

# MURPHY CREEK SUBDIVISION FILING NO. \_\_\_\_

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

## CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, 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 SOUTHEAST CORNER OF SAID SECTION 19, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 19, BEARS SOUTH 89°36'50" WEST, A DISTANCE OF 2631.71 FEET, WITH ALL BEARINGS HEREON RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, SOUTH 89°36'50" WEST, A DISTANCE OF 209.40 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°23'10" WEST, A DISTANCE OF 70.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST JEWELL AVENUE, AS RECORDED IN BOOK 741 AT PAGE 311 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY AND THE **POINT OF BEGINNING**.

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°36'50" WEST, A DISTANCE OF 1,162.03 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, AURORA FIRE STATION 15 SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. D7043794 IN SAID RECORDS;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID LOT 1, BLOCK 1 THE FOLLOWING TWO (2) COURSES:

- NORTH 00°23'10" WEST, A DISTANCE OF 265.00 FEET;
- SOUTH 89°36'50" WEST, A DISTANCE OF 215.08 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF SOUTH FLATROCK TRAIL AS RECORDED AT RECEPTION NO. B0072747 IN SAID RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 710.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 68°11'25" EAST;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°47'54", AN ARC LENGTH OF 369.26 FEET;
- NORTH 51°36'30" EAST, A DISTANCE OF 341.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 780.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°05'42", AN ARC LENGTH OF 709.20 FEET;
- NORTH 00°29'13" WEST, A DISTANCE OF 62.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 710.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°45'53", AN ARC LENGTH OF 1,013.22 FEET A LINE PARALLEL WITH AND DISTANT (210) TWO-HUNDRED-AND-TEN-FEET WESTERLY TO THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°06'49" WEST, A DISTANCE OF 2,148.57 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 38.641 ACRES, (1,683,191 SQUARE FEET), 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 SUBDIVISION FILING NO. \_\_\_\_** 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.

## OWNER

MURPHY CREEK LLC., A WYOMING LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

AS \_\_\_\_\_

## NOTARIAL CERTIFICATE

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ ) SS.

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY

OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY \_\_\_\_\_ AS \_\_\_\_\_

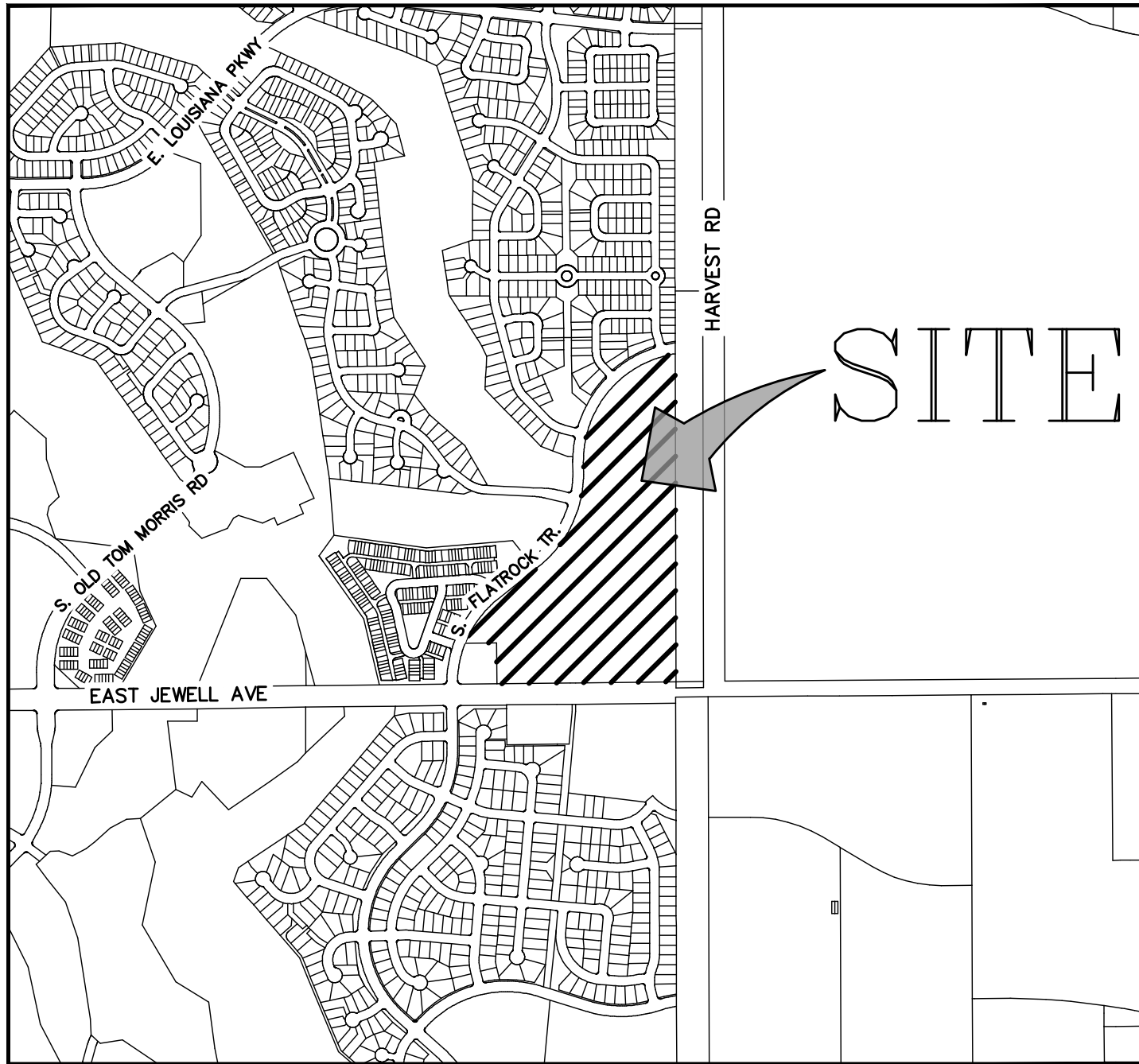
OF MURPHY CREEK LLC., A WYOMING LIMITED LIABILITY COMPANY, AN AUTHORIZED SIGNATORY.

