

CROSS CREEK SUBDIVISION FILING NO. 4

A RESUBDIVISION OF TRACT A, CROSS CREEK SUBDIVISION FILING NO. 2
A PORTION OF THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE,,
STATE OF COLORADO

remove extra comma

Comment Addressed.
extra comma removed

LEGAL DESCRIPTION

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 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING TRACT A, CROSS CREEK SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. B4002719 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 7 AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 7 TO BEAR NORTH 89°30'04" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

- THENCE 87°05'43" WEST A DISTANCE OF 714.65 FEET TO THE NORTHEAST CORNER OF SAID TRACT A AND THE **POINT OF BEGINNING**;
THENCE ALONG THE BOUNDARY OF SAID TRACT A THE FOLLOWING NINE (9) COURSES:
1) SOUTH 00°31'57" EAST A DISTANCE OF 242.44 FEET TO A POINT OF CURVATURE;
2) SOUTH 44°49'08" EAST A DISTANCE OF 144.06 FEET;
3) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°53'59", A RADIUS OF 1,572.00 FEET, AN ARC LENGTH OF 299.05 FEET AND A CHORD THAT BEARS SOUTH 39°43'10" WEST A DISTANCE OF 298.60 FEET;
4) SOUTH 34°16'11" WEST A DISTANCE OF 204.79 FEET TO A POINT OF CURVATURE;
5) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'23", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET AND A CHORD THAT BEARS SOUTH 79°16'22" WEST A DISTANCE OF 21.21 FEET;
6) NORTH 55°43'26" WEST A DISTANCE OF 86.52 FEET TO A POINT OF CURVATURE;
7) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55°11'50", A RADIUS OF 703.00 FEET, AN ARC LENGTH OF 677.25 FEET AND A CHORD THAT BEARS NORTH 28°07'31" WEST A DISTANCE OF 651.36 FEET;
8) NORTH 00°31'36" WEST A DISTANCE OF 119.05 FEET;
9) NORTH 89°30'04" EAST A DISTANCE OF 602.85 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 359,460 SQUARE FEET, OR 8.252 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT, AND A BLOCK, 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.

Fill in the information - need owner and mortgage holder. Mortgage Holder signatures do not need to be notarized.

Comment Addressed. owner info updated. no mortgage holder listed in the title commitment

OWNER:

OWNER: LANDMARK COMPANIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNATURE _____

PRINT NAME _____

PRINT TITLE _____

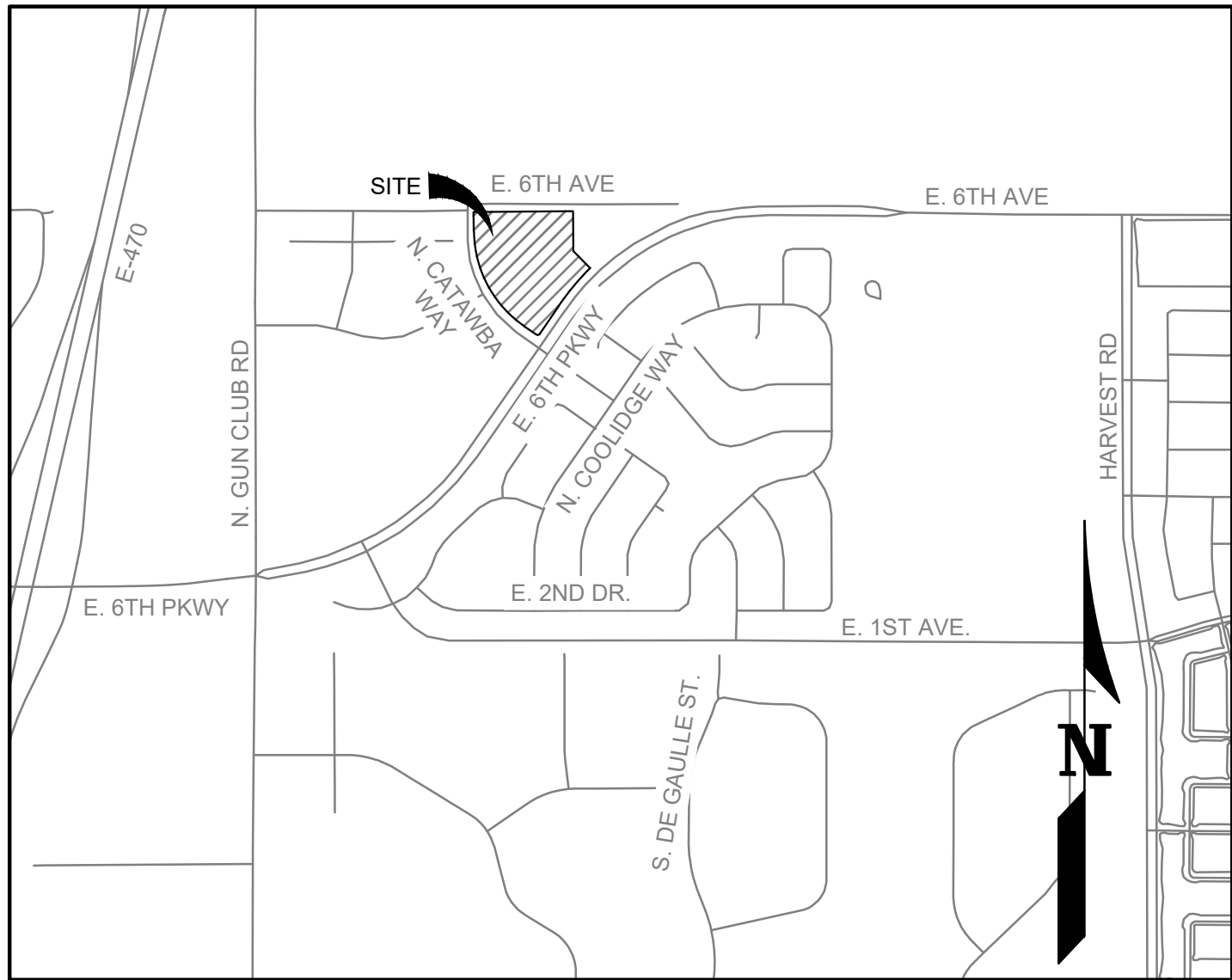
NOTARIAL:

