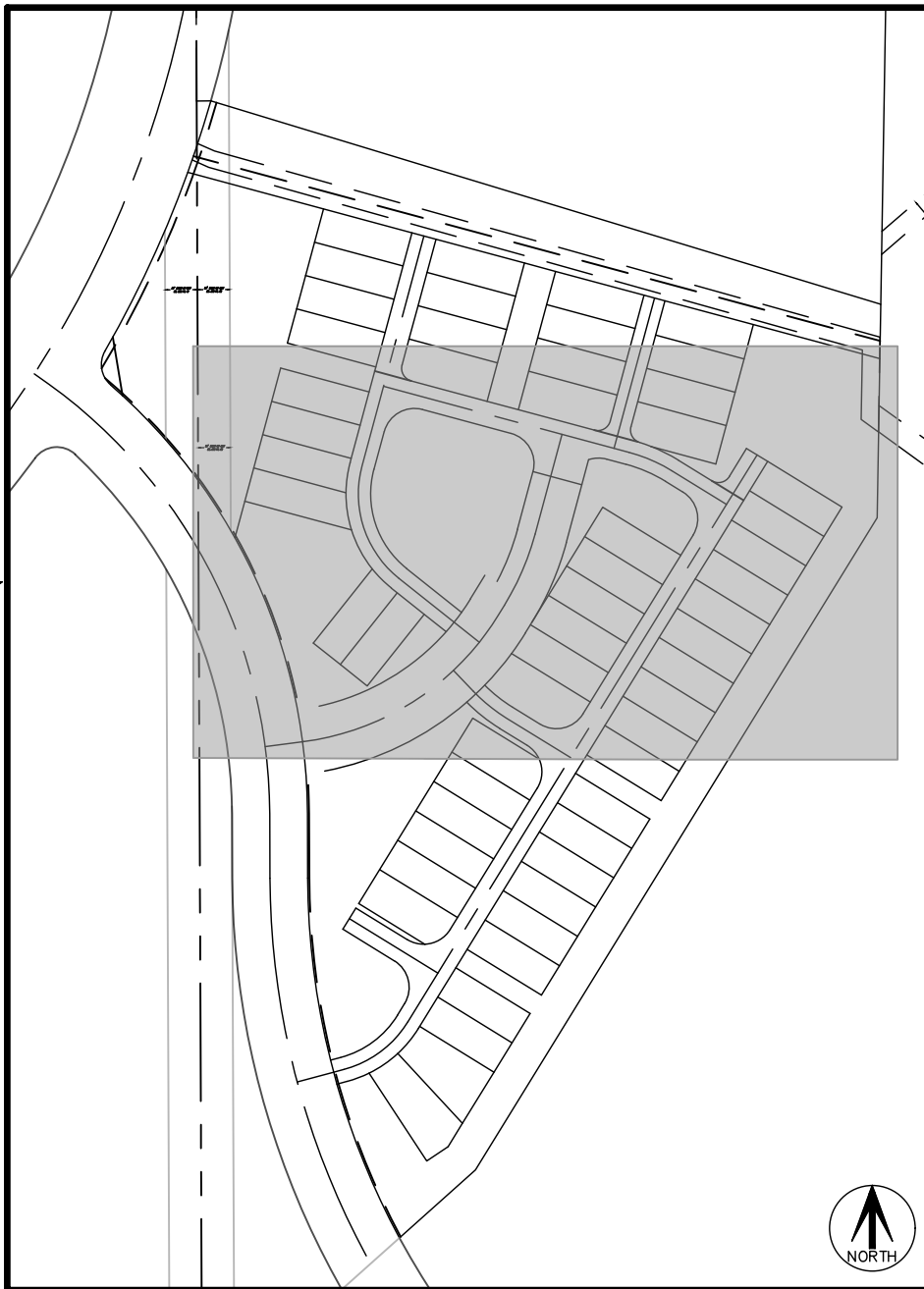
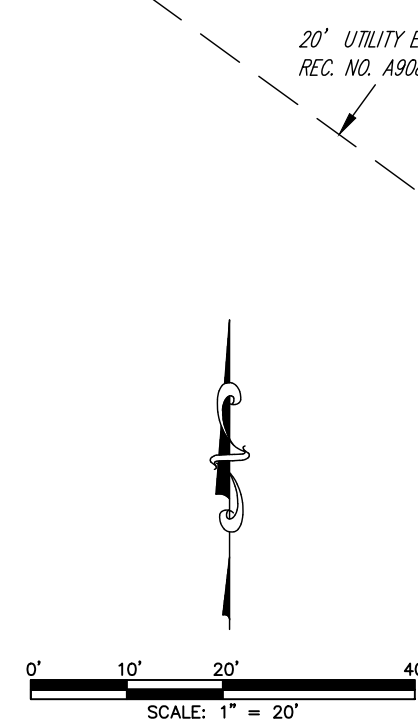


