

BUCKLEY YARD SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACT F, BUCKLEY YARD SUBDIVISION FILING NO. 1 AND LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DEDICATION STATEMENT:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF PARCELS OF LAND BEING ALL OF TRACT F, BUCKLEY YARD SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. E1188820 AND ALL OF LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14 RECORDED UNDER RECEPTION NO. 1991491, ALL IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTHWEST CORNER BY A 3" ALUMINUM CAP IN A RANGE BOX AND AT THE NORTH QUARTER CORNER BY A 3" ALUMINUM CAP IN A RANGE BOX, BEARING N89°57'02"W, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

PARCEL 1:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.;

THENCE S33°44'04"E A DISTANCE OF 719.99 FEET, TO THE NORTHWESTERLY CORNER OF SAID TRACT F, BUCKLEY YARD SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. E1188820 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING A POINT OF NON-TANGENT CURVE AND THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY OF SAID TRACT F, THE FOLLOWING TWELVE (12) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S02°30'48"E, HAVING A RADIUS OF 554.84 FEET, A CENTRAL ANGLE OF 37°55'48" AND AN ARC LENGTH OF 367.31 FEET, TO A POINT OF TANGENT;
- S54°35'00"E A DISTANCE OF 596.63 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 295.00 FEET, A CENTRAL ANGLE OF 59°13'56" AND AN ARC LENGTH OF 304.97 FEET, TO A POINT OF TANGENT;
- S04°38'56"W A DISTANCE OF 143.10 FEET;
- S08°07'01"W A DISTANCE OF 165.31 FEET;
- S04°38'56"W A DISTANCE OF 75.22 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°34'29" AND AN ARC LENGTH OF 39.08 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8,055.00 FEET, A CENTRAL ANGLE OF 00°37'00" AND AN ARC LENGTH OF 86.68 FEET, TO A POINT TANGENT;
- N86°23'35"W A DISTANCE OF 594.80 FEET;
- N03°36'25"E A DISTANCE OF 15.00 FEET;
- N86°23'35"W A DISTANCE OF 154.14 FEET;
- N02°58'12"W A DISTANCE OF 1,049.78 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED NET AREA OF 793,120 SQUARE FEET OR 18.2075 ACRES.

TOGETHER WITH:

PARCEL 2:.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.;

THENCE S52°46'42"E A DISTANCE OF 1,556.99 FEET, TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14 RECORDED UNDER RECEPTION NO. 1991491 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

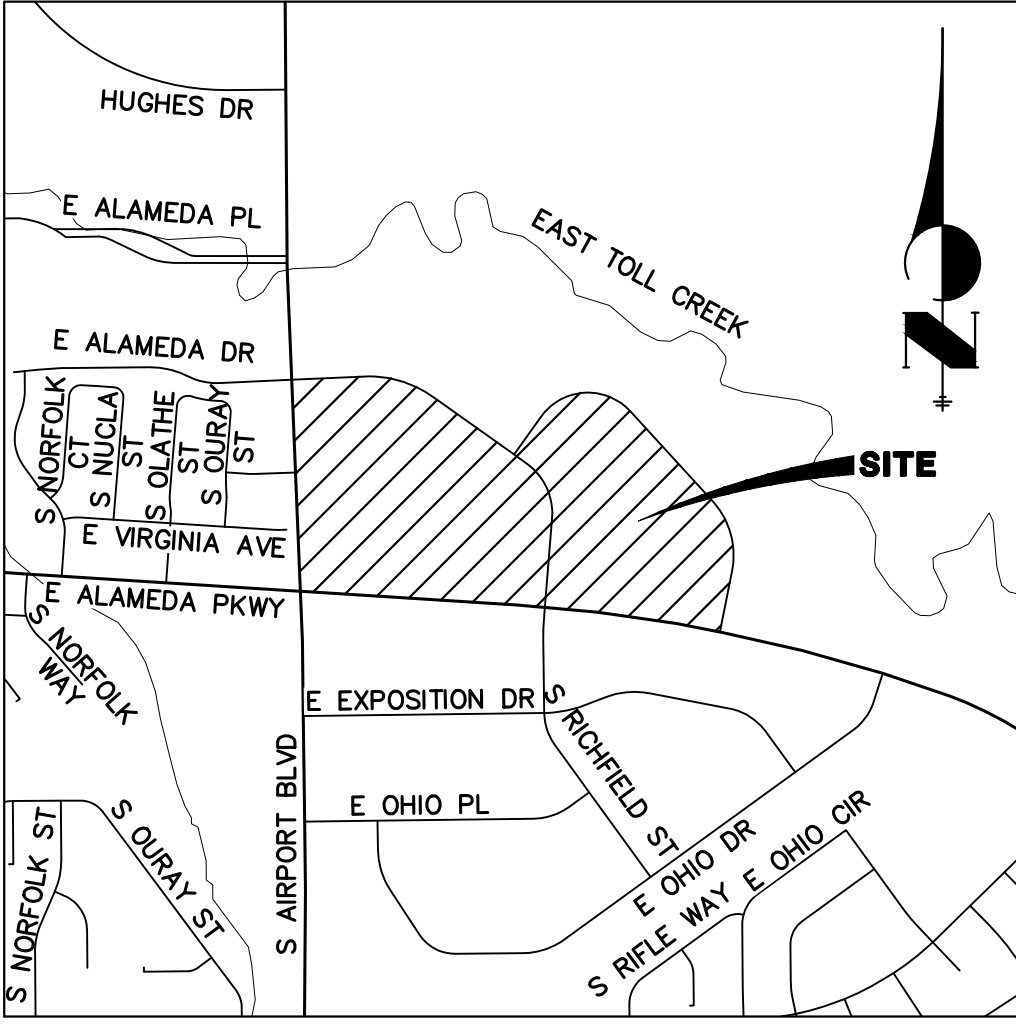
THENCE ON THE BOUNDARY OF SAID LOT 1 BLOCK 3, THE FOLLOWING FIFTEEN (15) COURSES:

- N35°25'00"E A DISTANCE OF 176.04 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 102°03'48" AND AN ARC LENGTH OF 489.87 FEET, TO A POINT OF TANGENT;
- S42°31'12"E A DISTANCE OF 632.78 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 396.30 FEET, A CENTRAL ANGLE OF 53°46'19" AND AN ARC LENGTH OF 371.93 FEET, TO A POINT OF NON-TANGENT;
- S14°43'22"W A DISTANCE OF 165.19 FEET;
- S11°15'07"W A DISTANCE OF 75.22 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°34'28" AND AN ARC LENGTH OF 39.08 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8,055.00 FEET, A CENTRAL ANGLE OF 05°45'08" AND AN ARC LENGTH OF 808.68 FEET, TO A POINT REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°34'28" AND AN ARC LENGTH OF 39.08 FEET, TO A POINT TANGENT;
- N04°38'56"E A DISTANCE OF 75.22 FEET;
- N01°10'50"E A DISTANCE OF 165.31 FEET;
- N04°38'56"E A DISTANCE OF 143.10 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 59°13'56" AND AN ARC LENGTH OF 356.66 FEET, TO A POINT OF TANGENT;
- N54°35'00"W A DISTANCE OF 14.32 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 62.83 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED NET AREA OF 805,920 SQUARE FEET OR 18.5014 ACRES.

GROSS AREA OF PARCELS 1 AND 2 IS 1,599,040 SQUARE FEET OR 36.7089 ACRES.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BUCKLEY YARD SUBDIVISION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATED TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.



VICINITY MAP  
1"=1000'

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 RIGHT-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.

OWNERS CERTIFICATE:

BUCKLEY YARD REF ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_

BY: \_\_\_\_\_ NOTARY PUBLIC WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
ADDRESS

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

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 \_\_\_\_\_ 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

GENERAL NOTES:

- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE. (B) IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. (D) IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS PARCEL, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. NCS-1128933-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MAY 30, 2023 AT 5:00 P.M.
- 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."
- 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 HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING-FIRE LANE".
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTHWEST CORNER BY A 3" BRASS CAP STAMPED "CITY OF AURORA T4S, 8/9, 17/16, R66W PLS 16419 1991" IN A RANGE BOX AND AT THE NORTH QUARTER CORNER BY A 3" BRASS CAP STAMPED "CITY OF AURORA 1/4 T4S, 9/16, R66W PLS 16848 1986" IN A RANGE BOX 0.4' DOWN, BEARING N89°57'02"W, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- 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.
- TRACTS A-A0 ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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.
- ALL OWNERS OF LOTS ADJACENT TO EAST ALAMEDA DRIVE, SOUTH PITKIN STREET, SOUTH QUINTERO WAY, SOUTH PITKIN COURT, EAST VIRGINIA AVENUE, SOUTH RICHFIELD STREET AND SOUTH RIFLE STREET SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST 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 NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

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 OCTOBER 4, 2020.

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.



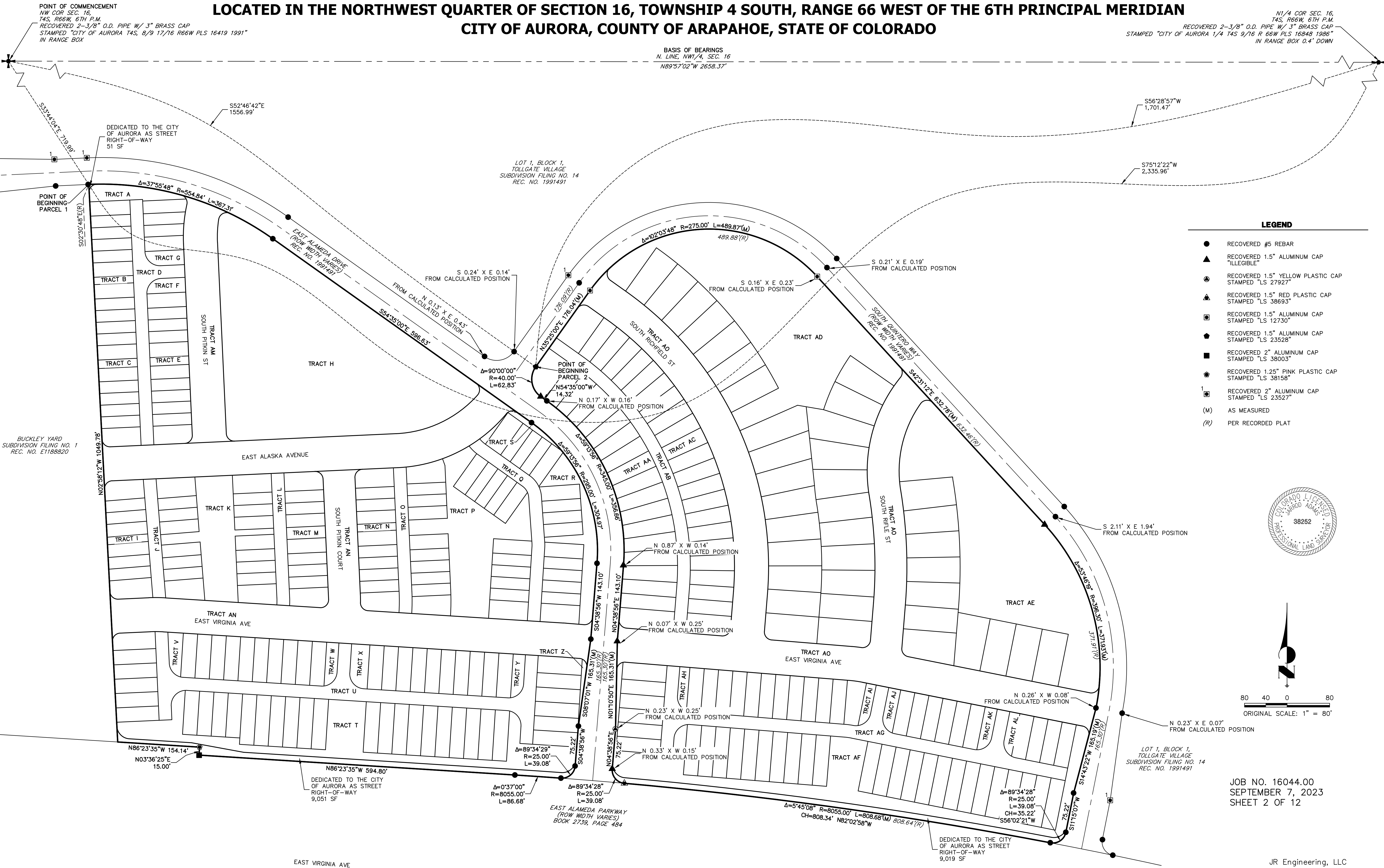
JARROD ADAMS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38252  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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.

