



July 3, 2018

City of Aurora
Real Property
15151 E. Alameda Pkwy, Aurora CO 80012

Re: Re-Plat of a portion of Southshore Flg 10 to Southshore Flg 20

To whom it may concern,

Martin/Martin has been retained by Raintree Investment Corp to design and prepare civil construction plans associated with the future Southshore Filings No. 16-19 at Aurora Colorado. In preparation of the plat for Filing No. 17, adjacent to the approved Filing No. 10 development (currently owned by Toll Brothers), a slight difference in the boundary between SouthShore Filing No. 10 and the land swap transfer parcel that was prepared in 2004 with the City of Aurora was discovered. This discrepancy affects the eastern common boundary of Filing No. 10 and Aurora Reservoir property, specifically 5 lots and a drainage/utility tract. The city of Aurora nor the county assessor picked up on the discrepancy when reviewing the Filing No. 10 plat but it is shown on the assessor maps.

Per discussions with Real Property in December of 2017 a new plat would be required to amend the boundary discrepancy as well as easement vacation documents. To date, easement vacation documents have been submitted, approved and recorded. Also, per the coordination with Real Property a new Southshore Filing No. 20 plat has been prepared and submitted several times to Real Property for review and comment. Mylar plans have been submitted and Martin/Martin is requesting approval of the Filing No. 20 plat.

As Real Property reviews/comments and re-submittals have already occurred, as well as current title work provided, and easements released Martin/Martin requests and assumes that a pre-submittal meeting, and additional reviews will not be required as the pre-submittal checklist request by the city is only a formality to setup a project and prepare city review fee invoice.

Sincerely,

Jeff White PE
Associate