

SHEET 1 OF 3

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND BEING A PORTION OF LOT 2 OF SPINNAKER SUBDIVISION FILING NO. 2, RECORDED UNDER BOOK 69, PAGE 74, RECEPTION NO. 2343666 OF THE ARAPAHOE COUNTY CLERK AND RECORDER OFFICIAL RECORDS, 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. RND70805920-3, WITH AN EFFECTIVE DATE OF APRIL 2, 2024, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE NORTH 89°30'07" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 136.14 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID SPINNAKER
SUBDIVISION FILING NO 2;

THENCE NORTH 89°39'41" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 178.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 88°49'24" WEST, A DISTANCE OF 18.53 FEET;

THENCE NORTH 00°34'00" WEST, A DISTANCE OF 19.72 FEET;

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

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

THENCE SOUTH 89°33'42" WEST, A DISTANCE OF 159.17 FEET TO THE EAST LINE OF SUNFLOWER CONDOMINIUMS SUBDIVISION RECORDED IN BOOK 3415 AT PAGE 572;

THENCE NORTH 00°22'31" WEST ALONG SAID EAST LINE OF SUNFLOWER CONDOMINIUMS SUBDIVISION, A DISTANCE OF 238.80 FEET TO THE POINT OF BEGINNING, CONTAINING 38,397 SQUARE FEET OR 0.881 ACRE, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO 9 LOTS, 1 BLOCK, AND 2 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, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.



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;

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 AGREE 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.

MAHAL HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE

SIGNATURE

PRINT NAME

PRINT NAME _____

NOTORIAL:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__.

BY _____ AND _____ AS OWNER.

WITNESS MY HAND AND MY OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

1. 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.

2. BASIS OF BEARINGS: THE SOUTH LINE OF LOT 1, SPINNAKER SUBDIVISION FILING 2, BEARS N89°39'41"E (ASSUMED), SAID LINE IS MONUMENTED AS SHOWN HEREON.

3. ALL UNITS ARE IN U.S. SURVEY FEET.

4. 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 GUARANTEE COMPANY, COMMITMENT NO. RND70805920-3, WITH AN EFFECTIVE DATE OF APRIL 2, 2024.

5. 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".

6. 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.

7. TRACT A AND TRACT B ARE TO BE PRIVATELY OWNED AND MAINTAINED.

8. ALL OWNERS OF LOTS ADJACENT TO SOUTH FAIRPLAY WAY 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.

9. 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.

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 JUNE 8, 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.

SAMUEL L. GALUCCI III, PLS 38584
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

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 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 _____

