

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

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 43.21 FEET, TO A POINT OF NON-TANGENT CURVE;
- 2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S28°46'40"E, HAVING A RADIUS OF 189.50 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;

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 2653.52 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 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 _____,

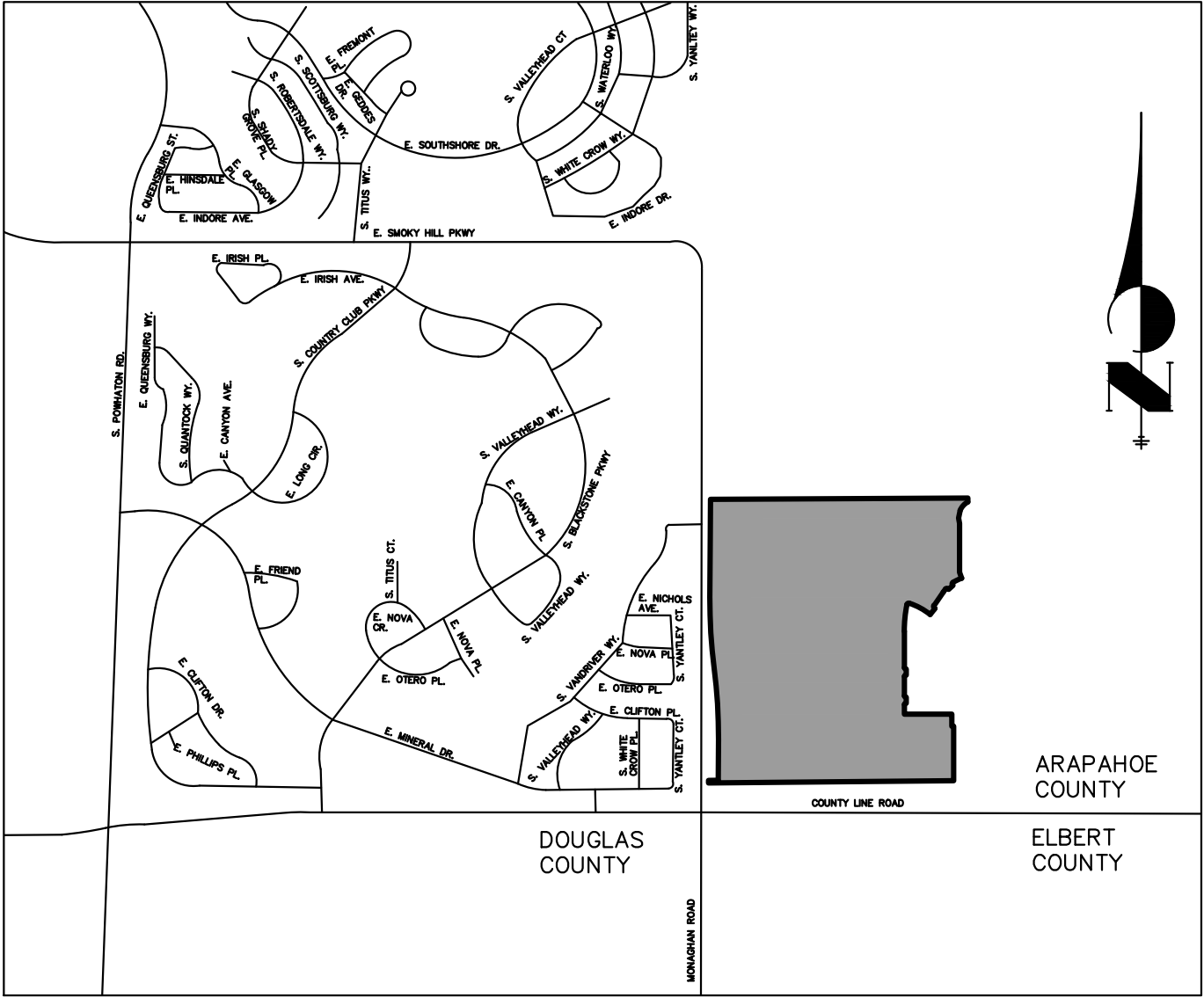
BY _____ NOTARY PUBLIC WITNESS MY HAND AND SEAL

_____ 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. RND70840355-4, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JULY 1, 2024 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. 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.



VICINITY MAP
N.T.S.

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



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.

JOB NO. 16118.00
JULY 17, 2024
SHEET 1 OF 13

J-R ENGINEERING
A Westrian Company

**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**



J-R ENGINEERING
A Westrian Company

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

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

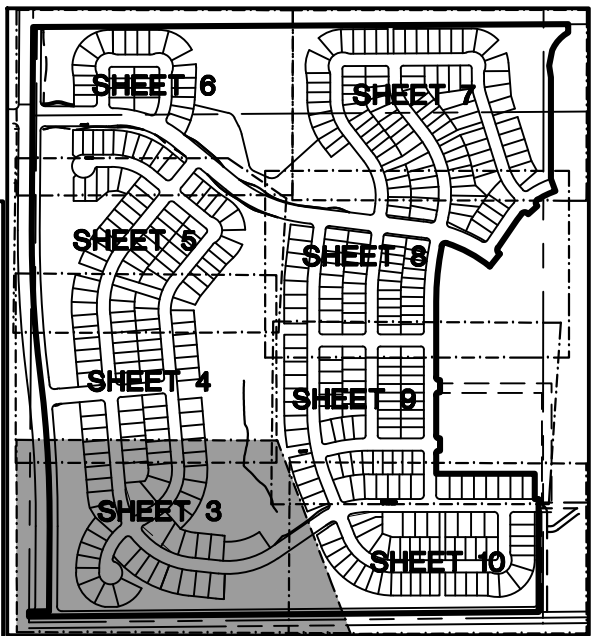
LEGEND

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

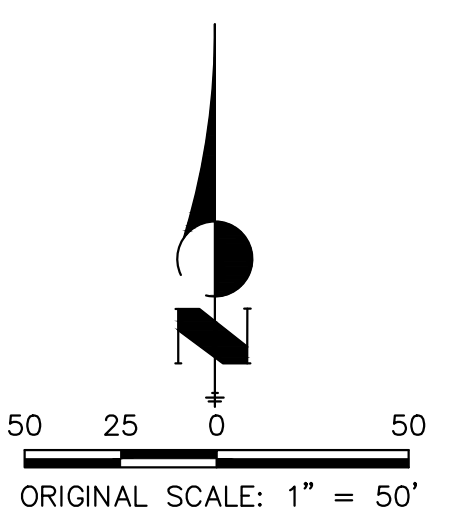
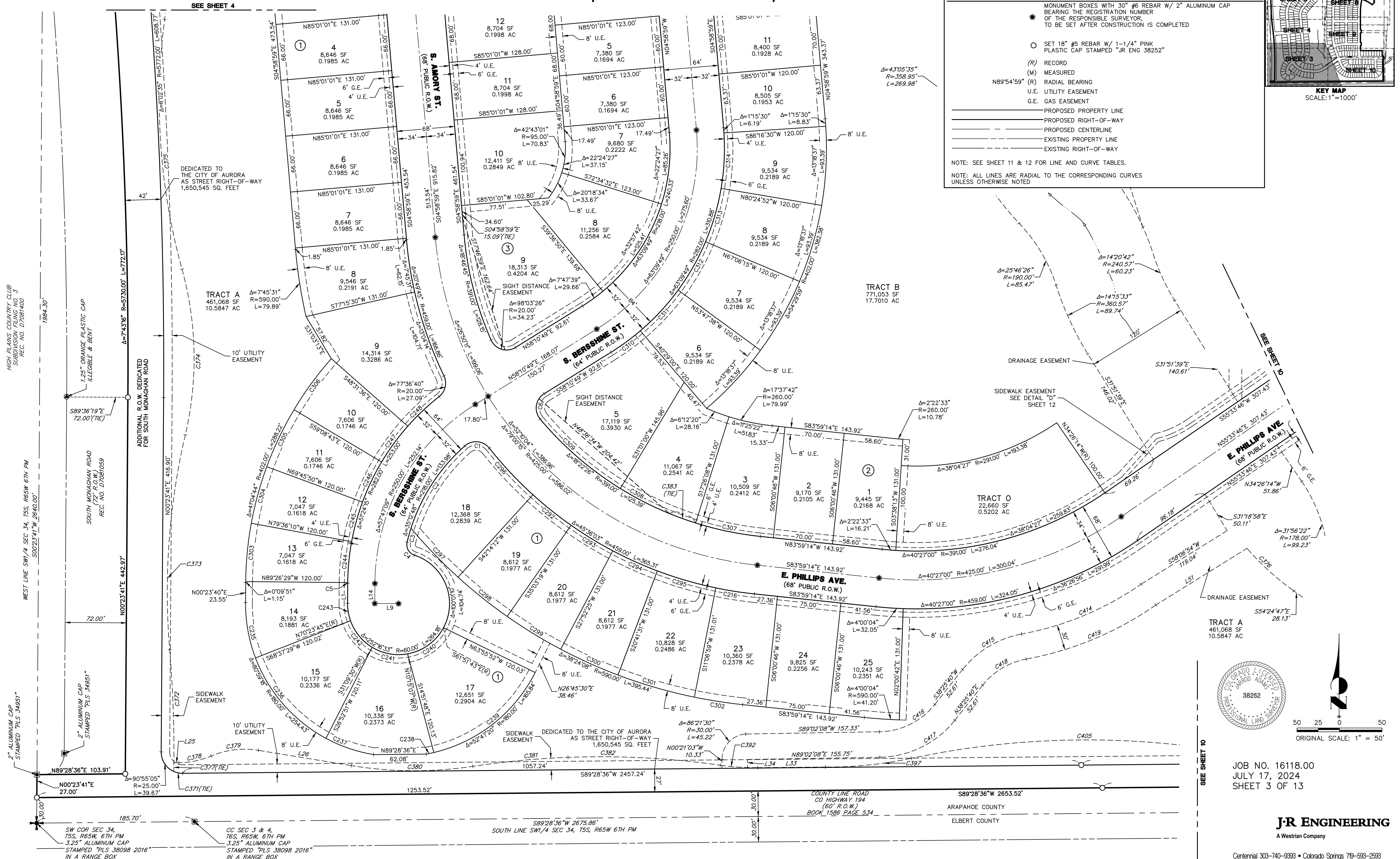
- SET 18" #5 REBAR W/ 1-1/4" PINK
PLASTIC CAP STAMPED "JR ENG 38252"
- (R) RECORD
- (M) MEASURED
- N89°54'59" (R) RADIAL BEARING
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY

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

NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES
UNLESS OTHERWISE NOTED



KEY MAP
SCALE: 1"=1000'



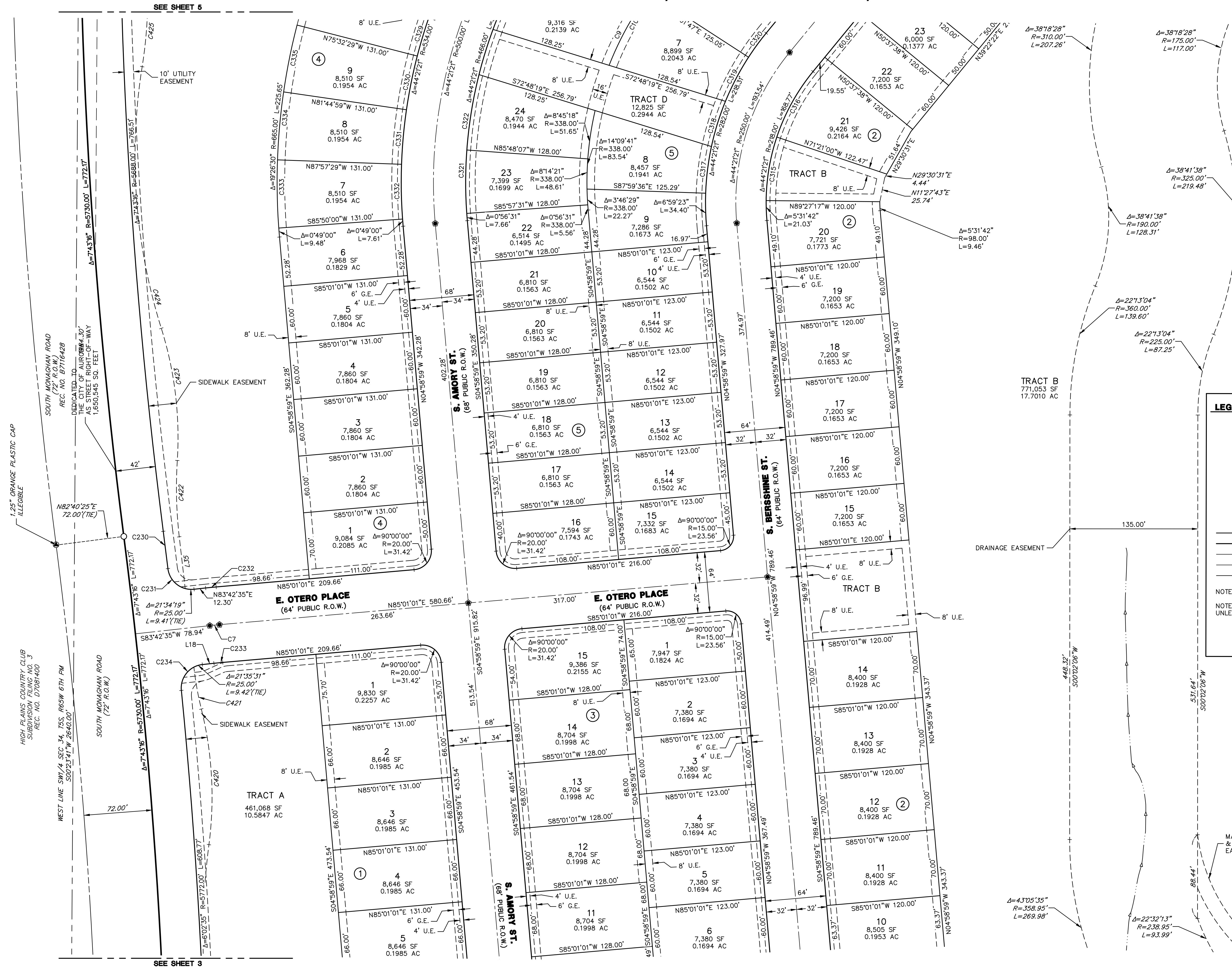
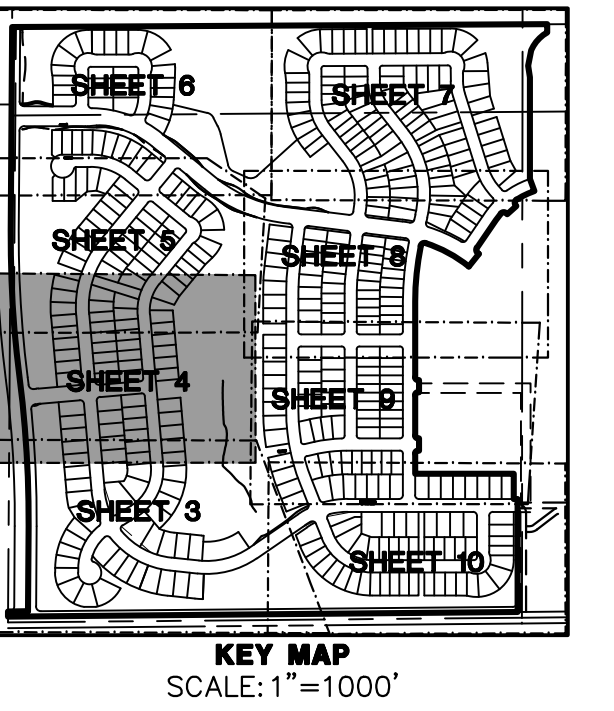
JOB NO. 16118.00
JULY 17, 2024
SHEET 3 OF 13

J-R ENGINEERING
A Western Company

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

OVERLAND RANCH SUBDIVISION FILING NO. 1

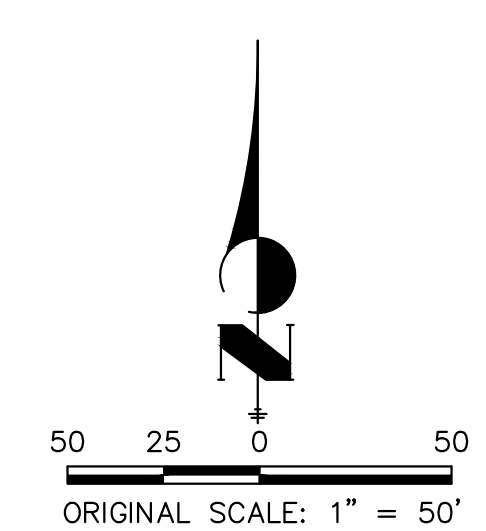
A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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



