

JR RESPONSE: UPDATED.

Fully describe these monuments  
[all cap stamping]

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 EAST 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:

- N00°00'00"E A DISTANCE OF 588.62 FEET;
- N90°00'00"W A DISTANCE OF 20.00 FEET;
- N00°00'00"E A DISTANCE OF 131.00 FEET;
- N90°00'00"W A DISTANCE OF 513.25 FEET;
- N00°00'00"E A DISTANCE OF 105.00 FEET, TO A POINT OF TANGENT CURVE;
- 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;
- N90°00'00"E A DISTANCE OF 5.00 FEET;
- N00°00'00"E A DISTANCE OF 64.00 FEET;
- N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF TANGENT CURVE;
- 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;
- N00°00'00"E A DISTANCE OF 210.00 FEET, TO A POINT OF TANGENT CURVE;
- 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;
- N90°00'00"E A DISTANCE OF 5.00 FEET;
- N00°00'00"E A DISTANCE OF 64.00 FEET;
- N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF TANGENT CURVE;
- 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;
- N00°00'00"E A DISTANCE OF 394.61 FEET, TO A POINT OF TANGENT CURVE;
- 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;
- 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;
- 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;
- N38°20'45"E A DISTANCE OF 84.00 FEET, TO A POINT OF NON-TANGENT CURVE;
- 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;
- 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;
- THENCE N34°25'12"E A DISTANCE OF 176.11 FEET, TO A POINT OF TANGENT CURVE;
- 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;
- 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;
- S41°31'06"E A DISTANCE OF 4.14 FEET;
- N48°28'54"E A DISTANCE OF 64.00 FEET;
- N41°31'06"W A DISTANCE OF 4.14 FEET, TO A POINT OF TANGENT CURVE;
- 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;
- 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;
- N19°58'57"W A DISTANCE OF 68.02 FEET;
- N00°00'00"E A DISTANCE OF 529.16 FEET;
- N09°08'37"W A DISTANCE OF 60.77 FEET;
- N11°27'53"E A DISTANCE OF 82.34 FEET, TO A POINT OF NON-TANGENT CURVE;
- 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;
- 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;

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 EAST COUNTY LINE ROAD;

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

- S89°28'23"W A DISTANCE OF 2640.62 FEET;
- 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 SUBDIVDED 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.

# 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

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.

THE AREA(S) LABELED "DRAINAGE EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE DRAINAGE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNERS FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.

##COVENANTS CONTINUED ON SHEET 2##

OWNER CERTIFICATE

JEN COLORADO 19 LLC, A COLORADO LIMITED LIABILITY COMPANY

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

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

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

BY \_\_\_\_\_, AS \_\_\_\_\_.

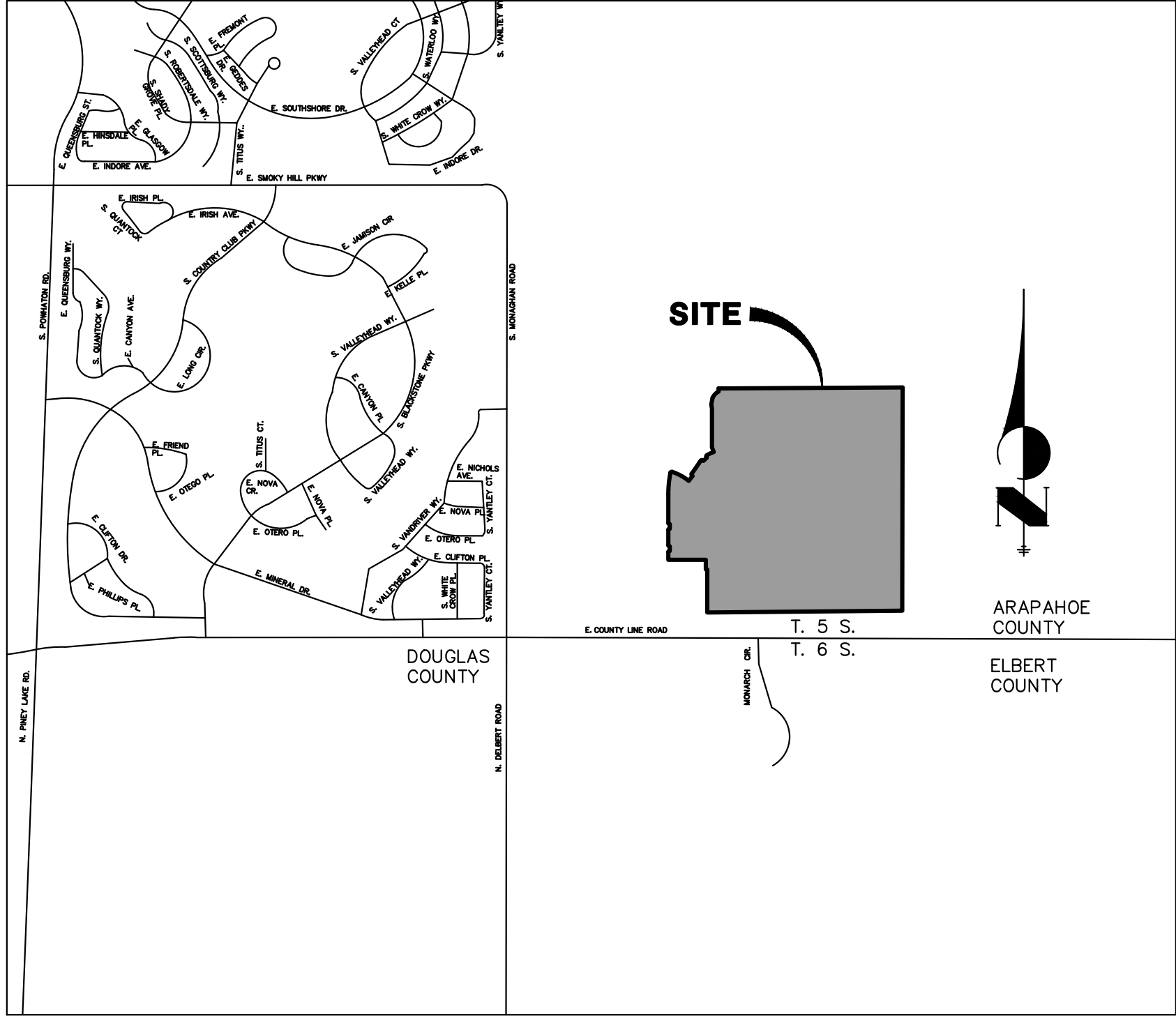
BY \_\_\_\_\_ WITNESS MY HAND AND SEAL

\_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_.

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

NOTES

- 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".
- 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 2007" AT THE WEST 1/4 CORNER AND A 3/4" REBAR W/ 3.25" ALUMINUM CAP STAMPED "LS 38098 2016" AT THE SOUTHWEST CORNER, SAID LINE BEARING S00°23'41"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).
- 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.
- 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.
- 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."
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT LOTS, TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. RND70840356-2, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JUNE 18, 2024 AT 5:00 P.M.
- 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.
- 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.
- 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.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO E. OTERO AVENUE, E. PHILLIPS AVENUE, E. COUNTY LINE ROAD, S. EXMIT STREET AND E. CHAMBER AVENUE, SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A \_\_\_\_\_ JR RESPONSE: STREET NAME CORRECTED
- 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"
- 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



VICINITY MAP  
N.T.S.

CITY OF AURORA APPROVALS

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

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

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE

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

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

add the address

JR RESPONSE: ADDRESS ADDED

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.