**LEGEND**

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TRACT C IS A DRAINAGE EASEMENT IN ITS ENTIRETY



**KEY MAP**  
N.T.S.

FOR REVIEW

FOR AND ON BEHALF OF  
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CONSULTANTS, INC.

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AzTec Proj. No.: 162720-01 Drawn By: JFT

DEVELOPER		DATE OF PREPARATION:	06/11/2021
MONTANO HOMES		SCALE:	1"=20'
7375 EAST ORCHARD ROAD, SUITE 200 A GREENWOOD VILLAGE, CO 80111 (720) 696-6762		SHEET 4 OF 5	



A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LINE TABLE		
LINE	BEARING	LENGTH
L57	S58°22'54"E	7.50'
L58	S31°37'06"W	20.00'
L59	N58°22'54"W	7.50'
L60	S58°22'54"E	7.50'
L61	S31°37'06"W	20.00'
L62	N58°22'54"W	7.50'
L63	S58°22'54"E	7.50'
L64	S31°37'06"W	10.00'
L65	S31°37'06"W	10.00'
L66	N58°22'54"W	7.50'
L67	S58°22'54"E	7.50'
L68	S31°37'06"W	20.00'
L69	N58°22'54"W	7.50'
L70	S58°22'54"E	7.50'
L71	S31°37'06"W	20.00'
L72	N58°22'54"W	7.50'
L73	S58°22'54"E	7.50'
L74	S31°37'06"W	10.00'
L75	N31°37'06"E	10.00'
L76	N58°22'54"W	7.50'
L77	S58°22'54"E	7.50'
L78	S31°37'06"W	10.00'
L79	S47°07'57"E	9.10'
L80	S42°52'03"W	10.00'
L81	N47°07'57"W	7.50'
L82	S24°37'53"E	8.32'
L83	S65°22'07"W	10.00'
L84	S24°37'53"E	7.50'
L85	N24°37'52"W	8.52'
L86	N65°22'07"E	10.00'
L87	N24°37'52"W	8.70'
L88	S31°37'06"W	11.00'
L89	N58°22'54"W	11.47'
L90	N58°22'54"W	7.50'
L91	N31°37'06"E	20.00'
L92	N58°22'54"W	7.50'
L93	N58°22'54"W	7.50'
L94	N31°37'06"E	20.00'
L95	N58°22'54"W	7.50'
L96	N58°22'54"W	11.90'
L97	N31°37'06"E	10.00'
L98	N58°22'54"W	2.81'
L99	N31°37'06"E	10.00'
L100	S58°22'54"E	11.92'
L101	N58°22'54"W	7.50'
L102	N31°37'06"E	20.00'
L103	S58°22'54"E	7.50'
L104	N58°22'54"W	7.50'
L105	N31°37'06"E	20.00'
L106	S58°22'54"E	7.50'
L107	N58°22'54"W	7.50'
L108	N31°37'06"E	10.00'
L109	N58°22'54"W	8.50'
L110	N31°37'06"E	10.00'
L111	S58°22'54"E	8.34'