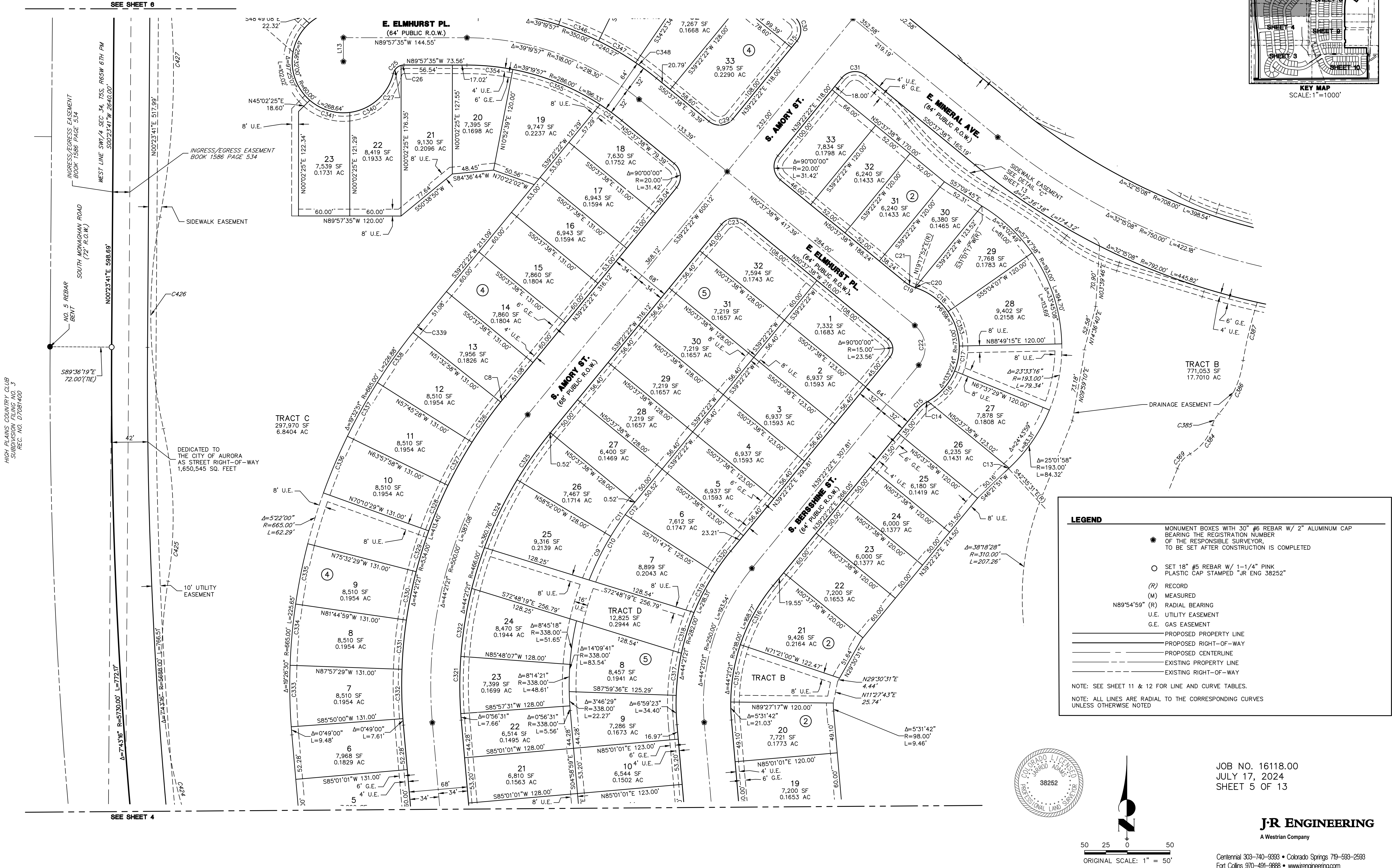
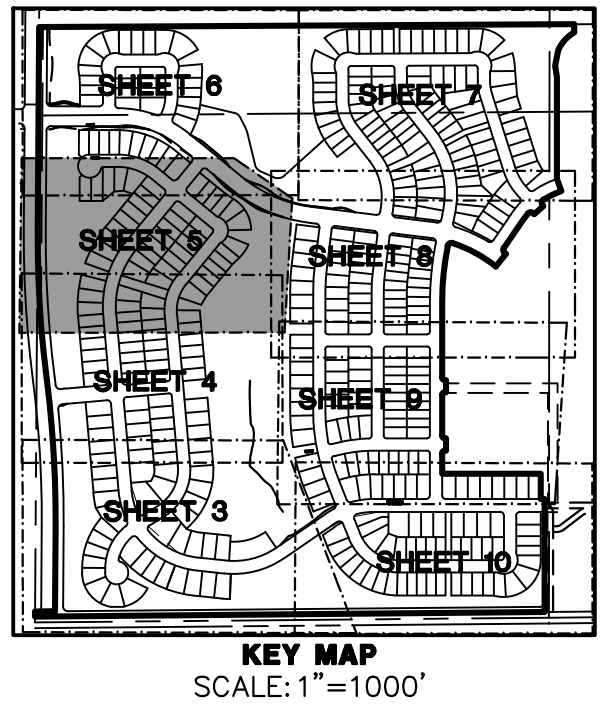
JOB NO. 16118.00
JULY 17, 2024
SHEET 4 OF 13