STATE OF COLORADO)
COUNTY OF) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 20__ AD BY _____ AS _____ OF _____

LANDMARK COMPANIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



VICINITY MAP
SCALE 1" = 1000'

COVENANTS:

THE UNDERSIGNED OWNER(S), 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.

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 ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, WHICH WAS ASSUMED TO BEAR NORTH 89°30'04" EAST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO, AND IS 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. 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.

5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 100-N0031395-010T02 AMENDMENT NO.1, COMMITMENT DATE DECEMBER 8, 2021, AND FIDELITY NATIONAL TITLE SERVICES INSURANCE COMPANY TITLE COMMITMENT NO. 100-N0031394-010-T02 AMENDMENT NO. 1 COMMITMENT DATE DECEMBER 8, 2021.

6. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.

7. ALL OWNERS OF LOTS ADJACENT TO E. 6TH AVENUE, NORTH CATAWBA WAY AND 6TH PARKWAY 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.

8. 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.

9. 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.

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 JUNE 21, 2021.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS CORRECT AND ACCURATE, IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JUSTIN C. SCHEITLER, PLS NO. 38430
FOR & ON BEHALF OF WARE MALCOMB
900 SOUTH BROADWAY SUITE 320, DENVER, COLORADO 80209

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.

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__ 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 _____

900 south broadway st.
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

JOB NO. DCS21-4045
DATE: 12/14/2021
SCALE: NA
Sheet 1 of 2

NO.	DATE	CITY COMMENTS	REMARKS
1	03/04/2022	CITY COMMENTS	
DRAWN BY: AJ		PA/PM: JCS	

ALTA/NSPS LAND TITLE SURVEY

A RESUBDIVISION OF TRACT A, CROSS CREEK SUBDIVISION FILING NO. 2
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TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE,,
STATE OF COLORADO

Need Same Title as page 1

Comment Addressed.
title updated

remove extra comma

Comment Addressed.
extra comma removed

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N55°43'26"W	14.14'
L2	S34°16'34"W	10.00'
L3	S56°38'50"E	6.17'
L4	S33°21'10"W	10.00'
L5	N56°38'50"W	13.13'
L6	S34°28'29"E	12.15'
L7	S60°15'07"W	33.70'
L8	N29°44'53"W	18.04'
L9	N60°15'07"E	31.57'
L10	S34°28'29"E	22.88'
L11	S60°15'07"W	30.99'
L12	N29°48'08"W	17.97'
L13	N60°15'07"E	33.02'
L14	S29°48'08"E	7.32'
L15	N29°43'04"W	25.00'
L16	N60°16'37"E	39.23'
L17	S29°41'23"E	16.00'
L18	S60°18'37"W	39.20'
L19	N29°48'08"W	16.00'
L20	N79°38'52"E	43.14'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S84°26'56"E	37.05'
L22	N84°26'56"W	40.52'
L23	S79°38'52"W	33.32'
L24	S00°23'47"E	21.05'
L25	S89°36'13"W	36.46'
L26	S00°30'54"E	27.21'
L27	S89°30'04"W	20.00'
L28	N00°30'54"W	26.98'
L29	N89°29'36"E	14.67'
L30	S62°25'57"W	6.17'
L31	N27°34'03"W	10.00'
L32	N62°25'57"E	12.73'
L33	S29°48'08"E	10.00'
L34	S59°41'28"W	42.92'
L35	N30°18'32"W	10.00'
L36	N59°41'28"E	43.01'
L37	S29°42'41"E	10.00'
L38	S60°17'19"W	35.94'
L39	N29°42'41"W	10.00'
L40	N60°17'19"E	35.94'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	S29°48'08"E	10.00'
L42	S60°13'56"W	11.97'
L43	N29°46'04"W	10.00'
L44	N60°13'56"E	11.96'
L45	N44°49'08"W	6.26'
L46	S48°55'25"E	13.01'
L47	S41°04'35"W	10.00'
L48	N48°55'25"W	13.01'
L49	N41°04'35"E	10.00'
L50	S56°40'09"E	37.00'
L51	S33°19'51"W	18.00'
L52	N56°40'09"W	37.00'
L53	N33°19'51"E	18.00'

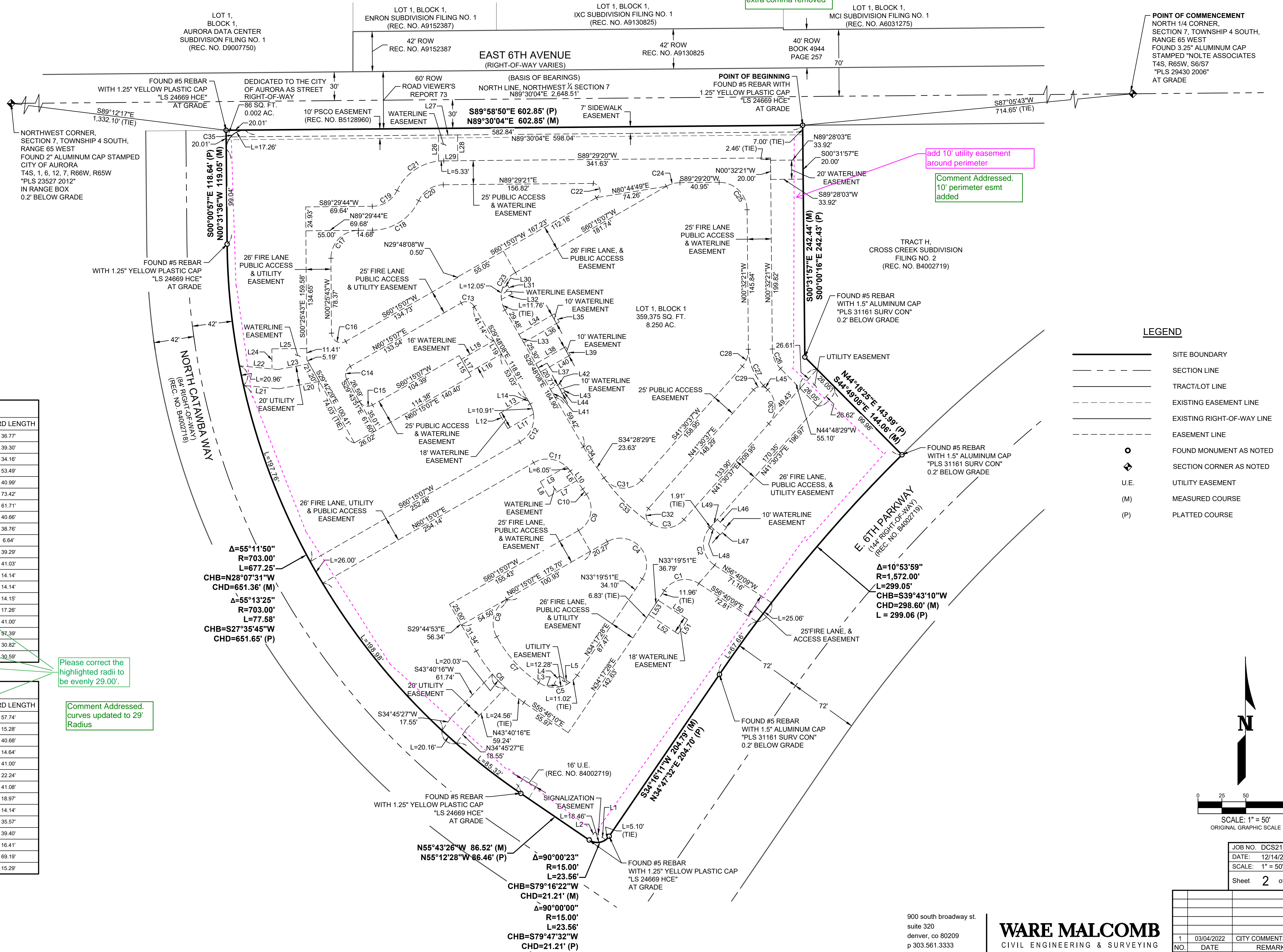
CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°00'00"	26.00'	40.84'	N78°19'51"E	36.77'
C2	98°10'46"	26.00'	44.55'	N07°34'46"W	39.30'
C3	82°07'09"	26.00'	37.26'	N82°34'11"E	34.16'
C4	153°04'44"	27.50'	73.47'	N43°12'31"W	53.49'
C5	89°56'22"	29.00'	45.52'	N79°19'39"E	40.99'
C6	26°01'52"	163.00'	74.06'	S42°45'50"E	73.42'
C7	26°51'10"	132.88'	62.28'	S42°45'50"E	61.71'
C8	88°49'46"	29.00'	45.04'	S14°45'13"W	40.66'
C9	96°23'02"	26.00'	43.74'	S12°03'36"W	38.76'
C10	2°02'46"	186.07'	6.65'	S35°23'48"E	6.64'
C11	85°16'24"	29.00'	43.16'	S77°06'41"E	39.29'
C12	90°03'15"	29.00'	45.58'	S15°13'29"W	41.03'
C13	89°56'45"	10.00'	15.70'	S74°46'31"E	14.14'
C14	89°57'36"	10.00'	15.70'	N15°46'19"E	14.14'
C15	90°02'57"	10.00'	15.71'	N74°43'46"W	14.15'
C16	119°19'10"	10.00'	20.83'	N60°05'18"W	17.26'
C17	90°05'33"	28.97'	45.55'	N44°35'26"E	41.00'
C18	64°11'39"	54.00'	60.50'	N57°23'57"E	39.39'
C19	64°11'34"	29.00'	32.49'	S57°23'57"W	30.82'
C20	63°38'18"	29.01'	32.22'	N57°08'13"E	30.59'

The minimum radii for 23' fire lanes is 29' inside and 52' outside. Please revise per the site plan.

Please correct the highlighted radii to be evenly 29.00'.

Comment Addressed.
curves updated to 29' Radius

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C21	64°38'03"	54.00'	60.92'	S52°37'12"W	57.74'
C22	143°52'18"	8.04'	20.18'	S11°53'13"E	15.28'
C23	92°27'27"	28.17'	45.45'	S15°43'22"W	40.68'
C24	29°12'52"	29.02'	14.80'	S74°52'14"W	14.64'
C25	89°58'18"	29.00'	45.54'	N45°31'31"W	41.00'
C26	44°16'48"	29.50'	22.80'	N22°40'45"W	22.24'
C27	44°16'48"	54.50'	42.12'	N22°40'45"W	41.08'
C28	42°44'02"	26.03'	19.42'	S19°38'08"W	18.97'
C29	90°02'53"	10.00'	15.71'	N86°30'37"E	14.14'
C30	86°19'46"	26.00'	39.18'	N01°39'16"W	35.57'
C31	104°00'53"	25.00'	45.39'	N86°28'56"W	39.40'
C32	103°25'27"	10.45'	18.87'	N11°16'03"W	16.41'
C33	20°52'21"	190.98'	69.57'	S45°56'04"E	69.19'
C34	4°40'22"	187.50'	15.29'	S32°08'19"E	15.29'



LEGEND

- SITE BOUNDARY
- SECTION LINE
- TRACT/LOT LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EASEMENT LINE
- FOUND MONUMENT AS NOTED
- SECTION CORNER AS NOTED
- U.E. UTILITY EASEMENT
- (M) MEASURED COURSE
- (P) PLATTED COURSE



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

JOB NO. DCS21-4045
DATE: 12/14/2021
SCALE: 1" = 50'
Sheet 2 of 2

NO.	DATE	CITY COMMENTS	REMARKS
1	03/04/2022		
DRAWN BY:	AJ	PA/PM:	JCS

900 south broadway st.
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING