

TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Advisory Comment - be aware that this space may not be large enough for the County Recorders info. The County may reject this plat because of the space needed.

LAND DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "LS 25942" AT THE WEST 1/4 CORNER AND A 3.25" ALUMINUM CAP STAMPED "LS 38098" AT THE SOUTHWEST CORNER, SAID LINE BEARING S00°23'41"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34;

THENCE ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34, N00°23'41"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WEST LINE, N00°23'41"E A DISTANCE OF 27.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF HIGH PLAINS COUNTRY CLUB SUBDIVISION FILING NO. 3 RECORDED UNDER RECEPTION NO. D7081400 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH MONAGHAN ROAD AS RECORDED UNDER RECEPTION NO. D7081059, N89°28'36"E A DISTANCE OF 103.91 FEET, TO THE SOUTHEASTERLY CORNER OF SAID SOUTH MONAGHAN ROAD;

THENCE ON THE EASTERLY LINE OF SAID SOUTH MONAGHAN ROAD, THE FOLLOWING THREE (3) COURSES:

1. N00°23'41"E A DISTANCE OF 442.97 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5730.00 FEET, A CENTRAL ANGLE OF 07°43'16" AND AN ARC LENGTH OF 772.17 FEET, TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5730.00 FEET, A CENTRAL ANGLE OF 07°43'16" AND AN ARC LENGTH OF 772.17 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34;

THENCE ON SAID WEST LINE, N00°23'41"E A DISTANCE OF 598.69 FEET, TO THE WEST 1/4 CORNER OF SAID SECTION 34;

THENCE ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, N00°23'15"E A DISTANCE OF 460.71 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PROPERTY RECORDED IN BOOK 5003 AT PAGE 70;

THENCE ON SAID NORTHERLY LINE, N89°41'49"E A DISTANCE OF 2786.12 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, THE FOLLOWING THIRTY-SEVEN (37) COURSES:

1. S00°18'18"E A DISTANCE OF 43.20 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S28°46'46"E, HAVING A RADIUS OF 189.51 FEET, A CENTRAL ANGLE OF 38°15'29" AND AN ARC LENGTH OF 126.54 FEET, TO A POINT OF NON-TANGENT;
3. S11°27'53"W A DISTANCE OF 82.34 FEET;
4. S09°08'37"E A DISTANCE OF 60.77 FEET;
5. S00°00'00"W A DISTANCE OF 529.16 FEET;
6. S19°58'57"E A DISTANCE OF 68.02 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S18°18'32"E, HAVING A RADIUS OF 391.00 FEET, A CENTRAL ANGLE OF 15°09'08" AND AN ARC LENGTH OF 103.40 FEET, TO A POINT OF COMPOUND CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT HAVE A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 98°03'26" AND AN ARC LENGTH OF 34.23 FEET, TO A POINT OF TANGENT;
9. S41°31'06"E A DISTANCE OF 4.14 FEET;
10. S48°28'54"W A DISTANCE OF 64.00 FEET;
11. N41°31'06"W A DISTANCE OF 4.14 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 98°03'26" AND AN ARC LENGTH OF 34.23 FEET, TO A POINT OF COMPOUND CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 391.00 FEET, A CENTRAL ANGLE OF 06°00'16" AND AN ARC LENGTH OF 40.98 FEET, TO A POINT OF TANGENT;
14. S34°25'12"W A DISTANCE OF 176.11 FEET, TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 86°11'13" AND AN ARC LENGTH OF 30.08 FEET, TO A POINT OF REVERSE CURVE;
16. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 792.00 FEET, A CENTRAL ANGLE OF 00°31'59" AND AN ARC LENGTH OF 7.37 FEET, TO A POINT OF NON-TANGENT;
17. THENCE S38°20'45"W A DISTANCE OF 84.00 FEET, TO A POINT OF NON-TANGENT CURVE;
18. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S38°48'57"W, HAVING A RADIUS OF 708.00 FEET, A CENTRAL ANGLE OF 20°47'11" AND AN ARC LENGTH OF 256.86 FEET, TO A POINT OF COMPOUND CURVE;
19. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AND CENTRAL ANGLE OF 96°42'16" AND AN ARC LENGTH OF 33.76 FEET, TO A POINT OF COMPOUND CURVE;
20. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1468.00 FEET, A CENTRAL ANGLE OF 11°19'30" AND AN ARC LENGTH OF 290.16, TO A POINT OF TANGENT;
21. S00°00'00"E A DISTANCE OF 394.61 FEET, TO A POINT OF CURVE;
22. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
23. N90°00'00"E A DISTANCE OF 5.00 FEET;
24. S00°00'00"E A DISTANCE OF 64.00 FEET;
25. N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
26. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
27. S00°00'00"E A DISTANCE OF 210.00 FEET, TO A POINT OF CURVE;
28. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
29. N90°00'00"E A DISTANCE OF 5.00 FEET;
30. S00°00'00"E A DISTANCE OF 64.00 FEET;
31. N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
32. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
33. S00°00'00"E A DISTANCE OF 105.00 FEET;

JR RESPONSE: NOTE REMOVED

remove this - not a plat note

LAND DESCRIPTION CONTINUED

34. N90°00'00"E A DISTANCE OF 513.25 FEET;

35. S00°00'00"E A DISTANCE OF 131.00 FEET;

36. N90°00'00"E A DISTANCE OF 20.00 FEET;

37. S00°00'00"E A DISTANCE OF 588.62 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°28'36"W A DISTANCE OF 2653.62 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,395,504 SQUARE FEET OR 169.7774 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 TRAILS AT OVERLAND RANCH 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.

COVENANTS

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

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, 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 CERTIFICATE

JEN COLORADO 19 LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

STATE OF _____ }
COUNTY OF _____ } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20____

BY _____, AS _____,

BY _____ NOTARY PUBLIC WITNESS MY HAND AND SEAL

_____ MY COMMISSION EXPIRES _____

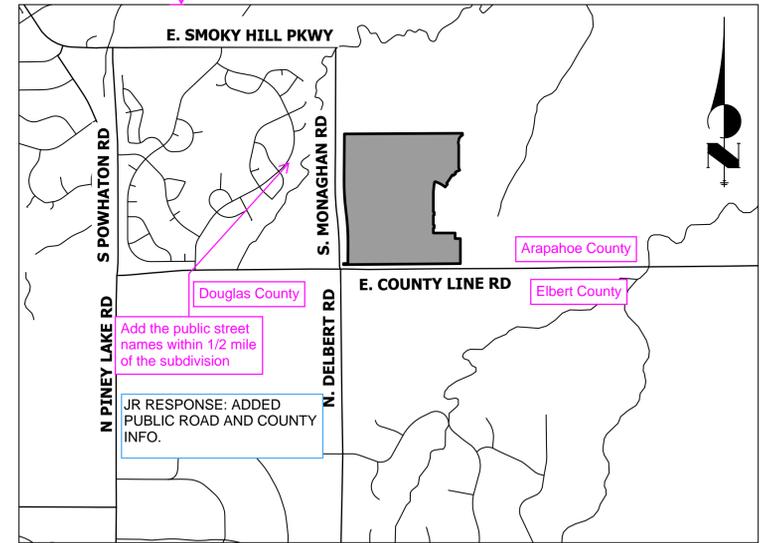
ADDRESS CITY STATE ZIP CODE _____

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. THE BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "LS 25942" AT THE WEST 1/4 CORNER AND A 3.25" ALUMINUM CAP STAMPED "LS 38098" AT THE SOUTHWEST CORNER, SAID LINE BEARING S00°23'41"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).
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 ARE TO BE PRIVATELY OWNED AND MAINTAINED.
5. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
6. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
7. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT LOTS, TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. ABC70806261-4, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED **MAY 23, 2023 AT 5:00 P.M.**
8. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENT AT SUBSTANTIALLY RIGHT ANGLES.
9. NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
10. 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.
11. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
12. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO E. MINERAL AVENUE, E. OTERO PLACE, E. PHILLIPS AVENUE, AND E. ELMHURST AVENUE, SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

JR RESPONSE: UPDATED TO READ 2653.62'

doesn't match the illustration and closure sheet



VICINITY MAP
SCALE: 1"=2000'

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO,

THIS _____ DAY OF _____, 20____ AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER DATE

PLANNING DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON JUNE 15, 2022. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

update this - see Advisory Comments
JR RESPONSE: NOTE TO BE UPDATED WITH NEW DATE BASED ON NEW TITLE

ACCORDING TO COLORADO _____ 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.

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

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

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

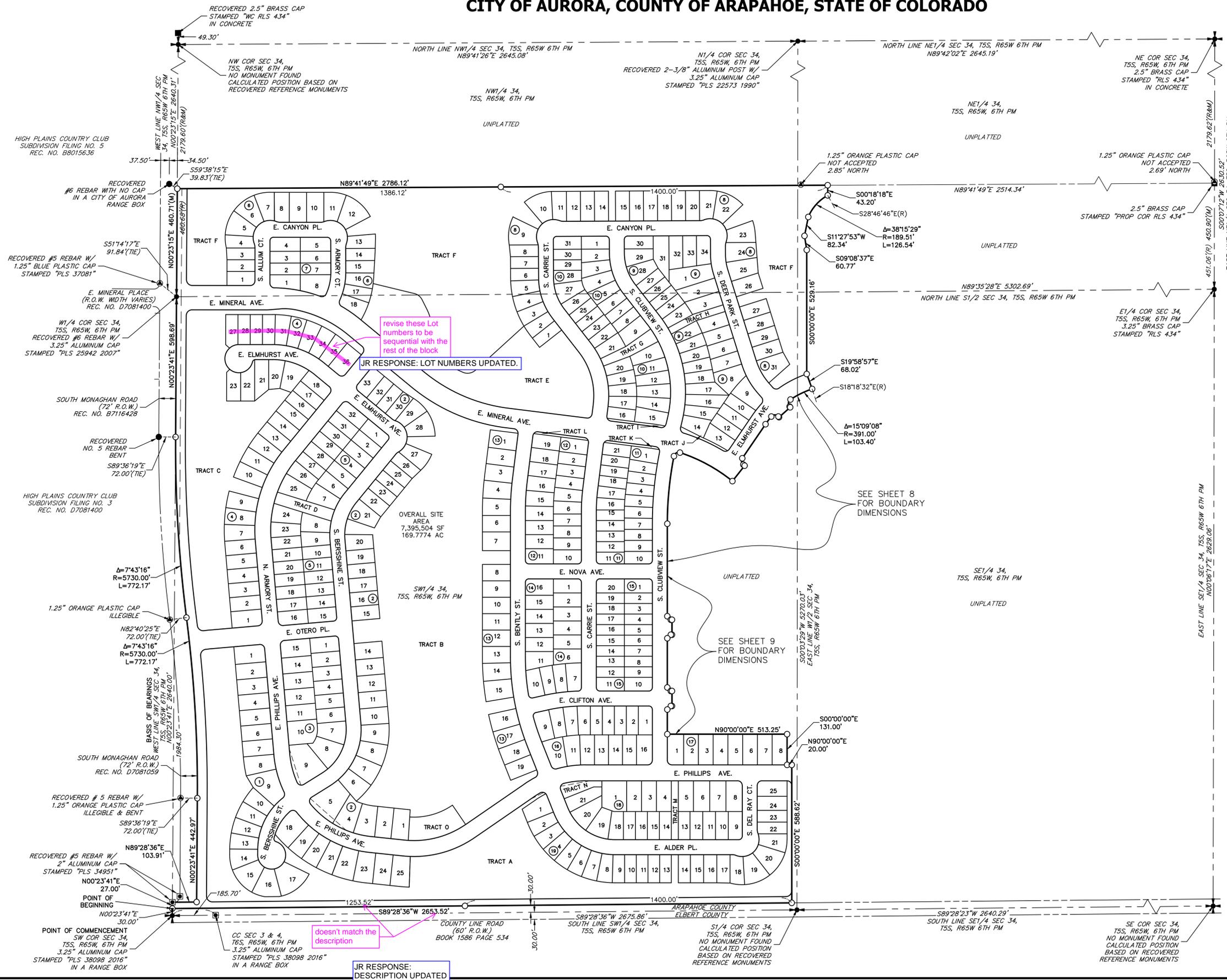
JR RESPONSE: NOTED. NEW TITLE TO BE PROVIDED, ALONG WITH CERTIFICATE OF TAXES.

