

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

Updated title will be added upon approval

WATERSTONE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1

Ensure there is a 7" x 3" area in the upper right corner for the Clerk and Recorder's Information:

(Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Noted

Leave 3" x 7" space only as the clerk and recorder stamps the needed information in the provided space.

7" x 3" box already exists, please specify comment

A Statement of Intent needs to be added stating which lots, blocks, and tracts are being amended and the purpose of the amendment.

Added a purpose of replat note on general notes

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 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BLOCKS 1-4, TRACTS A-M, WATERSTONE SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. E1182083 IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

CONTAINING AN AREA OF 11.750 ACRES, (511,820 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 WATERSTONE SUBDIVISION FILING NO. 2, 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.

OWNER:

MURPHY CREEK ESTATES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

NOTARY:

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024 A.D.

BY _____ AS _____ OF MURPHY CREEK ESTATES LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

DEED OF TRUST BENEFICIARY:

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 ESTATES FUNDING, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

BY: _____

NAME: _____

TITLE: _____

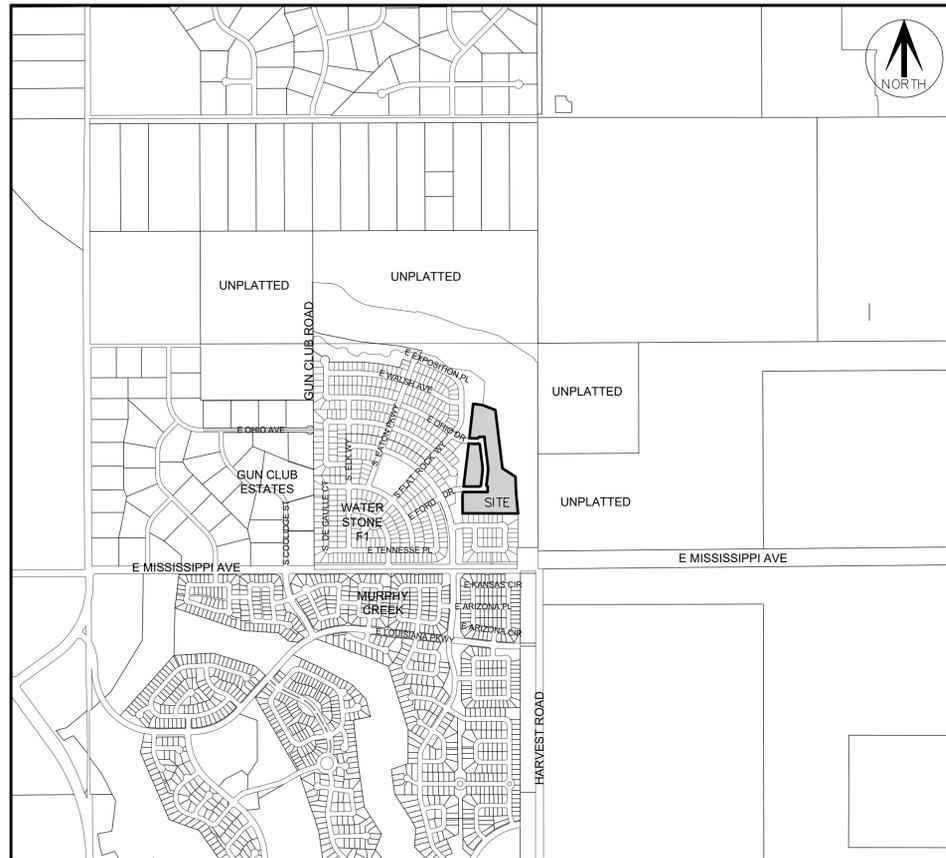
COVENANTS:

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.



VICINITY MAP

SCALE: 1" = 1000'

Updated title will be added upon approval

GENERAL NOTES:

Update per checklist

- HERITAGE TITLE COMPANY COMMITMENT ORDER NO. 597-HS0825506-414 WITH AN EFFECTIVE DATE OF OCTOBER 30, 2023 AT 8:00 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT
- 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".
- THE EASEMENT AREA WITHIN EACH LOT 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.
- TRACTS A, B, C, D, E, F, G, H, I, J, K, L AND M ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- LOTS AND TRACTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THAT AVIGATION EASEMENT RECORDED MAY 14, 2008 UNDER RECEPTION NO. B8055972 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE.
- 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.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO EAST FORD DRIVE, GOLD BUG STREET AND EAST OHIO AVENUE 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 SIZED OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS

This will be required when the revised subdivision plat checklist is released and is now a current requirement.

Added

The area(s) labeled as "UTILITY EASEMENT" hereon depict easement(s) hereby dedicated by the Owner to the City for use by public utility companies authorized in writing by the City for provision of services required or ordinarily performed within the UTILITY EASEMENT by third party public utility providers of electric, television, cable, telecommunication facilities, and other public utilities to survey, install, construct, reconstruct, relocate, replace, maintain, enlarge, upgrade, repair, use, operate, patrol, control, improve, test, inspect or remove at any time and from time to time as may be useful to, or required by City, any and all pipes, casings, wires, conduit, culverts, valves, ventilators, manholes, equipment, or material and any other appurtenances necessary, and to make any cuts and fills in the earth needed only in, on, under, through, over and across the "UTILITY EASEMENT" for one or more public utility improvements including all things deemed by the City, in its sole discretion, to be necessary or convenient for the operation of such public utility. The authorized public utility shall maintain said improvements installed by the public utility within, across, under or upon the UTILITY EASEMENT. However, the City shall have the perpetual right, but not obligation, to cut, trim, control and remove trees, brush, and other obstructions which injure or interfere with the City's or authorized public utility's improvements, use, occupation or enjoyment of the UTILITY EASEMENT, or their rights in the UTILITY EASEMENT, without liability to the City for damages arising therefrom.

