

MURPHY CREEK SUBDIVISION FILING NO. 21
LOCATED IN THE WEST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DEDICATION STATEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30 IS ASSUMED TO BEAR NORTH 89°36'30" EAST, AS MONUMENTED ON THE WEST BY A 3.25" ALUMINUM CAP STAMPED, "PLS 26294, 2003, COLORADO DEPART OF TRANSPORTATION R66W R65W 24 | 19 | 25 | 30 T45" IN MONUMENT BOX AND ON THE EAST BY A 3.25" ALUMINUM CAP STAMPED, "PLS 25636, 2005 T45 R65W ¼ 19 | 30" IN A MONUMENT BOX;

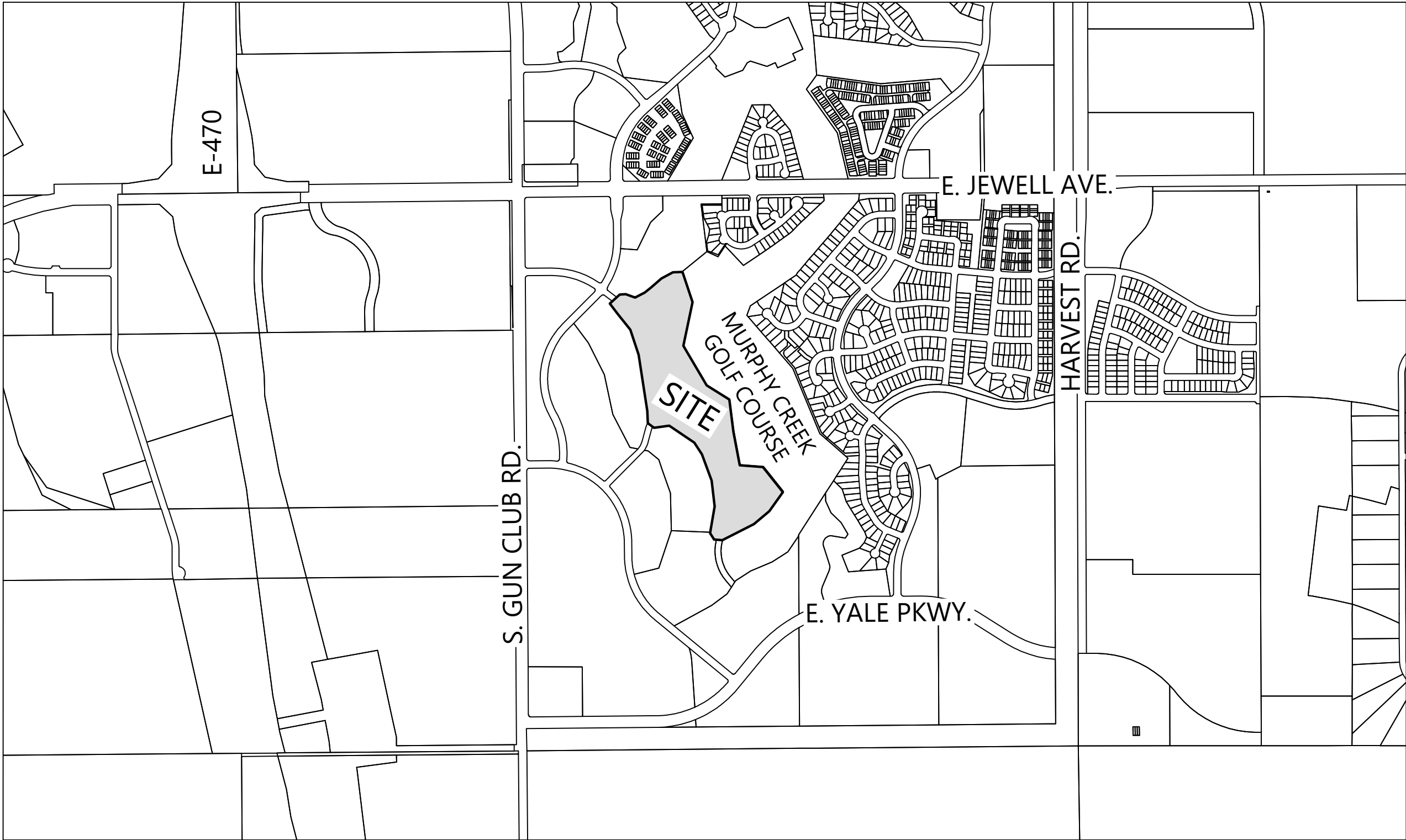
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE SOUTH 39°06'30" EAST, A DISTANCE OF 1379.53 FEET TO A POINT ON THE BOUNDARY OF HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. A9080446 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE ALONG SAID BOUNDARY THE FOLLOWING THIRTY-THREE (33) COURSES:

- 1) NORTH 47°24'42" EAST, A DISTANCE OF 125.86 FEET;
- 2) NORTH 86°46'27" EAST, A DISTANCE OF 56.99 FEET;
- 3) SOUTH 69°45'32" EAST, A DISTANCE OF 94.10 FEET;
- 4) NORTH 62°26'32" EAST, A DISTANCE OF 101.13 FEET;
- 5) NORTH 51°48'22" EAST, A DISTANCE OF 72.66 FEET;
- 6) NORTH 48°54'56" EAST, A DISTANCE OF 134.95 FEET;
- 7) NORTH 61°56'52" EAST, A DISTANCE OF 122.03 FEET;
- 8) NORTH 87°18'42" EAST, A DISTANCE OF 89.38 FEET;
- 9) SOUTH 18°31'39" EAST, A DISTANCE OF 301.50 FEET;
- 10) SOUTH 11°47'34" WEST, A DISTANCE OF 420.50 FEET;
- 11) SOUTH 30°26'26" EAST, A DISTANCE OF 432.86 FEET;
- 12) SOUTH 58°01'05" EAST, A DISTANCE OF 251.54 FEET;
- 13) SOUTH 07°16'20" EAST, A DISTANCE OF 304.52 FEET;
- 14) SOUTH 10°37'21" EAST, A DISTANCE OF 322.36 FEET;
- 15) SOUTH 85°20'51" EAST, A DISTANCE OF 219.83 FEET;
- 16) SOUTH 38°24'58" EAST, A DISTANCE OF 301.68 FEET;
- 17) SOUTH 35°40'57" WEST, A DISTANCE OF 220.30 FEET;
- 18) SOUTH 50°03'57" WEST, A DISTANCE OF 189.40 FEET;
- 19) SOUTH 62°51'51" WEST, A DISTANCE OF 335.08 FEET;
- 20) NORTH 84°10'00" WEST, A DISTANCE OF 76.38 FEET;
- 21) NORTH 33°10'05" WEST, A DISTANCE OF 70.93 FEET;
- 22) NORTH 09°48'19" EAST, A DISTANCE OF 255.17 FEET;
- 23) NORTH 06°35'09" WEST, A DISTANCE OF 245.14 FEET;
- 24) NORTH 20°13'18" WEST, A DISTANCE OF 264.08 FEET;
- 25) NORTH 32°49'18" WEST, A DISTANCE OF 131.24 FEET;
- 26) NORTH 55°57'38" WEST, A DISTANCE OF 286.40 FEET;
- 27) SOUTH 82°08'12" WEST, A DISTANCE OF 145.50 FEET;
- 28) NORTH 53°08'19" WEST, A DISTANCE OF 72.69 FEET;
- 29) NORTH 02°24'08" WEST, A DISTANCE OF 114.33 FEET;
- 30) NORTH 08°45'24" WEST, A DISTANCE OF 537.13 FEET;
- 31) NORTH 18°14'10" WEST, A DISTANCE OF 248.93 FEET;
- 32) NORTH 38°26'11" WEST, A DISTANCE OF 191.89 FEET;
- 33) NORTH 37°10'21" WEST, A DISTANCE OF 121.16 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,334,978 SQUARE FEET OR 30.6469 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MURPHY CREEK SUBDIVISION FILING NO. 21, 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.