JOB NO. 16118.00
FEBRUARY 14, 2024
SHEET 1 OF 13

J-R ENGINEERING
A Westrian Company

TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



revise these Lot numbers to be sequential with the rest of the block
JR RESPONSE: LOT NUMBERS UPDATED.

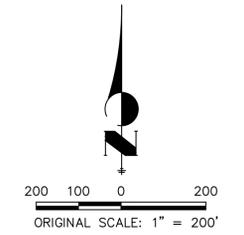
doesn't match the description
JR RESPONSE: DESCRIPTION UPDATED

- LEGEND**
- SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG 38252"
 - (R) RECORD
 - (M) MEASURED
 - PROPOSED PROPERTY LINE
 - - - PROPOSED RIGHT-OF-WAY
 - EXISTING PROPERTY LINE
 - - - EXISTING RIGHT-OF-WAY
- NOTE: SEE SHEET 11 FOR LINE AND CURVE TABLES.

TRACT SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	USE	OWNER	MAINTENANCE
A	460,956	10.5821	DR/UT/OS/LS	HOA	HOA
B	771,053	17.701	DR/UT/OS/LS	HOA	HOA
C	297,970	6.8404	DR/UT/OS/LS	HOA	HOA
D	12,825	0.2944	OS/LS	HOA	HOA
E	231,468	5.3138	DR/UT/OS/LS	HOA	HOA
F	677,716	15.5582	DR/UT/OS/LS	HOA	HOA
G	11,928	0.2738	OS/LS	HOA	HOA
H	7,629	0.1751	OS/LS	HOA	HOA
I	2,397	0.055	OS/LS	HOA	HOA
J	2,654	0.0609	OS/LS	HOA	HOA
K	2,283	0.0524	OS/LS	HOA	HOA
L	2,246	0.0516	OS/LS	HOA	HOA
M	7,530	0.1729	OS/LS	HOA	HOA
N	7,713	0.1771	OS/LS	HOA	HOA
O	22,660	0.5202	OS/LS	HOA	HOA
TOTAL TRACT AREA	2,519,028	57.8289			

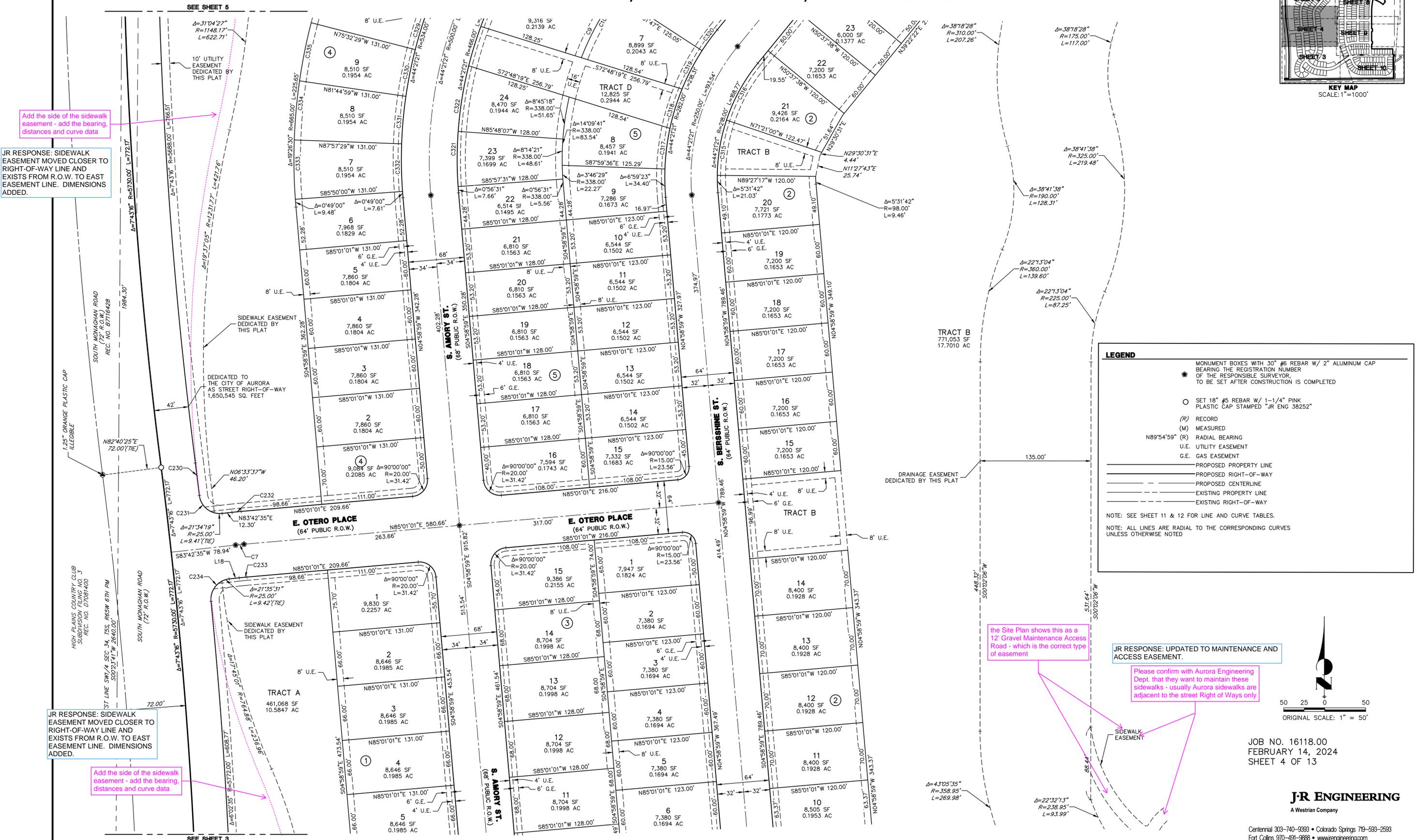
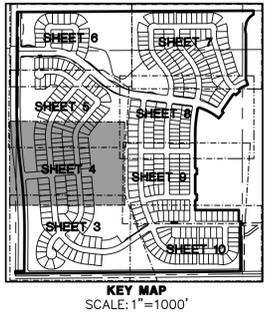
LEGEND: OS - OPEN SPACE, DR - DRAINAGE, LS - LANDSCAPE, UT - UTILITIES



JOB NO. 16118.00
FEBRUARY 14, 2024
SHEET 2 OF 13

TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

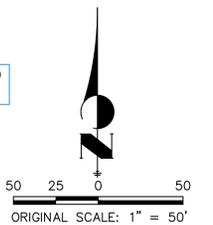
A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

- MONUMENT BOXES WITH 30" #6 REBAR W/ 2" ALUMINUM CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED
- SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG 38252"
- (R) RECORD
- (M) MEASURED
- N89°54'59" (R) RADIAL BEARING
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY

NOTE: SEE SHEET 11 & 12 FOR LINE AND CURVE TABLES.
NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES UNLESS OTHERWISE NOTED



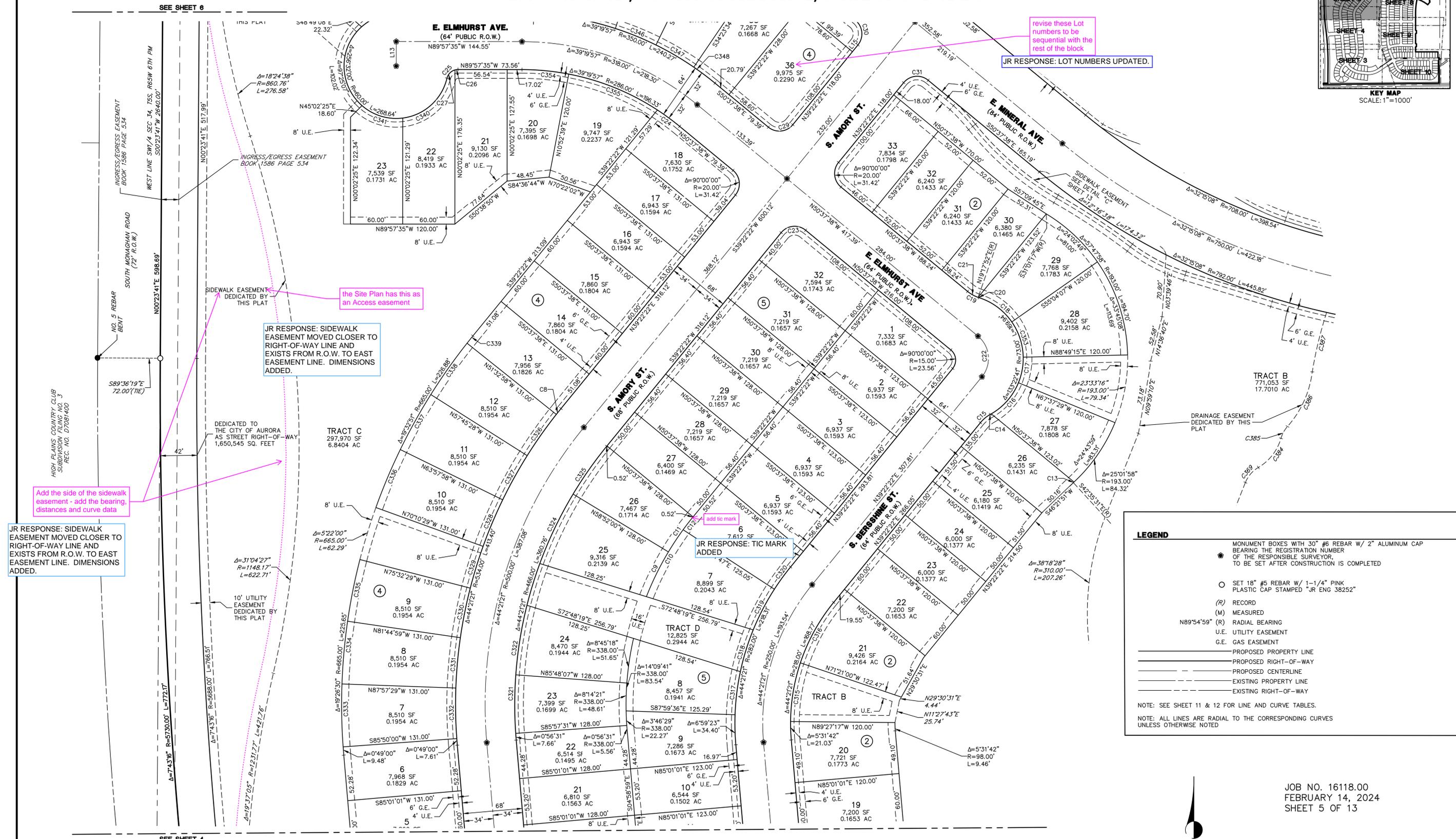
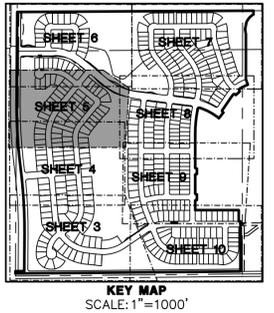
JOB NO. 16118.00
FEBRUARY 14, 2024
SHEET 4 OF 13