J-R ENGINEERING
A Westrian Company

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

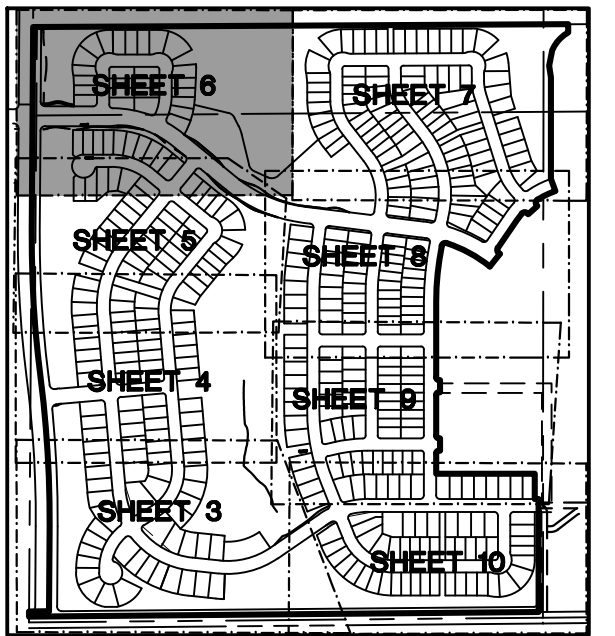
OVERLAND RANCH SUBDIVISION FILING NO. 1

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

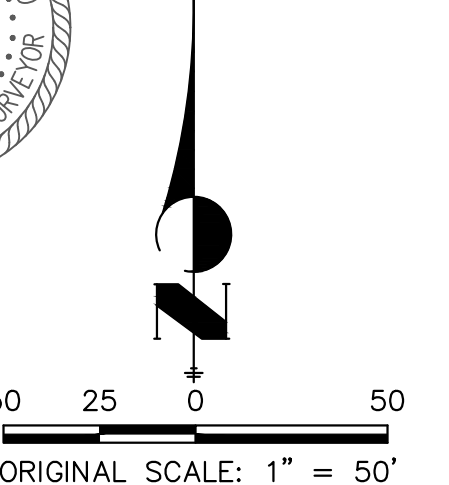
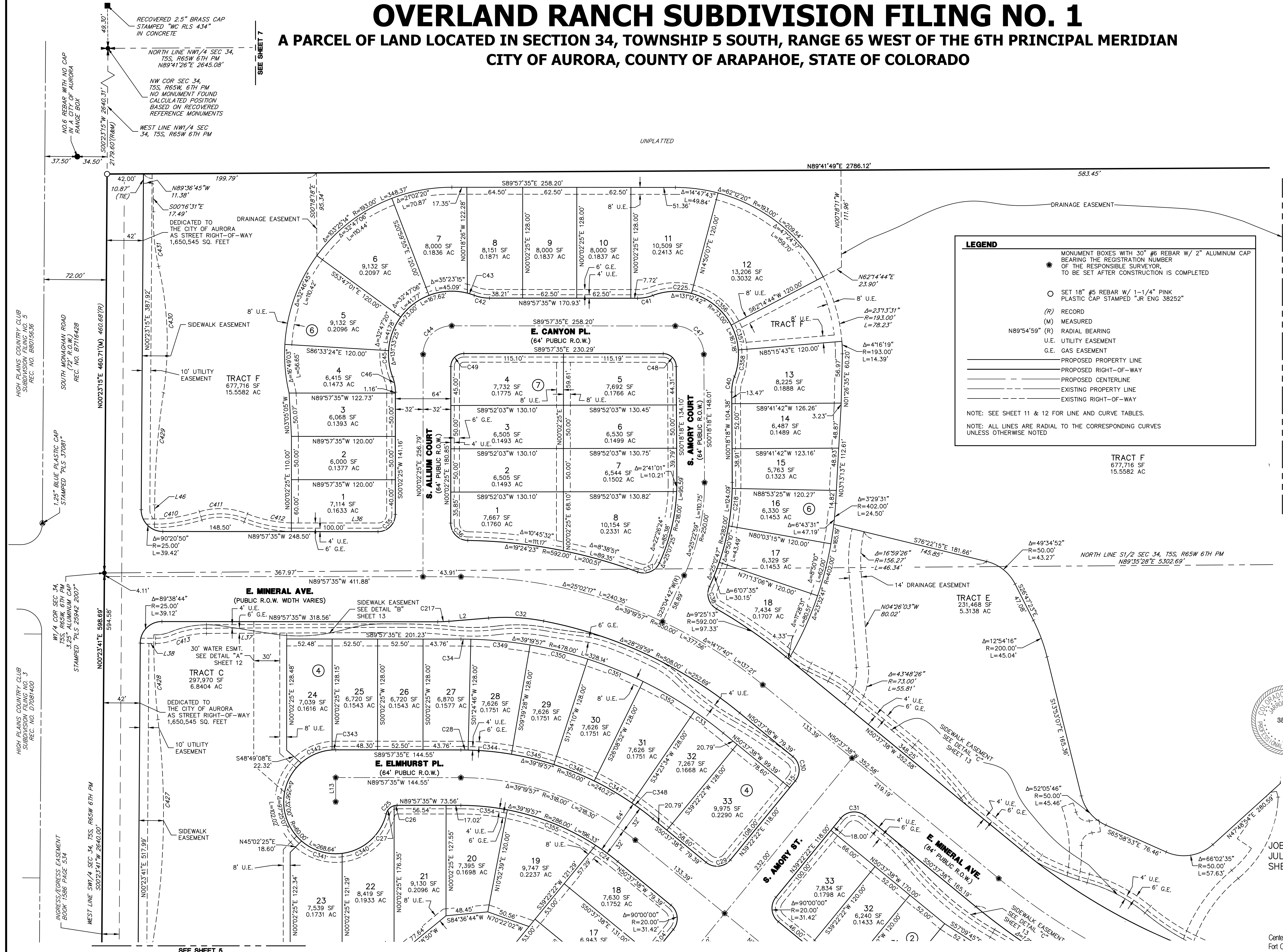


OVERLAND RANCH SUBDIVISION FILING NO. 1

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



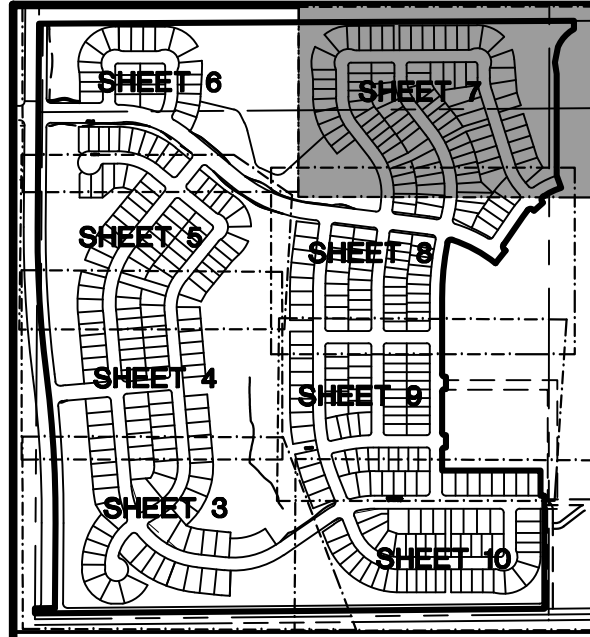
SCALE: 1"=1000'



