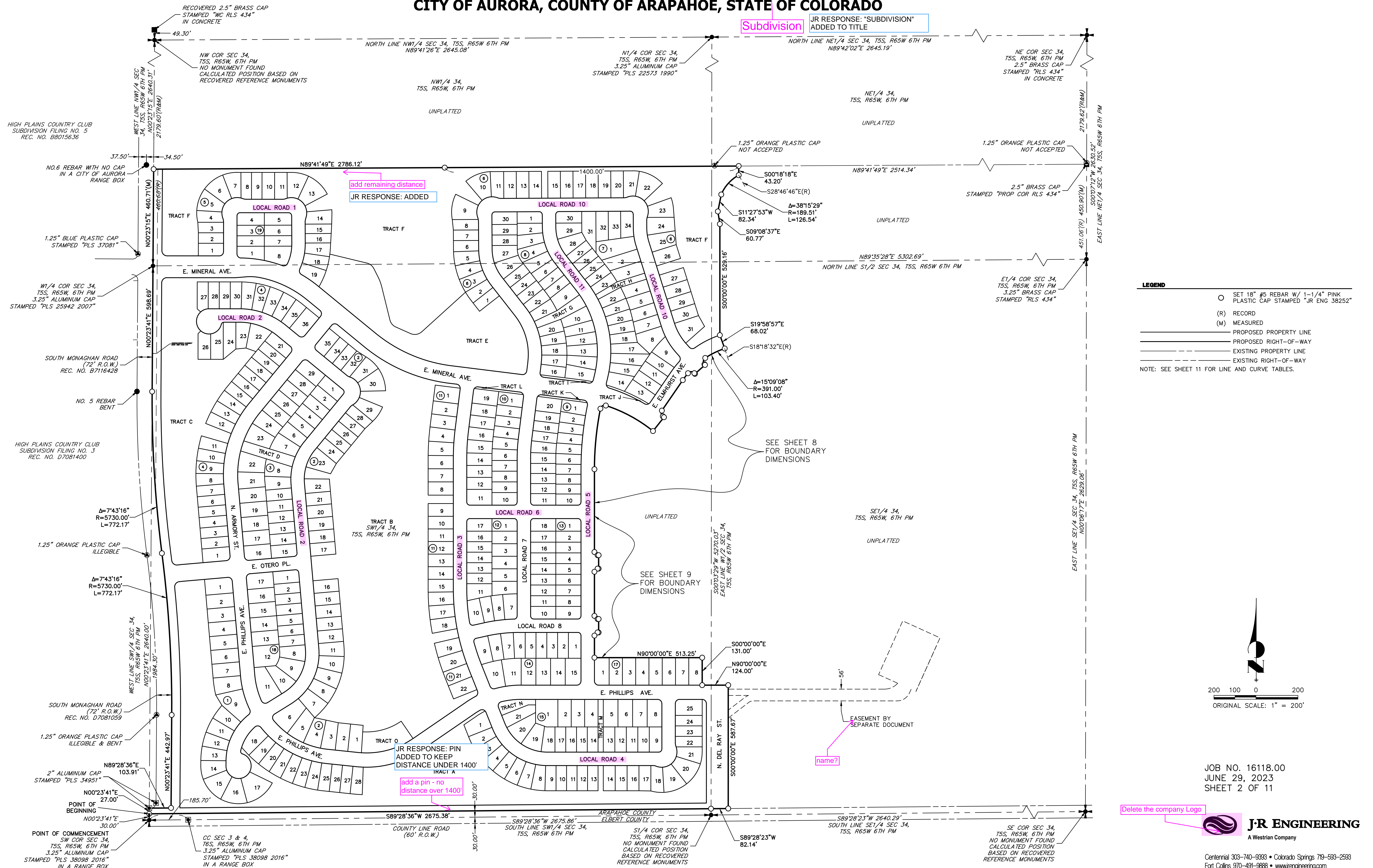






# TRAILS AT OVERLAND RANCH FILING NO. 1

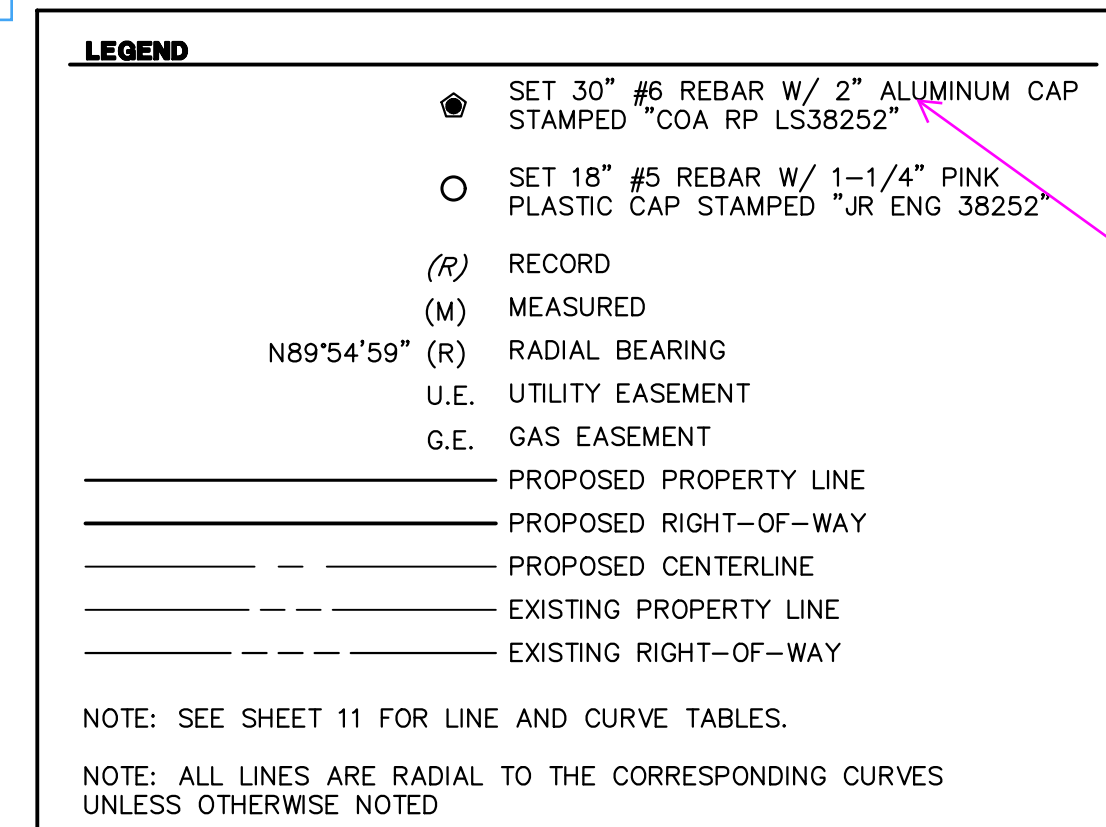
A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



JOB NO. 16118.00  
JUNE 29, 2023  
SHEET 2 OF 11



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



JR RESPONSE: UPDATED RANGE POINT NOTE.

JR RESPONSE: LOGO REMOVED

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Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

Delete the company Logo

ARAPAHOE COUNTY  
ELBERT COUNTY

SOUTH LINE SW1/4 SEC 34, T5S, R65W 6TH PM



# TRAILS AT OVERLAND RANCH FILING NO. 1

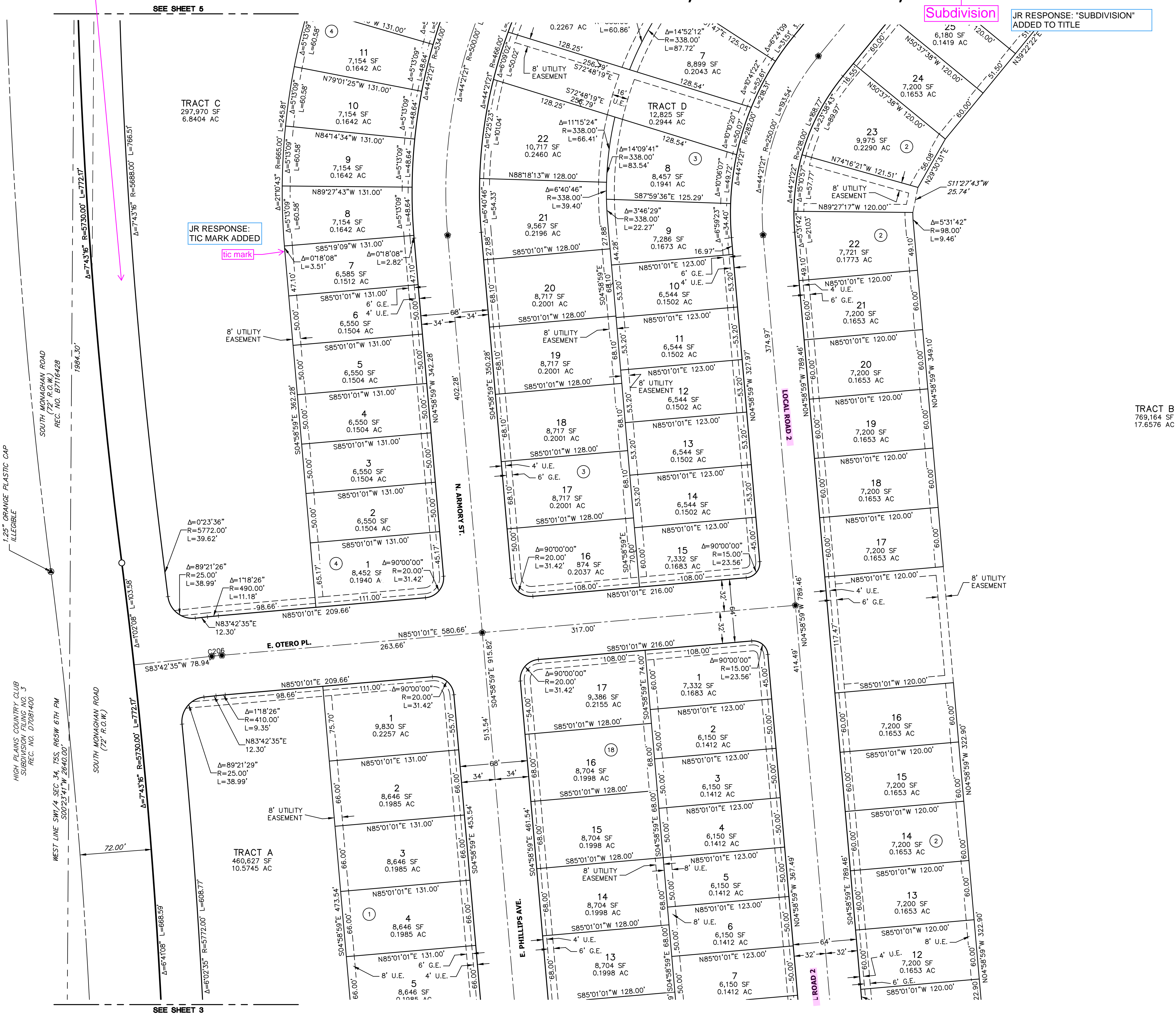
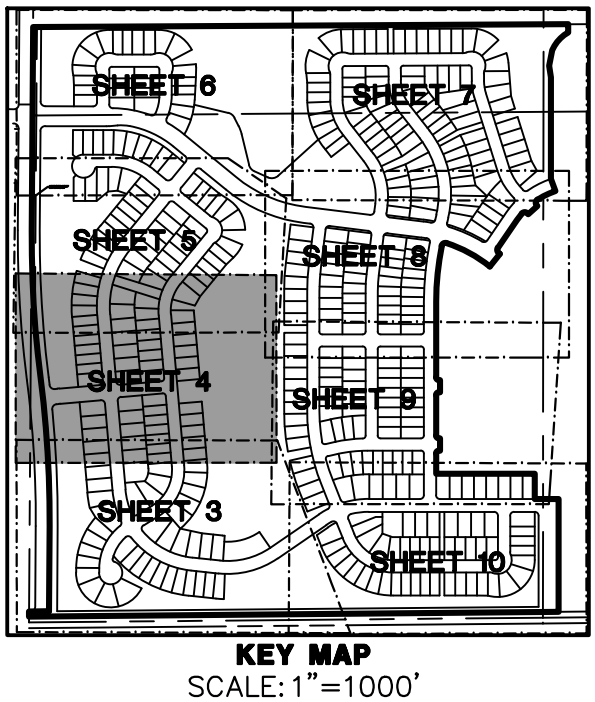
A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

JR RESPONSE: R.O.W. STATEMENT ADDED

add the statement: "Dedicated to the City of Aurora  
as Street Right-of-Way sq. feet"

Subdivision

JR RESPONSE: "SUBDIVISION"  
ADDED TO TITLE



JR RESPONSE: UPDATED RANGE POINT NOTE.

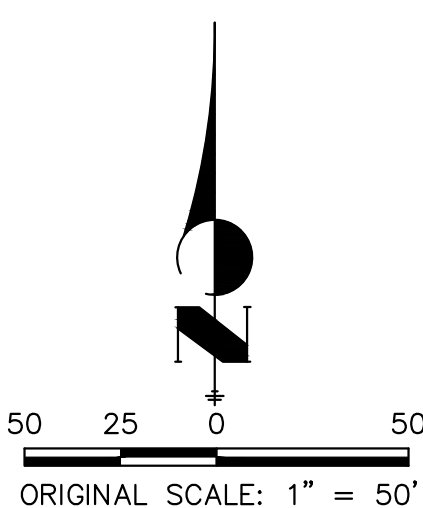
incorporate this info in the statement: Monument boxes with rebar  
(provide length and size of rebar and cap size) with cap bearing the  
registration number of the responsible surveyor, to be set after  
construction is completed per Sec. 147-47 Aurora City Code and per  
Sec. 38-51-105 (9)(a) & (b) Colorado Revised Statutes 2020.

## LEGEND

- SET 30" #6 REBAR W/ 2" ALUMINUM CAP  
STAMPED "COA RP LS38252"
- SET 18" #5 REBAR W/ 1-1/4" PINK  
PLASTIC CAP STAMPED "JR ENG 38252"
- (R) RECORD
- (M) MEASURED
- N89°54'59" (R) RADIAL BEARING
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY

NOTE: SEE SHEET 11 FOR LINE AND CURVE TABLES.

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



JOB NO. 16118.00  
JUNE 29, 2023  
SHEET 4 OF 11

Delete the company Logo

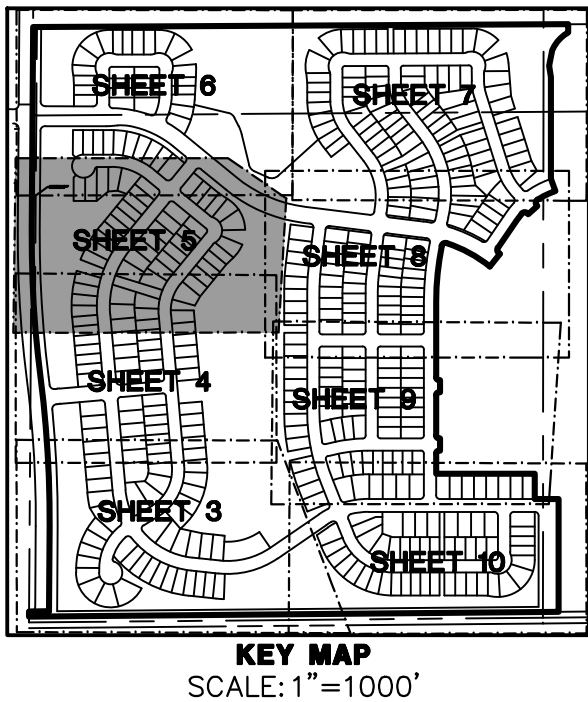
JR RESPONSE: LOGO REMOVED  
**J-R ENGINEERING**  
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# TRAILS AT OVERLAND RANCH FILING NO. 1

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

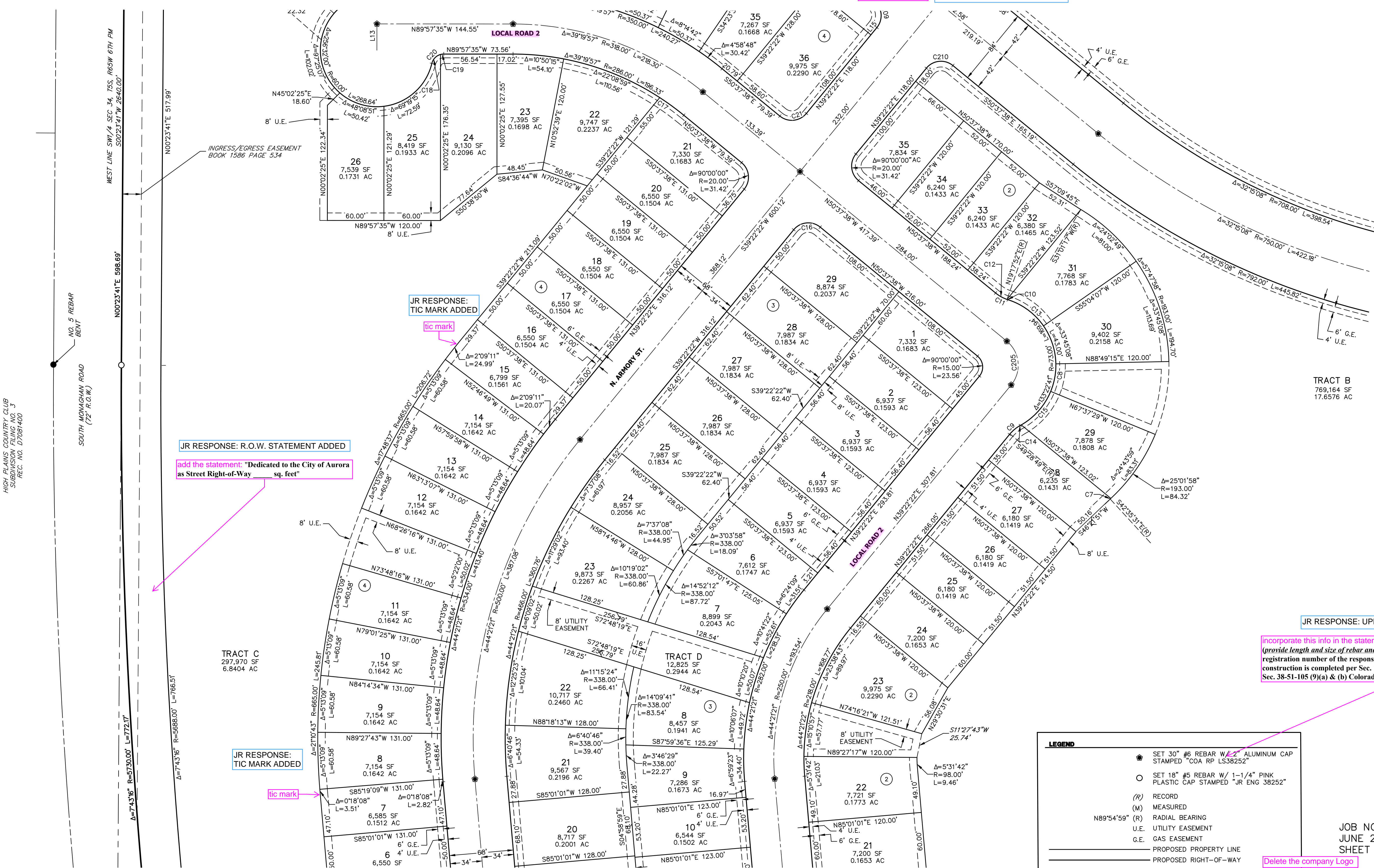


Subdivision

JR RESPONSE: "SUBDIVISION"  
ADDED TO TITLE

SEE SHEET 6

SEE SHEET 4



JR RESPONSE: R.O.W. STATEMENT ADDED  
add the statement: "Dedicated to the City of Aurora  
as Street Right-of-Way sq. feet"

JR RESPONSE: UPDATED RANGE POINT NOTE.

incorporate this info in the statement: Monument boxes with rebar  
(provide length and size of rebar and cap size) with cap bearing the  
registration number of the responsible surveyor, to be set after  
construction is completed per Sec. 147-47 Aurora City Code and per  
Sec. 38-51-105 (9)(a) & (b) Colorado Revised Statutes 2020.

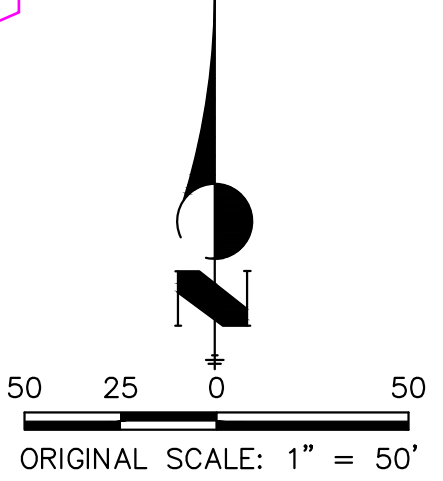
JR RESPONSE:  
TIC MARK ADDED

**LEGEND**

- SET 30" #6 REBAR W/ 2" ALUMINUM CAP STAMPED "COA RP LS38252"
- SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG 38252"
- (R) RECORD
- (M) MEASURED
- N89°54'59" (R) RADIAL BEARING
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY

NOTE: SEE SHEET 11 FOR LINE AND CURVE TABLES.

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



JOB NO. 16118.00  
JUNE 29, 2023  
SHEET 5 OF 11

JR RESPONSE: LOGO REMOVED

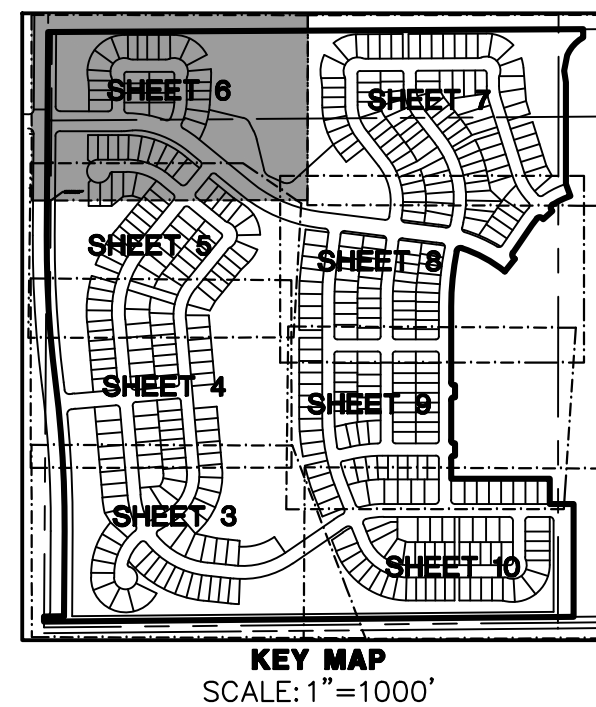
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# TRAILS AT OVERLAND RANCH FILING NO. 1

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



Subdivision

JR RESPONSE: "SUBDIVISION"  
ADDED TO TITLE

JR RESPONSE:  
TIC MARK ADDED

JR RESPONSE: R.O.W. STATEMENT ADDED  
add the statement: "Dedicated to the City of Aurora  
as Street Right-of-Way  
sq. feet"

LEGEND	
	SET 30" #6 REBAR W/ 2" ALUMINUM CAP STAMPED "COA RP LS38252"
	SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG 38252"
(R)	RECORD
(M)	MEASURED
N89°54'59" (R)	RADIAL BEARING
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
---	PROPOSED PROPERTY LINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED CENTERLINE
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY

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

incorporate this info in the statement: Monument boxes with rebar  
(provide length and size of rebar and cap size) with cap bearing the  
registration number of the responsible surveyor, to be set after  
construction is completed per Sec. 147-47 Aurora City Code and per  
Sec. 38-51-105 (9)(a) & (b) Colorado Revised Statutes 2020.

JR RESPONSE: UPDATED RANGE POINT NOTE.

JR RESPONSE:  
TIC MARK ADDED

JR RESPONSE:  
TIC MARK ADDED

JR RESPONSE: R.O.W. STATEMENT ADDED  
add the statement: "Dedicated to the  
City of Aurora as Street Right-of-Way  
sq. feet"

JR RESPONSE: MONUMENT ADDED  
add Monument  
here

Delete the company Logo

JR RESPONSE: LOGO REMOVED



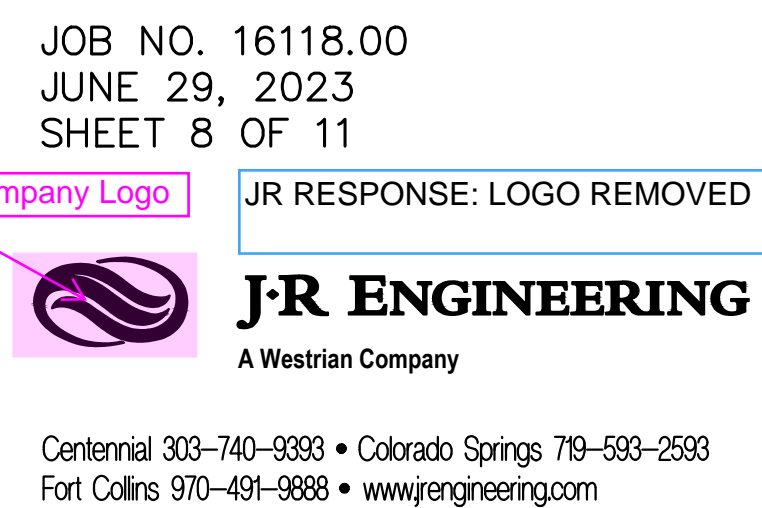
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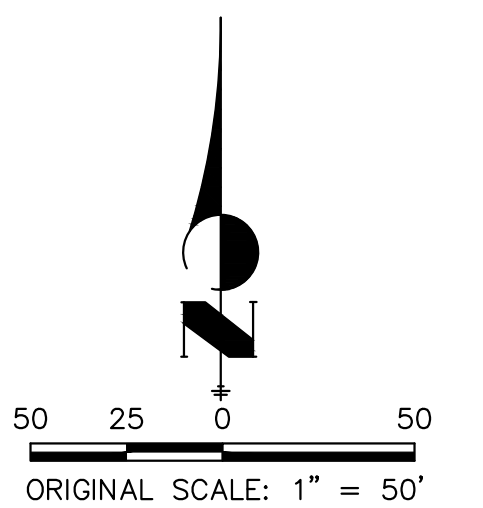
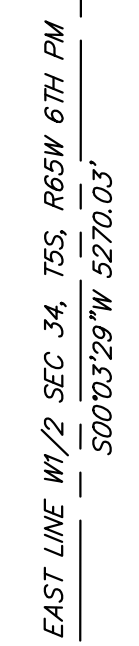


**A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**





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

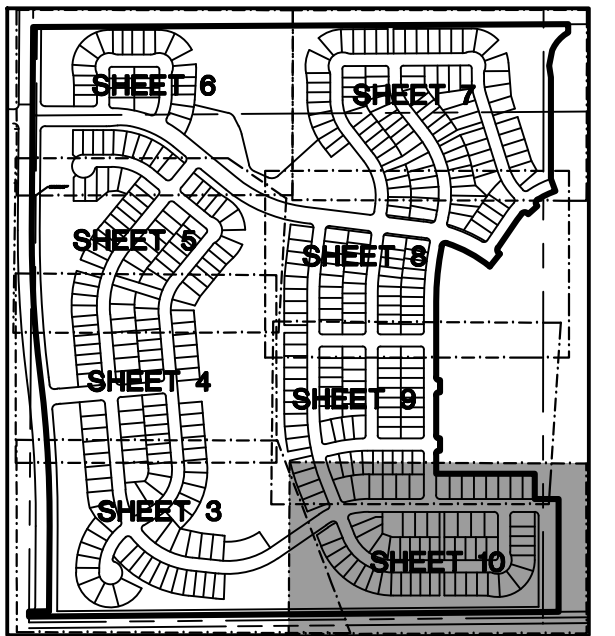


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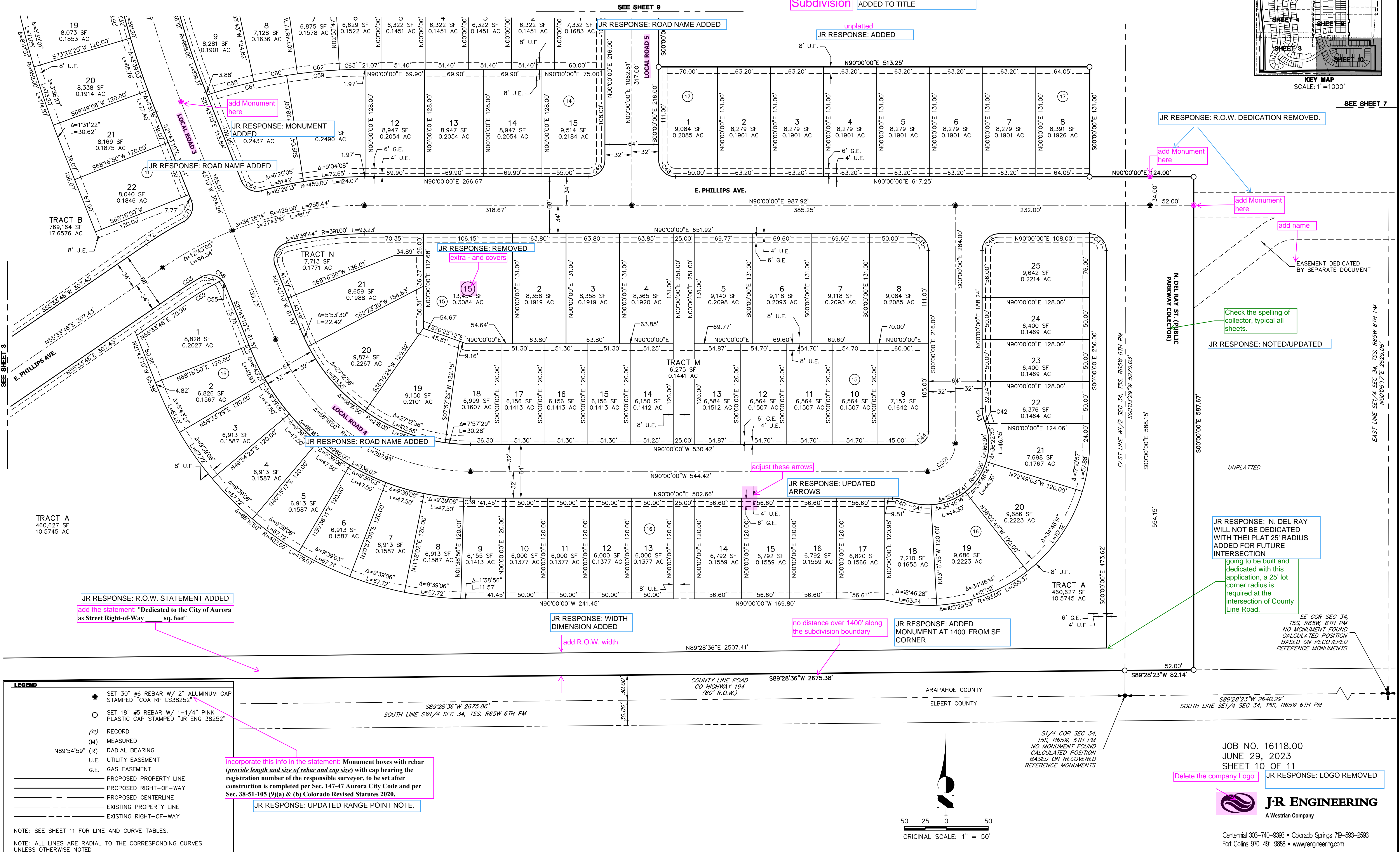


# TRAILS AT OVERLAND RANCH FILING NO. 1

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



SCALE: 1"=1000'





TRAILS AT OVERLAND RANCH FILING NO. 1  
A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C1	4°27'16"	218.00'	16.95'	S15°35'02"W	16.94'
C2	85°14'17"	13.00'	19.34'	S29°15'45"E	17.61'
C3	93°02'38"	20.00'	32.48'	N84°54'30"W	29.03'
C4	0°09'51"	282.00'	0.81'	S00°28'36"W	0.81'
C5	2°46'42"	459.00'	22.26'	S82°35'53"E	22.26'
C6	98°03'26"	20.00'	34.23'	S09°09'06"W	30.20'
C7	0°17'59"	193.00'	1.01'	N47°15'30"E	1.01'
C8	23°33'16"	73.00'	30.01'	N10°35'53"E	29.80'
C9	21°41'20"	40.00'	15.14'	S50°13'02"W	15.05'
C10	1°36'51"	40.00'	1.13'	S71°30'33"E	1.13'
C11	21°41'20"	40.00'	15.14'	S61°28'19"E	15.05'
C12	20°04'29"	40.00'	14.01'	S60°39'53"E	13.94'
C13	37°23'05"	73.00'	47.63'	N53°37'26"W	46.79'
C14	21°41'20"	40.00'	15.14'	S50°13'02"W	15.05'
C15	37°50'39"	73.00'	48.22'	N41°17'51"E	47.35'
C16	90°00'00"	20.00'	31.42'	S84°22'22"W	28.28'
C17	6°20'43"	286.00'	31.67'	N53°48'00"W	31.66'
C18	61°05'54"	13.00'	13.86'	S44°03'21"W	13.22'
C19	15°26'06"	13.00'	3.50'	S82°19'22"W	3.49'
C20	76°32'01"	13.00'	17.36'	S51°46'24"W	16.10'
C21	90°00'00"	20.00'	31.42'	N84°22'22"E	28.28'
C22	1°22'22"	350.00'	8.39'	N89°16'24"W	8.39'
C23	1°22'22"	478.00'	11.45'	N89°16'24"W	11.45'
C24	4°58'48"	478.00'	41.55'	N53°07'02"W	41.53'
C25	4°45'49"	156.00'	12.97'	N87°39'30"E	12.97'
C26	84°57'21"	20.00'	29.66'	S17°34'11"E	27.01'
C27	85°23'06"	20.00'	29.81'	N67°30'41"E	27.12'
C28	89°14'34"	20.00'	31.15'	S44°34'52"E	28.10'
C29	8°54'42"	282.00'	43.86'	N04°09'03"E	43.82'
C30	20°46'42"	50.00'	18.13'	S10°05'04"W	18.03'
C31	20°46'42"	50.00'	18.13'	N79°39'04"E	18.03'
C32	90°00'00"	20.00'	31.42'	N45°02'25"E	28.28'
C33	20°46'42"	50.00'	18.13'	N10°20'56"W	18.03'
C34	24°09'57"	73.00'	30.79'	S08°39'20"E	30.56'
C35	20°46'42"	50.00'	18.13'	S79°34'14"E	18.03'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C36	6°25'47"	73.00'	8.19'	N72°23'46"W	8.19'
C37	90°00'00"	15.00'	23.56'	S45°02'25"W	21.21'
C38	89°39'18"	15.00'	23.47'	N45°07'56"W	21.15'
C39	1°38'56"	282.00'	8.12'	S89°10'32"E	8.12'
C40	21°41'20"	40.00'	15.14'	N79°09'20"W	15.05'
C41	24°57'55"	73.00'	31.81'	S80°47'37"E	31.56'
C42	2°29'42"	73.00'	3.18'	N20°26'29"W	3.18'
C43	21°41'20"	40.00'	15.14'	S10°50'40"E	15.05'
C44	90°00'00"	15.00'	23.56'	N45°00'00"E	21.21'
C45	90°00'00"	20.00'	31.42'	N45°00'00"W	28.28'
C46	90°00'00"	20.00'	31.42'	S45°00'00"W	28.28'
C47	90°00'00"	20.00'	31.42'	N45°00'00"W	28.28'
C48	90°00'00"	20.00'	31.42'	S45°00'00"E	28.28'
C49	90°00'00"	20.00'	31.42'	N45°00'00"E	28.28'
C50	90°00'00"	33.00'	51.84'	N44°41'42"E	46.67'
C51	98°03'26"	20.00'	34.23'	S27°18'33"W	30.20'
C52	7°37'54"	376.00'	50.08'	S59°22'43"W	50.05'
C53	4°39'39"	391.00'	31.81'	S57°53'35"W	31.80'
C54	77°00'47"	20.00'	26.88'	N81°16'12"W	24.90'
C55	21°02'39"	20.00'	7.35'	N32°14'29"W	7.30'
C56	77°00'47"	20.00'	26.88'	N81°16'12"W	24.90'
C57	90°00'00"	15.00'	23.56'	N45°00'00"W	21.21'
C58	5°38'57"	587.00'	57.88'	S74°13'49"W	57.85'
C59	4°54'30"	587.00'	50.29'	S84°38'58"W	50.27'
C60	3°52'35"	587.00'	39.71'	S78°59'35"W	39.71'
C61	5°38'57"	587.00'	57.88'	S74°13'49"W	57.85'
C62	4°54'30"	587.00'	50.29'	S84°38'58"W	50.27'
C63	2°53'47"	587.00'	29.67'	S88°33'06"W	29.67'
C64	83°46'04"	20.00'	29.24'	S63°36'12"E	26.70'
C65	92°49'37"	15.00'	24.30'	S31°09'51"W	21.73'
C66	0°21'37"	718.00'	4.52'	S77°45'28"W	4.52'
C67	92°49'37"	15.00'	24.30'	S56°00'32"E	21.73'
C68	88°13'03"	15.00'	23.10'	N44°06'32"E	20.88'
C69	90°00'00"	15.00'	23.56'	S45°00'00"E	21.21'
C70	90°00'00"	15.00'	23.56'	N45°00'00"E	21.21'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C71	83°46'04"	20.00'	29.24'	N20°09'52"E	26.70'
C72	6°29'08"	459.00'	51.96'	S58°48'20"W	51.93'
C73	0°49'03"	1032.00'	14.72'	S00°24'31"E	14.72'
C74	0°49'03"	1152.00'	16.44'	S00°24'31"E	16.44'
C75	0°11'58"	782.00'	2.72'	S77°40'38"W	2.72'
C76	3°35'42"	902.00'	56.60'	S79°34'29"W	56.59'
C77	3°35'42"	902.00'	56.60'	S79°34'29"W	56.59'
C78	3°12'45"	902.00'	50.57'	S83°22'32"W	50.57'
C79	4°23'47"	902.00'	69.21'	S87°10'48"W	69.19'
C80	4°23'47"	902.00'	69.21'	S87°10'48"W	69.19'
C81	0°11'58"	902.00'	3.14'	S77°40'38"W	3.14'
C82	90°00'00"	15.00'	23.56'	S45°00'00"W	21.21'
C83	90°00'00"	15.00'	23.56'	N45°00'00"W	21.21'
C84	90°00'00"	15.00'	23.56'	S45°00'00"W	21.21'
C85	90°00'00"	15.00'	23.56'	N45°00'00"W	21.21'
C86	90°00'00"	15.00'	23.56'	S45°00'00"E	21.21'
C87	90°00'00"	15.00'	23.56'	N45°00'00"E	21.21'
C88	90°00'00"	15.00'	23.56'	S45°00'00"E	21.21'
C89	90°00'00"	15.00'	23.56'	N45°00'00"E	21.21'
C90	0°04'13"	1086.00'	1.33'	S07°05'08"W	1.33'
C91	0°04'13"	1206.00'	1.48'	S07°05'08"W	1.48'
C92	8°37'37"	20.00'	3.01'	N02°48'26"E	3.01'
C93	81°22'23"	20.00'	28.40'	N42°11'34"W	26.08'
C94	81°22'23"	20.00'	28.40'	N42°11'34"W	26.08'
C95	30°00'00"	20.00'	10.47'	S22°07'14"W	10.35'
C96	60°00'00"	20.00'	20.94'	S67°07'14"W	20.00'
C97	60°00'00"	20.00'	20.94'	S67°07'14"W	20.00'
C98	30°00'00"	20.00'	10.47'	N07°52'46"W	10.35'
C99	60°00'00"	20.00'	20.94'	N52°52'46"W	20.00'
C100	60°00'00"	20.00'	20.94'	N52°52'46"W	20.00'
C101	1°33'12"	902.00'	24.46'	S05°42'26"W	24.45'
C102	2°06'48"	902.00'	33.27'	S03°52'26"W	33.27'
C103	2°06'48"	902.00'	33.27'	S03°52'26"W	33.27'
C104	1°28'06"	902.00'	23.12'	S02°04'59"W	23.12'
C105	1°20'56"	902.00'	21.24'	S00°40'28"W	21.23'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C106	0°38'12"	902.00'	10.02'	S06°48'08"W	10.02'
C107	30°00'00"	20.00'	10.47'	S22°07'14"W	10.35'
C108	60°00'00"	20.00'	20.94'	S67°07'14"W	20.00'
C109	21°3'58"	708.00'	27.59'	N81°45'47"W	27.59'
C110	60°43'07"	20.00'	21.19'	N50°17'14"W	20.22'
C111	3°39'54"	698.00'	44.65'	N81°02'49"W	44.64'
C112	31°24'42"	20.00'	10.96'	N04°13'20"W	10.83'
C113	60°43'07"	20.00'	21.19'	N50°17'14"W	20.22'
C114	60°00'00"	20.00'	20.94'	S67°07'14"W	20.00'
C115	0°18'52"	598.00'	3.28'	S06°43'41"W	3.28'
C116	0°14'07"	598.00'	2.46'	S07°00'10"W	2.46'
C117	4°30'50"	598.00'	47.11'	S04°18'49"W	47.10'
C118	4°30'50"	598.00'	47.11'	S04°18'49"W	47.10'
C119	2°03'22"	598.00'	21.46'	S01°01'41"W	21.46'
C120	2°03'22"	598.00'	21.46'	S01°01'41"W	21.46'
C121	1°40'54"	402.00'	11.80'	S01°08'45"E	11.80'
C122	1°40'54"	282.00'	8.28'	S01°08'45"E	8.28'
C123	7°04'08"	282.00'	34.79'	S34°28'33"E	34.77'
C124	10°28'02"	50.00'	9.11'	N05°31'18"W	9.09'
C125	10°20'41"	50.00'	9.03'	N15°54'39"W	9.02'
C126	10°20'41"	50.00'	9.03'	N15°54'39"W	9.02'
C127	23°23'27"	73.00'	29.80'	S37°52'39"W	29.60'
C128	20°46'42"	50.00'	18.13'	S79°54'56"E	18.03'
C129	20°46'42"	50.00'	18.13'	N79°18'21"E	18.03'
C130	23°42'54"	73.00'	30.22'	N31°33'48"W	30.00'
C131	3°53'04"	50.00'	3.39'	S18°31'53"W	3.39'
C132	16°53'39"	50.00'	14.74'	S08°08'32"W	14.69'
C133	20°46'42"	50.00'	18.13'	S10°05'04"W	18.03'
C134	8°42'01"	218.00'	33.10'	S04°39'18"E	33.07'
C135	17°08'15"	218.00'	65.21'	S08°52'25"E	64.96'
C136	8°26'14"	218.00'	32.10'	S13°13'26"E	32.07'
C137	0°23'39"	268.00'	1.84'	S17°38'22"E	1.84'
C138	0°21'53"	268.00'	1.71'	S41°20'10"E	1.71'
C139	83°46'04"	20.00'	29.24'	S83°24'08"E	26.70'
C140	83°46'04"	20.00'	29.24'	N00°21'56"E	26.70'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C141	9°33'20"	590.00'	98.40'	S41°47'25"W	98.28'
C142	2°35'33"	590.00'	26.70'	S35°42'58"W	26.70'
C143	10°48'57"	590.00'	111.37'	N41°09'37"E	111.21'
C144	3°20'00"	459.00'	26.70'	S36°05'12"W	26.70'
C145	7°49'46"	459.00'	62.72'	S38°20'05"W	62.67'
C146	4°29'46"	459.00'	36.02'	S40°00'05"W	36.01'
C147	26°47'59"	20.00'	9.35'	N47°49'11"E	9.27'
C148	59°23'13"	20.00'	20.73'	S89°05'12"E	19.81'
C149	86°11'13"	20.00'	30.08'	N77°30'48"E	27.33'
C150	59°23'13"	20.00'	20.73'	S43°02'07"E	19.81'
C151	26°56'29"	20.00'	9.40'	S00°07'44"W	9.32'
C152	86°19'42"	20.00'	30.13'	S29°33'52"E	27.36'
C153	3°01'04"	532.00'	28.02'	N12°05'26"E	28.02'
C154	5°24'04"	600.00'	56.56'	N14°20'04"W	56.54'
C155	5°11'05"	600.00'	54.29'	N15°00'59"W	54.28'
C156	5°36'45"	600.00'	58.77'	N19°50'29"W	58.75'
C157	5°11'14"	600.00'	54.32'	N20°12'08"W	54.30'
C158	5°31'05"	600.00'	57.78'	N25°33'17"W	57.76'
C159	5°39'58"	600.00'	59.34'	N25°28'51"W	59.31'
C160	0°47'24"	600.00'	8.27'	N12°01'44"W	8.27'
C161	4°40'27"	652.00'	53.19'	N32°49'03"W	53.18'
C162	2°51'21"	652.00'	32.50'	N36°34'57"W	32.49'
C163	2°01'03"	652.00'	22.96'	N37°00'06"W	22.96'
C164	5°30'45"	652.00'	62.73'	N33°14'12"W	62.71'
C165	2°41'34"	532.00'	25.00'	N29°02'26"W	25.00'
C166	2°51'21"	532.00'	26.52'	N36°34'57"W	26.51'
C167	90°00'00"	15.00'	23.56'	S44°41'42"W	21.21'
C168	90°00'00"	15.00'	23.56'	N45°18'18"W	21.21'
C169	7°47'55"	282.00'	38.38'	S04°12'15"E	38.35'
C170	17°08'15"	282.00'	84.35'	S08°52'25"E	84.03'
C171	9°20'20"	282.00'	45.96'	S12°46'22"E	45.91'
C172	26°56'29"	20.00'	9.40'	N27°04'13"E	9.32'
C173	59°23'13"	20.00'	20.73'	N70°14'04"E	19.81'
C174	60°00'00"	20.00'	20.94'	S52°52'46"E	20.00'
C175	30°00'00"	20.00'	10.47'	S07°52'46"E	10.35'