GENERAL NOTES

- 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. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, LJA SURVEYING RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT ORDER NUMBER ABC70750335-4, WITH A EFFECTIVE DATE OF FEBRUARY 27, 2023 AT 5:00 P.M.
- 4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 5. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30 IS ASSUMED TO BEAR NORTH 89°36'30" EAST, AS MONUMENTED ON THE WEST BY A 3.25" ALUMINUM CAP STAMPED, "PLS 26294, 2003, COLORADO DEPART OF TRANSPORTATION R66W R65W 24 | 19 | 25 | 30 T45" IN MONUMENT BOX AND ON THE EAST BY A 3.25" ALUMINUM CAP STAMPED, "PLS 25636, 2005 T45 R65W ¼ 19 | 30" IN A MONUMENT BOX;
- 6. 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".
- 7. 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.
- 8. TRACTS A THROUGH T, INCLUSIVE, ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 9. ALL OWNERS OF LOTS ADJACENT TO EAST ASBURY PLACE, EAST BALTIC PLACE, AND EAST COOLIDGE COURT SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- 10. 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.

OWNER

MURPHY CREEK LLC, A WYOMING LIMITED LIABILITY COMPANY

BY: _____, AS: _____

DATE: _____

STATE OF _____ } SS
COUNTY OF _____

THE FORGOING WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20 ____.

BY _____ AS MEMBER OF MURPHY CREEK LLC, A WYOMING LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CONTRACT PURCHASER

TRI POINTE HOMES HOLDINGS, INC., A DELAWARE CORPORATION

BY: _____, AS: _____

DATE: _____

STATE OF _____ } SS
COUNTY OF _____

THE FORGOING WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20 ____.

BY _____ AS MEMBER OF TRI POINTE HOMES HOLDINGS, INC., A DELAWARE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COVENANTS

THE UNDERSIGNED OWNER(S), 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 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.

LAND USE TABLE			
	SQ. FT.	ACRES	%
LOT AREA	498,595	11.446	37.35%
RIGHT OF WAY AREA	223,261	5.125	16.72%
TRACTS - PRIVATE DRIVES (A, B, C, D, E, F, F, G, H, I)	99,471	2.284	7.45%
TRACTS - DETENTION POND & CHANNEL (K, P)	169,238	3.885	12.68%
TRACTS - OPEN AREAS (J, L, M, N, O, Q, R, S, T)	344,412	7.907	25.80%
TOTAL AREA	1,334,978	30.647	100%
TOTAL LOTS	179		

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 MARCH 24, 2023.

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.

MARK A. HALL
COLORADO PLS NO. 36073
FOR AND ON BEHALF OF LJA SURVEYING, INC.
7800 E. UNION AVENUE, SUITE 575,
DENVER, COLORADO 80237

FOR REVIEW ONLY

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 ____ AD, 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.

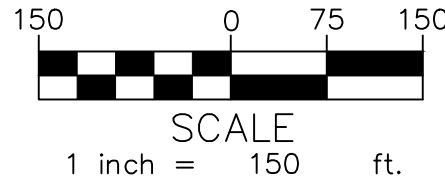
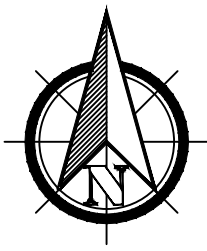
CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

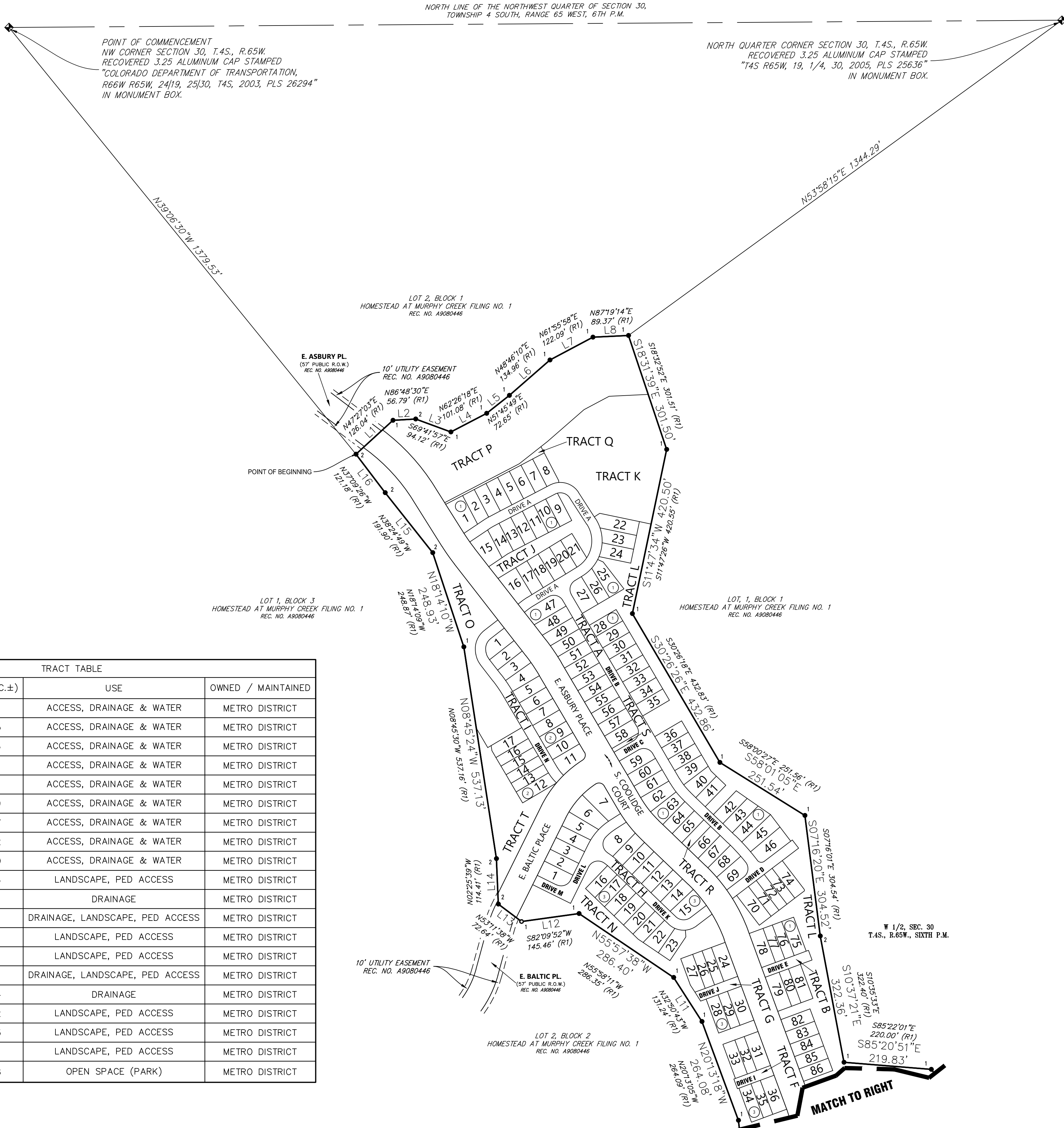
SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER
2	OVERALL AND PARCEL TABLE
3 - 7	LOT DETAILS