J-R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

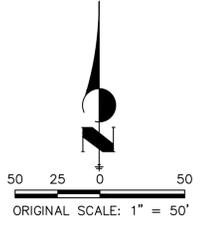
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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- - - PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY

NOTE: SEE SHEET 11 & 12 FOR LINE AND CURVE TABLES.
NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES UNLESS OTHERWISE NOTED



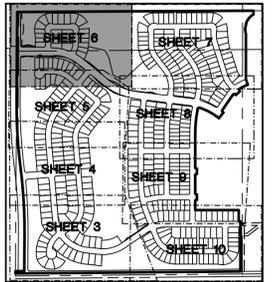
JOB NO. 16118.00
FEBRUARY 14, 2024
SHEET 5 OF 13

J-R ENGINEERING
A Westrian Company

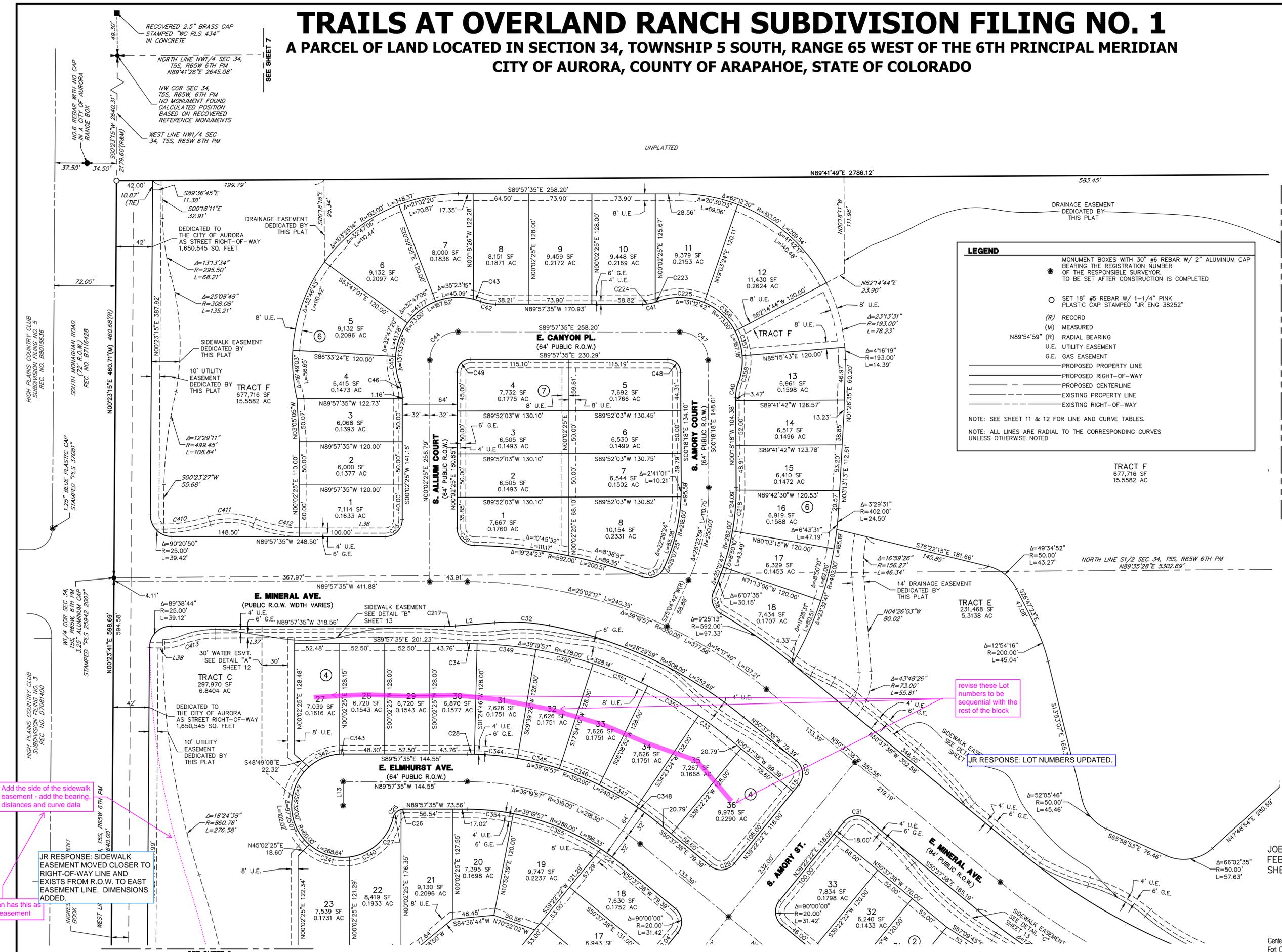
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TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



KEY MAP
SCALE: 1"=1000'



LEGEND

- MONUMENT BOXES WITH 30" #6 REBAR W/ 2" ALUMINUM CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED
- SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG 38252"
- (R) RECORD
- (M) MEASURED
- (R) RADIAL BEARING
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY

NOTE: SEE SHEET 11 & 12 FOR LINE AND CURVE TABLES.
NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES UNLESS OTHERWISE NOTED

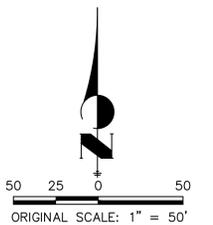
revise these Lot numbers to be sequential with the rest of the block

JR RESPONSE: LOT NUMBERS UPDATED.

Add the side of the sidewalk easement - add the bearing, distances and curve data

JR RESPONSE: SIDEWALK EASEMENT MOVED CLOSER TO RIGHT-OF-WAY LINE AND EXISTS FROM R.O.W. TO EAST EASEMENT LINE. DIMENSIONS ADDED.

the Site Plan has this as an Access easement



JOB NO. 16118.00
FEBRUARY 14, 2024
SHEET 6 OF 13

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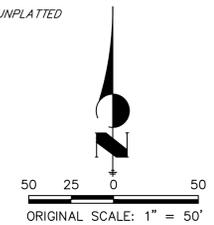
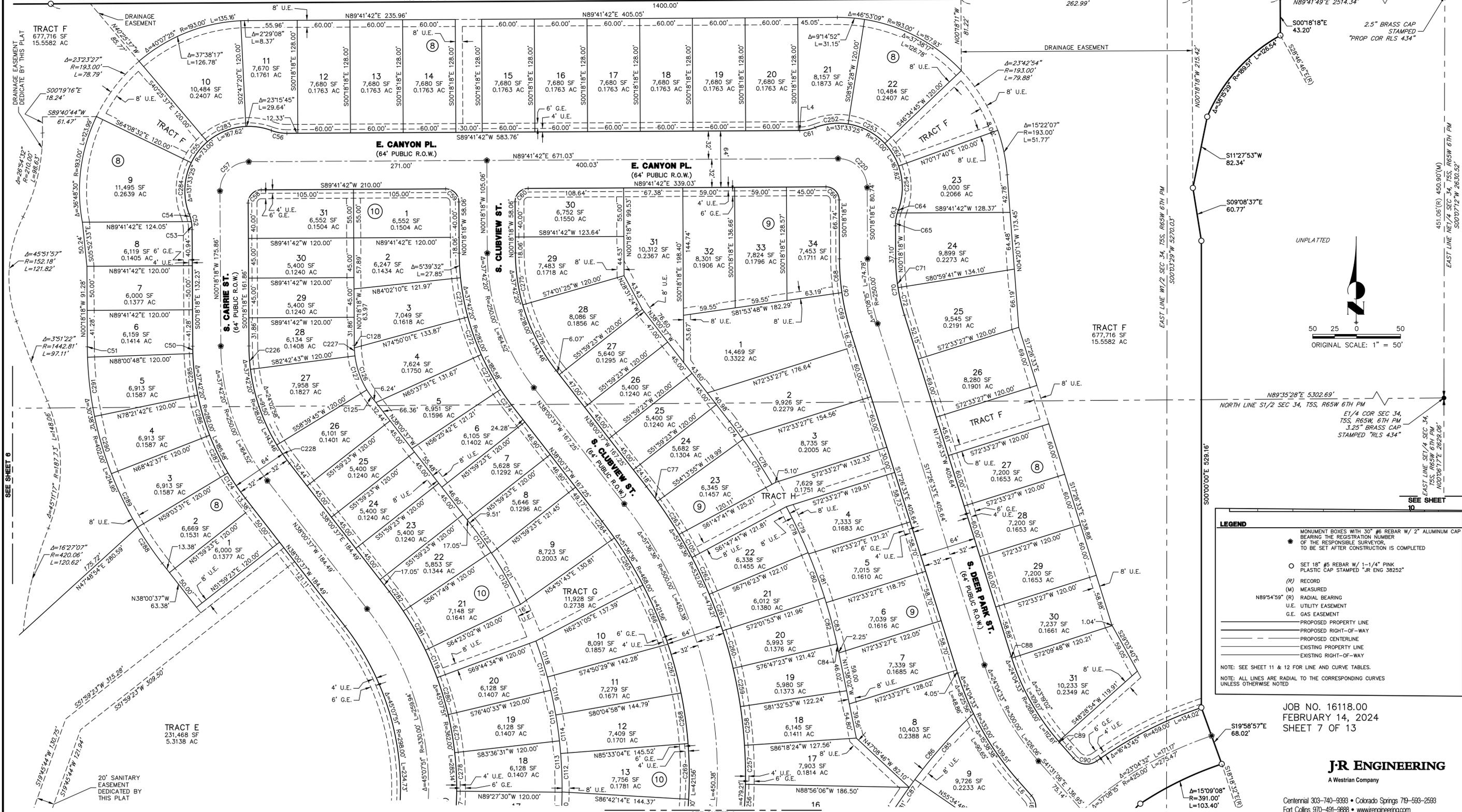
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TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



