

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

AN AMENDMENT TO LOTS 85 THROUGH 90, 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:

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, BLOCK 1, MURPHY CREEK SUBDIVISION FILING NO. 16, TO BETTER ACCOMMODATE A 6-UNIT TOWNHOME BUILDING.

PROPERTY DESCRIPTION AND LAND DEDICATION:

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:

LOTS 85 THROUGH 90, 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 0.27 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS 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.

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, 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, 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

BY: \_\_\_\_\_  
SIGNATURE

PRINTED NAME TITLE

NOTARIAL:  
STATE OF COLORADO )  
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:

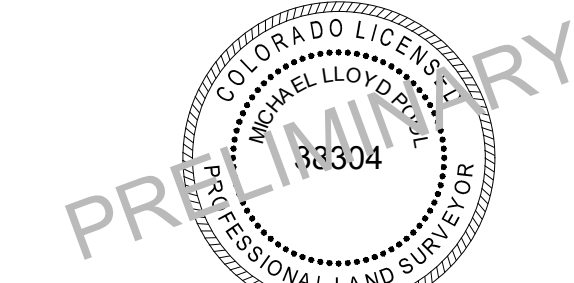
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

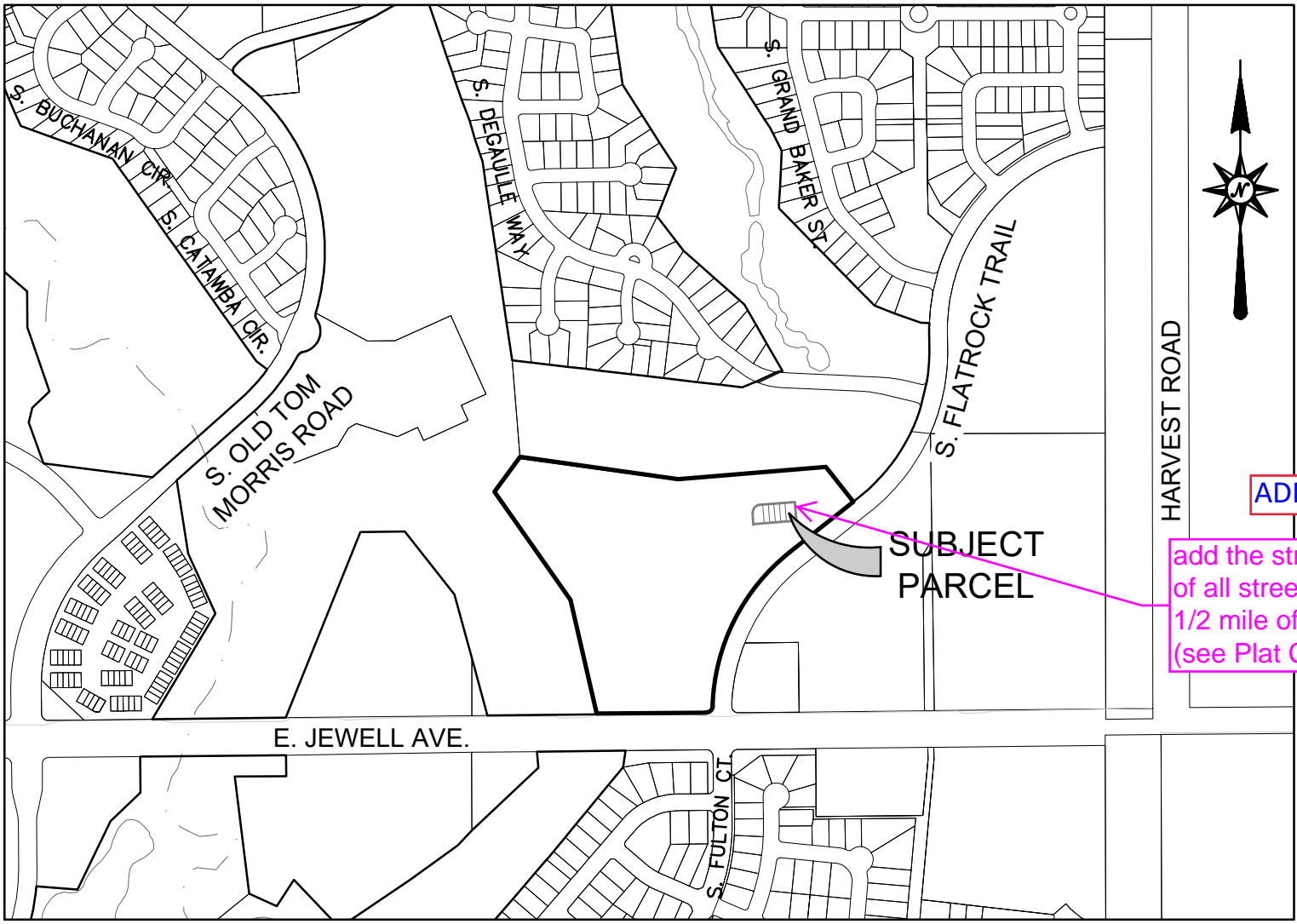
I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON JANUARY 25, 2019.

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.



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: NTS

NOTES:

- 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 \_\_\_\_\_ING - FIRE LANE".
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- ALL OWNERS OF LOTS ADJACENT TO E. JEWELL AVENUE AND S. FLATROCK TRAIL 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.
- ALL LINEAR DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET.
- FOR ALL INFORMATION CONCERNING EASEMENTS AND RIGHTS-OF-WAY, ATWELL, LLC RELIED UPON THAT TITLE COMMITMENT NO. F70764657, WITH AN EFFECTIVE DATE OF 03/04/2022, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
- 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.
- 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, PROVIDING THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
- 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.
- 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.

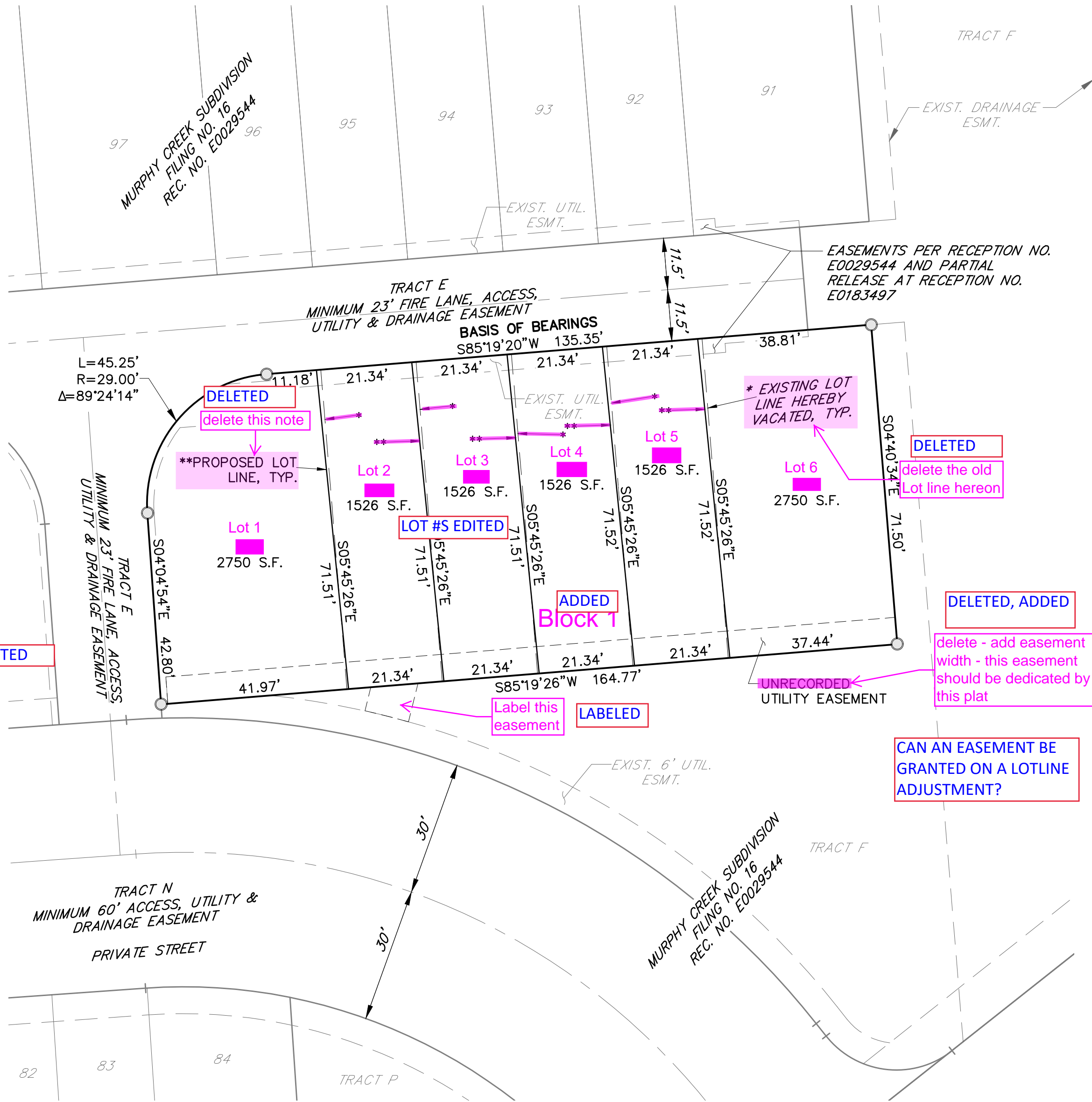
CITY OF AURORA APPROVALS:

