

Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.

Send in the closure sheet for the description.

Send in the State Monument Records for the aliquot corners used in the plat.

Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.

CROSS CREEK SUBDIVISION FILING NO. 5

A RESUBDIVISION OF TRACT B, CROSS CREEK SUBDIVISION FILING NO. 4

LOCATED 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

AES Board Rule:
1.6.H. Basis of Bearing Statements.
2. Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/ stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.
[The cap is described but not the monument.]

IT IS A #6 REBAR IN THE GROUND, OVERALL LENGTH OF SAID REBAR COULD NOT BE DETERMINED BECAUSE IT IS IN THE GROUND.

DEDICATION STATEMENT.

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS DESIGNATED IN TRACT B, CROSS CREEK SUBDIVISION FILING NO. 4, RECORDED UNDER RECEPTION NO. [REDACTED] IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. ADDRESS [REDACTED] CULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2" ALUMINUM CAP STAMPED "COA LS 23527" IN A RANGE BOX AND AT THE WEST QUARTER CORNER BY A 3.25" ALUMINUM CAP STAMPED "COA LS 16419" IN A RANGE BOX, BEARING S00°11'54"W, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

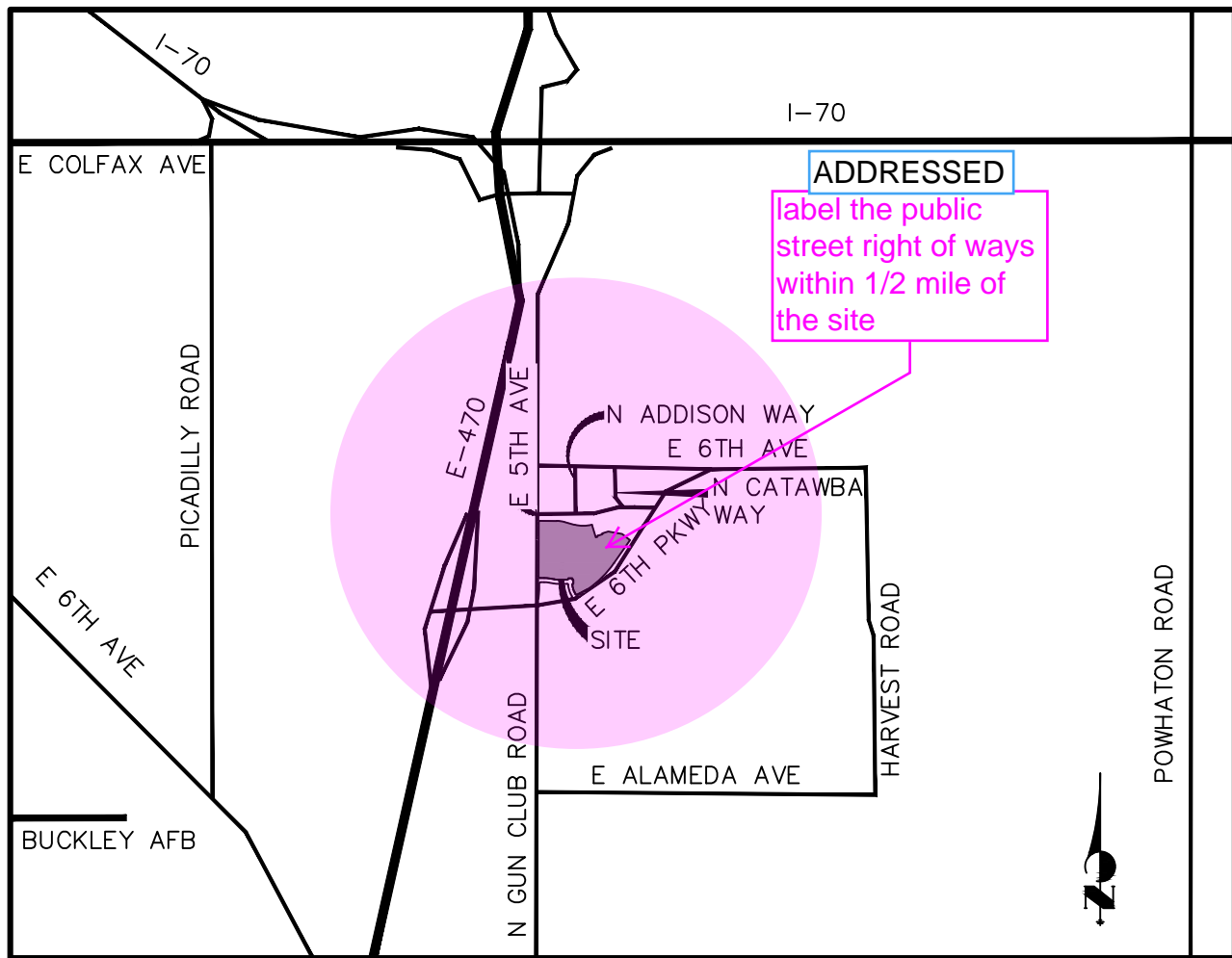
CROSSCREEK FILING NO. 4 IS IN THE PROCESS OF BEING RECORDED, RECEPTION NO. WILL BE ADDED ONCE ONE IS DESIGNATED. RANGE 65 WEST OF THE 6TH P.M.; ORNER OF TRACT B, CROSS CREEK SUBDIVISION FILING NO. 4 RECORDED UNDER RECEPTION NO. [REDACTED] IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY OF SAID TRACT B, THE FOLLOWING THIRTY-FOUR (34) COURSES:

- S89°48'06"E A DISTANCE OF 268.00 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 463.00 FEET, A CENTRAL ANGLE OF 15°00'00" AND AN ARC LENGTH OF 121.21 FEET, TO A POINT OF TANGENT;
- S74°48'06"E A DISTANCE OF 174.22 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 537.00 FEET, A CENTRAL ANGLE OF 30°28'15" AND AN ARC LENGTH OF 285.58 FEET, TO A POINT OF NON-TANGENT;
- S16°52'22"E A DISTANCE OF 212.07 FEET;
- N73°07'38"E A DISTANCE OF 30.00 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N73°07'38"E, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
- N73°07'38"E A DISTANCE OF 73.50 FEET;
- N16°52'22"W A DISTANCE OF 15.00 FEET;
- N73°07'38"E A DISTANCE OF 102.53 FEET;
- S80°23'53"E A DISTANCE OF 227.51 FEET;
- S51°40'45"E A DISTANCE OF 162.00 FEET;
- S34°47'32"W A DISTANCE OF 455.14 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,668.00 FEET, A CENTRAL ANGLE OF 20°32'40" AND AN ARC LENGTH OF 598.09 FEET, TO A POINT OF NON-TANGENT;
- S62°11'56"W A DISTANCE OF 157.39 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N29°15'02"W, HAVING A RADIUS OF 1656.58 FEET, A CENTRAL ANGLE OF 01°12'16" AND AN ARC LENGTH OF 34.82 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°04'20" AND AN ARC LENGTH OF 40.17 FEET, TO A POINT TANGENT;
- N25°58'25"W A DISTANCE OF 33.71 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 341.00 FEET, A CENTRAL ANGLE OF 20°39'10" AND AN ARC LENGTH OF 122.92 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 95°31'10" AND AN ARC LENGTH OF 25.01 FEET, TO A POINT NON-TANGENT;
- N01°11'53"W A DISTANCE OF 62.02 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N00°11'54"E, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
- N00°11'54"E A DISTANCE OF 11.83 FEET;
- N89°48'06"W A DISTANCE OF 68.00 FEET;
- S00°11'54"W A DISTANCE OF 8.83 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
- N89°48'06"W A DISTANCE OF 132.44 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 466.00 FEET, A CENTRAL ANGLE OF 09°30'30" AND AN ARC LENGTH OF 77.33 FEET, TO A POINT OF TANGENT;
- N80°17'36"W A DISTANCE OF 76.95 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 534.00 FEET, A CENTRAL ANGLE OF 09°30'30" AND AN ARC LENGTH OF 88.62 FEET, TO A POINT OF TANGENT;
- N89°48'06"W A DISTANCE OF 66.81 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET, TO A POINT OF TANGENT;
- N00°11'54"E A DISTANCE OF 876.30 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,162,243 SQUARE FEET OR 26.6814 ACRES.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CROSS CREEK SUBDIVISION FILING NO. 5, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AND TRACT A AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.



VICINITY MAP
1"=3000'

COVENANTS.

THE UNDERSIGNED OWNER, 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 RIGHT-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.

OWNERS CERTIFICATE.

SUNRISE PARTNERS LP, A COLORADO LIMITED PARTNERSHIP

BY: _____

STATE OF _____ }
COUNTY OF _____ } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY _____

BY: _____ NOTARY PUBLIC WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES _____

ADDRESS

CITY STATE ZIP CODE

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 _____, 2021 AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND TRACT A ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER DATE

PLANNING DIRECTOR DATE

GENERAL NOTES:

- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. ABJ70563257-4, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF MARCH 8, 2021 AT 5:00 P.M.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- 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 HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING-FIRE LANE".
- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTHWEST CORNER BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED "COA LS 23527" IN A RANGE BOX AND AT THE WEST QUARTER CORNER BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED "COA LS 16419" IN A RANGE BOX, BEARING S00°11'54"W, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- 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.
- 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.
- TRACTS A-O ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS ADJACENT TO GUN CLUB ROAD, EAST 6TH PARKWAY, NORTH ADDISON WAY, EAST 3RD PLACE, EAST 2ND PLACE AND NORTH BUCHANAN COURT 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 OR 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.
- REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED UNDER RECEPTION NO. B2090871 AFFECTS THE PROPERTY.

