

March 3, 2022

City of Aurora
Real Property Services Division
15151 E. Alameda Parkway, 3rd Floor
Aurora, CO 80012-1555

**Re: Subdivision Plat Vacation Application
Murphy Creek Subdivision Filing No. 8**

To Whom it May Concern:

On behalf of Lennar Colorado, LLC (9193 Jamaica Street, 4th Floor, Englewood CO. 80112), Westwood Professional Services, is requesting the vacation of Murphy Subdivision Filing No. 8, in its entirety. Vacation to include all lots, all tracts, all platted easements, and all dedicated rights of way. Murphy Creek Subdivision Filing No. 8 was recorded November 4, 2005, under Reception No. B5167282 in the records of the Arapahoe County Clerk and Recorder. While Filing 8 was rough graded, the infrastructure was not constructed.

The purpose for the vacation is to allow for a new subdivision; Murphy Creek East Subdivision Filing No.1, (E1188908, Bk. 0592, Pg. 0021-0029, dated 12/14/21) with realigned rights of way, lots, tracts and easements. The rights of way for South Flat Rock Trail and East Warren Place which were dedicated by separate deed (Rec. No. B1014742) will not be affected with the requested vacation. Those rights of way are not yet constructed.

Submittal Documents Include:

- Ownership Information Sheet
- Legal Description of Murphy Creek Subdivision Filing No. 8
- Closure Sheet for legal description
- Title Commitment (includes more property than Filing 8)
- Revise CSP per above coordination
- Approved Murphy Creek Filing No. 1 Plat

Thank You for considering this application. If you would like to discuss further, please do not hesitate to contact me at sarah.kolz@Westwoodps.com, or 720-249-3557

Sincerely,



Sarah J. Kolz
Director, Private Development Colorado

OWNERSHIP INFORMATION SHEET

Complete this page and submit to Real Property Services with each separate owner.

The City Attorney may require proof of signatories' authority to sign the document.

If Real Property is unable to verify the information given below, additional ownership information may be required from the owner such as a current title commitment or title policy.

Information provided must be accurate or delays may occur in the processing of your document.

***This Form is designed to help you fill in the fields electronically and then email back to the City of Aurora. Just "tab" through the fields and then submit using the button at the bottom left of this page.**

Property Description (i.e., Lot, Block, Subdivision plat name and filing number, or metes and bounds description. Attach separate sheet if necessary.)

Murphy Creek Subdivision Filing No. 8

Owner Name(s): (should appear exactly as given on deed by which property was acquired by owner)

Lennar Colorado, LLC

Owner's Address: (**Street, Apt or Suite No., City, State and Zip+Four**)

9193 Jamaica St., 4th Floor

Englewood, CO. 80112

Type of business (if applicable): (i.e., corporation, partnership, limited liability co., etc.)

Limited Liability Company

State of incorporation or registration (if applicable):

Colorado

Contact Person:

Name: John Cheney

Phone# (303)754 -0613

Email address: john.cheney@lennar.com

LEGAL DESCRIPTION – FILING NO. 8 VACATION

A PARCEL OF LAND BEING ALL OF MURPHY CREEK SUBDIVISION FILING NO. 8, AS RECORDED AT RECEPTION NO. B5167282 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID PARCEL BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 30, 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:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 30 WITH A 2-1/2" ALUMINUM CAP WITH ILLEGIBLE MARKING IN A RANGE BOX AND AT THE EAST QUARTER CORNER OF SAID SECTION 30 WITH A 1-1/2" BRASS CAP WITH NO MARKINGS SET IN CONCRETE, TO BEAR SOUTH 00°02'44" WEST, 2650.72 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°36'40" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 210.01 FEET TO A POINT ON THE WESTERLY LINE OF THAT PUBLIC SERVICE COMPANY OF COLORADO RIGHT OF WAY AS DESCRIBED IN DEED RECORDED IN BOOK 1234 AT PAGE 263 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE SOUTH 00°02'44" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 773.09 FEET TO THE A POINT BEING THE NORTHEASTERLY CORNER OF SAID MURPHY CREEK SUBDIVISION FILING NO. 8, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE BOUNDARY OF SAID MURPHY CREEK SUBDIVISION FILING NO. 8 THE FOLLOWING TWENTY-FIVE (25) COURSES:

1. THENCE SOUTH 00°02'44" WEST, A DISTANCE OF 1212.20 FEET TO A POINT OF NON-TANGENT CURVATURE, SAID POINT BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST WARREN PLACE AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. B1014742 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;
2. THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 08°30'14", AN ARC LENGTH OF 116.51 FEET, THE CHORD OF WHICH BEARS SOUTH 77°51'47" WEST, 116.40 FEET;
3. THENCE SOUTH 73°36'40" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 44.03 FEET TO A POINT OF CURVATURE;
4. THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 715.00 FEET, A CENTRAL ANGLE OF 33°53'49", AN ARC LENGTH OF 423.00 FEET, THE CHORD OF WHICH BEARS NORTH 89°26'26" WEST, 416.86 FEET;
5. THENCE NORTH 72°29'31" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 320.46 FEET TO A POINT OF CURVATURE;
6. THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 65°21'52", AN ARC LENGTH OF 895.55 FEET, THE CHORD OF WHICH BEARS SOUTH 74°49'33" WEST, 847.77 FEET TO A POINT OF REVERSE CURVATURE;
7. THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°57'48", AN

ARC LENGTH OF 31.40 FEET, THE CHORD OF WHICH BEARS SOUTH 87°07'31" WEST, 28.28 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH FLATROCK TRAIL AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. B1014742 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

8. THENCE NORTH 47°53'35" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 76.54 FEET TO A POINT OF CURVATURE;
9. THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 708.16 FEET, A CENTRAL ANGLE OF 93°30'00", AN ARC LENGTH OF 1155.63 FEET, THE CHORD OF WHICH BEARS NORTH 01°08'35" WEST, 1031.61 FEET;
10. THENCE NORTH 45°36'25" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE;
11. THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 46°00'00", AN ARC LENGTH OF 626.22 FEET, THE CHORD OF WHICH BEARS NORTH 22°36'25" EAST, 609.54 FEET;
12. THENCE NORTH 00°23'35" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 254.99 FEET TO A POINT OF CURVATURE;
13. THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'15", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS NORTH 44°36'33" EAST, 35.36 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EAST JEWELL AVENUE DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. B1014742 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;
14. THENCE NORTH 89°36'40" EAST, A DISTANCE OF 297.67 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 1896 AT PAGE 92 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;
15. THENCE SOUTH 00°00'00" EAST ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 260.00 FEET TO THE SOUTHWESTERLY CORNER THEREOF;
16. THENCE NORTH 89°36'38" EAST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 330.00 FEET TO THE SOUTHWESTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. B5176473 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;
17. THENCE CONTINUING NORTH 89°36'38" EAST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 79.13 FEET TO THE SOUTHEASTERLY CORNER THEREOF;
18. THENCE NORTH 05°17'10" EAST ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 214.27 FEET;
19. THENCE NORTH 00°29'18" WEST ALONG SAID EASTERLY LINE OF SAID, A DISTANCE OF 46.77 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID EAST JEWELL AVENUE;
20. THENCE NORTH 89°36'40" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 23.03 FEET TO A POINT ON THE EASTERLY LINE OF THAT 50-FOOT WIDE


GAS PIPELINE EASEMENT AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. B4021676 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

21. THENCE SOUTH 00°29'18" EAST ALONG THE EASTERLY LINE OF SAID GAS PIPELINE EASEMENT, A DISTANCE OF 46.77 FEET;
22. THENCE SOUTH 05°17'02" WEST ALONG THE EASTERLY LINE OF SAID GAS PIPELINE EASEMENT, A DISTANCE OF 537.59 FEET;
23. THENCE SOUTH 83°11'40" EAST, A DISTANCE OF 506.41 FEET;
24. THENCE NORTH 49°26'14" EAST, A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
25. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 318.00 FEET, A CENTRAL ANGLE OF 32°58'32", AN ARC LENGTH OF 183.02 FEET, THE CHORD OF WHICH BEARS SOUTH 57°03'02" EAST, 180.50 FEET TO THE **POINT OF BEGINNING**,

SAID FILING NO. 8 CONTAINING A CALCULATED AREA OF 2,773,265 SQUARE FEET OR 63.665 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, WILLIAM F. HESSELBACH JR., A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.


WILLIAM F. HESSELBACH JR., P.L.S. 25369
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112



N1/4 COR., SEC. 30
FOUND 3-1/4" ALUM. CAP
IN RANGE BOX
"LS 25636 - 2005"

POINT OF COMMENCEMENT
NE COR., SEC. 30
FOUND 2-1/2" ALUM. CAP
IN RANGE BOX
(ILLEGIBLE)

E. JEWELL AVE.

N89°36'40"E 2631.97'
N. LINE, NE1/4, SEC. 30
N89°36'40"E
297.67'

N89°36'40"E
23.03'

210.01' (TIE)

L=39.27',
R=25.00"
Δ=90°00'15"
CHB=N44°36'33"E
CH=35.36'

N00°23'35"W
254.99'

N00°29'18"W
46.77'
N05°17'10"E
214.27'

S00°29'18"E
46.77'

S00°02'44"W
773.09' (TIE)

L=626.22',
R=780.00"
Δ=46°00'00"
CHB=N22°36'25"E
CH=609.54'

N45°36'25"E
200.00'

**MURPHY CREEK
FILING NO. 8**
2,773,265 S.F.
63.665 AC.

OWNER:
MURPHY CREEK, LLC.

OWNER:
HARVEST INVESTORS, LLC.

POINT OF
BEGINNING
FILING 9

210' PSCO R.O.W.
BOOK 1234, PAGE 263

L=1155.63',
R=708.16"
Δ=93°30'00"
CHB=N1°08'35"W
CH=1031.61'

L=895.55',
R=785.00"
Δ=65°21'52"
CHB=S74°49'33"W
CH=847.77'

L=183.02',
R=318.00"
Δ=32°58'32"
CHB=S57°03'02"E
CH=180.50'

L=116.51',
R=785.00"
Δ=8°30'14"
CHB=S77°51'47"W
CH=116.40'

N47°53'35"W
76.54'

L=31.40',
R=20.00"
Δ=89°57'48"
CHB=S87°07'31"W
CH=28.28'

N72°29'31"W
320.46'
E. WARREN PLACE
REC. NO. B1014742

S. FLATROCK TRAIL
REC. NO. B1014742

L=423.00',
R=715.00"
Δ=33°53'49"
CHB=N89°26'26"W
CH=416.86'

E1/4 COR., SEC. 30
FOUND 1-1/2" BRASS CAP
IN CONCRETE
(NO MARKINGS)

E. LINE, NE1/4, SEC. 30
S00°02'44"W 2650.72'
(BASIS OF BEARINGS)

OWNERS:
MURPHY CREEK, LLC. &
HARVEST INVESTORS, LLC.
9335 E. HARVARD AVE.
DENVER, CO 80231



400 200 0 400 800

SCALE: 1" = 400'

THE ABOVE DESCRIBED PARCEL CONTAINS 2,773,265 SQUARE FEET OR (63.665 ACRES) MORE OR LESS.
This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

**MURPHY CREEK FILING NO. 8
BOUNDARY EXHIBIT**

DECEMBER 07, 2018



10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

Parcel Map Check Report

Client:
Prepared by:
M.J.P.
CVL Consultants of Colorado

Date: 12/7/2018 10:29:17 AM

Parcel Name: Site 1 - MURPHY CREEK\PFILING NO. 8

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,673,548.0776' East: 3,225,674.9355'

POINT OF BEGINNING
Segment# 1: Line

Course: S0° 02' 44.00"W Length: 1,212.200'
North: 1,672,335.8780' East: 3,225,673.9717'

Segment# 2: Curve

Length: 116.510' Radius: 785.000'
Delta: 8.5039 (d) Tangent: 58.362'
Chord: 116.403' Course: S77° 51' 47.00"W
Course In: S7° 53' 06.00"E Course Out: N16° 23' 20.00"W
RP North: 1,671,558.2998' East: 3,225,781.6621'
End North: 1,672,311.4043' East: 3,225,560.1701'

Segment# 3: Line

Course: S73° 36' 40.00"W Length: 44.030'
North: 1,672,298.9810' East: 3,225,517.9291'

Segment# 4: Curve

Length: 423.003' Radius: 715.000'
Delta: 33.8969 (d) Tangent: 217.895'
Chord: 416.862' Course: N89° 26' 25.50"W
Course In: N16° 23' 20.00"W Course Out: S17° 30' 29.00"W
RP North: 1,672,984.9296' East: 3,225,316.1880'
End North: 1,672,303.0522' East: 3,225,101.0875'

Segment# 5: Line

Course: N72° 29' 31.00"W
North: 1,672,399.4594'

Length: 320.460'
East: 3,224,795.4729'

Segment# 6: Curve

Length: 895.547'
Delta: 65.3644 (d)
Chord: 847.767'
Course In: S17° 30' 29.00"W
RP North: 1,671,650.8248'
End North: 1,672,177.5528'

Radius: 785.000'
Tangent: 503.617'
Course: S74° 49' 33.00"W
Course Out: N47° 51' 23.00"W
East: 3,224,559.3136'
East: 3,223,977.2633'

Segment# 7: Curve

Length: 31.403'
Delta: 89.9633 (d)
Chord: 28.275'
Course In: N47° 51' 23.00"W
RP North: 1,672,190.9727'
End North: 1,672,176.1348'

Radius: 20.000'
Tangent: 19.987'
Course: S87° 07' 31.00"W
Course Out: S42° 06' 25.00"W
East: 3,223,962.4340'
East: 3,223,949.0236'

Segment# 8: Line

Course: N47° 53' 35.00"W
North: 1,672,227.4561'

Length: 76.540'
East: 3,223,892.2390'

Segment# 9: Curve

Length: 1,155.634'
Delta: 93.5000 (d)
Chord: 1,031.606'
Course In: N42° 06' 25.00"E
RP North: 1,672,752.8362'
End North: 1,673,258.8572'

Radius: 708.160'
Tangent: 752.796'
Course: N1° 08' 35.00"W
Course Out: N44° 23' 35.00"W
East: 3,224,367.0720'
East: 3,223,871.6598'

Segment# 10: Line

Course: N45° 36' 25.00"E
North: 1,673,398.7732'

Length: 200.001'
East: 3,224,014.5720'

Segment# 11: Curve

Length: 626.224'
Delta: 46.0000 (d)

Radius: 780.000'
Tangent: 331.090'