KEY MAP
SCALE: 1"=1000'



LEGEND

- MONUMENT BOXES WITH 30" #6 REBAR W/ 2" ALUMINUM CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED
- SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG 38252"
- (R) RECORD
- (M) MEASURED
- N89°54'59" (R) RADIAL BEARING
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY

NOTE: SEE SHEET 11 & 12 FOR LINE AND CURVE TABLES.
NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES UNLESS OTHERWISE NOTED

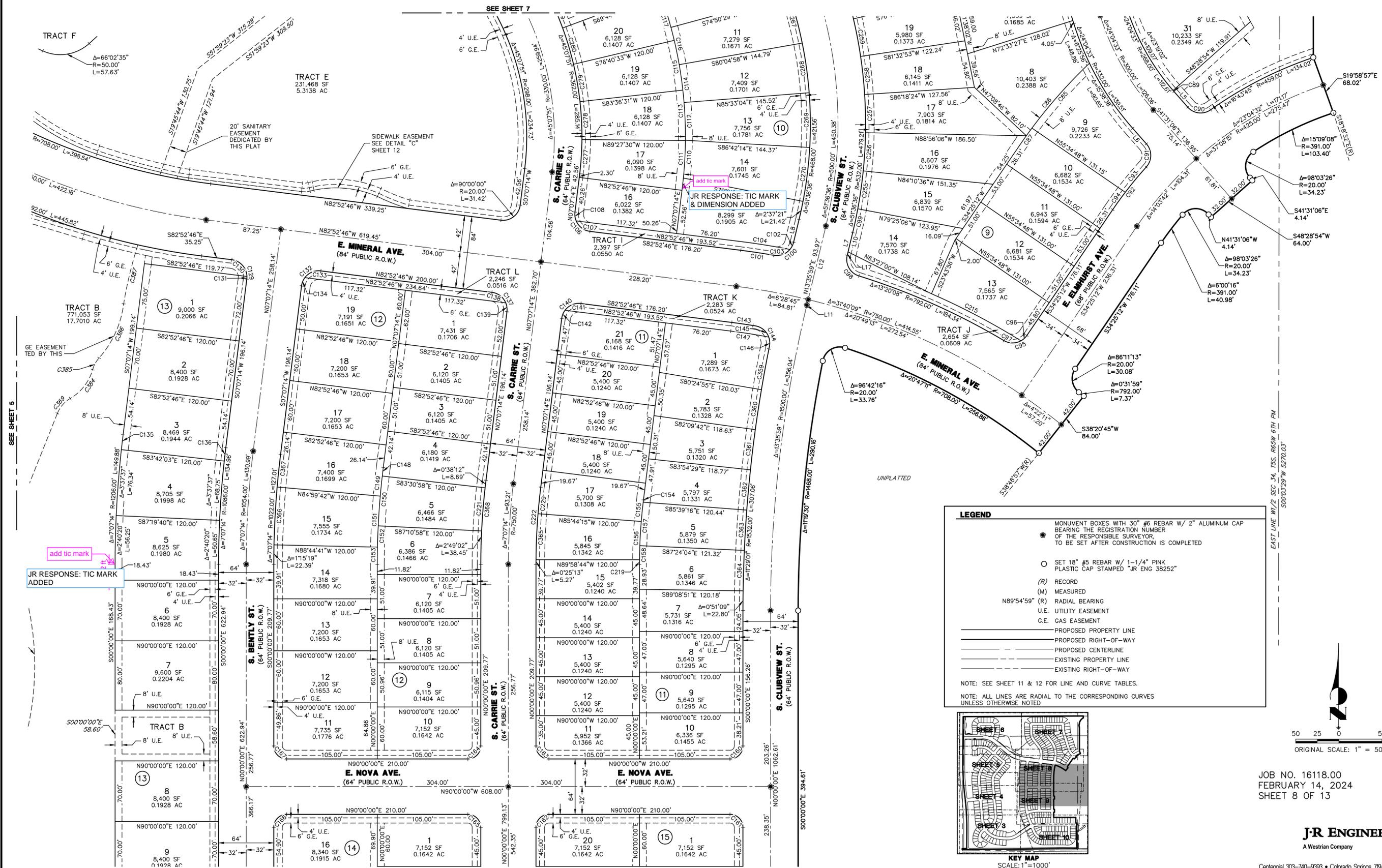
JOB NO. 16118.00
FEBRUARY 14, 2024
SHEET 7 OF 13

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TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

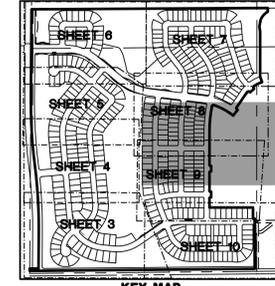
A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



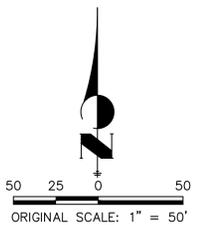
LEGEND

- MONUMENT BOXES WITH 30" #6 REBAR W/ 2" ALUMINUM CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED
- SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG 38252"
- (R) RECORD
- (M) MEASURED
- (R) RADIAL BEARING
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY

NOTE: SEE SHEET 11 & 12 FOR LINE AND CURVE TABLES.
NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES UNLESS OTHERWISE NOTED



EAST LINE W/ 2' SEC. 34, T5S, R65W 6TH PM
S0000329 W 5270.03'



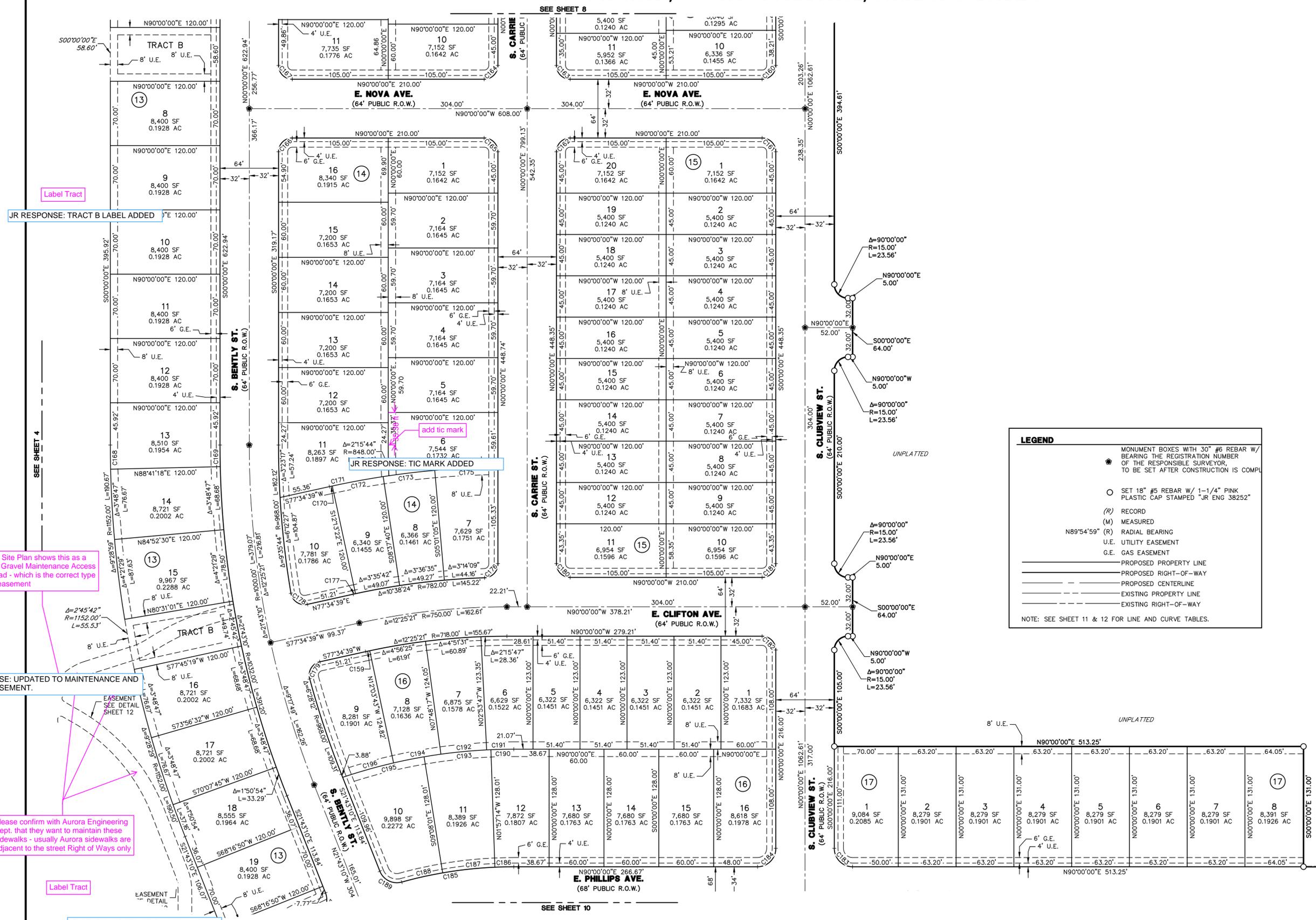
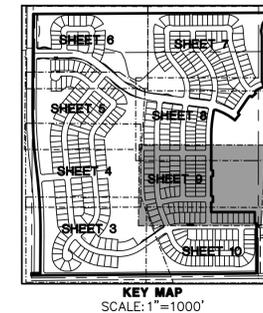
JOB NO. 16118.00
FEBRUARY 14, 2024
SHEET 8 OF 13

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TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

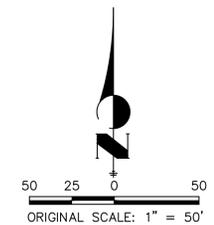
A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND	
	MONUMENT BOXES WITH 30" #6 REBAR W/ BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPL.
	SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG 38252"
(R)	RECORD
(M)	MEASURED
N89°54'59" (R)	RADIAL BEARING
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
---	PROPOSED PROPERTY LINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED CENTERLINE
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY

NOTE: SEE SHEET 11 & 12 FOR LINE AND CURVE TABLES.