[Tract P?]
ADDRESS

CLERK AND RECORDER CERTIFICATE.

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS _____ DAY OF _____, 2021 AD AT ____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER DEPUTY

BOOK NO.: _____

PAGE NO.: _____

RECEPTION NO.: _____

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 JULY 14, 2020.

DEREK LEE VAGIAS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38578
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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.

PROJ. NO. 15879.32
JULY 9, 2021
SHEET 1 OF 9

 **J-R ENGINEERING**
A Westrian Company

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Fort Collins 970-491-9888 • www.jrengineering.com

only public Tracts
ADDRESS

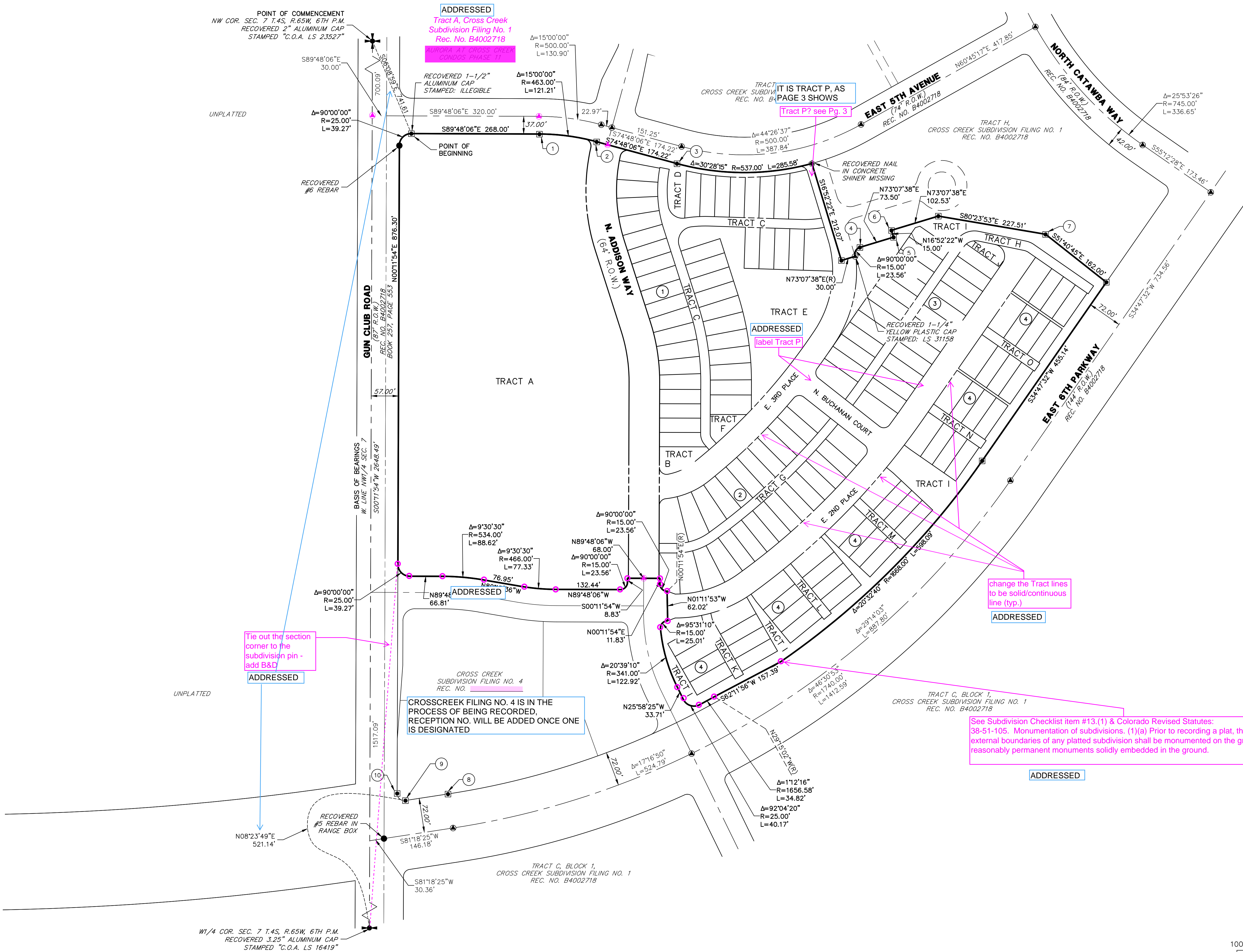
only public Tracts
ADDRESS

CROSS CREEK SUBDIVISION FILING NO. 5

A RESUBDIVISION OF TRACT B, CROSS CREEK SUBDIVISION FILING NO. 4

LOCATED 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



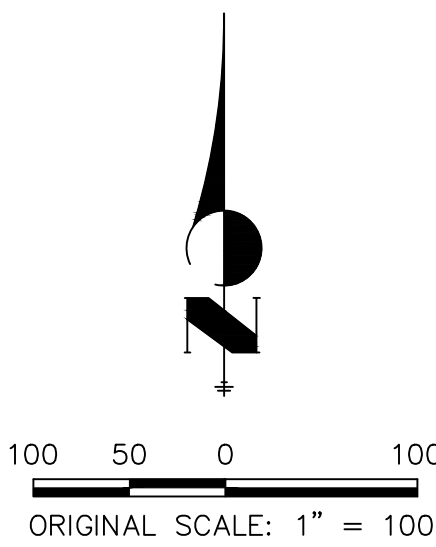
MONUMENT LEGEND	
①	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.38' SOUTH BY 0.07' EAST OF CALCULATED POSITION
②	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.37' SOUTH OF CALCULATED POSITION
③	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.37' SOUTH BY 0.15' WEST OF CALCULATED POSITION
④	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.27' SOUTH BY 0.03' EAST OF CALCULATED POSITION
⑤	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.38' SOUTH BY 0.22' EAST OF CALCULATED POSITION
⑥	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.30' SOUTH BY 0.12' EAST OF CALCULATED POSITION
⑦	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.42' SOUTH BY 0.10' EAST OF CALCULATED POSITION
⑧	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.28' SOUTH BY 0.15' EAST OF CALCULATED POSITION
⑨	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.36' SOUTH BY 0.21' EAST OF CALCULATED POSITION
⑩	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.26' SOUTH BY 0.18' EAST OF CALCULATED POSITION

LEGEND	
●	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED: LS 9329, IN A RANGE BOX
■	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583
(R)	RADIAL
—	PROPOSED PROPERTY LINE
—	PROPOSED RIGHT-OF-WAY
- - -	PROPOSED EASEMENT
—	EXISTING PROPERTY LINE
—	EXISTING RIGHT-OF-WAY
—	EXISTING CENTERLINE

PROJ. NO. 15879.32
JULY 9, 2021
SHEET 2 OF 8



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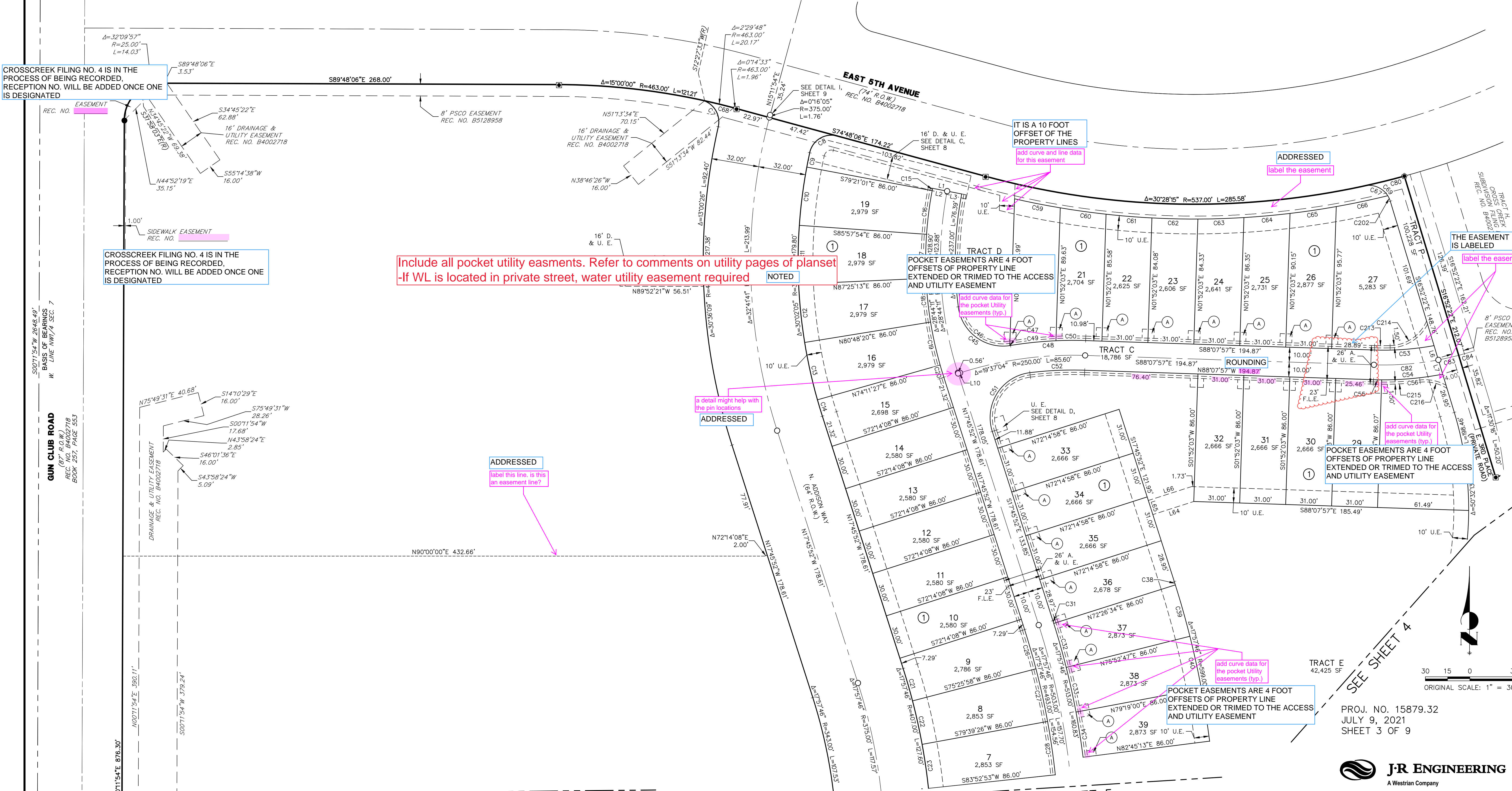
- LEGEND**
- ▲ RECOVERED 1-1/4" YELLOW PLASTIC CAP
STAMPED: LS 9329, IN A RANGE BOX
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STAMPED: LS 35583
 - (R) RADIAL
 - PROPOSED PROPERTY LINE
 - PROPOSED RIGHT-OF-WAY
 - - - PROPOSED EASEMENT
 - - - EXISTING PROPERTY LINE
 - - - EXISTING RIGHT-OF-WAY
 - - - EXISTING CENTERLINE