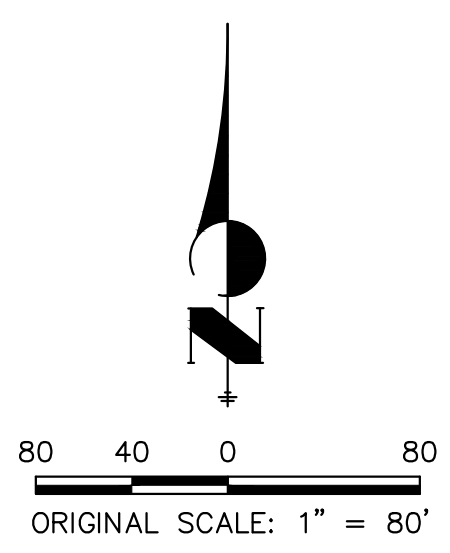
JOB NO. 16044.00  
SEPTEMBER 7, 2023  
SHEET 1 OF 12

# BUCKLEY YARD SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACT F, BUCKLEY YARD SUBDIVISION FILING NO. 1 AND LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14  
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



| LEGEND |  |
|--------|--|
| ●      | RECOVERED #5 REBAR                                   |
| ▲      | RECOVERED 1.5" ALUMINUM CAP "ILLEGIBLE"              |
| ●      | RECOVERED 1.5" YELLOW PLASTIC CAP STAMPED "LS 27927" |
| ▲      | RECOVERED 1.5" RED PLASTIC CAP STAMPED "LS 38693"    |
| ■      | RECOVERED 1.5" ALUMINUM CAP STAMPED "LS 12730"       |
| ●      | RECOVERED 1.5" ALUMINUM CAP STAMPED "LS 23528"       |
| ■      | RECOVERED 2" ALUMINUM CAP STAMPED "LS 38003"         |
| ●      | RECOVERED 1.25" PINK PLASTIC CAP STAMPED "LS 38158"  |
| ■      | RECOVERED 2" ALUMINUM CAP STAMPED "LS 23527"         |
| (M)    | AS MEASURED  |
| (R)    | PER RECORDED PLAT                                    |



JOB NO. 16044.00  
SEPTEMBER 7, 2023  
SHEET 2 OF 12

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



# BUCKLEY YARD SUBDIVISION FILING NO. 2

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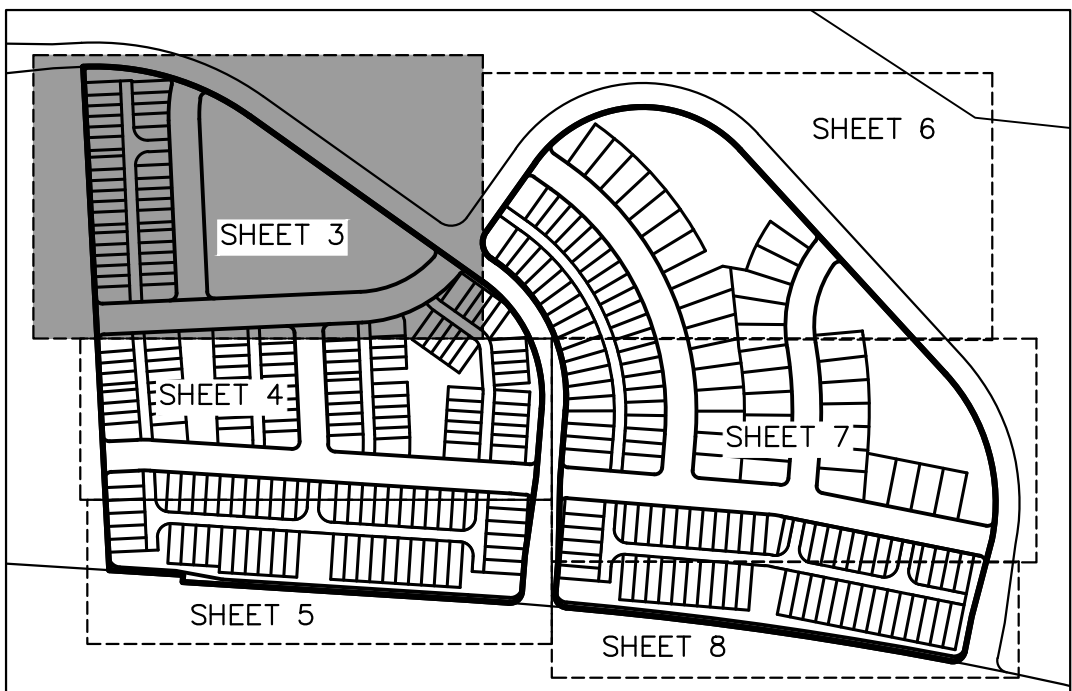
## LEGEND

- RANGE POINT TO BE SET POST CONSTRUCTION BY RESPONSIBLE SURVEYOR
- SET 18" #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38252"
- RECOVERED #5 REBAR
- ▲ RECOVERED 1.5" ALUMINUM CAP "ILLEGIBLE"
- RECOVERED 1.5" YELLOW PLASTIC CAP STAMPED "LS 27927"
- ▲ RECOVERED 1.5" RED PLASTIC CAP STAMPED "LS 38693"
- RECOVERED 1.5" ALUMINUM CAP STAMPED "LS 12730"
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- RECOVERED 1.25" PINK PLASTIC CAP STAMPED "LS 38158"

- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- D.E. DRAINAGE EASEMENT
- W.E. WATER EASEMENT
- F.L.E. FIRE LANE EASEMENT
- A. & U.E. ACCESS & UTILITY EASEMENT
- N, E, S, W DIRECTION FROM CALCULATED POSITION

- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING EASEMENT
- (A) (B) (C) (D) (E) SEE WATER EASEMENT DETAIL, SHEET 8
- (R) (S) (T) SEE WATER EASEMENT DETAIL, SHEET 11

NOTE: A BLANKET ACCESS, UTILITY, AND FIRE LANE EASEMENT IS HEREBY GRANTED OVER TRACTS AM, AN, AND AO.



KEY MAP

LOT 1, BLOCK 1,  
TOLLGATE VILLAGE SUBDIVISION FILING NO. 14  
REC. NO. 1991491

SEE SHEET 6

SEE SHEET 4

SEE SHEET 4



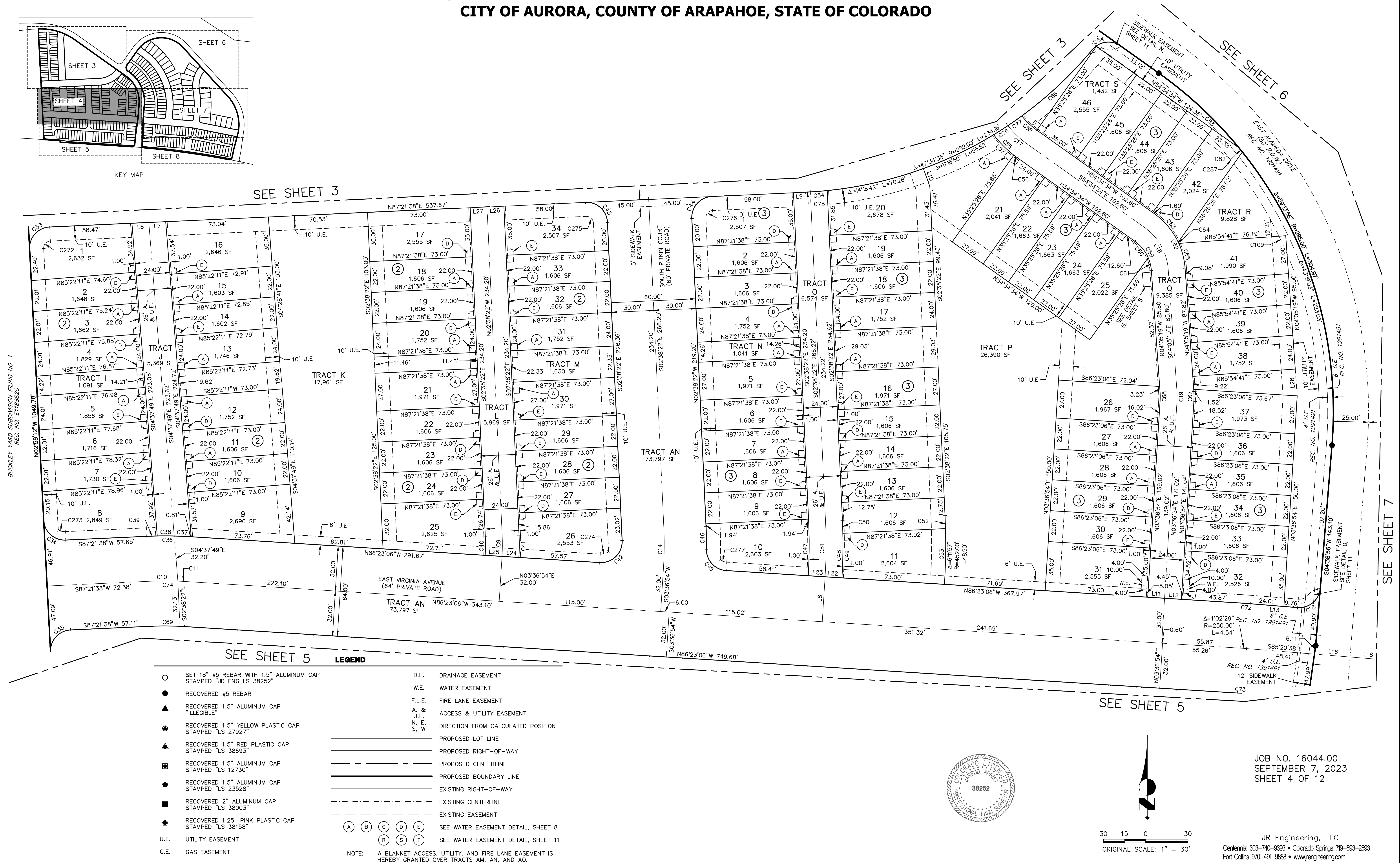
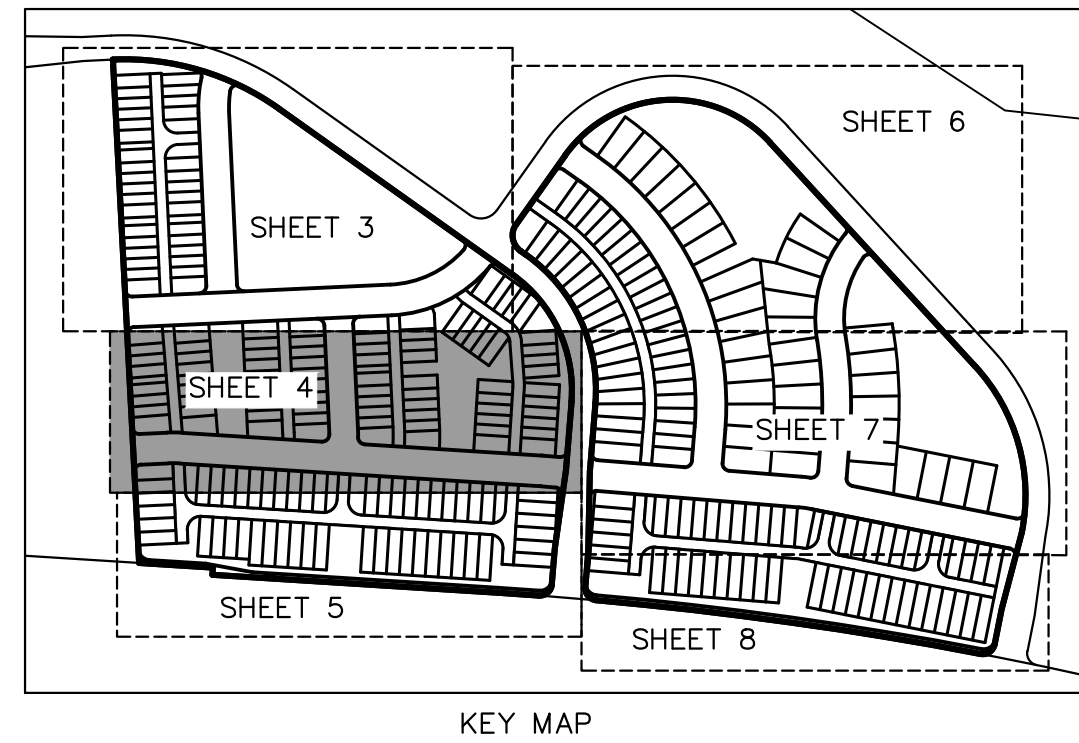
JOB NO. 16044.00  
SEPTEMBER 7, 2023  
SHEET 3 OF 12