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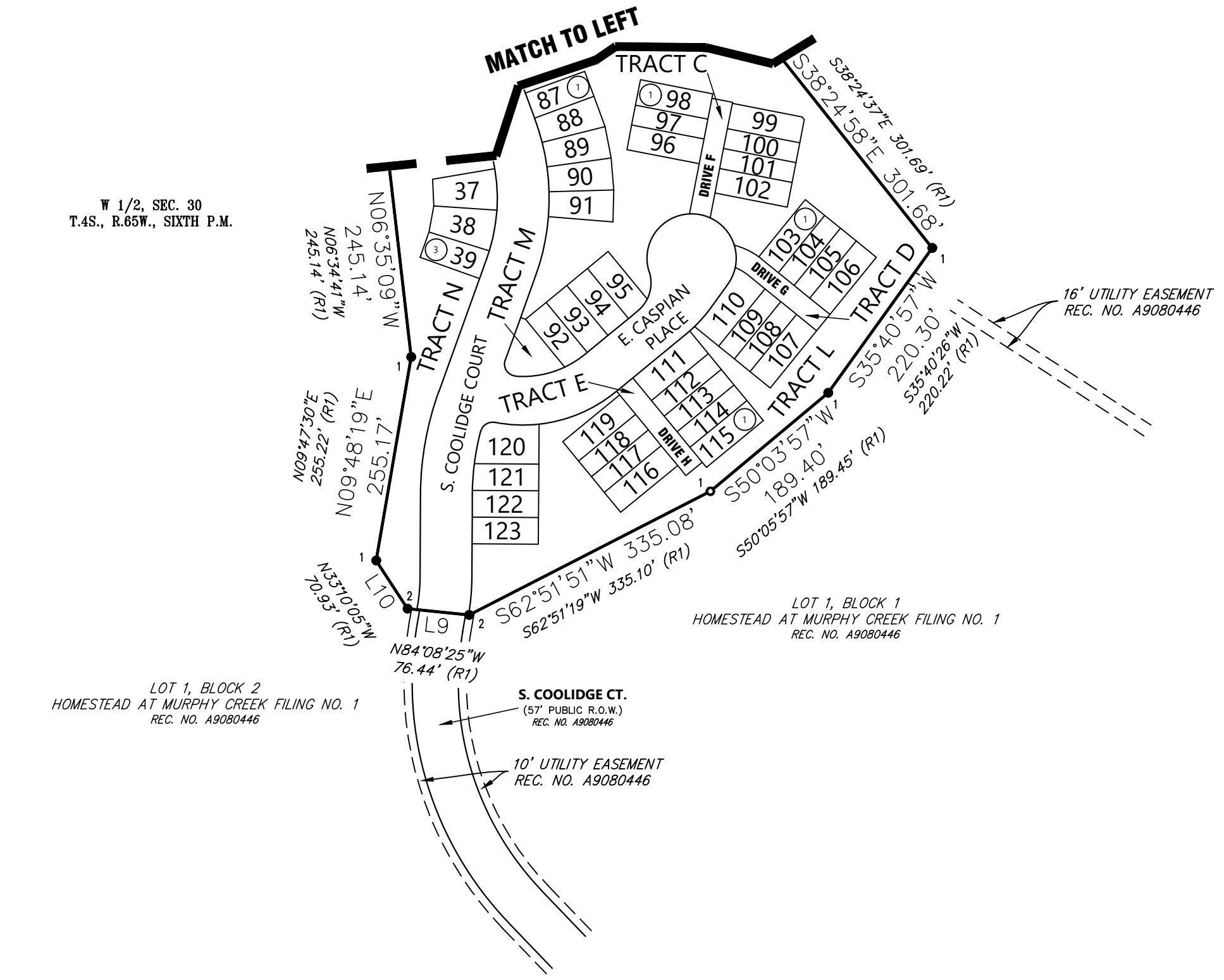
7800 E Union Avenue
Suite 575
Denver, CO 80237
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MURPHY CREEK SUBDIVISION FILING NO. 21
LOCATED IN THE WEST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



TRACT TABLE				
TRACT	AREA (SQ.FT.)	AREA (AC.±)	USE	OWNED / MAINTAINED
TRACT A	48,908	1.123	ACCESS, DRAINAGE & WATER	METRO DISTRICT
TRACT B	3,253	0.075	ACCESS, DRAINAGE & WATER	METRO DISTRICT
TRACT C	3,757	0.086	ACCESS, DRAINAGE & WATER	METRO DISTRICT
TRACT D	3,541	0.081	ACCESS, DRAINAGE & WATER	METRO DISTRICT
TRACT E	3,510	0.081	ACCESS, DRAINAGE & WATER	METRO DISTRICT
TRACT F	2,554	0.059	ACCESS, DRAINAGE & WATER	METRO DISTRICT
TRACT G	2,899	0.067	ACCESS, DRAINAGE & WATER	METRO DISTRICT
TRACT H	18,835	0.432	ACCESS, DRAINAGE & WATER	METRO DISTRICT
TRACT I	12,214	0.280	ACCESS, DRAINAGE & WATER	METRO DISTRICT
TRACT J	12,909	0.296	LANDSCAPE, PED ACCESS	METRO DISTRICT
TRACT K	69,321	1.591	DRAINAGE	METRO DISTRICT
TRACT L	180,481	4.143	DRAINAGE, LANDSCAPE, PED ACCESS	METRO DISTRICT
TRACT M	3,091	0.071	LANDSCAPE, PED ACCESS	METRO DISTRICT
TRACT N	74,124	1.702	LANDSCAPE, PED ACCESS	METRO DISTRICT
TRACT O	44,609	1.024	DRAINAGE, LANDSCAPE, PED ACCESS	METRO DISTRICT
TRACT P	99,918	2.294	DRAINAGE	METRO DISTRICT
TRACT Q	1,834	0.042	LANDSCAPE, PED ACCESS	METRO DISTRICT
TRACT R	1,890	0.043	LANDSCAPE, PED ACCESS	METRO DISTRICT
TRACT S	741	0.017	LANDSCAPE, PED ACCESS	METRO DISTRICT
TRACT T	24,733	0.568	OPEN SPACE (PARK)	METRO DISTRICT