CROSS CREEK SUBDIVISION FILING NO. 5

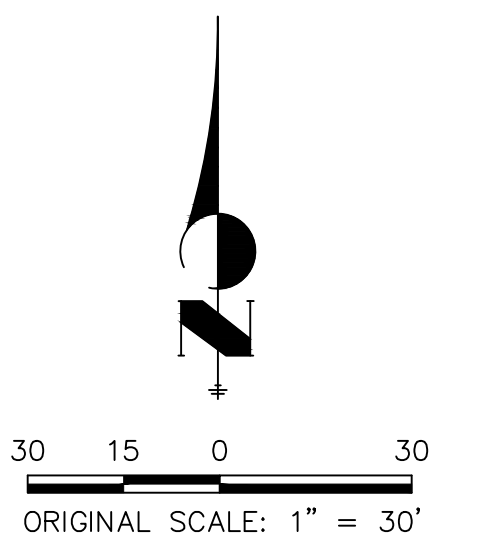
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LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

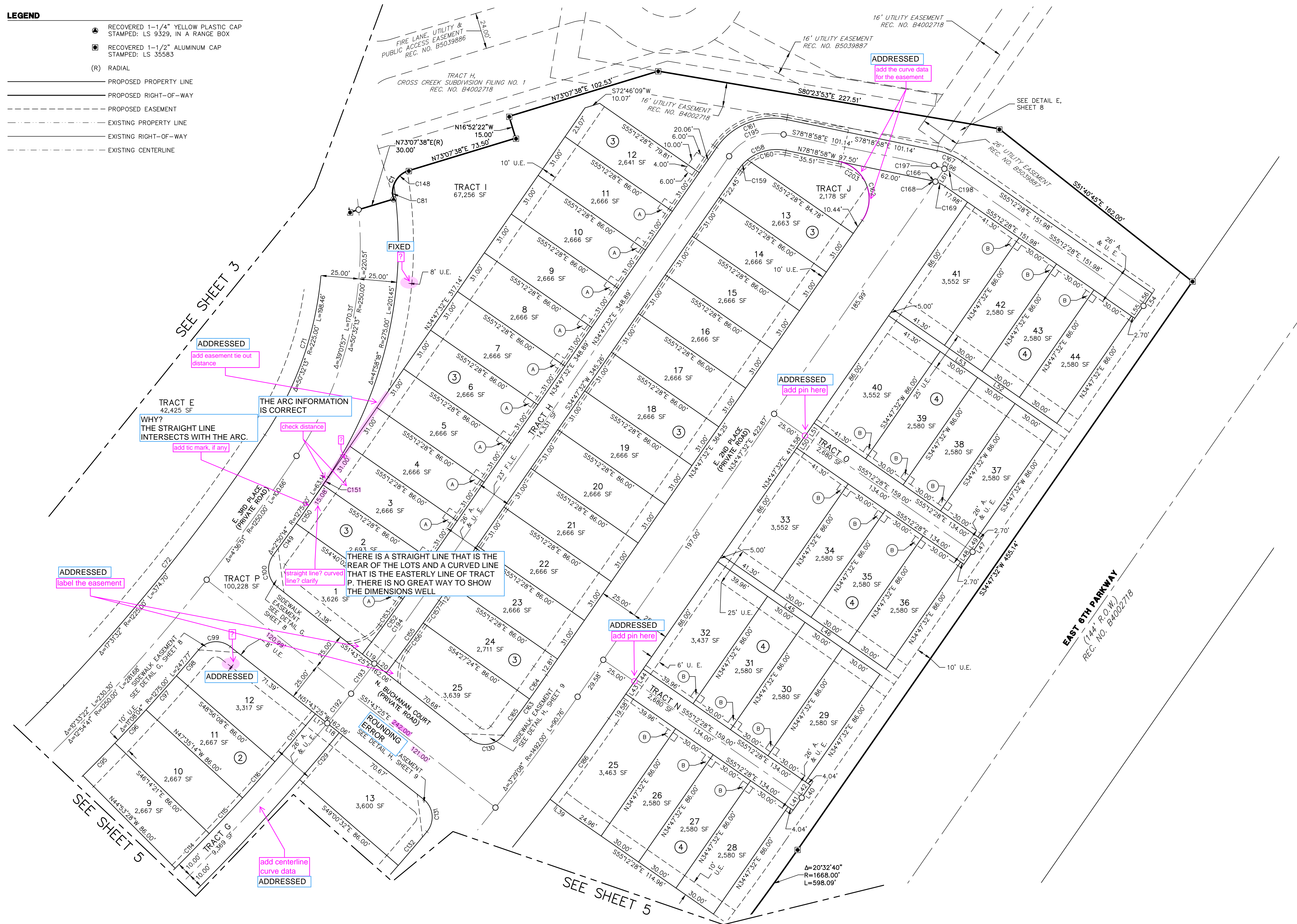


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_____ PROPOSED PROPERTY LINE
 _____ PROPOSED RIGHT-OF-WAY
 - - - - - PROPOSED EASEMENT
 EXISTING PROPERTY LINE
 _____ EXISTING RIGHT-OF-WAY
 - - - - - EXISTING CENTERLINE



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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SEE SHEET 3

SEE SHEET 4

SEE SHEET 7

SEE SHEET 6

- LEGEND**
- RECOVERED 1-1/4" YELLOW PLASTIC CAP
STAMPED: LS 9329, IN A RANGE BOX
 - RECOVERED 1-1/2" ALUMINUM CAP
STAMPED: LS 35583
 - (R) RADIAL
 - PROPOSED PROPERTY LINE
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED EASEMENT
 - EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING CENTERLINE

POCKET EASEMENTS ARE 4 FOOT
OFFSETS OF PROPERTY LINE
EXTENDED OR TRIMED TO THE ACCESS
AND UTILITY EASEMENT

ADDRESSED
add tic mark at
change of directions

make the totals
the same
ROUNDING
ERROR

THE EASEMENT IS
LABELED
label the easement

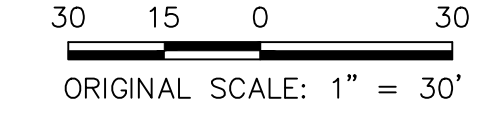
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easement lines
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PROJ. NO. 15879.32
JULY 9, 2021
SHEET 5 OF 9