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30 15 0 30  
ORIGINAL SCALE: 1" = 30'

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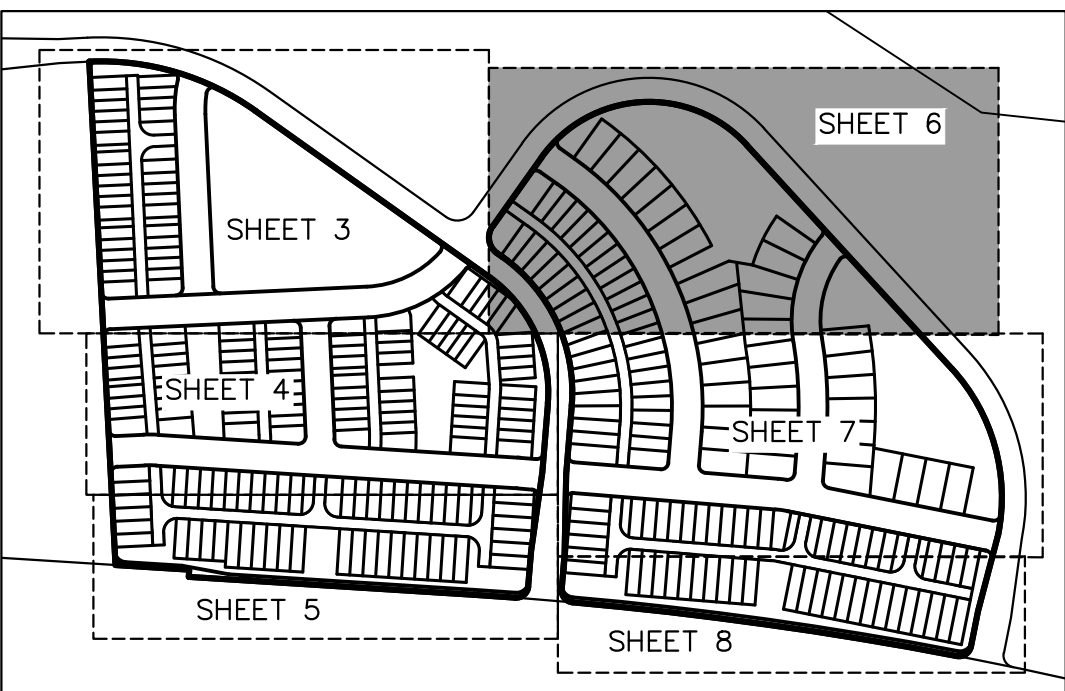


OB NO. 16044.00  
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SHEET 5 OF 12

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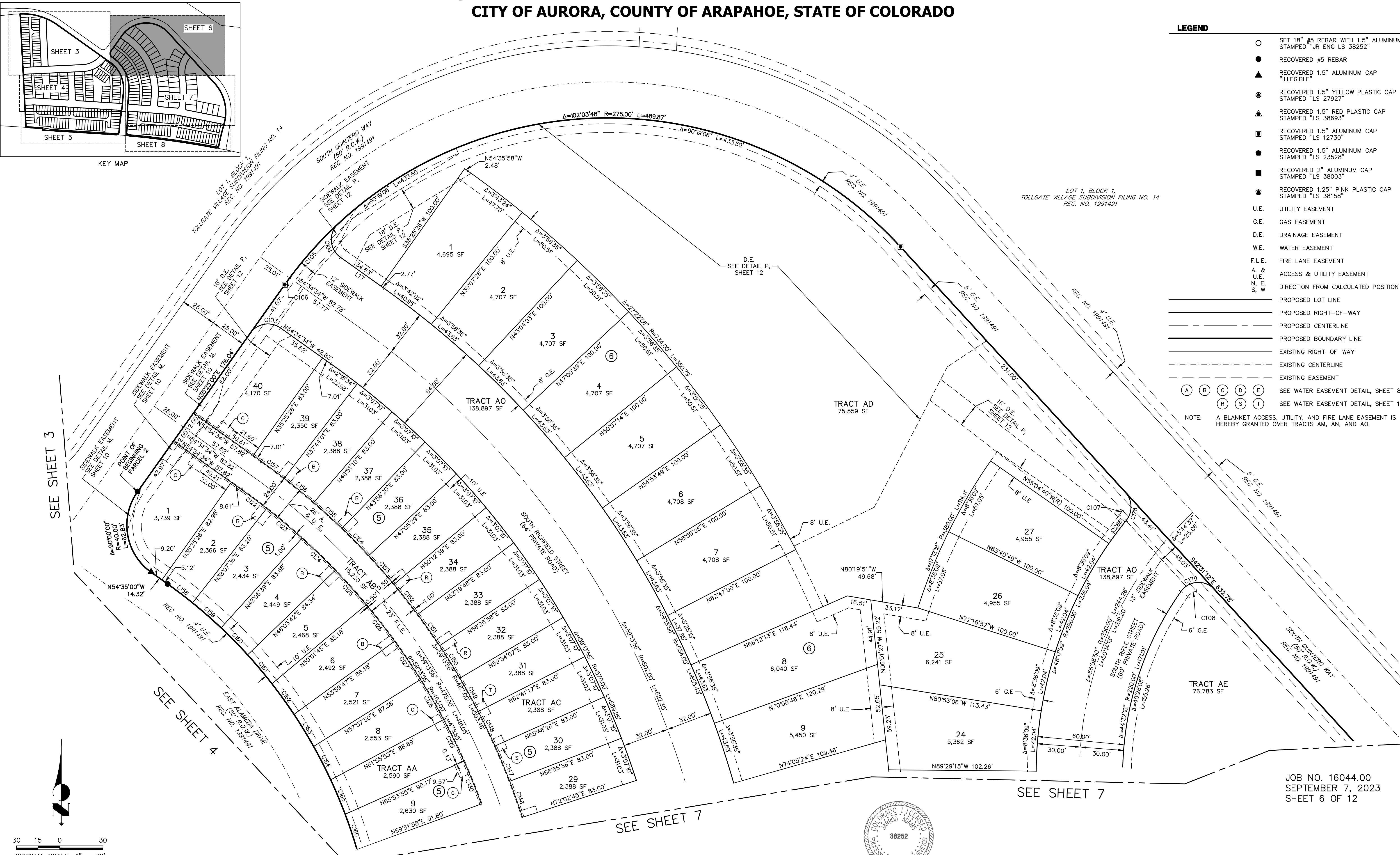
KEY MAP

## LEGEND

- SET 18" #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38252"
- RECOVERED #5 REBAR
- ▲ RECOVERED 1.5" ALUMINUM CAP "ILLEGIBLE"
- RECOVERED 1.5" YELLOW PLASTIC CAP STAMPED "LS 27927"
- ▲ RECOVERED 1.5" RED PLASTIC CAP STAMPED "LS 38693"
- RECOVERED 1.5" ALUMINUM CAP STAMPED "LS 12730"
- RECOVERED 1.5" ALUMINUM CAP STAMPED "LS 23528"
- RECOVERED 2" ALUMINUM CAP STAMPED "LS 38003"
- RECOVERED 1.25" PINK PLASTIC CAP STAMPED "LS 38158"
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- D.E. DRAINAGE EASEMENT
- W.E. WATER EASEMENT
- F.I.E. FIRE LANE EASEMENT
- A. & U.E. ACCESS & UTILITY EASEMENT
- N, E, S, W DIRECTION FROM CALCULATED POSITION

- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
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- EXISTING RIGHT-OF-WAY
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- EXISTING EASEMENT
- (A) (B) (C) (D) (E) SEE WATER EASEMENT DETAIL, SHEET 8
- (R) (S) (T) SEE WATER EASEMENT DETAIL, SHEET 11

NOTE: A BLANKET ACCESS, UTILITY, AND FIRE LANE EASEMENT IS HEREBY GRANTED OVER TRACTS AM, AN, AND AO.