- MONUMENT SYMBOL LEGEND**
- RECOVERED SECTION CORNER AS NOTED HEREON
 - RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "COSTIN PLS 11330"
 - RECOVERED NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "DAVID R. LUTZ LS 35586"
 - RECOVERED BENT NO. 5 REBAR WITH NO CAP, REPLACED WITH 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LJA PLS 38064" FLUSH WITH GROUND
 - RECORDED DIMENSION PER HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1, REC. NO. A9080446
 - STREET NAME CHANGE
 - BLOCK NUMBER

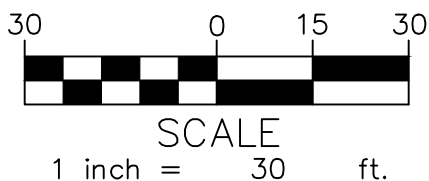
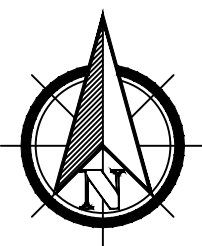
LJA SURVEYING

Date: 3/31/2025

Job No.: 1071-02

Sheet: 2 of 7

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- LEGEND
- ① = BLOCK NUMBER
 - = STREET NAME CHANGE
 - D.E. = DRAINAGE EASEMENT HEREBY GRANTED
 - S.E. = SIDEWALK EASEMENT HEREBY GRANTED
 - S.W.E. = SANITARY & WATER EASEMENT HEREBY GRANTED
 - T.E. = TRAIL EASEMENT HEREBY GRANTED
 - U.E. = UTILITY EASEMENT HEREBY GRANTED
 - W.E. = WATER EASEMENT HEREBY GRANTED
 - REC. NO. = RECEPTION NUMBER

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	16.79'	150.00'	6°24'44"	S59° 13' 56"W	16.78
C2	60.56'	41.00'	84°37'23"	N75° 15' 00"W	55.20
C19	143.84'	90.00'	91°34'18"	S12° 50' 51"W	129.01

SEE SHEET 2

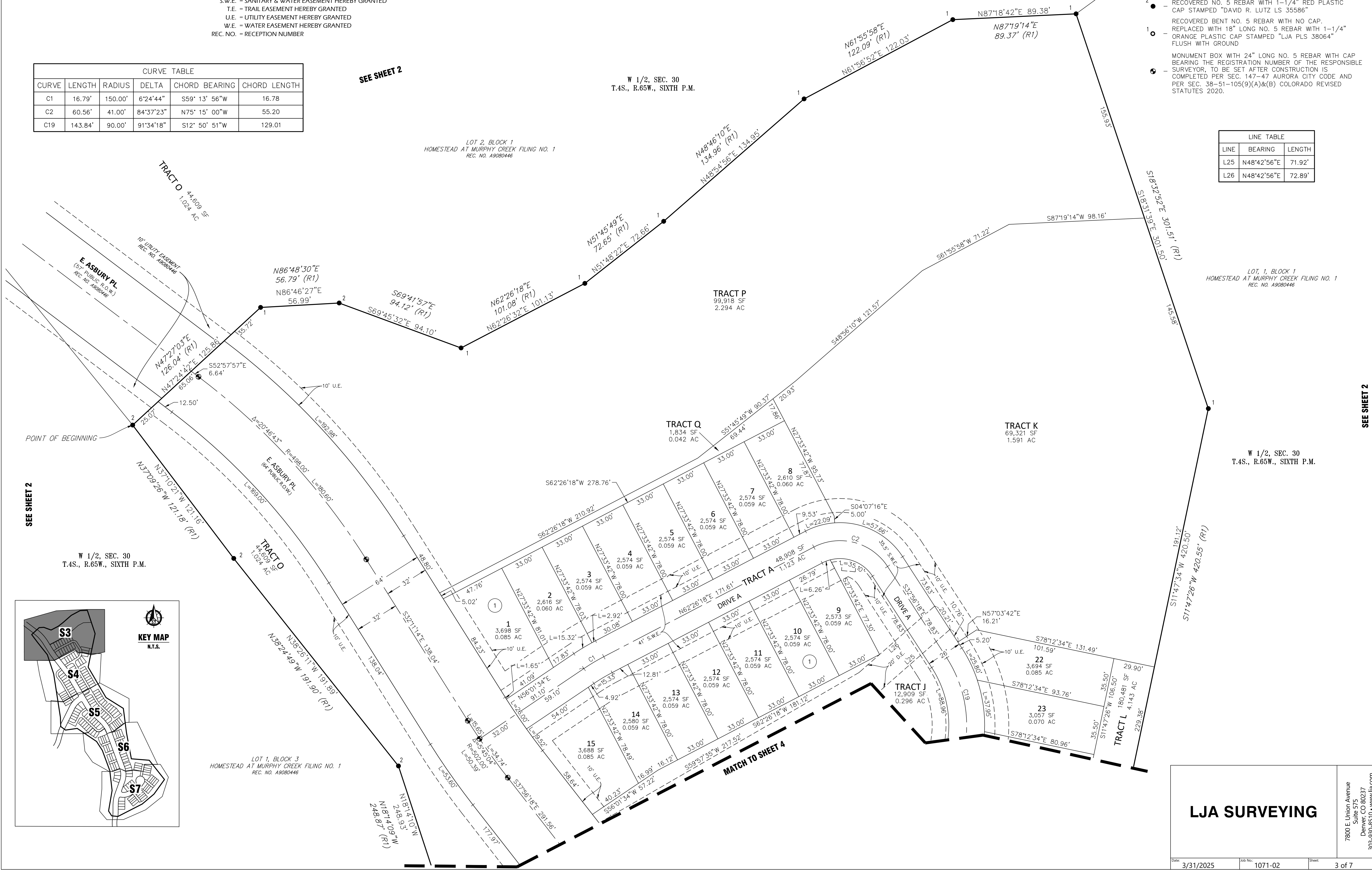
MURPHY CREEK SUBDIVISION FILING NO. 21

LOCATED IN THE WEST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

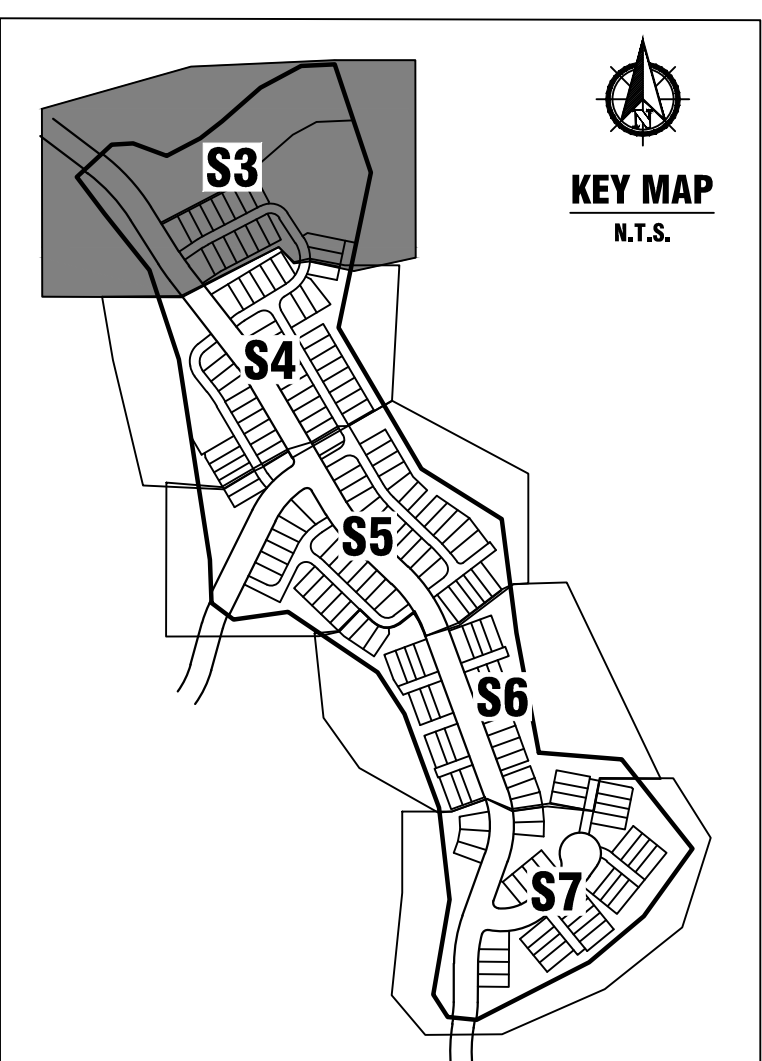
MONUMENTS LEGEND

- 1 — RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "COSTIN PLS 11330"
- 2 — RECOVERED NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "DAVID R. LUTZ LS 35586"
- 1 — RECOVERED BENT NO. 5 REBAR WITH NO CAP.
REPLACED WITH 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LJA PLS 38064" FLUSH WITH GROUND
- 6 — MONUMENT BOX WITH 24" LONG NO. 5 REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105(9)(A)&(B) COLORADO REVISED STATUTES 2020.

LINE TABLE		
LINE	BEARING	LENGTH
L25	N48°42'56"E	71.92'
L26	N48°42'56"E	72.89'

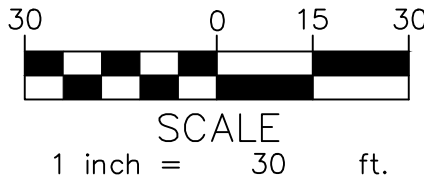
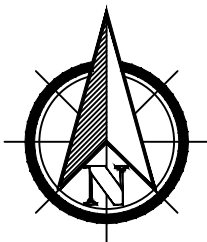


SEE SHEET 2



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LEGEND

- ① = BLOCK NUMBER
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- D.E. = DRAINAGE EASEMENT HEREBY GRANTED
- S.E. = SIDEWALK EASEMENT HEREBY GRANTED
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MONUMENTS LEGEND

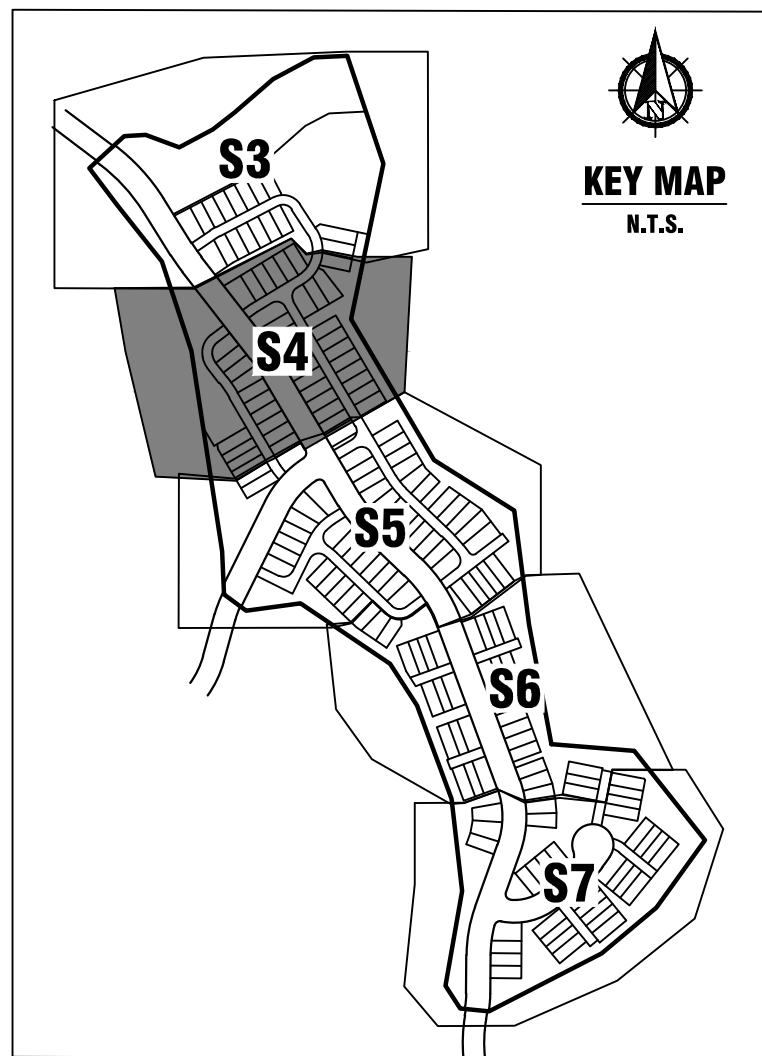
- 1 ● — RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "COSTIN PLS 11330"
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LINE TABLE		
LINE	BEARING	LENGTH
L21	S08°45'30"E	4.66'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C3	17.20'	150.00'	6°34'18"	S55° 20' 51"W	17.20
C16	49.09'	375.00'	7°30'00"	N34° 11' 18"W	49.05
C17	22.92'	45.00'	29°10'48"	S23° 20' 54"E	22.67
C18	47.77'	45.00'	60°49'12"	S21° 39' 06"W	45.56
C19	143.84'	90.00'	91°34'18"	S12° 50' 51"W	129.01
C23	141.52'	89.00'	91°06'16"	N09° 06' 14"E	127.07
C24	9.66'	59.00'	9°22'37"	N49° 58' 03"E	9.65
C25	98.92'	75.00'	75°34'11"	S11° 47' 34"W	91.90

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KEY MAP
N.T.S.