Chord: 609.540'
Course In: N44° 23' 35.14"W
RP North: 1,673,956.1277'
End North: 1,673,961.4785'

Course: N22° 36' 24.93"E
Course Out: N89° 36' 25.00"E
East: 3,223,468.9017'
East: 3,224,248.8834'

Segment# 12: Line

Course: N0° 23' 35.00"W
North: 1,674,216.4635'

Length: 254.991'
East: 3,224,247.1341'

Segment# 13: Curve

Length: 39.272'
Delta: 90.0042 (d)
Chord: 35.357'
Course In: N89° 36' 25.00"E
RP North: 1,674,216.6350'
End North: 1,674,241.6345'

Radius: 25.000'
Tangent: 25.002'
Course: N44° 36' 32.50"E
Course Out: N0° 23' 20.00"W
East: 3,224,272.1335'
East: 3,224,271.9639'

Segment# 14: Line

Course: N89° 36' 40.00"E
North: 1,674,243.6548'

Length: 297.667'
East: 3,224,569.6240'

Segment# 15: Line

Course: S0° 00' 00.00"E
North: 1,673,983.6528'

Length: 260.002'
East: 3,224,569.6240'

Segment# 16: Line

Course: N89° 36' 38.00"E
North: 1,673,986.4337'

Length: 409.127'
East: 3,224,978.7416'

Segment# 17: Line

Course: N5° 17' 10.00"E
North: 1,674,199.7954'

Length: 214.273'
East: 3,224,998.4824'

Segment# 18: Line

Course: N0° 29' 18.00"W
North: 1,674,246.5637'

Length: 46.770'
East: 3,224,998.0837'

Segment# 19: Line

Course: N89° 36' 40.00"E
North: 1,674,246.7200'

Length: 23.029'
East: 3,225,021.1122'

Segment# 20: Line

Course: S0° 29' 18.00"E
North: 1,674,199.9517'

Length: 46.770'
East: 3,225,021.5108'

Segment# 21: Line

Course: S5° 17' 02.00"W
North: 1,673,664.6461'

Length: 537.590'
East: 3,224,972.0038'

Segment# 22: Line

Course: S83° 11' 40.00"E
North: 1,673,604.6364'

Length: 506.410'
East: 3,225,474.8457'

Segment# 23: Line

Course: N49° 26' 14.00"E
North: 1,673,646.2544'

Length: 64.000'
East: 3,225,523.4661'

Segment# 24: Curve

Length: 183.019'
Delta: 32.9756 (d)
Chord: 180.504'
Course In: N49° 26' 14.00"E
RP North: 1,673,853.0437'
End North: 1,673,548.0787'

Radius: 318.000'
Tangent: 94.122'
Course: S57° 03' 02.00"E
Course Out: S16° 27' 42.00"W
East: 3,225,765.0488'
East: 3,225,674.9359'

Perimeter: 7,984.472'

Error Closure: 0.0011

Error North : 0.00105

Area: 2,773,264.53Sq.Ft.

Course: N20° 35' 02.68"E

East: 0.00039

Precision 1: 7,258,610.909



**Land Title Guarantee Company
Customer Distribution**



PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **ABC70586022.2**

Date: **03/03/2022**

Property Address: **MURPHY CREEK METROPOLITAN DISTRICTS, AURORA, CO**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

For Title Assistance

Scott Bennetts
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4175 (Work)
sbennetts@ltgc.com

Buyer/Borrower

LENNAR COLORADO LLC A COLORADO LIMITED
LIABILITY COMPANY
Attention: JOHN CHENEY
9193 JAMAICA ST, 4TH FLOOR
ENGLEWOOD, CO 80112
john.cheney@lennar.com
Delivered via: Electronic Mail

Buyer/Borrower

LENNAR COLORADO LLC
Attention: ADAM COATES
adam.coates@lennar.com
Delivered via: Electronic Mail

Buyer/Borrower

LENNAR COLORADO LLC
Attention: SARAH KOTZ
sarah.kotz@lennar.com
Delivered via: Electronic Mail

None

NORRIS DESIGN
Attention: BILL MAHAR
bmahar@norris-design.com
Delivered via: Electronic Mail

Buyer/Borrower

LENNAR COLORADO LLC
Attention: joseph huey
joseph.huey@lennar.com
Delivered via: Electronic Mail



Land Title Guarantee Company Estimate of Title Fees

Order Number: **ABC70586022.2** Date: **03/03/2022**
Property Address: **MURPHY CREEK METROPOLITAN DISTRICTS, AURORA, CO**
Parties: **LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY**
LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

Estimate of Title insurance Fees	
"ALTA" Owner's Policy 06-17-06	\$0.00
Deletion of Exceptions 1-3	\$60.00
Deletion of General Exception 4	\$25.00
Endorsement 100.33-06 (EXCEPTION 9)	\$100.00
Endorsement 100.31-06 (EXCEPTIONS 12, 42, 44, 47, 49 AND 50)	\$78.00
	Total \$263.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Chain of Title Documents:

[Arapahoe county recorded 04/21/1994 at book 7518 page 664](#)

[Arapahoe county recorded 04/25/2000 under reception no. B0047951](#)

[Arapahoe county recorded 06/28/2000 under reception no. B0078563](#)

[Arapahoe county recorded 10/10/2001 under reception no. B1173412](#)

[Arapahoe county recorded 01/10/2003 under reception no. B3007505](#)

[Arapahoe county recorded 06/21/2021 under reception no. E1098624](#)

ALTA COMMITMENT
First American Title Insurance Company
Schedule A

Order Number: ABC70586022.2

Property Address:

MURPHY CREEK METROPOLITAN DISTRICTS, AURORA, CO

1. Effective Date:

02/24/2022 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 06-17-06

\$0.00

Proposed Insured:

LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY
COMPANY

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

A FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY

5. The Land referred to in this Commitment is described as follows:

A PART OF THE EAST 1/2 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST, OF THE
6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30;
THENCE S 89°36'40" W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID
SECTION 30, A DISTANCE OF 210.01 FEET TO A POINT ON THE WESTERLY LINE OF PUBLIC
SERVICE COMPANY RIGHT OF WAY;
THENCE S 00°02'44" W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 30.00 FEET TO THE
POINT OF BEGINNING SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF
EAST JEWELL AVENUE;
THENCE THE FOLLOWING TWENTY (20) COURSES:

1. S 00°02'44" W, ALONG SAID PUBLIC SERVICE COMPANY RIGHT OF WAY, A DISTANCE OF
2620.23 FEET;
2. S 00°00'51" W, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 2438.53 FEET
TO A POINT ON THE NORTHERLY LINE OF SAID PUBLIC SERVICE COMPANY RIGHT OF
WAY;
3. S 89°42'44" W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1102.77 FEET;
4. N 00°00'40" W, A DISTANCE OF 1146.18 FEET TO A POINT OF NON-TANGENT CURVE;
5. ALONG SAID CURVE TO THE LEFT THE CENTER OF WHICH BEARS S 09°42'47" W,
HAVING A RADIUS OF 955.00 FEET A CENTRAL ANGLE OF 09°43'27" AN ARC DISTANCE OF
162.08 FEET TO A POINT OF TANGENT;
6. S 89°59'20" W, ALONG SAID TANGENT, A DISTANCE OF 223.69 FEET;
7. N 00°00'40" W, A DISTANCE OF 275.19 FEET TO A POINT OF CURVE;
8. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 745.00 FEET A CENTRAL
ANGLE OF 22°00'00" AN ARC DISTANCE OF 286.06 FEET TO A POINT OF TANGENT;
9. N 21°59'20" E, ALONG SAID TANGENT, A DISTANCE OF 211.06 FEET TO A POINT OF
CURVE;

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10. ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 745.00 FEET A CENTRAL ANGLE OF 69°52'55" AN ARC DISTANCE OF 908.65 FEET TO A POINT OF TANGENT;
11. N 47°53'35" W, ALONG SAID TANGENT, A DISTANCE OF 347.74 FEET TO A POINT OF CURVE;
12. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 743.16 FEET A CENTRAL ANGLE OF 93°30'00" AN ARC DISTANCE OF 1212.75 FEET TO A POINT OF TANGENT;
13. N 45°36'25" E, ALONG SAID TANGENT, A DISTANCE OF 200.00 FEET TO A POINT OF CURVE;
14. ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 745.00 FEET A CENTRAL ANGLE OF 46°00'00" AN ARC DISTANCE OF 598.12 FEET TO A POINT OF TANGENT;
15. N 00°23'35" W, ALONG SAID TANGENT, A DISTANCE OF 319.99 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID EAST JEWELL AVENUE;
16. N 89°36'40" E, A DISTANCE OF 357.94 FEET TO A POINT ON THE BOUNDARY OF A TRACT OF LAND DESCRIBED IN DEED RECORDED NOVEMBER 23, 1970 IN BOOK 1896 AT PAGE [92](#) OF THE ARAPAHOE COUNTY CLERK AND RECORDERS RECORDS;
17. S 00°00'00" E, ALONG SAID BOUNDARY, A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND;
18. N 89°36'38" E, ALONG SAID BOUNDARY, A DISTANCE OF 330.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND;
19. N 00°00'00" W, ALONG SAID BOUNDARY, A DISTANCE OF 300.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID EAST JEWELL AVENUE;
20. N 89°36'40" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 775.94 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART DEEDED TO DAVID R. AND JESSICA A. REED BY DEED RECORDED NOVEMBER 22, 2005 UNDER RECEPTION NO. [B5176473](#);

WHICH INCLUDES THE FOLLOWING:

LOTS 1-25, INCLUSIVE, BLOCK 1,
LOTS 1-8, INCLUSIVE, BLOCK 2,
LOTS 1-11, INCLUSIVE, BLOCK 3,
LOTS 1-18, INCLUSIVE, BLOCK 4,
LOTS 1-8, INCLUSIVE, BLOCK 5,
LOTS 1-48, INCLUSIVE, BLOCK 6,
LOTS 1-18, INCLUSIVE, BLOCK 7,
LOTS 1-10, INCLUSIVE, BLOCK 8,
LOTS 1-28, INCLUSIVE, BLOCK 9,
LOTS 1-10, INCLUSIVE, BLOCK 10,
LOTS 1-21, INCLUSIVE, BLOCK 11,
TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N AND O,
MURPHY CREEK SUBDIVISION FILING NO. 8,
COUNTY OF ARAPAHOE, STATE OF COLORADO;

EXCLUDING ALL RIGHTS-OF-WAY, TRACTS AND OTHER LAND DEDICATED TO THE CITY OF AURORA, COLORADO ON THE PLAT OF MURPHY CREEK SUBDIVISION FILING NO. 8 RECORDED NOVEMBER 4, 2005 UNDER RECEPTION NO. [B5167282](#), AND AS DESCRIBED IN DEED RECORDED FEBRUARY 1, 2001 UNDER RECEPTION NO. [B1014742](#);

AND EXCLUDING THAT PORTION CONVEYED TO ADAMS-ARAPAHOE JOINT SCHOOL DISTRICT 28-J IN

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DEED RECORDED JANUARY 10, 2003 UNDER RECEPTION NO. [B3007505](#).

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(Requirements)

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All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

NOTE: THIS COMMITMENT IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65.5-103.

NOTE: THE COMMITMENT DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS.

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Schedule B, Part II
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This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT HOMESTEAD CERTIFICATE #3933 (SAID INSTRUMENT IS REFERENCED AS ESI [33663768](#)) AND PATENT HOMESTEAD CERTIFICATE #4985 (SAID INSTRUMENT IS REFERENCED AS ESI [33663787](#)) AND IN THAT PATENT RECORDED JUNE 30, 1915 IN BOOK 78 AT PAGE [479](#).
10. EASEMENT GRANTED TO COLORADO INTERSTATE GAS COMPANY, FOR PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 14, 1966, IN BOOK 1660 AT PAGE [490](#).
11. EASEMENT GRANTED TO COLORADO INTERSTATE GAS COMPANY, FOR PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 18, 1966, IN BOOK 1661 AT PAGE [131](#), EASEMENT CORRECTION AGREEMENT RECORDED FEBRUARY 15, 2001 UNDER RECEPTION NO. [B1021676](#).
12. MINERAL INTEREST RESERVED AND CONVEYED IN DEEDS RECORDED JANUARY 4, 1972 IN BOOK 1984 AT PAGE [147](#); JANUARY 9, 1973 IN BOOK 2091 AT PAGE [95](#); JANUARY 7, 1978 IN BOOK 2408 AT PAGE [14](#); MAY 2, 1977 IN BOOK 2581 AT PAGE [176](#); APRIL 9, 1982 IN BOOK 3607 AT PAGE [30](#); DECEMBER 9, 1986 IN BOOK 4979 AT PAGE [733](#); FEBRUARY 3, 1992 IN BOOK 6365 AT PAGE [61](#); AUGUST 30, 2006 UNDER RECEPTION NO. [B6125170](#); APRIL 7, 2008 UNDER RECEPTION NO. [B8040432](#); AND JULY 29, 2013 UNDER RECEPTION NO. [D3095236](#).

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13. TERMS, CONDITIONS AND PROVISIONS FOR AN EASEMENT FOR ACCESS AND UTILITY PURPOSES AS SET FORTH AND RESERVED IN DEED RECORDED JANUARY 23, 1986 IN BOOK 4653 AT PAGE [745](#).
 14. TERMS, CONDITIONS AND PROVISIONS OF AIR RIGHTS COVENANT RECORDED DECEMBER 12, 1986 IN BOOK 4983 AT PAGE [560](#).
 15. TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED JANUARY 26, 1987 IN BOOK 5028 AT PAGE [510](#).
 16. TERMS, CONDITIONS AND PROVISIONS OF GENERAL DEVELOPMENT PLAN QUAKER RIDGE RECORDED MARCH 02, 1987 AT RECEPTION NO. [2800754](#).
 17. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCES REZONING PORTIONS OF SAID LAND RECORDED NOVEMBER 16, 1995 AT RECEPTION NOS. [A5121915](#) AND [A5121918](#).
 18. TERMS, CONDITIONS AND PROVISIONS OF MURPHY CREEK GENERAL DEVELOPMENT PLAN RECORDED JANUARY 18, 1996 AT RECEPTION NO. [A6006638](#).
 19. TERMS, CONDITIONS AND PROVISIONS OF GOLF COURSE DEVELOPMENT AGREEMENT RECORDED JANUARY 18, 1996 AT RECEPTION NO. [A6006724](#) AND AMENDMENT THERETO RECORDED FEBRUARY 10, 2000 UNDER RECEPTION NO. [B0016428](#).
 20. TERMS, CONDITIONS AND PROVISIONS OF MURPHY CREEK DEVELOPMENT AGREEMENT RECORDED FEBRUARY 10, 2000 AT RECEPTION NO. [B0016427](#).
 21. TERMS, CONDITIONS AND PROVISIONS OF REZONING ORDINANCE RECORDED JULY 25, 2000 AT RECEPTION NO. [B0090693](#).
 22. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JUNE 04, 2001, UNDER RECEPTION NO. [B1086813](#).
- NOTE: SUBJECT PROPERTY HAS NOT BEEN ANNEXED INTO SAID COVENANTS AT THIS TIME.
23. TERMS, CONDITIONS AND PROVISIONS OF MURPHY CREEK EAST FRAMEWORK DEVELOPMENT PLAN RECORDED APRIL 15, 2002 AT RECEPTION NO. [B2069061](#).
 24. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT BY AND BETWEEN AURORA PUBLIC SCHOOLS AND MURPHY CREEK DEVELOPMENT, INC., A COLORADO CORPORATION, HARVEST INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY AND YALE/MC LLC, A COLORADO LIMITED LIABILITY COMPANY AND MURPHY CREEK, LLC, A WYOMING LIMITED LIABILITY COMPANY RECORDED NOVEMBER 25, 2002 UNDER RECEPTION NO. [B2224082](#).
 25. EASEMENT GRANTED TO THE CITY OF AURORA, FOR WATER, SEWER AND STORM DRAINAGE TRANSMISSION MAINS, LINES AND FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 27, 2003, UNDER RECEPTION NO. [B3113061](#).