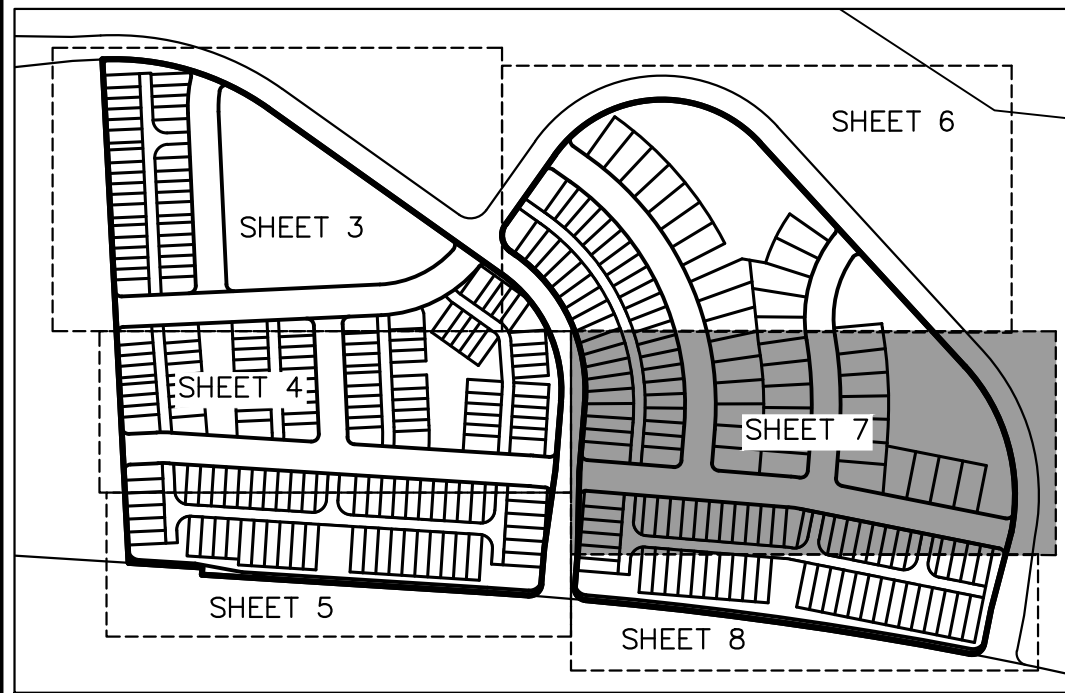
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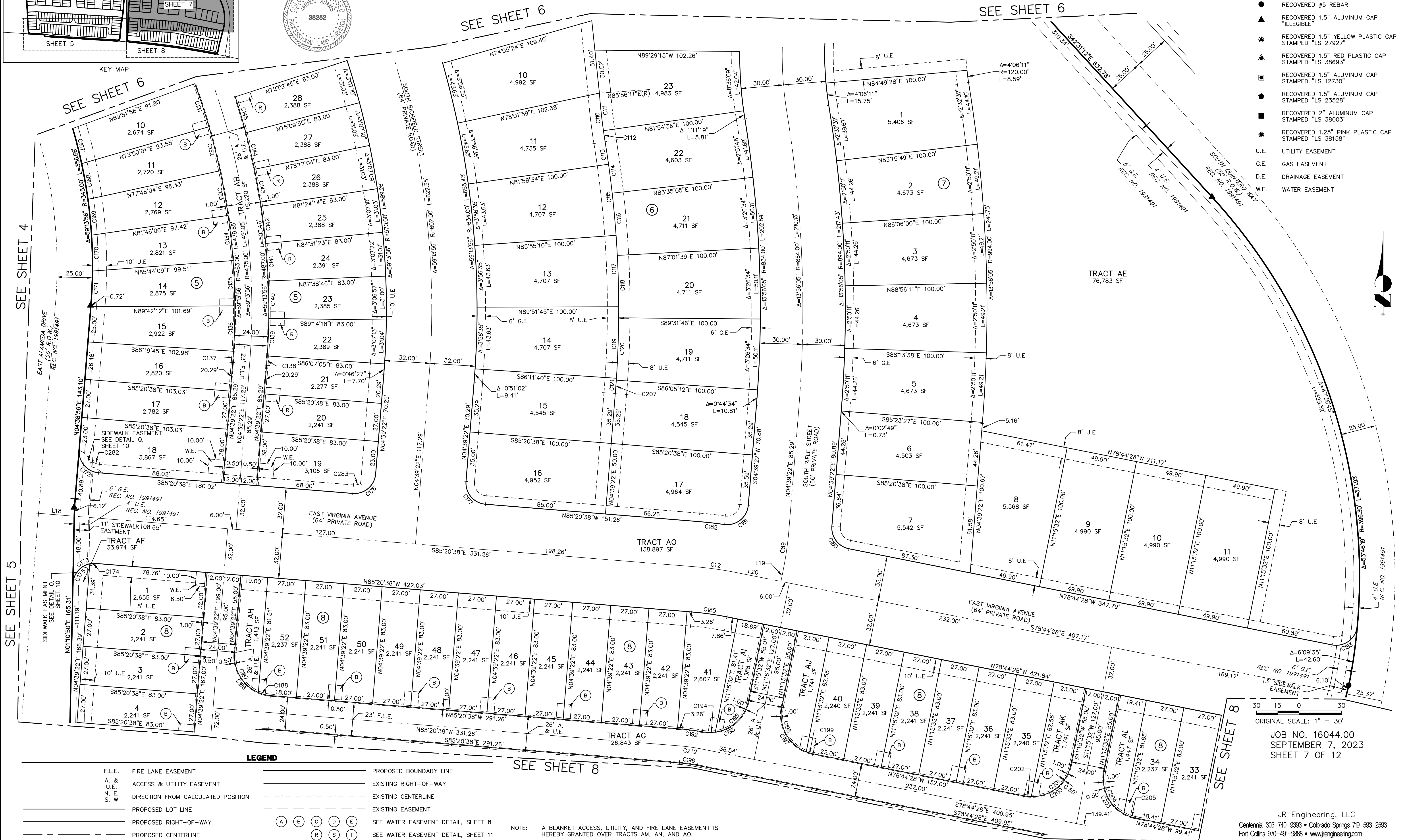
# BUCKLEY YARD SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACT F, BUCKLEY YARD SUBDIVISION FILING NO. 1 AND LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



## LEGEND

- SET 18" #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38252"
- RECOVERED #5 REBAR
- ▲ RECOVERED 1.5" ALUMINUM CAP "ILLEGIBLE"
- RECOVERED 1.5" YELLOW PLASTIC CAP STAMPED "LS 27927"
- ▲ RECOVERED 1.5" RED PLASTIC CAP STAMPED "LS 38693"
- RECOVERED 1.5" ALUMINUM CAP STAMPED "LS 12730"
- RECOVERED 1.5" ALUMINUM CAP STAMPED "LS 23528"
- RECOVERED 2" ALUMINUM CAP STAMPED "LS 38003"
- RECOVERED 1.25" PINK PLASTIC CAP STAMPED "LS 38158"
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- D.E. DRAINAGE EASEMENT
- W.E. WATER EASEMENT



## LEGEND

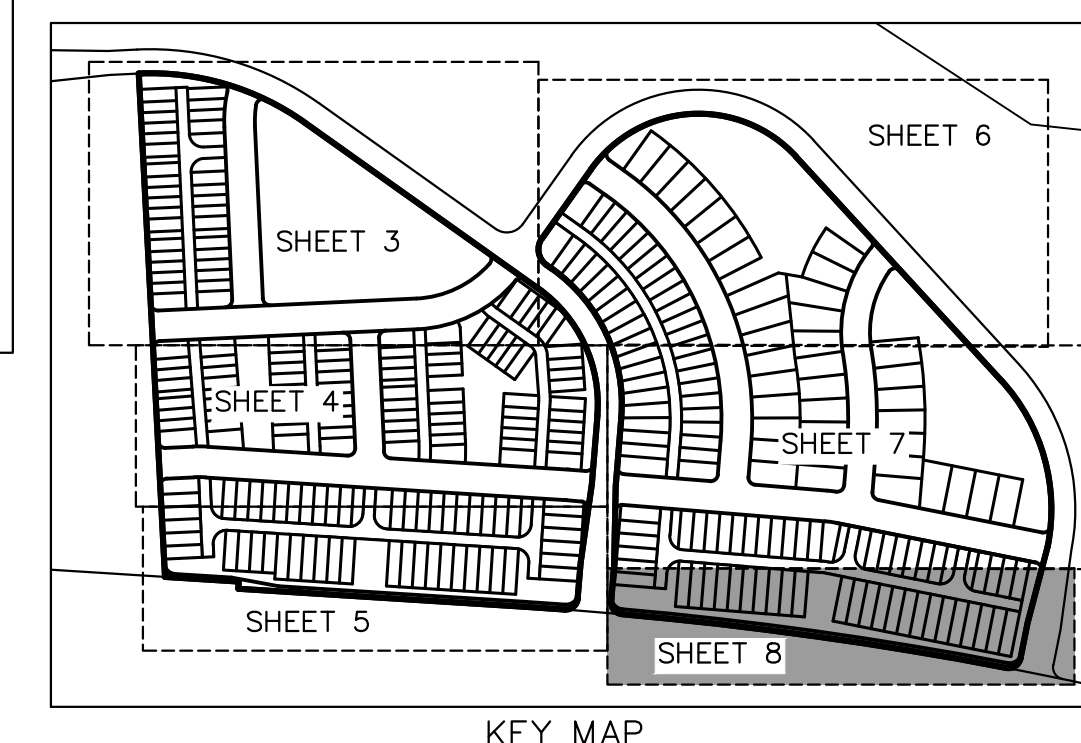
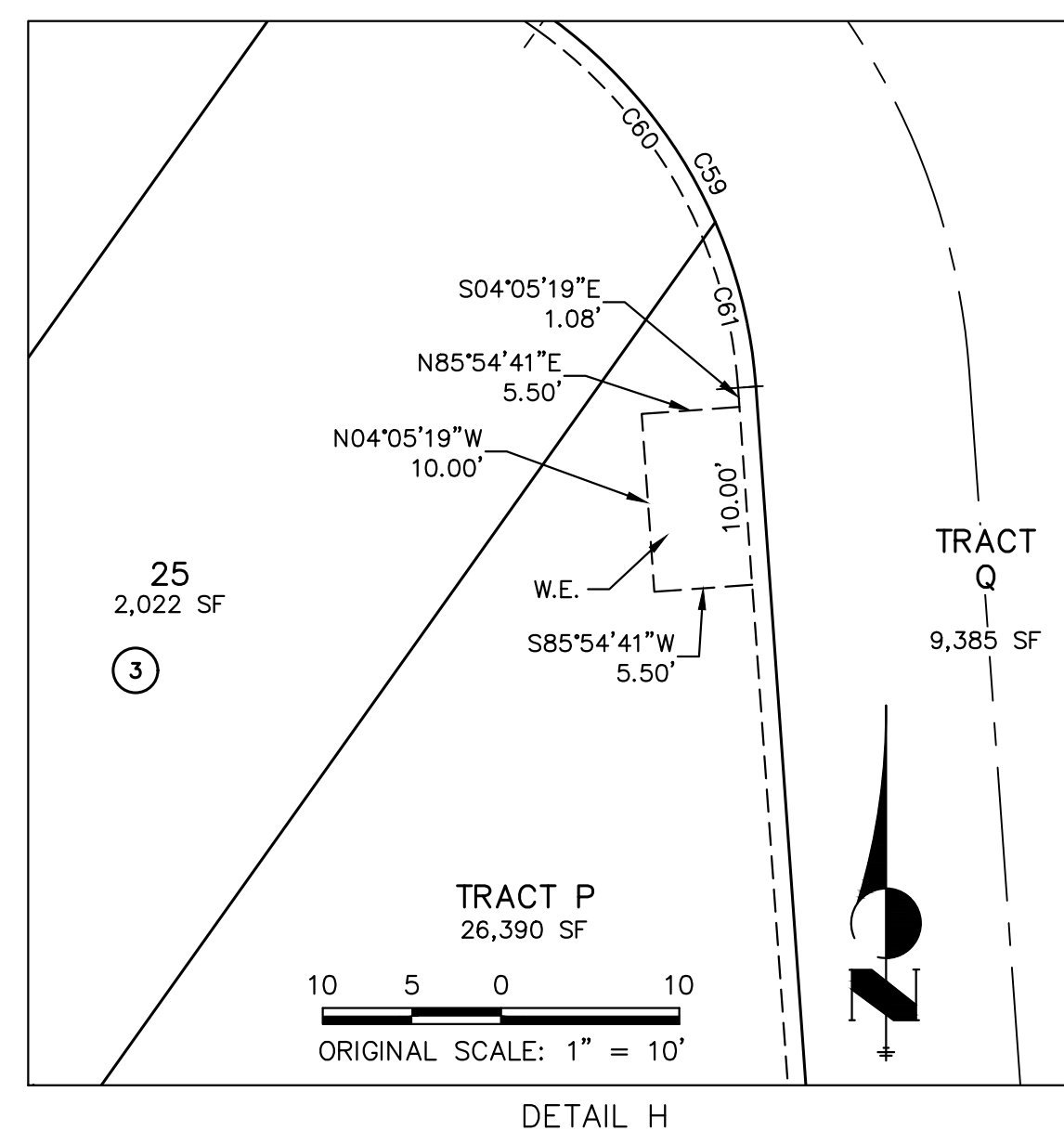
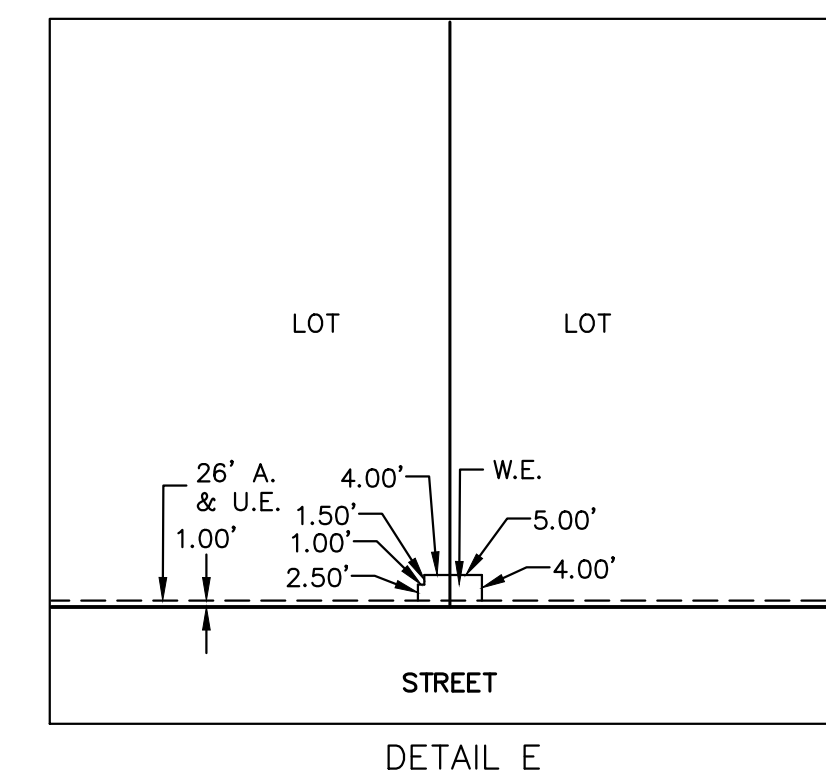
- |            |                                    |   |                                     |
|------------|------------------------------------|---|-------------------------------------|
| F.L.E.     | FIRE LANE EASEMENT                 | — | PROPOSED BOUNDARY LINE              |
| A. & U.E.  | ACCESS & UTILITY EASEMENT          | — | EXISTING RIGHT-OF-WAY               |
| N, E, S, W | DIRECTION FROM CALCULATED POSITION | — | EXISTING CENTERLINE                 |
| —          | PROPOSED LOT LINE                  | — | EXISTING EASEMENT                   |
| —          | PROPOSED RIGHT-OF-WAY              | — | SEE WATER EASEMENT DETAIL, SHEET 8  |
| —          | PROPOSED CENTERLINE                | — | SEE WATER EASEMENT DETAIL, SHEET 11 |

