MURPHY CREEK EAST SUBDIVISION FILING NO. 3

SITUATED IN THE EAST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SHEET 1 OF 6

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 21, 2021 AT RECEPTION NO. E1098624, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ARAPAHOE, STATE OF COLORADO, SITUATED IN THE EAST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30, WHENCE THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, BEARS SOUTH 00°02'44" WEST, A DISTANCE OF 2650.72 FEET;

THENCE ALONG SAID EAST LINE SOUTH 00°02'44" WEST, A DISTANCE OF 2057.62 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89°57'16" WEST, A DISTANCE OF 210.00 FEET TO THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED, RECORDED JANUARY 5, 1961 IN BOOK 1234, PAGE 263 AND THE SOUTHERLY RIGHT-OF-WAY OF EAST WARREN PLACE AS DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 1, 2001 AT RECEPTION NO. B1014742, BOTH IN SAID OFFICIAL RECORDS, AND THE **POINT OF BEGINNING;**

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°02'44" WEST, A DISTANCE OF 594.48 FEET;
2. SOUTH 00°00'51" WEST, A DISTANCE OF 1,720.37 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST YALE AVENUE, AS DESCRIBED IN SAID WARRANTY DEED RECORDED AT RECEPTION NO. B1014742, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 895.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 04°27'10" EAST;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°48'34", AN ARC LENGTH OF 434.40 FEET;
2. NORTH 57°44'17" WEST, A DISTANCE OF 374.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,010.00 FEET;
3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°16'23", AN ARC LENGTH OF 568.90 FEET;
4. SOUTH 89°59'20" WEST, A DISTANCE OF 163.69 FEET TO THE EASTERLY RIGHT-OF-WAY OF SOUTH FLATROCK TRAIL, AS DESCRIBED IN SAID LAST DESCRIBED WARRANTY DEED AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;
2. NORTH 00°00'40" WEST, A DISTANCE OF 195.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 710.00 FEET;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°00'00", AN ARC LENGTH OF 272.62 FEET;
4. NORTH 21°59'20" EAST, A DISTANCE OF 211.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 780.00 FEET;
5. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°50'43", AN ARC LENGTH OF 528.82 FEET TO THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JANUARY 10, 2003 AT RECEPTION NO. B3007505, IN SAID OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED THE FOLLOWING FIVE (5) COURSES:

1. NORTH 73°05'16" EAST, A DISTANCE OF 128.36 FEET;
2. SOUTH 22°01'14" EAST, A DISTANCE OF 146.50 FEET;
3. NORTH 56°04'45" EAST, A DISTANCE OF 173.65 FEET;
4. NORTH 65°05'05" EAST, A DISTANCE OF 102.81 FEET;
5. NORTH 05°17'02" EAST, A DISTANCE OF 629.03 FEET TO SAID SOUTHERLY RIGHT-OF-WAY OF EAST WARREN PLACE;

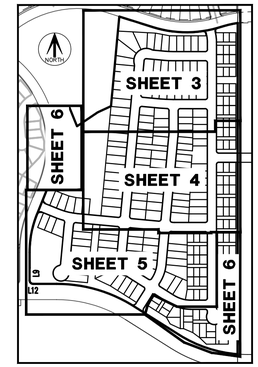
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 72°29'31" EAST, A DISTANCE OF 244.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 785.00 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°53'49", AN ARC LENGTH OF 464.42 FEET;
3. NORTH 73°36'40" EAST, A DISTANCE OF 44.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 715.00 FEET;
4. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°43'19", AN ARC LENGTH OF 96.36 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 55.74 ACRES, (2,427,848 SQUARE FEET), 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 EAST SUBDIVISION FILING NO. 3,** 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.

VICINITY MAP
SCALE 1" = 1,000'



KEY MAP
SCALE 1" = 500'

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.

OWNER:

LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____ 20_____ AD. BY _____, AS _____

OF _____, AS
LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MORTGAGE HOLDER

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

MURPHY CREEK LLC, A WYOMING LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