BY \_\_\_\_\_ WITNESS MY HAND AND SEAL

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY I.D. NUMBER



## VICINITY MAP

SCALE 1" = 1000'



## 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 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, 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.

## GENERAL NOTES

- 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, COLORADO REVISED STATUTE.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, T4S, R65W, 6TH P.M. WHICH BEARS SOUTH 89°36'50" WEST, A DISTANCE OF 2,631.71 FEET AND IS MONUMENTED TO THE EAST BY A FOUND METAL PIPE WITH 2-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 13155" AND TO THE WEST BY A FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "LS 15244".
- DATE OF FIELD SURVEY: NOVEMBER 11, 2020
- FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. ABC70688870 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2020 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY AND VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND 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".
- 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.
- ALL OWNERS OF LOTS ADJACENT TO STREET A, STREET B, STREET C, STREET D, STREET E, AND STREET F 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.
- TRACTS A, I, & K, ARE DEDICATED AS DRAINAGE EASEMENTS INCLUDING OPEN SPACE AND TRAILS AND WILL BE PRIVATELY OWNED AND MAINTAINED.
- TRACT J IS DEDICATED AS A DRAINAGE EASEMENT TO BE OWNED AND MAINTAINED BY MILE HIGH FLOOD DISTRICT.
- TRACTS B, C, D, E, F, G, H & L ARE COMMON AREA LANDSCAPE AND TRAILS AND WILL BE PRIVATELY OWNED AND MAINTAINED.
- 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.
- FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. ABC70688870 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2020 AT 5:00 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SURVEYED PROPERTY.
- THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.