This will be required when the revised subdivision plat checklist is released and is now a current requirement.

No New Fire lane Easements are being dedicated, just shown from previous plat

The area(s) labeled "FIRE LANE EASEMENT" (Fire Lane Easement Area) hereon depict easement(s) hereby dedicated by the Owner to the City as set forth herein. Owner grants the right, privilege and authority, but not the obligation, to the City to survey, construct, reconstruct, maintain, remove, replace, upgrade and use facilities, and all fixtures, devices and structures whatsoever necessary or useful in the operation of a fire lane over, across, on and through the areas depicted hereon as FIRE LANE EASEMENT; together with the right-of-way for ingress and egress of emergency and service vehicles over, across, on and through the areas depicted hereon as FIRE LANE EASEMENTS, which said lanes to be dedicated and designated as FIRE LANE EASEMENTS and emergency and service vehicle roads; FIRE LANE EASEMENTS shall be constructed and maintained by each owner of the applicable portion of the Fire Lane Easement Area at no cost to the City in accordance with current City standards for FIRE LANE EASEMENTS and shall be posted by such Owner with signs stating "NO PARKING - FIRE LANE" in accordance with the City Code of Aurora, Colorado (collectively and individually hereinafter referred to as "Fire Lane Facilities"). Owner also grants the City the right of ingress and egress over, across, on and through said Fire Lane Easement Area, and the right to remove objects or structures therefrom that interfere or endanger any Fire Lane Facilities as determined by the City in its sole discretion and without liability or expense to the City. Owner has responsibility and legal liability for the Fire Lane Easement Area, construction of Fire Lane Facilities and continuous maintenance of the Fire Lane Easement Area, Fire Lane Facilities, and all other items located below grade level, at grade level and above grade level within the Fire Lane Easement Area, all at no cost to the City. The City, in its sole discretion and without assuming responsibility or legal liability for the Fire Lane Easement Area, Fire Lane Facilities or their maintenance, may enter the Fire Lane Easement Area for the purposes set forth herein and for cleaning, maintaining, repairing, constructing or improving the easement or Fire Lane Facilities at the expense of the applicable Owner, following such Owner's failure to reasonably cure any default upon receipt of written notice of the same. Such Owner shall promptly reimburse the City for any expense related thereto (including, but not limited to removal, remediation, court, collection and attorneys' fees and costs). Failure to reimburse the City may result in the City recording a mechanic and materials lien against the applicable portion of the Fire Lane Easement Area in the records of the county clerk and recorder's office where the Fire Lane Easement Area is located.

SHEET INDEX

SHEET 1 COVER
SHEETS 2-5 BOUNDARY, LOTS, TRACTS, EASEMENTS
SHEETS 6-7 WATER AND SANITARY EASEMENT DETAILS

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011), ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH BEARS SOUTH 00°14'54" EAST, A DISTANCE OF 2651.55 FEET BETWEEN THE MONUMENTS SHOWN HEREIN.

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.

ANTHONY K. BEALL, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38636
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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

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 _____, 2024 A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER

DATE

PLANNING DIRECTOR

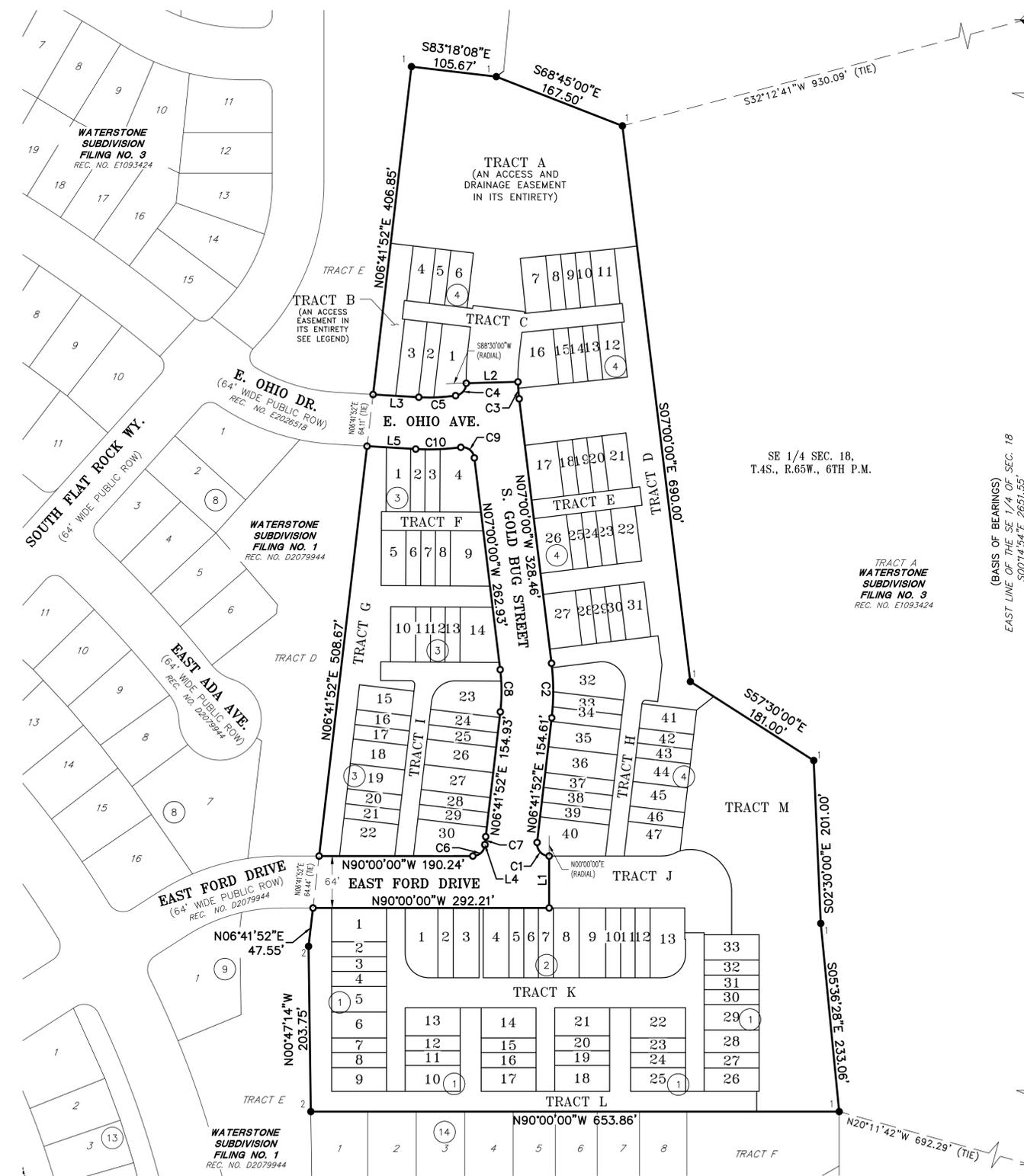
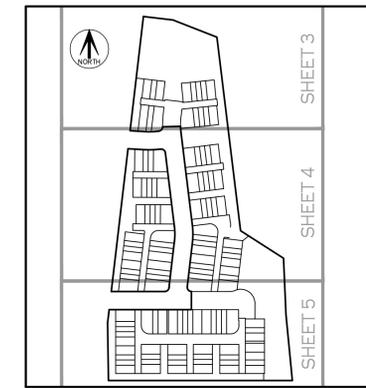
DATE

LAST REVISED 05/17/2024

<p>300 East Mineral Ave., Suite 117 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER</p> <p>MURPHY CREEK ESTATES LLC. CONTACT: KRIS KRISJANSSON</p> <p>1575 LARKFIELD AVE. WESTLAKE VILLAGE, CA 91362</p>		<p>DATE OF PREPARATION:</p> <p>02/26/2024</p>
	<p>AzTec Proj. No.: 54821-06</p> <p>Drawn By: RBA</p>	<p>SHEET 1 OF 7</p>	<p>SCALE:</p> <p>N/A</p>

WATERSTONE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1

A RESUBDIVISION OF BLOCKS 1-4, TRACTS A-M, WATERSTONE SUBDIVISION FILING NO. 2
 A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL
 MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



E 1/4 CORNER SECTION 18, T4S, R65W, 6TH P.M.
 RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "CITY OF AURORA, T4S R65W, S18/S17, 2005, LS 23527 2005" IN A RANGE BOX

SE 1/4 SEC. 18, T.4S., R.65W., 6TH P.M.

SW 1/4 SEC. 17, T.4S., R.65W., 6TH P.M.

SE CORNER SEC. 18, T4S, R65W, 6TH P.M.
 RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "CITY OF AURORA, T4S, S18/S17/S19/S20, R65W, 2006, LS 23527" IN A RANGE BOX

LINE	BEARING	LENGTH
L1	N00°00'00"W	64.00'
L2	S88°30'00"W	64.00'
L3	N86°35'41"W	56.68'
L4	N04°41'52"E	0.33'
L5	N86°35'41"W	54.08'

CURVE	DELTA	RADIUS	LENGTH
C1	96°41'52"	15.00'	25.32'
C2	13°41'52"	282.00'	67.42'
C3	5°30'00"	218.00'	20.93'
C4	84°30'00"	15.00'	22.12'
C5	10°24'19"	218.00'	39.59'
C6	85°18'08"	15.00'	22.33'
C7	1°59'59"	282.03'	9.84'
C8	13°41'52"	218.00'	52.12'
C9	90°00'00"	15.00'	23.56'
C10	10°24'19"	282.00'	51.21'

LEGEND

- SET 30" NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "AZTEC LS 38064"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- MONUMENT BOX WITH A 30" NO. 6 REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER 38-51-105.9(A&B) C.R.S.

