

OVERLAND RANCH SUBDIVISION

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

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 3/4" REBAR W/ 3.25" ALUMINUM CAP STAMPED "LS 25942" AT THE WEST 1/4 CORNER AND A 3/4" REBAR W/ 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, AS DESCRIBED IN BOOK 1586 AT PAGE 534 RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°28'36"E A DISTANCE OF 2653.52 FEET, TO THE POINT OF BEGINNING;

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

1. N00°00'00"E A DISTANCE OF 588.62 FEET;
2. N90°00'00"W A DISTANCE OF 20.00 FEET;
3. N00°00'00"E A DISTANCE OF 131.00 FEET;
4. N90°00'00"W A DISTANCE OF 513.25 FEET;
5. N00°00'00"E A DISTANCE OF 105.00 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, 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;
7. N90°00'00"E A DISTANCE OF 5.00 FEET;
8. N00°00'00"E A DISTANCE OF 64.00 FEET;
9. N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF TANGENT CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT, 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;
11. N00°00'00"E A DISTANCE OF 210.00 FEET, TO A POINT OF TANGENT CURVE;
12. ON THE ARC OF A CURVE TO THE RIGHT, 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;
13. N90°00'00"E A DISTANCE OF 5.00 FEET;
14. N00°00'00"E A DISTANCE OF 64.00 FEET;
15. N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF TANGENT CURVE;
16. ON THE ARC OF A CURVE TO THE RIGHT, 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;
17. N00°00'00"E A DISTANCE OF 394.61 FEET, TO A POINT OF TANGENT CURVE;
18. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1468.00 FEET, A CENTRAL ANGLE OF 11°19'30" AND AN ARC LENGTH OF 290.16 FEET, TO A POINT OF COMPOUND CURVE;
19. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A 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 RIGHT, 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 NON-TANGENT;
21. N38°20'45"E A DISTANCE OF 84.00 FEET, TO A POINT OF NON-TANGENT CURVE;
22. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S38°45'58"W, 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 REVERSE CURVE;
23. ON THE ARC OF A CURVE TO THE RIGHT, 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 TANGENT;
24. THENCE N34°25'12"E A DISTANCE OF 176.11 FEET, TO A POINT OF TANGENT CURVE;
25. ON THE ARC OF A CURVE TO THE RIGHT, 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 COMPOUND CURVE;
26. ON THE ARC OF A CURVE TO THE RIGHT, 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 TANGENT;
27. S41°31'06"E A DISTANCE OF 4.14 FEET;
28. N48°28'54"E A DISTANCE OF 64.00 FEET;
29. N41°31'06"W A DISTANCE OF 4.14 FEET, TO A POINT OF TANGENT CURVE;
30. ON THE ARC OF A CURVE TO THE RIGHT, 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;
31. ON THE ARC OF A CURVE TO THE RIGHT, 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 NON-TANGENT;
32. N19°58'57"W A DISTANCE OF 68.02 FEET;
33. N00°00'00"E A DISTANCE OF 529.16 FEET;
34. N09°08'37"W A DISTANCE OF 60.77 FEET;
35. N11°27'53"E A DISTANCE OF 82.34 FEET, TO A POINT OF NON-TANGENT CURVE;
36. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S67°02'15"E, HAVING A RADIUS OF 189.50 FEET, A CENTRAL ANGLE OF 38°15'35" AND AN ARC LENGTH OF 126.54 FEET, TO A POINT OF NON-TANGENT;
37. N00°18'18"W A DISTANCE OF 43.21 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PROPERTY RECORDED IN BOOK 5003 AT PAGE 70, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ON SAID NORTHERLY LINE, N89°41'49"E A DISTANCE OF 2514.34 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34;

LAND DESCRIPTION CONTINUED

THENCE ON SAID EAST LINE, S00°07'12"W A DISTANCE OF 450.90 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 34;

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, S00°06'17"W A DISTANCE OF 2599.06 FEET, TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. S89°28'23"W A DISTANCE OF 2640.62 FEET;
2. S89°28'36"W A DISTANCE OF 21.86 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,722,151 SQUARE FEET OR 200.2330 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 **OVERLAND RANCH SUBDIVISION FILING NO. 2**, 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, (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA ("CITY");

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

BY: _____

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

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

BY _____, AS _____

BY _____ 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 3/4" REBAR W/ 3.25" ALUMINUM CAP STAMPED "LS 25942" AT THE WEST 1/4 CORNER AND A 3/4" REBAR W/ 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, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE & AF 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."

Not a subdivision plat note. Remove ENTS, 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 OTHER ASSOCIATION OR AGREEMENT WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

JR RESPONSE: NOTE REMOVED.

1. _____ 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. RND70840356-2, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JUNE 18, 2024 AT 5:00 P.M.
2. THE EASEMENTS HEREON SHOWN AND LABELED 6" GAS EASEMENT ARE FOR THE EXCLUSIVE USE OF _____ JR RESPONSE: TITLE TO BE UPDATED. UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENT AT SUBSTANTIALLY RIGHT ANGLES.
3. 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.
4. 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. OTERO AVENUE, E. PHILLIPS AVENUE, E. COUNTY LINE ROAD, S. EMMIT STREET, 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.

Documenting New and Existing Monuments. If a monument is set, as a result of a land survey, that represents the same corner or control corner of an existing monument, the professional land surveyor setting the new monument shall, on the resulting land survey plat, make note of the reason the professional land surveyor did not accept the existing monument. (see AES Rule 1.6.E.4.a.)

JR RESPONSE:
1) NOTED
2) TITLE COMMITMENT TO BE UPDATED
3) WILL SUBMIT COTD
4) NOTED
4) WILL PROVIDE MONUMENT RECORDS.
5) WILL UPDATE REC. NO.'S AFTER RECORDATION OF NEIGHBORING PLATS AND EASEMENTS

(Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.

(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.) per COA 2024 Subdivision Plat Checklist Item 19.b.

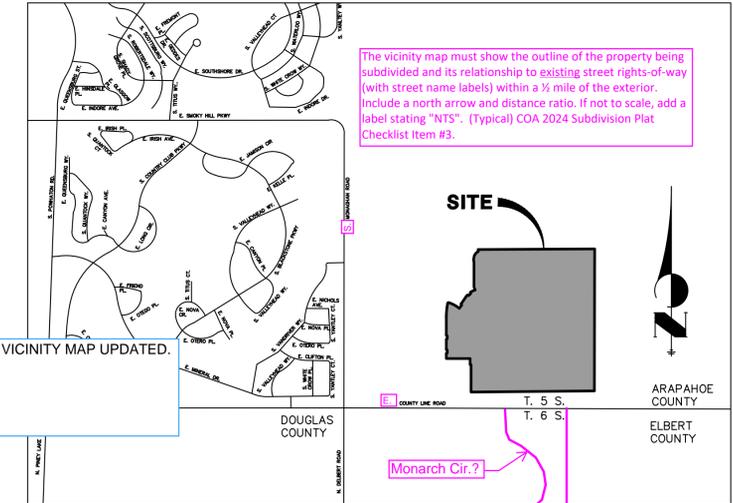
(Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

(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 no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

(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.

Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

(Advisory Comment): All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)



The vicinity map must show the outline of the property being subdivided and its relationship to existing street rights-of-way (with street name labels) within a 1/2 mile of the exterior. Include a north arrow and distance ratio. If not to scale, add a label stating "N.T.S.". (Typical) COA 2024 Subdivision Plat Checklist Item #3.

Monarch Cir.?

Expand vicinity map to cover 1/2 mile S'y & E'y.

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. 16118.20
JULY 10, 2024
SHEET 1 OF 16

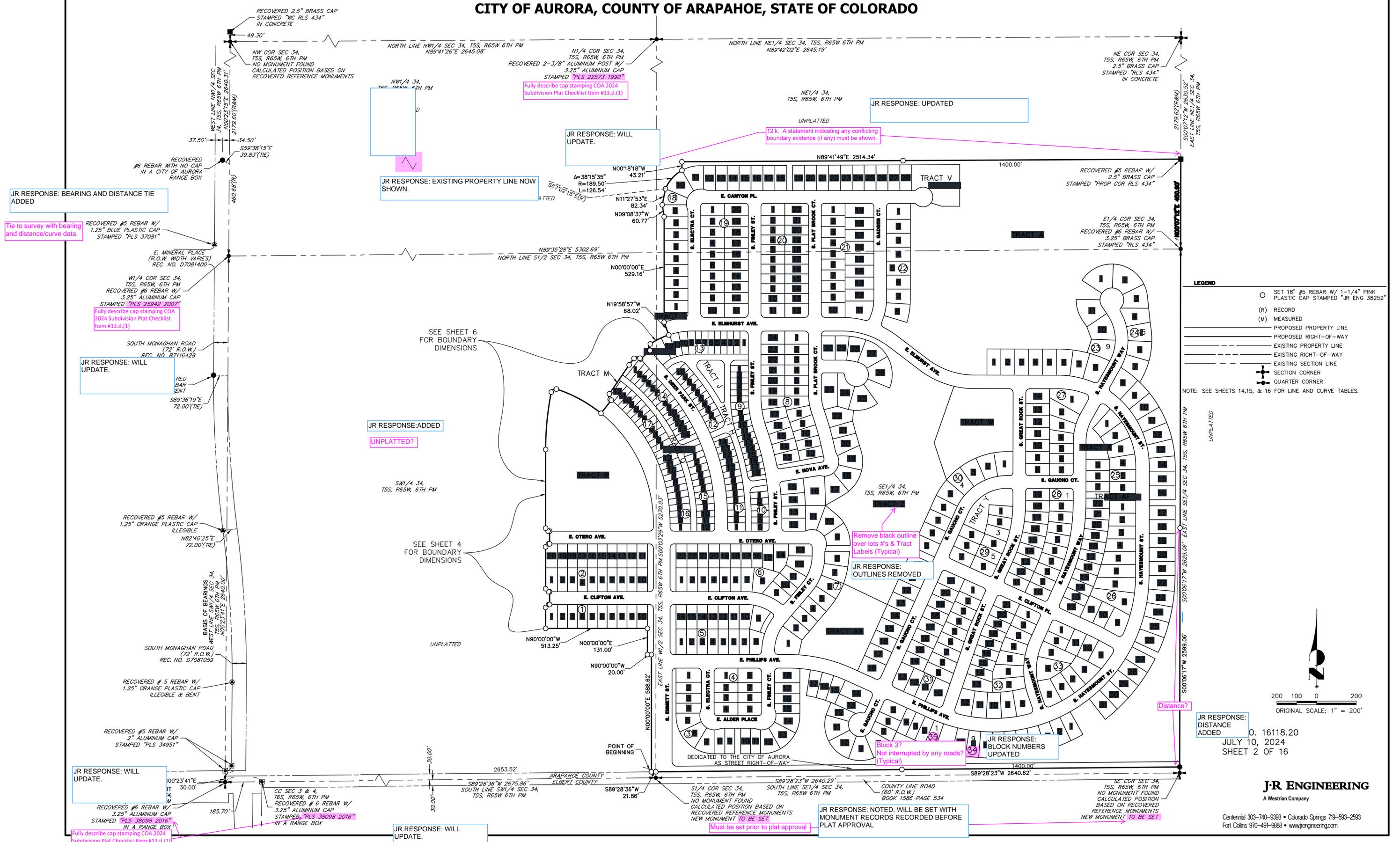
J-R ENGINEERING
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JR RESPONSE NOTED.