JOB NO. 16118.00
JULY 17, 2024
SHEET 6 OF 13

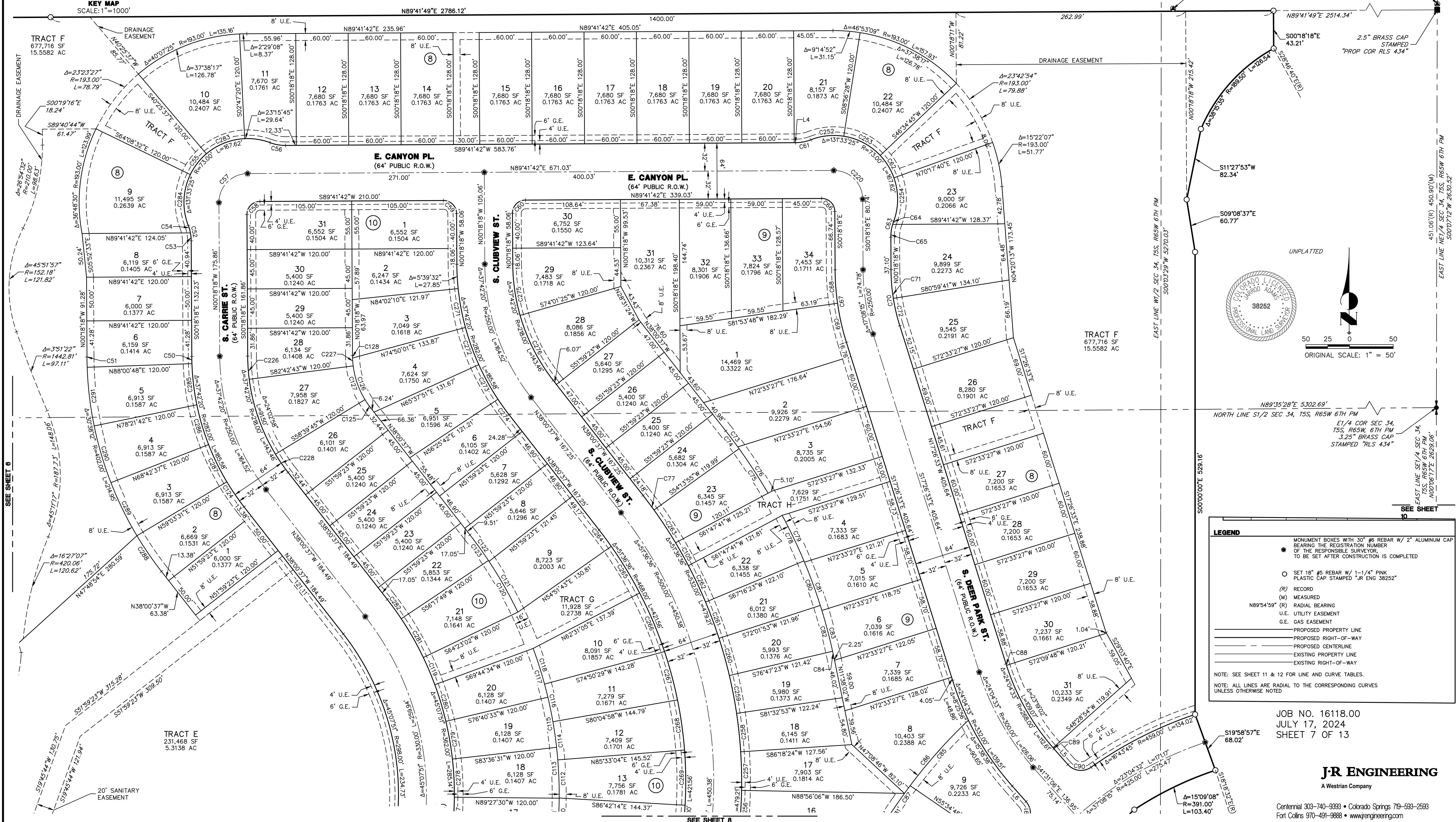
J-R ENGINEERING
A Westrian Company

Centennial 303-740-9993 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com



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



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



JOB NO. 16118.00
JULY 17, 2024
SHEET 8 OF 13

J-R ENGINEERING
A Westrian Company

Centennial 303-740-9993 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

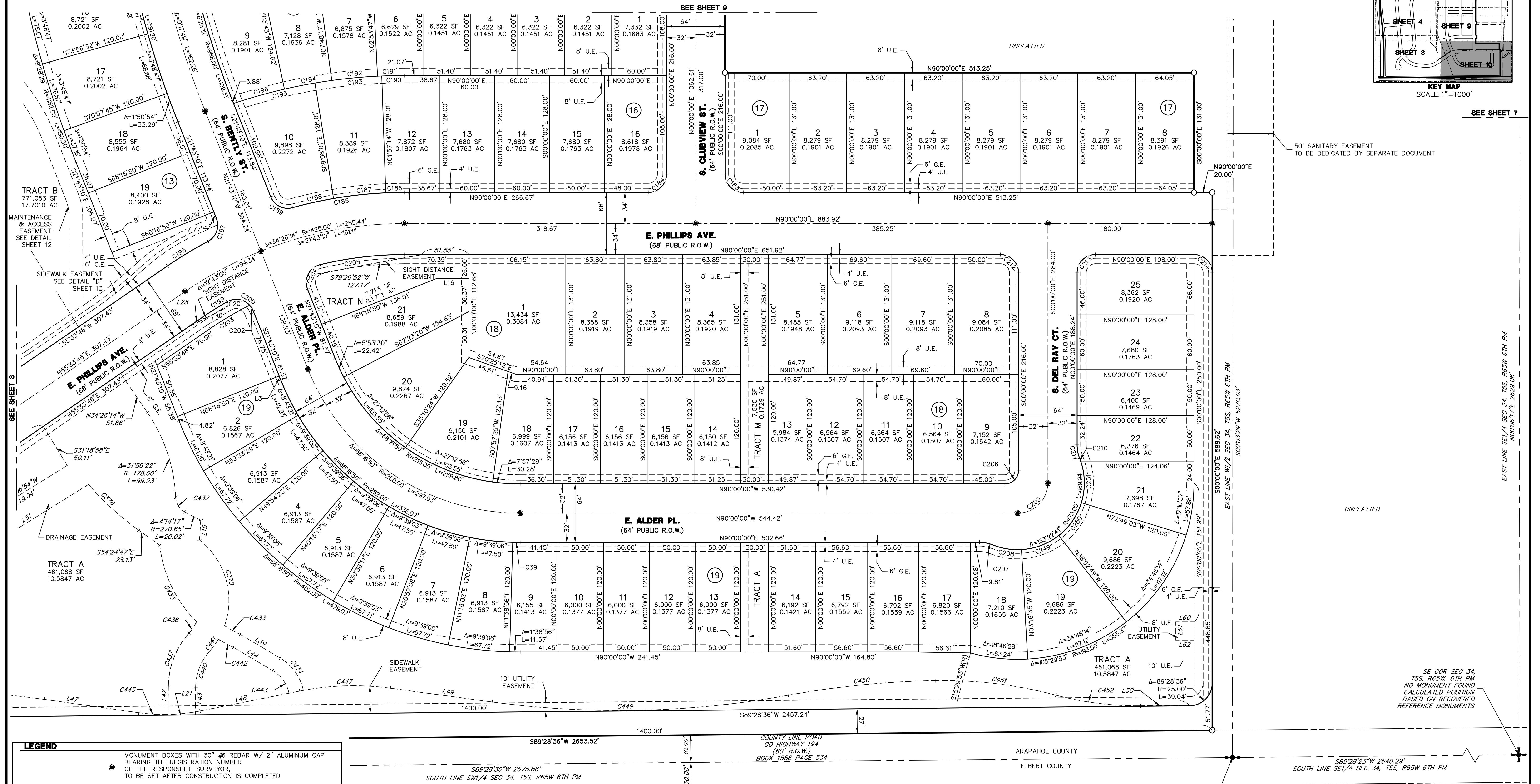
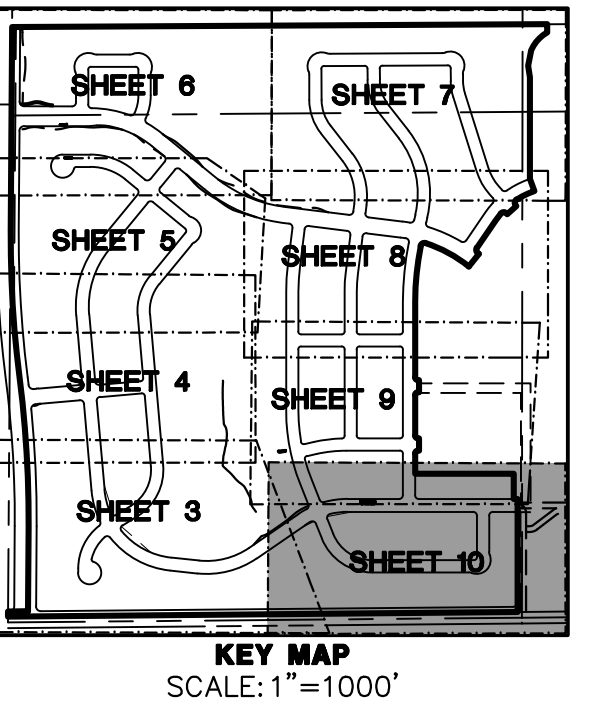
KEY MAP
SCALE: 1"=1000'



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

OVERLAND RANCH SUBDIVISION FILING NO. 1

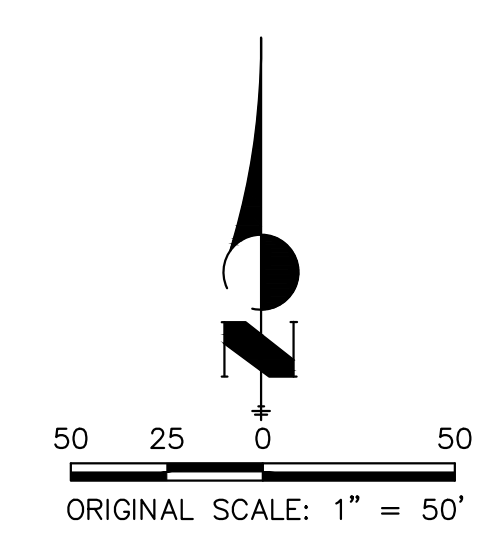
A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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.



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

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'	30.08'	N77°30'48"E 27.33'
C96	26°47'09"	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'