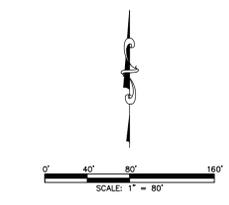
D.E. = DRAINAGE EASEMENT P.A.E. = PUBLIC ACCESS EASEMENT
 U.E. = UTILITY EASEMENT

* = EASEMENTS PREVIOUSLY RECORDED ON WATERSTONE SUBDIVISION FILING NO. 2 AT RECEPTION NO. E1182083

④ BLOCK NUMBER

— BOUNDARY LINE

AN ACCESS EASEMENT OVER AND ACROSS THE ENTIRETY OF TRACT B IS HEREBY GRANTED FOR THE BENEFIT OF TRACT A



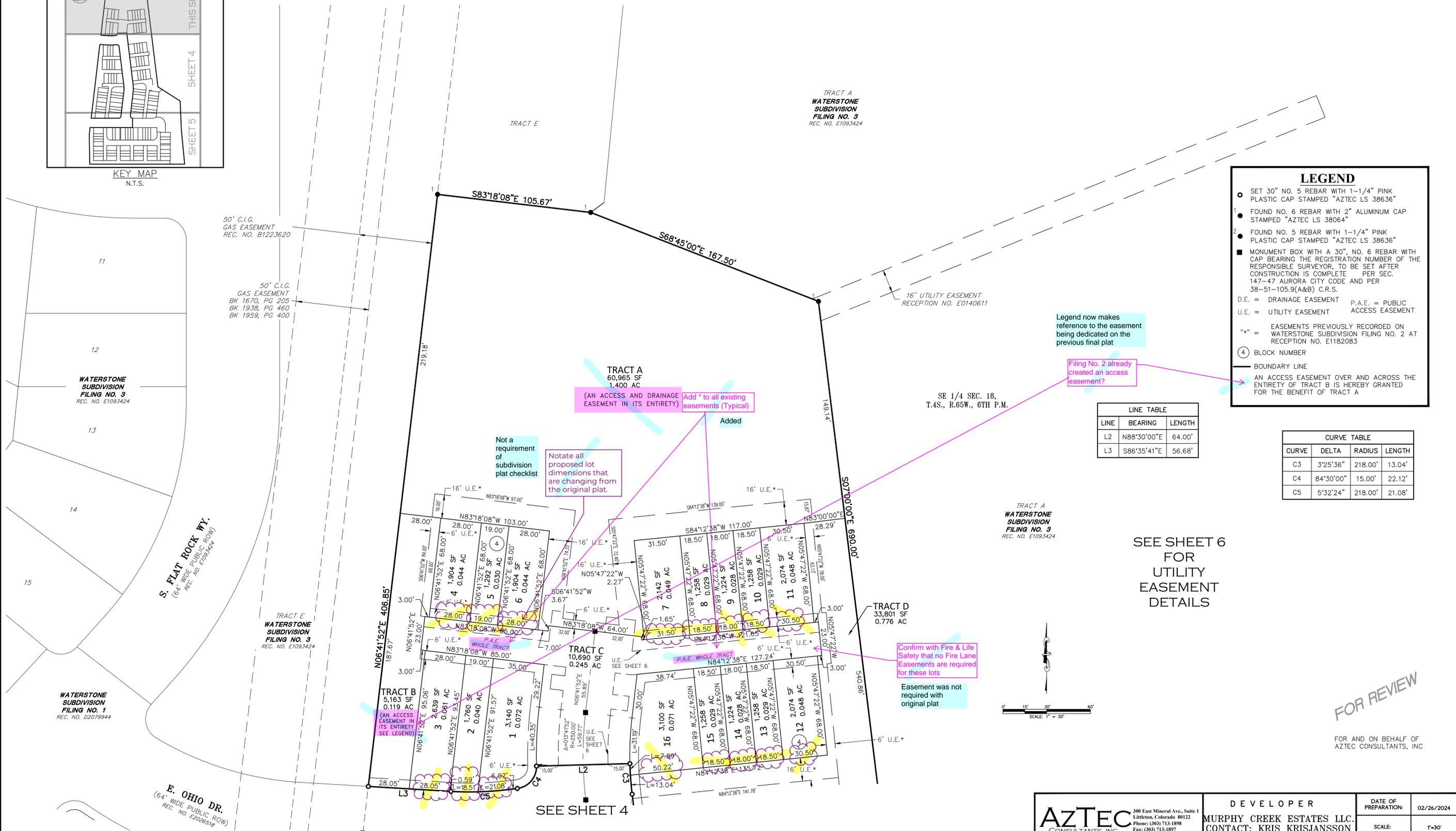
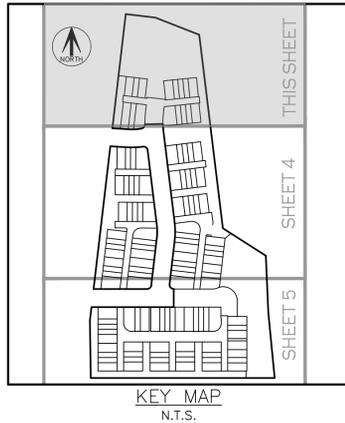
FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.	380 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER MURPHY CREEK ESTATES LLC. CONTACT: KRIS KRISJANSSON 1575 LARKFIELD AVE. WESTLAKE VILLAGE, CA 91362	DATE OF PREPARATION: 02/26/2024 SCALE: 1"=80' SHEET 2 OF 7
		AzTec Proj. No.: 54821-06 Drawn By: RBA	

WATERSTONE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1

A RESUBDIVISION OF BLOCKS 1-4, TRACTS A-M, WATERSTONE SUBDIVISION FILING NO. 2
 A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL
 MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



LEGEND

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D.E. = DRAINAGE EASEMENT P.A.E. = PUBLIC ACCESS EASEMENT
 U.E. = UTILITY EASEMENT

"*" = EASEMENTS PREVIOUSLY RECORDED ON WATERSTONE SUBDIVISION FILING NO. 2 AT RECEPTION NO. E1182083

④ BLOCK NUMBER

— BOUNDARY LINE

— AN ACCESS EASEMENT OVER AND ACROSS THE ENTIRETY OF TRACT B IS HEREBY GRANTED FOR THE BENEFIT OF TRACT A

Legend now makes reference to the easement being dedicated on the previous final plat

Filing No. 2 already created an access easement?