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A Westrian Company

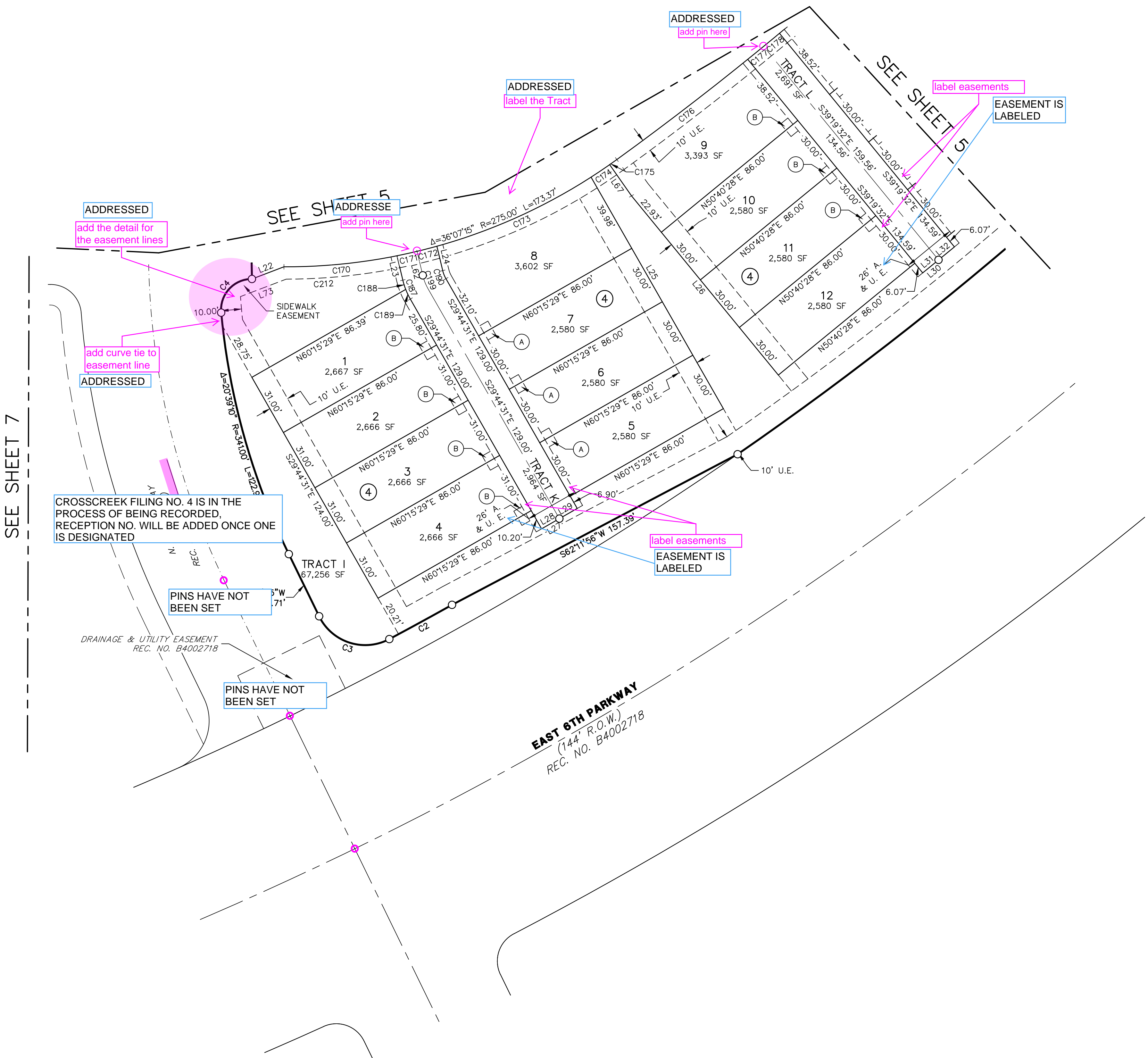
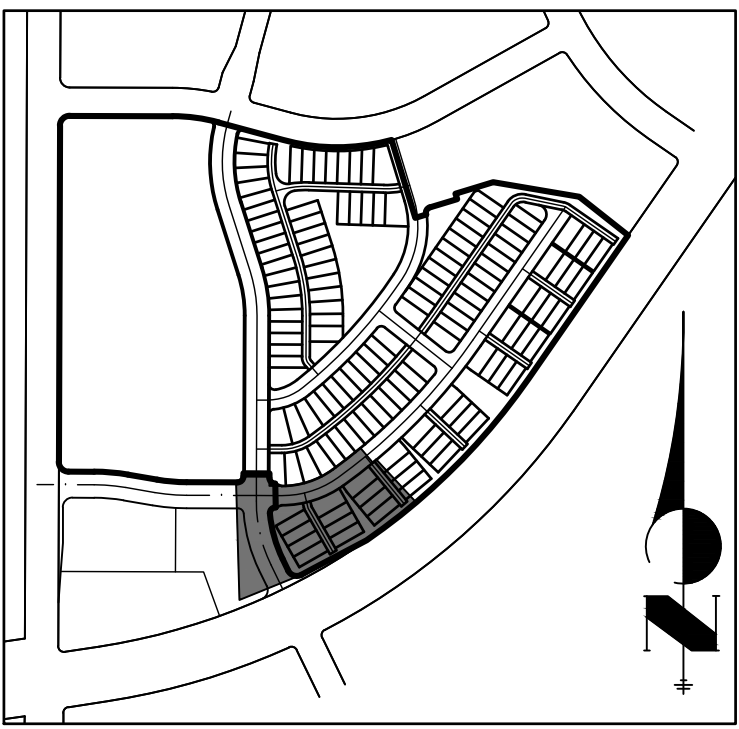
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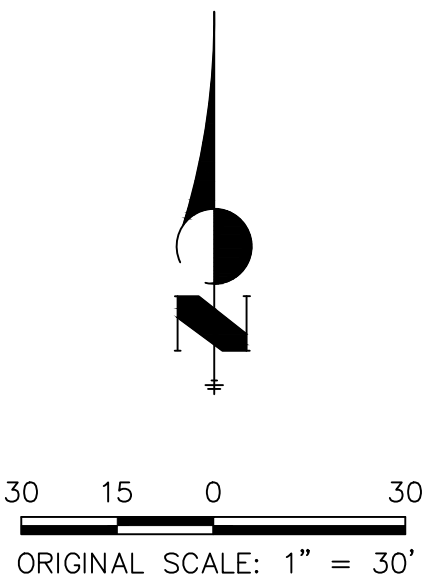
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

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STAMPED: LS 9329, IN A RANGE BOX
- RECOVERED 1-1/2" ALUMINUM CAP
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PROJ. NO. 15879.32
JULY 9, 2021
SHEET 6 OF 9

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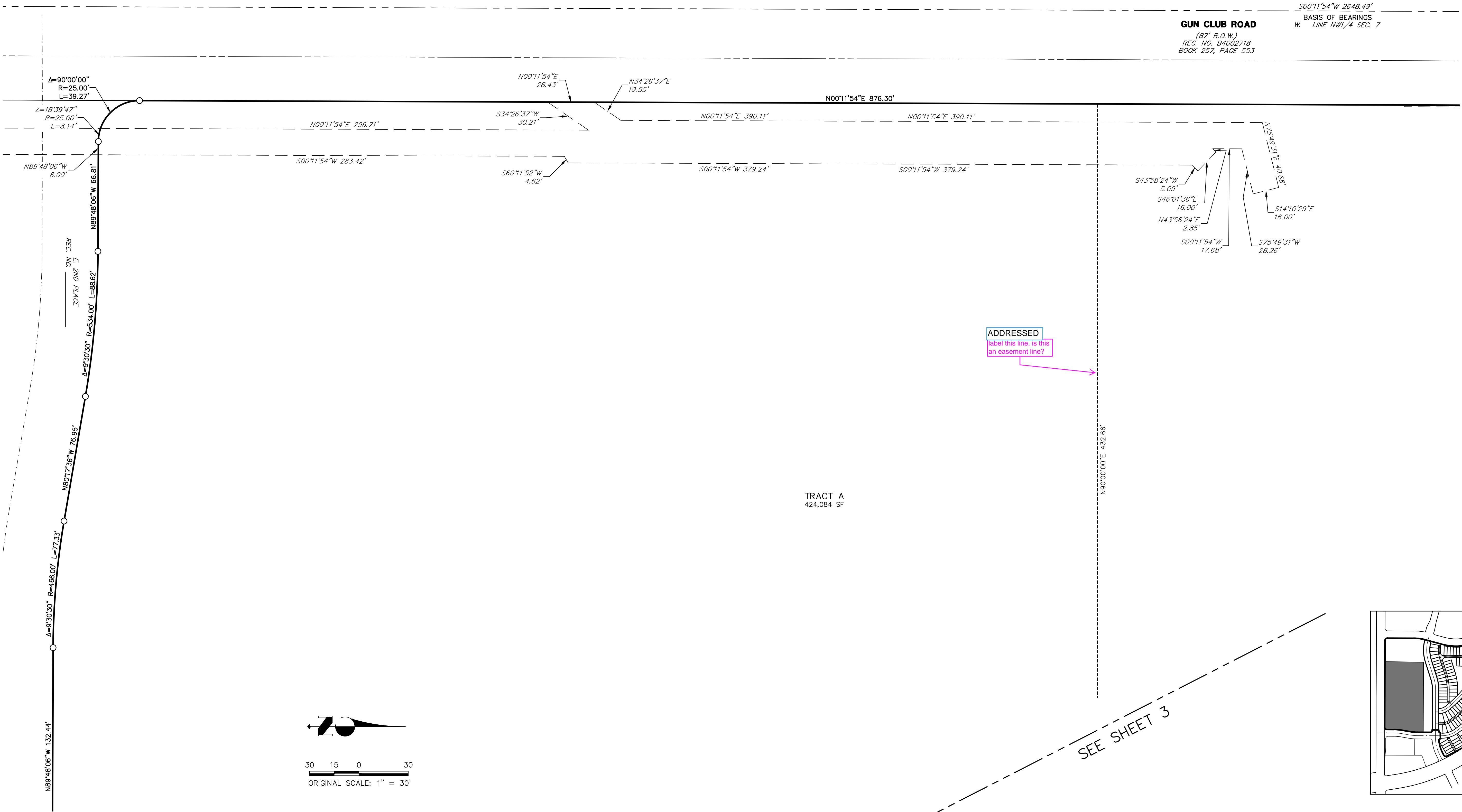
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CROSS CREEK SUBDIVISION FILING NO. 5