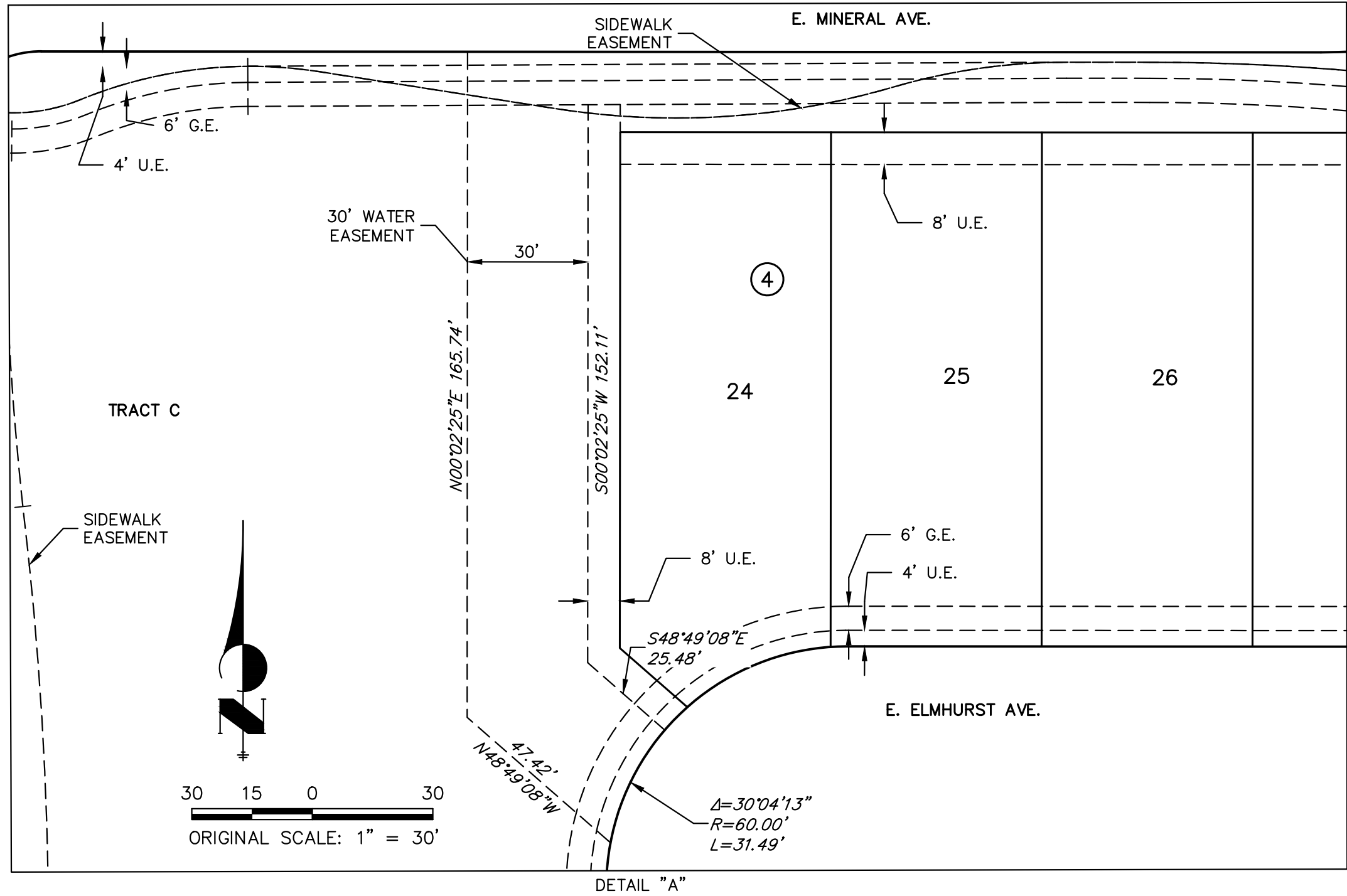
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C121	7°56'44"	482.00'	66.84'	N29°35'20"W 66.79'
C122	4°26'56"	482.00'	37.43'	N35°47'09"W 37.42'
C123	4°18'26"	482.00'	36.23'	N35°51'24"W 36.23'
C124	7°04'08"	282.00'	34.79'	S34°28'33"E 34.77'
C125	6°40'22"	98.00'	11.41'	S34°40'26"E 11.41'
C126	36°01'55"	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'	17.29'	S06°42'35"W 17.29'
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	7°37'54"	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'	S08°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	1°18'42"	1152.00'	26.37'	S00°39'21"E 26.37'
C169	1°18'42"	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	92°49'37"	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"E 21.21'
C182	90°00'00"	15.00'	23.56'	N45°00'00"W 21.21'
C183	90°00'00"	20.00'	31.42'	S45°00'00"E 28.28'
C184	90°00'00"	20.00'	31.42'	N45°00'00"E 28.28'
C185	7°10'47"	459.00'	57.52'	S83°49'56"W 57.48'
C186	2°34'41"	459.00'	20.65'	S88°42'40"W 20.65'
C187	7°10'47"	459.00'	57.52'	S83°49'56"W 57.48'
C188	5°43'46"	459.00'	45.90'	S77°22'39"W 45.88'
C189	8°46'04"	20.00'	29.24'	S63°36'12"E 26.71'
C190	2°26'31"	587.00'	25.02'	S88°46'45"W 25.01'
C191	2°26'31"	587.00'	25.02'	S88°46'45"W 25.01'
C192	4°54'30"	587.00'	50.29'	S84°38'58"W 50.27'
C193	4°54'30"	587.00'	50.29'	S84°38'58"W 50.27'
C194	3°19'25"	587.00'	34.05'	S78°43'00"W 34.05'
C195	5°38'57"	587.00'	57.88'	S74°13'49"W 57.85'
C196	5°38'57"	587.00'	57.88'	S74°13'49"W 57.85'
C197	8°346'04"	20.00'	29.24'	N20°09'52"E 26.70'
C198	6°29'08"	459.00'	51.96'	S58°48'20"W 51.93'
C199	4°39'39"	391.00'	31.81'	S75°53'35"W 31.80'
C200	7°00'47"	20.00'	26.88'	N81°16'12"W 24.90'
C201	7°00'47"	20.00'	26.88'	N81°16'12"W 24.90'
C202	2°102'39"	20.00'	7.35'	N3214°29'W 7.30'
C203	7°37'54"	376.00'	50.08'	S59°22'44"W 50.05'
C204	98°03'26"	20.00'	34.23'	S27°18'33"W 30.20'
C205	13°39'44"	391.00'	93.23'	S83°10'08"W 93.01'
C206	90°00'00"	15.00'	23.56'	N45°00'00"E 21.21'
C207	2°141'20"	40.00'	15.14'	N79°09'20"W 15.05'
C208	24°57'55"	73.00'	31.81'	S80°47'37"E 31.56'
C209	90°00'00"	33.00'	51.84'	S45°00'00"W 46.67'
C210	2°29'42"	73.00'	3.18'	N20°26'29"W 3.18'
C211	2°141'20"	40.00'	15.14'	S10°50'44"E 15.05'
C212	90°00'00"	20.00'	31.42'	N45°00'00"W 28.28'
C213	90°00'00"	20.00'	31.42'	S45°00'00"W 28.28'
C214	90°00'00"	20.00'	31.42'	N45°00'00"W 28.28'
C215	8°22'22"	802.00'	117.20'	N62°21'00"W 117.09'
C216	5°43'40"	459.00'	45.89'	S81°07'24"E 45.87'
C217	4°45'49"	156.00'	12.97'	N87°39'30"E 12.97'
C218	8°50'10"	282.00'	43.49'	N05°31'40"E 43.45'
C219	0°30'01"	598.00'	5.22'	S00°51'01"W 5.22'
C220	90°00'00"	33.00'	51.84'	S45°18'18"E 46.67'
C221	3°40'00"	782.00'	50.04'	S04°39'02"W 50.04'
C222	4°14'28"	718.00'	53.15'	S02°32'27"W 53.14'
C225	35°34'25"	73.00'	45.32'	S57°02'55"W 44.60'
C226	6°59'00"	218.00'	26.57'	S03°47'47"E 26.55'
C227	6°59'00"	98.00'	11.94'	S03°47'47"E 11.94'
C228	6°40'22"	218.00'	25.39'	S34°40'26"E 25.37'
C229	2°27'33"	718.00'	30.82'	S05°53'27"W 30.81'
C230	0°23'36"	5772.00'	39.62'	N07°07'47"W 39.62'
C231	89°21'26"	25.00'	38.99'	S51°36'42"E 35.16'
C232	1°18'26"	490.00'	11.18'	S84°21'48"W 11.18'
C233	1°18'26"	410.00'	9.35'	S84°21'48"W 9.35'
C234	89°21'29"	25.00'	38.99'	S39°01'51"W 35.16'
C235	2°110'46"	180.00'	66.54'	S10°11'43"E 66.16'
C236	40°54'35"	180.00'	128.52'	S41°14'23"E 125.81'
C237	18°53'58"	180.00'	59.37'	S71°08'39"E 59.11'
C238	2°52'30"	180.00'	9.03'	N78°06'35"E 9.03'
C239	49°54'50"	180.00'	156.81'	N51°142'55"E 151.90'
C240	51°36'36"	60.00'	54.05'	S75°36'35"E 52.24'
C241	4°124'37"	60.00'	43.36'	N9°32'49"E 42.43'
C242	39°14'16"	60.00'	41.09'	S39°13'23"E 40.02'