Added
 Add * to all existing easements (Typical)
 (AN ACCESS AND DRAINAGE EASEMENT IN ITS ENTIRETY)

Not a requirement of subdivision plat checklist
 Notate all proposed lot dimensions that are changing from the original plat.

SE 1/4 SEC. 18, T.4S., R.65W., 6TH P.M.

LINE TABLE		
LINE	BEARING	LENGTH
L2	N88°30'00"E	64.00'
L3	S86°35'41"E	56.68'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	3°25'36"	218.00'	13.04'
C4	84°30'00"	15.00'	22.12'
C5	5°32'24"	218.00'	21.08'

SEE SHEET 6 FOR UTILITY EASEMENT DETAILS

Confirm with Fire & Life Safety that no Fire Lane Easements are required for these lots

Easement was not required with original plat



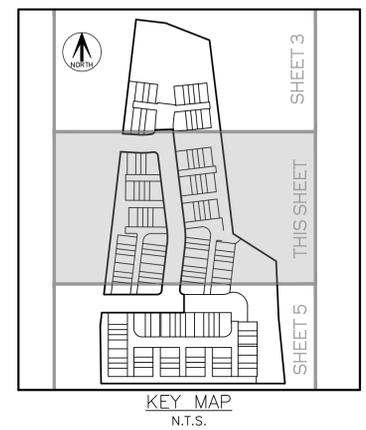
FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC. <small>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	DEVELOPER MURPHY CREEK ESTATES LLC. CONTACT: KRIS KRISJANSSON <small>1575 LARKFIELD AVE. WESTLAKE VILLAGE, CA 91362</small>	DATE OF PREPARATION: 02/26/2024	SCALE: 1"=30'	SHEET 3 OF 7
	<small>AzTec Proj. No: 54821-06 Drawn By: RBA</small>			

WATERSTONE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1

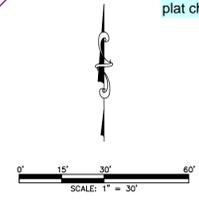
A RESUBDIVISION OF BLOCKS 1-4, TRACTS A-M, WATERSTONE SUBDIVISION FILING NO. 2
 A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL
 SEE SHEET 3 MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



SEE SHEET 6 AND 7 FOR U.E.

Notate all proposed lot dimensions and lot acreages that are changing from the original plat.

Not a requirement of subdivision plat checklist



LINE	BEARING	LENGTH
L3	S86°35'41"E	56.68'
L4	S04°41'52"W	0.33'
L5	S86°35'41"E	54.08'
L6	S07°00'00"E	3.39'
L7	S07°00'00"E	19.61'
L8	N83°18'08"W	14.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	96°41'52"	15.00'	25.32'
C2	6°02'54"	282.00'	29.77'
C4	84°30'00"	15.00'	22.12'
C5	5°32'24"	218.00'	21.08'
C6	85°18'08"	15.00'	22.33'
C7	1°59'59"	282.03'	9.84'
C8	9°58'04"	218.00'	37.93'
C9	90°00'00"	15.00'	23.56'
C10	3°45'37"	282.00'	18.51'
C11	27°39'38"	36.12'	17.44'
C12	20°55'23"	40.04'	14.62'
C13	96°23'28"	5.00'	8.41'
C14	83°36'32"	29.00'	42.32'
C15	103°41'52"	29.00'	52.49'
C16	7°07'26"	111.22'	13.83'
C17	3°57'38"	111.67'	7.72'
C18	90°00'00"	4.64'	7.29'

LEGEND

- SET 30" NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "AZTEC LS 38064"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"

U.E. = UTILITY EASEMENT P.A.E. = PUBLIC ACCESS EASEMENT
 D.E. = DRAINAGE EASEMENT

"*" = EASEMENTS PREVIOUSLY RECORDED ON WATERSTONE SUBDIVISION FILING NO. 2 AT RECEPTION NO. E1182083

- MONUMENT BOX WITH A 30", NO. 6 REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER 38-51-105.9(A&B) C.R.S.

Existing? (Typical) Added
 Reception No.?

FOR REVIEW

FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER MURPHY CREEK ESTATES LLC. CONTACT: KRIS KRISJANSSON 1575 LARKFIELD AVE. WESTLAKE VILLAGE, CA 91362	DATE OF PREPARATION: 02/26/2024
		AzTec Proj. No: 54821-06 Drawn By: RBA	

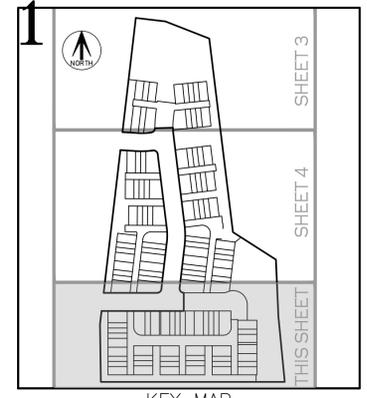
WATERSTONE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1

A RESUBDIVISION OF BLOCKS 1-4, TRACTS A-M, WATERSTONE SUBDIVISION FILING NO. 2
 A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL
 MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 4

Notate all proposed lot dimensions and lot acres that are changing from the original plat.