EAST LINE W/ 1/2 SEC. 34, T5S, R65W 6TH PM
S000329°W 5270.03'



JOB NO. 16118.00
FEBRUARY 14, 2024
SHEET 9 OF 13

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Label Tract

JR RESPONSE: TRACT B LABEL ADDED

add tic mark

JR RESPONSE: TIC MARK ADDED

the Site Plan shows this as a 12' Gravel Maintenance Access Road - which is the correct type of easement

JR RESPONSE: UPDATED TO MAINTENANCE AND ACCESS EASEMENT.

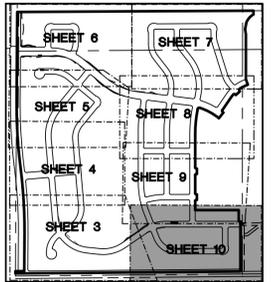
Please confirm with Aurora Engineering Dept. that they want to maintain these sidewalks - usually Aurora sidewalks are adjacent to the street Right of Ways only

Label Tract

JR RESPONSE: TRACT B LABEL ADDED

TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SCALE: 1"=1000'

SEE SHEET 7

JR RESPONSE: UPDATED TO MAINTENANCE AND ACCESS EASEMENT.

Please confirm with Aurora Engineering Dept. that they want to maintain these sidewalks - usually Aurora sidewalks are adjacent to the street Right of Ways only

JR RESPONSE: UPDATED TO MAINTENANCE AND ACCESS EASEMENT.

JR RESPONSE: UPDATED TO MAINTENANCE AND ACCESS EASEMENT.

the Site Plan shows this as a 12' Gravel Maintenance Access Road - which is the correct type of easement

doesn't match the description

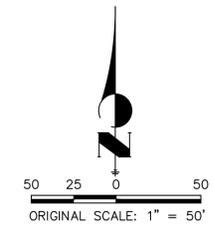
JR RESPONSE: DESCRIPTION UPDATED



LEGEND

- MONUMENT BOXES WITH 30" #6 REBAR W/ 2" ALUMINUM CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED
- SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG 38252"
- (R) RECORD
- (M) MEASURED
- (R) RADIAL BEARING
- U.E. UTILITY EASEMENT
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- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY

NOTE: SEE SHEET 11 & 12 FOR LINE AND CURVE TABLES.



S1/4 COR SEC 34, T5S, R65W, 6TH PM
NO MONUMENT FOUND
CALCULATED POSITION
BASED ON RECOVERED
REFERENCE MONUMENTS

JOB NO. 16118.00
FEBRUARY 14, 2024
SHEET 10 OF 13

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TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	93°02'38"	20.00'	32.48'	N84°54'30"W 29.03'
C2	30°45'32"	218.00'	117.03'	S33°11'26"W 115.63'
C3	4°27'16"	218.00'	16.95'	S15°35'02"W 16.94'
C4	85°14'17"	13.00'	19.34'	S29°15'45"E 17.61'
C5	0°09'51"	282.00'	0.81'	S00°28'36"W 0.81'
C6	98°03'26"	20.00'	34.23'	S09°09'06"W 30.20'
C7	1°18'26"	450.00'	10.27'	N84°21'48"E 10.27'
C8	0°55'20"	534.00'	8.59'	S38°54'42"W 8.59'
C9	9°41'49"	338.00'	57.20'	S26°17'06"W 57.14'
C10	14°52'12"	338.00'	87.72'	S28°52'17"W 87.48'
C11	8°14'21"	338.00'	48.61'	S35°15'11"W 48.56'
C12	3°03'58"	338.00'	18.09'	S37°50'22"W 18.09'
C13	0°17'59"	193.00'	1.01'	N47°15'30"E 1.01'
C14	21°41'20"	40.00'	15.14'	S50°13'02"W 15.05'
C15	21°41'20"	40.00'	15.14'	S50°13'02"W 15.05'
C16	37°50'39"	73.00'	48.22'	N41°17'51"E 47.35'
C17	23°33'16"	73.00'	30.01'	N10°35'53"E 29.80'
C18	37°23'05"	73.00'	47.63'	N53°37'26"W 46.79'
C19	21°41'20"	40.00'	15.14'	S61°28'19"E 15.05'
C20	1°36'51"	40.00'	1.13'	S71°30'33"E 1.13'
C21	20°04'29"	40.00'	14.01'	S60°39'53"E 13.94'
C22	90°00'00"	33.00'	51.84'	N05°37'38"W 46.67'
C23	90°00'00"	20.00'	31.42'	S84°22'22"W 28.28'
C24	6°20'43"	286.00'	31.67'	N53°48'00"W 31.66'
C25	76°32'01"	13.00'	17.36'	S51°46'24"W 16.10'
C26	15°26'06"	13.00'	3.50'	S82°19'22"W 3.49'
C27	61°05'54"	13.00'	13.86'	S44°03'21"W 13.22'
C28	1°22'22"	350.00'	8.39'	N89°16'24"W 8.39'
C29	90°00'00"	20.00'	31.42'	N84°22'22"E 28.28'
C30	90°00'00"	20.00'	31.42'	N05°37'38"W 28.28'
C31	90°00'00"	20.00'	31.42'	S84°22'22"W 28.28'
C32	15°35'47"	235.50'	64.11'	N86°55'31"W 63.91'
C33	4°58'48"	478.00'	41.55'	N53°07'02"W 41.53'
C34	1°22'22"	478.00'	11.45'	N89°16'24"W 11.45'
C35	90°00'00"	20.00'	31.42'	N45°02'25"E 28.28'
C36	89°14'34"	20.00'	31.15'	S44°34'52"E 28.10'
C37	85°23'06"	20.00'	29.81'	N67°30'41"E 27.12'
C38	84°57'21"	20.00'	29.66'	S17°34'11"E 27.01'
C39	1°38'56"	282.00'	8.12'	S89°10'32"E 8.12'
C40	20°46'42"	50.00'	18.13'	S10°05'04"W 18.03'
C41	20°46'42"	50.00'	18.13'	N79°39'04"E 18.03'
C42	20°46'42"	50.00'	18.13'	S79°34'14"E 18.03'
C43	6°25'47"	73.00'	8.19'	N72°23'46"W 8.19'
C44	90°00'00"	33.00'	51.84'	N45°02'25"E 46.67'
C45	24°09'57"	73.00'	30.79'	S08°39'20"E 30.56'
C46	20°46'42"	50.00'	18.13'	N10°20'56"W 18.03'
C47	89°39'18"	33.00'	51.64'	S45°07'56"E 46.53'
C48	89°39'18"	15.00'	23.47'	N45°07'56"W 21.15'
C49	90°00'00"	15.00'	23.56'	S45°02'25"W 21.21'
C50	1°40'54"	282.00'	8.28'	S01°08'45"E 8.28'
C51	1°40'54"	402.00'	11.80'	S01°08'45"E 11.80'
C52	10°20'41"	50.00'	9.03'	N15°54'39"W 9.02'
C53	10°26'02"	50.00'	9.11'	N05°31'18"W 9.09'
C54	10°20'41"	50.00'	9.03'	N15°54'39"W 9.02'
C55	23°42'54"	73.00'	30.22'	S37°42'55"W 30.00'
C56	20°46'42"	50.00'	18.13'	S79°54'56"E 18.03'
C57	90°00'00"	33.00'	51.84'	N44°41'42"E 46.67'
C58	90°00'00"	15.00'	23.56'	S44°41'42"W 21.21'
C59	90°00'00"	15.00'	23.56'	N45°18'18"W 21.21'
C60	90°00'00"	15.00'	23.56'	S44°41'42"W 21.21'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C61	20°46'42"	50.00'	18.13'	N79°18'21"E 18.03'
C62	23°42'54"	73.00'	30.22'	N31°33'48"W 30.00'
C63	20°46'42"	50.00'	18.13'	S10°05'04"W 18.03'
C64	3°53'04"	50.00'	3.39'	S18°31'53"W 3.39'
C65	16°53'39"	50.00'	14.74'	S08°08'32"W 14.69'
C66	90°00'00"	15.00'	23.56'	N45°18'18"W 21.21'
C67	17°08'15"	282.00'	84.35'	S08°52'25"E 84.03'
C68	7°47'55"	282.00'	38.38'	S04°12'15"E 38.35'
C69	9°20'20"	282.00'	45.96'	S12°46'22"E 45.91'
C70	17°08'15"	218.00'	65.21'	S08°52'25"E 64.96'
C71	8°42'01"	218.00'	33.10'	S04°39'18"E 33.07'
C72	8°26'14"	218.00'	32.10'	S13°13'26"E 32.07'
C73	2°00'09"	656.78'	22.95'	N36°58'53"W 22.95'
C74	2°13'34"	656.78'	25.52'	N36°52'11"W 25.52'
C75	5°18'14"	656.78'	60.80'	N33°06'17"W 60.78'
C76	5°18'14"	656.78'	60.80'	N33°06'17"W 60.78'
C77	2°14'33"	532.00'	20.82'	N36°53'21"W 20.82'
C78	5°31'05"	600.00'	57.78'	N25°33'17"W 57.76'
C79	5°39'58"	600.00'	59.34'	N25°28'51"W 59.31'
C80	5°11'14"	600.00'	54.32'	N20°12'08"W 54.30'
C81	5°36'45"	600.00'	58.77'	N19°50'29"W 58.75'
C82	5°11'05"	600.00'	54.29'	N15°00'59"W 54.28'
C83	5°24'04"	600.00'	56.56'	N14°20'04"W 56.54'
C84	0°47'24"	600.00'	8.27'	N12°01'44"W 8.27'
C85	9°45'00"	590.00'	100.40'	S41°41'35"W 100.28'
C86	10°48'57"	590.00'	111.37'	N41°09'37"E 111.21'
C87	2°23'54"	590.00'	24.70'	S35°37'08"W 24.69'
C88	0°23'39"	268.00'	1.84'	S17°38'22"E 1.84'
C89	0°21'53"	268.00'	1.71'	S41°20'10"E 1.71'
C90	83°46'04"	20.00'	29.24'	S83°24'08"E 26.70'
C91	83°46'04"	20.00'	29.24'	N00°21'56"E 26.70'
C92	7°49'46"	459.00'	62.72'	S38°20'05"W 62.67'
C93	4°44'46"	459.00'	38.02'	S39°52'35"W 38.01'
C94	3°05'00"	459.00'	24.70'	S35°57'42"W 24.70'
C95	86°11'13"	20.00'	30.58'	N77°30'48"E 27.33'
C96	26°47'59"	20.00'	9.35'	N47°49'11"E 9.27'
C97	59°23'13"	20.00'	20.73'	S89°05'12"E 19.81'
C98	86°19'42"	20.00'	30.13'	S29°33'52"E 27.36'
C99	3°01'04"	532.00'	28.02'	N12°05'26"E 28.02'
C100	86°19'42"	20.00'	30.13'	N56°45'50"E 27.36'
C101	2°48'26"	792.00'	38.81'	N81°28'33"W 38.80'
C102	26°56'29"	20.00'	9.40'	N27°04'13"E 9.32'
C103	59°23'13"	20.00'	20.73'	N70°14'04"E 19.81'
C104	4°02'14"	802.00'	56.51'	N80°51'39"W 56.50'
C105	3°13'55"	532.00'	30.01'	N29°18'36"W 30.01'
C106	90°00'00"	20.00'	31.42'	S37°52'46"E 28.28'
C107	60°00'00"	20.00'	20.94'	S52°52'46"E 20.00'
C108	30°00'00"	20.00'	10.47'	S07°52'46"E 10.35'
C109	1°25'02"	482.00'	11.92'	N06°24'43"E 11.92'
C110	5°11'36"	482.00'	43.69'	N03°06'24"E 43.67'
C111	6°34'44"	482.00'	55.34'	N03°49'52"E 55.31'
C112	5°11'26"	482.00'	43.67'	N02°05'07"W 43.65'
C113	6°55'59"	482.00'	58.32'	N02°55'29"W 58.29'
C114	5°14'12"	482.00'	44.05'	N07°17'56"W 44.04'
C115	6°55'59"	482.00'	58.32'	N09°51'28"W 58.29'
C116	5°14'29"	482.00'	44.09'	N12°32'17"W 44.08'
C117	6°55'59"	482.00'	58.32'	N16°47'27"W 58.29'
C118	5°05'55"	482.00'	42.89'	N17°42'28"W 42.88'
C119	5°21'32"	362.00'	33.86'	N22°56'12"W 33.85'
C120	8°05'13"	482.00'	68.03'	N29°39'35"W 67.98'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C121	7°56'44"	482.00'	66.84'	N29°35'20"W 66.79'
C122	4°26'56"	482.00'	37.43'	N35°47'09"W 37.42'
C123	4°18'26"	482.00'	36.23'	N35°51'24"W 36.23'
C124	7°04'08"	282.00'	34.79'	S34°28'33"E 34.77'
C125	6°40'22"	98.00'	11.41'	S34°40'26"E 11.41'
C126	36°01'55"	98.00'	61.63'	S19°59'40"E 60.62'
C127	24°02'58"	98.00'	41.13'	S19°18'46"E 40.83'
C128	1°40'25"	98.00'	2.86'	S01°08'30"E 2.86'
C129	81°22'23"	20.00'	28.40'	N42°11'34"W 26.08'
C130	81°22'23"	20.00'	28.40'	N42°11'34"W 26.08'
C131	8°37'37"	20.00'	3.01'	S02°48'26"W 3.01'
C132	60°00'00"	20.00'	20.94'	S67°07'14"W 20.00'
C133	60°00'00"	20.00'	20.94'	S67°07'14"W 20.00'
C134	30°00'00"	20.00'	10.47'	S22°07'14"W 10.35'
C135	0°49'17"	1206.00'	10.27'	S06°42'35"W 10.27'
C136	0°49'17"	1086.00'	15.57'	S06°42'35"W 15.57'
C137	60°00'00"	20.00'	20.94'	N52°52'46"W 20.00'
C138	60°00'00"	20.00'	20.94'	N52°52'46"W 20.00'
C139	30°00'00"	20.00'	10.47'	N07°52'46"W 10.35'
C140	60°00'00"	20.00'	20.94'	S67°07'14"W 20.00'
C141	60°00'00"	20.00'	20.94'	S67°07'14"W 20.00'
C142	30°00'00"	20.00'	10.47'	S22°07'14"W 10.35'
C143	2°13'58"	708.00'	27.59'	N81°45'47"W 27.59'
C144	60°43'07"	20.00'	21.19'	N50°17'14"W 20.22'
C145	60°43'07"	20.00'	21.19'	N50°17'14"W 20.22'
C146	31°24'42"	20.00'	10.96'	N04°13'20"W 10.83'
C147	3°39'54"	698.00'	44.65'	N81°02'49"W 44.64'
C148	0°38'12"	902.00'	10.02'	S06°48'08"W 10.02'
C149	1°28'44"	902.00'	23.28'	S05°44'40"W 23.28'
C150	2°11'16"	902.00'	34.44'	S03°54'40"W 34.44'
C151	2°11'16"	902.00'	34.44'	S03°54'40"W 34.44'
C152	1°33'43"	902.00'	24.59'	S02°02'11"W 24.59'
C153	1°15'19"	902.00'	19.76'	S00°37'40"W 19.76'
C154	0°14'07"	598.00'	2.46'	S07°00'10"W 2.46'
C155	2°08'38"	598.00'	22.37'	S05°48'48"W 22.37'
C156	5°43'40"	598.00'	28.03'	S03°23'56"W 28.02'
C157	2°41'07"	598.00'	28.03'	S03°23'56"W 28.02'
C158	1°33'21"	598.00'	16.24'	S01°16'42"W 16.24'
C159	0°21'37"	718.00'	4.52'	S77°45'28"W 4.52'
C160	90°00'00"	15.00'	23.56'	N45°00'00"E 21.21'
C161	90°00'00"	15.00'	23.56'	N45°00'00"W 21.21'
C162	90°00'00"	15.00'	23.56'	S45°00'00"W 21.21'
C163	90°00'00"	15.00'	23.56'	S45°00'00"E 21.21'
C164	90°00'00"	15.00'	23.56'	N45°00'00"E 21.21'
C165	90°00'00"	15.00'	23.56'	N45°00'00"W 21.21'
C166	90°00'00"	15.00'	23.56'	S45°00'00"W 21.21'
C167	90°00'00"	15.00'	23.56'	S45°00'00"E 21.21'
C168	118°42"	1152.00'	26.37'	S00°39'21"E 26.37'
C169	118°42"	1032.00'	23.63'	S00°39'21"E 23.63'
C170	0°11'58"	902.00'	3.14'	S77°40'38"W 3.14'
C171	3°35'42"	902.00'	56.60'	S79°34'29"W 56.59'
C172	3°35'42"	902.00'	56.60'	S79°34'29"W 56.59'
C173	3°12'45"	902.00'	50.57'	S83°22'32"W 50.57'
C174	4°23'47"	902.00'	69.21'	S87°10'48"W 69.19'
C175	4°23'47"	902.00'	69.21'	S87°10'48"W 69.19'
C176	88°13'03"	15.00'	23.10'	N44°06'32"E 20.88'
C177	0°11'58"	782.00'	2.72'	S77°40'38"W 2.72'
C178	2°52'30"	15.00'	24.30'	S56°00'32"E 21.73'
C179	92°49'37"	15.00'	24.30'	S31°09'51"W 21.73'
C180	90°00'00"	15.00'	23.56'	S45°00'00"E 21.21'