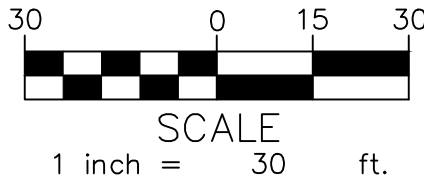
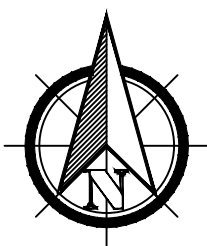
W 1/2, SEC. 30
T.4S., R.65W., SIXTH P.M.

LOT 1, BLOCK 1
HOMESTEAD AT MURPHY CREEK FILING NO. 1
REC. NO. A9080446

SEE SHEET 2

LJA SURVEYING

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MONUMENTS LEGEND

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- 2 - RECOVERED NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "DAVID R. LUTZ LS 35586"
- 1 - RECOVERED BENT NO. 5 REBAR WITH NO CAP.
REPLACED WITH 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LJA PLS 38064" FLUSH WITH GROUND
- 6 - MONUMENT BOX WITH 24" LONG NO. 5 REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105(9)(A)&(B) COLORADO REVISED STATUTES 2020.

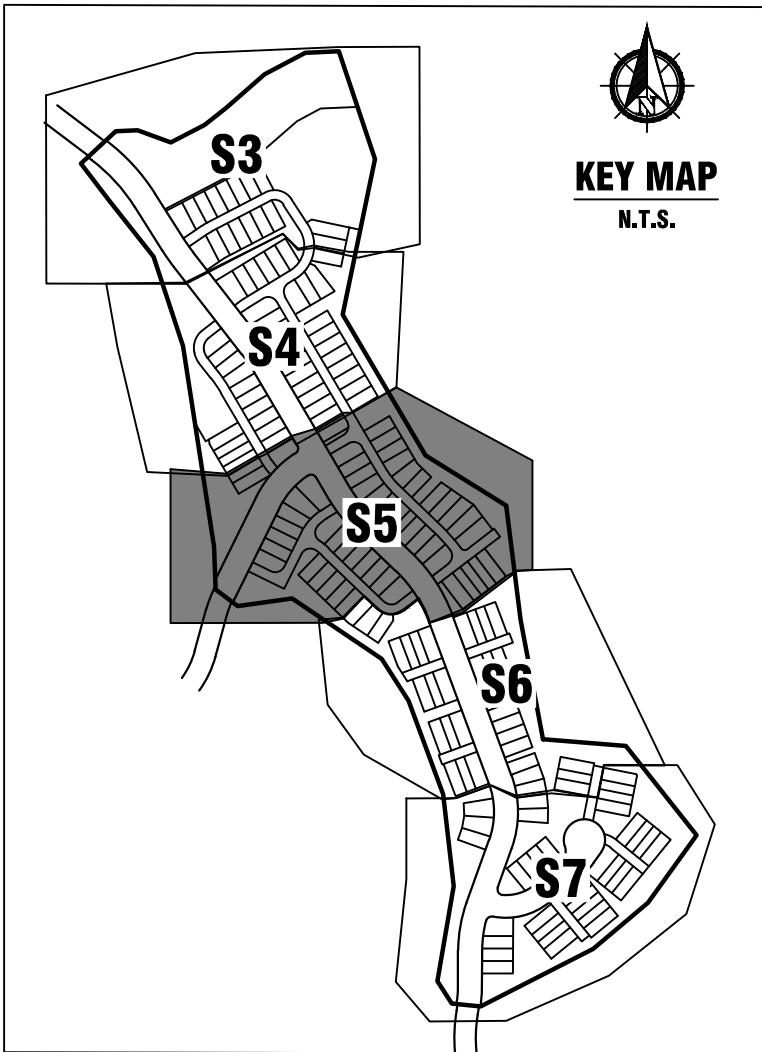
LEGEND

- 1 - BLOCK NUMBER
- STREET NAME CHANGE
- D.E. - DRAINAGE EASEMENT HEREBY GRANTED
- S.E. - SIDEWALK EASEMENT HEREBY GRANTED
- S.W.E. - SANITARY & WATER EASEMENT HEREBY GRANTED
- T.E. - TRAIL EASEMENT HEREBY GRANTED
- U.E. - UTILITY EASEMENT HEREBY GRANTED
- W.E. - WATER EASEMENT HEREBY GRANTED
- REC. NO. - RECEPTION NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L17	S37°18'13"E	26.53'
L20	S63°38'28"E	21.67'
L22	S07°16'20"E	3.47'
L23	N30°26'18"W	19.83'
L24	N75°26'18"W	8.49'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C4	40.84'	26.00'	90°00'00"	N14° 33' 42"E	36.77
C5	40.84'	26.00'	90°00'00"	N75° 26' 18"W	36.77
C6	47.92'	175.00'	15°41'20"	S38° 16' 58"E	47.77
C7	18.88'	12.00'	90°09'34"	S82° 13' 26"E	16.99
C8	41.51'	26.00'	91°28'12"	N06° 57' 41"E	37.24
C10	58.09'	41.00'	81°10'35"	S86° 42' 56"E	53.35
C11	45.85'	150.00'	17°30'50"	N54° 53' 03"W	45.67
C12	45.52'	26.00'	100°18'25"	S06° 58' 27"E	39.92
C13	44.92'	26.00'	98°59'01"	S75° 51' 02"W	39.54
C14	72.67'	135.00'	30°50'35"	S41° 46' 49"W	71.80
C15	29.39'	100.00'	16°50'11"	S38° 51' 24"E	29.28
C21	35.45'	52.00'	39°03'35"	N40° 01' 54"E	34.77
C22	39.51'	38.00'	59°34'17"	S29° 46' 33"W	37.75

SEE SHEET 2



KEY MAP
N.T.S.

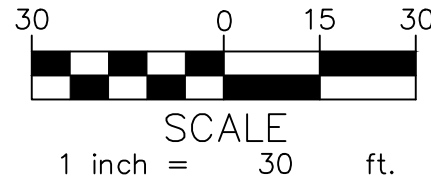
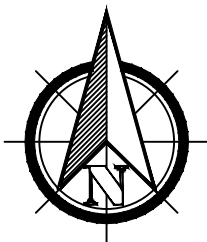
W 1/2, SEC. 30
T.4S., R.65W., SIXTH P.M.