Please Note: Xcel contact us and said that the Gas easements need to be adjacent to the Street R.O.W. The Utility easement is on the House side of the Gas easement.

JR RESPONSE: UTILITY EASEMENTS ARE NOW 10' TO ALEVIATE CONFUSION. NOTE 7 HAS BEEN REMOVED.

spelling

JR RESPONSE: STREET NAME CORRECTED

JR RESPONSE: NOTE DELETED.

DB NO. 16118.20  
DECEMBER 5, 2024  
SHEET 1 OF 16



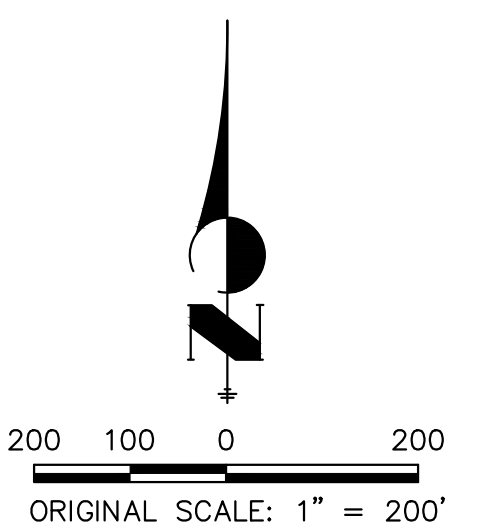
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Fort Collins 970-491-9888 • www.jrengineering.com



**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**

THE AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY, CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO WATER LINES, WATER MAINS, METERS, FLOOD CONTROL STRUCTURES, VALVES, METERS, VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND APPURTENANCES THERETO, AND ALL FACILITIES, AND FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE AREAS LABELED AS "WATER EASEMENT" FOR THE CITY AND FURTHER SUBJECT TO THE TERMS, CONDITIONS AND COVENANTS FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED IN THE RECORDS OF THE ADAMS, ARAPAHOE, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

THE AREA(S) LABELED AS "STORM SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, MAINTAIN, CONSTRUCT, REPAIR, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FIXTURES, DEVICES, APPURTENANCES, AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND ANY AND ALL ACCESS TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED IN THE RECORDS OF THE ADAMS/ARAPAHOE/DUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT REEL 202400018661, (ARAPAHOE COUNTY) 04216002, (DUGLAS COUNTY) 2024013875, RESPECTIVELY.



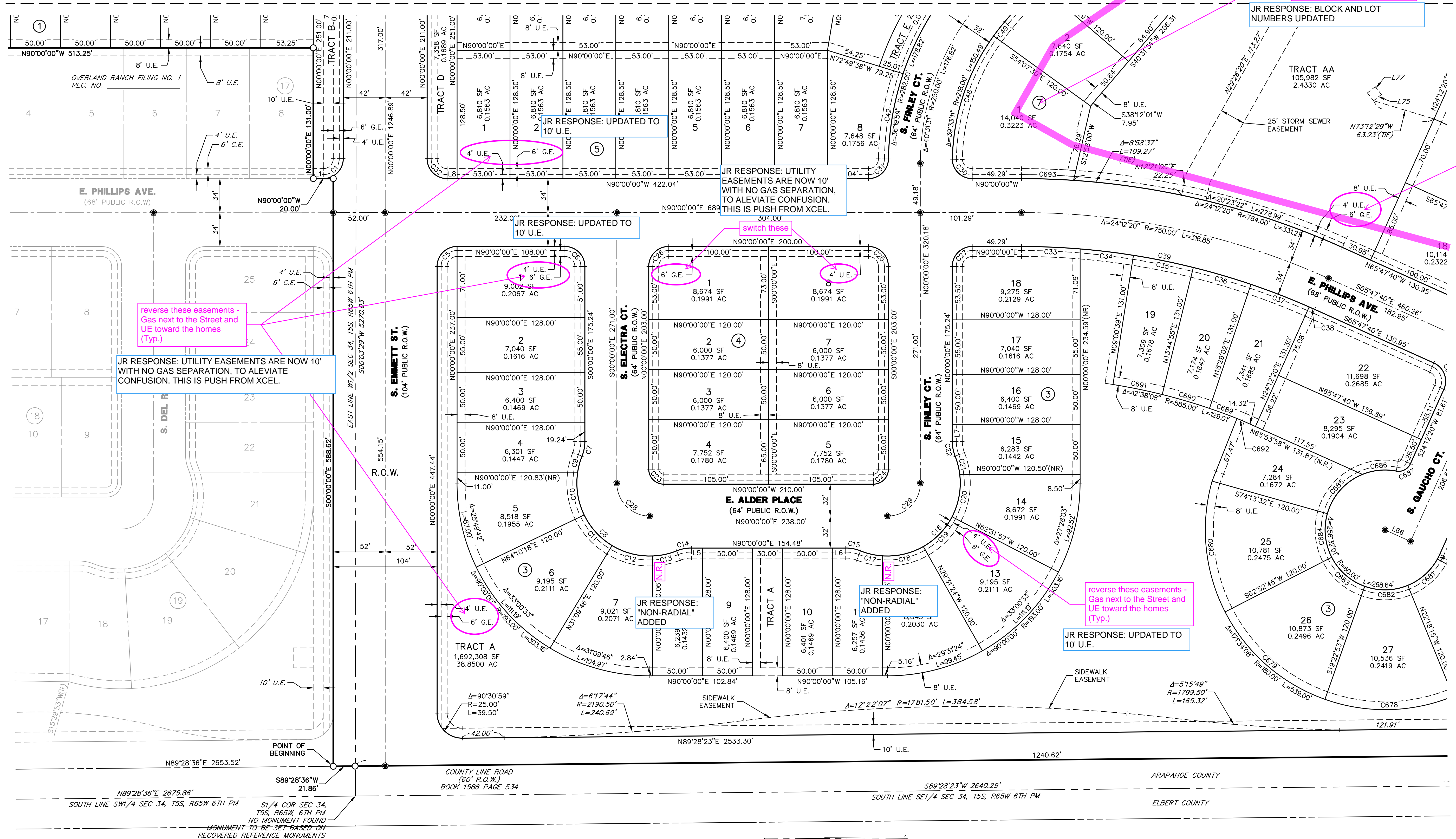
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Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)



# 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

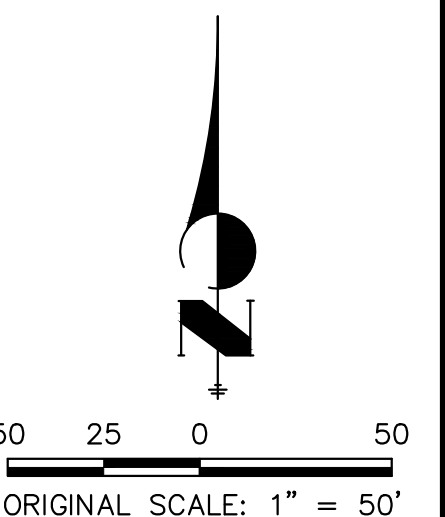
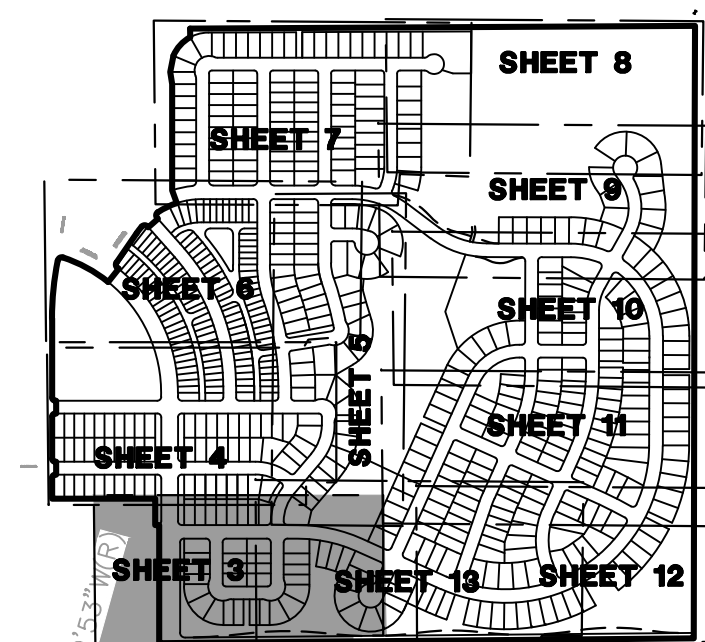