## SHEET INDEX

SHEET 1	LEGAL DESCRIPTION, OWNERSHIP, CERTIFICATES, AND NOTES
SHEET 2	OVERALL BOUNDARY
SHEETS 3-4	LOTS, EASEMENTS, AND DETAILS

## 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 \_\_\_\_\_.

MICHAEL J. NOFFSINGER  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38367  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1  
LITTLETON, CO. 80122  
(303) 713-1898

**NOTICE:** 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.

**NOTICE:** PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2. THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

## 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 \_\_\_\_\_, 20\_\_\_\_, A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE 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 \_\_\_\_\_

## CLERK AND RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, A.D.

AT \_\_\_\_\_ O'CLOCK \_M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

BOOK NO.: \_\_\_\_\_

PAGE NO.: \_\_\_\_\_

RECEPTION NO.: \_\_\_\_\_

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

AzTec Proj. No.: 69121-05 Drawn By: RDR

DEVELOPER  
MERITAGE HOMES

8400 E. CRESCENT PARKWAY, SUITE 200  
GREENWOOD VILLAGE, COLORADO, 80111

DATE OF PREPARATION: 06-22-2021

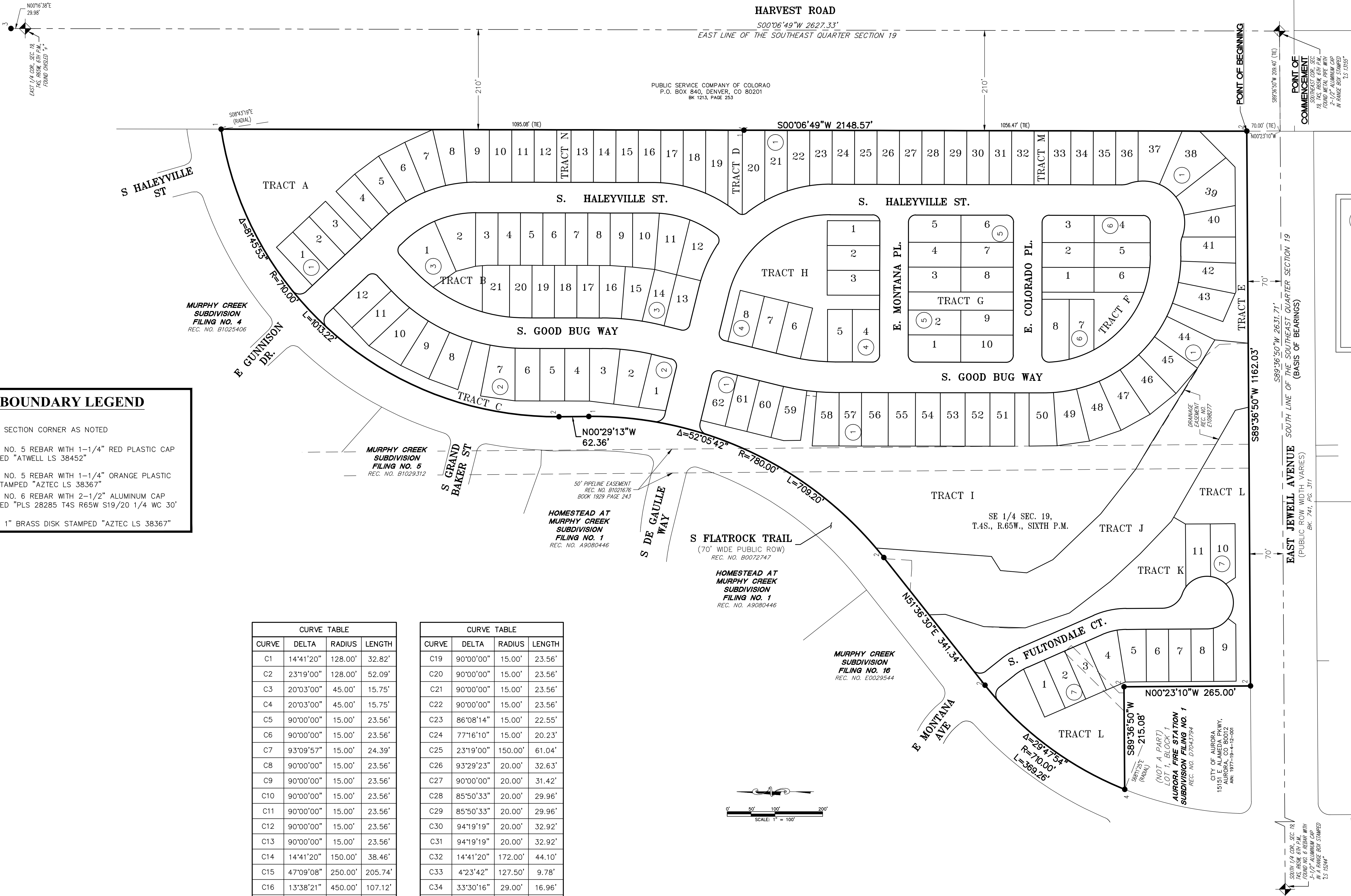
SCALE: NA

SHEET 1 OF 4



MURPHY CREEK SUBDIVISION FILING NO. ---

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

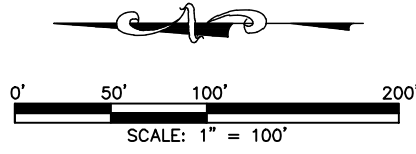


**BOUNDARY LEGEND**

- ◆ FOUND SECTION CORNER AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "ATWELL LS 38452"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38367"