NOTE: A BLANKET ACCESS, UTILITY, AND FIRE LANE EASEMENT IS HEREBY GRANTED OVER TRACTS AM, AN, AND AO.

ORIGINAL SCALE: 1" = 30'  
JOB NO. 16044.00  
SEPTEMBER 7, 2023  
SHEET 7 OF 12

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

**A RESUBDIVISION OF TRACT F, BUCKLEY YARD SUBDIVISION FILING NO. 1 AND LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**



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A circular seal for a Colorado Licensed Professional Land Surveyor. The outer ring contains the text "COLORADO LICENSED" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom, separated by dots. Inside the ring, the name "JARROD ADAMS" is written in an arc at the top, and the license number "38252" is in the center.



# BUCKLEY YARD SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACT F, BUCKLEY YARD SUBDIVISION FILING NO. 1 AND LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

| CURVE TABLE |            |         |         |                     |
|-------------|------------|---------|---------|---------------------|
| CURVE       | DELTA      | RADIUS  | LENGTH  | CHORD               |
| C1          | 1°36'19"   | 554.84' | 15.54'  | S88°17'21"W 15.54'  |
| C2          | 92°03'42"  | 15.00'  | 24.10'  | S43°03'39"W 21.59'  |
| C3          | 86°52'03"  | 15.00'  | 22.74'  | N30°56'25"W 20.63'  |
| C4          | 46°52'38"  | 15.00'  | 12.27'  | N50°56'07"W 11.93'  |
| C5          | 39°59'25"  | 15.00'  | 10.47'  | N07°30'06"W 10.26'  |
| C6          | 0°46'37"   | 250.00' | 3.39'   | N86°58'19"E 3.39'   |
| C7          | 30°18'23"  | 250.00' | 132.24' | N71°25'50"E 130.70' |
| C8          | 19°06'53"  | 250.00' | 83.40'  | N46°43'12"E 83.02'  |
| C9          | 6°15'16"   | 133.00' | 14.52'  | N00°29'16"E 14.51'  |
| C10         | 4°43'37"   | 250.00' | 20.62'  | S89°43'26"W 20.62'  |
| C11         | 1°31'39"   | 250.00' | 6.66'   | N87°08'56"W 6.66'   |
| C12         | 6°36'10"   | 250.00' | 28.81'  | S82°02'33"E 28.79'  |
| C13         | 17°32'05"  | 250.00' | 76.51'  | S06°07'41"W 76.21'  |
| C14         | 6°15'16"   | 248.00' | 27.07'  | N00°29'16"E 27.06'  |
| C15         | 23°16'22"  | 250.00' | 101.55' | S08°59'49"W 100.85' |
| C16         | 4°04'05"   | 65.00'  | 4.61'   | S35°55'06"E 4.61'   |
| C17         | 4°32'23"   | 250.00' | 18.86'  | S46°15'51"E 18.79'  |
| C18         | 50°29'15"  | 40.00'  | 35.25'  | N29°19'56"W 34.12'  |
| C19         | 7°42'13"   | 70.00'  | 9.41'   | N00°14'13"W 9.40'   |
| C20         | 2°52'54"   | 282.00' | 14.18'  | S11°03'10"W 14.18'  |
| C21         | 4°32'23"   | 282.00' | 22.34'  | S07°20'31"W 22.34'  |
| C22         | 4°29'29"   | 282.00' | 22.11'  | S02°49'35"W 22.10'  |
| C23         | 3°13'12"   | 282.00' | 15.85'  | S01°01'46"E 15.85'  |
| C24         | 107°07'16" | 15.00'  | 28.04'  | S62°12'28"W 24.13'  |
| C25         | 11°17'12"  | 218.00' | 42.94'  | S03°00'14"W 42.87'  |
| C26         | 90°00'00"  | 28.00'  | 43.98'  | S47°38'22"E 39.60'  |
| C27         | 90°00'00"  | 28.00'  | 43.98'  | S42°21'38"W 39.60'  |
| C28         | 89°40'24"  | 28.00'  | 43.82'  | S42°31'26"W 39.48'  |
| C29         | 0°19'36"   | 28.00'  | 0.16'   | S02°28'34"E 0.16'   |
| C30         | 90°00'00"  | 15.00'  | 23.56'  | S47°38'22"E 21.21'  |
| C31         | 90°00'00"  | 15.00'  | 23.56'  | N42°21'38"E 21.21'  |
| C32         | 89°40'10"  | 15.00'  | 23.48'  | S47°48'17"E 21.15'  |
| C33         | 90°19'50"  | 15.00'  | 23.65'  | S42°11'43"W 21.27'  |
| C34         | 89°40'10"  | 15.00'  | 23.48'  | S47°48'17"E 21.15'  |
| C35         | 90°19'50"  | 15.00'  | 23.65'  | S42°11'43"W 21.27'  |
| C36         | 6°15'16"   | 282.00' | 30.78'  | N89°30'44"W 30.77'  |
| C37         | 2°17'34"   | 282.00' | 11.28'  | N87°31'53"W 11.28'  |
| C38         | 2°26'48"   | 282.00' | 12.04'  | N89°54'04"W 12.04'  |
| C39         | 1°30'54"   | 282.00' | 7.46'   | S88°07'05"W 7.46'   |
| C40         | 6°15'16"   | 121.00' | 13.21'  | N00°29'16"E 13.20'  |
| C41         | 6°15'16"   | 145.00' | 15.83'  | N00°29'16"E 15.82'  |
| C42         | 96°15'16"  | 15.00'  | 25.20'  | N45°29'16"E 22.34'  |
| C43         | 90°00'00"  | 15.00'  | 23.56'  | N47°38'22"W 21.21'  |

| CURVE TABLE |           |         |        |                    |
|-------------|-----------|---------|--------|--------------------|
| CURVE       | DELTA     | RADIUS  | LENGTH | CHORD              |
| C44         | 90°00'00" | 15.00'  | 23.56' | S42°21'38"W 21.21' |
| C45         | 87°03'56" | 15.00'  | 22.79' | S42°51'09"E 20.66' |
| C46         | 3°19'11"  | 278.00' | 16.11' | N00°58'46"W 16.11' |
| C47         | 6°11'11"  | 367.00' | 38.32' | N00°27'09"E 38.30' |
| C48         | 6°11'18"  | 379.00' | 40.94' | N00°27'17"E 40.92' |
| C49         | 4°47'22"  | 379.00' | 31.68' | N01°09'15"E 31.67' |
| C50         | 1°23'56"  | 379.00' | 9.25'  | N01°56'24"W 9.25'  |
| C51         | 6°11'11"  | 367.00' | 38.32' | S00°27'13"W 39.61' |
| C52         | 1°10'23"  | 452.00' | 9.25'  | N02°03'11"W 9.25'  |
| C53         | 5°01'34"  | 452.00' | 39.65' | N01°02'48"E 39.64' |
| C54         | 2°26'23"  | 282.00' | 12.01' | N85°27'07"E 12.01' |
| C55         | 17°28'03" | 77.00'  | 23.47' | S45°50'32"E 23.38' |
| C56         | 2°13'58"  | 77.00'  | 3.00'  | S53°27'35"E 3.00'  |
| C57         | 15°14'05" | 77.00'  | 20.47' | S44°43'33"E 20.41' |
| C58         | 15°57'13" | 53.00'  | 14.76' | S46°35'57"E 14.71' |
| C59         | 50°29'15" | 28.00'  | 24.67' | N29°19'56"W 23.88' |
| C60         | 30°57'30" | 28.00'  | 15.13' | N39°05'49"W 14.95' |
| C61         | 19°31'45" | 28.00'  | 9.54'  | N13°51'11"W 9.50'  |
| C62         | 50°29'15" | 52.00'  | 45.82' | N29°19'56"W 44.35' |
| C63         | 29°14'39" | 52.00'  | 26.54' | N39°57'15"W 26.25' |
| C64         | 1°04'50"  | 52.00'  | 0.98'  | N24°47'30"W 0.98'  |
| C65         | 20°09'46" | 52.00'  | 18.30' | N14°10'12"W 18.20' |
| C66         | 13°59'58" | 282.00' | 68.90' | N46°47'01"E 68.73' |
| C67         | 7°42'13"  | 52.00'  | 6.99'  | N00°14'13"W 6.99'  |
| C68         | 7°42'13"  | 58.00'  | 7.80'  | N00°14'13"W 7.79'  |
| C69         | 6°15'16"  | 218.00' | 23.80' | N89°30'44"W 23.78' |
| C70         | 2°15'40"  | 218.00' | 8.60'  | S88°29'28"W 8.60'  |
| C71         | 3°09'41"  | 218.00' | 12.03' | N88°47'51"W 12.03' |
| C72         | 1°02'29"  | 282.00' | 5.12'  | N85°51'52"W 5.12'  |
| C73         | 1°02'29"  | 218.00' | 3.96'  | N85°51'52"W 3.96'  |
| C74         | 6°15'16"  | 250.00' | 27.29' | N89°30'44"W 27.28' |
| C75         | 0°41'20"  | 282.00' | 3.39'  | N87°00'58"E 3.39'  |
| C76         | 2°26'51"  | 282.00' | 12.05' | N57°26'58"E 12.05' |
| C77         | 2°26'32"  | 282.00' | 12.02' | N55°00'16"E 12.02' |
| C78         | 90°00'26" | 15.00'  | 23.56' | N49°39'09"E 21.21' |
| C79         | 93°27'39" | 15.00'  | 24.47' | N38°36'48"W 21.84' |
| C80         | 72°56'41" | 15.00'  | 19.10' | N28°21'19"W 17.83' |
| C81         | 20°30'59" | 15.00'  | 5.37'  | N75°05'09"W 5.34'  |
| C82         | 0°43'48"  | 295.00' | 3.76'  | N39°02'01"W 3.76'  |
| C83         | 15°11'05" | 295.00' | 78.18' | N46°59'27"W 77.95' |
| C84         | 85°37'57" | 15.00'  | 22.42' | S82°36'01"W 20.39' |
| C85         | 96°23'49" | 15.00'  | 25.24' | N06°23'06"W 22.36' |
| C86         | 83°44'44" | 28.00'  | 40.93' | S44°30'44"E 37.38' |