A RESUBDIVISION OF TRACT B, CROSS CREEK SUBDIVISION FILING NO. 4

LOCATED 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

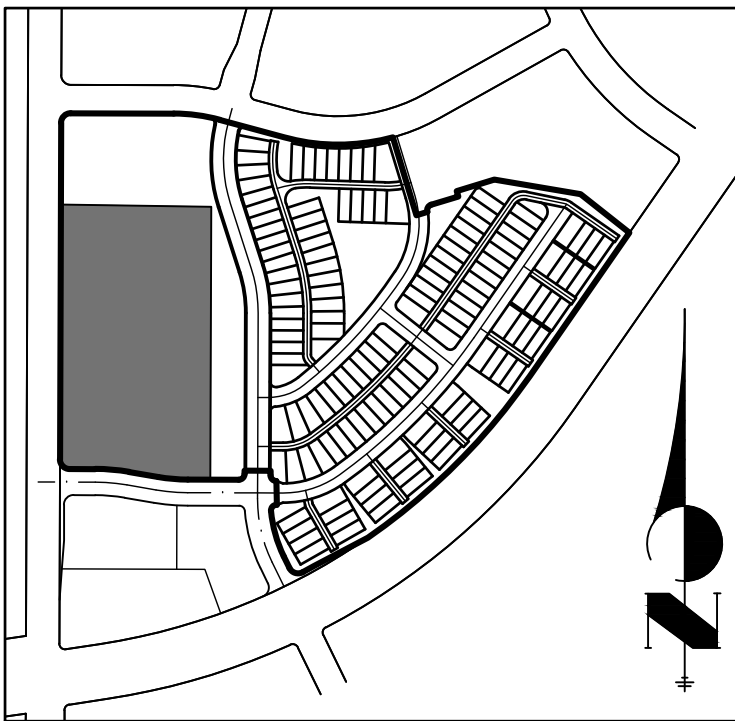


SEE SHEET 3

SEE SHEET 3

LEGEND

- RECOVERED 1-1/4" YELLOW PLASTIC CAP
STAMPED: LS 9329, IN A RANGE BOX
- RECOVERED 1-1/2" ALUMINUM CAP
STAMPED: LS 35583
- (R) RADIAL
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE



PROJ. NO. 15879.32
JULY 9, 2021
SHEET 7 OF 9

J-R ENGINEERING
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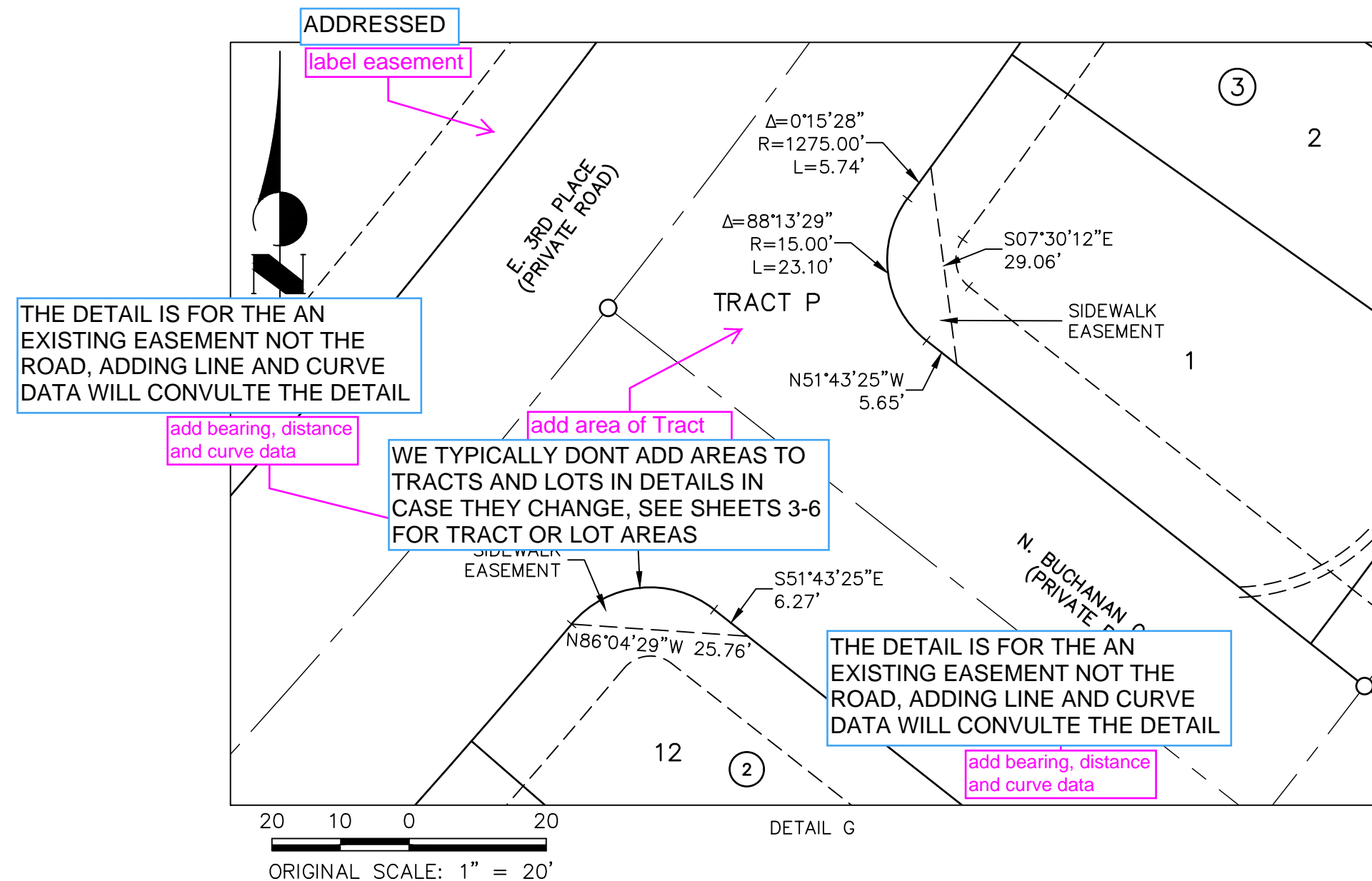
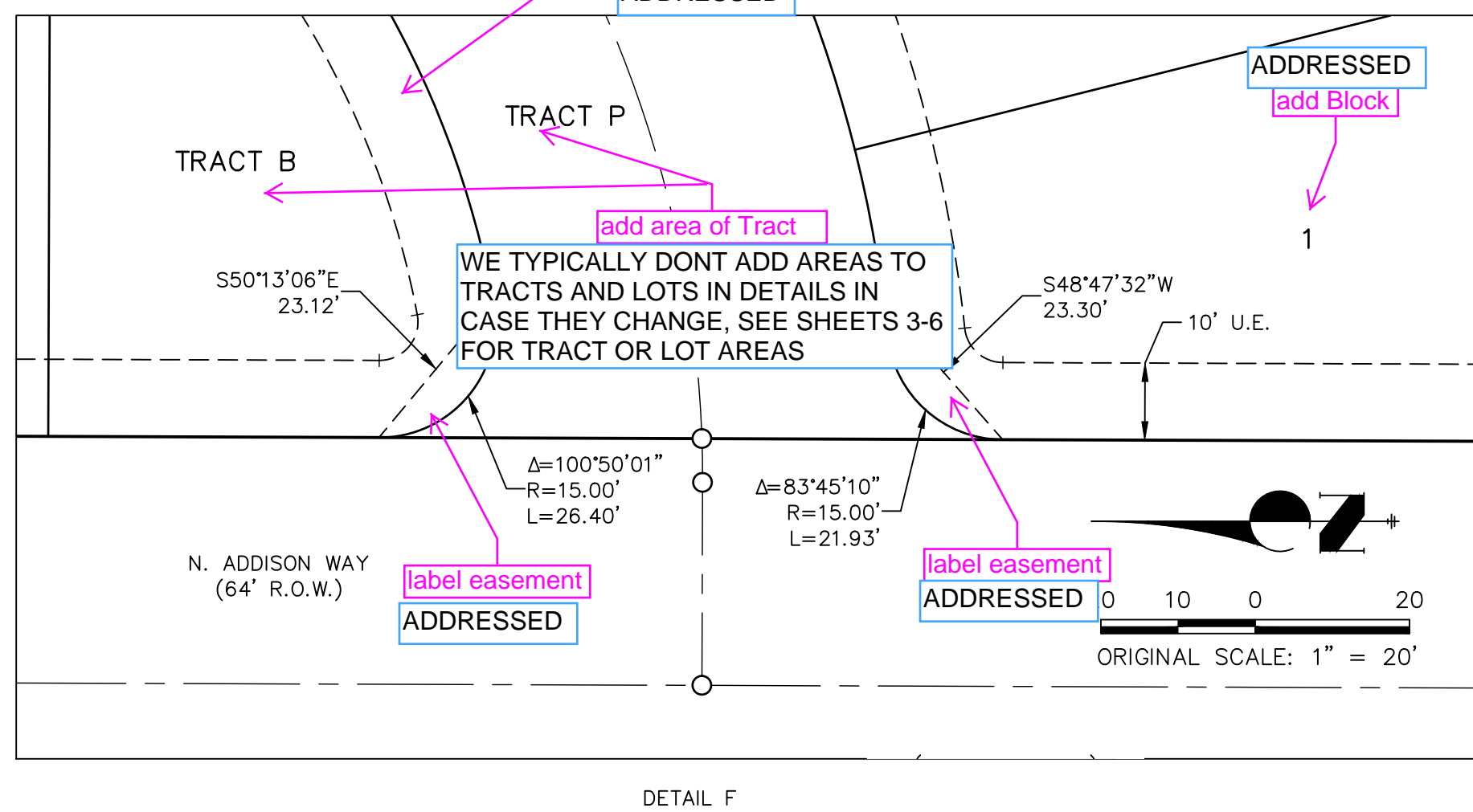
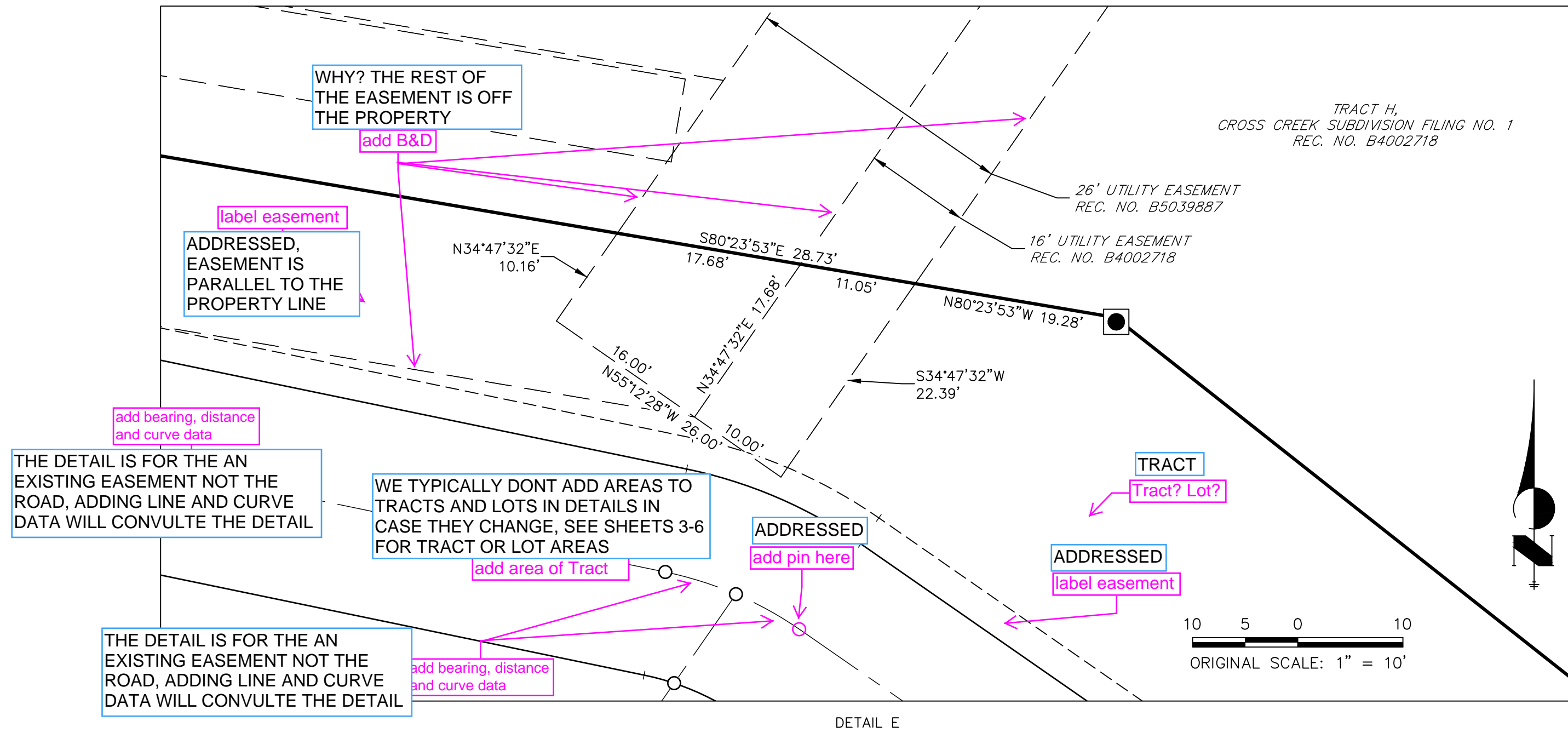
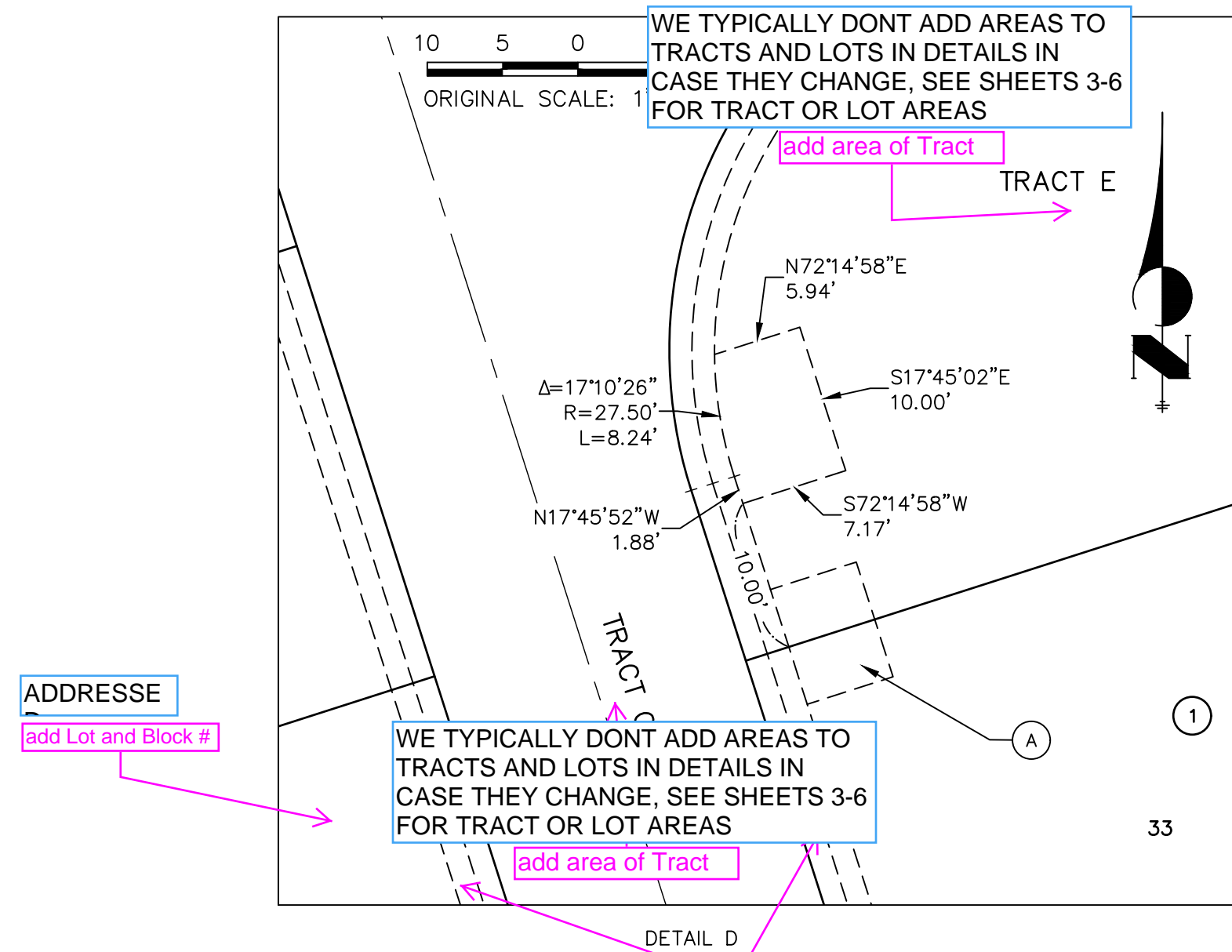
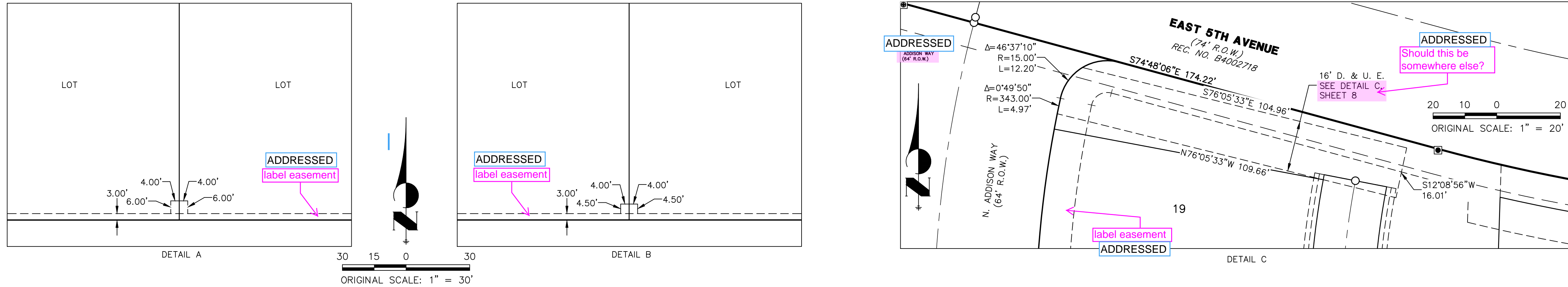
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CROSS CREEK SUBDIVISION FILING NO. 5