OVERLAND RANCH SUBDIVISION FILING NO. 2

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



JR RESPONSE: BEARING AND DISTANCE TIE ADDED

Tie to survey with bearing and distance/curve data.

RECOVERED #5 REBAR W/ 1.25" BLUE PLASTIC CAP STAMPED "PLS 37081"

E. MINERAL PLACE (R.O.W. WIDTH VARIES) REC. NO. D7081400

W1/4 COR SEC 34, T5S, R65W, 6TH PM RECOVERED #6 REBAR W/ 3.25" ALUMINUM CAP STAMPED "PLS 25942 2007" Fully describe cap stamping COA 2024 Subdivision Plat Checklist Item #13.d.(1)

SOUTH MONAGHAN ROAD (72' R.O.W.) REC. NO. B7116428

JR RESPONSE: WILL UPDATE.

RECOVERED #5 REBAR W/ 1.25" ORANGE PLASTIC CAP ILLEGIBLE

RECOVERED #5 REBAR W/ 2" ALUMINUM CAP STAMPED "PLS 34951"

JR RESPONSE: WILL UPDATE.

RECOVERED #6 REBAR W/ 3.25" ALUMINUM CAP STAMPED "PLS 38098 2016" IN A RANGE BOX Fully describe cap stamping COA 2024 Subdivision Plat Checklist Item #13.d.(1)

CC SEC 3 & 4, T6S, R65W, 6TH PM RECOVERED #6 REBAR W/ 3.25" ALUMINUM CAP STAMPED "PLS 38098 2016" IN A RANGE BOX

JR RESPONSE: WILL UPDATE.

JR RESPONSE: ADDED UNPLATTED?

SEE SHEET 6 FOR BOUNDARY DIMENSIONS

SEE SHEET 4 FOR BOUNDARY DIMENSIONS

Fully describe cap stamping COA 2024 Subdivision Plat Checklist Item #13.d.(1)

JR RESPONSE: WILL UPDATE.

12.k. A statement indicating any conflicting boundary evidence (if any) must be shown.

JR RESPONSE: UPDATED

Remove black outline over lots #'s & Tract Labels (Typical)

JR RESPONSE: OUTLINES REMOVED

Block 3? Not interrupted by any roads? (Typical)

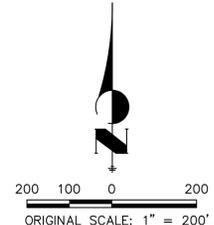
JR RESPONSE: BLOCK NUMBERS UPDATED

JR RESPONSE: NOTED. WILL BE SET WITH MONUMENT RECORDS RECORDED BEFORE PLAT APPROVAL

Must be set prior to plat approval

- 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
 - EXISTING SECTION LINE
 - ⊕ SECTION CORNER
 - ⊕ QUARTER CORNER
- NOTE: SEE SHEETS 14, 15, & 16 FOR LINE AND CURVE TABLES.

JR RESPONSE: DISTANCE ADDED 0.16118,20
JULY 10, 2024
SHEET 2 OF 16



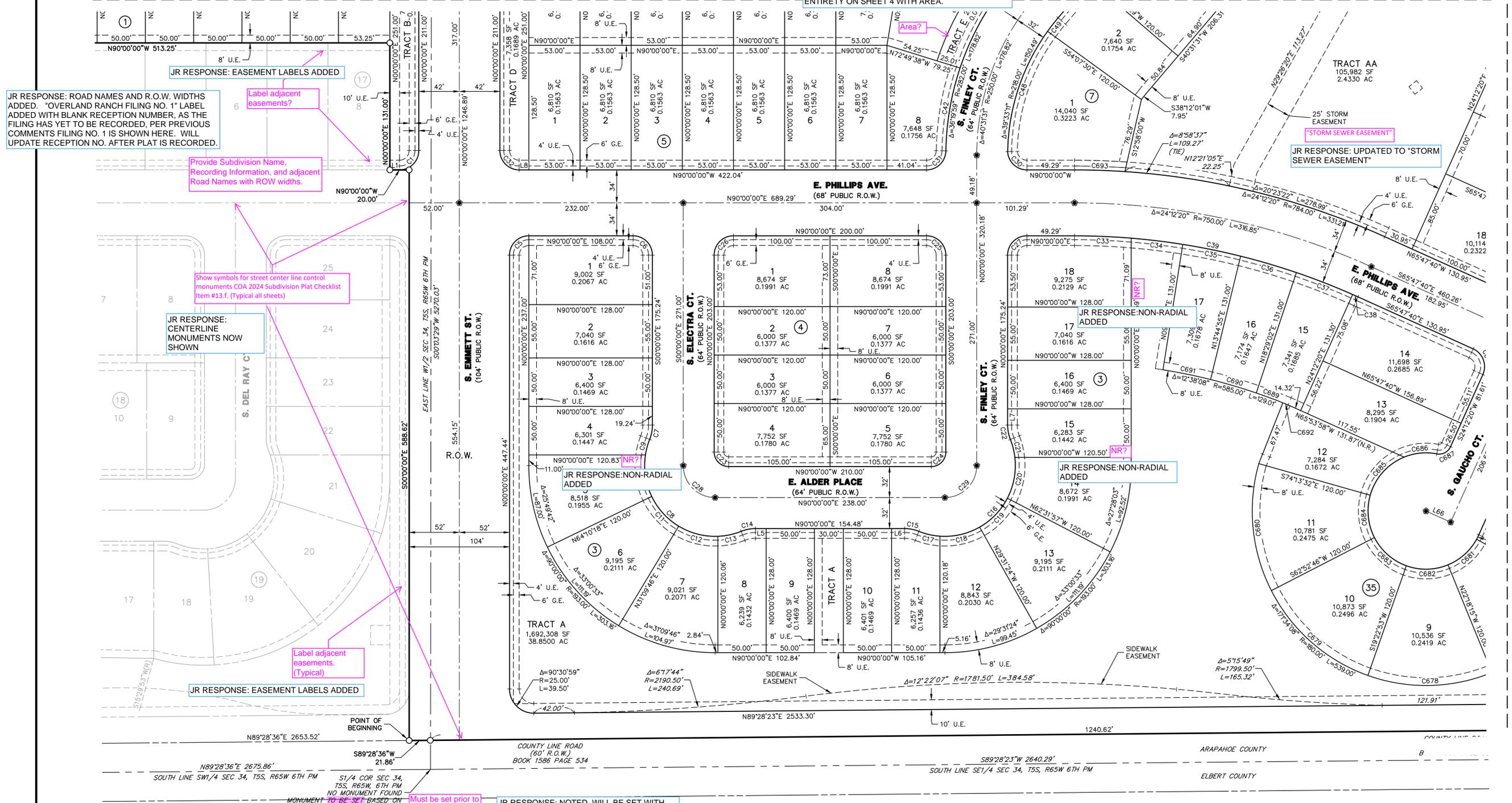
J-R ENGINEERING
A Westrian Company

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OVERLAND RANCH SUBDIVISION FILING NO. 2

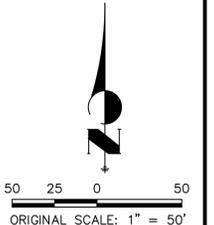
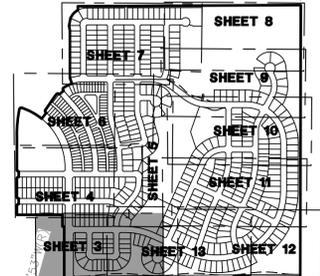
A PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 4 JR RESPONSE: TRACT E IS SHOWN IN ITS ENTIRETY ON SHEET 4 WITH AREA.



SEE SHEET 13

LEGEND	
<ul style="list-style-type: none"> 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/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG 38252" (R) RECORD (M) MEASURED (R) RADIAL BEARING (N.R.) NON-RADIAL BEARING 	<ul style="list-style-type: none"> U.E. UTILITY EASEMENT G.E. GAS EASEMENT PROPERTY LINE RIGHT-OF-WAY LINE CENTERLINE EASEMENT LINE EXISTING PROPERTY LINE EXISTING RIGHT-OF-WAY LINE



JOB NO. 16118.20
JULY 10, 2024
SHEET 3 OF 16



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JR RESPONSE: ACCESS UTILITY AND FL YES. Tracts Q & H are private access easements, Utility easements, and Fire Lane easements? NOTE: SEE SHEETS 14, 15, & 16 FOR LINE AND CURVE TABLES. NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES UNLESS OTHERWISE NOTED. Tracts B, C, D, & F are Utility Easements? JR RESPONSE: TO BE USED FOR UTILITIES.

OVERLAND RANCH SUBDIVISION FILING NO. 2

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

SEE SHEET 6



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/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG 38252"
- RECORD
- MEASURED
- RADIAL BEARING
- NON-RADIAL BEARING
- UTILITY EASEMENT
- GAS EASEMENT
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE

NOTE: SEE SHEETS 14, 15, & 16 FOR LINE AND CURVE TABLES.
NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES UNLESS OTHERWISE NOTED

Tracts B, C, D, & F are Utility Easements

Tracts Q & H are private access easements, Utility easements, and Fire Lane easements?

JR RESPONSE: ACCESS UTILITY AND FL YES.

SEE SHEET 3

JR RESPONSE: TO BE USED FOR UTILITIES.

JR RESPONSE: ENTIRE LABEL FOR TRACT D NOW SHOWN.