| CURVE TABLE |            |         |        |                    |
|-------------|------------|---------|--------|--------------------|
| CURVE       | DELTA      | RADIUS  | LENGTH | CHORD              |
| C87         | 96°15'16"  | 28.00'  | 47.04' | S45°29'16"W 41.70' |
| C88         | 73°27'33"  | 28.00'  | 35.90' | S39°22'08"E 33.49' |
| C89         | 6°36'10"   | 250.00' | 28.81' | N07°57'27"E 28.79' |
| C90         | 10°17'12"  | 28.00'  | 5.03'  | S81°14'31"E 5.02'  |
| C91         | 89°22'13"  | 28.00'  | 43.67' | S42°02'46"W 39.38' |
| C92         | 6°53'03"   | 28.00'  | 3.36'  | N89°49'38"W 3.36'  |
| C93         | 90°00'00"  | 28.00'  | 43.98' | N48°36'54"E 39.60' |
| C94         | 10°17'12"  | 28.00'  | 5.03'  | N88°28'18"E 5.02'  |
| C95         | 79°42'48"  | 28.00'  | 38.96' | N43°28'18"E 35.89' |
| C96         | 90°00'00"  | 28.00'  | 43.98' | S41°23'06"E 39.60' |
| C97         | 90°00'00"  | 28.00'  | 43.98' | N48°36'54"E 39.60' |
| C98         | 10°16'04"  | 28.00'  | 5.02'  | N88°28'52"E 5.01'  |
| C99         | 79°43'56"  | 28.00'  | 38.96' | N43°28'52"E 35.90' |
| C100        | 90°00'00"  | 28.00'  | 43.98' | N41°23'06"W 39.60' |
| C101        | 79°43'56"  | 28.00'  | 38.96' | N36°15'05"W 35.90' |
| C102        | 10°16'04"  | 28.00'  | 5.02'  | N81°15'05"W 5.01'  |
| C103        | 90°00'26"  | 15.00'  | 23.56' | S80°25'13"W 21.21' |
| C104        | 10°144'16" | 15.00'  | 26.63' | S03°42'26"E 23.27' |
| C105        | 10°30'36"  | 275.00' | 50.44' | S41°54'24"W 50.37' |
| C106        | 1°14'06"   | 275.00' | 5.93'  | S36°02'03"W 5.93'  |
| C107        | 25°17'00"  | 9.00'   | 3.97'  | N24°47'30"W 3.94'  |
| C108        | 45°58'47"  | 9.00'   | 7.22'  | S58°14'57"W 7.03'  |
| C109        | 2°45'21"   | 285.00' | 13.71' | N24°30'52"W 13.71' |
| C110        | 5°12'55"   | 380.00' | 34.59' | S06°40'16"E 34.58' |
| C111        | 4°01'35"   | 380.00' | 26.70' | S06°04'36"E 26.70' |
| C112        | 1°11'19"   | 380.00' | 7.88'  | S08°41'03"E 7.88'  |
| C113        | 1°15'17"   | 734.00' | 16.07' | N08°39'05"W 16.07' |
| C114        | 2°51'48"   | 734.00' | 36.68' | N07°50'49"W 36.68' |
| C115        | 3°56'35"   | 734.00' | 50.51' | N06°03'09"W 50.50' |
| C116        | 4°21'57"   | 734.00' | 44.11' | N04°41'38"W 44.10' |
| C117        | 3°56'35"   | 734.00' | 50.51' | N02°06'33"W 50.50' |
| C118        | 3°26'34"   | 734.00' | 44.11' | N01°15'03"W 44.10' |
| C119        | 3°56'35"   | 734.00' | 50.51' | N01°50'02"E 50.50' |
| C120        | 3°26'34"   | 734.00' | 44.11' | N02°11'31"E 44.10' |
| C121        | 0°51'03"   | 734.00' | 10.90' | N04°13'51"E 10.90' |
| C122        | 2°42'10"   | 463.00' | 21.84' | N53°13'29"W 21.84' |
| C123        | 3°58'03"   | 463.00' | 32.06' | N49°53'22"W 32.05' |
| C124        | 3°58'03"   | 463.00' | 32.06' | N45°55'20"W 32.05' |
| C125        | 3°58'03"   | 463.00' | 32.06' | N41°57'17"W 32.05' |
| C126        | 3°58'03"   | 463.00' | 32.06' | N37°59'14"W 32.05' |
| C127        | 3°58'03"   | 463.00' | 32.06' | N34°01'11"W 32.05' |
| C128        | 3°58'03"   | 463.00' | 32.06' | N30°03'09"W 32.05' |
| C129        | 3°58'03"   | 463.00' | 32.06' | N26°05'06"W 32.05' |

| CURVE TABLE |           |         |        |                    |
|-------------|-----------|---------|--------|--------------------|
| CURVE       | DELTA     | RADIUS  | LENGTH | CHORD              |
| C130        | 3°58'03"  | 463.00' | 32.06' | N22°07'03"W 32.05' |
| C131        | 3°58'03"  | 463.00' | 32.06' | N18°09'00"W 32.05' |
| C132        | 3°58'03"  | 463.00' | 32.06' | N14°10'58"W 32.05' |
| C133        | 3°58'03"  | 463.00' | 32.06' | N10°12'55"W 32.05' |
| C134        | 3°58'03"  | 463.00' | 32.06' | N06°14'52"W 32.05' |
| C135        | 3°58'03"  | 463.00' | 32.06' | N02°16'50"W 32.05' |
| C136        | 3°58'03"  | 463.00' | 32.06' | N01°41'13"E 32.05' |
| C137        | 0°59'08"  | 463.00' | 7.96'  | N04°09'48"E 7.96'  |
| C138        | 0°46'27"  | 487.00' | 6.58'  | N04°16'09"E 6.58'  |
| C139        | 3°07'13"  | 487.00' | 26.52' | N02°19'19"E 26.52' |
| C140        | 3°06'57"  | 487.00' | 26.48' | N00°47'46"W 26.48' |
| C141        | 3°07'22"  | 487.00' | 26.54' | N03°54'56"W 26.54' |
| C142        | 3°07'10"  | 487.00' | 26.51' | N03°02'12"W 26.51' |
| C143        | 3°07'09"  | 487.00' | 26.51' | N10°09'21"W 26.51' |
| C144        | 3°07'10"  | 487.00' | 26.51' | N13°16'31"W 26.51' |
| C145        | 3°07'10"  | 487.00' | 26.51' | N16°23'40"W 26.51' |
| C146        | 3°07'10"  | 487.00' | 26.51' | N19°30'50"W 26.51' |
| C147        | 3°07'10"  | 487.00' | 26.51' | N22°37'59"W 26.51' |
| C148        | 3°07'10"  | 487.00' | 26.51' | N25°45'09"W 26.51' |
| C149        | 3°07'10"  | 487.00' | 26.51' | N28°52'18"W 26.51' |
| C150        | 3°07'10"  | 487.00' | 26.51' | N31°59'28"W 26.51' |
| C151        | 3°07'10"  | 487.00' | 26.51' | N35°06'37"W 26.51' |
| C152        | 3°07'10"  | 487.00' | 26.51' | N38°13'47"W 26.51' |
| C153        | 3°07'10"  | 487.00' | 26.51' | N41°20'56"W 26.51' |
| C154        | 3°07'10"  | 487.00' | 26.51' | N44°28'06"W 26.51' |
| C155        | 3°07'10"  | 487.00' | 26.51' | N47°35'15"W 26.51' |
| C156        | 3°07'10"  | 487.00' | 26.51' | N50°42'25"W 26.51' |
| C157        | 2°18'34"  | 487.00' | 19.63' | N53°25'17"W 19.63' |
| C158        | 3°33'22"  | 345.00' | 21.41' | N52°48'19"W 21.41' |
| C159        | 4°21'57"  | 345.00' | 26.29' | N48°50'40"W 26.28' |
| C160        | 4°21'36"  | 345.00' | 26.25' | N44°28'54"W 26.25' |
| C161        | 4°21'08"  | 345.00' | 26.21' | N40°07'32"W 26.20' |
| C162        | 4°20'33"  | 345.00' | 26.15' | N35°46'42"W 26.14' |
| C163        | 4°19'52"  | 345.00' | 26.08' | N31°26'29"W 26.07' |
| C164        | 4°19'05"  | 345.00' | 26.00' | N27°07'01"W 25.99' |
| C165        | 4°18'11"  | 345.00' | 25.91' | N22°48'23"W 25.90' |
| C166        | 4°17'12"  | 345.00' | 25.81' | N18°30'41"W 25.81' |
| C167        | 4°16'08"  | 345.00' | 25.70' | N14°14'01"W 25.70' |
| C168        | 4°14'58"  | 345.00' | 25.59' | N09°58'29"W 25.58' |
| C169        | 4°13'43"  | 345.00' | 25.46' | N05°44'09"W 25.46' |
| C170        | 4°12'23"  | 345.00' | 25.33' | N01°31'05"W 25.32' |
| C171        | 4°03'50"  | 345.00' | 24.47' | N02°37'01"E 24.46' |
| C172        | 89°59'34" | 15.00'  | 23.56' | S40°20'51"E 21.21' |

| CURVE TABLE |            |        |        |                    |
|-------------|------------|--------|--------|--------------------|
| CURVE       | DELTA      | RADIUS | LENGTH | CHORD              |
| C173        | 93°28'32"  | 15.00' | 24.47' | S47°55'06"W 21.85' |
| C174        | 16°24'12"  | 15.00' | 4.29'  | S86°27'16"W 4.28'  |
| C175        | 77°04'20"  | 15.00' | 20.18' | S39°43'00"W 18.69' |
| C176        | 90°00'00"  | 15.00' | 23.56' | N49°39'22"E 21.21' |
| C177        | 90°00'00"  | 15.00' | 23.56' | S40°20'38"E 21.21' |
| C178        | 81°32'28"  | 15.00' | 21.35' | N01°44'58"W 19.59' |
| C179        | 102°13'15" | 15.00' | 26.76' | S86°22'10"W 23.35' |
| C180        | 83°23'50"  | 15.00' | 21.83' | S37°02'33"E 19.96' |
| C181        | 93°37'00"  | 15.00' | 24.51' | N51                |

**A RESUBDIVISION OF TRACT F, BUCKLEY YARD SUBDIVISION FILING NO. 1 AND LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**