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26. EASEMENT GRANTED TO THE CITY OF AURORA, FOR WATER, SEWER AND STORM DRAINAGE TRANSMISSION MAINS, LINES AND FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 27, 2005, UNDER RECEPTION NO. [B5094173](#).
27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PUBLIC IMPROVEMENT PHASING AGREEMENT RECORDED JULY 25, 2005 UNDER RECEPTION NO. [B5109237](#).
28. EASEMENT GRANTED TO THE CITY OF AURORA, FOR WATER, SEWER AND STORM DRAINAGE TRANSMISSION MAINS, LINES AND FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED AUGUST 08, 2005, UNDER RECEPTION NO. [B5116655](#).
29. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF MURPHY CREEK SUBDIVISION FILING NO. 8 RECORDED NOVEMBER 04, 2005 UNDER RECEPTION NO. [B5167282](#).
30. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MURPHY CREEK FILING NO. 8 CONTEXTUAL SITE PLAN RECORDED NOVEMBER 07, 2005 UNDER RECEPTION NO. [B5168004](#).
31. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MASTER LICENSE AGREEMENT RECORDED DECEMBER 01, 2005 UNDER RECEPTION NO. [B5180667](#).
32. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE MURPHY CREEK METROPOLITAN DISTRICT NO. 4, AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 05, 2005, UNDER RECEPTION NO. [B5182151](#). ORDER FOR INCLUSION RECORDED APRIL 28, 2006 UNDER RECEPTION NO. [B6065376](#) AND NOVEMBER 17, 2017 UNDER RECEPTION NO. [D7130731](#).

MURPHY CREEK METROPOLITAN DISTRICT NOS. 1-5 DISCLOSURE STATEMENT RECORDED MARCH 5, 2018 UNDER RECEPTION NO. [D8021543](#).

JOINT RESOLUTION OF THE BOARDS OF DIRECTORS OF THE MURPHY CREEK METROPOLITAN DISTRICTS NOS. 1, 2, 4 & 5 CONCERNING THE IMPOSITION OF A CAPITAL FACILITIES FEE RECORDED DECEMBER 7, 2018 UNDER RECEPTION NO. [D8120122](#).
33. QUIT CLAIM DEED TO THE BOARD OF WATER COMMISSIONERS, RECORDED AUGUST 16, 2006, UNDER RECEPTION NO. [B6117723](#).
34. OIL AND GAS LEASE BETWEEN WESLEY A. SEGELKE AND LARIO OIL & GAS COMPANY, RECORDED JULY 07, 2010 UNDER RECEPTION NO. [D0065156](#). AMENDMENT AND RATIFICATION OF OIL AND GAS LEASE RECORDED FEBRUARY 2, 2015 UNDER RECEPTION NO. [D5010342](#). DECLARATION OF POOLED UNIT RECORDED JULY 11, 2017 UNDER RECEPTION NO. [D7077657](#) AND AFFIDAVIT OF PRODUCTION RECORDED DECEMBER 26, 2017 UNDER RECEPTION NO. [D7144844](#), AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

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35. OIL AND GAS LEASE BETWEEN CHERRY CREEK VISTA HOLDING PARTNERSHIP; EASTERN HILLS LLC, ALPERT VILLAGE 1, LLC; ACJ PARTNERSHIP; COAL CREEK RESERVOIR, LLP; MURPHY CREEK LLC, YALE/MC LLC AND ALPERT CORPORATION AND ANADARKO E&P COMPANY LP, RECORDED MAY 10, 2011 UNDER RECEPTION NO. [D1044511](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

RATIFICATION OF OIL AND GAS LEASE AND SURFACE USE AGREEMENT RECORDED JUNE 20, 2011 UNDER RECEPTION NO. [D1057810](#).

RATIFICATION OF OIL AND GAS LEASE AND SURFACE USE AGREEMENT RECORDED JULY 7, 2011 UNDER RECEPTION NO. [D1063703](#).

MEMORANDUM OF AGREEMENT RECORDED AUGUST 11, 2011 UNDER RECEPTION NO. [D1076638](#).

CORRECTION TO OIL AND GAS LEASE RECORDED SEPTEMBER 17, 2012 UNDER RECEPTION NO. [D2104010](#).

AMENDMENT TO AND RATIFICATION OF OIL AND GAS LEASE RECORDED JANUARY 21, 2014 UNDER RECEPTION NO. [D4005230](#).

SECOND AMENDMENT AND RATIFICATION OF OIL AND GAS LEASE RECORDED OCTOBER 14, 2014 UNDER RECEPTION NO. [D4096601](#).

AFFIDAVIT OF PRODUCTION RECORDED JANUARY 7, 2015 UNDER RECEPTION NO. [D5002005](#).

THIRD AMENDMENT AND RATIFICATION OF OIL AND GAS LEASE RECORDED DECEMBER 28, 2015 UNDER RECEPTION NO. [D5147222](#).

DECLARATION OF POOLED UNIT RECORDED JULY 1, 2017 UNDER RECEPTION NO. [D7077657](#), AND

AFFIDAVIT OF PRODUCTION RECORDED DECEMBER 26, 2017 UNDER RECEPTION NO. [D7144844](#).

AFFIDAVIT OF PRODUCTION RECORDED FEBRUARY 20, 2018 UNDER RECEPTION NO. [D8016185](#).

FOURTH AMENDMENT AND RATIFICATION OF PAID UP OIL AND GAS LEASE RECORDED FEBRUARY 26, 2018 UNDER RECEPTION NO. [D8018275](#).

36. OIL AND GAS LEASE BETWEEN ANNIE BATES LIVING TRUST DATED NOVEMBER 11, 2008, LESSOR, AND HILINE RESOURCES, LLC, LESSEE, AS SHOWN BY LEASE AGREEMENT RECORDED AUGUST 11, 2016, UNDER RECEPTION NO. [D6088494](#). DECLARATION OF POOLED UNIT RECORDED JULY 11, 2017 UNDER RECEPTION NO. [D7077657](#), AND AFFIDAVIT OF PRODUCTION RECORDED DECEMBER 26, 2017 UNDER RECEPTION NO. [D7144844](#). AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.
37. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AMENDED AND RESTATED SURFACE USE AND DAMAGE AGREEMENT RECORDED MARCH 31, 2017 UNDER RECEPTION NO. [D7037052](#).
38. OIL AND GAS LEASE BETWEEN ADAMS-ARAPAHOE JOINT SCHOOL DISTRICT 28-J, LESSOR, AND CONOCOPHILLIPS COMPANY, LESSEE, AS SHOWN BY LEASE AGREEMENT RECORDED APRIL 21, 2017, UNDER RECEPTION NO. [D7045243](#). DECLARATION OF POOLED UNIT RECORDED JULY 11, 2017 UNDER RECEPTION NO. [D7077657](#), AND AFFIDAVIT OF PRODUCTION RECORDED DECEMBER 26, 2017 UNDER RECEPTION NO. [D7144844](#). AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.
39. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN OFFSITE INFRASTRUCTURE AGREEMENT RECORDED DECEMBER 03, 2019 UNDER RECEPTION NO. [D9131917](#).

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40. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT RECORDED JUNE 22, 2020 UNDER RECEPTION NO. [E0074561](#).
41. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 15, 2020 UNDER RECEPTION NO. [E0121741](#).
42. RESERVATIONS AS SET FORTH IN SPECIAL WARRANTY DEED BY AND BETWEEN MURCHPY CREEK, LLC, A COLORADO LIMITED LIABILITY COMPANY, HARVEST INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY AND YALE/MC LLC, A COLORADO LIMITED LIABILITY COMPANY AND LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED JUNE 21, 2021 UNDER RECEPTION NO. [E1098624](#)
43. TERMS, CONDITIONS AND PROVISIONS OF DRAINAGE EASEMENT AGREEMENT RECORDED JUNE 21, 2021 UNDER RECEPTION NO. [E1098277](#).
44. DEED OF TRUST DATED JUNE 18, 2021, FROM LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ARAPAHOE COUNTY, COLORADO FOR THE USE OF MURPHY CREEK, LLC AND HARVEST INVESTORS, LLC AND YALE/MC, LLC TO SECURE THE SUM OF \$3,253,795.00 RECORDED JUNE 21, 2021, UNDER RECEPTION NO. [E1098625](#).
45. TERMS, CONDITIONS AND PROVISIONS OF RELINQUISHMENT OF SURFACE RIGHTS RECORDED JUNE 22, 2021 UNDER RECEPTION NO. [E1099076](#).
46. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF MURPHY CREEK EAST SUBDIVISION FILING NO. 1 RECORDED DECEMBER 14, 2021 UNDER RECEPTION NO. [E1188908](#).
47. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF MURPHY CREEK EAST SUBDIVISION FILING NO. 2 RECORDED DECEMBER 14, 2021 UNDER RECEPTION NO. [E1188909](#).



JOINT NOTICE OF PRIVACY POLICY OF LAND TITLE GUARANTEE COMPANY

This Statement is provided to you as a customer of Land Title Guarantee Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



First American Title™

Privacy Information

We are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others, and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non affiliated party. Therefore, we will not release your information to non affiliated parties except: (1) as necessary for us to provide the product or service you have requested to us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information values. We currently maintain physical, electronic, and procedural safeguards that comply with referral

regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us how you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process and order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness

We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record

We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use

We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy

We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education

We endeavor to educate the uses of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible

collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security

We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

DISCLOSURE STATEMENTS

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- (a) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (b) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (a) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (b) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (c) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (d) The Company must receive payment of the appropriate premium.
- (e) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

First American Title Insurance Company



*First American Title*TM

Commitment For Title Insurance

Issued by First American Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, First American Title Insurance Company, has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
(303)321-1880



Craig B. Rants, Senior Vice
President



First American Title Insurance
Company



Dennis J. Gilmore
President



Greg L. Smith, Secretary



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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MURPHY CREEK EAST SUBDIVISION FILING NO. 1

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 9

PLAT
12/14/2021 01:33 PM RF: \$93.00 DF: \$0.00
Arapahoe County Clerk, CO E118908
Page: 1 of 9
Joan Lopez, Clerk & Recorder BK: 0552 PG: 0021 - 0029

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 30, 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:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 30 WITH A 2-1/2" ALUMINUM CAP WITH ILLEGIBLE MARKING IN A RANGE BOX AND AT THE EAST QUARTER CORNER OF SAID SECTION 30 WITH A 1-1/2" BRASS CAP WITH NO MARKINGS SET IN CONCRETE, TO BEAR SOUTH 00°02'44" WEST, 2650.72 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 89°36'40" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 210.01 FEET TO A POINT ON THE WESTERLY LINE OF THAT PUBLIC SERVICE COMPANY OF COLORADO RIGHT OF WAY AS DESCRIBED IN DEED RECORDED IN BOOK 1234 AT PAGE 263 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE SOUTH 00°02'44" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 802.22 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°02'44" WEST, A DISTANCE OF 1183.06 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF E. WARREN PLACE AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. B1014742 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES:

1. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 08°30'14", AN ARC LENGTH OF 116.51 FEET, THE CHORD OF WHICH BEARS SOUTH 77°51'47" WEST, 116.40 FEET TO A POINT OF TANGENCY;
2. THENCE SOUTH 73°36'40" WEST, A DISTANCE OF 44.03 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 715.00 FEET, A CENTRAL ANGLE OF 33°53'49", AN ARC LENGTH OF 423.00 FEET, THE CHORD OF WHICH BEARS NORTH 89°26'26" WEST, 416.66 FEET;
4. THENCE NORTH 72°29'31" WEST, A DISTANCE OF 320.46 FEET TO A POINT OF CURVATURE;
5. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 65°21'52", AN ARC LENGTH OF 895.55 FEET, THE CHORD OF WHICH BEARS SOUTH 74°49'33" WEST, 847.77 FEET TO A POINT OF REVERSE CURVATURE;
6. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°57'48", AN ARC LENGTH OF 31.40 FEET, THE CHORD OF WHICH BEARS SOUTH 87°07'31" WEST, 28.28 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S. FLATROCK TRAIL AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. B1014742 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES:

1. THENCE NORTH 47°53'35" WEST, A DISTANCE OF 76.54 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 708.16 FEET, A CENTRAL ANGLE OF 93°30'00", AN ARC LENGTH OF 1155.63 FEET, THE CHORD OF WHICH BEARS NORTH 01°08'35" WEST, 1031.61 FEET;
3. THENCE NORTH 45°36'25" EAST, A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE;
4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 46°00'00", AN ARC LENGTH OF 626.22 FEET, THE CHORD OF WHICH BEARS NORTH 22°36'25" EAST, 609.54 FEET;
5. THENCE NORTH 00°23'35" WEST, A DISTANCE OF 254.99 FEET TO A POINT OF CURVATURE;
6. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'15", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS NORTH 44°36'33" EAST, 35.36 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF E. JEWELL AVENUE DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. B1014742 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE NORTH 89°36'40" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 297.67 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 1898 AT PAGE 92 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE SOUTH 00°00'00" EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 260.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL;