- FOUND NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 28285 T4S R65W S19/20 1/4 WC 30' 2014"
- FOUND 1" BRASS DISK STAMPED "AZTEC LS 38367"

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	14°41'20"	128.00'	32.82'
C2	23°19'00"	128.00'	52.09'
C3	20°03'00"	45.00'	15.75'
C4	20°03'00"	45.00'	15.75'
C5	90°00'00"	15.00'	23.56'
C6	90°00'00"	15.00'	23.56'
C7	93°09'57"	15.00'	24.39'
C8	90°00'00"	15.00'	23.56'
C9	90°00'00"	15.00'	23.56'
C10	90°00'00"	15.00'	23.56'
C11	90°00'00"	15.00'	23.56'
C12	90°00'00"	15.00'	23.56'
C13	90°00'00"	15.00'	23.56'
C14	14°41'20"	150.00'	38.46'
C15	47°09'08"	250.00'	205.74'
C16	13°38'21"	450.00'	107.12'
C17	90°00'00"	15.00'	23.56'
C18	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C19	90°00'00"	15.00'	23.56'
C20	90°00'00"	15.00'	23.56'
C21	90°00'00"	15.00'	23.56'
C22	90°00'00"	15.00'	23.56'
C23	86°08'14"	15.00'	22.55'
C24	77°16'10"	15.00'	20.23'
C25	23°19'00"	150.00'	61.04'
C26	93°29'23"	20.00'	32.63'
C27	90°00'00"	20.00'	31.42'
C28	85°50'33"	20.00'	29.96'
C29	85°50'33"	20.00'	29.96'
C30	94°19'19"	20.00'	32.92'
C31	94°19'19"	20.00'	32.92'
C32	14°41'20"	172.00'	44.10'
C33	4°23'42"	127.50'	9.78'
C34	33°30'16"	29.00'	16.96'
C35	27°40'02"	36.50'	17.63'
C36	14°41'20"	36.50'	9.36'



**SHEET INDEX**  
SCALE 1" = 1000'

<b>AzTEC</b> CONSULTANTS, INC. 300 East Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	<b>DEVELOPER</b> MERITAGE HOMES	
	DATE OF PREPARATION:	06-22-2021
	SCALE:	1"=100'
8400 E. CRESCENT PARKWAY, SUITE 200 GREENWOOD VILLAGE, COLORADO, 80111		SHEET 2 OF 4

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.