### LEGEND

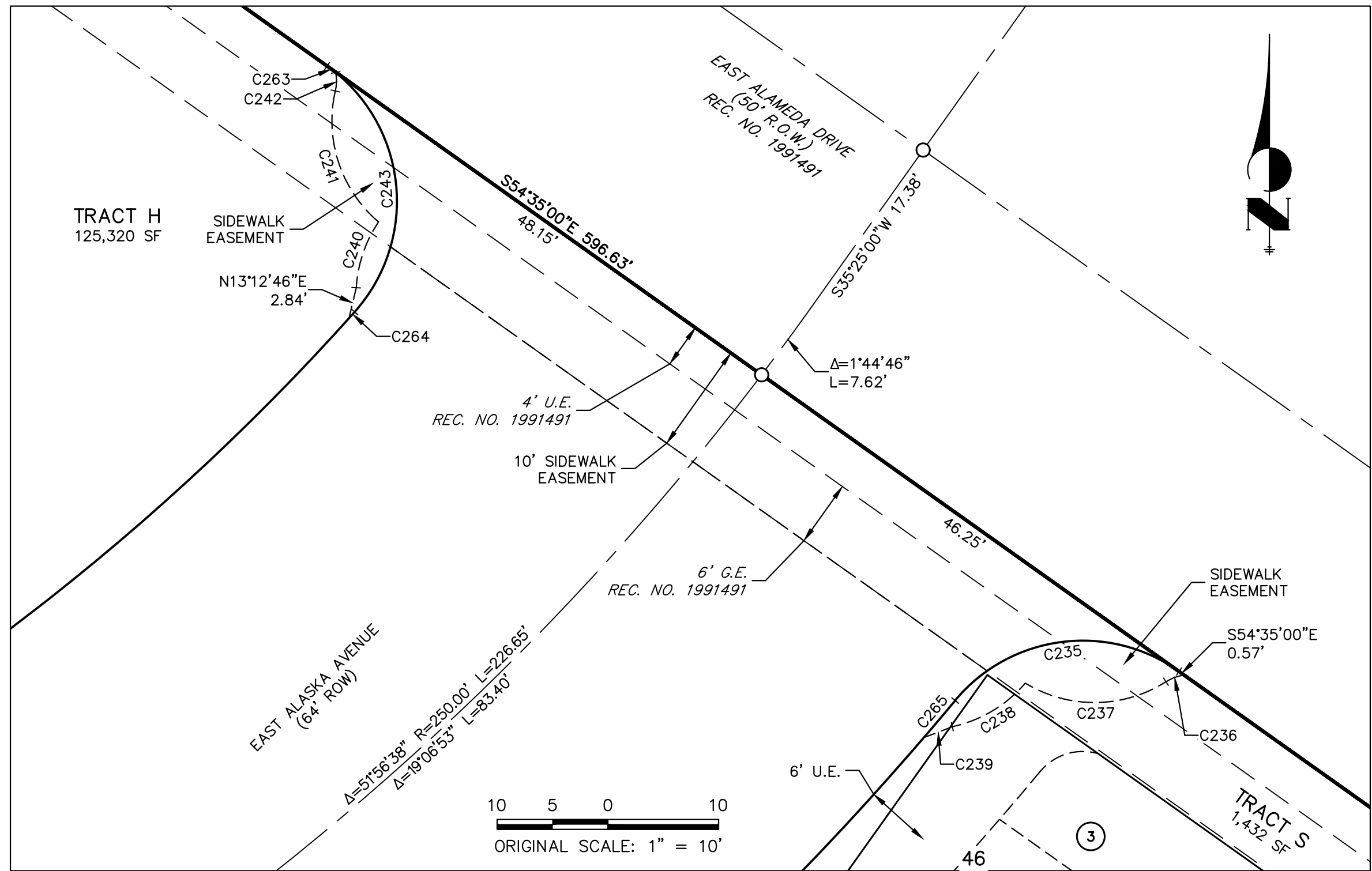
- NOTE: A BLANKET ACCESS, UTILITY, AND FIRE LANE EASEMENT IS  
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# BUCKLEY YARD SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACT F, BUCKLEY YARD SUBDIVISION FILING NO. 1 AND LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



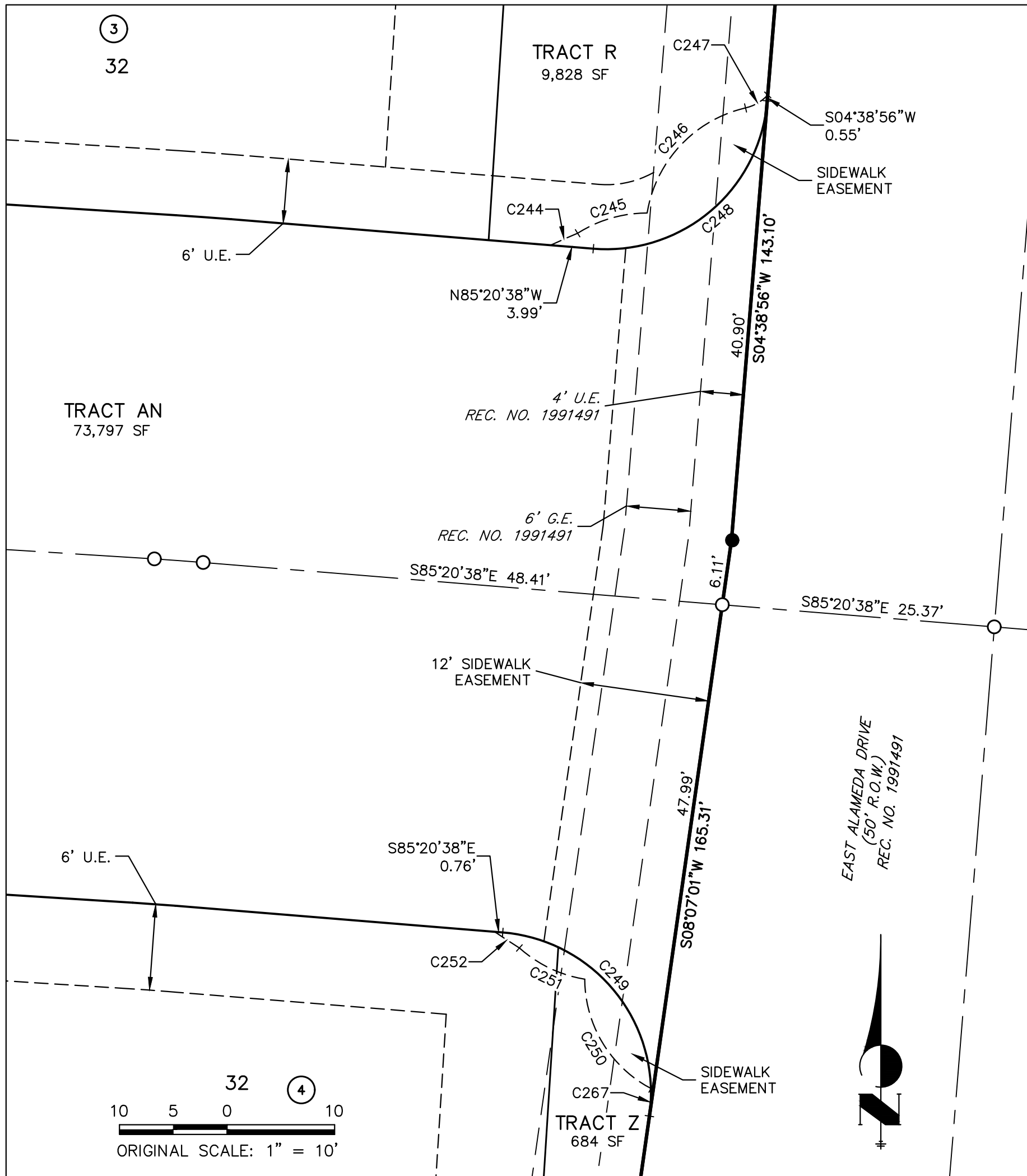
DETAIL N

## LEGEND

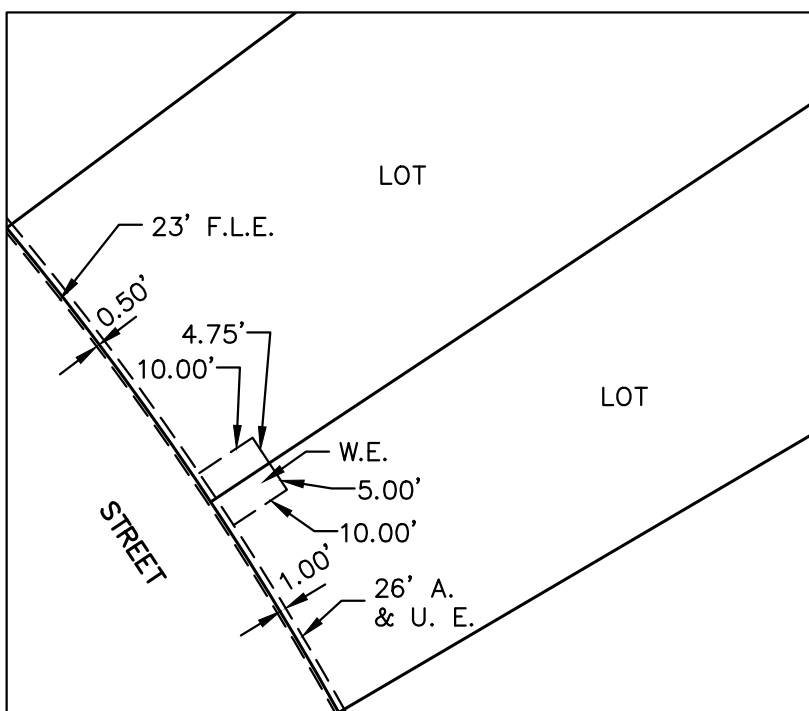
- SET 18" #5 REBAR WITH PINK PLASTIC CAP STAMPED "JR ENG LS 38252"
- RECOVERED #5 REBAR
- ▲ RECOVERED 1.5" ALUMINUM CAP "ILLEGIBLE"
- ⊙ RECOVERED 1.5" YELLOW PLASTIC CAP STAMPED "LS 27927"
- ⬤ RECOVERED 1.5" RED PLASTIC CAP STAMPED "LS 38693"
- ◼ RECOVERED 1.5" ALUMINUM CAP STAMPED "LS 12730"
- ◆ RECOVERED 1.5" ALUMINUM CAP STAMPED "LS 23528"
- RECOVERED 2" ALUMINUM CAP STAMPED "LS 38003"
- ⬤ RECOVERED 1.25" PINK PLASTIC CAP STAMPED "LS 38158"
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- D.E. DRAINAGE EASEMENT
- W.E. WATER EASEMENT
- F.L.E. FIRE LANE EASEMENT
- A. & U.E. ACCESS & UTILITY EASEMENT
- N, E, S, W DIRECTION FROM CALCULATED POSITION
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING EASEMENT
- (A) (B) (C) (D) (E) SEE UTILITY EASEMENT DETAIL, SHEET 8
- (R) (S) (T) SEE UTILITY EASEMENT DETAIL, SHEET 11

NOTE: A BLANKET ACCESS, UTILITY, AND FIRE LANE EASEMENT IS HEREBY GRANTED OVER TRACTS AM, AN, AND AO.