A RESUBDIVISION OF TRACT B, CROSS CREEK SUBDIVISION FILING NO. 4

LOCATED 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



PROJ. NO. 15879.32
JULY 9, 2021
SHEET 8 OF 9

CROSS CREEK SUBDIVISION FILING NO. 5

A RESUBDIVISION OF TRACT B, CROSS CREEK SUBDIVISION FILING NO. 4

LOCATED 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

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°00'00"	15.00'	23.56'	S28°07'38"W 21.21'
C2	1°12'16"	1656.58'	34.82'	N61°21'06"E 34.82'
C3	92°04'20"	25.00'	40.17'	S72°00'35"E 35.99'
C4	95°31'10"	15.00'	25.01'	S42°26'19"W 22.21'
C5	90°00'00"	15.00'	23.56'	S44°48'06"E 21.21'
C6	90°00'00"	15.00'	23.56'	N45°11'54"E 21.21'
C7	90°40'06"	15.00'	23.74'	N32°29'47"W 21.34'
C8	92°55'41"	15.00'	24.33'	S58°44'03"W 21.75'
C9	1°38'55"	343.00'	9.87'	S11°26'45"W 9.87'
C10	6°36'59"	343.00'	39.61'	S07°18'48"W 39.59'
C11	6°36'57"	343.00'	39.61'	S00°41'50"W 39.58'
C12	6°36'56"	343.00'	39.60'	S05°55'06"E 39.58'
C13	6°36'54"	343.00'	39.60'	S12°32'01"E 39.58'
C14	1°55'24"	343.00'	11.51'	S16°48'10"E 11.51'
C15	0°21'35"	257.00'	1.61'	S10°47'31"W 1.61'
C16	6°37'01"	257.00'	29.68'	S07°18'13"W 29.66'
C17	6°36'59"	257.00'	29.68'	S11°26'45"W 29.66'
C18	6°36'57"	257.00'	29.67'	S05°55'44"E 29.66'
C19	6°36'55"	257.00'	29.67'	S12°32'40"E 29.66'
C20	1°54'45"	257.00'	8.58'	S16°48'30"E 8.58'
C21	3°11'51"	407.00'	22.71'	N16°09'57"W 22.71'
C22	4°13'27"	407.00'	30.01'	N12°27'18"W 30.00'
C23	4°13'27"	407.00'	30.01'	N08°13'51"W 30.00'
C24	4°13'27"	407.00'	30.01'	N04°00'24"W 30.00'
C25	2°05'34"	407.00'	14.87'	N00°50'53"W 14.87'
C26	3°11'51"	493.00'	27.51'	N16°09'57"W 27.51'
C27	4°13'27"	493.00'	36.35'	N12°27'18"W 36.34'
C28	4°13'27"	493.00'	36.35'	N08°13'51"W 36.34'
C29	4°13'27"	493.00'	36.35'	N04°00'24"W 36.34'
C30	2°05'34"	493.00'	18.01'	N00°50'53"W 18.01'
C31	0°13'33"	513.00'	2.02'	N17°39'06"W 2.02'
C32	3°26'35"	513.00'	30.83'	N15°49'02"W 30.82'
C33	3°26'34"	513.00'	30.83'	N12°22'28"W 30.82'
C34	3°26'34"	513.00'	30.83'	N08°55'54"W 30.82'
C35	3°26'34"	513.00'	30.82'	N05°29'20"W 30.82'
C36	3°26'33"	513.00'	30.82'	N02°02'46"W 30.82'
C37	0°31'24"	513.00'	4.69'	N00°03'48"W 4.69'
C38	0°13'23"	599.00'	2.33'	N17°39'11"W 2.33'
C39	3°26'32"	599.00'	35.99'	N15°49'13"W 35.98'
C40	3°26'31"	599.00'	35.99'	N12°22'42"W 35.98'
C41	3°26'31"	599.00'	35.98'	N08°56'11"W 35.98'
C42	3°26'31"	599.00'	35.98'	N05°29'40"W 35.98'
C43	3°26'30"	599.00'	35.98'	N02°03'09"W 35.98'
C44	0°31'48"	599.00'	5.54'	N00°04'00"W 5.54'
C45	91°51'00"	30.50'	48.89'	S53°25'18"E 43.82'
C46	90°58'32"	30.50'	48.43'	S52°59'03"E 43.50'
C47	0°52'29"	30.50'	0.47'	N81°05'27"E 0.47'
C48	111°2'50"	260.00'	50.89'	S86°15'37"W 50.81'
C49	6°47'52"	260.00'	30.85'	S84°03'08"W 30.83'
C50	4°24'59"	260.00'	20.04'	S89°39'33"W 20.04'
C51	100°47'24"	30.50'	53.65'	S32°37'49"W 47.00'
C52	8°50'32"	240.00'	37.04'	S87°26'47"W 37.00'
C53	12°10'34"	190.00'	40.38'	N85°46'46"E 40.30'
C54	12°48'13"	210.00'	46.93'	N85°27'56"E 46.83'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C55	1°30'40"	210.00'	5.54'	S88°53'17"E 5.54'
C56	11°17'33"	210.00'	41.39'	N84°42'36"E 41.32'
C57	41°21'50"	35.00'	25.27'	S20°29'01"E 24.72'
C58	41°21'50"	15.00'	10.83'	S20°29'01"E 10.60'
C59	31°7'27"	547.00'	31.42'	S78°49'17"E 31.41'
C60	31°5'56"	547.00'	31.18'	S82°05'58"E 31.17'
C61	31°5'05"	547.00'	31.04'	S85°21'29"E 31.04'
C62	31°4'52"	547.00'	31.01'	S88°36'27"E 31.00'
C63	31°5'16"	547.00'	31.07'	N88°08'29"E 31.07'
C64	31°6'19"	547.00'	31.24'	N84°52'42"E 31.23'
C65	31°8'02"	547.00'	31.51'	N81°35'31"E 31.51'
C66	34°3'04"	547.00'	35.49'	N78°04'59"E 35.49'
C67	69°47'35"	15.00'	18.27'	N67°24'17"W 17.16'
C68	3°01'44"	463.00'	24.48'	N76°18'58"W 24.47'
C69	85°25'42"	15.00'	22.37'	N59°35'13"W 20.35'
C70	17°03'48"	225.00'	67.01'	N08°20'28"W 66.76'
C71	33°28'25"	225.00'	131.45'	N16°55'38"E 129.59'
C72	9°56'02"	1225.00'	212.39'	N38°37'52"E 212.12'
C73	0°40'25"	1225.00'	14.40'	N43°56'05"E 14.40'
C74	4°05'42"	1225.00'	87.55'	N46°19'09"E 87.53'
C75	0°28'04"	1225.00'	10.00'	N48°36'02"E 10.00'
C76	0°28'04"	1225.00'	10.00'	N49°04'06"E 10.00'
C77	1°53'15"	1225.00'	40.35'	N50°14'45"E 40.35'
C78	100°50'01"	15.00'	26.40'	S50°13'06"E 23.12'
C79	83°45'10"	15.00'	21.93'	S42°04'29"W 20.03'
C80	2°58'17"	357.00'	27.85'	N76°12'47"E 27.84'
C81	36°24'31"	15.00'	9.53'	S01°19'54"W 9.37'
C82	12°30'20"	200.00'	43.65'	N85°36'52"E 43.57'
C83	4°01'21"	200.00'	14.04'	N77°21'02"E 14.04'
C84	2°35'22"	243.44'	11.00'	N73°54'12"E 11.00'
C85	41°21'50"	25.00'	18.05'	S20°29'01"E 17.66'
C86	8°02'42"	175.00'	24.57'	N79°55'43"E 24.55'
C87	10°04'53"	175.00'	30.79'	N70°51'56"E 30.75'
C88	9°49'28"	175.00'	30.01'	N60°54'46"E 29.97'
C89	4°48'40"	175.00'	14.69'	N53°35'42"E 14.69'
C90	0°41'16"	1275.00'	15.31'	N50°50'44"E 15.31'
C91	1°20'53"	1275.00'	30.00'	N49°49'39"E 30.00'
C92	1°20'53"	1275.00'	30.00'	N48°28'46"E 30.00'
C93	1°20'53"	1275.00'	30.00'	N47°07'52"E 30.00'
C94	1°20'53"	1275.00'	30.00'	N45°46'59"E 30.00'
C95	1°20'53"	1275.00'	30.00'	N44°26'06"E 30.00'
C96	1°20'53"	1275.00'	30.00'	N43°05'12"E 30.00'
C97	1°20'53"	1275.00'	30.00'	N41°44'19"E 30.00'
C98	1°00'34"	1275.00'	22.46'	N40°33'35"E 22.46'
C99	88°13'17"	15.00'	23.10'	S84°09'57"W 20.88'
C100	88°13'29"	15.00'	23.10'	S07°36'40"E 20.88'
C101	13°23'37"	119.00'	27.82'	N83°30'06"E 27.75'
C102	22°43'39"	119.00'	47.20'	N65°26'28"E 46.89'
C103	2°39'30"	139.00'	6.45'	N88°52'09"E 6.45'
C104	12°23'43"	139.00'	30.07'	N81°20'33"E 30.01'
C105	12°23'43"	139.00'	30.07'	N68°56'50"E 30.01'