MORTGAGE HOLDER

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

HARVEST INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

MORTGAGE HOLDER

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

YALE/MC LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

GENERAL 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 AND SERVICE VEHICLE ROADS" AND SHALL BE POSTED "NO PARKING – FIRE LANE"
2. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR SOUTH 00°02'44" WEST, A DISTANCE OF 2,650.72 FEET, MONUMENTED ON THE NORTH BY A 2-1/2" ALUM. CAP STAMPING ILLEGIBLE 0.8'± BELOW SURFACE IN A MONUMENT BOX, AND ON THE SOUTH BY A 1-1/2" SMOOTH BRASS CAP STAMPING ILLEGIBLE, MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
3. 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.
4. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
5. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
6. LAND TITLE GUARANTEE COMPANY COMMITMENT NO. RND70787056 WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2022 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
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. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB AND CC ARE TO BE PRIVATELY OWNED AND MAINTAINED.
10. ALL OWNERS OF LOTS ADJACENT TO EAST CASPIN DRIVE, SOUTH HALEYVILLE WAY, EAST LASALLE DRIVE, EAST HARVARD PLACE, EAST VILLANOVA DRIVE, SOUTH GOLD BUG DRIVE, AND EAST VASSAR PLACE 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.
12. AN AVIGATION EASEMENT AFFECTS THE SUBJECT PROPERTY DESCRIBED HEREIN RECORDED JUNE 22, 2020 AT RECEPTION NO. E0074561.

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	OVERALL BOUNDARY SHEET
SHEET 4–5	LOT DETAIL SHEETS
SHEET 6	LOT DETAILS, AND LINE & CURVE TABLES

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 _____, 20_____ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE 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

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 _____, 20_____.

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.

FOR REVIEW

DANIEL E. DAVIS, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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.

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE

COUNTY,COLORADO ON THIS _____ DAY OF _____, 20_____ A.D. AT

_____ O'CLOCK ____M.

_____ _____
COUNTY CLERK AND RECORDER DEPUTY

BOOK NO.: _____

RECEPTION NO.: _____

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 54821-34-01 Drawn By: RDR

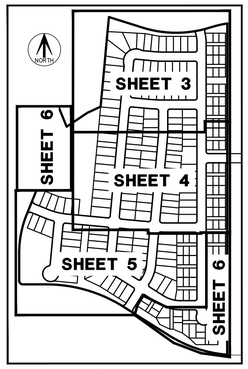
DEVELOPER

DATE OF PREPARATION:	09-26-2022
SCALE:	N/A
SHEET 1 OF 6	

MURPHY CREEK EAST SUBDIVISION FILING NO. 3

SITUATED IN THE EAST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SHEET 2 OF 6



KEY MAP

SCALE 1" = 500'

0' 60' 120' 240'

SCALE: 1" = 120'

MONUMENT SYMBOL LEGEND

- ○ SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- ● FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 25636"
- (##) INDICATES BLOCK NUMBER
- ✦ ALIQUOT MONUMENT AS SHOWN

NOTE: TRACTS B, C, D, E, F, G, H, I, J, K, L, M, O, P, Q, R, S, T, AND U ARE ACCESS EASEMENTS AND FIRE LANE EASEMENTS IN THEIR ENTIRETY

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 54821-34-01 Drawn By: RDR

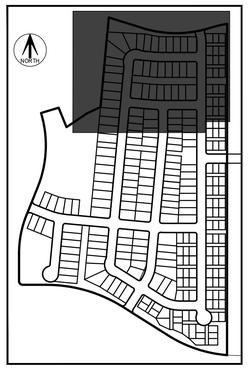
DEVELOPER

DATE OF PREPARATION:	09-26-2022
SCALE:	1"=120'
SHEET 2 OF 6	

MURPHY CREEK EAST SUBDIVISION FILING NO. 3

SITUATED IN THE EAST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SHEET 3 OF 6



KEY MAP
SCALE 1" = 500'

SEE SHEET 6 FOR
LINE AND CURVE TABLES

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

MONUMENT SYMBOL LEGEND

- ALIQUOT MONUMENT AS SHOWN
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 25636"
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- D.E. DRAINAGE EASEMENT
- (##) INDICATES BLOCK NUMBER
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

NOTE: TRACTS B, C, D, E, F, G, H, I, J, K, L, M, O, P, Q, R, S, T, AND U ARE ACCESS EASEMENTS AND FIRE LANE EASEMENTS IN THEIR ENTIRETY.

DRAINAGE EASEMENT — 5.5' SIDEWALK EASEMENT

AzTec CONSULTANTS, INC.
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Phone: (303) 713-1898
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www.aztecconsultants.com

AzTec Proj. No.: 54821-34-01 Drawn By: RDR

DEVELOPER

DATE OF PREPARATION:	09-26-2022
SCALE:	1"=40'
SHEET 3 OF 6	

MURPHY CREEK EAST SUBDIVISION FILING NO. 3

SITUATED IN THE EAST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SHEET 4 OF 6

SEE SHEET 6 FOR
LINE AND CURVE TABLES

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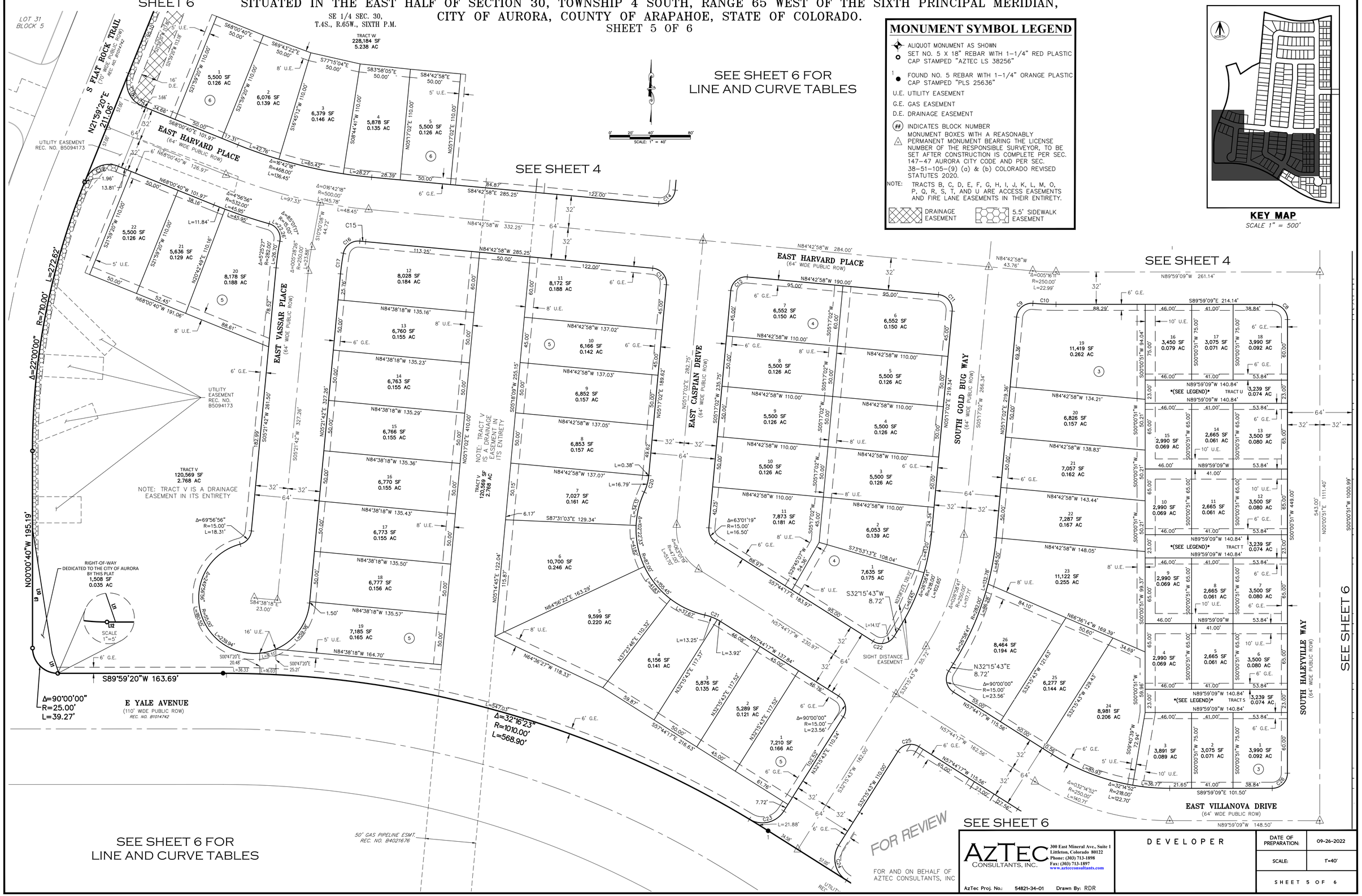
SCALE:	1"=40'
SHEET 4 OF 6	

MURPHY CREEK EAST SUBDIVISION FILING NO. 3

SITUATED IN THE EAST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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

SHEET 5 OF 6



MONUMENT SYMBOL LEGEND

- ALIQUOT MONUMENT AS SHOWN
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 25636"
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- D.E. DRAINAGE EASEMENT
- (##) INDICATES BLOCK NUMBER
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

NOTE: TRACTS B, C, D, E, F, G, H, I, J, K, L, M, O, P, Q, R, S, T, AND U ARE ACCESS EASEMENTS AND FIRE LANE EASEMENTS IN THEIR ENTIRETY.

DRAINAGE EASEMENT — 5.5' SIDEWALK EASEMENT

KEY MAP
SCALE 1" = 500'

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DEVELOPER

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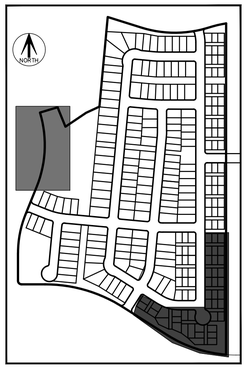
SCALE:	1"=40'
SHEET 5 OF 6	

MURPHY CREEK EAST SUBDIVISION FILING NO. 3

SITUATED IN THE EAST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SHEET 6 OF 6



KEY MAP

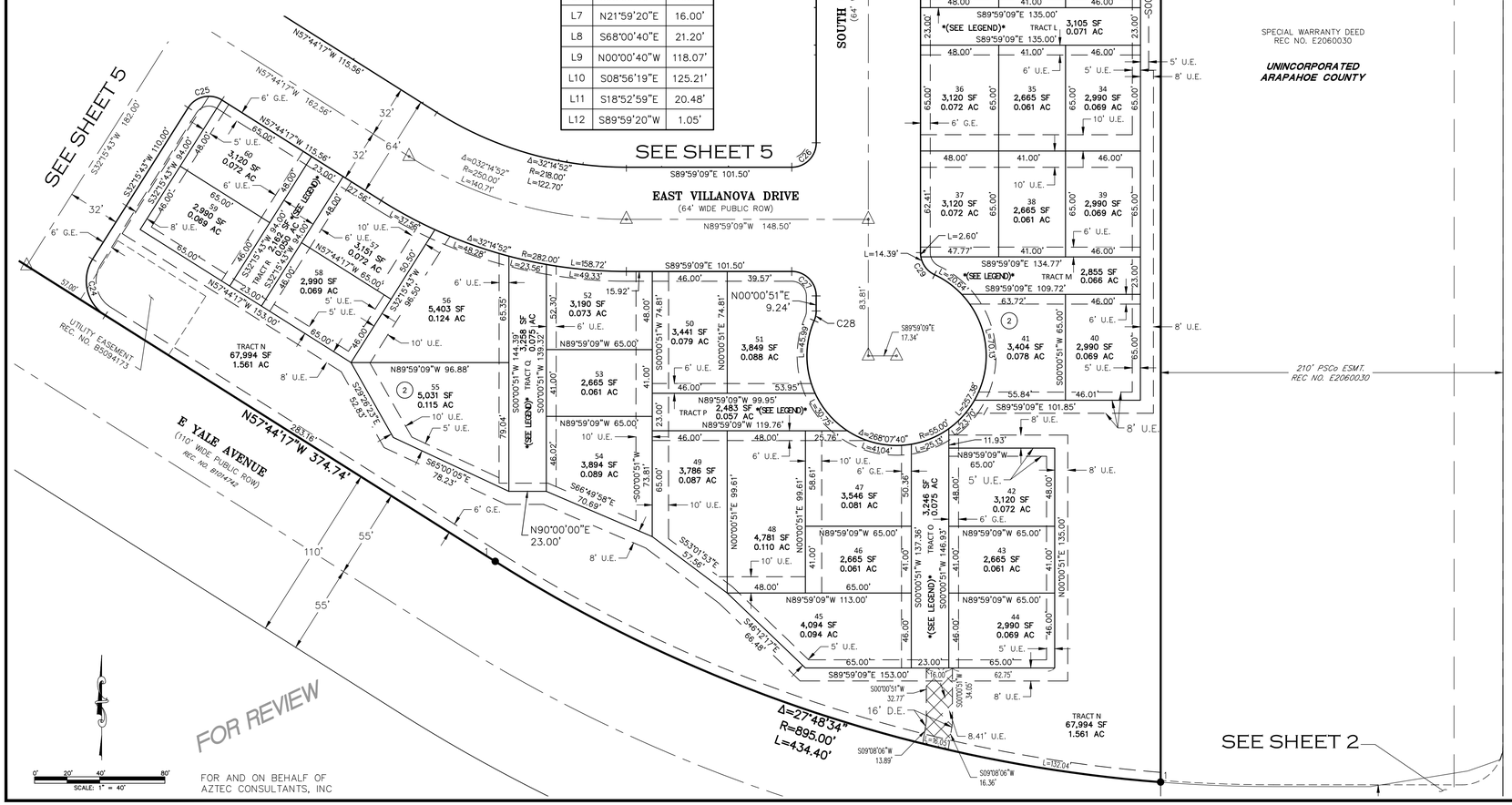
SCALE 1" = 500'

