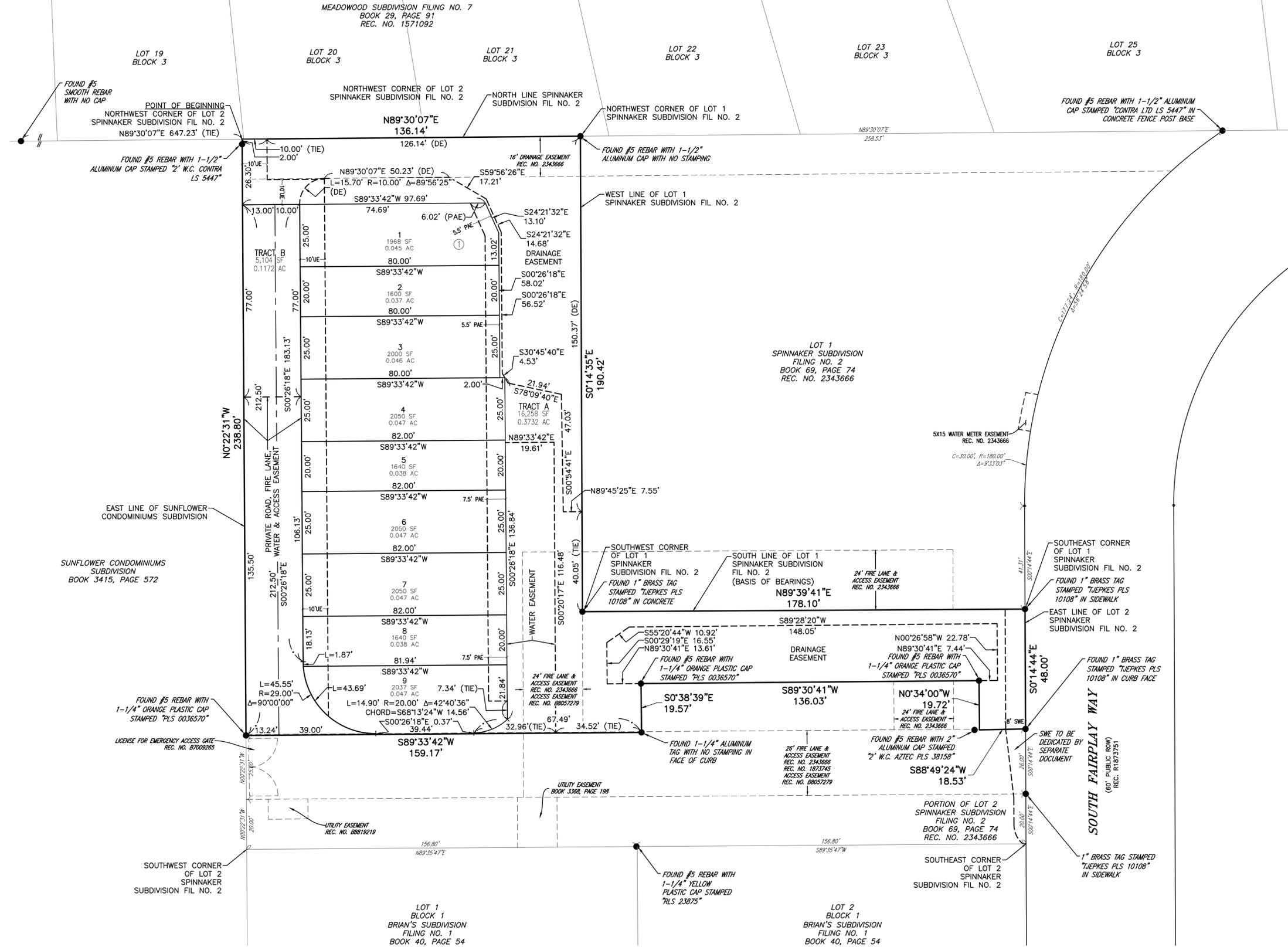
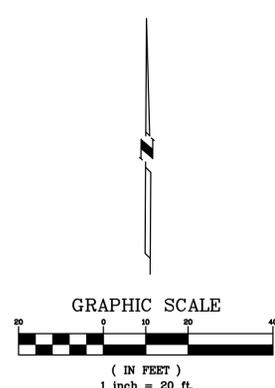


3411 FAIRPLAY WAY SUBDIVISION FILING NO.1
 A RESUBDIVISION OF A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST
 OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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.