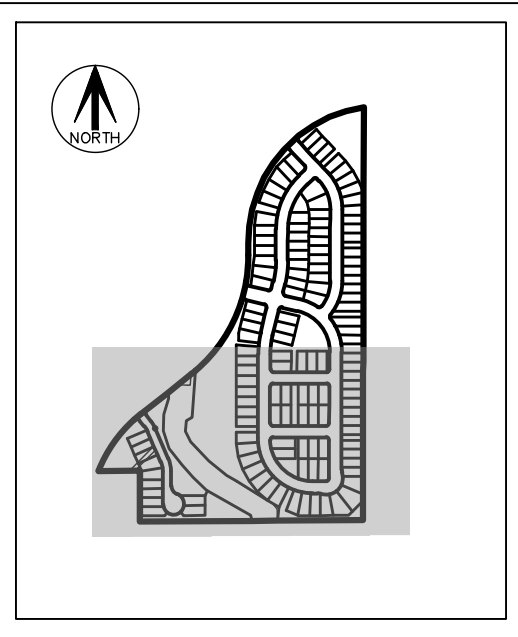
MURPHY CREEK SUBDIVISION FILING NO. ---

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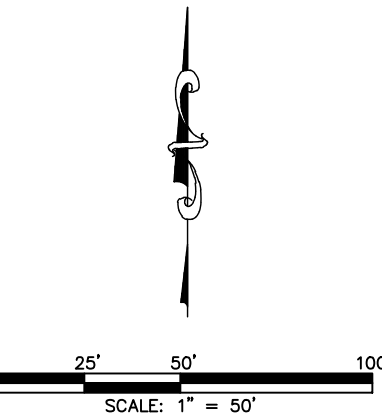
SEE SHEET 4

**LEGEND**

- FOUND SECTION CORNER AS SHOWN HEREON
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38367"
- FOUND 1" BRASS DISK STAMPED "AZTEC LS 38367"
- 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 2018.
- (NR) NON RADIAL
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- S.W.E. SIDEWALK EASEMENT