THENCE NORTH 89°36'38" EAST ALONG THE SOUTHERLY LINE AND ALONG THE EASTERLY EXTENSION OF SAID SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 409.13 FEET TO A POINT BEING THE SOUTHEASTERN CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. B5176473 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 05°17'10" EAST, A DISTANCE OF 214.27 FEET;
2. THENCE NORTH 00°29'18" WEST, A DISTANCE OF 46.77 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID E. JEWELL AVENUE;

THENCE NORTH 89°36'40" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 23.03 FEET TO A POINT ON THE EASTERLY LINE OF THAT 50-FOOT WIDE GAS PIPELINE EASEMENT AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. B1021676 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY EASEMENT LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 00°29'18" EAST, A DISTANCE OF 46.77 FEET;
2. THENCE SOUTH 05°17'02" WEST, A DISTANCE OF 683.49 FEET;

THENCE SOUTH 84°42'58" EAST, A DISTANCE OF 135.00 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS NORTH 50°17'02" EAST, 21.21 FEET;

THENCE SOUTH 84°42'58" EAST, A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS SOUTH 39°42'58" EAST, 21.21 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 84°42'58" EAST, A DISTANCE OF 39.00 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 718.00 FEET, A CENTRAL ANGLE OF 05°14'18", AN ARC LENGTH OF 65.64 FEET, THE CHORD OF WHICH BEARS SOUTH 87°20'07" EAST, 65.62 FEET;

THENCE SOUTH 89°57'16" EAST, A DISTANCE OF 157.42 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS NORTH 45°02'44" EAST, 21.21 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°57'24" EAST, A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

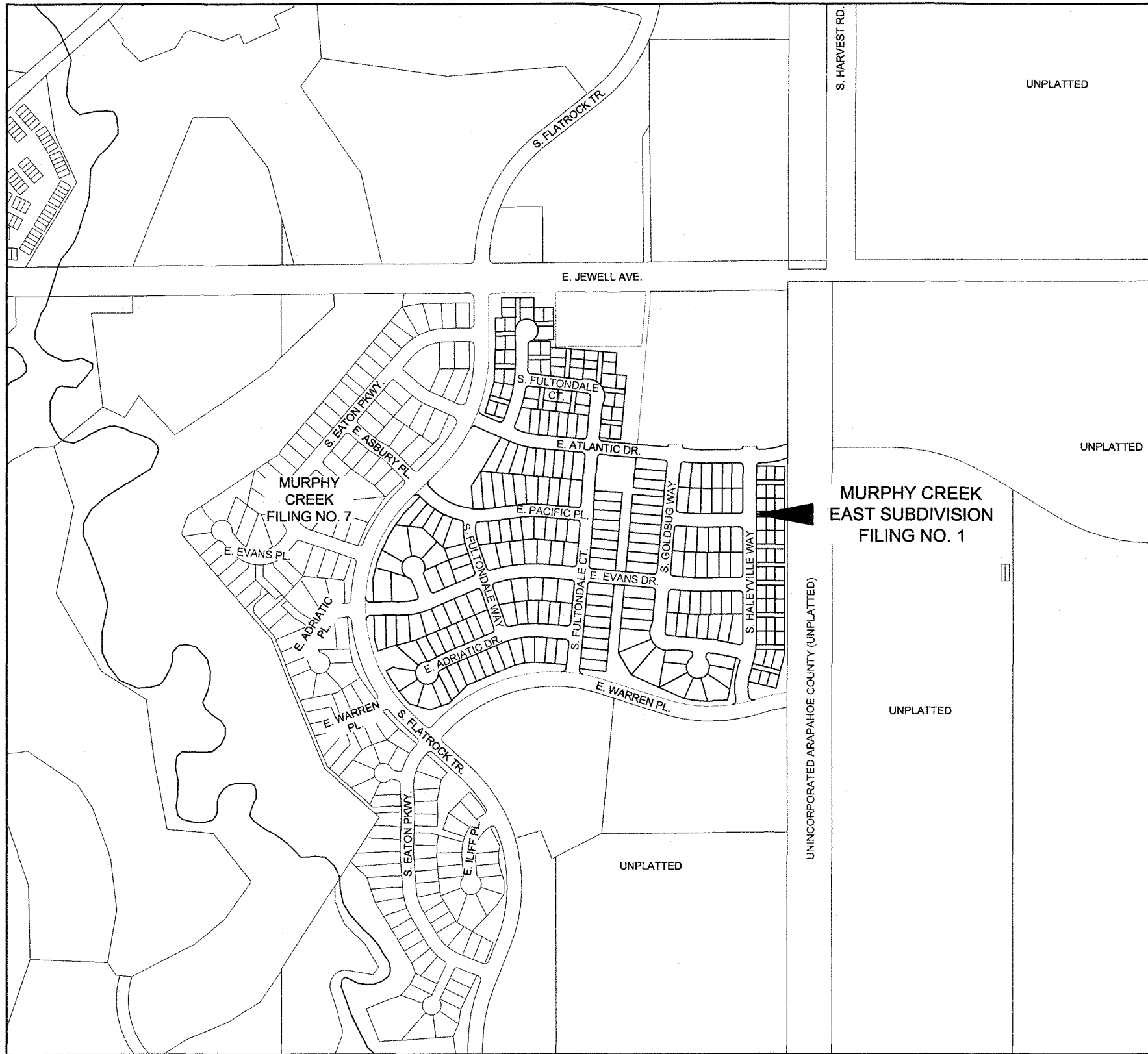
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°13'36", AN ARC LENGTH OF 23.62 FEET, THE CHORD OF WHICH BEARS SOUTH 45°04'04" EAST, 21.26 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 318.00 FEET, A CENTRAL ANGLE OF 20°08'53", AN ARC LENGTH OF 111.82 FEET, THE CHORD OF WHICH BEARS NORTH 79°44'42" EAST, 111.25 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 382.00 FEET, A CENTRAL ANGLE OF 03°38'14", AN ARC LENGTH OF 24.25 FEET, THE CHORD OF WHICH BEARS NORTH 71°29'22" EAST, 24.25 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 2,686,599 SQUARE FEET OR 61.676 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 EAST SUBDIVISION FILING 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.



VICINITY MAP
SCALE: 1" = 600'

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 ARE BASED IN ACCORDANCE WITH THE CITY OF AURORA HORIZONTAL CONTROL, UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 30 WITH A 2-1/2" ALUMINUM CAP WITH ILLEGIBLE MARKINGS IN A RANGE BOX AND AT THE EAST QUARTER CORNER OF SAID SECTION 30 WITH A 1-1/2" BRASS CAP WITH NO MARKINGS SET IN CONCRETE, ASSUMED TO BEAR SOUTH 00°02'44" WEST, 2650.72 FEET 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. 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, AND Z ARE TO BE PRIVATELY OWNED AND MAINTAINED.
5. ALL OWNERS OF LOTS ADJACENT TO EAST WARREN PLACE, EAST JEWELL AVENUE, AND SOUTH 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.
6. 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 NEGLIGENCE OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
7. 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.
8. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1016228-CO, DATED JANUARY 12, 2021 AT 5:00 PM.
9. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
10. 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.
11. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT (6' G.E.) ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.

COVENANTS:

THE UNDERSIGNED OWNERS, 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:

MURPHY CREEK LLC, A WYOMING LIMITED LIABILITY COMPANY

Harvey Alpert
SIGNATURE

HARVEY ALPERT AS MANAGER OF MURPHY CREEK LLC, A WYOMING LIMITED LIABILITY COMPANY.

NOTARIAL:

STATE OF COLORADO Arizona

COUNTY OF Maricopa

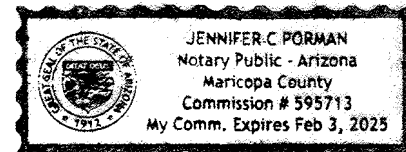
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF May, 2021 A.D.

BY Harvey Alpert AS Manager OF MURPHY CREEK LLC, A WYOMING LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

Jennifer C. Porman
NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/03/2025



OWNER:

HARVEST INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY

Harvey Alpert
SIGNATURE

HARVEY ALPERT AS MANAGER FOR HARVEST INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARIAL:

STATE OF COLORADO Arizona

COUNTY OF Maricopa

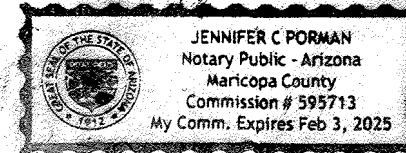
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF May, 2021 A.D.

BY Harvey Alpert AS Manager OF HARVEST INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

Jennifer C. Porman
NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/03/2025



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT 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 20, 2021.

KEVIN J. KUCHARCZYK, PLS NO. 34591
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.

05/03/2021
Kevin J. Kucharczyk

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 18th DAY OF JUNE, 2021 A.D. SUBJECT TO THE CONDITION THAT 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 Helen B. Johnson DATE 6/8/2021

PLANNING DIRECTOR Angela A. Smith DATE 6-7-2021

CLERK AND RECORDER'S CERTIFICATION:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF APAPAOHE COUNTY, COLORADO ON THIS ____ DAY OF

_____, 2021, A.D. AT ____ O'CLOCK __M.

COUNTY CLERK AND RECORDER

DEPUTY

BOOK _____

PAGE _____

RECEPTION NO. _____

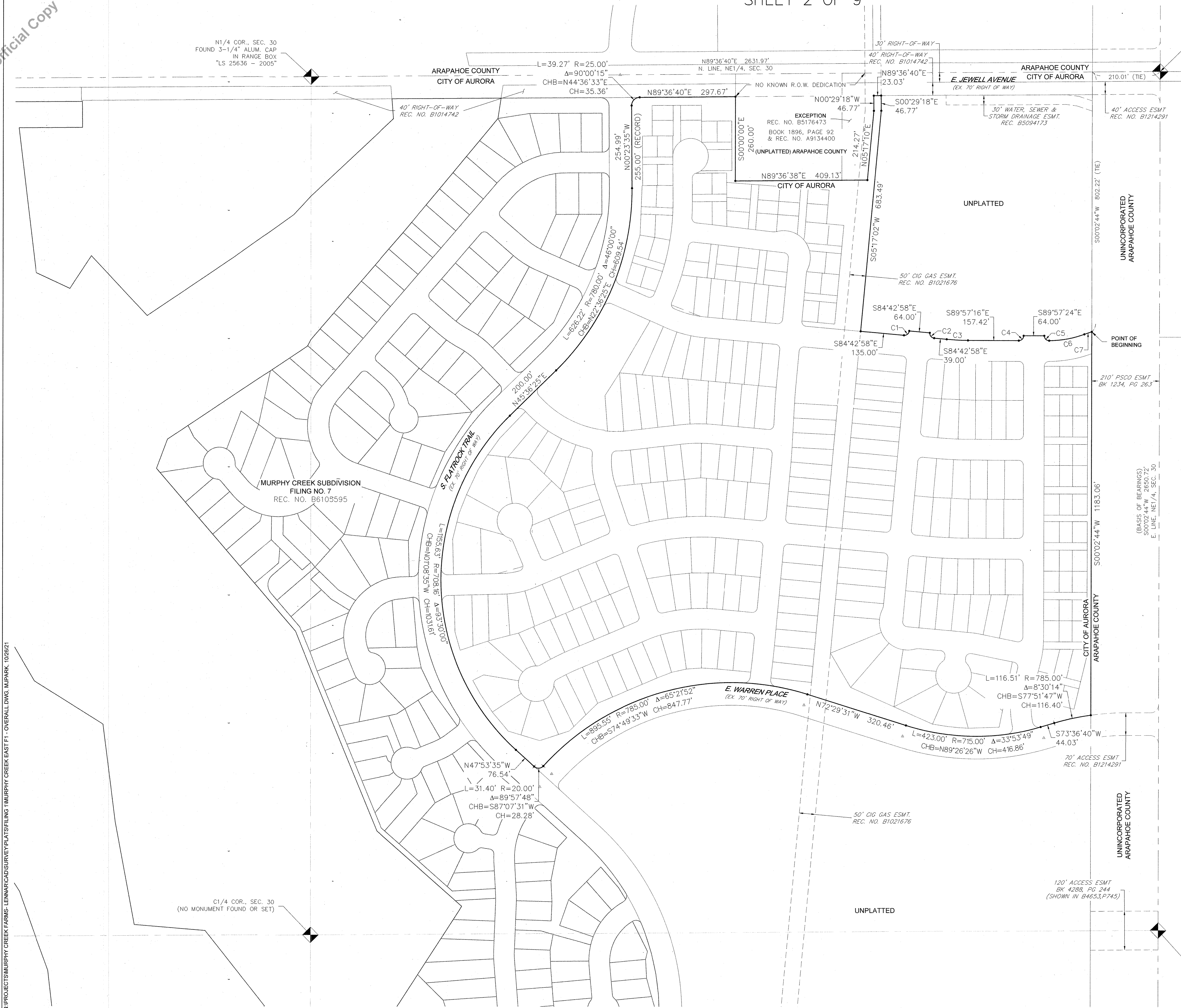
ENGINEER/SURVEYOR

CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

MURPHY CREEK EAST SUBDIVISION FILING NO. 1

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 9

Unofficial Copy



- 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 AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
 - BASIS OF BEARINGS: BEARINGS ARE BASED IN ACCORDANCE WITH THE CITY OF AURORA HORIZONTAL CONTROL, UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 30 WITH A 2-1/2" ALUMINUM CAP WITH ILLEGIBLE MARKING IN A RANGE BOX AND AT THE EAST QUARTER CORNER OF SAID SECTION 30 WITH A 1-1/2" BRASS CAP WITH NO MARKINGS SET IN CONCRETE BEARS SOUTH 00°02'44" WEST, 2650.72 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
 - 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.
 - TRACT A IS GRANTED TO THE CITY OF AURORA FOR OPEN SPACE, DRAINAGE AND UTILITY PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO THE CITY OF AURORA SPECIFICATIONS.
 - TRACTS B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R AND S SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - ALL OWNERS OF LOTS ADJACENT TO ASBURY LOOP 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.
 - 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.
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WESTWOOD PROFESSIONAL SERVICES RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1016230-CO, DATED JANUARY 12, 2021 AT 5:00 PM.
 - THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
 - 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.
 - THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT (6' G.E.) ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.

150 75 0 150 300
SCALE: 1" = 150'

Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

Westwoods.com
Westwood Professional Services, Inc.