PREPARED BY
 EMK CONSULTANTS, INC.
 LAND DEVELOPMENT
 ENGINEERING & SURVEYING
 7006 SOUTH ALTON WAY, BLDG. F
 CENTENNIAL, COLORADO 80112-2019
 (303)694-1520 www.EMK.com
 JOB NO. 13329

3411 FAIRPLAY WAY
 SUBDIVISION FILING NO. 1.
 DATE PREPARED: APRIL 01, 2024
 APPLICANT/DEVELOPER
 MAHAL HOLDINGS LLC.
 5807 S. DANUBE ST.
 AURORA, CO. 80015
 SHEET 2 OF 3

3411 FAIRPLAY WAY SUBDIVISION FILING NO.1
 A RESUBDIVISION OF A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2
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 OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 3 OF 3

LOT 19
BLOCK 3

LOT 20
BLOCK 3

LOT 21
BLOCK 3

LOT 22
BLOCK 3

LOT 23
BLOCK 3

LOT 25
BLOCK 3

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

LOT 1
SPINNAKER SUBDIVISION
FILING NO. 2
BOOK 69, PAGE 74
REC. NO. 2343666

SUNFLOWER CONDOMINIUMS
SUBDIVISION
BOOK 3415, PAGE 572

5X15 WATER METER EASEMENT-
REC. NO. 2343666

DRAINAGE EASEMENT
REC. NO. B7015587
VACATED BY SEPARATE DOCUMENT

16' DRAINAGE EASEMENT
REC. NO. 2343666

UTILITY EASEMENT
REC. NO. B7015585
VACATED BY SEPARATE DOCUMENT

FIRE LANE EASEMENT
REC. NO. B7015586
VACATED BY SEPARATE DOCUMENT

24' FIRE LANE &
ACCESS EASEMENT
REC. NO. 2343666

UTILITY EASEMENT
REC. NO. 2343666
BOOK 3506, PG 446
VACATED BY SEPARATE DOCUMENT

DRAINAGE EASEMENT
REC. NO. B7015587
VACATED BY SEPARATE DOCUMENT

24' FIRE LANE &
ACCESS EASEMENT
REC. NO. 2343666
VACATED BY SEPARATE DOCUMENT

UTILITY EASEMENT-
REC. NO. B7015585
VACATED BY SEPARATE DOCUMENT

UTILITY EASEMENT
REC. NO. B7015585
VACATED BY SEPARATE DOCUMENT

24' FIRE LANE &
ACCESS EASEMENT
REC. NO. 2343666
ACCESS EASEMENT
REC. NO. B8057279

24' FIRE LANE &
ACCESS EASEMENT
REC. NO. 2343666

LICENSE FOR EMERGENCY ACCESS GATE
REC. NO. B7009265

26' FIRE LANE &
ACCESS EASEMENT
REC. NO. 2343666
REC. NO. 1873248
ACCESS EASEMENT
REC. NO. B8057279

UTILITY EASEMENT
BOOK 3368, PAGE 198

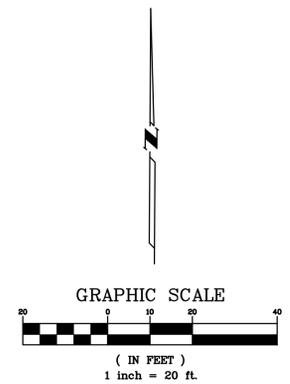
UTILITY EASEMENT
REC. NO. B8819219

PORTION OF LOT 2
SPINNAKER SUBDIVISION
FILING NO. 2
BOOK 69, PAGE 74
REC. NO. 2343666

LOT 1
BLOCK 1
BRIAN'S SUBDIVISION
FILING NO. 1
BOOK 40, PAGE 54

LOT 2
BLOCK 1
BRIAN'S SUBDIVISION
FILING NO. 1
BOOK 40, PAGE 54

SOUTH FAIRPLAY WAY



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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