S58°00'27"E 251.56' (R1)
S58°01'05"E 251.54'

TRACT L
180,481 SF
4.143 AC

LJA SURVEYING

7800 E Union Avenue
Suite 575
Denver, CO 80237
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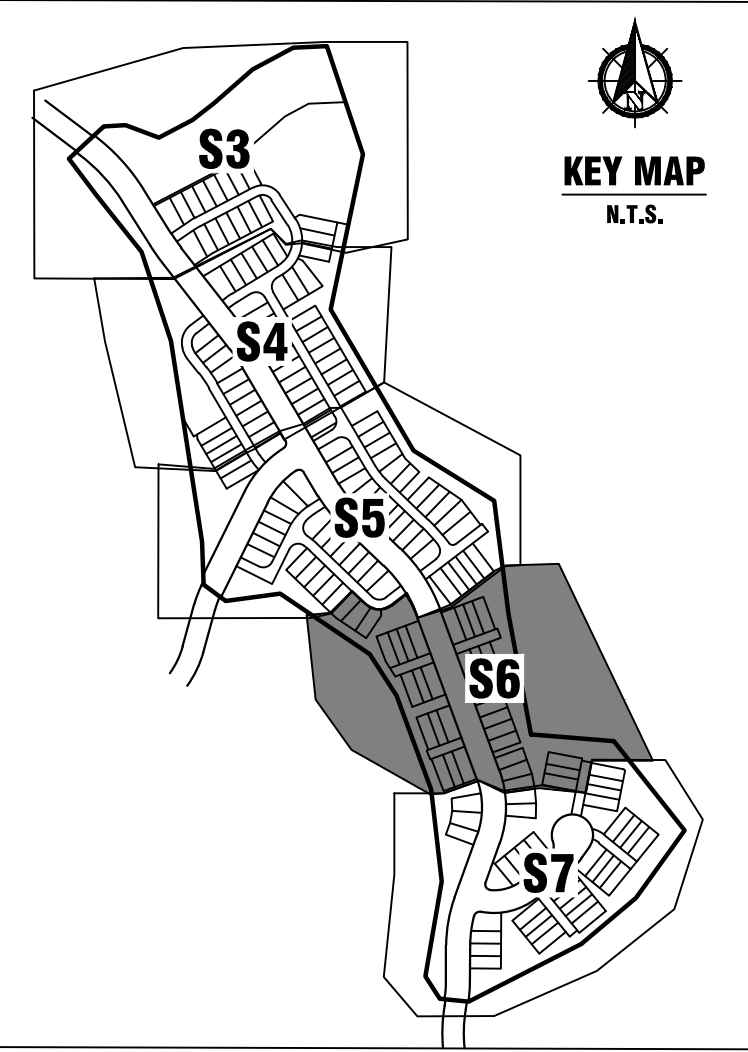
MURPHY CREEK SUBDIVISION FILING NO. 21
LOCATED IN THE WEST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

MONUMENTS LEGEND

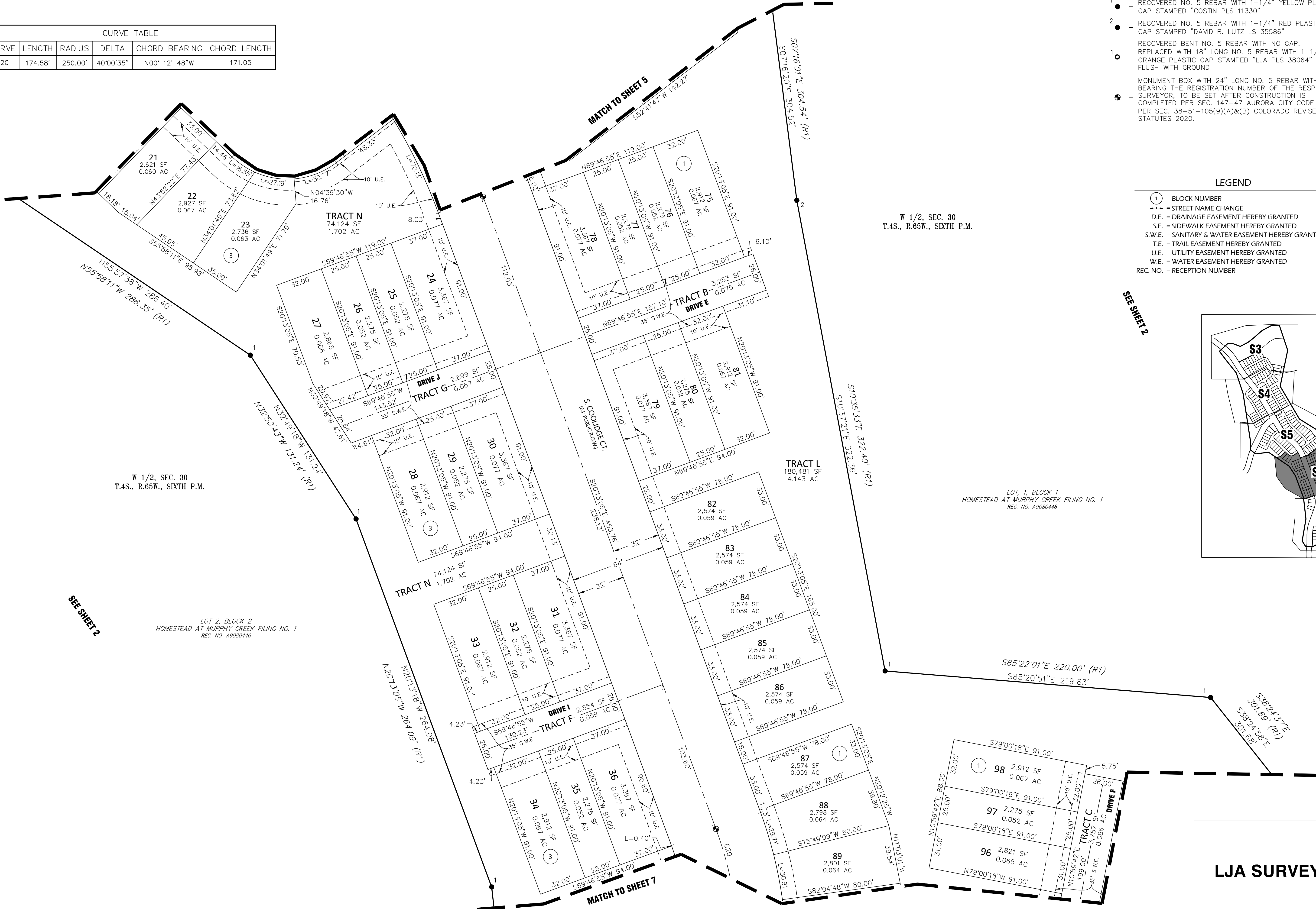
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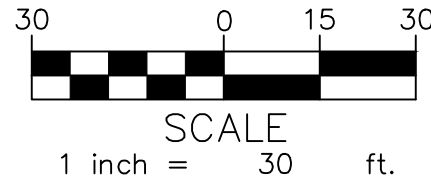
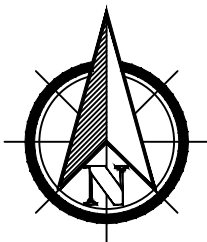