1 DEDICATION, COVENANTS, NOTES, SIGNATURES
2 OVERALL BOUNDARY AND EXISTING EASEMENTS
3 EASEMENT VACATION DETAIL

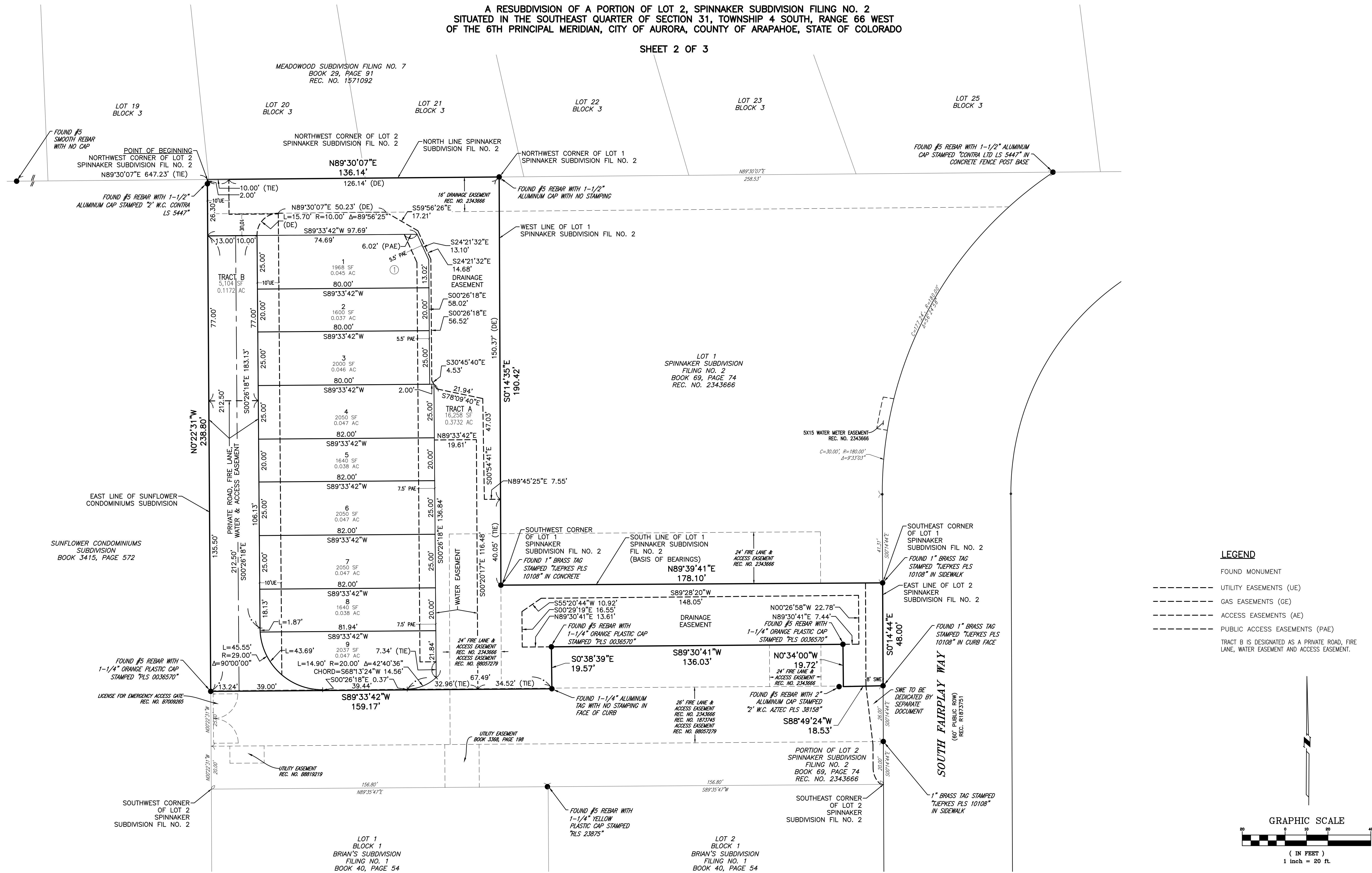
PREPARED BY
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
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JOB NO. 13329

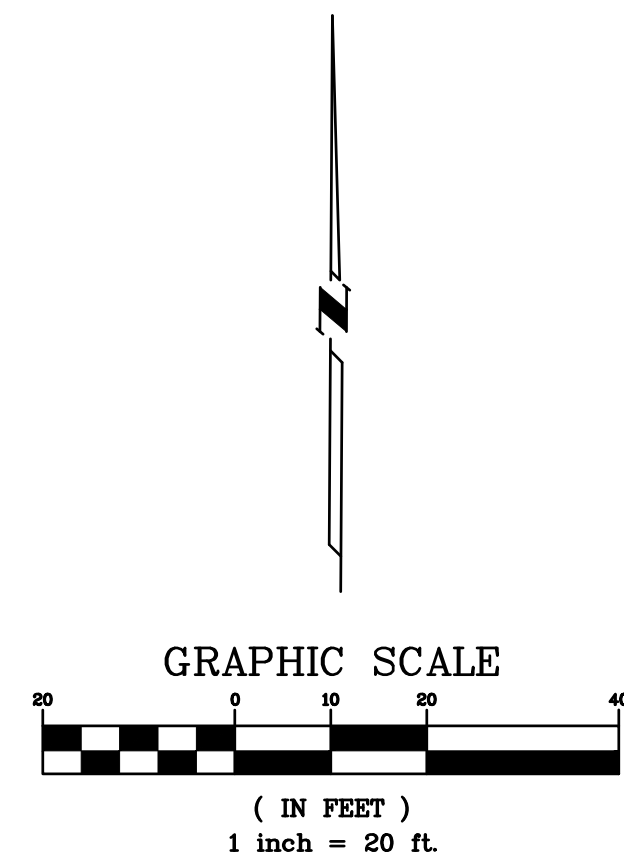
3411 FAIRPLAY WAY
SUBDIVISION FILING NO 1.
DATE PREPARED: APRIL 1, 2024
APPLICANT/DEVELOPER
MAHAL HOLDINGS LLC.
5807 S. DANUBE ST.
AURORA, CO. 80015
SHEET 1 OF 3