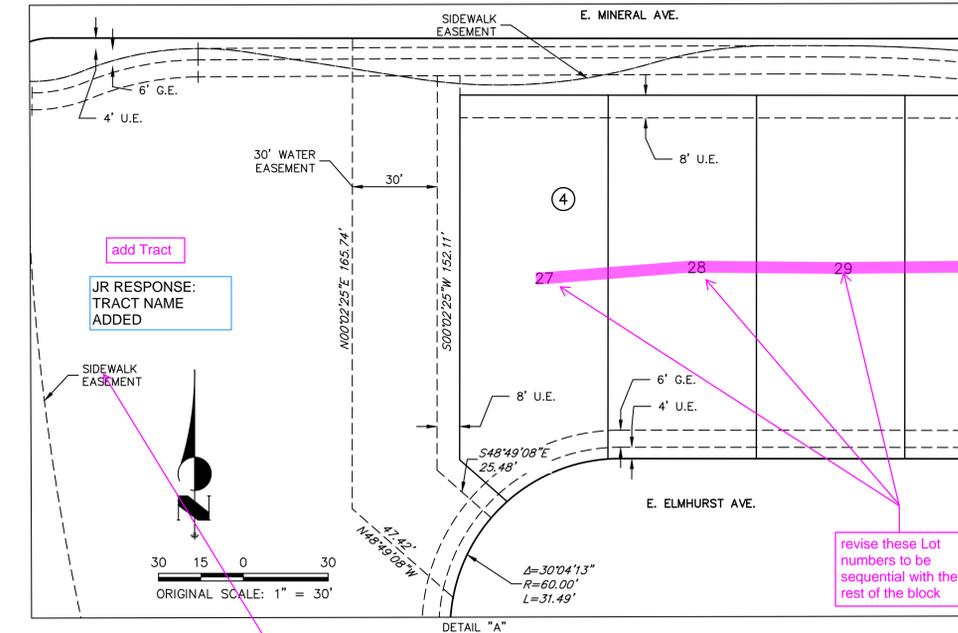
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C181	90°00'00"	15.00'	23.56'	N45°00'00

TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C301	9°05'24"	590.00'	93.60'	S73°51'11"E 93.51'
C302	5°35'21"	590.00'	57.55'	S81°11'34"E 57.53'
C303	9°50'19"	402.00'	69.03'	S05°28'41"W 68.95'
C304	9°50'19"	402.00'	69.03'	S15°19'00"W 68.95'
C305	10°37'07"	402.00'	74.50'	S25°32'43"W 74.40'
C306	10°37'07"	402.00'	74.50'	S36°09'50"W 74.40'
C307	11°25'22"	391.00'	77.95'	S78°16'33"E 77.82'
C308	14°18'50"	391.00'	97.68'	S65°24'28"E 97.43'
C309	18°22'26"	391.00'	125.39'	S49°03'50"E 124.85'
C310	8°39'50"	282.00'	42.64'	N53°50'55"E 42.60'
C311	13°18'37"	282.00'	65.51'	N42°51'41"E 65.36'
C312	13°18'37"	282.00'	65.51'	N29°33'04"E 65.36'
C313	13°18'37"	282.00'	65.51'	N16°14'26"E 65.36'
C314	13°18'37"	282.00'	65.51'	N02°55'49"E 65.36'
C315	17°57'33"	218.00'	68.33'	S09°31'29"W 68.05'
C316	20°52'06"	218.00'	79.40'	S28°56'18"W 78.96'
C317	10°06'07"	282.00'	49.72'	S07°03'27"W 49.66'
C318	10°10'20"	282.00'	50.07'	S17°11'41"W 50.00'
C319	10°41'22"	282.00'	52.61'	S27°37'32"W 52.53'
C320	6°24'09"	282.00'	31.51'	S36°10'17"W 31.50'
C321	44°21'21"	466.00'	360.76'	S17°11'41"W 351.81'
C322	44°21'21"	466.00'	360.76'	S17°11'41"W 351.81'
C323	44°21'21"	466.00'	360.76'	S17°11'41"W 351.81'
C324	44°21'21"	466.00'	360.76'	S17°11'41"W 351.81'
C325	44°21'21"	466.00'	360.76'	S17°11'41"W 351.81'
C326	6°12'30"	534.00'	57.86'	S35°20'47"W 57.83'
C327	6°12'30"	534.00'	57.86'	S29°08'17"W 57.83'
C328	6°12'31"	534.00'	57.86'	S22°55'46"W 57.84'
C329	5°22'00"	534.00'	50.02'	S17°08'31"W 50.00'
C330	6°12'30"	534.00'	57.86'	S11°21'16"W 57.83'
C331	6°12'30"	534.00'	57.86'	S05°08'46"W 57.83'
C332	6°12'30"	534.00'	57.86'	S01°03'44"E 57.83'
C333	6°12'30"	665.00'	72.06'	S01°03'44"E 72.02'
C334	6°12'30"	665.00'	72.06'	S05°08'46"W 72.02'
C335	6°12'30"	665.00'	72.06'	S11°21'16"W 72.02'
C336	6°12'31"	665.00'	72.06'	S22°55'46"W 72.02'
C337	6°12'30"	665.00'	72.06'	S29°08'17"W 72.02'
C338	6°12'30"	665.00'	72.06'	S35°20'47"W 72.02'
C339	0°55'20"	665.00'	10.70'	S38°54'42"W 10.70'
C340	69°19'15"	60.00'	72.59'	N48°10'02"E 68.25'
C341	48°08'51"	60.00'	50.42'	S73°05'55"E 48.95'
C342	37°37'49"	60.00'	39.41'	S67°12'32"W 38.70'
C343	4°00'58"	60.00'	4.21'	S88°01'55"W 4.20'
C344	8°14'42"	350.00'	50.37'	N84°27'53"W 50.32'
C345	8°14'42"	350.00'	50.37'	N76°13'11"W 50.32'
C346	8°14'42"	350.00'	50.37'	N67°58'29"W 50.32'
C347	8°14'42"	350.00'	50.37'	N59°43'47"W 50.32'
C348	4°58'48"	350.00'	30.42'	N53°07'02"W 30.41'
C349	8°14'42"	478.00'	68.79'	N84°27'53"W 68.73'
C350	8°14'42"	478.00'	68.79'	N76°13'11"W 68.73'
C351	8°14'42"	478.00'	68.79'	N67°58'29"W 68.73'
C352	8°14'42"	478.00'	68.79'	N59°43'47"W 68.73'
C353	33°45'08"	73.00'	43.00'	N18°03'19"W 42.38'
C354	10°50'15"	286.00'	54.10'	N84°32'28"W 54.02'
C355	22°08'59"	286.00'	110.56'	N68°02'51"W 109.88'
C356	39°15'42"	73.00'	50.02'	N47°23'07"W 49.05'
C357	23°34'09"	73.00'	30.03'	N15°58'11"W 29.82'
C358	24°39'32"	73.00'	31.42'	N08°08'39"E 31.18'
C359	1°53'57"	1532.00'	50.78'	S10°32'03"W 50.78'
C360	1°44'47"	1532.00'	46.70'	S08°42'41"W 46.69'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C361	1°44'47"	1532.00'	46.70'	S06°57'54"W 46.69'
C362	1°44'47"	1532.00'	46.70'	S05°13'07"W 46.69'
C363	1°44'47"	1532.00'	46.70'	S03°28'20"W 46.69'
C364	1°44'47"	1532.00'	46.70'	S01°43'33"W 46.69'
C365	4°14'28"	718.00'	53.15'	S02°32'27"W 53.14'
C366	3°44'58"	1022.00'	66.88'	S03°07'48"W 66.87'
C367	2°06'56"	1022.00'	37.74'	S06°03'46"W 37.74'
C368	3°40'00"	782.00'	50.04'	S04°39'02"W 50.04'
C369	37°53'01"	35.00'	23.14'	S40°48'31"W 22.72'
C370	93°32'00"	83.87'	136.92'	S05°08'13"E 122.21'
C371	41°12'50"	60.00'	43.16'	S21°02'06"W 42.24'
C373	41°12'50"	90.00'	64.74'	S21°01'59"W 63.35'
C374	92°53'23"	53.87'	87.34'	S04°48'55"E 78.08'
C376	13°36'33"	314.50'	74.70'	S47°41'28"E 74.53'
C377	24°35'23"	388.37'	166.68'	N67°19'50"E 165.40'
C378	41°11'52"	85.00'	61.12'	N59°01'36"E 59.81'
C379	50°36'28"	115.00'	101.58'	N63°43'54"E 98.31'
C380	50°36'28"	85.00'	75.08'	N63°43'54"E 72.66'
C381	41°11'52"	115.00'	82.69'	N59°01'36"E 80.92'
C382	24°33'34"	358.37'	153.61'	N67°20'45"E 152.44'
C383	4°48'17"	391.00'	32.79'	S70°09'44"E 32.78'
C384	43°32'26"	57.00'	43.32'	S37°58'49"W 42.28'
C385	25°38'40"	35.00'	15.67'	S29°01'55"W 15.53'
C386	34°41'57"	115.00'	69.65'	S24°30'17"W 68.59'
C387	8°33'52"	468.96'	70.10'	S13°37'55"W 70.03'
C388	42°43'53"	186.50'	139.09'	S28°36'09"E 135.89'
C389	26°46'25"	201.50'	94.16'	S36°41'59"E 93.30'
C390	99°52'26"	3.50'	6.10'	N80°05'42"E 5.36'
C391	42°18'13"	63.57'	46.94'	N51°18'35"E 45.88'
C393	15°17'33"	76.12'	20.32'	S64°51'07"W 20.26'
C394	21°35'41"	270.51'	101.96'	S68°07'31"W 101.35'
C395	21°32'00"	255.51'	96.03'	S68°05'52"W 95.46'
C396	15°16'55"	91.12'	24.30'	S64°51'26"W 24.23'
C398	45°26'58"	48.57'	38.53'	N49°44'13"E 37.53'
C399	83°56'14"	3.50'	5.13'	N14°57'23"W 4.68'
C400	41°19'59"	213.50'	154.02'	N40°55'22"W 150.70'
C401	41°22'29"	198.50'	143.34'	N40°54'07"W 140.25'
C402	21°36'19"	63.50'	23.94'	N10°54'46"W 23.80'
C403	21°39'13"	48.50'	18.33'	N10°56'13"W 18.22'
C404	12°34'73"	3.50'	7.56'	S58°49'26"W 6.17'
C406	27°35'33"	63.57'	30.62'	S05°48'26"E 30.32'
C407	61°26'08"	8.50'	9.11'	S22°43'44"E 8.68'
C408	12°26'56"	310.00'	67.36'	N30°23'43"W 67.22'
C409	0°11'17"	1032.00'	3.39'	S09°34'38"E 3.39'
C410	10°09'07"	131.50'	23.30'	N84°57'51"E 23.27'
C411	38°49'45"	83.50'	56.59'	S87°25'38"E 55.51'
C412	19°46'22"	152.01'	52.46'	S78°23'50"E 52.20'
C413	21°59'25"	101.50'	38.96'	S78°42'58"W 38.72'

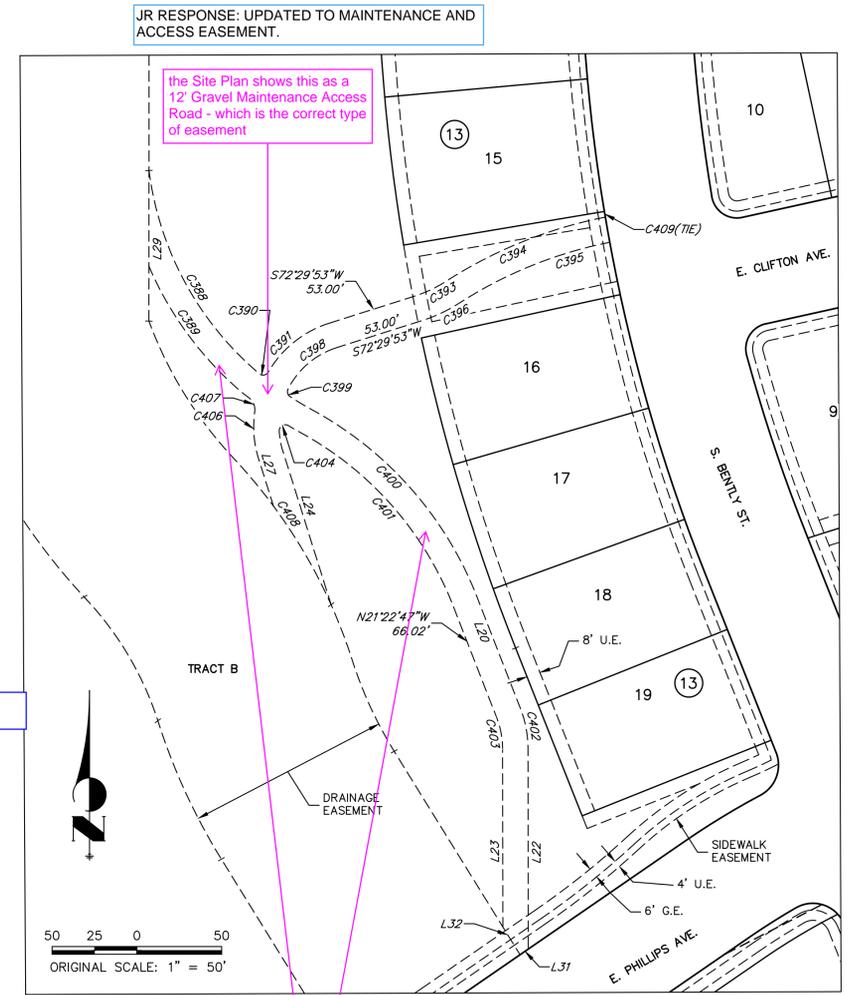


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°23'40"W	23.55'
L2	S85°16'36"W	45.66'
L3	S21°43'10"E	4.82'
L4	S89°41'42"W	1.42'
L5	N41°31'06"W	23.98'
L6	S41°31'06"E	23.98'
L7	N13°35'59"E	27.05'
L8	N13°35'59"E	27.05'
L9	N89°36'20"W	28.00'
L10	N13°35'59"E	23.01'
L11	S13°35'59"W	6.59'
L12	S13°35'59"W	87.39'
L13	N00°02'25"E	28.00'
L14	N00°23'40"E	23.55'
L15	N39°22'22"E	10.00'
L16	N90°00'00"W	34.89'
L17	N13°35'59"E	4.05'
L18	N83°42'35"E	12.30'
L19	N03°35'29"E	21.79'
L20	N21°22'47"W	65.83'
L21	S89°28'36"W	30.00'
L22	N00°06'36"W	117.97'
L23	N00°06'36"W	105.01'
L24	S17°30'07"E	92.34'
L25	N58°08'28"E	126.09'
L26	N00°21'03"W	10.20'
L27	S17°30'07"E	26.52'
L28	N55°33'46"E	18.74'
L29	N00°02'06"E	56.25'
L30	S63°00'14"W	64.76'
L31	N55°33'46"E	5.94'
L32	S31°51'39"E	19.18'
L36	N89°57'35"W	92.00'
L37	N89°42'41"E	203.82'
L38	N89°36'19"W	17.65'

the Site Plan has this as an Access easement

JR RESPONSE: THIS IS A SIDEWALK EASEMENT. IT HAS BEEN UPDATED.