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 \_\_\_\_\_  
PLANNING DIRECTOR

DATE \_\_\_\_\_  
DATE \_\_\_\_\_

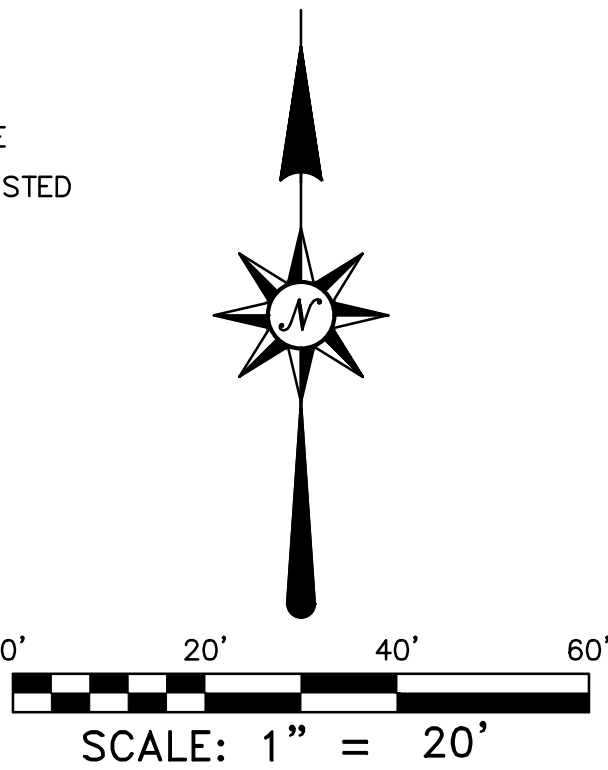


EXISTING TRACT LINE  
EXISTING LOT LINE  
EXISTING EASEMENT LINE  
EXISTING LOT LINE ADJUSTED  
PROPOSED LOT LINE

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

THIS IS AN UNPRECEDENTED COMMENT - IT IS ON THE ORIGINAL PLAT. WE HAVE SUBMITTED MULTIPLE PLATS IN THIS JURISDICTION AND HAVE NEVER BEEN ASKED TO EXCLUDE OUR LOGO.

delete the Logo from the plat



REVISIONS

SHEET  
1  
OF 1

FILE NO. 18003908 AMEND PLAT  
DATE 03/29/2022  
DRAWN BY TWK  
CHECK BY MLF  
JOB NO. 18003908