3411 FAIRPLAY WAY SUBDIVISION FILING NO.1
A RESUBDIVISION OF A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2
SITUATED 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 2 OF 3



- LEGEND**
- FOUND MONUMENT
 - UTILITY EASEMENTS (UE)
 - GAS EASEMENTS (GE)
 - ACCESS EASEMENTS (AE)
 - PUBLIC ACCESS EASEMENTS (PAE)
 - TRACT B IS DESIGNATED AS A PRIVATE ROAD, FIRE LANE, WATER EASEMENT AND ACCESS EASEMENT.



3411 FAIRPLAY WAY SUBDIVISION FILING NO.1
A RESUBDIVISION OF A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2
SITUATED 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 3 OF 3

LOT 19
BLOCK 3

MEADOWWOOD SUBDIVISION FILING NO. 7
BOOK 29, PAGE 91
REC. NO. 1571092

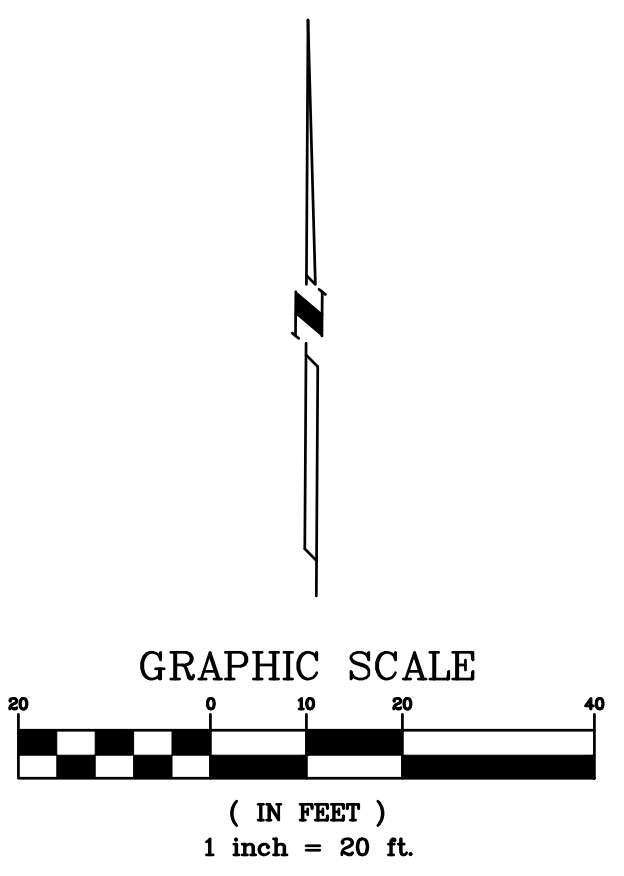
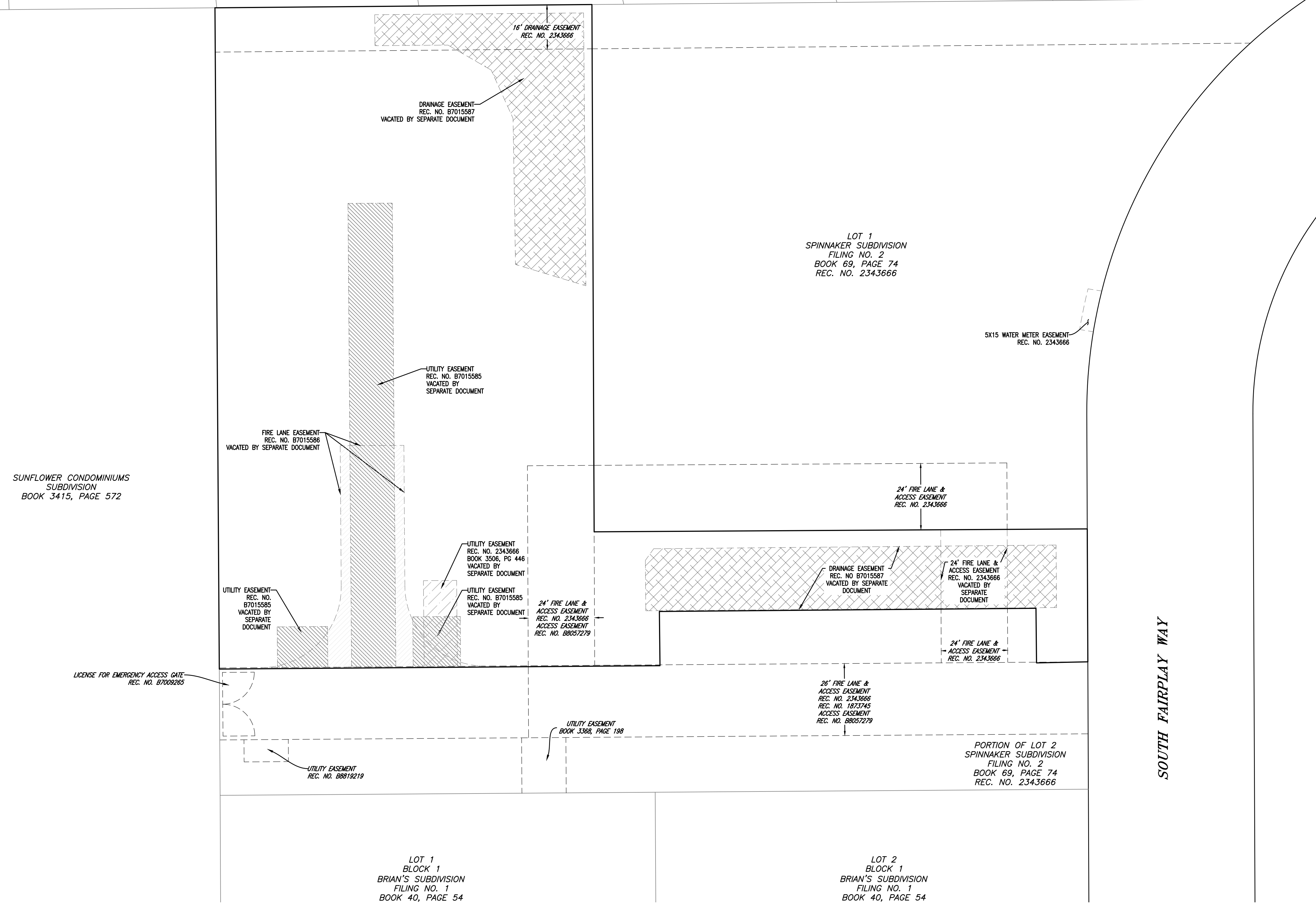
LOT 20
BLOCK 3

LOT 21
BLOCK 3

LOT 22
BLOCK 3

LOT 23
BLOCK 3

LOT 25
BLOCK 3



EASEMENT VACATION LEGEND	
	DRAINAGE EASEMENT REC. NO. B7015587, VACATED BY SEPARATE DOCUMENT.
	UTILITY EASEMENT REC. NO. B7015585, VACATED BY SEPARATE DOCUMENT.
	FIRE LANE EASEMENT REC. NO. B7015586, VACATED BY SEPARATE DOCUMENT.
	UTILITY EASEMENT REC. NO. 2343666, BOOK 3506, PG 446, VACATED BY SEPARATE DOCUMENT.

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SHEET 3 OF 3