MURPHY CREEK EAST SUBDIVISION FILING NO. 1

FINAL PLAT J.N. 8130323701 PREPARED: 12/20/2018 REVISED: 10/26/2021

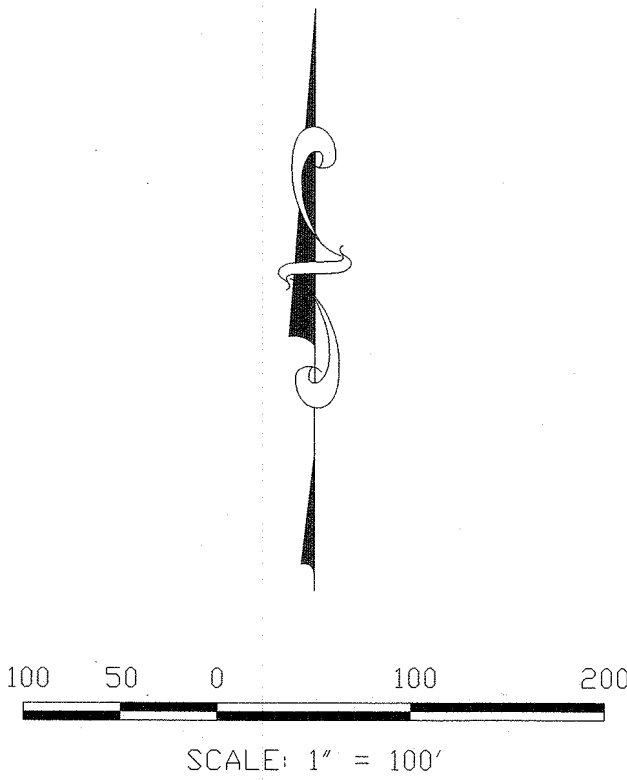
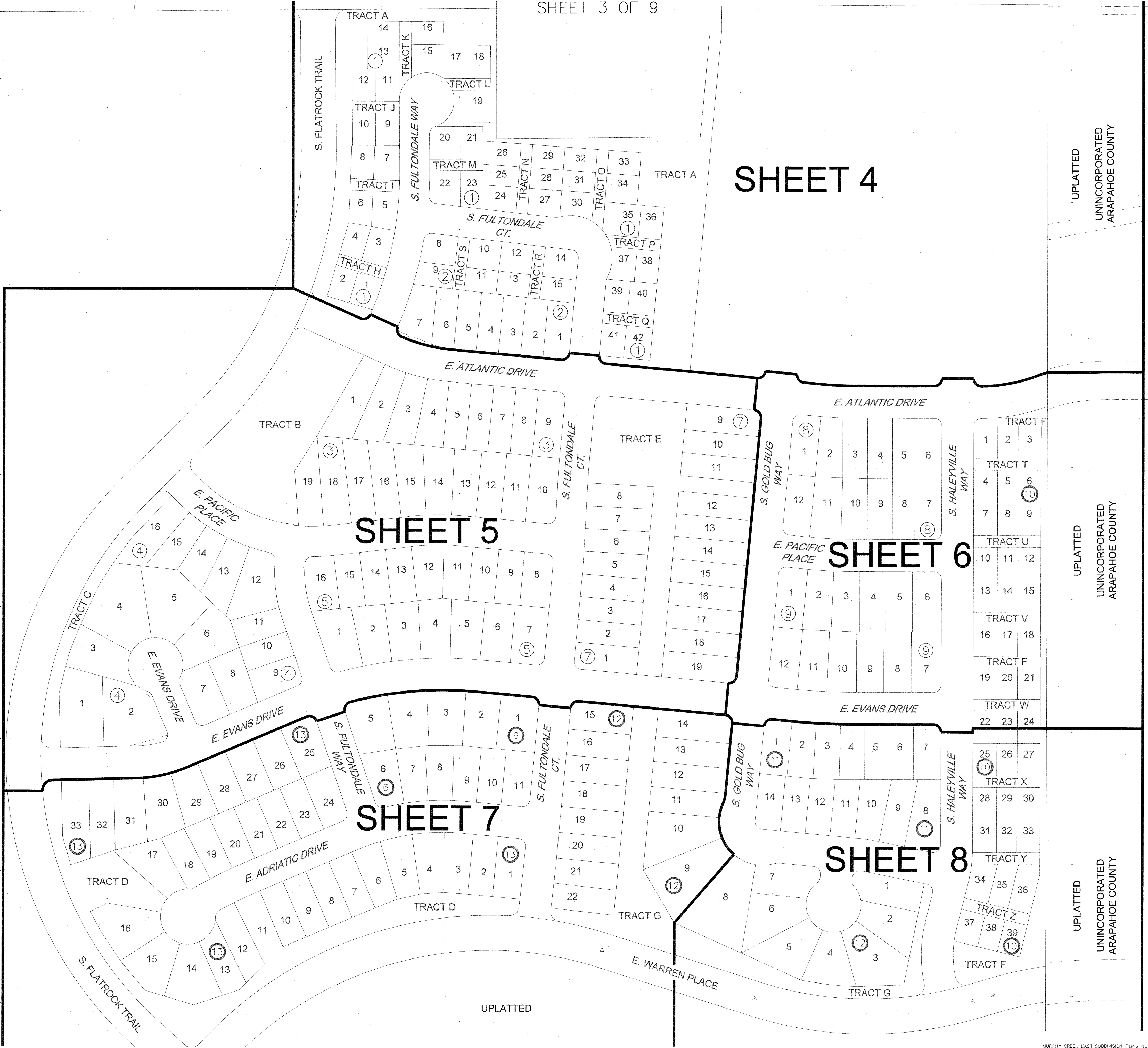
SHEET 2 OF 9

MURPHY CREEK EAST SUBDIVISION FILING NO. 1

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 3 OF 9

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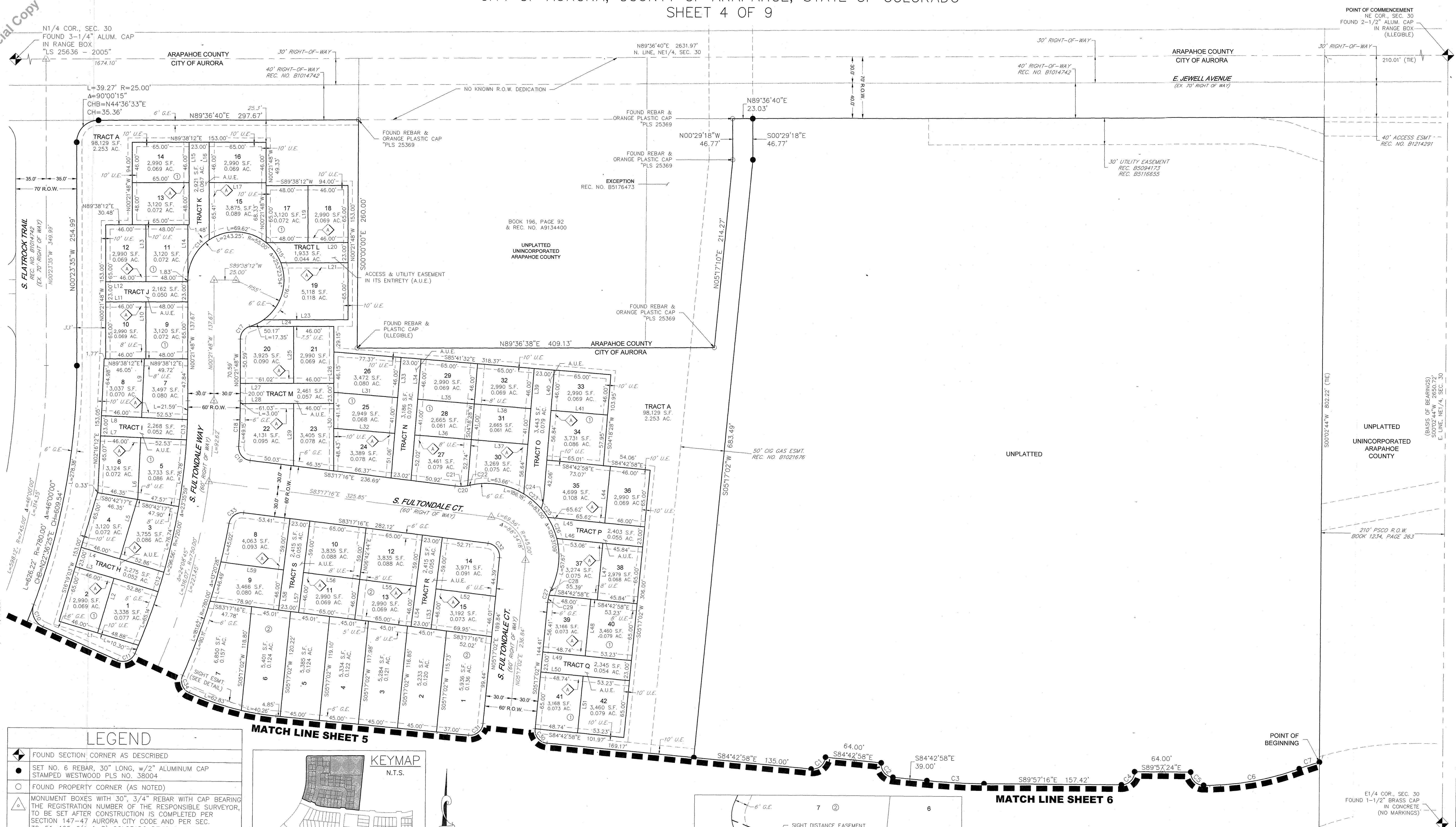
Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

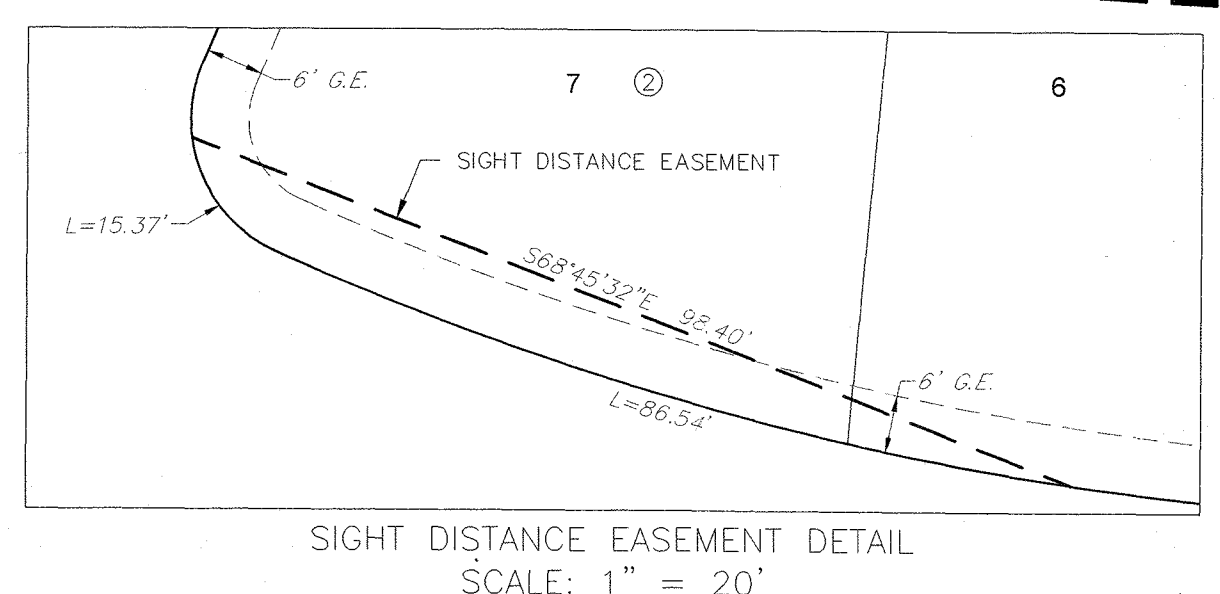
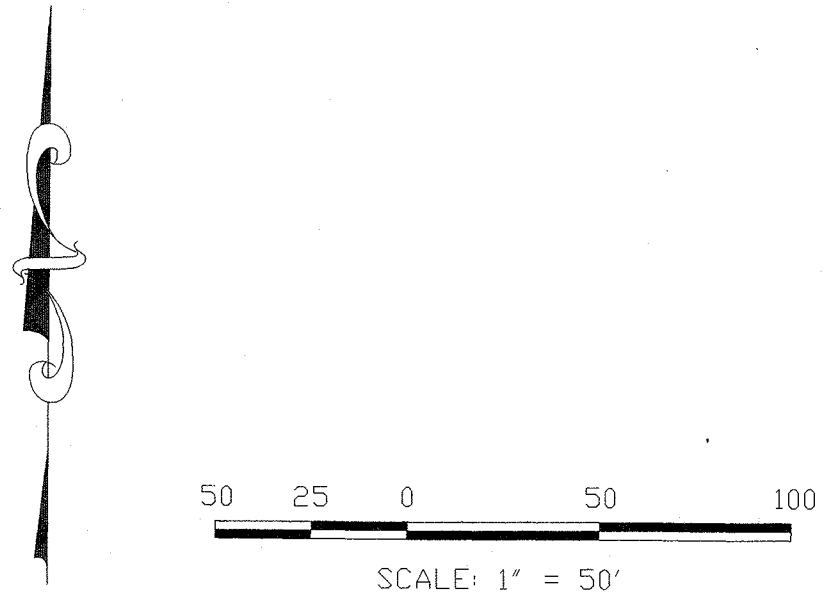
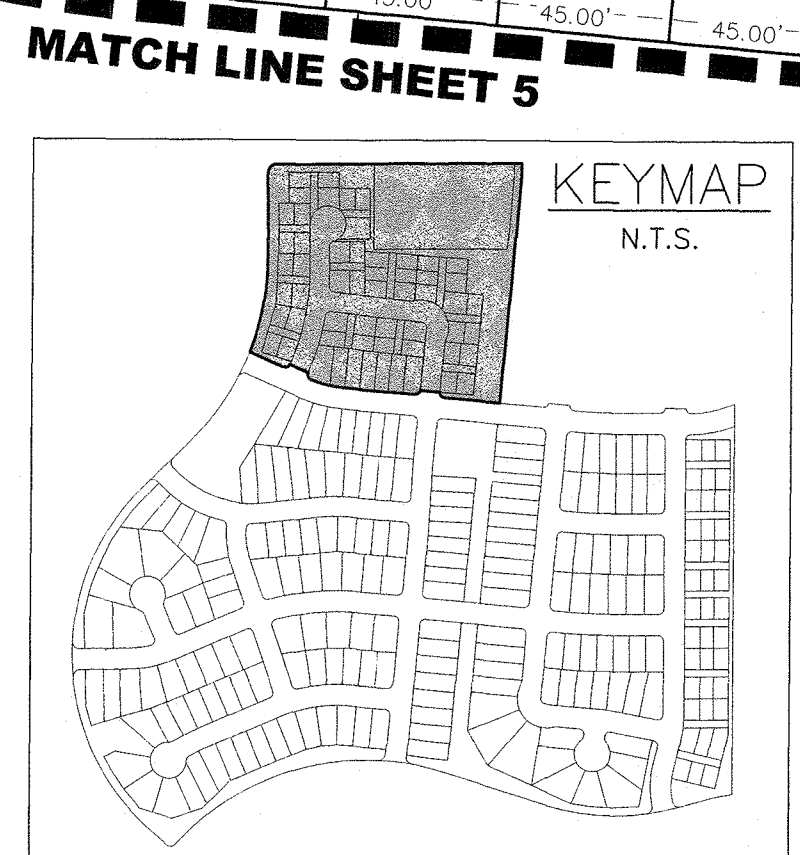
MURPHY CREEK EAST SUBDIVISION FILING NO. 1