## LEGEND

- 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 UNLESS OTHERWISE NOTED



JOB NO. 16118.20  
DECEMBER 5, 2024  
SHEET 3 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 6

Block # - these Lots are not interrupted by any street R.O.W.  
- change the Lot numbers to correspond with Block Numbers

JR RESPONSE: BLOCK AND LOT NUMBERS UPDATED

JR RESPONSE: UTILITY EASEMENTS ARE NOW 10' WITH NO GAS SEPARATION, TO ALEVIATE CONFUSION.

reverse these easements - Gas next to the Street and UE toward the homes (Typ.)

JR RESPONSE: UPDATED TO 10' U.E.

JR RESPONSE: UPDATED TO 10' U.E.

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JR RESPONSE: UPDATED TO 10' U.E.

JR RESPONSE: UPDATED TO 10' U.E.

JR RESPONSE: UPDATED TO 10' U.E.

SEE SHEET 3

## 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 UNLESS OTHERWISE NOTED

JOB NO. 16118.20  
DECEMBER 5, 2024  
SHEET 4 OF 16

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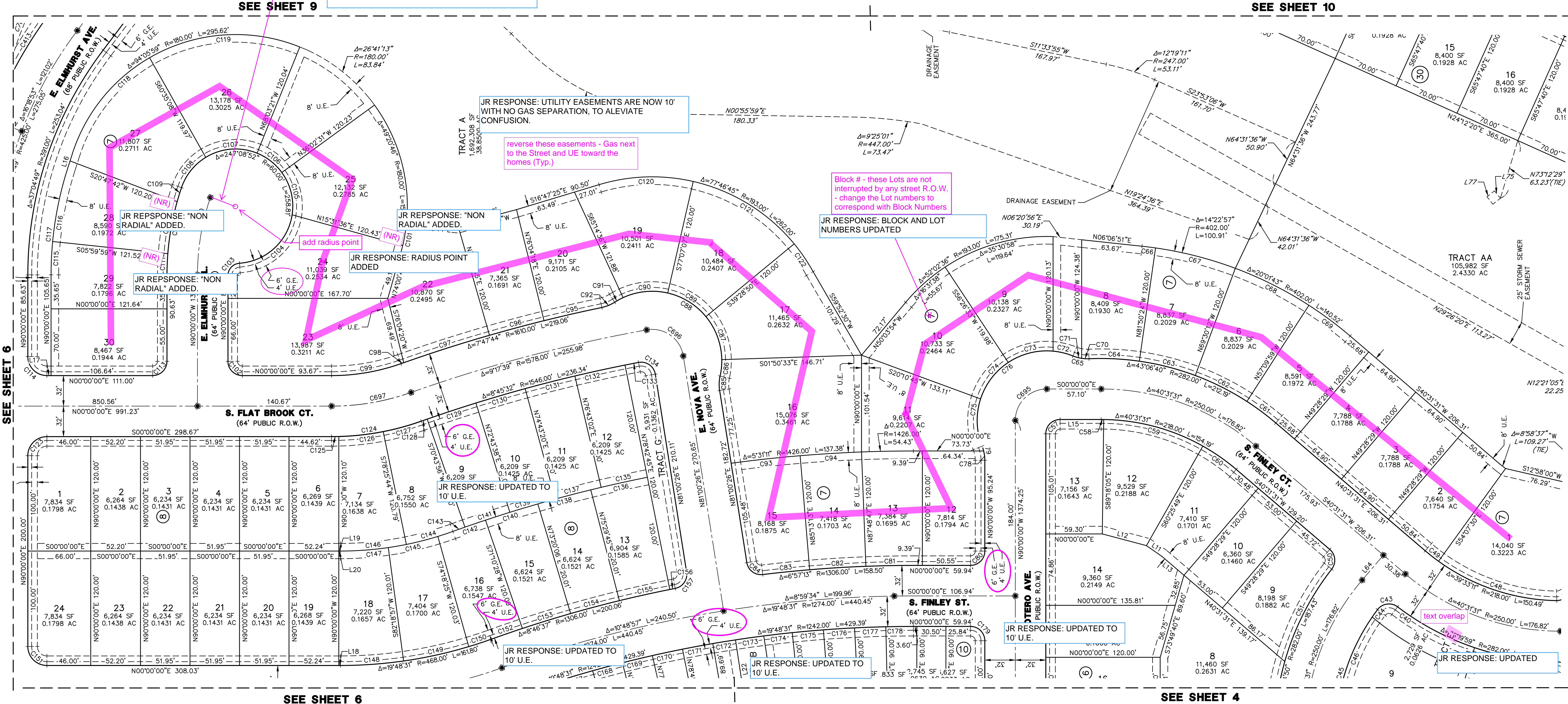
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50 25 0 50  
ORIGINAL SCALE: 1" = 50'



# 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

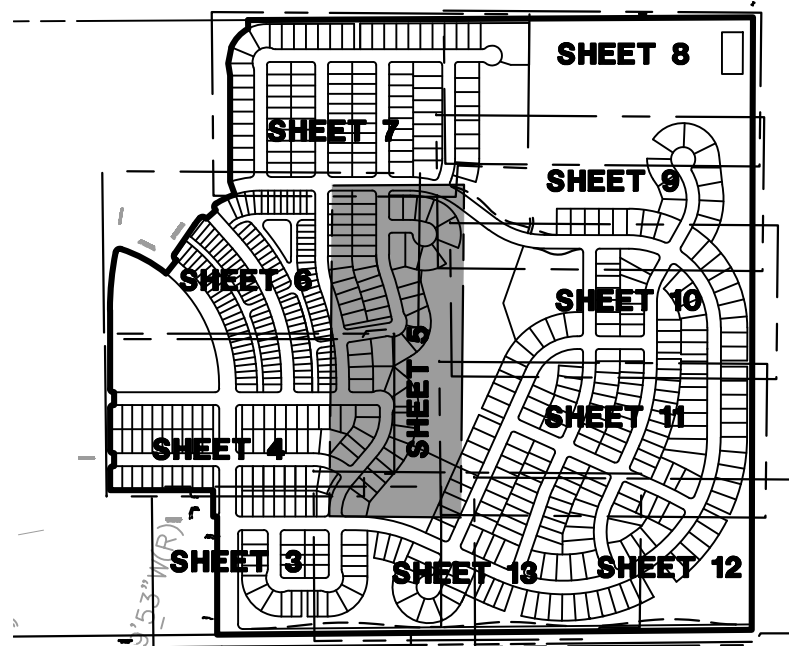


## LEGEND

- 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
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG 38252"
- (R) RECORD  
(M) MEASURED  
(NR) 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.

JR RESPONSE: UPDATED TO THE CORRESPONDING CURVES



JOB NO. 16118.20  
DECEMBER 5, 2024  
SHEET 5 OF 16

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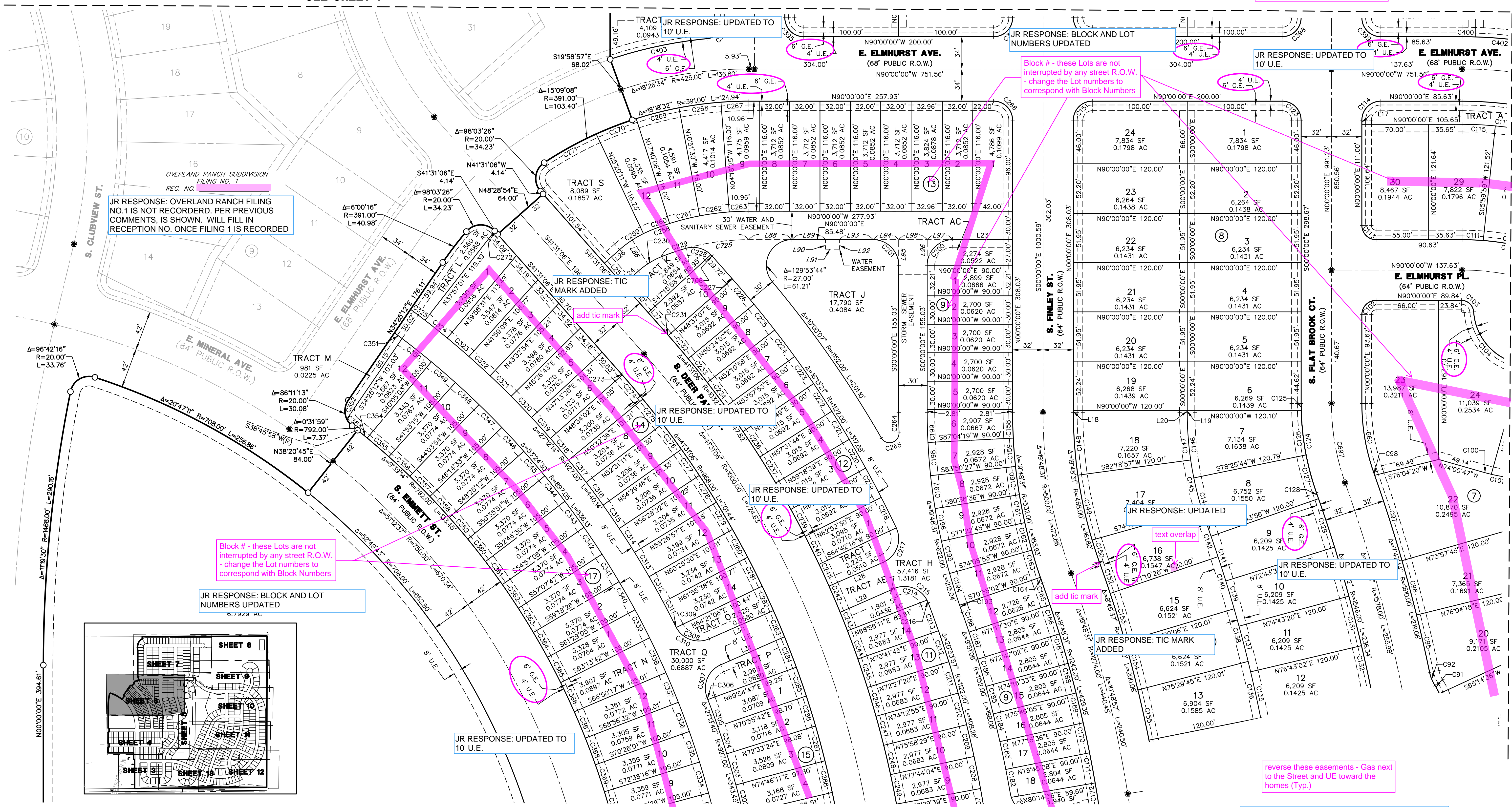
# OVERLAND RANCH SUBDIVISION FILING NO. 2

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 7

JR RESPONSE: UTILITY EASEMENTS ARE NOW 10'  
WITH NO GAS SEPARATION, TO ALEVIATE  
CONFUSION.

reverse these easements - Gas next  
to the Street and UE toward the  
homes (Typ.)



SEE SHEET 5

## 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
- 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: JR RESPONSE: UPDATED TO 10' U.E. AND CURVE TABLES.  
NOTE: MISSING TEXT

SEE SHEET 4

JR RESPONSE: UTILITY EASEMENTS ARE NOW 10'  
WITH NO GAS SEPARATION, TO ALEVIATE  
CONFUSION.

JOB NO. 16118.20  
DECEMBER 5, 2024  
SHEET 6 OF 16



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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

JR RESPONSE: BLOCK AND LOT  
NUMBERS UPDATED

Block 3 - these Lots are not  
interrupted by any street R.O.W.  
- change the Lot numbers to  
correspond with Block Numbers

reverse these easements - Gas next  
to the Street and UE toward the  
homes (Typ.)

JR RESPONSE: UTILITY EASEMENTS ARE NOW 10'  
WITH NO GAS SEPARATION, TO ALEVIATE  
CONFUSION.

SEE SHEET 8

OVERLAND RANCH SUBDIVISION  
REC. NO.

## 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

JR RESPONSE: UPDATED

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

16 FOR LINE AND CURVE TABLES.

NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES

SEE SHEET 6

reverse these easements - Gas next  
to the Street and UE toward the  
homes (Typ.)

JR RESPONSE: UTILITY EASEMENTS ARE NOW 10'  
WITH NO GAS SEPARATION, TO ALEVIATE  
CONFUSION.

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

JOB NO. 16118.20  
DECEMBER 5, 2024  
SHEET 7 OF 16

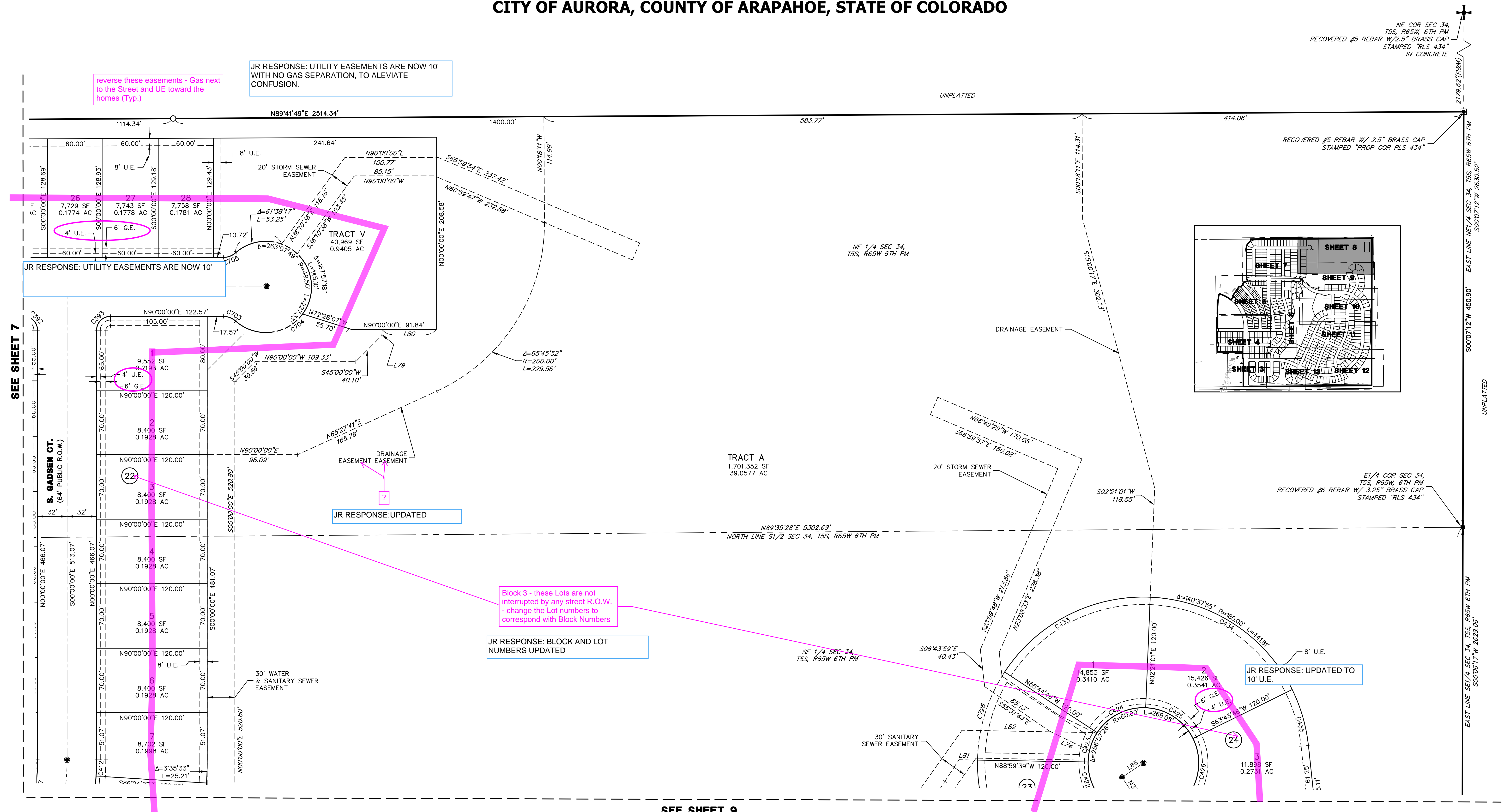
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# OVERLAND RANCH SUBDIVISION FILING NO. 2

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



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
JR RESPONSE: UPDATED	
missing Text	
NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES	

JOB NO. 16118.20  
DECEMBER 5, 2024  
SHEET 8 OF 16

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

reverse these easements - Gas next to the Street and UE toward the homes (Typ.)







Block 3 - these Lots are not interrupted by any street R.O.W.  
- change the Lot numbers to correspond with Block Numbers

JR RESPONSE: BLOCK AND LOT NUMBERS UPDATED

JR RESPONSE: BLOCK AND LOT NUMBERS UPDATED

Block 3 - these Lots are not interrupted by any street R.O.W.  
- change the Lot numbers to correspond with Block Numbers

JR RESPONSE: UPDATED TO  
10' U.E.

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

NOTE: SEE SHEETS 14, 15, & 16 FOR LINE AND CURVE TABLES

NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES

missing Text

**SEE SHEET 10**

reverse these easements - Gas next to the Street and UE toward the homes (Typ.)

JR RESPONSE: UTILITY EASEMENTS ARE NOW 10' WITH NO GAS SEPARATION, TO ALEVIATE CONFUSION.

JOB NO. 16118.20  
DECEMBER 5, 2024  
SHEET 9 OF 16



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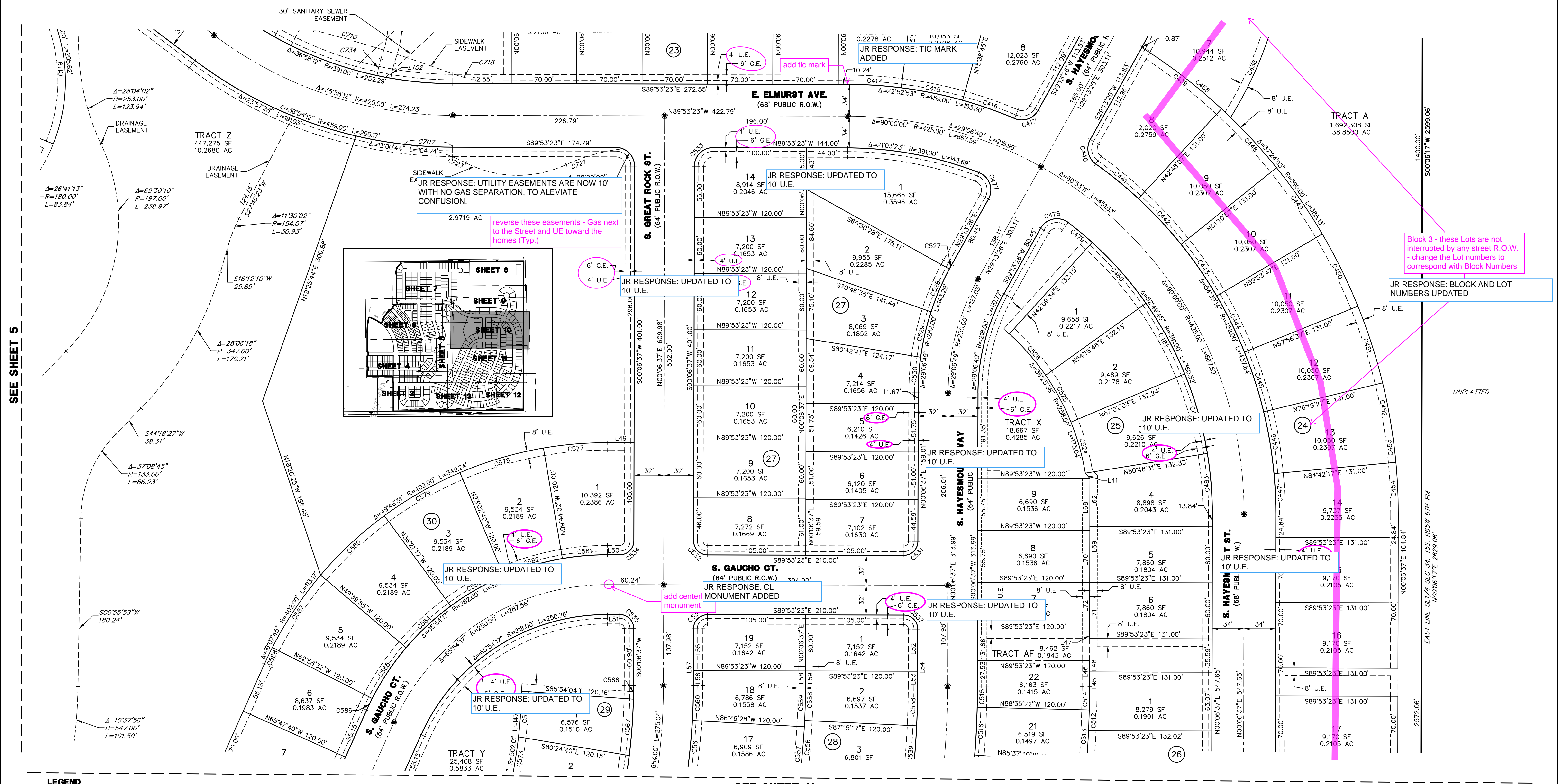
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# OVERLAND RANCH SUBDIVISION FILING NO. 2