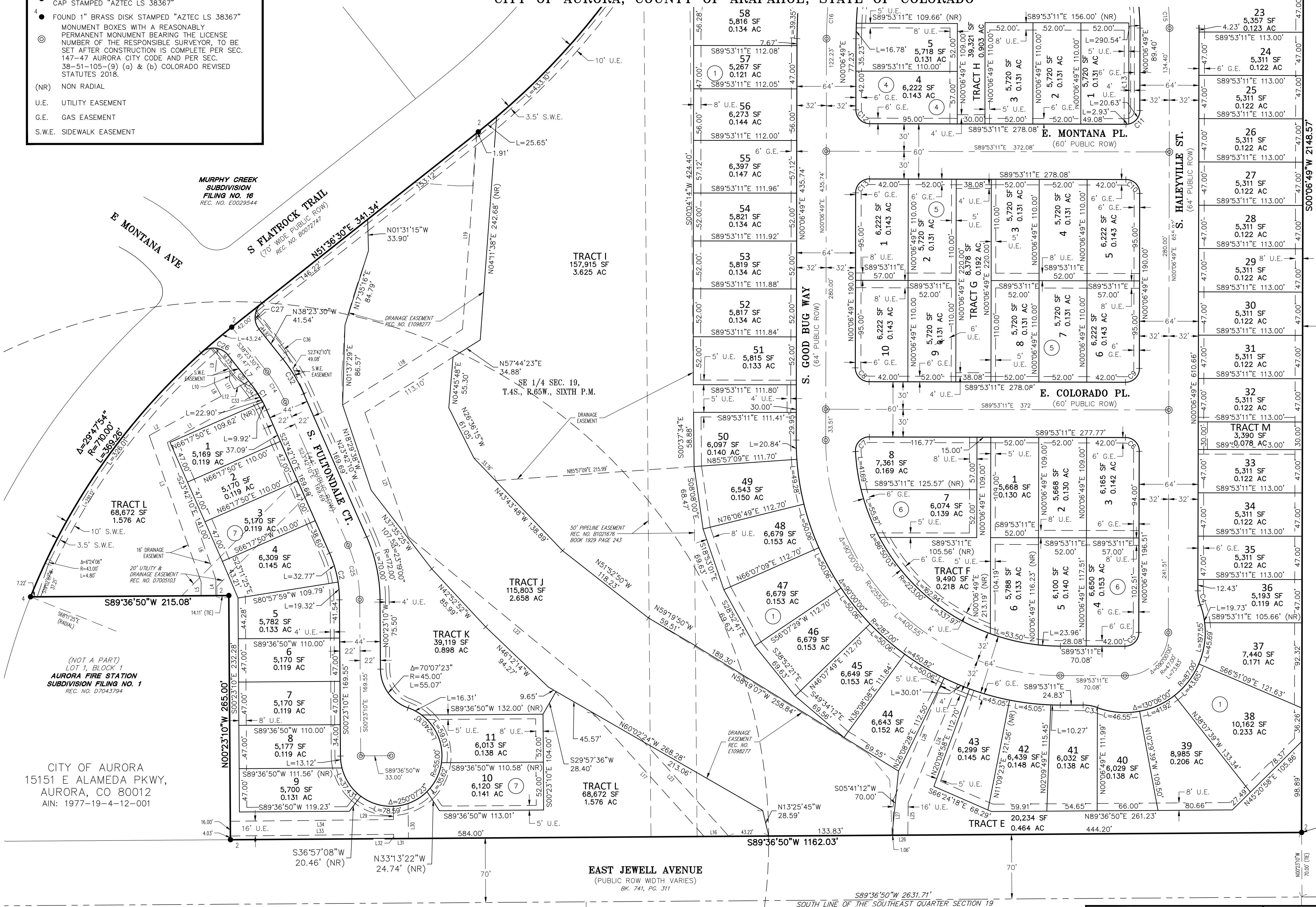


**SHEET INDEX**  
SCALE 1" = 1000'



PUBLIC SERVICE COMPANY OF COLORADO  
P.O. BOX 840, DENVER, CO 80201  
BK 1213, PAGE 253

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°18'50"E	111.48'
L2	N61°18'50"E	89.28'
L3	N19°31'27"W	168.46'
L4	N00°27'12"E	17.62'
L5	N00°27'12"E	15.03'
L6	N19°31'27"W	157.65'
L7	S38°23'30"E	40.26'
L8	N28°41'10"W	16.09'
L9	N05°22'54"E	37.60'
L10	N05°22'54"E	22.45'
L11	N28°41'10"W	11.19'
L12	N61°18'50"E	17.67'
L13	N00°06'49"E	109.71'
L15	S14°41'26"E	41.82'



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

POINT OF BEGINNING

POINT OF COMMENCEMENT  
SOUTHEAST COR. SEC. 19, T4S, R65W, 6TH P.M.  
FOUND METAL PIPE WITH 2-1/2" ALUMINUM CAP  
IN RANGE BOX STAMPED "LS 13155"