JR RESPONSE: EASEMENT LABEL ADDED



JOB NO. 16118.20
JULY 10, 2024
SHEET 4 OF 16

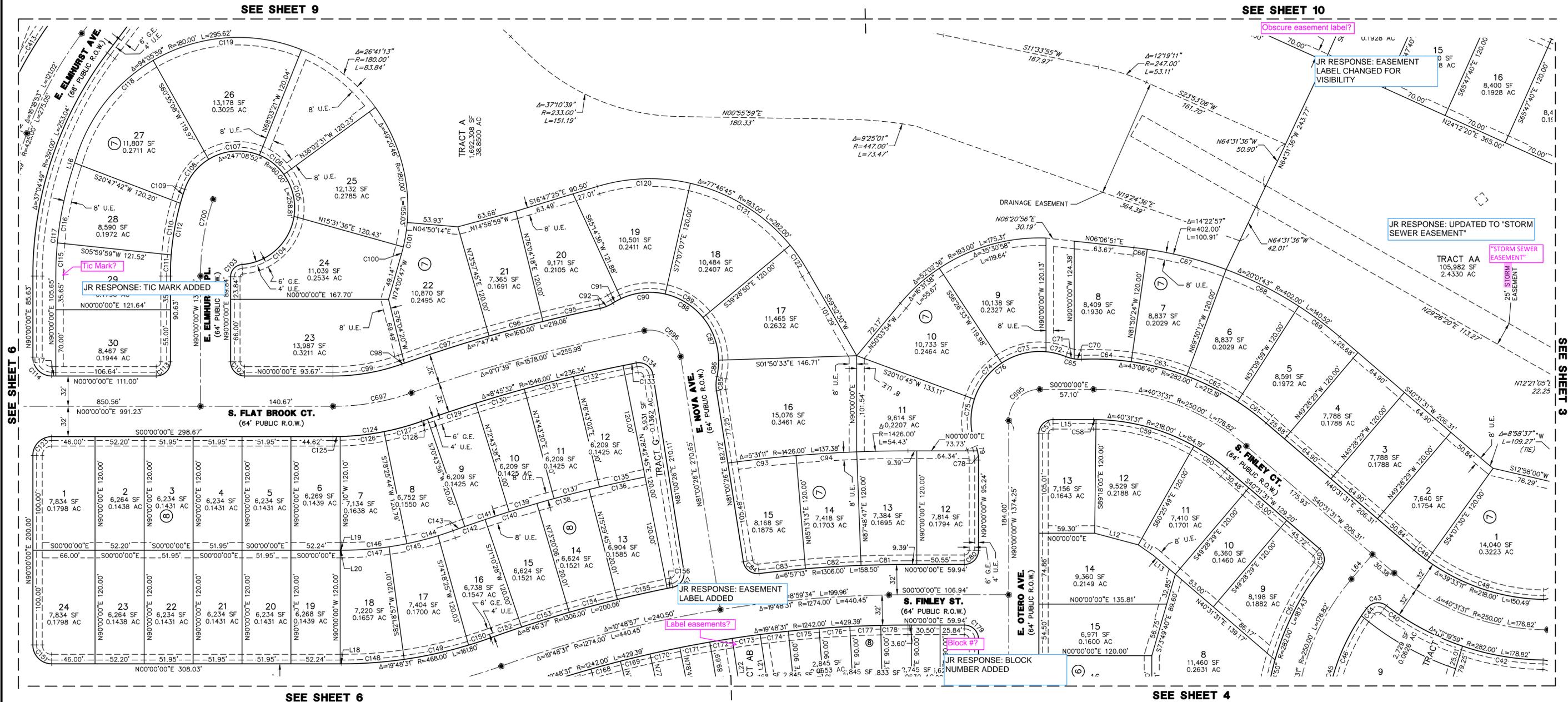


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SEE SHEET 5

OVERLAND RANCH SUBDIVISION FILING NO. 2

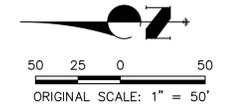
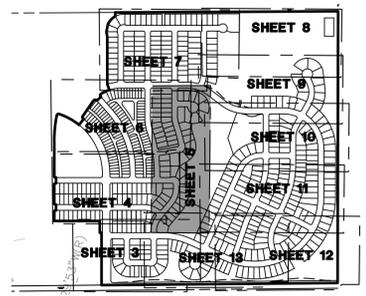
A PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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	U.E. UTILITY EASEMENT
○ SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG 38252"	G.E. GAS EASEMENT
(R) RECORD	PROPERTY LINE
(M) MEASURED	RIGHT-OF-WAY LINE
(R) RADIAL BEARING	CENTERLINE
(N.R.) NON-RADIAL BEARING	EASEMENT LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE

NOTE: SEE SHEETS 14, 15, & 16 FOR LINE AND CURVE TABLES.
NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES



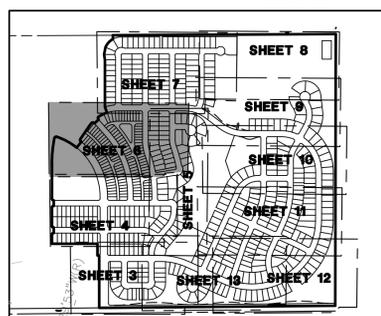
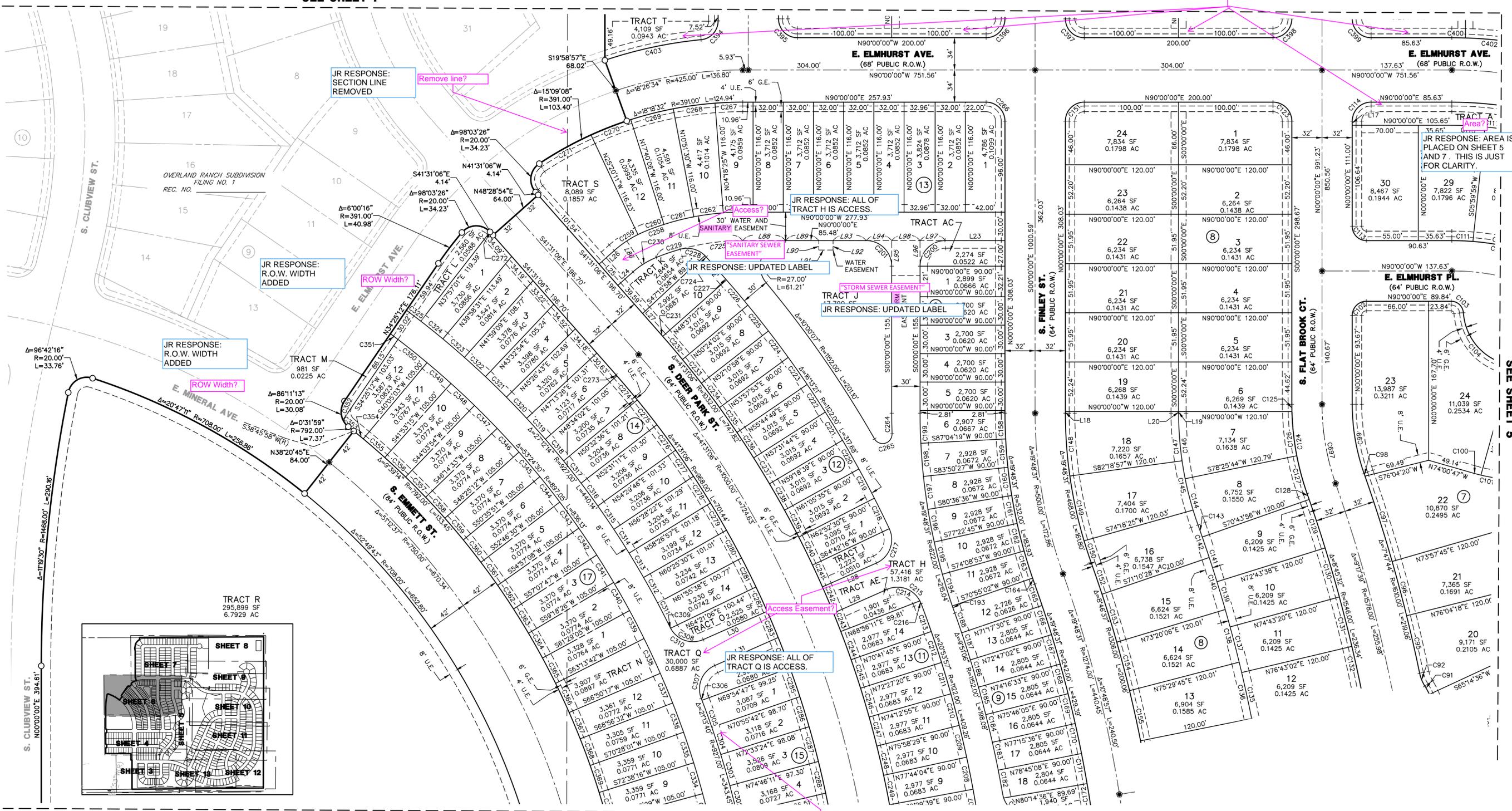
JOB NO. 16118.20
JULY 10, 2024
SHEET 5 OF 16

J-R ENGINEERING
A Westrian Company

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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



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	U.E. UTILITY EASEMENT
SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG 38252"	G.E. GAS EASEMENT
RECORD	PROPERTY LINE
MEASURED	RIGHT-OF-WAY LINE
RADIAL BEARING	CENTERLINE
NON-RADIAL BEARING	EASEMENT LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE

NOTE: SEE SHEETS 14, 15, & 16 FOR LINE AND CURVE TABLES.
NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES

SEE SHEET 4

JR RESPONSE:
EASEMENT LABEL
ADDED

JR RESPONSE:
EASEMENT LABELS
ADDED

Label Easements?

SEE SHEET 7

SEE SHEET 5

JOB NO. 16118.20
JULY 10, 2024
SHEET 6 OF 16



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

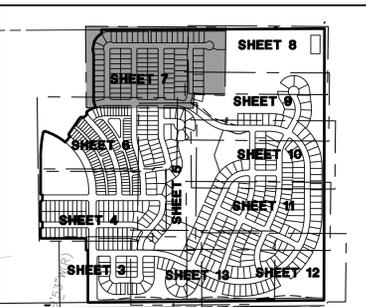
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OVERLAND RANCH SUBDIVISION FILING NO. 2

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



SEE SHEET 8



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/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG 38252"

(R) RECORD
(M) MEASURED
(R) RADIAL BEARING
(N.R.) NON-RADIAL BEARING

U.E. UTILITY EASEMENT
G.E. GAS EASEMENT
PROPERTY LINE
RIGHT-OF-WAY LINE
CENTERLINE
EASEMENT LINE
EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE

NOTE: SEE SHEETS 14, 15, & 16 FOR LINE AND CURVE TABLES.
NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES

SEE SHEET 6

Label Easements?

JR RESPONSE: EASEMENT LABELS ADDED

JR RESPONSE: AREA ADDED

JR RESPONSE: UPDATED LABEL

JR RESPONSE: UPDATED LABEL

JR RESPONSE: UPDATED LABEL

JOB NO. 16118.20
JULY 10, 2024
SHEET 7 OF 16

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

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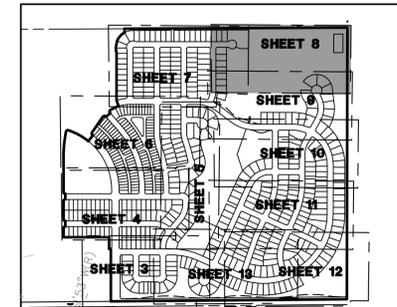
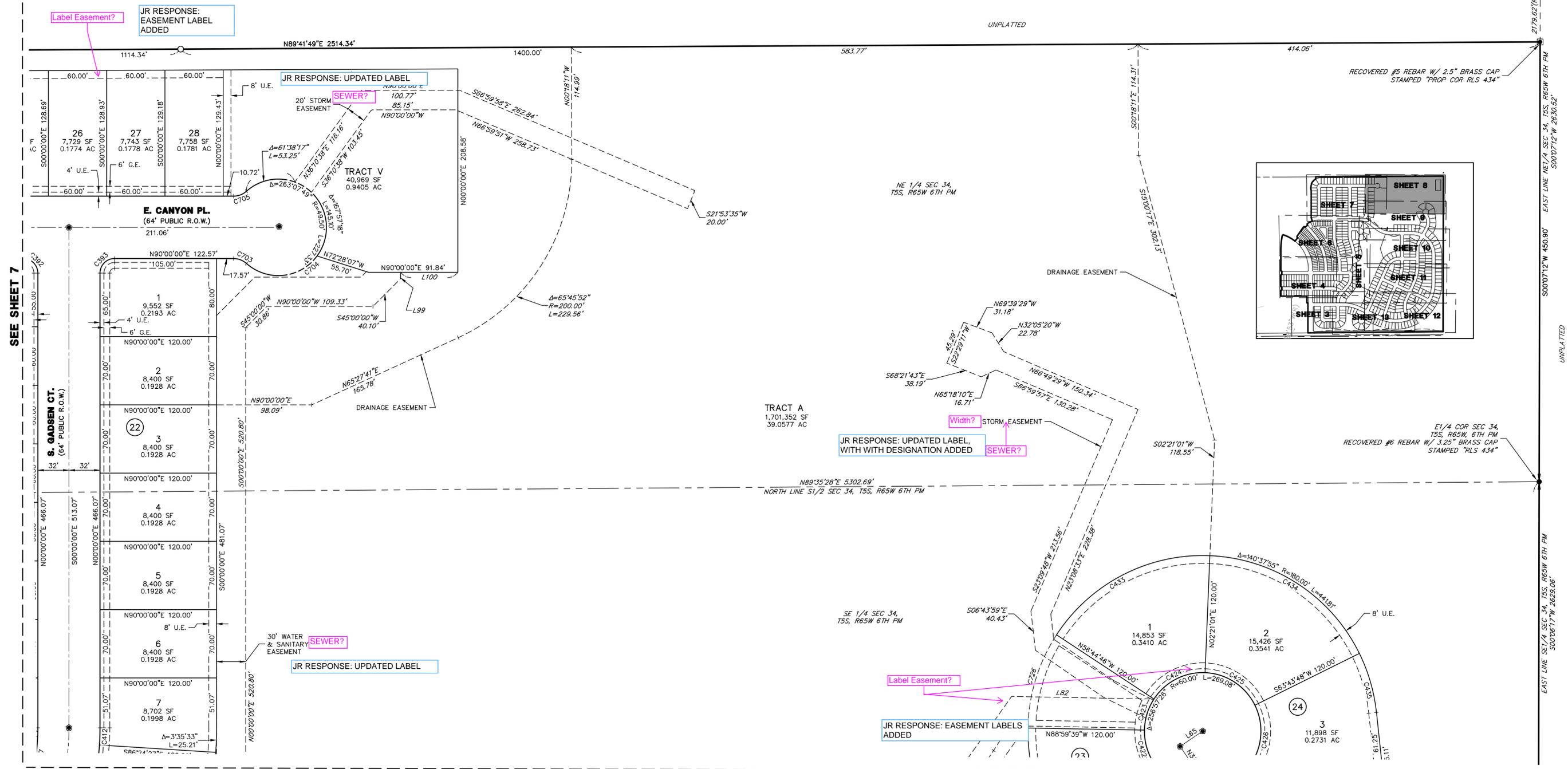
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NE COR SEC 34,
T5S, R65W, 6TH PM
RECOVERED #5 REBAR W/ 2.5" BRASS CAP
STAMPED "RLS 434"
IN CONCRETE

EAST LINE NE 1/4 SEC 34, T5S, R65W 6TH PM
S000712"W 450.90'
S000712"W 2630.52'
S000712"W 2630.52'
EAST LINE SE 1/4 SEC 34, T5S, R65W 6TH PM
S000617"W 2629.06'



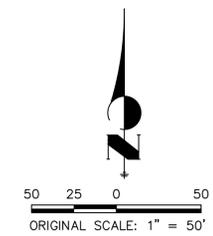
SEE SHEET 7

SEE SHEET 9

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	U.E. UTILITY EASEMENT
○ SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG 38252"	G.E. GAS EASEMENT
(R) RECORD	— PROPERTY LINE
(M) MEASURED	- - - RIGHT-OF-WAY LINE
(R) RADIAL BEARING	— CENTERLINE
(N.R.) NON-RADIAL BEARING	- - - EASEMENT LINE
	— EXISTING PROPERTY LINE
	- - - EXISTING RIGHT-OF-WAY LINE

NOTE: SEE SHEETS 14, 15, & 16 FOR LINE AND CURVE TABLES.
NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES



JOB NO. 16118.20
JULY 10, 2024
SHEET 8 OF 16

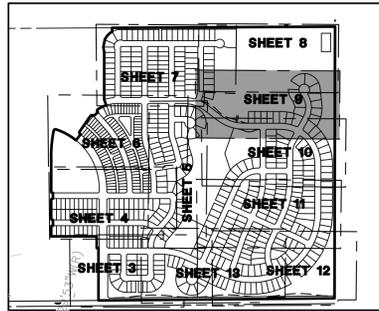
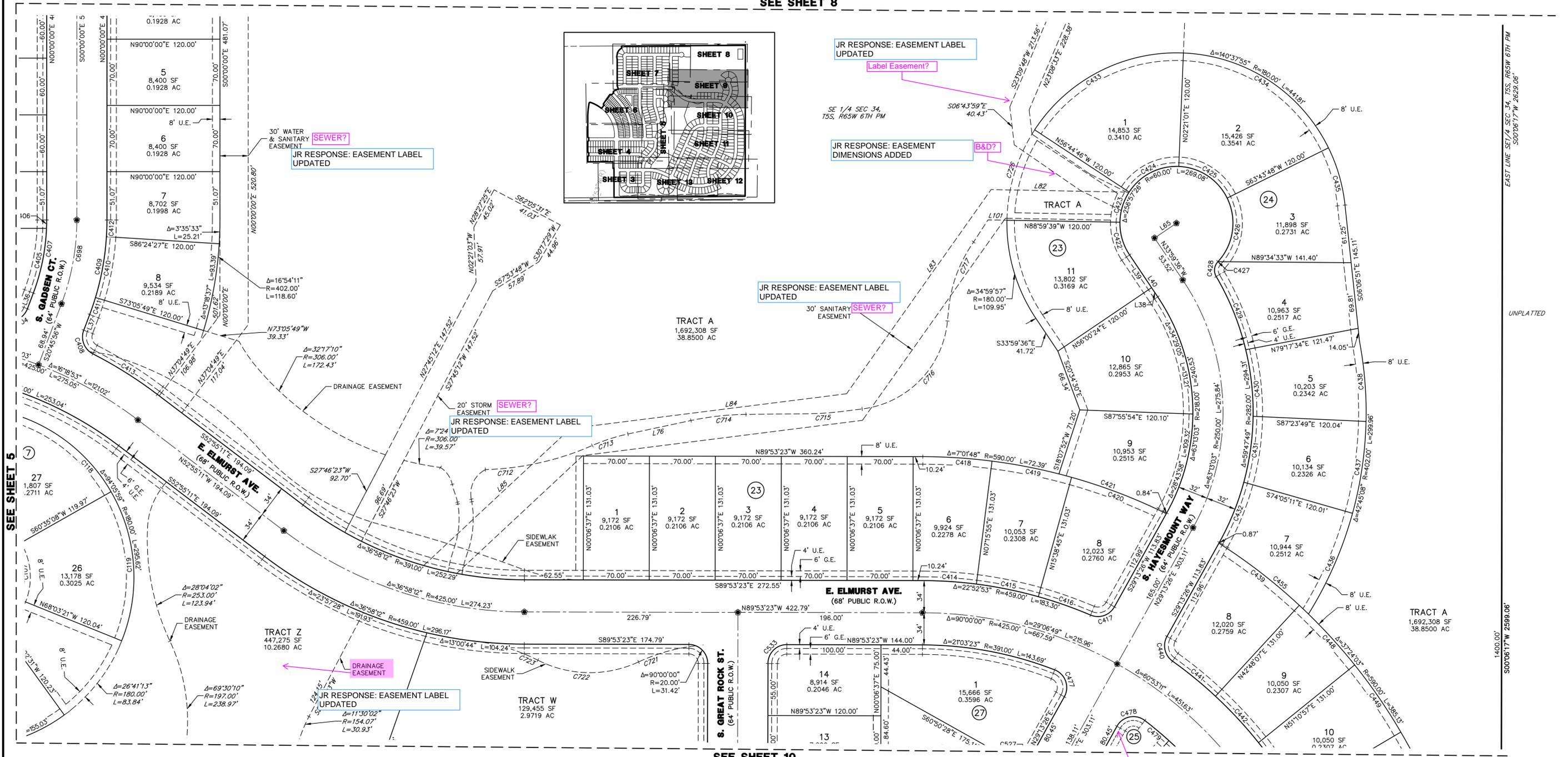


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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 8



SEE SHEET 5

EAST LINE SET/4 SEC. 34, T5S, R65W 6TH PM
S0006171W 2629.06'

UNPLATTED

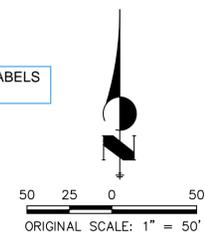
1400.00'
S0006171W 2599.06'

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	U.E. UTILITY EASEMENT
○ SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG 38252"	G.E. GAS EASEMENT
(R) RECORD	PROPERTY LINE
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(N.R.) NON-RADIAL BEARING	EASEMENT LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE

NOTE: SEE SHEETS 14, 15, & 16 FOR LINE AND CURVE TABLES.
NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES

Label Easements?

JR RESPONSE: EASEMENT LABELS ADDED



JOB NO. 16118.20
JULY 10, 2024
SHEET 9 OF 16

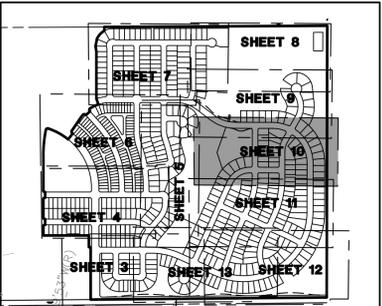


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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 9



SEE SHEET 5

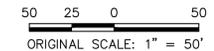
SEE SHEET 11

LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> ● 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/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG 38252" (R) RECORD (M) MEASURED (R) RADIAL BEARING (N.R.) NON-RADIAL BEARING | <ul style="list-style-type: none"> U.E. UTILITY EASEMENT G.E. GAS EASEMENT ————— PROPERTY LINE ————— RIGHT-OF-WAY LINE ————— CENTERLINE - - - - - EASEMENT LINE ————— EXISTING PROPERTY LINE ————— EXISTING RIGHT-OF-WAY LINE |
|---|---|

NOTE: SEE SHEETS 14, 15, & 16 FOR LINE AND CURVE TABLES.
NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES

JOB NO. 16118.20
JULY 10, 2024
SHEET 10 OF 16

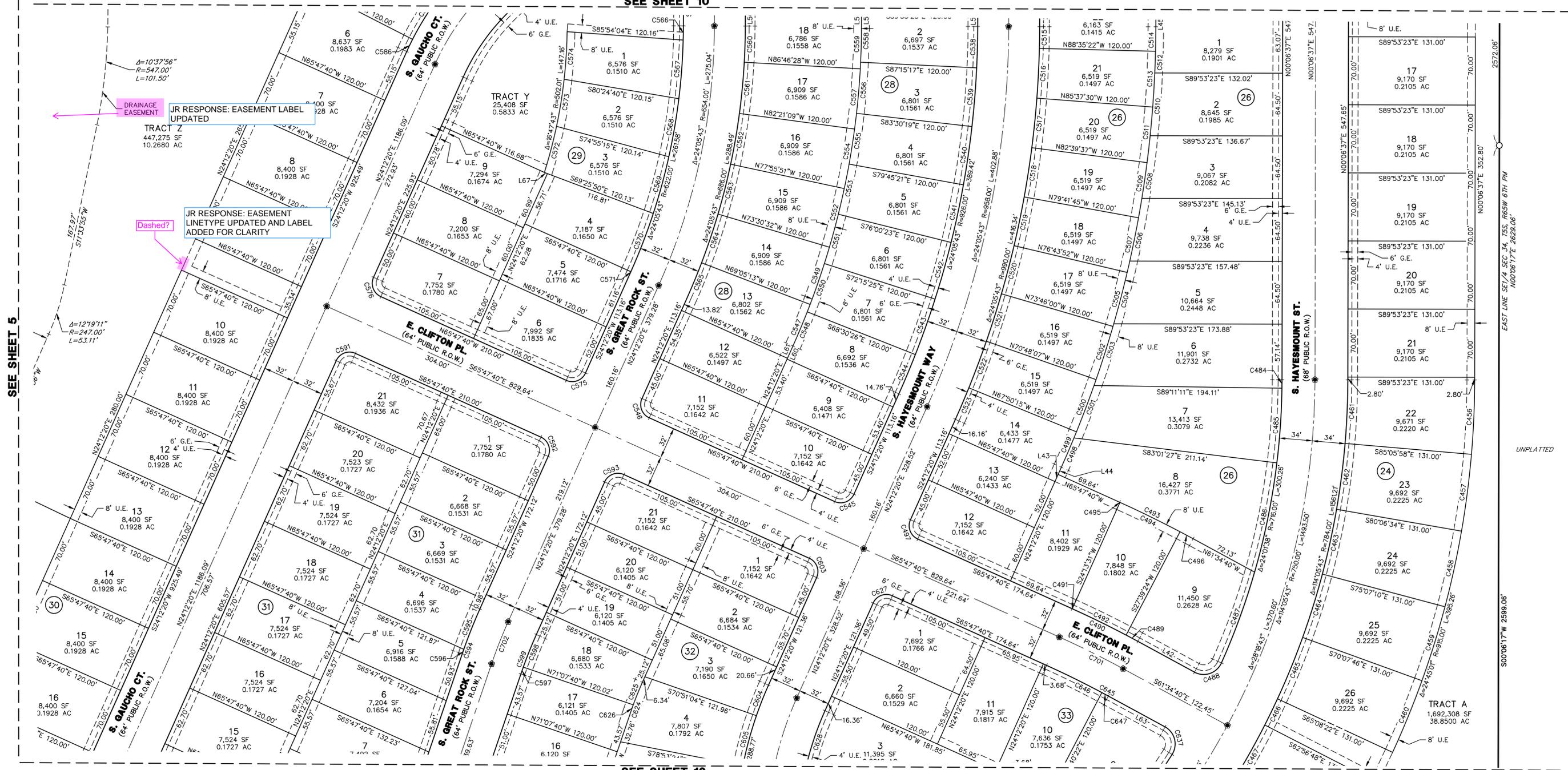


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A PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 10



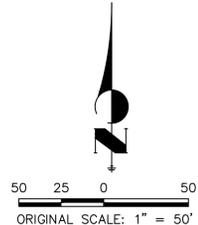
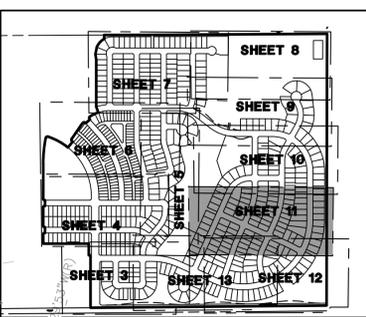
SEE SHEET 5

SEE SHEET 12

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/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG 38252"
- (R) RECORD
- (M) MEASURED
- (R) RADIAL BEARING
- (N.R.) NON-RADIAL BEARING
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- PROPERTY LINE
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NOTE: SEE SHEETS 14, 15, & 16 FOR LINE AND CURVE TABLES.
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JOB NO. 16118.20
JULY 10, 2024
SHEET 11 OF 16

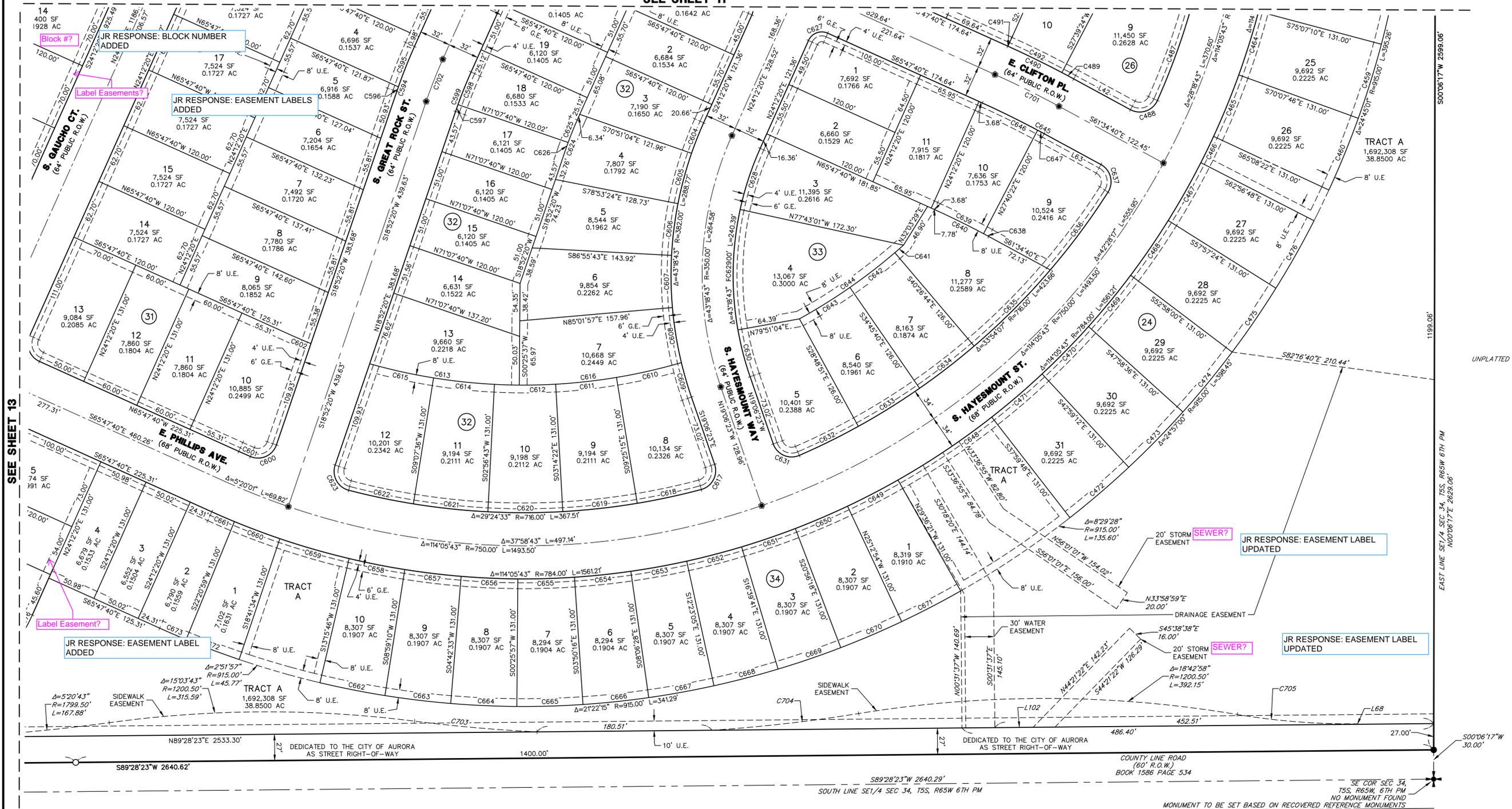


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SEE SHEET 11

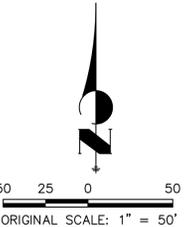
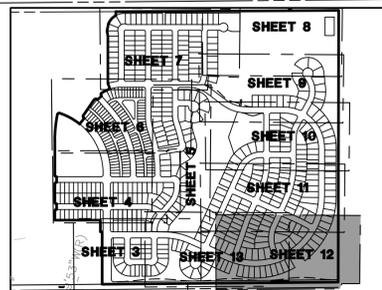


SEE SHEET 13

LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> 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/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG 38252" (R) RECORD (M) MEASURED (R) RADIAL BEARING (N.R.) NON-RADIAL BEARING | <ul style="list-style-type: none"> U.E. UTILITY EASEMENT G.E. GAS EASEMENT PROPERTY LINE RIGHT-OF-WAY LINE CENTERLINE EASEMENT LINE EXISTING PROPERTY LINE EXISTING RIGHT-OF-WAY LINE |
|---|---|

NOTE: SEE SHEETS 14, 15, & 16 FOR LINE AND CURVE TABLES.
NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES



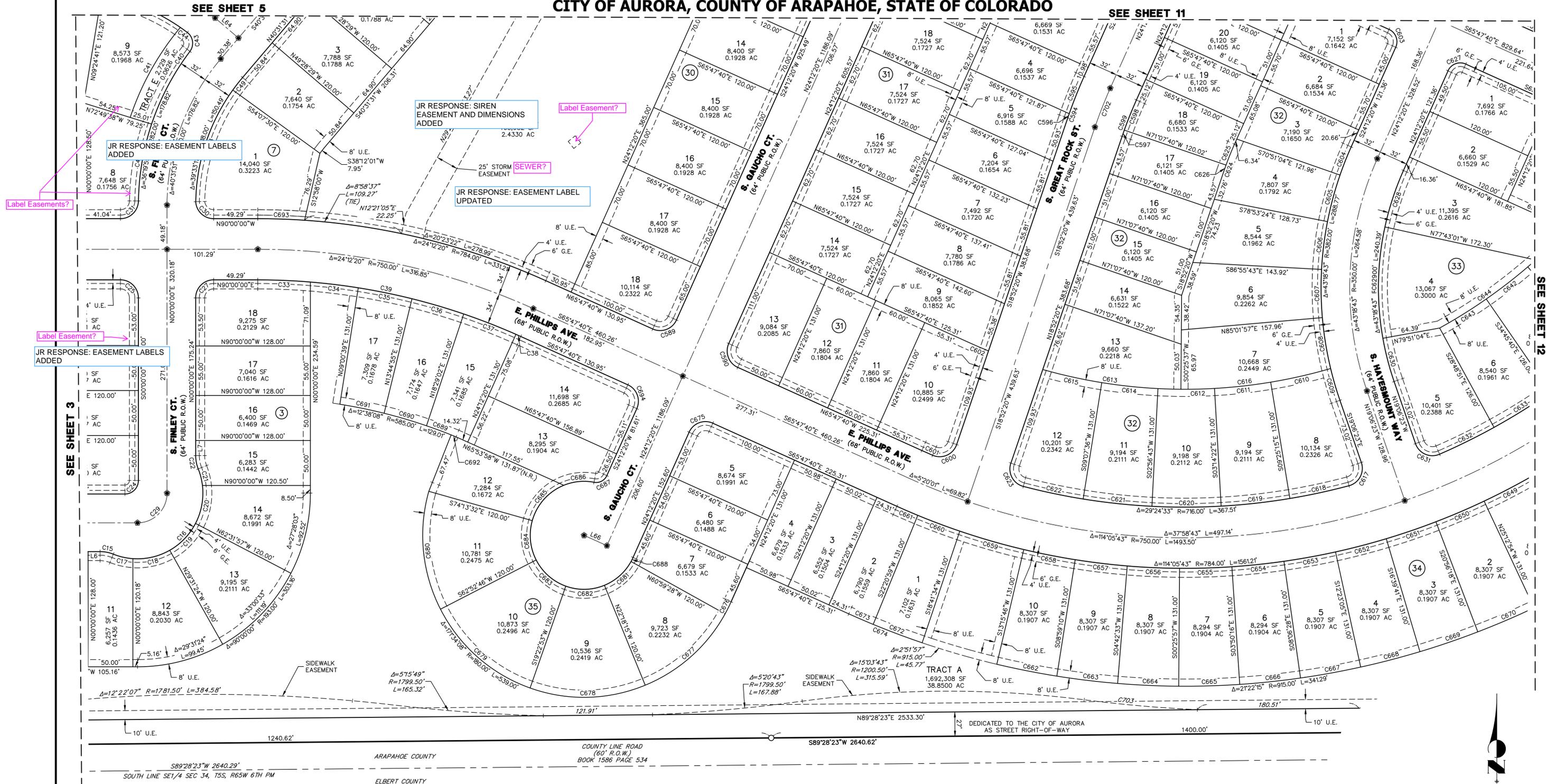
JOB NO. 16118.20
JULY 10, 2024
SHEET 12 OF 16



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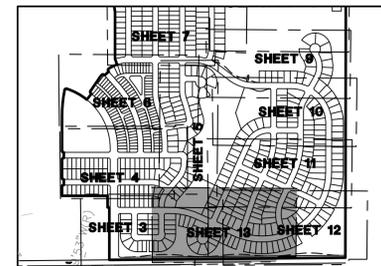
A PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

<ul style="list-style-type: none"> 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/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG 38252" (R) RECORD (M) MEASURED (R) RADIAL BEARING (N.R.) NON-RADIAL BEARING 	<ul style="list-style-type: none"> U.E. UTILITY EASEMENT G.E. GAS EASEMENT PROPERTY LINE RIGHT-OF-WAY LINE CENTERLINE EASEMENT LINE EXISTING PROPERTY LINE EXISTING RIGHT-OF-WAY LINE
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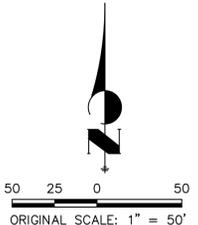
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JOB NO. 16118.20
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SHEET 13 OF 16



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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



JR REPOSE; REMOVED.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C301	1'55"11"	927.00'	31.06'	N122'01"W	31.06'
C302	1'55"12"	927.00'	31.07'	N14'16"13"W	31.06'
C303	2'06"50"	927.00'	34.20'	N16'17"14"W	34.20'
C304	1'52"20"	927.00'	30.29'	N18'16"49"W	30.29'
C305	1'52"25"	927.00'	30.31'	N20'09"11"W	30.31'
C306	0'08"16"	927.00'	2.23'	N21'09"32"W	2.23'
C307	87'28"36"	27.00'	41.22'	S22'30'39"W	37.33'
C308	85'37"03"	27.00'	40.35'	S70'56'32"E	36.70'
C309	1'51"33"	27.00'	0.88'	S27'12"14"E	0.88'
C310	87'28"36"	27.00'	41.22'	S70'00'45"E	37.33'
C311	1'47'55"	927.00'	29.10'	N27'10'25"W	29.10'
C312	1'53'58"	927.00'	30.73'	N29'01'21"W	30.73'
C313	1'50'53"	927.00'	29.90'	N30'53'46"W	29.90'
C314	1'50'53"	927.00'	29.90'	N32'44'38"W	29.90'
C315	1'50'52"	927.00'	29.90'	N34'35'31"W	29.90'
C316	1'50'52"	927.00'	29.90'	N36'26'23"W	29.90'
C317	1'50'53"	927.00'	29.90'	N38'17'16"W	29.90'
C318	1'50'53"	927.00'	29.90'	N40'08'08"W	29.90'
C319	1'50'09"	927.00'	29.70'	N41'58'39"W	29.70'
C320	1'54'57"	927.00'	31.00'	N43'51'12"W	30.99'
C321	1'54'57"	927.00'	31.00'	N45'46'09"W	31.00'
C322	1'51'46"	927.00'	30.14'	N47'39'31"W	30.14'
C323	1'51'15"	927.00'	30.00'	N49'31'02"W	30.00'
C324	1'51'16"	927.00'	30.00'	N51'22'18"W	30.00'
C325	1'10'45"	927.00'	19.08'	N52'53'19"W	19.08'
C326	90'00'00"	20.00'	31.42'	S45'00'00"E	28.28'
C327	2'10'14"	896.93'	33.98'	N01'05'07"W	33.98'
C328	2'10'14"	896.93'	33.98'	N03'15'20"W	33.98'
C329	2'10'13"	897.03'	33.98'	N05'25'33"W	33.98'
C330	2'10'13"	897.00'	33.98'	N07'35'45"W	33.98'
C331	2'10'13"	896.97'	33.98'	N09'45'59"W	33.98'
C332	2'10'13"	896.97'	33.98'	N11'56'12"W	33.98'
C333	2'10'13"	897.03'	33.98'	N14'06'25"W	33.98'
C334	2'10'13"	896.98'	33.98'	N16'16'38"W	33.98'
C335	2'10'13"	897.05'	33.98'	N18'26'51"W	33.98'
C336	2'06'00"	897.00'	32.88'	N20'34'58"W	32.88'
C337	2'10'04"	897.00'	33.94'	N22'43'00"W	33.94'
C338	2'35'17"	897.00'	40.52'	N25'05'41"W	40.51'
C339	2'07'36"	896.98'	33.30'	N27'27'07"W	33.29'
C340	2'10'39"	896.98'	34.09'	N29'36'14"W	34.09'
C341	2'10'39"	897.00'	34.09'	N31'46'53"W	34.09'
C342	2'10'39"	897.00'	34.09'	N33'57'32"W	34.09'
C343	2'10'39"	897.00'	34.09'	N36'08'11"W	34.09'
C344	2'10'38"	897.05'	34.09'	N38'18'49"W	34.09'
C345	2'10'40"	896.86'	34.09'	N40'29'29"W	34.09'
C346	2'10'38"	897.08'	34.09'	N42'40'08"W	34.09'
C347	2'10'39"	897.00'	34.09'	N44'50'47"W	34.09'
C348	2'10'39"	897.01'	34.09'	N47'01'25"W	34.09'
C349	2'08'22"	897.00'	33.49'	N49'10'56"W	33.49'
C350	2'31'02"	897.00'	39.41'	N51'30'38"W	39.41'
C351	0'38'19"	897.00'	10.00'	N53'05'19"W	10.00'
C352	5'58'01"	20.00'	20.93'	S04'26'11"W	19.99'
C353	26'13'12"	20.00'	9.15'	S38'39'25"E	9.07'
C354	1'28'14"	792.04'	20.33'	N51'01'54"W	20.33'
C355	2'11'02"	792.00'	30.19'	N49'12'16"W	30.19'
C356	2'10'39"	792.00'	30.10'	N47'01'26"W	30.10'
C357	2'10'39"	792.00'	30.10'	N44'50'47"W	30.10'
C358	2'10'39"	792.00'	30.10'	N42'40'08"W	30.10'
C359	2'10'40"	791.89'	30.10'	N40'29'29"W	30.10'
C360	2'10'38"	792.09'	30.10'	N38'18'49"W	30.10'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C361	2'10'39"	792.00'	30.10'	N36'08'11"W	30.10'
C362	2'10'39"	792.00'	30.10'	N33'57'32"W	30.10'
C363	2'10'39"	792.00'	30.10'	N31'46'53"W	30.10'
C364	2'10'39"	792.00'	30.10'	N29'36'14"W	30.10'
C365	2'10'39"	792.00'	30.10'	N27'25'35"W	30.10'
C366	2'27'09"	792.00'	33.90'	N25'06'41"W	33.90'
C367	2'10'35"	792.00'	30.08'	N22'47'50"W	30.08'
C368	2'10'35"	792.00'	30.08'	N20'37'15"W	30.08'
C369	2'10'13"	792.00'	30.00'	N18'26'51"W	30.00'
C370	2'10'13"	792.00'	30.00'	N16'16'38"W	30.00'
C371	2'10'13"	792.00'	30.00'	N14'06'25"W	30.00'
C372	2'10'13"	792.00'	30.00'	N11'56'12"W	30.00'
C373	2'10'13"	792.02'	30.00'	N09'45'59"W	30.00'
C374	2'10'13"	792.00'	30.00'	N07'35'46"W	30.00'
C375	2'10'13"	792.04'	30.00'	N05'25'33"W	30.00'
C376	2'10'14"	791.92'	30.00'	N03'15'20"W	30.00'
C377	2'10'14"	791.92'	30.00'	N01'05'06"W	30.00'
C378	2'14'12"	40.00'	15.14'	N10'50'40"W	15.05'
C379	16'46'04"	73.00'	21.36'	S13'18'19"E	21.29'
C380	27'34'56"	73.00'	35.14'	S08'52'11"W	34.80'
C381	37'38'17"	73.00'	47.95'	S41'28'48"W	47.10'
C382	133'22'41"	73.00'	169.94'	S45'00'00"W	134.08'
C383	39'49'59"	73.00'	50.75'	S80'12'56"W	49.74'
C384	11'33'24"	73.00'	14.72'	N74'05'22"W	14.70'
C385	21'41'20"	40.00'	15.14'	S79'09'20"E	15.05'
C386	90'00'00"	15.00'	23.56'	S45'00'00"W	21.21'
C387	28'32'37"	189.50'	94.41'	S75'29'34"W	93.43'
C388	90'00'00"	15.00'	23.56'	N45'00'00"W	21.21'
C389	90'00'00"	15.00'	23.56'	S45'00'00"W	21.21'
C390	90'00'00"	15.00'	23.56'	N45'00'00"W	21.21'
C391	90'00'00"	15.00'	23.56'	S45'00'00"W	21.21'
C392	90'00'00"	15.00'	23.56'	N45'00'00"W	21.21'
C393	90'00'00"	15.00'	23.56'	S45'00'00"W	21.21'
C394	84'28'49"	20.00'	29.49'	N42'14'25"E	26.89'
C395	90'00'00"	20.00'	31.42'	S45'00'00"E	28.28'
C396	90'00'00"	20.00'	31.42'	N45'00'00"E	28.28'
C397	90'00'00"	20.00'	31.42'	S45'00'00"E	28.28'
C398	90'00'00"	20.00'	31.42'	N45'00'00"E	28.28'
C399	90'00'00"	20.00'	31.42'	S45'00'00"E	28.28'
C400	1'47'37"	459.00'	14.37'	N89'06'11"W	14.37'
C401	12'44'22"	459.00'	102.06'	N81'50'11"W	101.85'
C402	14'32'00"	459.00'	116.43'	N82'44'00"W	116.11'
C403	13'02'13"	459.00'	104.44'	S77'57'42"W	104.22'
C404	83'46'04"	20.00'	29.24'	N62'38'58"E	26.70'
C405	18'25'08"	218.00'	70.08'	N11'33'22"E	69.78'
C406	2'20'48"	218.00'	8.93'	N01'10'24"E	8.93'
C407	20'45'56"	218.00'	79.01'	N10'22'58"E	78.58'
C408	83'46'04"	20.00'	29.24'	S21'07'06"E	26.70'
C409	20'45'56"	282.00'	102.20'	N10'22'58"E	101.65'
C410	13'18'37"	282.00'	65.51'	N10'14'52"E	65.36'
C411	3'51'45"	282.00'	19.01'	N18'50'03"E	19.01'
C412	3'35'33"	282.00'	17.68'	N01'47'47"E	17.68'
C413	10'04'57"	459.00'	80.77'	N57'57'40"W	80.67'
C414	7'09'18"	459.00'	57.32'	N86'18'44"W	57.28'
C415	8'22'50"	459.00'	67.14'	N78'32'40"W	67.08'
C416	7'20'45"	459.00'	58.85'	N70'40'52"W	58.81'
C417	83'46'04"	20.00'	29.24'	N71'06'28"E	26.70'
C418	7'09'20"	590.00'	73.68'	N86'18'43"W	73.63'
C419	8'22'51"	590.00'	86.30'	N78'32'38"W	86.23'
C420	10'28'11"	590.00'	107.81'	N69'07'07"W	107.66'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C421	10'28'11"	590.00'	107.81'	N69'07'07"W	107.66'
C422	34'59'57"	60.00'	36.65'	S16'29'38"E	36.08'
C423	32'14'52"	60.00'	33.77'	S17'07'47"W	33.33'
C424	59'05'48"	60.00'	61.89'	S62'48'07"W	59.18'
C425	61'22'46"	60.00'	64.28'	N56'57'35"W	61.25'
C426	68'57'41"	60.00'	72.22'	N08'12'38"E	67.94'
C427	0'16'21"	60.00'	0.29'	N42'49'39"E	0.29'
C428	73'32'13"	13.00'	16.68'	S06'11'43"W	15.56'
C429	17'01'13"	282.00'	83.77'	N22'03'47"W	83.46'
C430	14'25'44"	282.00'	71.02'	N06'20'18"W	70.83'
C431	14'19'35"	282.00'	70.51'	N08'02'21"E	70.33'
C432	14'01'17"	282.00'	69.01'	N22'12'48"E	68.84'
C433	59'05'48"	180.00'	185.66'	S62'48'07"W	177.54'
C434	61'22'46"	180.00'	192.83'	N56'57'35"W	183.74'
C435	20'09'21"	180.00'	63.32'	N16'11'32"W	63.00'
C436	16'37'50"	402.00'	116.68'	N23'43'48"E	116.27'
C437	14'01'23"	402.00'	98.39'	N08'24'11"E	98.14'
C438	12'05'56"	402.00'	84.89'	N04'39'28"W	84.73'
C439	10'28'08"	590.00'	107.80'	N52'25'57"W	107.65'
C440	83'46'04"	20.00'	29.24'	S12'39'36"E	26.70'
C441	7'20'45"	459.00'	58.85'	N50'52'15"W	58.81'
C442	8'22'50"	459.00'	67.14'	N43'00'28"W	67.08'
C443	8'22'50"	459.00'	67.14'	N34'37'38"W	67.08'
C444	8'22'50"	459.00'	67.14'	N26'14'48"W	67.08'
C445	8'22'50"	459.00'	67.14'	N17'51'58"W	67.08'
C446	8'22'50"	459.00'	67.14'	N09'29'08"W	67.08'
C447	5'24'20"	459.00'	43.30'	N02'35'33"W	43.29'
C448	8'22'50"	590.00'	86.30'	N43'00'28"W	86.22'
C449	8'22'50"	590.00'	86.30'	N34'37'38"W	86.22'
C450	8'22'50"	590.00'	86.30'	N26'14'48"W	86.22'
C451	2'57'52"	590.00'	86.30'	N17'51'58"W	86.22'
C452	5'10'51"	590.00'	53.35'	N11'05'07"W	53.33'
C453	3'11'59"	590.00'	32.95'	N06'53'42"W	32.94'
C454	5'24'20"	590.00'	55.66'	N02'35'33"W	55.64'
C455	11'46'17"	590.00'	121.21'	N51'46'53"W	121.00'
C456	4'47'25"	915.00'	76.50'	N02'30'19"E	76.48'
C457	4'59'24"	915.00'	79.69'	N07'23'44"E	79.66'
C458	4'59'24"	915.00'	79.69'	N12'23'08"E	79.66'
C459	4'59'24"	915.00'	79.69'	N17'22'32"E	79.66'
C460	4'59'24"	915.00'	79.69'	N22'21'56"E	79.66'
C461	4'47'25"	784.00'	65.55'	N02'30'19"E	65.53'
C462	4'59'24"	784.00'	68.28'	N07'23'44"E	68.26'
C463	4'59'24"	784.00'	68.28'	N12'23'08"E	68.26'
C464	4'59'24"	784.00'	68.28'	N17'22'32"E	68.26'
C465	4'59'24"	784.00'	68.28'	N22'21'56"E	68.26'
C466	2'11'33"	784.00'	30.00'	N25'57'25"E	30.00'
C467	4'59'24"	784.00'	68.28'	N29'32'54"E	68.26'
C468	4'59'24"	784.00'	68.28'	N34'32'18"E	68.26'

OVERLAND RANCH SUBDIVISION FILING NO. 2

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

JR REPOSE; REMOVED.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C601	1'02"56"	716.00'	13.11'	S66°19'08"E 13.11'
C602	2'11"52"	585.00'	22.44'	S66°53'36"E 22.44'
C603	90°00'00"	15.00'	23.56'	N20°47'40"W 21.21'
C604	5'03'25"	382.00'	33.71'	S21°40'38"W 33.70'
C605	8'02'19"	382.00'	53.60'	S15°07'46"W 53.55'
C606	8'02'19"	382.00'	53.60'	S07°05'26"W 53.55'
C607	8'02'19"	382.00'	53.60'	S00°56'53"E 53.55'
C608	8'36'28"	382.00'	57.39'	S09°16'17"E 57.34'
C609	5'31'53"	382.00'	36.88'	S16°20'27"E 36.86'
C610	6'43'28"	585.00'	68.66'	N77°13'01"E 68.62'
C611	6'10'53"	585.00'	63.11'	N83°40'12"E 63.08'
C612	6'11'04"	585.00'	63.15'	N89°51'10"E 63.11'
C613	15°18'10"	585.00'	156.24'	S81°54'54"E 155.78'
C614	6'10'53"	585.00'	63.11'	S83°57'51"E 63.08'
C615	6'36'35"	585.00'	67.49'	S77°34'07"E 67.45'
C616	16°34'44"	585.00'	169.27'	N82°08'39"E 168.68'
C617	94°17'05"	20.00'	32.91'	N28°02'09"E 29.32'
C618	5'24'03"	716.00'	67.49'	N77°52'43"E 67.47'
C619	6'10'53"	716.00'	77.25'	N83°40'12"E 77.21'
C620	6'11'04"	716.00'	77.29'	N89°51'10"E 77.25'
C621	6'10'53"	716.00'	77.25'	S83°57'51"E 77.21'
C622	5'27'39"	716.00'	68.24'	S78°08'35"E 68.22'
C623	94°17'05"	20.00'	32.91'	S28°16'13"E 29.32'
C624	5'20'01"	348.00'	32.39'	S21°32'20"W 32.38'
C625	4'06'33"	348.00'	24.96'	S22°09'03"W 24.95'
C626	11°3'27"	348.00'	7.44'	S19°29'03"W 7.44'
C627	90°00'00"	15.00'	23.56'	S69°12'20"W 21.21'
C628	11°55'21"	318.00'	66.17'	S18°14'40"W 66.05'
C629	43°18'43"	318.00'	240.39'	S02°32'58"W 234.71'
C630	8°57'27"	318.00'	49.72'	S14°37'40"E 49.67'
C631	94°17'05"	20.00'	32.91'	S66°14'56"E 29.32'
C632	5'25'22"	716.00'	67.77'	N63°53'51"E 67.74'
C633	5'56'49"	716.00'	74.32'	N58°12'45"E 74.28'
C634	5'41'04"	716.00'	71.04'	N52°23'48"E 71.01'
C635	8°52'32"	716.00'	110.91'	N45°07'00"E 110.80'
C636	7°58'19"	716.00'	99.62'	N36°41'34"E 99.54'
C637	94°17'05"	20.00'	32.91'	N14°26'08"W 29.32'
C638	0°24'41"	848.00'	6.09'	N61°47'01"W 6.09'
C639	3°48'18"	848.00'	56.32'	N63°53'31"W 56.31'
C640	4°13'00"	848.00'	62.41'	N63°41'10"W 62.39'
C641	1°08'40"	590.00'	11.78'	N48°58'56"E 11.78'
C642	5°41'04"	590.00'	58.54'	N52°23'48"E 58.51'
C643	5°56'49"	590.00'	61.24'	N58°12'45"E 61.21'
C644	12°46'34"	590.00'	131.56'	N54°47'53"E 131.29'
C645	4°13'00"	968.00'	71.24'	N63°41'10"W 71.22'
C646	3°45'48"	968.00'	63.58'	N63°54'46"W 63.57'
C647	0°27'12"	968.00'	7.66'	N61°48'16"W 7.66'
C648	8°30'28"	784.00'	116.41'	N56°15'26"E 116.31'
C649	4°16'26"	784.00'	58.48'	N62°38'53"E 58.47'
C650	4°16'36"	784.00'	58.52'	N66°55'24"E 58.51'
C651	4°16'36"	784.00'	58.52'	N71°12'01"E 58.51'
C652	4°16'36"	784.00'	58.52'	N75°28'37"E 58.51'
C653	4°16'36"	784.00'	58.52'	N79°45'13"E 58.51'
C654	4°16'13"	784.00'	58.43'	N84°01'38"E 58.42'
C655	4°16'13"	784.00'	58.43'	N88°17'51"E 58.42'
C656	4°16'36"	784.00'	58.52'	S87°25'45"E 58.51'
C657	4°16'36"	784.00'	58.52'	S83°09'08"E 58.51'
C658	4°16'36"	784.00'	58.52'	S78°52'32"E 58.51'
C659	5°25'48"	784.00'	74.30'	S74°01'20"E 74.27'
C660	3°39'24"	784.00'	50.04'	S69°28'43"E 50.03'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C661	1'51'21"	784.00'	25.40'	S66°43'21"E 25.39'
C662	4°16'36"	915.00'	68.30'	S78°52'32"E 68.28'
C663	4°16'36"	915.00'	68.30'	S83°09'08"E 68.28'
C664	4°16'36"	915.00'	68.30'	S87°25'45"E 68.28'
C665	4°16'13"	915.00'	68.19'	N88°17'51"E 68.18'
C666	4°16'13"	915.00'	68.19'	N84°01'38"E 68.18'
C667	4°16'36"	915.00'	68.30'	N79°45'13"E 68.28'
C668	4°16'36"	915.00'	68.30'	N75°28'37"E 68.28'
C669	4°16'36"	915.00'	68.30'	N71°12'01"E 68.28'
C670	4°16'36"	915.00'	68.30'	N66°55'24"E 68.28'
C671	4°17'26"	915.00'	68.52'	N62°38'23"E 68.51'
C672	3°39'24"	915.00'	58.40'	S69°28'43"E 58.39'
C673	1'51'21"	915.00'	29.64'	S66°43'21"E 29.64'
C674	5°30'46"	915.00'	88.04'	S68°33'03"E 88.00'
C675	90°00'00"	20.00'	31.42'	S69°12'20"W 28.28'
C676	4°48'12"	180.00'	15.09'	N26°36'26"E 15.09'
C677	38°41'13"	180.00'	121.54'	N48°21'08"E 119.24'
C678	41°50'32"	180.00'	131.45'	N88°37'01"E 128.55'
C679	43°20'29"	180.00'	136.16'	S48°47'28"E 132.94'
C680	42°53'42"	180.00'	134.76'	S05°40'23"E 131.63'
C681	38°41'13"	60.00'	40.51'	N48°21'08"E 39.75'
C682	42°09'21"	60.00'	44.15'	N88°46'26"E 43.16'
C683	43°01'40"	60.00'	45.06'	S48°38'04"E 44.01'
C684	42°53'42"	60.00'	44.92'	S05°40'23"E 43.88'
C685	52°10'46"	60.00'	54.64'	S41°51'52"W 52.77'
C686	32°47'06"	60.00'	34.33'	S84°20'48"W 33.87'
C687	76°32'01"	13.00'	17.36'	N62°28'20"E 16.10'
C688	4°48'12"	60.00'	5.03'	N26°36'26"E 5.03'
C689	3°26'34"	585.00'	35.15'	N69°30'03"W 35.15'
C690	4°49'59"	585.00'	49.35'	N73°38'20"W 49.33'
C691	4°56'02"	585.00'	50.37'	N78°31'20"W 50.36'
C692	0°34'27"	585.00'	5.86'	N68°03'59"W 5.86'
C693	3°48'59"	784.00'	52.22'	N88°05'31"W 52.21'
C694	90°00'00"	20.00'	31.42'	N20°47'40"W 28.28'
C695	90°00'00"	33.00'	51.84'	N45°00'00"W 46.67'
C696	91°13'26"	33.00'	52.54'	N35°23'43"E 47.16'
C697	19°30'39"	250.00'	85.13'	S09°45'20"E 84.72'
C698	20°45'56"	250.00'	90.61'	N10°22'58"E 90.11'
C699	90°00'00"	33.00'	51.84'	S45°00'00"W 46.67'
C700	18°56'10"	250.00'	82.62'	N80°31'55"W 82.25'
C701	4°13'00"	1000.00'	73.59'	N63°41'10"W 73.58'
C702	5°20'01"	500.00'	46.54'	S21°32'20"W 46.53'
C703	4°13'55"	20.00'	14.51'	N69°13'03"W 14.19'
C704	95°10'31"	49.50'	82.23'	S83°58'39"W 73.09'
C705	4°13'55"	20.00'	14.51'	N69°13'03"E 14.19'
C703	4°32'26"	1599.50'	126.76'	N85°01'19"W 126.72'
C704	5°26'57"	1599.50'	152.13'	S83°30'49"W 152.07'
C705	10°01'56"	699.50'	122.48'	N85°30'39"W 122.32'
C706	45°01'08"	28.50'	22.39'	N35°00'11"W 21.82'
C707	8°24'45"	72.37'	10.63'	N16°41'59"W 10.62'
C708	34°51'00"	56.50'	34.37'	N03°28'47"W 33.84'
C709	25°46'29"	71.50'	32.16'	N01°03'28"E 31.89'
C710	25°46'29"	71.50'	32.16'	N01°03'28"E 31.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"E	10.00'
L2	N90°00'00"W	10.00'
L3	N90°00'00"W	10.00'
L4	N90°00'00"E	10.00'
L5	N90°00'00"E	11.07'
L6	N90°00'00"E	13.40'
L7	N00°00'00"E	16.74'
L8	N90°00'00"W	10.00'
L9	N90°00'00"E	10.00'
L10	N90°00'00"W	10.00'
L11	S34°46'12"W	19.71'
L12	S14°50'11"W	47.89'
L13	N40°31'31"E	30.48'
L14	N90°00'00"E	10.00'
L15	S00°00'00"E	43.10'
L16	S72°09'20"E	15.62'
L17	N00°00'00"E	4.36'
L18	S00°00'00"E	1.74'
L19	S00°00'00"E	1.74'
L20	S00°00'00"E	1.74'
L21	N81°21'19"E	64.02'
L22	N81°21'19"E	63.31'
L23	N90°00'00"W	63.00'
L24	N48°28'54"E	21.47'
L25	S41°31'06"E	30.00'
L26	N48°28'54"E	21.47'
L27	S41°31'06"E	29.72'
L28	N66°14'57"E	62.61'
L29	N66°14'57"E	62.01'
L30	S66°14'57"W	73.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S66°14'57"W	73.56'
L32	N00°00'00"E	39.75'
L33	N00°00'00"E	39.75'
L34	N00°00'00"E	0.75'
L35	N00°00'00"E	19.75'
L36	N20°45'56"E	17.77'
L37	N20°45'56"E	17.77'
L38	S33°59'36"E	11.80'
L39	S33°59'36"E	41.72'
L40	S33°59'36"E	53.52'
L41	S41°14'33"E	7.54'
L42	S61°34'40"E	66.51'
L43	N24°12'20"E	16.16'
L44	N24°12'20"E	8.16'
L45	N00°06'37"E	15.55'
L46	N00°06'37"E	27.53'
L48	N00°06'37"E	11.98'
L49	S89°53'23"E	28.24'
L50	N89°53'23"E	13.24'
L51	S89°53'23"E	13.24'
L52	S00°06'37"E	45.00'
L53	S00°06'37"E	15.98'
L54	S00°06'37"E	60.98'
L55	N00°06'37"E	45.00'
L56	N00°06'37"E	15.98'
L57	N00°06'37"E	60.98'
L58	N00°06'37"E	15.98'
L59	N00°06'37"E	15.98'
L60	N24°12'20"E	14.76'
L61	N24°12'20"E	13.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L63	S61°34'40"E	66.51'
L64	S49°28'29"E	34.33'
L65	S56°00'24"W	28.00'
L66	S65°47'40"E	28.00'
L67	S69°25'50"E	3.32'
L68	N00°31'37"W	0.50'
L69	N11°04'29"E	25.79'
L70	N11°00'55"E	26.25'
L76	S77°59'02"W	68.46'
L81	N88°57'39"W	20.14'
L82	N88°57'57"W	141.95'
L83	S35°25'12"W	264.79'
L84	S82°51'34"W	295.52'
L85	S47°05'21"W	212.72'

L62?
JR RESPONSE: LINE AND CURVE TABLES UPDATED.

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