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 9



SEE SHEET 5

SEE SHEET 11

## 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) JR RESPONSE: UPDATED

(N.R.) NO

NOTE: SEE SHEETS 14, 15, & 16 FOR LINE AND CURVE TABLES.

missing Text

NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES

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

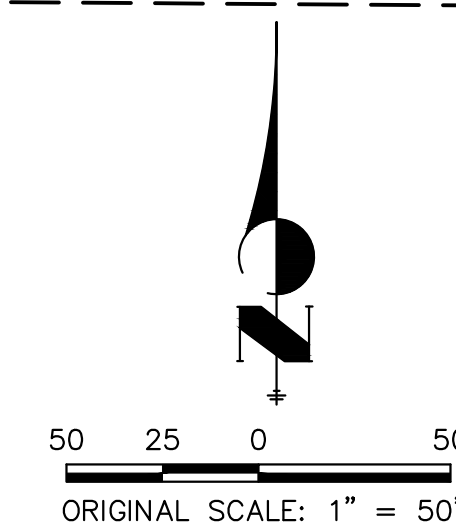
reverse these easements - Gas next to the Street and U.E. toward the homes (Typ.)

JR RESPONSE: UTILITY EASEMENTS ARE NOW 10' WITH NO GAS SEPARATION, TO ALEVIATE CONFUSION.

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

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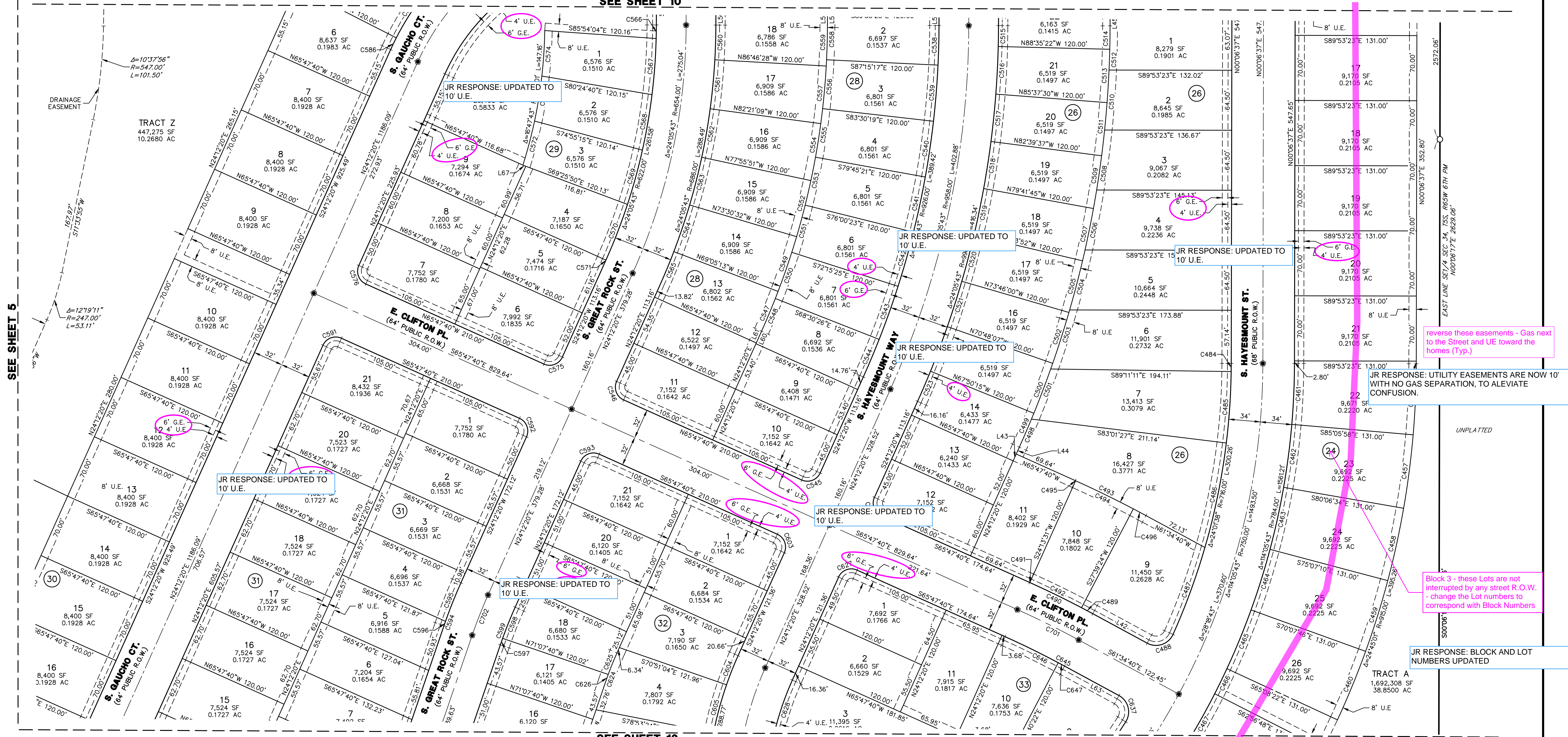




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A PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SEE SHEET 10

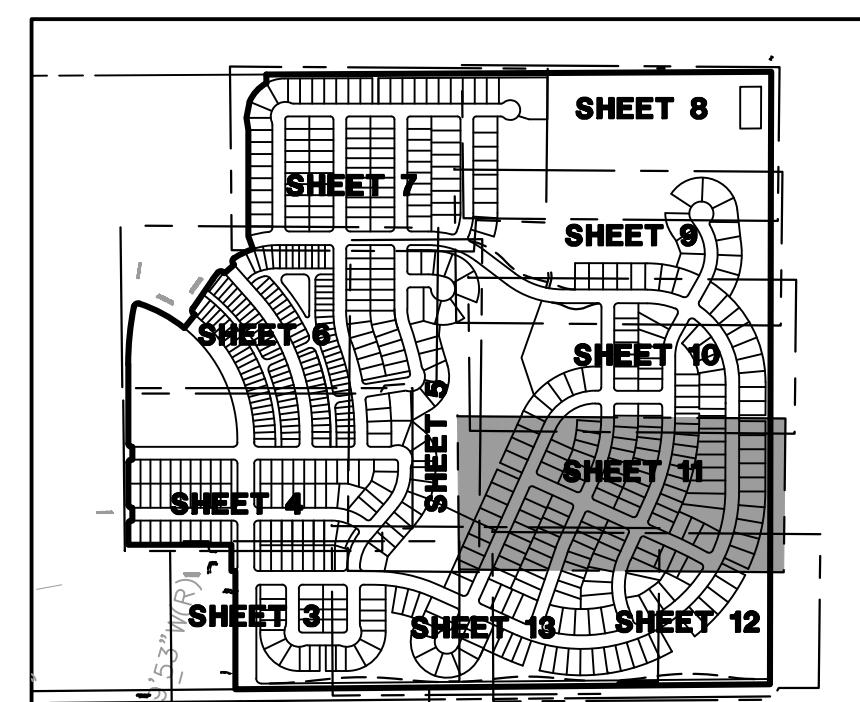


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- G.E. GAS EASEMENT
- PROPERTY LINE
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- CENTERLINE
- EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE

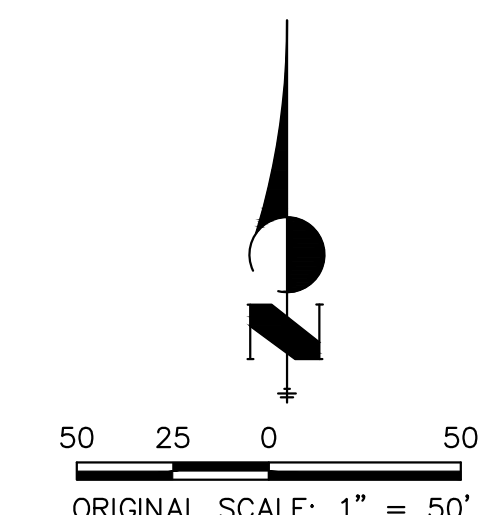
NOTE: SEE SHEETS 14, 15, & 16 FOR LINE AND CURVE TABLES.

missing to JR RESPONSE: UPDATED DIAL TO THE CORRESPONDING CURVES



reverse these easements - Gas next to the Street and UE toward the homes (Typ.)

JR RESPONSE: UTILITY EASEMENTS ARE NOW 10' WITH NO GAS SEPARATION, TO ALEVIATE CONFUSION.



JOB NO. 16118.20  
DECEMBER 5, 2024  
SHEET 11 OF 16

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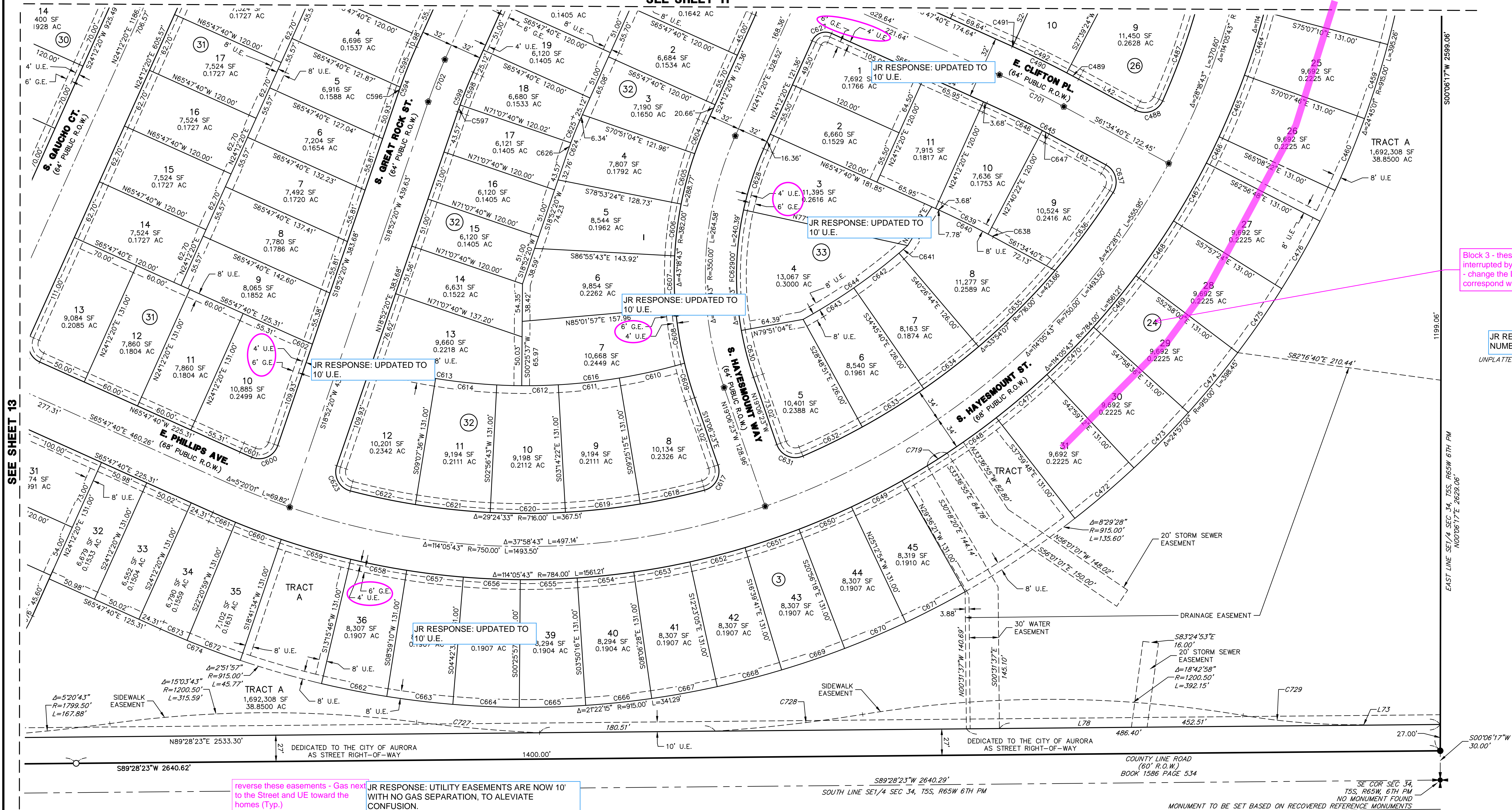
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A PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

JR RESPONSE: UTILITY EASEMENTS ARE NOW 10'  
WITH NO GAS SEPARATION, TO ALEVIATE  
CONFUSION.

reverse these easements - Gas next  
to the Street and UE toward the  
homes (Typ.)

SEE SHEET 11



SEE SHEET 13

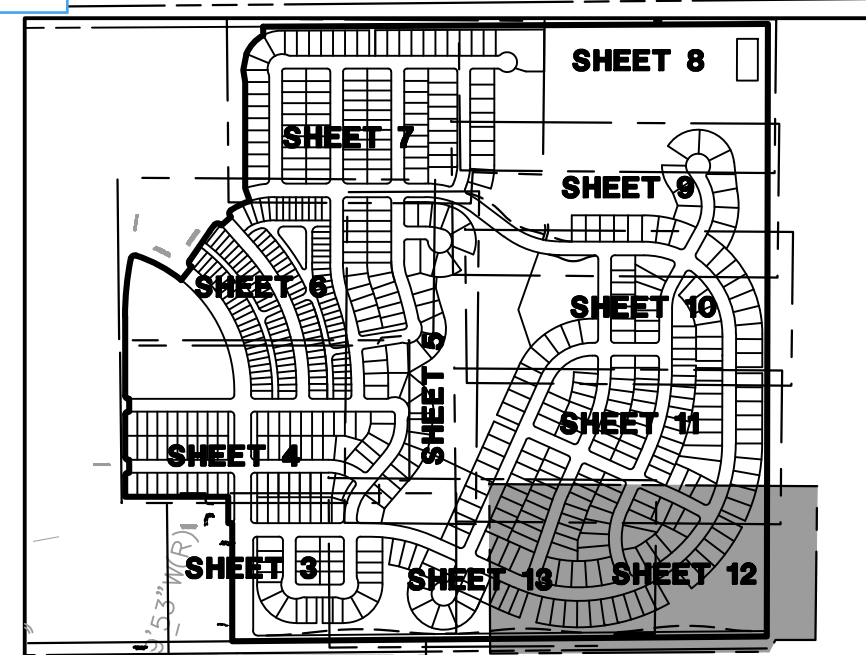
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- (R) RECORD
- (M) MEASURED
- (R) RADIAL BEARING
- (N.R.) NON-RADIAL BEARING

- 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 UNLESS OTHERWISE NOTED



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

JOB NO. 16118.20  
DECEMBER 5, 2024  
SHEET 12 OF 16

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JR RESPONSE: UTILITY EASEMENTS ARE NOW 10' WITH NO GAS SEPARATION, TO ALEVIAE CONFUSION.