**AzTEC**  
CONSULTANTS, INC.

300 East Mineral Ave, Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

**DEVELOPER**  
MERITAGE HOMES

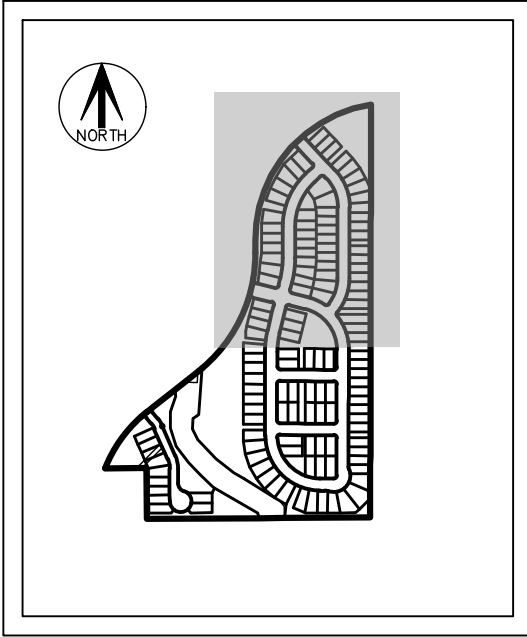
8400 E. CRESCENT PARKWAY, SUITE 200  
GREENWOOD VILLAGE, COLORADO, 80111

DATE OF PREPARATION:	06-22-2021
SCALE:	1"=50'
SHEET 3 OF 4	



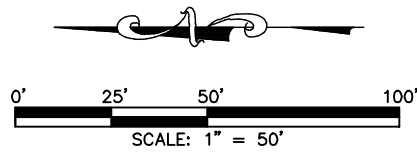
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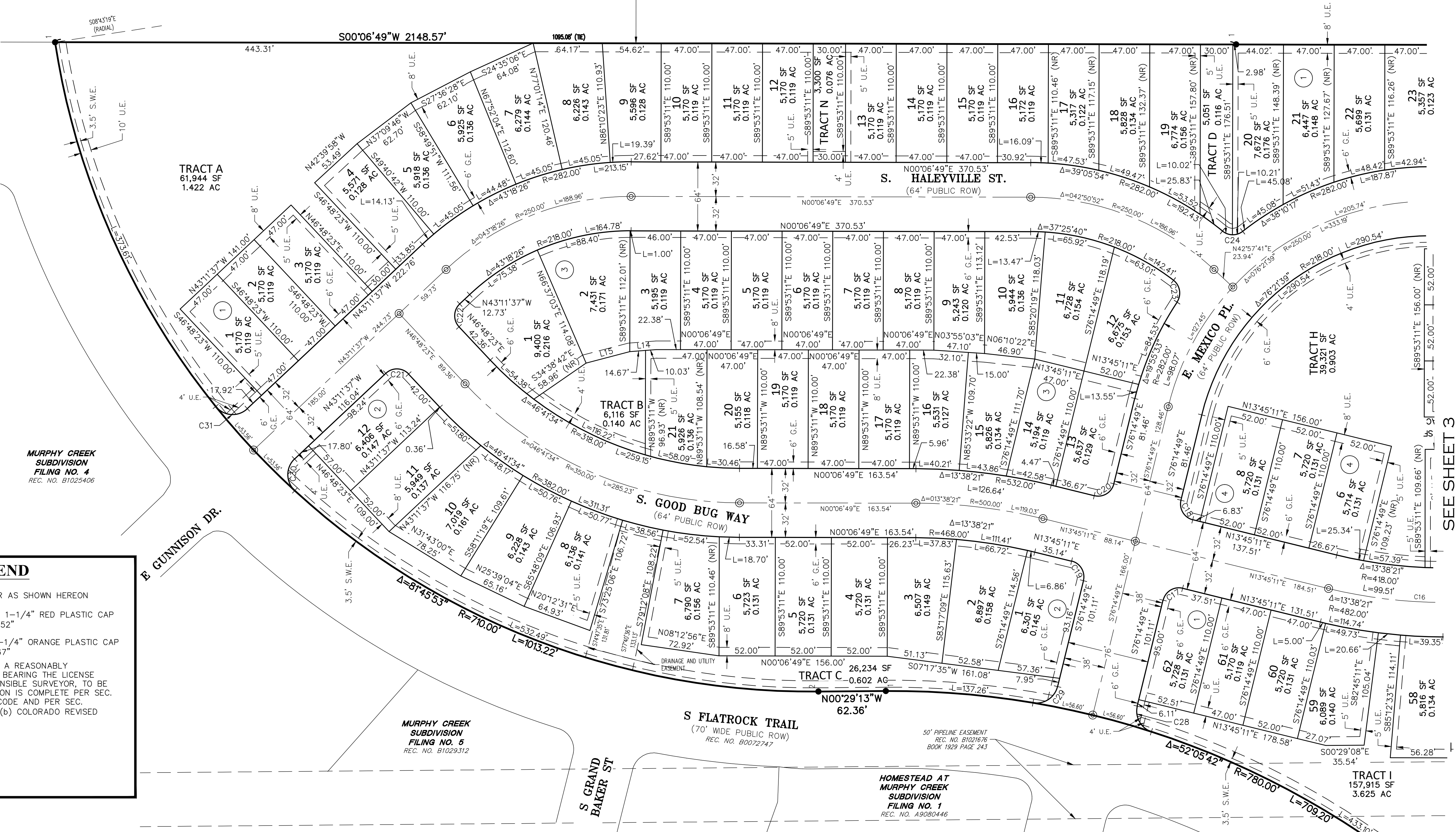


SHEET INDEX  
SCALE 1" = 1000'

HARVEST ROAD S00°06'49"W 2627.33'  
EAST LINE OF THE SOUTHEAST QUARTER SECTION 19



PUBLIC SERVICE COMPANY OF COLORADO  
P.O. BOX 840, DENVER, CO 80201  
BK 1213, PAGE 253



SEE SHEET 3

**LEGEND**

- ◆ FOUND SECTION CORNER AS SHOWN HEREON
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "ATWELL LS 38452"
- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38367"
- ⊙ 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 2018.
- (NR) NON RADIAL
- U.E. UTILITY EASEMENT
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- S.W.E. SIDEWALK EASEMENT

SEE SHEET 3 FOR LINE  
AND CURVE TABLES

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AzTec Proj. No: 69121-05 Drawn By: RDR

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DATE OF PREPARATION:	06-22-2021
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SHEET 4 OF 4	

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC