

1. Provide updated title commitment
2. Provide AES Board most recent monument records
3. Provide closure report

UPDATED TITLE  
COMMITMENT  
PROVIDED

MOST RECENT  
MONUMENT  
RECORDS SHOWN

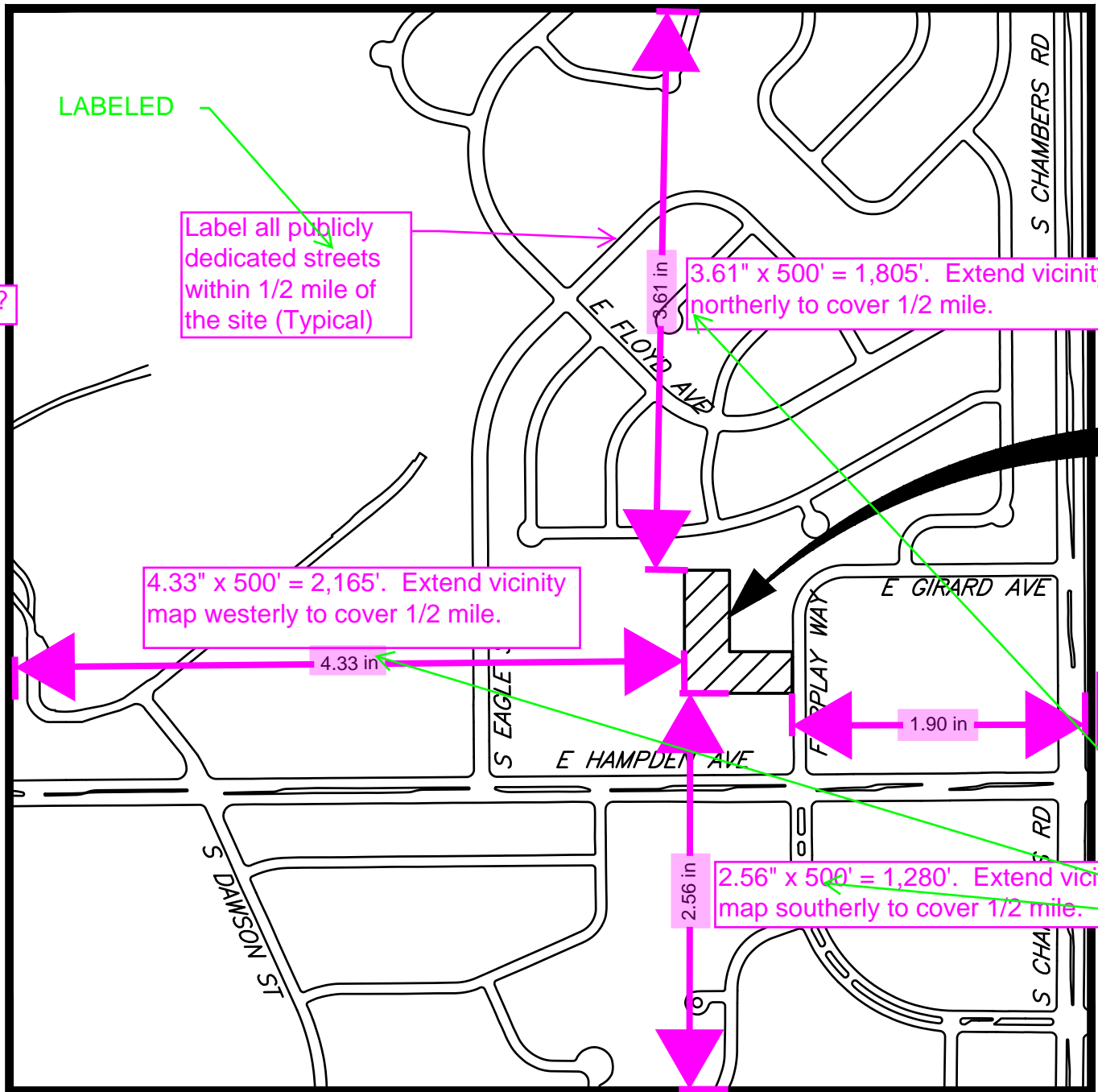
3411 FAIRPLAY WAY SUBDIVISION FIL. NO.1

A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST

OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 2



PROJECT LOCATION

VICINITY MAP

1"=500'

Change scale

CHANGED

CONTRACT PURCHASER

SIGNATURE	SIGNATURE
PRINT NAME	PRINT NAME
NOTORIAL:	
STATE OF COLORADO	)
COUNTY OF	) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022.	
BY _____ AND _____ AS CONTRACT PURCHASER.	
WITNESS MY HAND AND MY OFFICIAL SEAL:	
NOTARY PUBLIC	
MY COMMISSION EXPIRES: _____	

Not required if there is no Mortgage holder

MORTGAGE HOLDER:

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

SIGNATURE	SIGNATURE
PRINT NAME	PRINT NAME
NOTORIAL:	
STATE OF COLORADO	)
COUNTY OF	) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022.	
BY _____ AND _____ AS MORTGAGE HOLDER.	
WITNESS MY HAND AND MY OFFICIAL SEAL:	
NOTARY PUBLIC	
MY COMMISSION EXPIRES: _____	

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THAT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PORTION OF LOT 2 OF SPINNAKER SUBDIVISION FILING NO. 2, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, PER LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABJ70741851, WITH AN EFFECTIVE DATE OF FEBRUARY 12, 2021, AT 5:00PM, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2;

THENCE SOUTH 89°30'07" EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 136.14 FEET TO A POINT ON THE WEST LINE OF LOT 1 OF SAID SPINNAKER SUBDIVISION;

THENCE SOUTH 00°14'35" EAST, ALONG SAID WEST LINE, A DISTANCE OF 190.42 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1;

THENCE SOUTH 89°39'41" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 178.10 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2 OF SPINNAKER SUBDIVISION;

THENCE SOUTH 00°14'44" EAST, ALONG SAID EAST LINE, A DISTANCE OF 48.00 FEET TO A POINT;

THENCE RUNNING THROUGH SAID LOT 2, THE FOLLOWING FIVE (5) COURSES:

NORTH 88°49'24" WEST, A DISTANCE OF 18.53 FEET TO A POINT;

NORTH 00°34'00" EAST, A DISTANCE OF 19.72 FEET TO A POINT;

SOUTH 89°30'41" WEST, A DISTANCE OF 136.03 FEET TO A POINT;

SOUTH 00°38'39" EAST, A DISTANCE OF 19.57 FEET TO A POINT;

SOUTH 89°33'42" WEST, A DISTANCE OF 159.15 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2;

THENCE NORTH 00°22'31" WEST, ALONG SAID WEST LINE, A DISTANCE OF 238.80 FEET TO THE POINT OF BEGINNING, CONTAINING 38,397 SQUARE FEET OR 0.8815 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF 3411 FAIRPLAY WAY 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, SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

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;

THE SOUTH HALF OF FAIRPLAY WAY ABUTTING THE PROPERTY SHALL BE INCLUDED AS A PUBLIC IMPROVEMENT FOR THIS SUBDIVISION AND WILL BE IMPROVED BY THE OWNER TO CITY OF AURORA SPECIFICATIONS;

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.

OWNER:

MUHAL HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE	SIGNATURE
PRINT NAME	PRINT NAME
NOTORIAL:	
STATE OF COLORADO	)
COUNTY OF	) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022.	
BY _____ AND _____ AS OWNER.	
WITNESS MY HAND AND MY OFFICIAL SEAL:	
NOTARY PUBLIC	
MY COMMISSION EXPIRES: _____	

NOTES:

- 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.
- BASIS OF BEARINGS: THE WEST LINE OF LOT 2, SPINNAKER SUBDIVISION FILING 2, BEARS N89°30'07"E (ASSUMED), SAID LINE IS MONUMENTED AS SHOWN HEREON.
- ALL UNITS ARE IN U.S. SURVEY FEET.
- EMK CONSULTANTS, INC. DID NOT PERFORM A TITLE SEARCH OR EASEMENT RESEARCH FOR THIS PLAT. EXISTING EASEMENTS OF RECORD WERE TAKEN FROM DOCUMENTS PROVIDED BY LAND TITLE GUARANTY COMPANY, COMMITMENT NO. ABJ70741851-7 DATED SEPTEMBER 30, 2021.
- 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".
- 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.
- TRACT A AND TRACT B ARE TO BE PRIVATELY OWNED AND MAINTAINED. TRACT B IS DESIGNATED AS A PRIVATE ROAD, FIRE LANE, UTILITY EASEMENT AND ACCESS EASEMENT.
- There are no gas line easements shown on this plat. A 6" or 10" GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE TRAILS, AND DRIVEWAYS THAT CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- ALL OWNERS OF LOTS ADJACENT TO JEWELL AVENUE 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.
- 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.

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 \_\_\_\_\_, 2022.

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.

STEPHEN H. HARDING, PL# #2904071  
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

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 \_\_\_\_\_, 2022 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 CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER	DATE
PLANNING DIRECTOR	DATE

CLERK AND

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 AD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

COUNTY CLERK AND RECORDER	DEPUTY
BOOK _____, PAGE _____	
RECEPTION NO.: _____	

INDEX

- DEDICATION, COVENANTS, NOTES, SIGNATURES
- OVERALL BOUNDARY AND EXISTING EASEMENTS

PREPARED BY

**EMK**

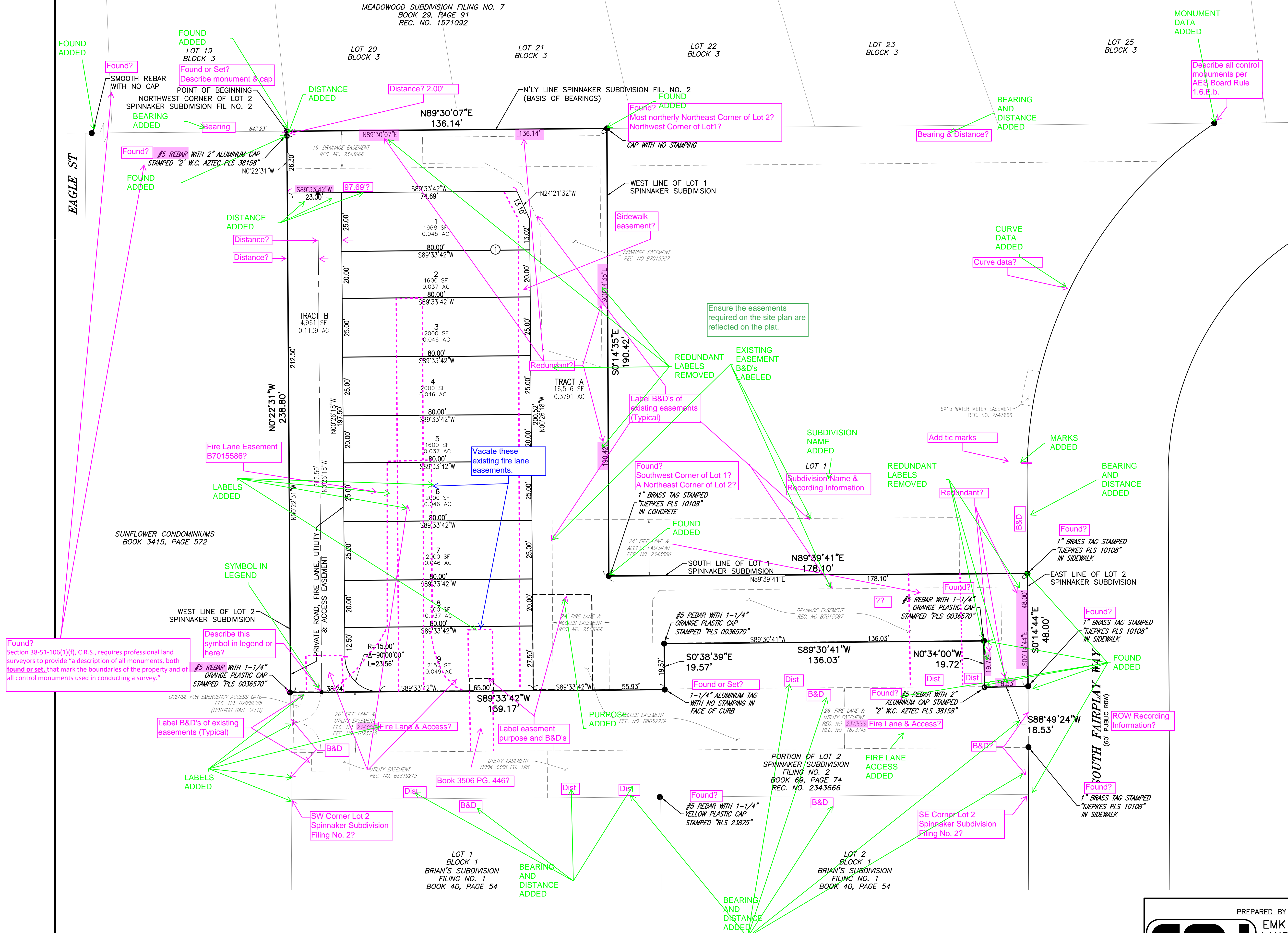
EMK CONSULTANTS, INC.  
LAND DEVELOPMENT  
ENGINEERING & SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80122-2019  
(303)694-1520 www.EMKC.com  
JOB NO. 13298

3411 FAIRPLAY WAY  
SUBDIVISION FIL. NO 1.  
DATE PREPARED: MARCH 16, 2022  
APPLICANT/DEVELOPER  
MAHAL HOLDINGS LLC.  
5807 S. DANUBE ST.  
AURORA, CO. 80015  
SHEET 1 OF 2

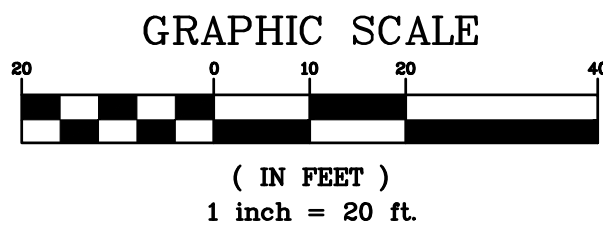


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OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 2



Add Legend:  
Symbols  
Lines  
Abbreviations



PREPARED BY  
**EMK**  
EMK CONSULTANTS, INC.  
LAND DEVELOPMENT  
ENGINEERING & SURVEYING  
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