Not a requirement of subdivision plat checklist



SE 1/4 SEC. 18,
 T.4S., R.65W., 6TH P.M.

LEGEND

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- ④ BLOCK NUMBER
- ▭ FIRE LANE EASEMENT LIMITS - WIDTH VARIES
- BOUNDARY LINE

TRACT A
 WATERSTONE SUBDIVISION FILING NO. 9
 REC. NO. E1093424

SEE SHEET 7 FOR UTILITY EASEMENT DIMENSIONS

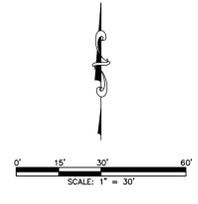


LINE TABLE

LINE	BEARING	LENGTH
L1	N00°00'00"W	64.00'
L4	S04°41'52"W	0.33'
L9	S00°00'00"E	8.00'
L10	N90°00'00"E	1.00'
L11	S00°00'00"E	18.49'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	96°41'52"	15.00'	25.32'
C6	85°18'08"	15.00'	22.33'
C7	1°59'59"	282.03'	9.84'
C11	27°39'38"	36.12'	17.44'
C12	20°55'23"	40.04'	14.62'
C19	90°00'00"	29.00'	45.55'
C20	90°00'00"	29.00'	45.55'



FOR REVIEW

FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC. <small>380 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	DEVELOPER MURPHY CREEK ESTATES LLC. CONTACT: KRIS KRISJANSSON 1575 LARKFIELD AVE. WESTLAKE VILLAGE, CA 91362	DATE OF PREPARATION: 02/26/2024 SCALE: 1"=30' SHEET 5 OF 7
	AzTec Proj. No: 54821-06 Drawn By: RBA	

WATERSTONE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1

A RESUBDIVISION OF BLOCKS 1-4, TRACTS A-M, WATERSTONE SUBDIVISION FILING NO. 2
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 MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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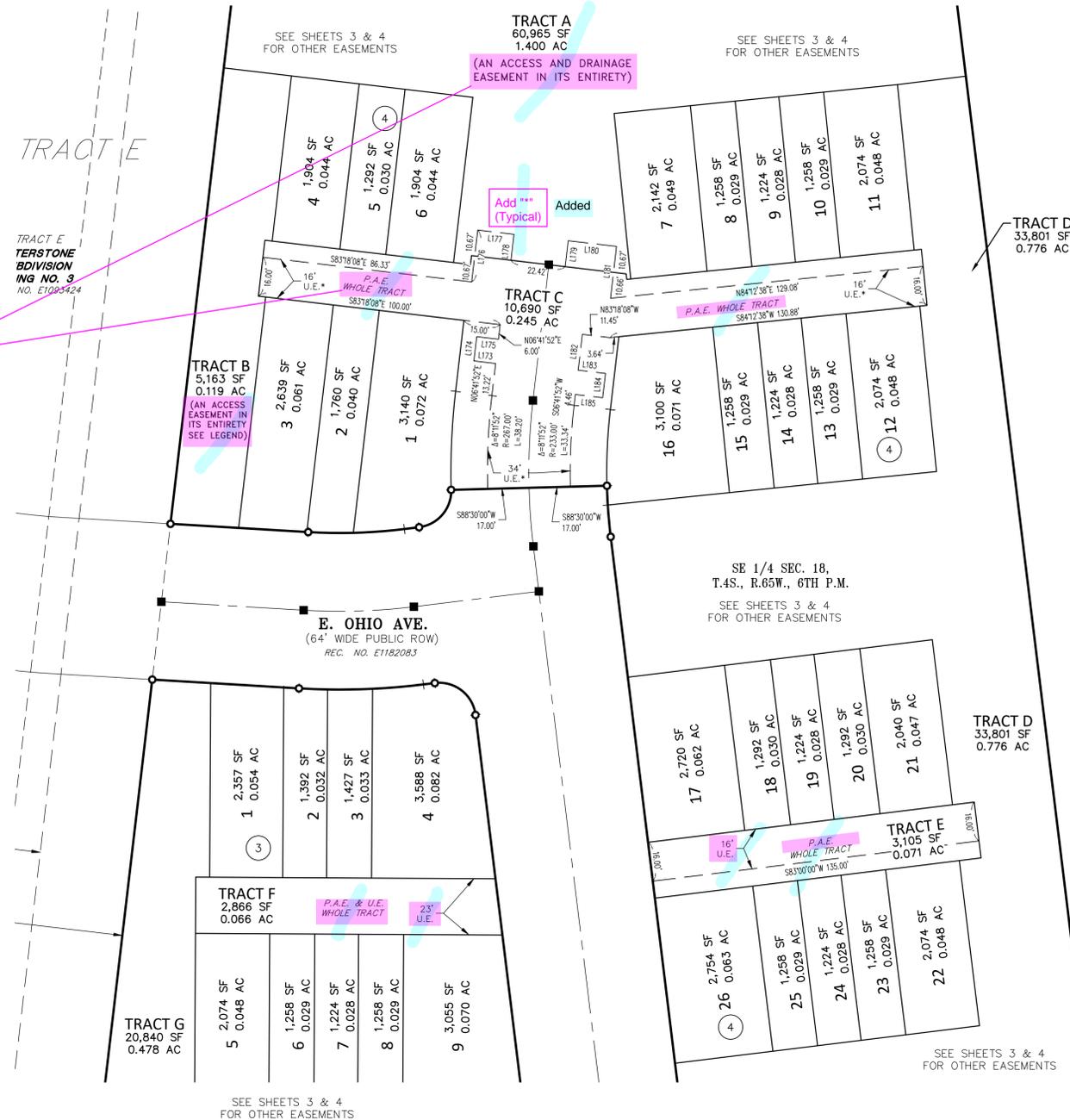
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④ BLOCK NUMBER

