Provide closure report for required metes and bounds description.
CLOSURE REPORT INCLUDED FOR NEXT SUBMITTAL

EDITED

MURPHY CREEK SUBDIVISION FILING NO. 16, ~~AMENDMENT NO. 1~~

Check with the County to see the next available filing No. EDITED TO READ FILING NO. 17

A RESUBDIVISION OF [redacted] LOTS 85 THROUGH 90, INCLUSIVE, BLOCK 1, MURPHY CREEK SUBDIVISION FILING NO. 16
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

STATEMENT OF INTENT:

EDITED

THE INTENT OF THIS PLAT FOR MURPHY CREEK SUBDIVISION FILING NO. 16, AMENDMENT NO. 1 IS TO ADJUST THE COMMON LOT LINES BETWEEN LOTS 85 THROUGH 90, INCLUSIVE, BLOCK 1, MURPHY CREEK SUBDIVISION FILING NO. 16, TO BETTER ACCOMODATE A 6-UNIT TOWNHOME BUILDING.

PROPERTY DESCRIPTION AND LAND DEDICATION:

LOTS 85 THROUGH 90, INCLUSIVE, BLOCK 1, MURPHY CREEK SUBDIVISION FILING No. 16 RECORDED AT RECEPTION No. E0029544 IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER BEING EDITED

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADDITIONALLY EDITED

Replace with metes and bounds description. (See COA 2022 Subdivision Plat Checklist item #5. REPLACED

LOTS 85 THROUGH 90, INCLUSIVE, BLOCK 1, MURPHY CREEK SUBDIVISION FILING NO. 16, RECORDED AT RECEPTION NO. E0029544 IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER, CONTAINING 11,578 SQUARE FEET, OR 27 ACRES, MORE OR LESS.

AS

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MURPHY CREEK SUBDIVISION FILING NO. 16, AMENDMENT 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.

EDITED

COVENANTS:

OWNERS?

THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURO EDITED

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, INCLUDED 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, PRIVATE DETENTION POND AND DRAINAGE FEATURES, 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, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

OWNER:

MURPHY CREEK, LLC, A WYOMING LIMITED LIABILITY COMPANY

MURPHY CREEK BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY? Per provided title commitment. EDITED

BY: _____
SIGNATURE

_____ _____
PRINTED NAME TITLE

NOTARIAL:

STATE OF COLORADO)
)SS
COUNTY OF ARAPAHOE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ A.D.

BY: MURPHY CREEK, LLC, A WYOMING LIMITED LIABILITY COMPANY
WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY W PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCUR THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDA D CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON JANUARY 25, 2019.

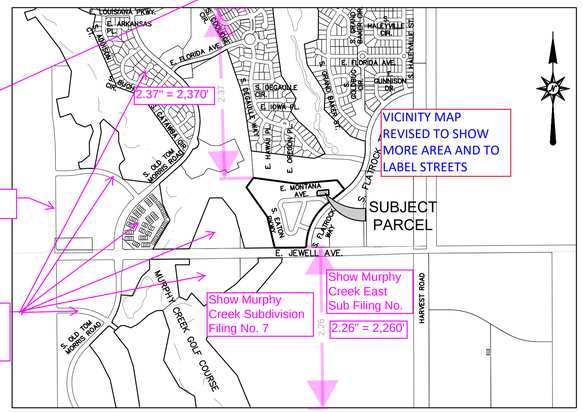
MOST RECENT DATE OF FIELD CREW SITE VISIT USED
Must be based on current field work

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.

COLORADO LICENSED
MICHAEL LLOYD POOL
38304
PROFESSIONAL LAND SURVEYOR

_____
MICHAEL LLOYD POOL, PLS
COLORADO REG. NO. 38304
FOR AND ON BEHALF OF ATWELL, LLC

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.



VICINITY MAP
SCALE: 1"=1000'

Show & label S. Gun Club Road.

Show & label all publicly dedicated streets within 1/2 mile of the site.

Show Murphy Creek Subdivision Filing No. 7

Show Murphy Creek East Sub Filing No.

VICINITY MAP REVISED TO SHOW MORE AREA AND TO LABEL STREETS

NOTES:

1. 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 SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING – FIRE LANE".
2. 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.
5. ALL LINEAR DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET.
6. FOR ALL INFORMATION CONCERNING EASEMENTS AND RIGHTS-OF-WAY, ATWELL, LLC RELIED UPON THAT TITLE COMMITMENT NO. F70764657, WITH AN EFFECTIVE DATE OF 03/04/2020, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. 2022? EDITED
7. ANY CONFLICTING BOUNDARY EVIDENCE FOUND IN THIS SURVEY OR KNOWN TO ATWELL, LLC IS SHOWN HEREON. (R) INDICATES RECORD BOUNDARY INFORMATION, (M) INDICATES AS-MEASURED BOUNDARY INFORMATION.
8. 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.
9. BEARINGS ARE BASED ON THE NORTHERLY LINE OF LOTS 85 THROUGH 90, BLOCK 1, MURPHY CREEK SUBDIVISION FILING NO. 16 AS RECORDED UNDER RECEPTION NO. E0029544, ARAPAHOE COUNTY RECORDS. SAID NORTHERLY LINE BEARS SOUTH 85°19'20" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