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C20	174.58'	250.00'	40°00'35"	N00° 12' 48"W	171.05



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LEGEND

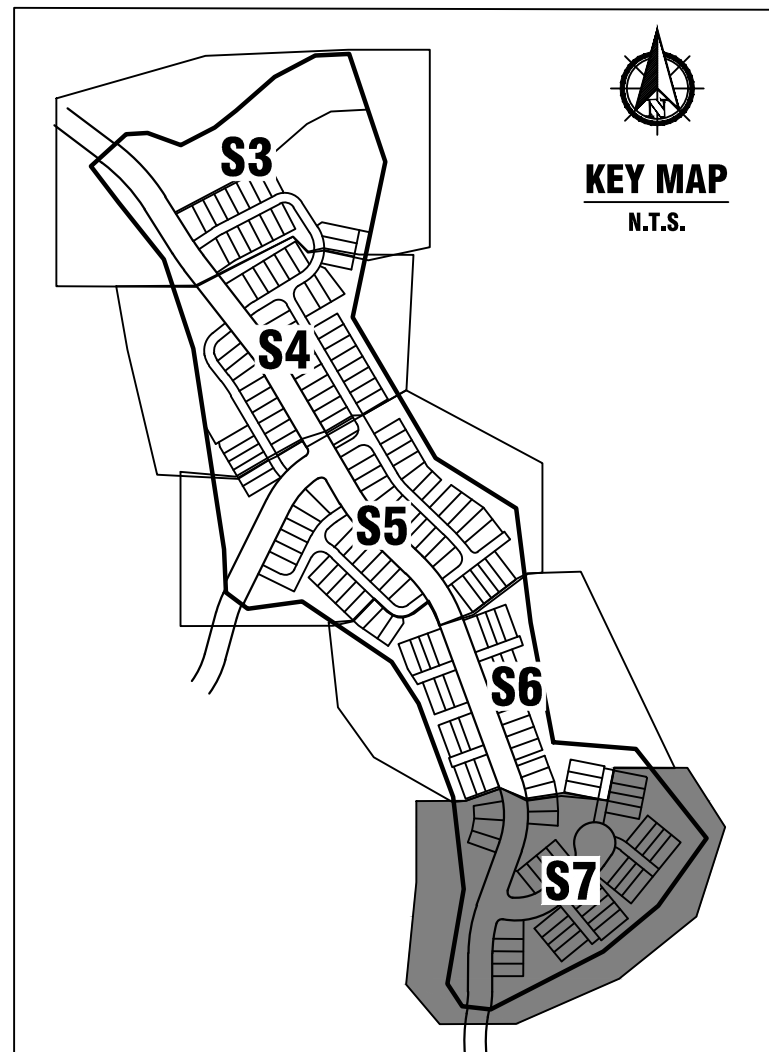
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CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C9	224.05'	55.00'	233°24'13"	N81° 01' 40"W	98.27

LINE TABLE

LINE	BEARING	LENGTH
L18	S09°47'30"W	2.16'
L19	N70°12'30"W	6.49'

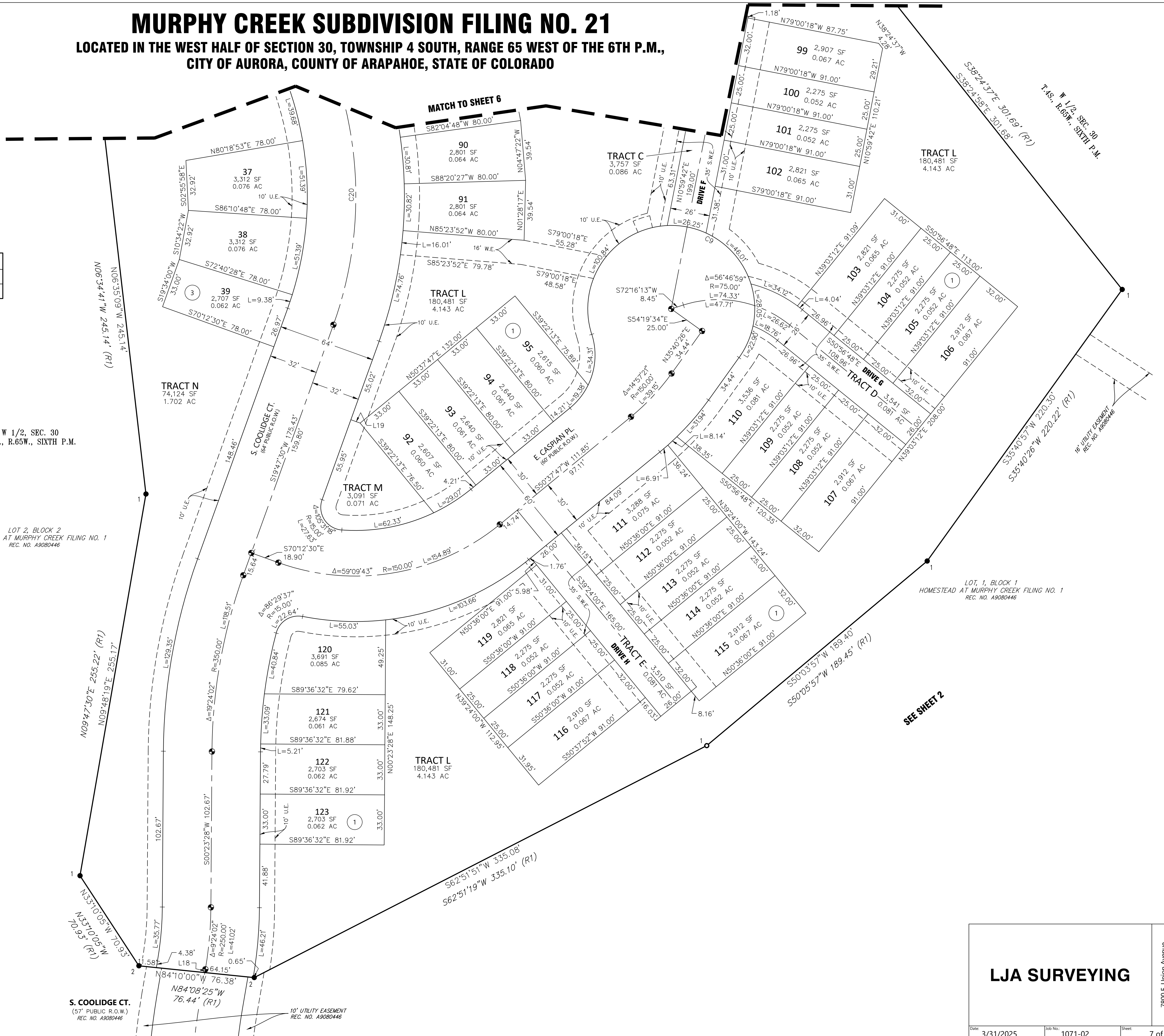


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