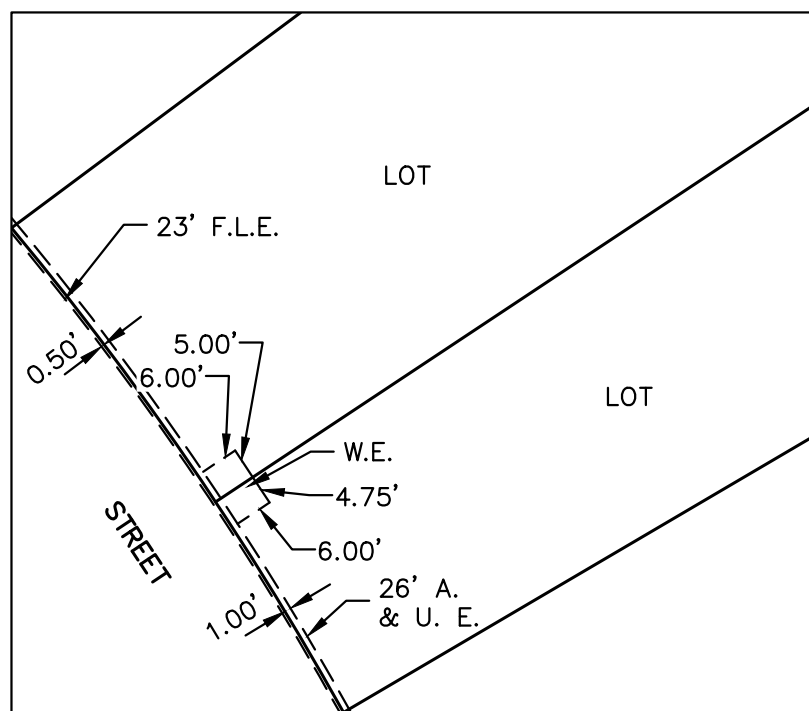
| CURVE TABLE |           |         |        |             |        |
|-------------|-----------|---------|--------|-------------|--------|
| CURVE       | DELTA     | RADIUS  | LENGTH | CHORD       |        |
| C235        | 85°37'57" | 15.00'  | 22.42' | N82°36'01"E | 20.39' |
| C236        | 25°26'57" | 4.00'   | 1.78'  | S70°13'33"W | 1.76'  |
| C237        | 63°53'24" | 12.00'  | 13.38' | S89°26'46"W | 12.70' |
| C238        | 37°17'55" | 12.00'  | 7.81'  | S59°08'32"W | 7.67'  |
| C239        | 1°56'57"  | 80.75'  | 2.75'  | S69°10'10"W | 2.75'  |
| C240        | 30°16'19" | 12.00'  | 6.34'  | N18°41'46"E | 6.27'  |
| C241        | 62°31'38" | 12.00'  | 13.10' | N18°13'58"W | 12.46' |
| C242        | 23°59'29" | 4.04'   | 1.69'  | N00°55'25"E | 1.68'  |
| C243        | 92°43'57" | 15.00'  | 24.27' | S04°32'40"E | 21.71' |
| C244        | 2°23'00"  | 66.11'  | 2.75'  | N66°08'55"E | 2.75'  |
| C245        | 32°34'19" | 12.00'  | 6.82'  | N73°46'29"E | 6.73'  |
| C246        | 67°46'42" | 12.00'  | 14.20' | N43°08'26"E | 13.38' |
| C247        | 34°43'43" | 4.00'   | 2.42'  | N59°39'56"E | 2.39'  |
| C248        | 90°00'26" | 15.00'  | 23.56' | S49°39'09"W | 21.21' |
| C249        | 83°36'44" | 15.00'  | 21.89' | S43°32'16"E | 20.00' |
| C250        | 62°08'42" | 11.50'  | 12.47' | N31°12'45"W | 11.87' |
| C251        | 32°34'48" | 12.00'  | 6.82'  | N64°28'00"W | 6.73'  |
| C252        | 2°23'00"  | 66.11'  | 2.75'  | N56°50'11"W | 2.75'  |
| C263        | 3°40'52"  | 15.00'  | 0.96'  | N52°44'34"W | 0.96'  |
| C264        | 0°11'59"  | 218.00' | 0.76'  | S41°54'48"W | 0.76'  |
| C265        | 0°53'18"  | 282.00' | 4.37'  | N40°13'42"E | 4.37'  |
| C267        | 9°50'55"  | 15.00'  | 2.58'  | N03°11'34"E | 2.58'  |



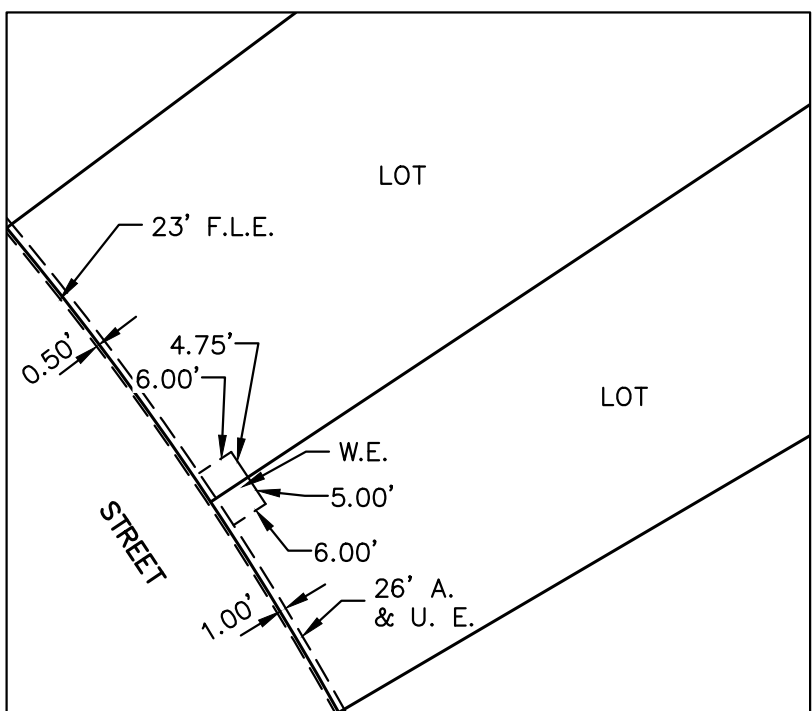
DETAIL O



DETAIL R



DETAIL S



DETAIL T

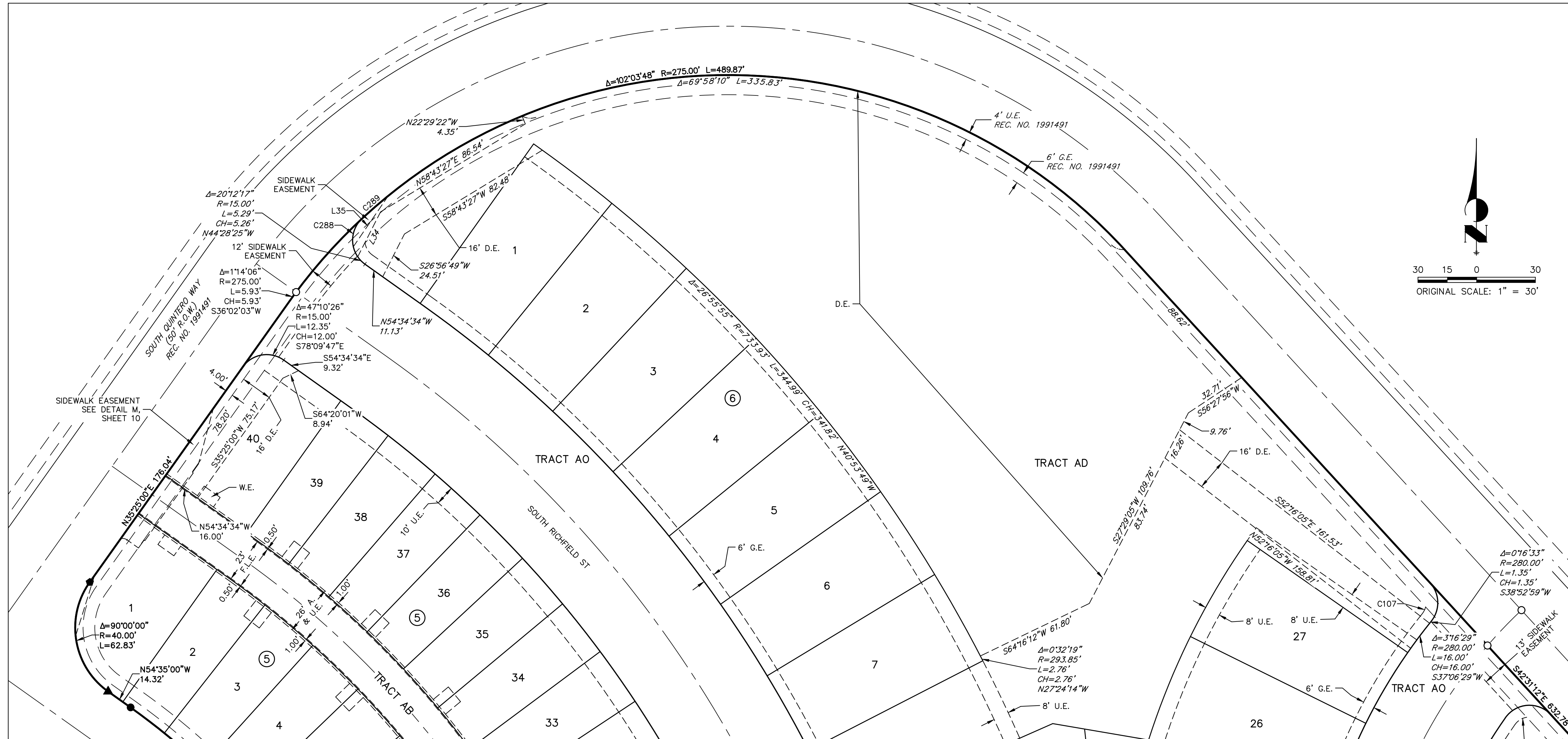


JOB NO. 16044.00  
SEPTEMBER 7, 2023  
SHEET 11 OF 12

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# BUCKLEY YARD SUBDIVISION FILING NO. 2

A RESUBDIVISION OF TRACT F, BUCKLEY YARD SUBDIVISION FILING NO. 1 AND LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



DETAIL P

## LEGEND

|      |   |                     |                                       |
|------|---|---------------------|---------------------------------------|
| ○    | SET 18" #5 REBAR WITH PINK PLASTIC CAP<br>STAMPED "JR ENG LS 38252" | G.E.                | GAS EASEMENT                          |
| ●    | RECOVERED #5 REBAR  | D.E.                | DRAINAGE EASEMENT                     |
| ▲    | RECOVERED 1.5" ALUMINUM CAP<br>"ILLEGIBLE"                          | W.E.                | WATER EASEMENT                        |
| ⊙    | RECOVERED 1.5" YELLOW PLASTIC CAP<br>STAMPED "LS 27927"             | F.L.E.              | FIRE LANE EASEMENT                    |
| ▲    | RECOVERED 1.5" RED PLASTIC CAP<br>STAMPED "LS 38693"                | A. & U.E.           | ACCESS & UTILITY EASEMENT             |
| ⊙    | RECOVERED 1.5" ALUMINUM CAP<br>STAMPED "LS 12730"                   | N, E,<br>S, W       | DIRECTION FROM CALCULATED POSITION    |
| ▲    | RECOVERED 1.5" ALUMINUM CAP<br>STAMPED "LS 23528"                   | —                   | PROPOSED LOT LINE                     |
| ■    | RECOVERED 2" ALUMINUM CAP<br>STAMPED "LS 38003"                     | —                   | PROPOSED RIGHT-OF-WAY                 |
| ⊙    | RECOVERED 1.25" PINK PLASTIC CAP<br>STAMPED "LS 38158"              | —                   | PROPOSED CENTERLINE                   |
| U.E. | UTILITY EASEMENT  | —                   | PROPOSED BOUNDARY LINE                |
|      |   | —                   | EXISTING RIGHT-OF-WAY                 |
|      |   | —                   | EXISTING CENTERLINE                   |
|      |   | —                   | EXISTING EASEMENT                     |
|      |   | (A) (B) (C) (D) (E) | SEE UTILITY EASEMENT DETAIL, SHEET 8  |
|      |   | (R) (S) (T)         | SEE UTILITY EASEMENT DETAIL, SHEET 11 |

NOTE: A BLANKET ACCESS, UTILITY, AND FIRE LANE EASEMENT IS  
HEREBY GRANTED OVER TRACTS AM, AN, AND AO.

| CURVE TABLE |           |         |        |                    |
|-------------|-----------|---------|--------|--------------------|
| CURVE       | DELTA     | RADIUS  | LENGTH | CHORD              |
| C288        | 59°54'35" | 15.00'  | 15.68' | N17°12'25"E 14.98' |
| C289        | 3°41'28"  | 275.00' | 17.72' | N49°00'26"E 17.71' |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L35        | S34°28'18"W | 31.45'   |



JOB NO. 16044.00  
SEPTEMBER 7, 2023  
SHEET 12 OF 12