Monumented as shown hereon?
BOB CHANGED TO AN OUTSIDE BOUNDARY LINE PER THE PLAT OF mc 16

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE 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 THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

_____ _____
CITY ENGINEER DATE

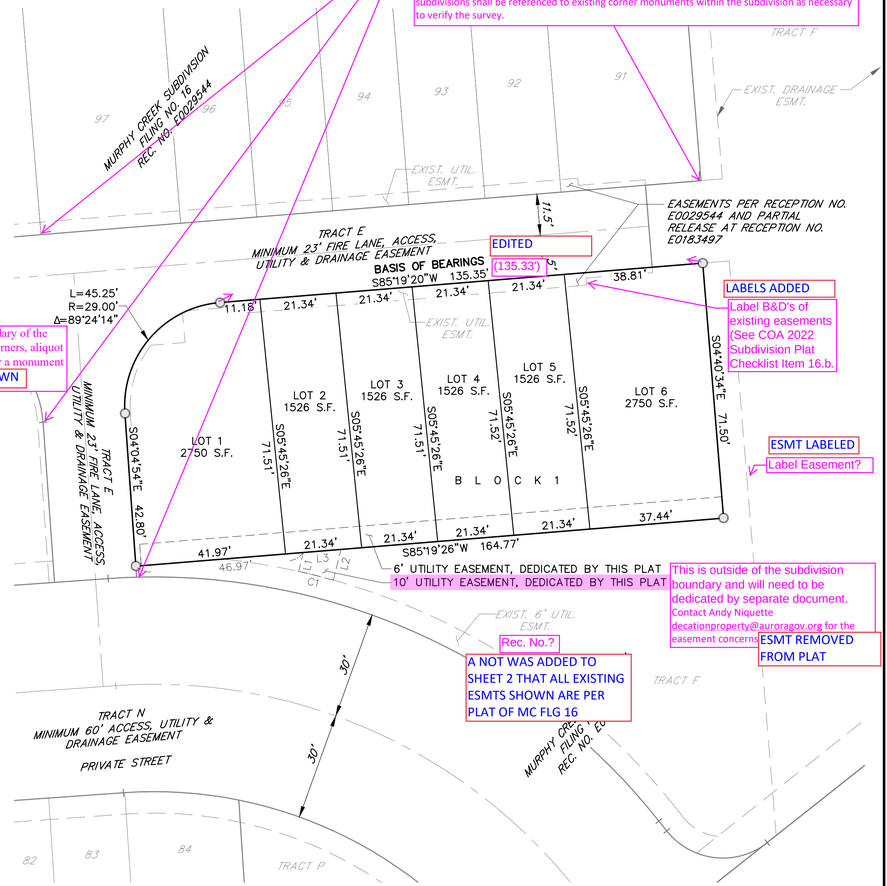
_____ _____
PLANNING DIRECTOR DATE

_____ EXISTING TRACT LINE
_____ EXISTING LOT LINE
- - - - - - EXISTING EASEMENT LINE
_ _ _ _ _ _ EXISTING LOT LINE ADJUSTED
_____ PROPOSED LOT LINE

○ SET 24" #4 REBAR WITH 1-1/4" BLUE PLASTIC CAP "ATWELL PLS 38304"

PLAT REVISED WITH SHEET 2 IN ORDER TO SHOW ADDITIONAL TIES

Show controlling monuments used to set subdivision exterior per AES Board Rule 1.6.E. Standards for Land Surveys 3. Procedural Techniques a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parol evidence and coordinate the facts of such survey. b. Surveys Shall Reference Corners. Surveys based on the United States Public Land Survey System shall be referenced to original or properly restored corners. ... Residential subdivision layouts shall conform to local subdivision ordinances (standards and regulations). Lot surveys within such subdivisions shall be referenced to existing corner monuments within the subdivision as necessary to verify the survey.



LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	N14°05'20"E	5.45'
L2	N14°05'20"E	8.85'
L3	N85°19'26"E	10.56'

CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	3°04'51"	186.00'	10.00'

0' 20' 40' 60'
SCALE: 1" = 20'

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

REVISIONS
REVISED 05/09/2022

SHEET 1 OF 1

FILE NO. 18003908 AMD PLAT
DATE 02/08/2022
DRAWN BY TWK
CHECK BY MLP
JOB NO. 18003908

S:\18003908\DWG\Survey\18003908_FINAL PLAT_AMEND 1.dwg, PLAT COVER, 5/18/2022 3:12:56 PM