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 4 OF 9

Unofficial Copy

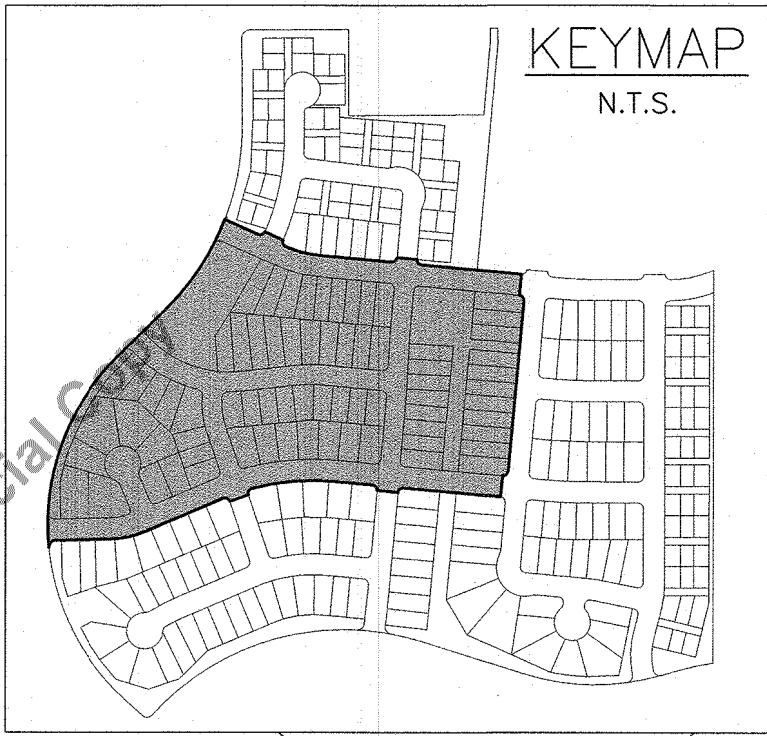


LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED WESTWOOD PLS NO. 38004
	FOUND PROPERTY CORNER (AS NOTED)
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	A.U.E. ACCESS & UTILITY EASEMENT (IN TRACT ENTIRETY)
	G.E. GAS EASEMENT
	R.O.W. RIGHT-OF-WAY

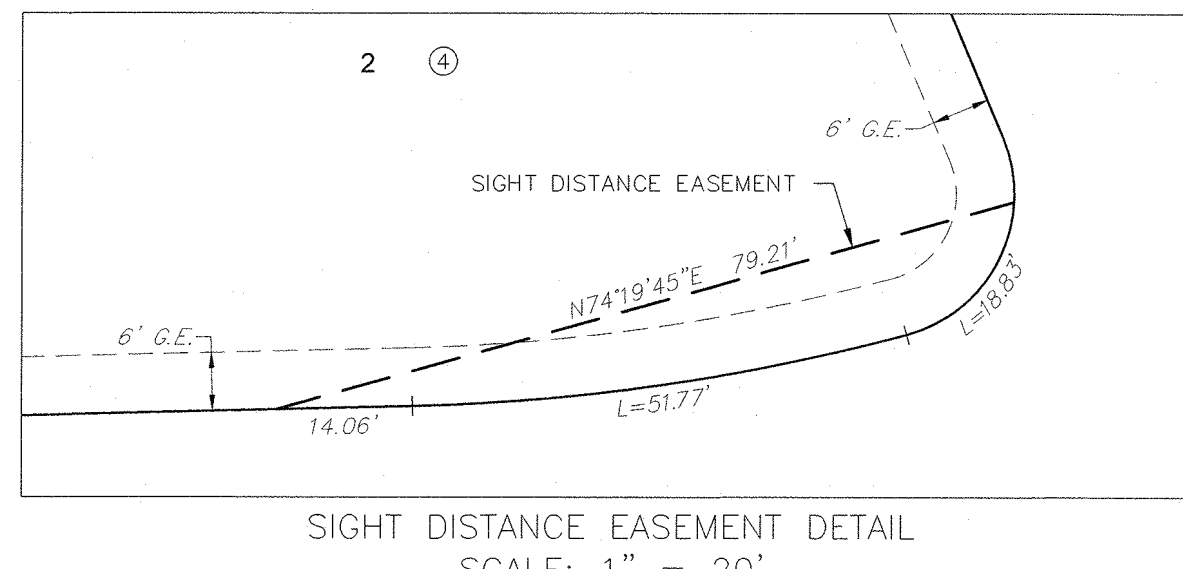
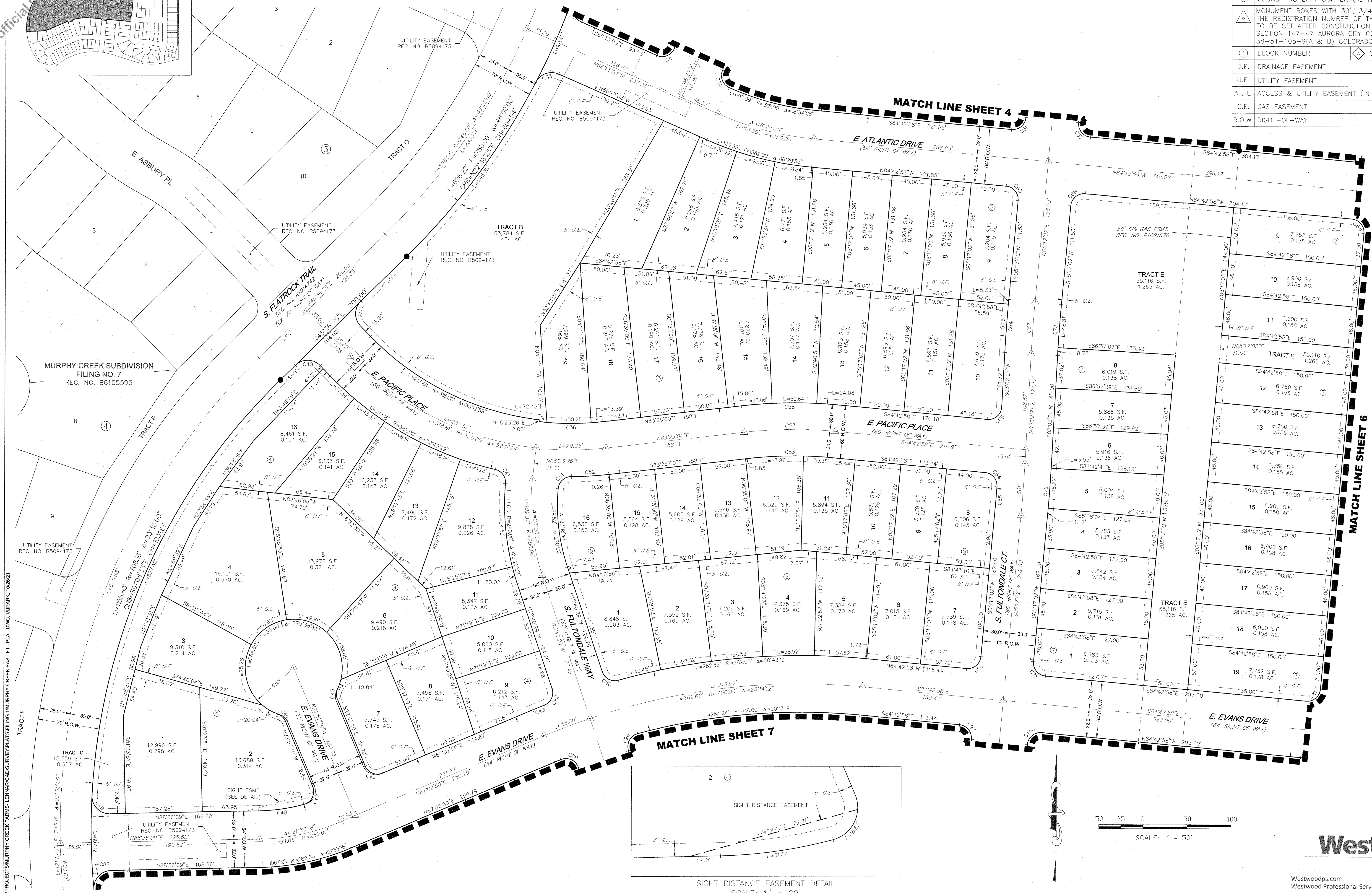


MURPHY CREEK EAST SUBDIVISION FILING NO. 1

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 5 OF 9



LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
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	FOUND PROPERTY CORNER (AS NOTED)
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	BLOCK NUMBER
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	A.U.E. ACCESS & UTILITY EASEMENT (IN TRACT ENTIRETY)
	G.E. GAS EASEMENT
	R.O.W. RIGHT-OF-WAY



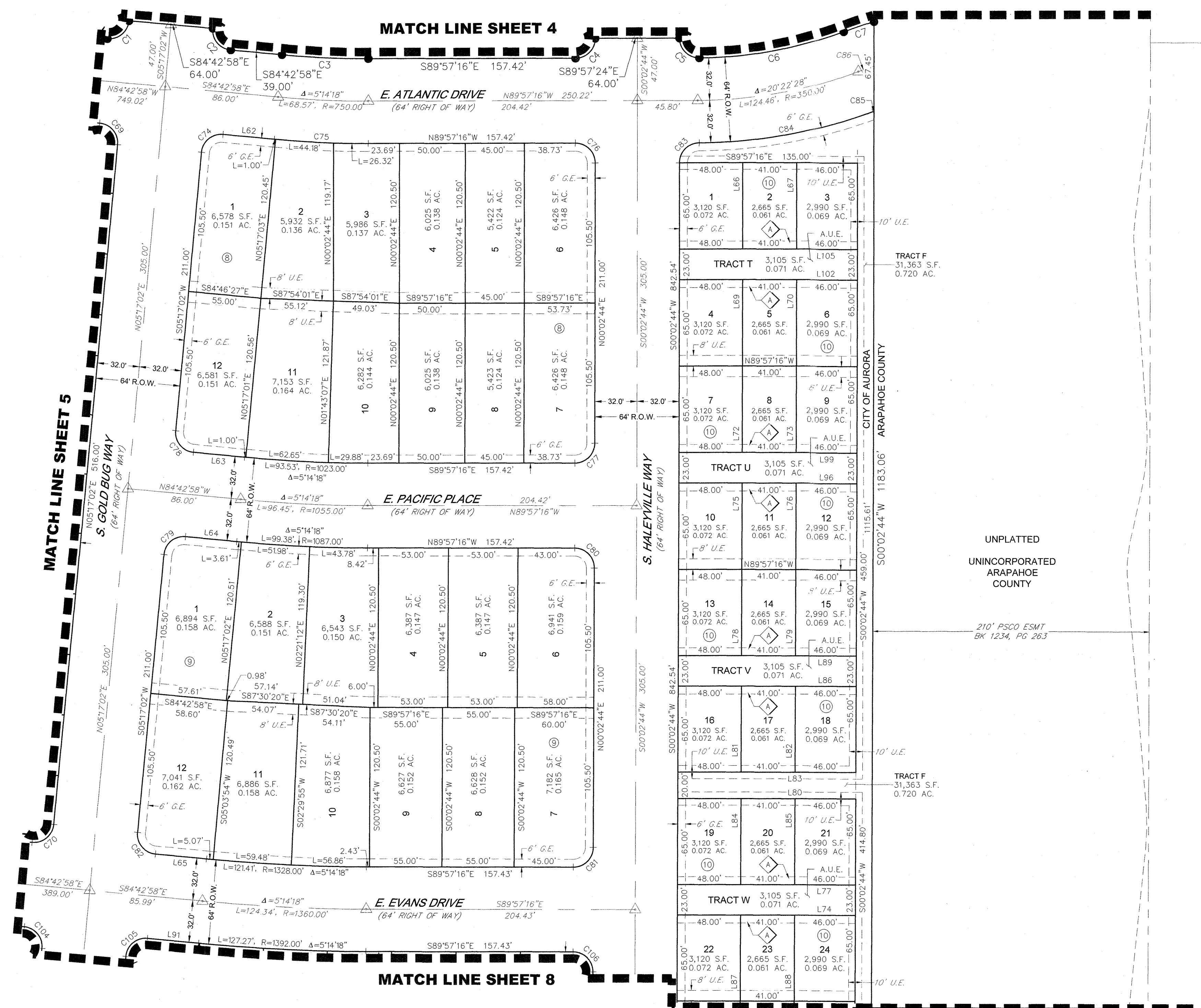
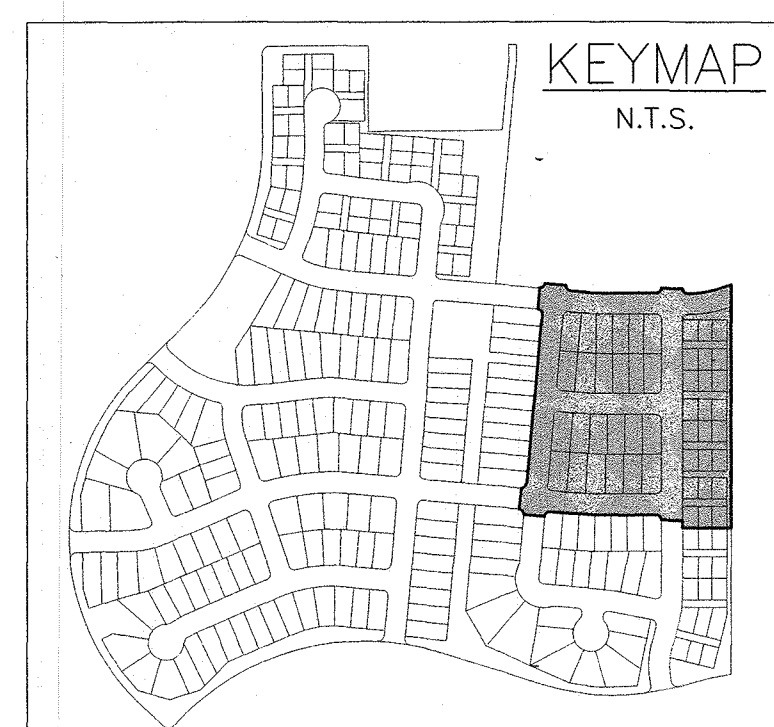
Westwood
10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.