JR RESPONSE: UPDATED LOT NUMBERS



JR RESPONSE: UPDATED TO MAINTENANCE AND ACCESS EASEMENT.

the Site Plan shows this as a 12' Gravel Maintenance Access Road - which is the correct type of easement

Please confirm with Aurora Engineering Dept. that they want to maintain these sidewalks - usually Aurora sidewalks are adjacent to the street Right of Ways only

JR RESPONSE: UPDATED TO MAINTENANCE AND ACCESS EASEMENT.

TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

JR RESPONSE: UPDATED TO MAINTENANCE AND ACCESS EASEMENT.

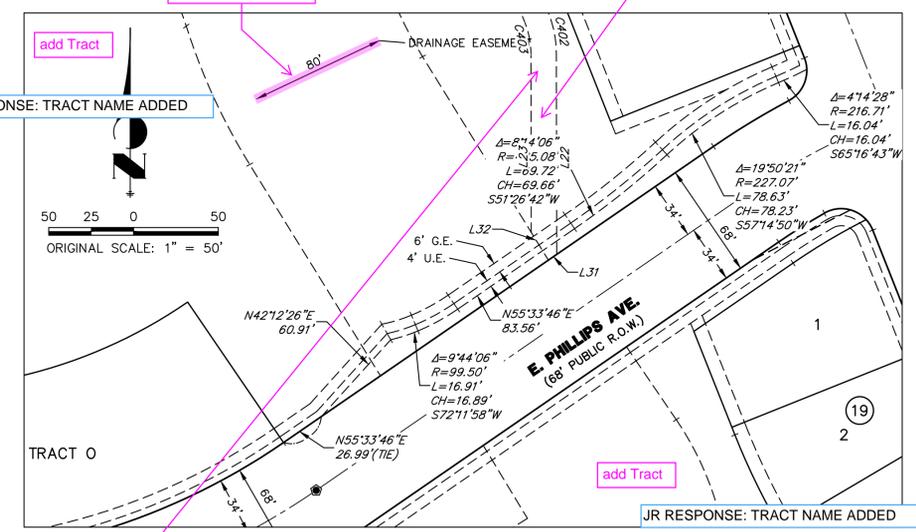
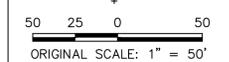
Please confirm with Aurora Engineering Dept. that they want to maintain these sidewalks - usually Aurora sidewalks are adjacent to the street Right of Ways only

JR RESPONSE: DIMENSIONS UPDATED.

change this distance

add Tract

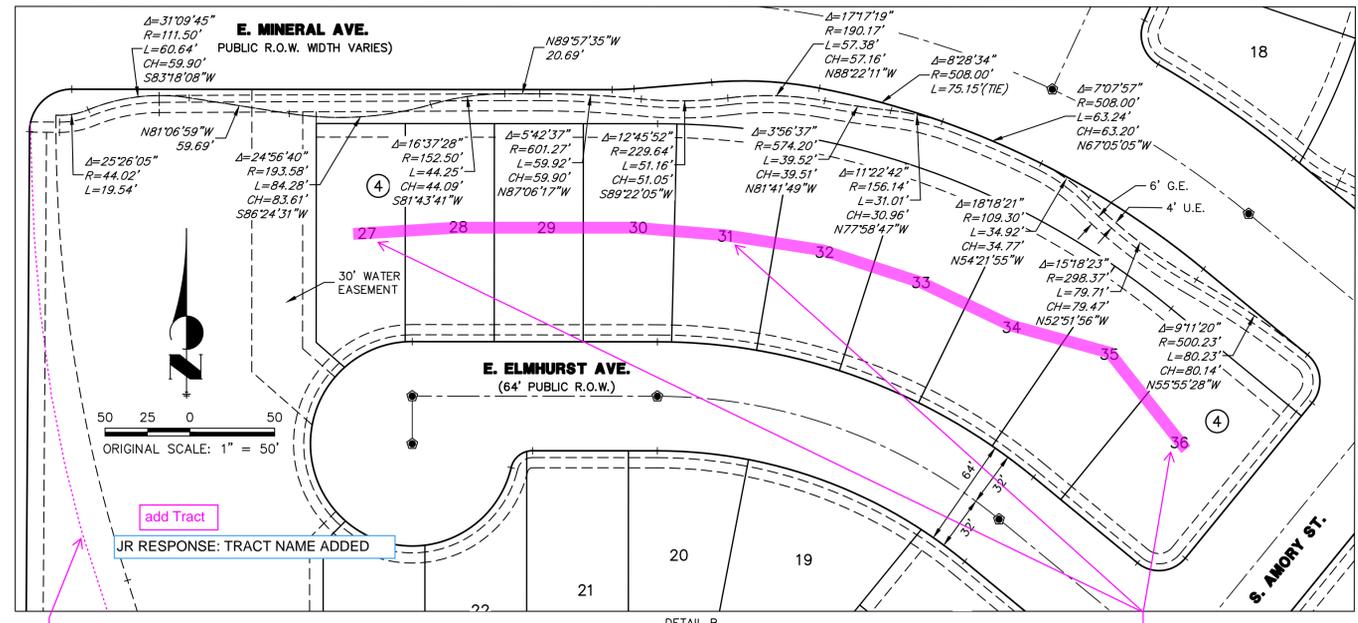
JR RESPONSE: TRACT NAME ADDED



JR RESPONSE: TRACT NAME ADDED

the Site Plan shows this as a 12' Gravel Maintenance Access Road - which is the correct type of easement

JR RESPONSE: UPDATED TO MAINTENANCE AND ACCESS EASEMENT.



add Tract
JR RESPONSE: TRACT NAME ADDED

revise these Lot numbers to be sequential with the rest of the block

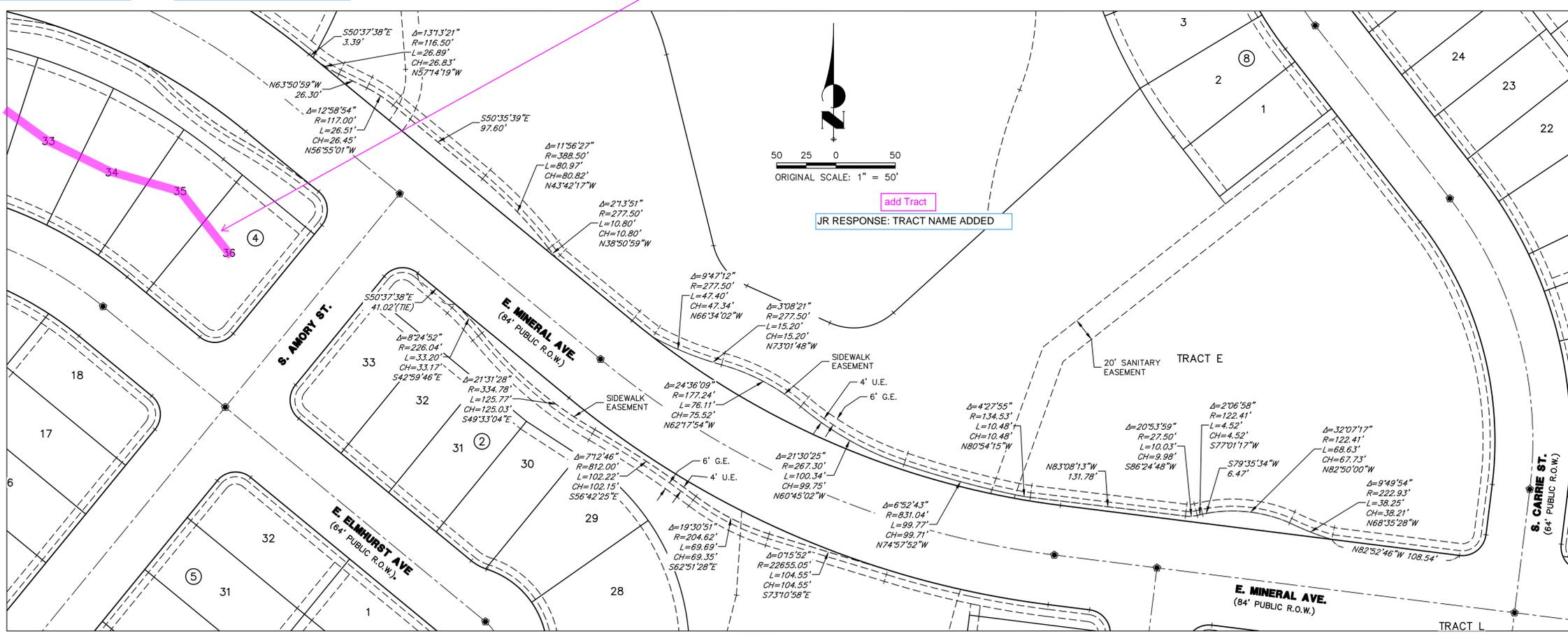
JR RESPONSE: LOT NUMBERS UPDATED.

the Site Plan has this as an Access easement

JR RESPONSE: THIS IS A SIDEWALK EASEMENT. IT HAS BEEN UPDATED.

Add the side of the sidewalk easement - add the bearing, distances and curve data

JR RESPONSE: EASEMENT IS DIMENSIONED ON SHEETS 3-5



add Tract
JR RESPONSE: TRACT NAME ADDED

JOB NO. 16118.00
FEBRUARY 14, 2024
SHEET 13 OF 13

J-R ENGINEERING
A Westrian Company

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Fort Collins 970-491-9888 • www.jrengineering.com