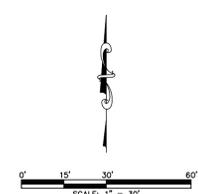
— BOUNDARY LINE

AN ACCESS EASEMENT OVER AND ACROSS THE ENTIRETY OF TRACT B IS HEREBY GRANTED FOR THE BENEFIT OF TRACT A



LINE	BEARING	LENGTH
L173	N83°18'08"W	9.00'
L174	N06°41'52"E	10.00'
L175	S83°18'08"E	9.00'
L176	N06°41'52"E	21.34'
L177	S83°18'08"E	15.00'
L178	S06°41'52"W	10.67'
L179	N06°41'52"E	10.67'

LINE	BEARING	LENGTH
L180	S83°18'08"E	20.00'
L181	S06°41'52"W	21.33'
L182	S06°41'52"W	14.76'
L183	S83°18'08"E	11.30'
L184	S06°41'52"W	10.00'
L185	N83°18'08"W	11.30'



FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

	DEVELOPER	DATE OF PREPARATION:	02/26/2024
	MURPHY CREEK ESTATES LLC. CONTACT: KRIS KRISJANSSON	SCALE:	1" = 30'
	1575 LARKFIELD AVE. WESTLAKE VILLAGE, CA 91362	SHEET 6 OF 7	

AzTec Proj. No.: 54821-06 Drawn By: RBA

WATERSTONE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1

A RESUBDIVISION OF BLOCKS 1-4, TRACTS A-M, WATERSTONE SUBDIVISION FILING NO. 2
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- ④ BLOCK NUMBER
- BOUNDARY LINE
- ▨ FIRE LANE EASEMENT LIMITS - WIDTH VARIES



LINE TABLE

LINE	BEARING	LENGTH
L12	N90°00'00"W	13.50'
L13	S00°00'00"E	11.00'
L14	N90°00'00"W	16.50'
L15	N00°00'00"E	11.00'
L16	N90°00'00"W	14.00'
L17	S00°00'00"E	11.00'
L18	N90°00'00"W	10.00'
L19	N00°00'00"E	11.00'
L20	N90°00'00"W	13.00'
L21	S00°00'00"E	11.00'
L22	N90°00'00"W	10.00'
L23	N00°00'00"E	11.00'
L24	N90°00'00"W	14.50'
L25	S00°00'00"E	11.00'
L26	N90°00'00"W	10.00'
L27	N00°00'00"E	11.00'
L28	N90°00'00"W	9.38'
L29	S00°00'00"E	11.00'
L30	N90°00'00"W	10.00'
L31	N00°00'00"E	11.00'
L32	N90°00'00"W	18.75'

LINE TABLE

LINE	BEARING	LENGTH
L33	S00°00'00"E	11.00'
L34	N90°00'00"W	10.00'
L35	N00°00'00"E	11.00'
L36	N90°00'00"W	17.72'
L37	N90°00'00"E	10.00'
L38	S45°00'00"E	5.15'
L39	N90°00'00"W	4.50'
L40	S00°00'00"E	11.00'
L41	N90°00'00"W	4.50'
L42	S00°00'00"E	11.47'
L43	N90°00'00"E	4.50'
L44	S00°00'00"E	10.00'
L45	N90°00'00"W	4.50'
L46	S00°00'00"E	11.00'
L47	N90°00'00"E	4.50'
L48	S00°00'00"E	10.00'
L49	N90°00'00"W	4.50'
L50	S00°00'00"E	29.50'
L51	N90°00'00"E	4.50'
L52	S00°00'00"E	10.00'
L53	N90°00'00"W	4.50'

LINE TABLE

LINE	BEARING	LENGTH
L54	S00°00'00"E	11.75'
L55	N90°00'00"E	4.50'
L56	S00°00'00"E	10.00'
L57	N90°00'00"W	4.50'
L58	S00°00'00"E	23.25'
L59	N90°00'00"E	4.50'
L60	S00°00'00"E	10.00'
L61	N90°00'00"W	4.50'
L62	S00°00'00"E	11.00'
L63	N90°00'00"E	4.50'
L64	S00°00'00"E	10.00'
L65	N90°00'00"W	4.50'
L66	S00°00'00"E	11.75'
L67	N90°00'00"E	4.50'
L68	S00°00'00"E	10.00'
L69	N90°00'00"W	4.50'
L70	S00°00'00"E	1.50'
L71	N00°00'00"E	20.50'
L72	S89°59'57"W	4.50'
L73	N00°00'00"E	10.00'
L74	N90°00'00"W	4.50'