MURPHY CREEK EAST SUBDIVISION FILING NO. 1

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 6 OF 9

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LEGEND

	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED WESTWOOD PLS NO. 38004
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	A.U.E. ACCESS & UTILITY EASEMENT (IN TRACT ENTIRETY)
	G.E. GAS EASEMENT
	R.O.W. RIGHT-OF-WAY

50 25 0 50 100
SCALE: 1" = 50'

Westwood

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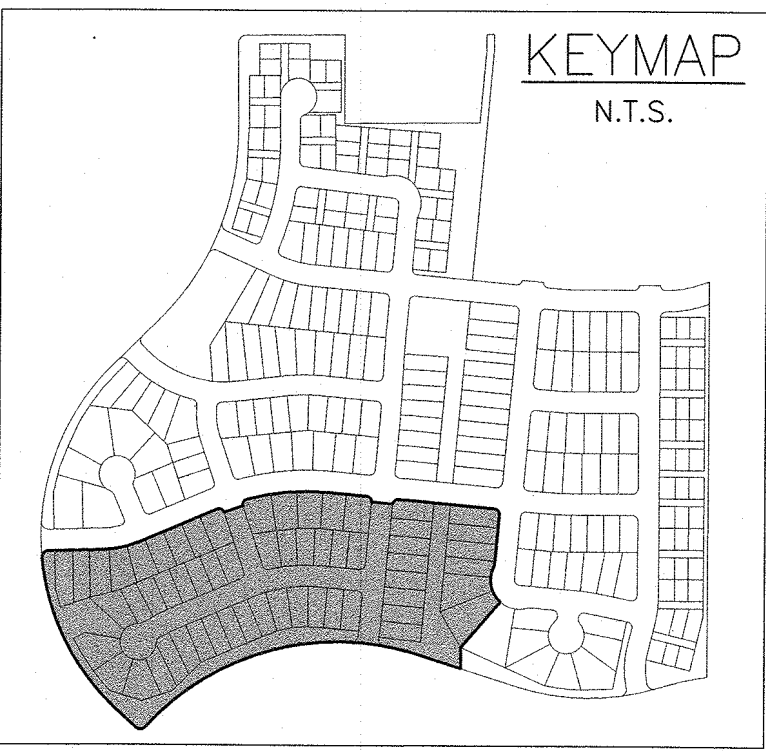
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MURPHY CREEK EAST SUBDIVISION FILING NO. 1

FINAL PLAT J.N. 8130323701 PREPARED: 12/20/2018 REVISED: 10/26/2021 SHEET 6 OF 9

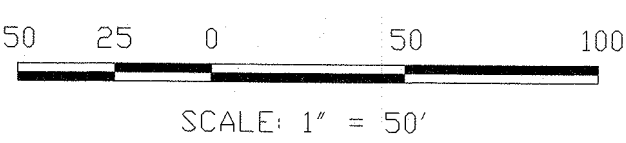
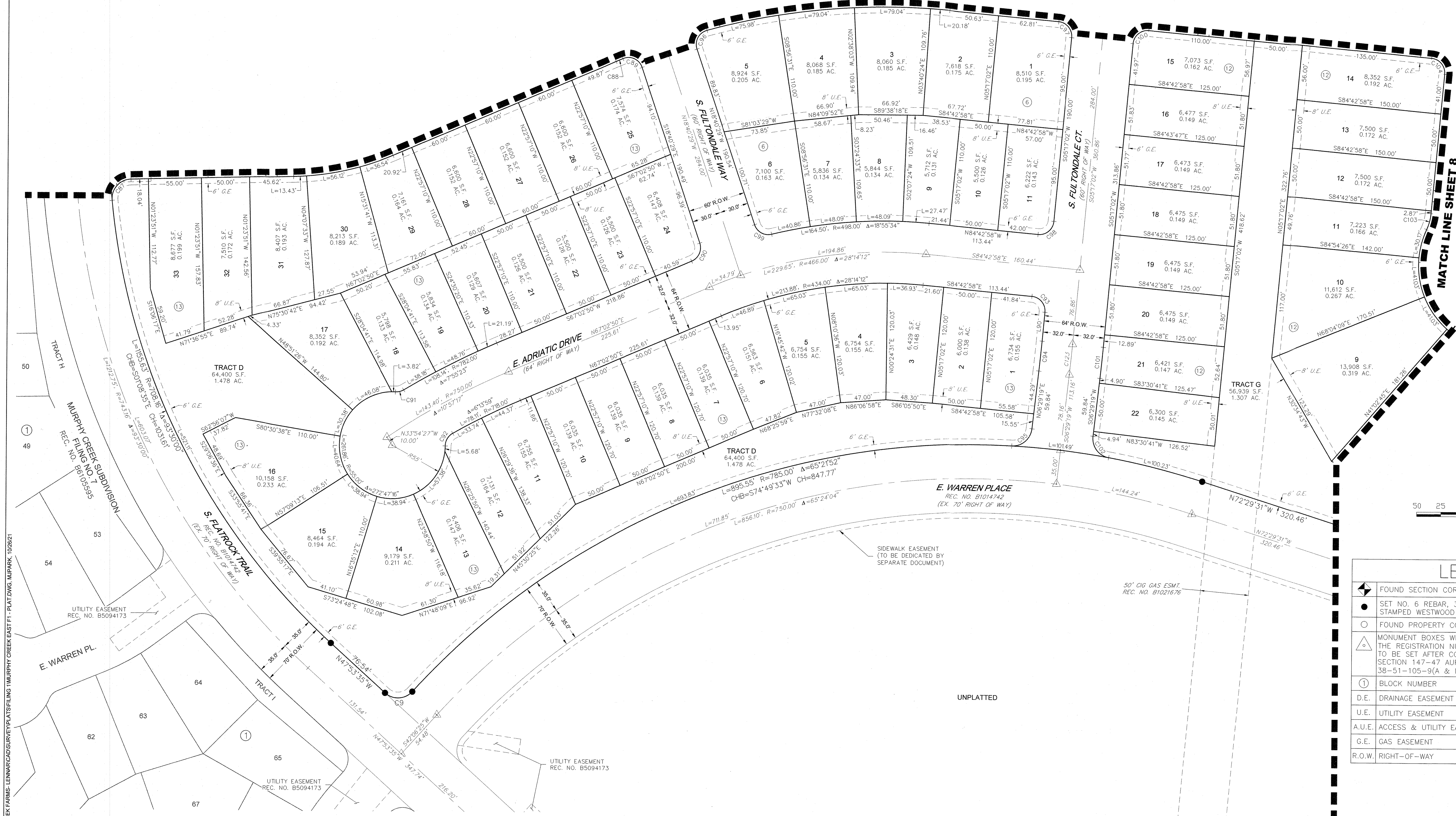
MURPHY CREEK EAST SUBDIVISION FILING NO. 1

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 7 OF 9



MATCH LINE SHEET 5

MATCH LINE SHEET 8



LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED WESTWOOD PLS NO. 38004
	FOUND PROPERTY CORNER (AS NOTED)
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	BLOCK NUMBER
	6' U.E.
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT (IN TRACT ENTIRETY)
G.E.	GAS EASEMENT
R.O.W.	RIGHT-OF-WAY

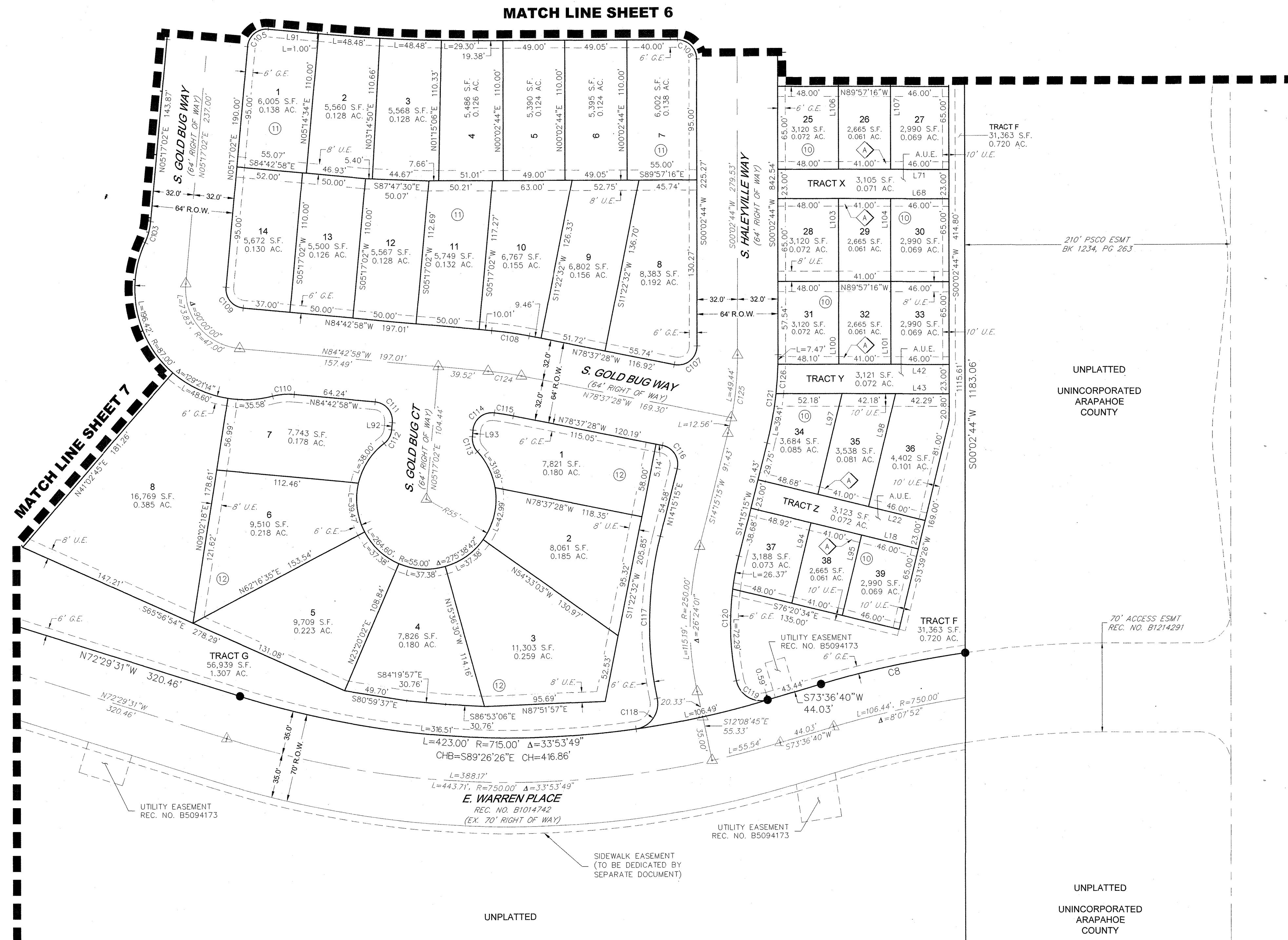
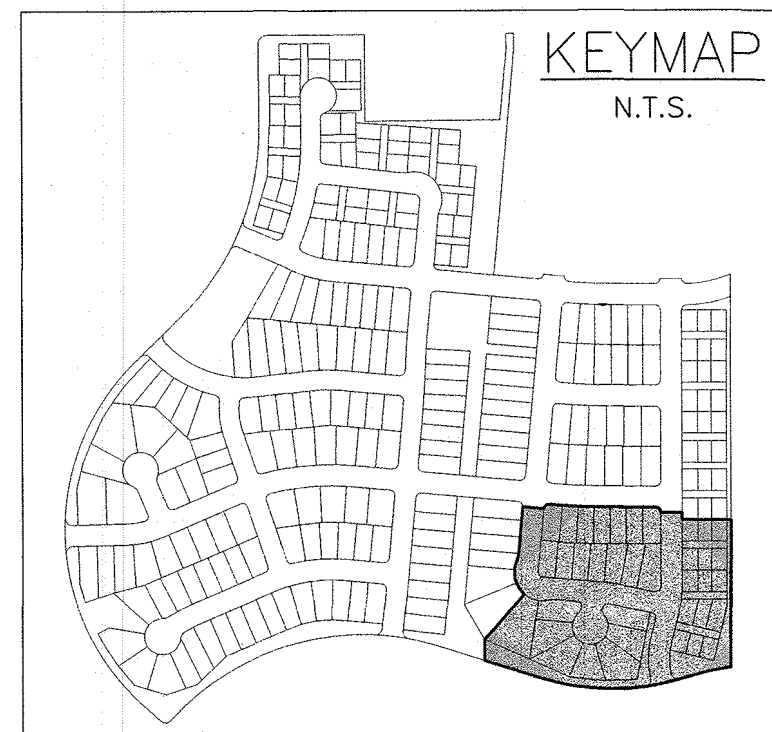
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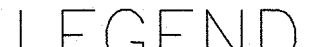






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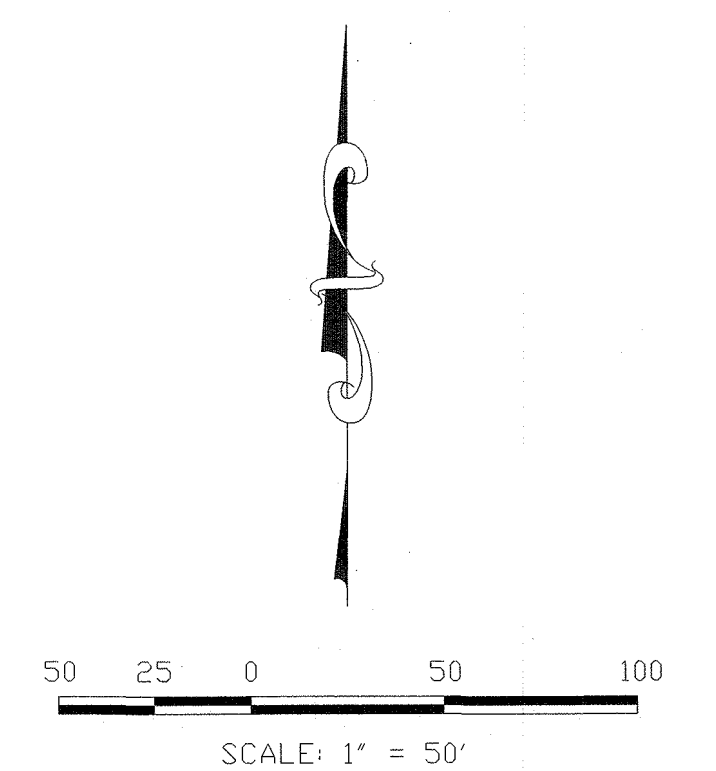
MURPHY CREEK EAST SUBDIVISION FILING NO. 1