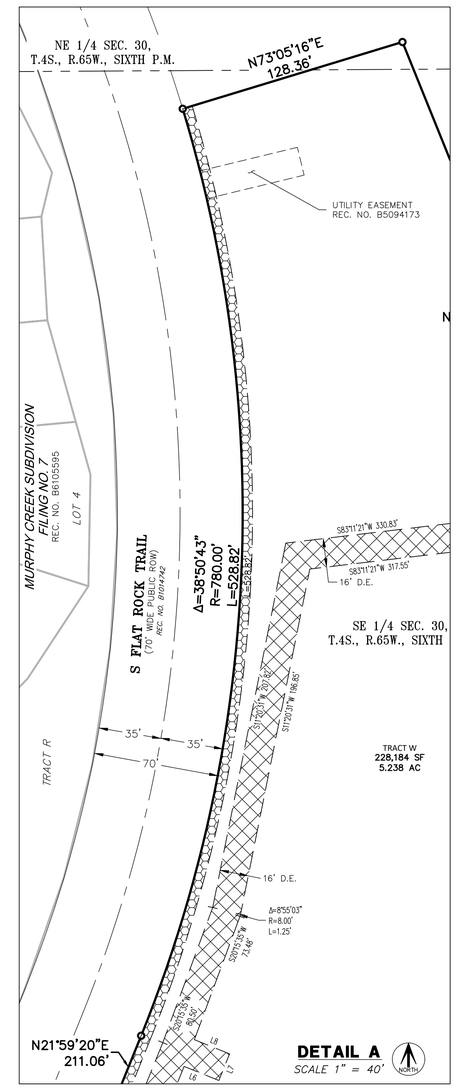
SEE SHEET 6 FOR LINE AND CURVE TABLES

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	86°17'47"	20.00'	30.12'
C2	86°17'47"	20.00'	30.12'
C3	90°00'00"	15.00'	23.56'
C4	19°40'37"	50.00'	17.17'
C5	19°40'37"	50.00'	17.17'
C6	90°00'00"	15.00'	23.56'
C7	90°00'00"	15.00'	23.56'
C8	90°00'00"	15.00'	23.56'
C9	89°22'26"	15.00'	23.40'
C10	4°38'37"	282.00'	22.86'
C11	90°00'00"	15.00'	23.56'
C12	90°00'00"	15.00'	23.56'
C13	90°00'01"	15.00'	23.56'
C14	90°00'02"	15.00'	23.56'
C15	0°37'21"	532.00'	5.78'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C16	85°08'36"	15.00'	22.29'
C17	5°24'04"	218.00'	20.55'
C18	90°00'00"	25.00'	39.27'
C19	90°00'00"	25.00'	39.27'
C20	19°40'37"	50.00'	17.17'
C21	19°40'37"	50.00'	17.17'
C22	90°00'00"	15.00'	23.56'
C23	88°45'32"	25.00'	38.73'
C24	90°00'00"	25.00'	39.27'
C25	90°00'00"	15.00'	23.56'
C26	90°00'00"	15.00'	23.56'
C27	90°00'00"	15.00'	23.56'
C28	23°11'45"	15.00'	6.07'
C29	64°55'55"	15.00'	17.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N12°08'45"W	15.46'
L2	N12°08'45"W	15.46'
L3	N84°42'58"W	19.78'
L4	N89°35'56"W	54.96'
L5	N89°35'56"W	54.96'
L6	S68°00'40"E	20.97'
L7	N21°59'20"E	16.00'
L8	S68°00'40"E	21.20'
L9	N00°00'40"W	118.07'
L10	S08°56'19"E	125.21'
L11	S18°52'59"E	20.48'
L12	S89°59'20"W	1.05'





MONUMENT SYMBOL LEGEND

- ALIQUOT MONUMENT AS SHOWN
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 25636"
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- D.E. DRAINAGE EASEMENT
- (##) INDICATES BLOCK NUMBER
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

NOTE: TRACTS B, C, D, E, F, G, H, I, J, K, L, M, O, P, Q, R, S, T, AND U ARE ACCESS EASEMENTS AND FIRE LANE EASEMENTS IN THEIR ENTIRETY.

DRAINAGE EASEMENT — 5.5' SIDEWALK EASEMENT

AZTEC CONSULTANTS, INC.
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AzTec Proj. No.: 54821-34-01 Drawn By: RDR

DEVELOPER

DATE OF PREPARATION:	09-26-2022
SCALE:	1"=40'
SHEET 6 OF 6	