C106	8°40'20"	139.00'	21.04'	N58°24'49"E 21.02'
C107	0°02'10"	1361.00'	0.86'	N54°03'33"E 0.86'
C108	1°55'40"	1361.00'	45.79'	N53°04'38"E 45.79'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C109	1°36'43"	1361.00'	38.29'	N51°18'27"E 38.29'
C110	1°20'53"	1361.00'	32.02'	N49°49'38"E 32.02'
C111	1°20'53"	1361.00'	32.02'	N48°28'45"E 32.02'
C112	1°20'53"	1361.00'	32.02'	N47°07'51"E 32.02'
C113	1°20'53"	1361.00'	32.02'	N45°46'58"E 32.02'
C114	1°20'53"	1361.00'	32.02'	N44°26'05"E 32.02'
C115	1°20'53"	1361.00'	32.02'	N43°05'11"E 32.02'
C116	1°20'53"	1361.00'	32.02'	N41°44'18"E 32.02'
C117	1°44'02"	1361.00'	41.19'	N40°11'50"E 41.18'
C118	0°22'52"	1381.00'	9.19'	N53°53'12"E 9.19'
C119	1°16'10"	1381.00'	30.59'	N53°03'41"E 30.59'
C120	1°16'10"	1381.00'	30.59'	N51°47'32"E 30.59'
C121	1°16'10"	1381.00'	30.59'	N50°31'22"E 30.59'
C122	1°16'10"	1381.00'	30.59'	N49°15'13"E 30.59'
C123	1°16'10"	1381.00'	30.59'	N47°59'03"E 30.59'
C124	1°16'09"	1381.00'	30.59'	N46°42'54"E 30.59'
C125	1°16'09"	1381.00'	30.59'	N45°26'44"E 30.59'
C126	1°16'09"	1381.00'	30.59'	N44°10'35"E 30.59'
C127	1°16'09"	1381.00'	30.59'	N42°54'25"E 30.59'
C128	1°16'50"	1381.00'	30.86'	N41°37'56"E 30.86'
C129	1°40'37"	1381.00'	40.42'	N40°09'13"E 40.42'
C130	91°34'38"	15.00'	23.97'	N82°29'16"E 21.50'
C131	91°34'48"	15.00'	23.98'	N05°56'01"W 21.50'
C132	1°08'08"	1467.00'	29.08'	N40°25'27"E 29.08'
C133	1°16'50"	1467.00'	32.78'	N41°37'56"E 32.78'
C134	1°16'10"	1467.00'	32.50'	N42°54'25"E 32.50'
C135	1°16'10"	1467.00'	32.50'	N44°10'35"E 32.50'
C136	1°16'10"	1467.00'	32.50'	N45°26'44"E 32.50'
C137	1°16'10"	1467.00'	32.50'	N46°42'54"E 32.50'
C138	1°16'10"	1467.00'	32.50'	N47°59'04"E 32.50'
C139	1°16'10"	1467.00'	32.50'	N49°15'13"E 32.50'
C140	1°16'10"	1467.00'	32.50'	N50°31'23"E 32.50'
C141	1°16'10"	1467.00'	32.50'	N51°47'32"E 32.50'
C142	1°16'10"	1467.00'	32.50'	N53°03'42"E 32.50'
C143	0°22'52"	1466.56'	9.76'	N53°53'14"E 9.76'
C144	8°40'20"	225.00'	34.06'	N58°24'49"E 34.02'
C145	12°23'43"	225.00'	48.68'	N68°56'50"E 48.58'
C146	12°23'43"	225.00'	48.68'	N81°20'33"E 48.58'
C147	2°39'30"	225.00'	10.44'	N88°52'09"E 10.44'
C148	53°35'29"	15.00'	14.03'	S46°19'54"W 13.52'
C149	1°09'58"	1275.00'	25.95'	N35°55'06"E 25.95'
C150	0°42'41"	1275.00'	15.83'	N34°58'47"E 15.83'
C151	0°57'35"	1275.00'	21.36'	N34°08'39"E 21.36'
C152	1°53'26"	1361.00'	44.91'	N36°16'48"E 44.90'
C153	1°53'26"	1361.00'	44.91'	N36°16'48"E 44.90'
C154	0°32'33"	1361.00'	12.89'	N35°03'49"E 12.89'
C155	2°26'54"	1381.00'	59.01'	N36°00'59"E 59.01'
C156	1°41'43"	1381.00'	40.86'	N36°23'35"E 40.86'
C157	0°45'11"	1381.00'	18.15'	N35°10'08"E 18.15'
C158	66°53'30"	30.50'	35.61'	S68°14'17"W 33.62'
C159	16°16'54"	30.50'	8.67'	S42°55'59"W 8.64'
C160	50°36'36"	30.50'	26.94'	S76°22'44"W 26.07'
C161	66°53'30"	45.00'	52.54'	S68°14'17"W 49.60'
C162	113°06'30"	25.00'	49.35'	N21°45'43"W 41.72'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C163	1°09'14"	1467.00'	29.54'	N36°07'20"E 29.54'
C164	0°45'11"	1467.00'	19.28'	N35°10'07"E 19.28'
C165	1°09'14"	1467.00'	29.54'	N36°07'20"E 29.54'
C166	23°06'30"	25.00'	10.08'	N66°45'43"W 10.01'
C167	23°06'30"	45.00'	18.15'	N66°45'43"W 18.03'
C168	6°47'39"	25.00'	2.96'	N74°55'08"W 2.96'
C169	16°18'51"	25.00'	7.12'	N63°21'53"W 7.09'
C170	11°33'29"	275.00'	55.47'	N84°25'10"E 55.38'
C171	2°05'02"	275.00'	10.00'	N77°35'54"E 10.00'
C172	2°05'02"	275.00'	10.00'	N75°30'52"E 10.00'
C173	17°13'32"	275.00'	82.68'	N65°51'35"E 82.37'
C174	2°16'20"	275.00'	10.91'	N56°06'40"E 10.90'
C175	0°53'51"	275.00'	4.31'	N54°31'34"E 4.31'
C176	3°02'07"	1517.00'	80.36'	N52°33'35"E 80.35'
C177	0°22'40"	1517.00'	10.00'	N50°51'12"E 10.00'
C178	0°22'40"	1517.00'	10.00'	N50°28'32"E 10.00'
C179	3°12'09"	1517.00'	84.79'	N48°41'08"E 84.78'
C180	0°22'31"	1517.00'	9.94'	N46°53'48"E 9.94'
C181	3°12'14"	1517.00'	84.83'	N45°06'26"E 84.82'
C182	0°22'40"	1517.00'	10.00'	N43°18'59"E 10.00'
C183	0°22'40"	1517.00'	10.00'	N42°56'19"E 10.00'
C184	3°12'29"	1517.00'	84.94'	N41°08'44"E 84.93'
C185	2°16'01"	1517.00'	60.02'	N38°24'29"E 60.02'
C186	2°28'57"	1517.00'	65.73'	N36°02'00"E 65.72'
C187	16°17'54"	35.00'	9.96'	S21°35'34"E 9.92'
C188	7°44'54"	35.00'	4.73'	S17°19'04"E 4.73'
C189	8°33'00"	35.00'	5.22'	S25°28'01"E 5.22'
C190	16°17'54"	15.00'	4.27'	S21°35'34"E 4.25'
C191	2°10°06"	50.00'	5.68'	N89°06'51"E 5.68'
C192	1°02'41"	1371.00'	25.00'	N38°48'01"E 25.00'
C193	1°02'41"	1371.00'	25.00'	N37°45'19"E 25.00'
C194	2°26'27"	1371.00'	58.40'	N36°00'45"E 58.40'
C195	66°53'30"	35.00'	40.86'	S68°14'17"W 38.58'
C196	2°36'30"	35.00'	14.12'	N66°45'13"E 14.02'
C197	11°32'01"	35.00'	7.05'	N72°32'57"W 7.03'
C198	11°34'29"	35.00'	7.07'	N60°59'42"W 7.06'
C199	16°44'45"	24.34'	7.11'	S21°35'34"E 7.09'
C200	2°15'12"	407.00'	16.01'	S01°17'46"E 16.00'
C202	15°38'07"	15.00'	4.09'	N24°41'25"W 4.08'
C203	39°03'31"	27.50'	18.75'	N58°47'12"W 18.39'
C204	35°40'09"	215.00'	133.85'	N71°54'52"E 131.70'
C205	17°57'46"	513.00'	160.83'	N86°46'59"W 160.17'
C206	17°57'46"	503.00'	157.70'	N08°46'59"W 157.05'
C207	17°57'46"	493.00'	154.56'	N08°46'59"W 153.93'
C208	93°03'36"	27.56'	44.77'	S46°27'44"E 40.01'
C209	34°39'13"	38.00'	22.98'	S17°07'42"E 22.63'
C210	44°32'47"	27.46'	21.35'	N12°08'58"W 20.81'
C212	35°53'24"	281.00'	176.02'	N72°01'29"E 173.15'
C213	3°12'17"	187.00'	10.46'	S89°44'06"E 10.46'
C214	65°19'17"	27.50'	31.35'	N56°00'07"E 29.68'
C215	8°30'31"	213.00'	31.63'	N87°36'47"E 31.60'
C216	39°53'03"	27.50'	19.14'	N76°41'57"W 18.76'