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 8 OF 9

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<div style="text-align: center;">  <h1>LEGEND</h1> </div>	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED WESTWOOD PLS NO. 38004
	FOUND PROPERTY CORNER (AS NOTED)
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	① BLOCK NUMBER  6' U.E.
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT (IN TRACT ENTIRETY)
G.E.	GAS EASEMENT
R.O.W.	RIGHT-OF-WAY



Westwood

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MURPHY CREEK EAST SUBDIVISION FILING NO. 1

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 9 OF 9

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CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00'	90°00'00"	23.56'	N50°17'02"E	21.21'
C2	15.00'	90°00'00"	23.56'	S39°42'58"E	21.21'
C3	718.00'	5°14'18"	65.64'	S87°20'07"E	65.62'
C4	15.00'	90°00'00"	23.56'	N45°02'44"E	21.21'
C5	15.00'	90°13'36"	23.62'	S45°04'04"E	21.26'
C6	318.00'	20°08'53"	111.82'	N79°44'42"E	111.25'
C7	382.00'	3°38'14"	24.25'	N71°29'22"E	24.25'
C8	785.00'	8°30'14"	116.51'	S77°51'47"W	116.40'
C9	20.00'	89°57'48"	31.40'	N87°07'31"E	28.28'
C10	20.00'	86°16'22"	30.11'	S23°04'52"E	27.35'
C11	15.00'	90°32'46"	23.70'	N68°30'34"E	21.31'
C12	720.00'	1°49'49"	23.00'	N16°19'03"E	23.00'
C13	720.00'	1°49'49"	23.00'	N02°16'12"E	23.00'
C14	55.00'	56°18'01"	54.04'	S27°47'15"W	51.90'
C15	55.00'	30°01'10"	28.82'	N36°31'31"W	28.49'
C16	55.00'	76°20'04"	73.28'	N16°39'06"E	67.98'
C17	15.00'	73°23'54"	19.22'	N36°20'09"E	17.93'
C18	780.00'	3°49'50"	52.15'	N01°33'07"E	52.14'
C19	15.00'	86°45'18"	22.71'	S39°54'37"E	20.60'
C20	50.00'	19°58'25"	17.43'	N86°43'31"E	17.34'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C21	50.00'	16°19'12"	14.24'	N88°33'07"E	14.19'
C22	50.00'	3°39'13"	3.19'	N78°33'55"E	3.19'
C23	83.00'	17°57'42"	26.02'	N50°19'57"W	25.91'
C24	51.50'	15°28'25"	13.91'	N12°02'41"E	13.87'
C25	83.00'	8°34'48"	12.43'	N37°03'41"W	12.42'
C26	83.00'	18°13'13"	26.39'	N23°39'41"W	26.28'
C27	50.00'	19°58'25"	17.43'	S15°16'14"W	17.34'
C28	50.00'	10°04'34"	8.79'	S20°13'10"W	8.78'
C29	50.00'	9°53'51"	8.64'	S10°13'57"W	8.63'
C30	15.00'	90°00'00"	23.56'	S39°42'58"E	21.21'
C31	15.00'	90°00'00"	23.56'	N50°17'02"E	21.21'
C32	15.00'	88°34'18"	23.19'	N39°00'07"W	20.95'
C33	15.00'	86°45'18"	22.71'	S53°20'04"W	20.60'
C34	15.00'	89°26'26"	23.42'	S21°25'20"E	21.11'
C35	20.00'	86°16'24"	30.12'	S70°38'45"W	27.35'
C36	320.00'	12°58'26"	72.46'	N89°54'13"E	72.30'
C39	20.00'	90°00'00"	31.42'	S00°36'25"W	28.28'
C40	20.00'	90°00'00"	31.42'	N89°23'35"W	28.28'
C41	15.00'	81°53'42"	21.44'	N36°10'14"W	19.66'
C42	15.00'	86°45'48"	22.71'	N24°42'25"E	20.61'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C43	782.00'	1°02'29"	14.21'	S67°34'04"W	14.21'
C44	15.00'	90°00'00"	23.56'	S67°57'10"E	21.21'
C45	15.00'	47°49'21"	12.52'	S00°57'31"W	12.16'
C46	15.00'	47°49'21"	12.52'	N46°51'50"W	12.16'
C47	15.00'	97°56'58"	25.64'	N26°01'19"E	22.63'
C48	218.00'	13°36'20"	51.77'	N81°47'59"E	51.65'
C49	20.00'	94°20'02"	32.93'	S44°13'51"E	29.33'
C50	15.00'	86°45'48"	22.71'	S62°03'23"E	20.61'
C51	15.00'	85°11'48"	22.30'	S47°14'12"W	20.31'
C52	380.00'	6°25'06"	42.57'	N86°37'33"E	42.55'
C53	470.00'	11°52'02"	97.35'	S89°21'01"W	97.17'
C54	15.00'	88°50'34"	23.26'	N40°17'41"W	21.00'
C55	1470.00'	1°09'26"	29.69'	N04°42'19"E	29.69'
C56	15.00'	90°00'00"	23.56'	N50°17'02"E	21.21'
C57	500.00'	11°52'02"	103.56'	S89°21'01"W	103.38'
C58	530.00'	11°52'02"	109.77'	S89°21'01"W	109.58'
C63	15.00'	90°00'00"	23.56'	N39°42'58"W	21.21'
C64	1530.00'	2°14'41"	59.94'	S04°09'41"W	59.94'
C65	15.00'	92°14'41"	24.15'	N49°09'41"E	21.62'
C66	1500.00'	2°14'41"	58.77'	N04°09'41"E	58.77'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N73°40'57"W	94.88'
L2	S16°19'03"W	65.00'
L3	N73°40'57"W	98.86'
L4	N73°40'57"W	98.86'
L5	S16°19'03"W	70.67'
L6	N02°16'12"E	70.74'
L7	N87°43'48"W	98.53'
L8	N87°43'48"W	98.53'
L9	N02°16'12"E	67.09'
L10	N00°21'48"W	65.00'
L11	S89°38'12"W	94.00'
L12	S89°38'12"W	94.00'
L13	N00°21'48"W	65.00'
L14	N00°21'48"W	63.17'
L15	N00°21'48"W	94.00'
L16	N00°21'48"W	111.41'
L17	S89°38'12"W	65.00'
L18	S76°20'34"E	135.92'
L19	S00°21'48"E	65.00'
L20	S89°38'12"W	94.00'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L21	S89°38'12"W	77.19'
L22	S76°20'34"E	135.68'
L23	S89°38'12"W	97.08'
L24	N89°38'12"E	96.17'
L25	S00°21'48"E	65.00'
L26	N00°21'48"W	65.00'
L27	N89°38'12"E	107.02'
L28	N89°38'12"E	107.03'
L29	S00°21'48"E	71.16'
L30	N00°21'48"W	76.87'
L31	S85°41'32"E	73.61'
L32	S85°41'32"E	70.26'
L33	S04°18'28"W	138.06'
L34	N04°18'28"E	139.02'
L35	N85°41'32"W	65.00'
L36	N85°41'32"W	65.00'
L37	N85°41'32"W	65.00'
L38	N85°41'32"W	65.00'
L39	S04°18'28"W	143.64'
L40	N04°18'28"E	144.90'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L41	S85°41'32"E	65.00'
L42	S89°57'16"E	135.10'
L43	S89°57'16"E	136.65'
L44	S05°17'02"W	65.00'
L45	N84°42'58"W	111.62'
L46	S84°42'58"E	98.90'
L47	S05°17'02"W	65.00'
L48	S05°17'02"W	65.00'
L49	N84°42'58"W	101.97'
L50	S84°42'58"E	101.97'
L51	S05°17'02"W	65.00'
L52	N83°17'16"W	68.81'
L53	N06°42'44"E	105.00'
L54	N06°42'44"E	105.00'
L55	N83°17'16"W	65.00'
L56	N83°17'16"W	65.00'
L57	N06°42'44"E	105.00'
L58	N06°42'44"E	105.00'
L59	N83°17'16"W	72.23'
L62	N84°42'58"W	39.00'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L63	S84°42'58"E	39.00'
L64	N84°42'58"W	39.00'
L65	S84°42'58"E	38.99'
L66	S00°02'44"W	65.00'
L67	S00°02'44"W	65.00'
L68	S89°57'16"E	135.00'
L69	S00°02'44"W	65.00'
L70	S00°02'44"W	65.00'
L71	S89°57'16"E	135.00'
L72	S00°02'44"W	65.00'
L73	S00°02'44"W	65.00'
L74	S89°57'16"E	135.00'
L75	S00°02'44"W	65.00'
L76	S00°02'44"W	65.00'
L77	S89°57'16"E	135.00'
L78	S00°02'44"W	65.00'
L79	S00°02'44"W	65.00'
L80	S89°57'16"E	135.00'
L81	S00°02'44"W	65.00'
L82	S00°02'44"W	65.00'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C67	1500.00'	2°14'41"	58.77'	S04°09'41"W	58.76'
C68	15.00'	90°00'00"	23.56'	S50°17'02"W	21.21'
C69	15.00'	90°00'00"	23.56'	N39°42'58"W	21.21'
C70	15.00'	90°00'00"	23.56'	N50°17'02"E	21.21'
C71	15.00'	90°00'00"	23.56'	S39°42'58"E	21.21'
C72	1530.00'	2°14'41"	59.94'	N04°09'41"E	59.94'
C73	1470.00'	2°14'41"	57.59'	S04°09'41"W	57.59'
C74	15.00'	90°00'00"	23.56'	S50°17'02"W	21.21'
C75	782.00'	5°14'18"	71.49'	S87°20'07"E	71.47'
C76	15.00'	90°00'00"	23.56'	N44°57'16"W	21.21'
C77	15.00'	90°00'00"	23.56'	N45°02'44"E	21.21'
C78	15.00'	90°00'00"	23.56'	S39°42'58"E	21.21'
C79	15.00'	90°00'00"	23.56'	S50°17'02"W	21.21'
C80	15.00'	90°00'00"	23.56'	N44°57'16"W	21.21'
C81	15.00'	90°00'00"	23.56'	N45°02'44"E	21.21'
C82	15.00'	90°00'00"	23.56'	S39°42'58"E	21.21'
C83	15.00'	89°49'38"	23.52'	S44°57'33"W	21.18'
C84	382.00'	20°12'06"	134.69'	N79°46'19"E	133.99'
C85	318.00'	0°08'06"	0.75'	S69°44'19"W	0.75'
C86	350.00'	2°03'18"	12.55'	S70°41'55"W	12.55'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C87	20.00'	94°20'00"	32.93'	S41°26'08"W	29.33'
C88	718.00'	0°36'28"	7.62'	S67°21'04"W	7.62'
C89	15.00'	93°40'12"	24.52'	N65°30'35"W	21.88'
C90	15.00'	85°43'19"	22.44'	N24°11'11"E	20.41'
C91	15.00'	33°59'44"	8.90'	N76°07'19"E	8.77'
C92	15.00'	60°28'56"	15.83'	S30°34'23"W	15.11'
C93	15.00'	90°00'00"	23.56'	N39°42'58"W	21.21'
C94	1468.00'	1°12'17"	30.87'	N05°53'10"E	30.87'
C95	20.00'	86°17'47"	30.12'	N49°38'12"E	27.36'
C96	15.00'	93°40'12"	24.52'	S28°09'37"W	21.88'
C97	15.00'	90°00'00"	23.56'	N39°42'58"W	21.21'
C98	15.00'	90°00'00"	23.56'	N50°17'02"E	21.21'
C99	15.00'	84°58'03"	22.24'	S61°09'31"E	20.26'
C100	15.00'	90°00'00"	23.56'	S50°17'02"W	21.21'
C101	1532.00'	1°12'17"	32.21'	N05°53'10"E	32.21'
C102	20.00'	86°17'47"	30.12'	S36°39'34"E	27.36'
C103	50.00'	19°40'37"	17.17'	N15°07'21"E	17.09'
C104	15.00'	90°00'00"	23.56'	N39°42'58"W	21.21'
C105	15.00'	90°00'00"	23.56'	S50°17'02"W	21.21'
C106	15.00'	90°00'00"	23.56'	N44°57'16"W	21.21'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C107	15.00'	101°19'48"	26.53'	N50°42'38"E	23.20'
C108	282.00'	6°05'30"	29.98'	N81°40'13"W	29.97'
C109	15.00'	90°00'00"	23.56'	S39°42'58"E	21.21'
C110	50.00'	19°40'37"	17.17'	S85°26'43"W	17.09'
C111	15.00'	90°00'00"	23.56'	N39°42'58"W	21.21'
C112	15.00'	47°41'40"	12.49'	N29°07'52"E	12.13'
C113	15.00'	47°57'01"	12.55'	S18°41'29"E	12.19'
C114	15.00'	92°04'45"	24.11'	S51°19'25"W	21.59'
C115	218.00'	4°00'45"	15.27'	N80°37'50"W	15.26'
C116	15.00'	92°52'43"	24.32'	N32°11'06"W	21.74'
C117	282.00'	26°05'35"	128.43'	S01°12'27"W	127.32'
C118	20.00'	93°59'01"	32.81'	N35°09'10"E	29.25'
C119	20.00'	94°42'41"	33.06'	S59°02'00"E	29.42'
C120	218.00'	25°55'54"	98.67'	S01°17'18"W	97.83'
C121	282.00'	14°12'31"	69.93'	N07°09'00"E	69.75'
C123	1500.00'	1°12'17"	31.54'	N05°53'10"E	31.54'
C124	250.00'	6°05'30"	26.58'	N81°40'13"W	26.57'
C125	250.00'	14°12'31"	62.00'	N07°09'00"E	61.84'
C126	282.00'	4°41'06"	23.06'	N03°54'17"E	