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
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	1°18'37"	282.00'	65.51'	N42°51'41"E 65.36'
C312	1°18'37"	282.00'	65.51'	N29°33'04"E 65.36'
C313	1°18'37"	282.00'	65.51'	N16°14'26"E 65.36'
C314	1°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'	50.00'	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	47°24'37"	73.00'	60.41'	N51°27'34"W 58.70'
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'
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'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
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	71°17'19"	83.87'	104.35'	S16°15'33"E 97.75'
C371	24°36'17"	25.00'	10.74'	S78°13'15"E 10.65'
C372	5°48'24"	1414.50'	143.36'	S01°54'12"E 143.29'
C373	17°55'54"	813.50'	254.60'	S04°09'32"W 253.56'
C374	28°33'29"	395.50'	197.13'	S01°09'15"E 195.10'
C375	22°55'10"	741.00'	296.41'	S03°58'25"E 294.44'
C376	13°36'33"	314.50'	74.70'	S47°41'28"E 74.53'
C377	0°24'52"	1414.50'	10.23'	N00°47'34"E 10.23'
C378	22°28'26"	99.50'	39.03'	N78°14'23"E 38.78'
C379	32°19'41"	100.50'	56.71'	N83°10'00"E 55.96'
C380	17°57'45"	457.54'	143.44'	S89°39'02"E 142.85'
C381	6°26'50"	1000.50'	112.58'	N84°35'30"E 112.52'
C382	10°17'26"	1000.50'	179.69'	S87°02'22"E 179.45'
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'
C392	8°45'57"	287.25'	43.95'	S86°16'38"E 43.91'
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'
C397	12°38'43"	460.74'	101.69'	N84°09'36"E 101.48'
C398	45°26'58"	48.57'	38.53'	N49°44'13"E 37.53'
C399	8°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	123°47'30"	3.50'	7.56'	S58°49'26"W 6.17'
C405	17°45'58"	1000.50'	310.23'	N89°09'25"E 308.99'
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'
C414	24°33'34"	358.37'	153.61'	N67°20'45"E 152.44'
C415	41°11'52"	115.00'	82.69'	N59°01'36"E 80.92'
C416	50°36'28"	85.00'	75.08'	N63°43'54"E 72.66'
C417	50°36'28"	115.00'	101.58'	N63°43'54"E 98.31'
C418	41°11'52"	85.00'	61.12'	N59°01'36"E 59.81'
C419	24°35'23"	388.37'	166.68'	N67°19'50"E 165.40'
C420	21°23'17"	386.50'	144.28'	S03°12'28"E 143.44'
C421	7°33'26"	340.50'	44.91'	S10°07'24"E 44.88'
C422	10°11'57"	453.50'	80.73'	S01°27'38"E 80.62'

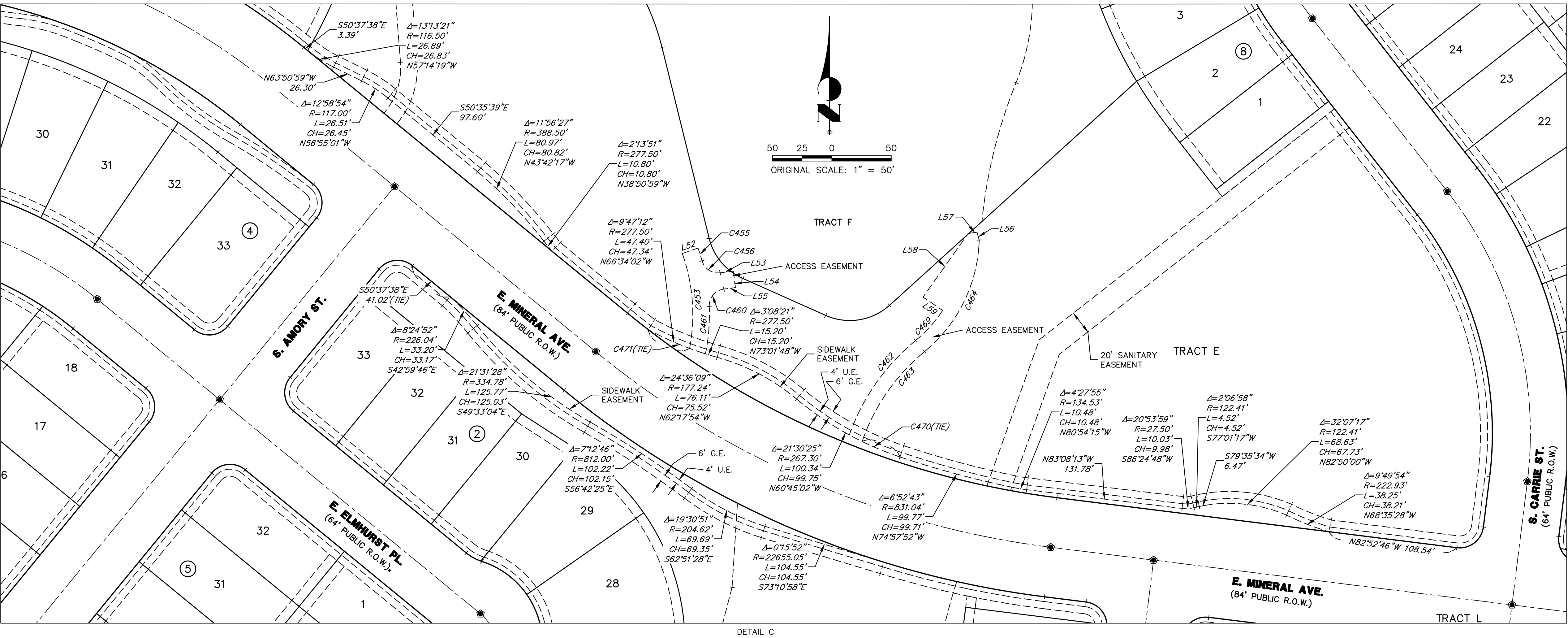
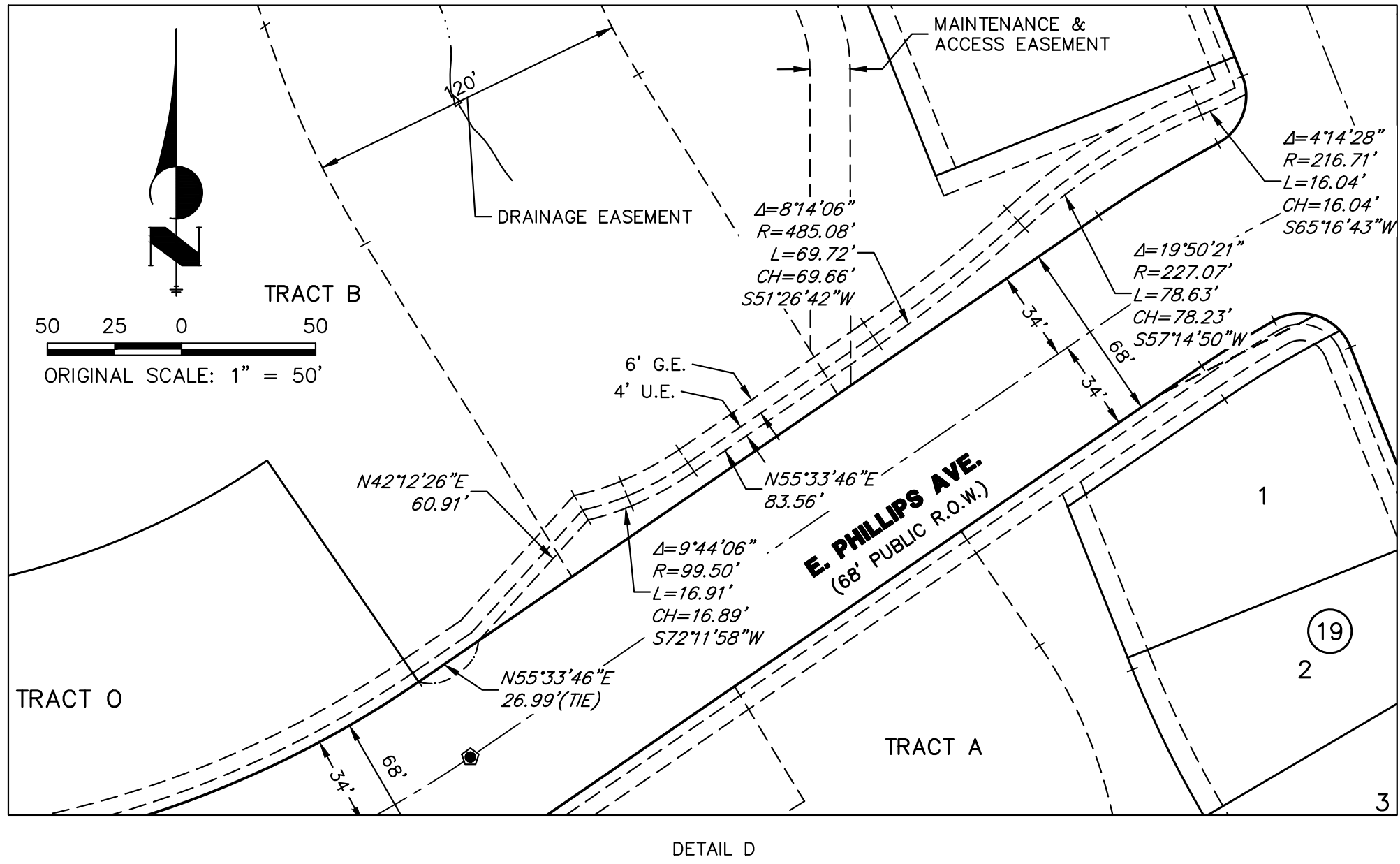
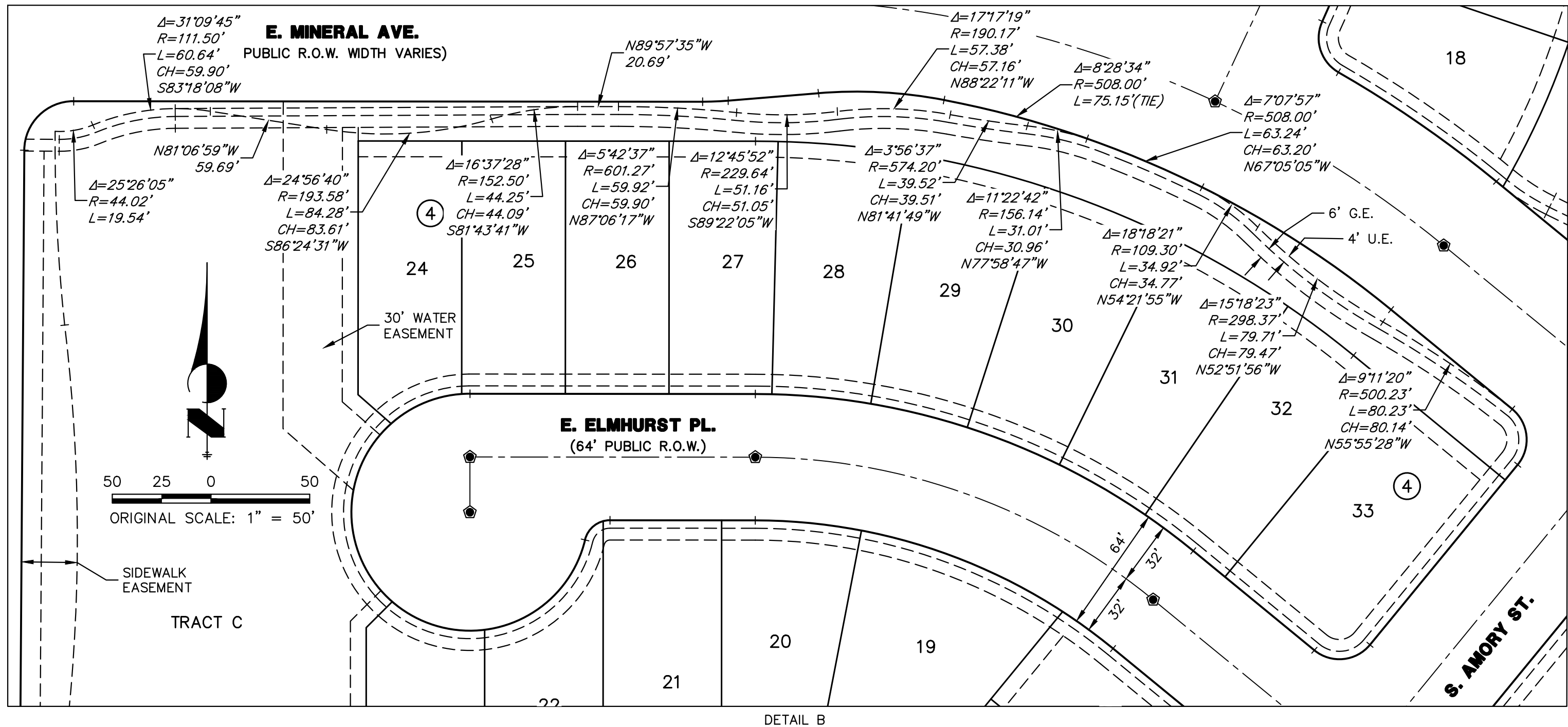


CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C423	21°04'01"	384.50'	141.38'	S06°53'40"E 140.58'
C424	26°29'42"	604.50'	279.54'	S04°10'49"E 277.05'
C425	21°40'22"	475.50'	179.86'	S01°46'09"E 178.79'
C426	23°21'49"	612.01'	249.56'	S00°55'25"E 247.84'
C427	17°33'50"	906.96'	278.02'	S01°57'34"W 276.94'
C428	6°28'42"	861.12'	97.37'	S02°50'45"E 97.32'
C429	8°11'55"	908.50'	130.00'	S04°29'24"W 129.89'
C430	21°35'53"	389.50'	146.82'	S02°12'35"E 145.96'
C431	12°42'20"	232.50'	51.56'	S06°39'21"E 51.45'
C432	58°07'02"	19.00'	19.27'	N31°33'23"W 18.46'
C433	8°56'46"	123.80'	19.33'	S61°06'34"E 19.31'
C434	47°28'55"	54.00'	44.75'	S35°32'53"E 43.48'
C435	38°47'58"	139.80'	94.67'	S25°41'22"E 92.87'
C436	15°49'41"	53.87'	14.88'	S33°42'56"W 14.83'
C437	41°12'50"	90.00'	64.74'	S21°01'59"W 63.35'
C440	41°12'50"	60.00'	43.16'	S21°02'06"W 42.24'
C441	11°11'28"	83.87'	16.38'	S36°02'03"W 16.36'
C442	7°36'31"	139.80'	18.57'	S61°24'49"E 18.55'
C443	47°12'27"	38.00'	31.31'	S35°39'45"E 30.43'
C445	19°20'41"	199.50'	67.36'	N88°22'03"E 67.04'
C447	19°00'33"	300.50'	99.70'	N88°11'59"E 99.24'
C449	18°01'42"	1034.30'	325.44'	N88°41'25"E 324.10'
C450	9°15'55"	1000.50'	161.79'	N84°18'31"E 161.61'
C451	15°53'54"	480.91'	133.44'	S83°06'34"E 133.01'
C452	15°21'47"	349.50'	93.71'	S82°50'31"E 93.43'
C453	30°20'28"	152.95'	80.99'	S04°24'43"E 80.05'
C455	3°51'24"	166.95'	11.24'	N17°37'22"W 11.23'
C456	81°25'07"	14.00'	19.89'	N56°24'13"W 18.26'
C460	85°14'41"	14.00'	20.83'	N40°15'53"E 18.96'
C461	13°48'34"	166.94'	40.24'	N04°32'49"E 40.14'
C462	31°03'56"	181.03'	98.16'	N35°03'57"E 96.96'
C463	31°36'43"	169.03'	93.26'	S34°47'33"W 92.08'
C464	46°37'43"	126.10'	102.62'	S27°17'03"W 99.81'
C469	17°13'19"	114.10'	34.30'	N41°59'15"E 34.17'
C470	7°23'07"	267.30'	34.45'	S67°48'41"E 34.43'
C471	7°53'41"	277.50'	38.24'	S65°37'16"E 38.21'

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	N89°28'36"E	5.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L26	S80°40'09"E	110.77'
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'
L33	N89°28'36"E	79.83'
L34	N00°21'03"W	10.29'
L35	S06°33'37"E	55.00'
L36	N89°57'35"W	92.00'
L37	N89°42'41"E	203.82'
L38	N89°36'19"W	17.65'
L39	S59°24'29"E	51.15'
L42	S00°25'36"W	30.27'
L43	S00°25'36"W	30.27'
L44	S59°24'29"E	50.29'
L46	S00°23'27"W	26.34'
L47	S81°57'36"E	104.41'
L48	N78°41'43"E	111.26'
L49	S82°17'44"E	112.46'
L50	N89°28'36"E	58.67'
L51	N58°08'28"E	126.09'
L52	S70°47'32"W	14.00'
L53	S82°53'13"W	11.22'
L54	N07°06'47"W	14.00'
L55	N82°53'13"E	9.81'
L56	S15°52'08"E	6.64'
L57	N82°02'53"E	7.84'
L58	N35°22'20"E	65.64'
L59	N55°42'40"W	19.92'
L60	N90°00'00"E	20.00'
L61	S00°00'00"E	20.00'
L62	N90°00'00"E	20.00'

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



JOB NO. 16118.00
JULY 17, 2024
SHEET 13 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