LINE TABLE

LINE	BEARING	LENGTH
L75	N00°00'00"E	11.25'
L76	S89°59'57"W	4.50'
L77	N00°00'00"E	10.00'
L78	N90°00'00"E	4.50'
L79	N00°00'00"E	11.00'
L80	S89°59'57"W	4.50'
L81	N00°00'00"E	10.00'
L82	N90°00'00"E	4.50'
L83	N00°00'00"E	12.25'
L84	S89°59'59"W	4.50'
L85	N00°00'00"E	10.00'
L86	N90°00'00"E	4.50'
L87	N00°00'00"E	20.45'
L88	N90°00'00"E	4.50'
L89	S00°00'00"E	10.00'
L90	N90°00'00"W	4.50'
L91	S00°00'00"W	11.50'
L92	N89°59'59"E	4.50'
L93	S00°00'00"E	10.00'
L94	N90°00'00"W	4.50'
L95	S00°00'00"W	11.00'

LINE TABLE

LINE	BEARING	LENGTH
L96	N89°59'59"E	4.50'
L97	S00°00'00"E	10.00'
L98	N90°00'00"W	4.50'
L99	S00°00'00"W	11.75'
L100	N89°59'59"E	4.50'
L101	S00°00'00"E	10.00'
L102	N90°00'00"W	4.50'
L103	S00°00'00"W	1.50'
L104	N00°00'00"E	20.50'
L105	S89°59'59"W	4.50'
L106	N00°00'00"E	10.00'
L107	N90°00'00"E	4.50'
L108	N00°00'00"E	11.25'
L109	S89°59'59"W	4.50'
L110	N00°00'00"E	10.00'
L111	N90°00'00"E	4.50'
L112	N00°00'00"E	11.00'
L113	S89°59'59"W	4.50'
L114	N00°00'00"E	10.00'
L115	N90°00'00"E	4.50'
L116	N00°00'00"E	12.25'

LINE TABLE

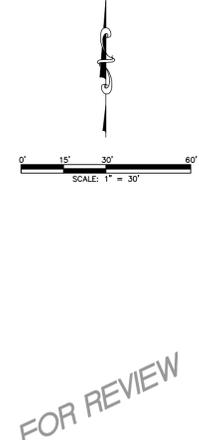
LINE	BEARING	LENGTH
L117	N90°00'00"W	4.50'
L118	N00°00'00"E	10.00'
L119	N90°00'00"E	4.50'
L120	N00°00'00"E	20.45'
L121	S00°00'00"E	8.00'
L122	N90°00'00"W	10.00'
L123	N00°00'00"E	8.00'
L124	S90°00'00"W	3.50'
L125	N89°59'59"E	4.50'
L126	S00°00'00"E	10.00'
L127	N90°00'00"W	4.50'
L128	S00°00'00"W	11.50'
L129	N89°59'57"E	4.50'
L130	S00°00'00"E	10.00'
L131	N90°00'00"W	4.50'
L132	S00°00'00"W	11.00'
L133	N89°59'57"E	4.50'
L134	S00°00'00"E	10.00'
L135	N90°00'00"W	4.50'
L136	S00°00'00"W	11.75'
L137	N89°59'57"E	4.50'

LINE TABLE

LINE	BEARING	LENGTH
L138	S00°00'00"E	10.00'
L139	N90°00'00"W	4.50'
L140	S00°00'00"W	1.50'
L141	N00°00'00"E	20.50'
L142	N90°00'00"W	4.50'
L143	N00°00'00"E	10.00'
L144	N90°00'00"E	4.50'
L145	N00°00'00"E	11.25'
L146	N90°00'00"W	4.50'
L147	N00°00'00"E	10.00'
L148	N90°00'00"E	4.50'
L149	N00°00'00"E	11.00'
L150	N90°00'00"W	4.50'
L151	N00°00'00"E	10.00'
L152	N90°00'00"E	4.50'
L153	N00°00'00"E	12.69'
L154	N90°00'00"W	4.50'
L155	N00°00'00"E	10.00'
L156	N90°00'00"E	4.50'
L157	N00°00'00"E	4.63'
L158	N90°00'00"W	4.50'

LINE TABLE

LINE	BEARING	LENGTH
L159	N00°00'00"E	10.00'
L160	N90°00'00"E	4.50'
L161	N00°00'00"E	12.69'
L162	N90°00'00"W	4.50'
L163	N00°00'00"E	10.00'
L164	N90°00'00"E	4.50'
L165	N00°00'00"E	11.00'
L166	N90°00'00"W	4.50'
L167	N00°00'00"E	10.00'
L168	N90°00'00"E	4.50'
L169	N00°00'00"E	11.00'
L170	N90°00'00"W	4.50'
L171	N00°00'00"E	10.00'
L172	N90°00'00"E	4.50'



AZTEC CONSULTANTS, INC. <small>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	DEVELOPER MURPHY CREEK ESTATES LLC. CONTACT: KRIS KRISJANSSON 1575 LARKFIELD AVE. WESTLAKE VILLAGE, CA 91362	DATE OF PREPARATION: 02/26/2024	SCALE: 1" = 30'	SHEET 7 OF 7
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