JR RESPONSE: UPDATED TO 10' U.E.

JR RESPONSE: UPDATED TO  
10' U.E.

JR RESPONSE: UPDATED TO 10' U.F.

JR RESPONSE: UPDATED TO  
10' U.E.

JR RESPONSE: UPDATED TO  
10' U.E.

**SEE SHEET 11**

JR RESPONSE: UPDATED TO  
10' U.E.

JR RESPONSE: UPDATED TO  
10' U.E.

0.000.0 0.2030 AC

reverse these easements - Gas n  
to the Street and UE toward the

SIDEWALK  
JR RESPONSE: UTILITY EASEMENTS ARE NOW  
WITH NO GAS SEPARATION, TO ALEVIATE  
CONFUSION.

Block 3 - these Lots are not interrupted by any street R.O.W.  
- change the Lot numbers to correspond with Block Numbers

JR RESPONSE: BLOCK AND LOT NUMBERS UPDATED

R RESPONSE: UPDATED TO  
0' U.E.

**SEE SHEET 3**

**SEE SHEET 12**

**D**

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

(M) MEASURED

JR RESPONSE: UPDATED

\_\_\_\_\_

	missing Text
--	--------------

Page 10 of 10

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

missing Text

NOTE: ALL VALUES ARE PERCENT OF THE CORRESPONDING SUMS

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

JOB NO. 16118.20  
DECEMBER 5, 2024  
SHEET 13 OF 16


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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**

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°00'00"	20.00'	31.42'	N45°00'00"E 28.28'
C2	90°00'00"	20.00'	31.42'	N45°00'00"W 28.28'
C3	90°00'00"	20.00'	31.42'	N45°00'00"E 28.28'
C4	90°00'00"	20.00'	31.42'	N45°00'00"W 28.28'
C5	90°00'00"	20.00'	31.42'	S45°00'00"W 28.28'
C6	90°00'00"	20.00'	31.42'	N45°00'00"W 28.28'
C7	21°41'20"	40.00'	15.14'	N10°50'40"E 15.05'
C8	133°22'41"	73.00'	169.94'	S45°00'00"E 134.08'
C9	13°01'21"	73.00'	16.59'	S15°10'40"W 16.56'
C10	34°29'42"	73.00'	43.95'	S08°34'51"E 43.29'
C11	33°00'33"	73.00'	42.06'	S42°19'58"E 41.48'
C12	33°23'19"	73.00'	42.54'	S75°31'54"E 41.94'
C13	19°27'47"	73.00'	24.80'	N78°02'33"E 24.68'
C14	21°41'20"	40.00'	15.14'	S79°09'20"W 15.05'
C15	21°41'20"	40.00'	15.14'	N79°09'20"W 15.05'
C16	133°22'41"	73.00'	169.94'	N45°00'00"E 134.08'
C17	17°38'08"	73.00'	22.47'	S77°07'43"E 22.38'
C18	33°34'37"	73.00'	42.78'	N77°15'54"E 42.17'
C19	33°00'33"	73.00'	42.06'	N43°58'20"E 41.48'
C20	34°09'09"	73.00'	43.51'	N10°23'29"E 42.87'
C21	15°00'15"	73.00'	19.12'	N14°11'13"W 19.06'
C22	21°41'20"	40.00'	15.14'	S10°50'40"E 15.05'
C23	90°00'00"	15.00'	23.56'	S45°00'00"E 21.21'
C24	90°00'00"	15.00'	23.56'	N45°00'00"E 21.21'
C25	90°00'00"	20.00'	31.42'	N45°00'00"W 28.28'
C26	90°00'00"	20.00'	31.42'	S45°00'00"W 28.28'
C27	90°00'00"	20.00'	31.42'	S45°00'00"W 28.28'
C28	90°00'00"	33.00'	51.84'	S45°00'00"E 46.67'
C29	90°00'00"	33.00'	51.84'	N45°00'00"E 46.67'
C30	86°47'22"	20.00'	30.30'	S46°36'19"E 27.48'
C31	89°05'08"	20.00'	31.10'	N45°27'26"E 28.06'
C32	90°00'00"	20.00'	31.42'	S45°00'00"E 28.28'
C33	4°42'12"	716.00'	58.78'	N87°38'54"W 58.76'
C34	4°18'27"	716.00'	53.83'	N83°08'35"W 53.82'
C35	4°53'53"	716.00'	61.21'	N78°32'25"W 61.19'
C36	4°48'55"	716.00'	60.17'	N73°41'01"W 60.16'
C37	5°00'22"	716.00'	62.56'	N68°46'23"W 62.54'
C38	0°28'32"	716.00'	5.94'	N66°01'56"W 5.94'
C39	24°12'20"	716.00'	302.49'	N77°53'50"W 300.24'
C40	18°39'11"	282.00'	91.81'	S27°55'15"W 91.40'
C41	21°31'30"	307.00'	115.33'	S29°14'27"W 114.66'
C42	17°40'47"	282.00'	87.02'	S09°45'15"W 86.67'
C43	90°09'45"	15.00'	23.60'	N07°50'02"W 21.24'
C44	2°31'29"	218.00'	9.61'	N54°10'39"W 9.61'
C45	37°05'05"	218.00'	141.10'	N71°27'27"W 138.65'
C46	25°08'56"	218.00'	95.69'	N68°00'51"W 94.92'
C47	9°24'41"	218.00'	35.81'	N85°17'40"W 35.77'
C48	34°54'10"	218.00'	132.80'	S18°25'25"W 130.75'
C49	4°39'01"	218.00'	17.69'	S38°12'01"W 17.69'
C50	87°33'19"	15.00'	22.92'	N84°18'11"E 20.76'
C51	22°13'02"	282.00'	109.35'	N63°01'41"W 108.67'
C52	10°16'23"	282.00'	50.56'	N79°16'23"W 50.49'
C53	5°35'26"	282.00'	27.52'	N87°12'17"W 27.50'
C54	90°00'00"	20.00'	31.42'	S45°00'00"W 28.28'
C55	90°00'00"	20.00'	31.42'	S45°00'00"E 28.28'
C56	90°00'00"	20.00'	31.42'	S45°00'00"W 28.28'
C57	90°00'00"	15.00'	23.56'	N45°00'00"W 21.21'
C58	0°41'55"	218.00'	2.66'	N00°20'57"E 2.66'
C59	28°36'31"	218.00'	108.85'	N15°00'10"E 107.72'
C60	11°13'06"	218.00'	42.68'	N34°54'58"E 42.62'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C61	7°41'30"	282.00'	37.86'	N36°40'46"E 37.83'
C62	12°20'12"	282.00'	60.72'	N26°39'55"E 60.60'
C63	12°20'12"	282.00'	60.72'	N14°19'42"E 60.60'
C64	10°44'45"	282.00'	52.89'	N02°47'14"E 52.81'
C65	24°43'13"	40.00'	17.26'	S09°46'28"W 17.12'
C66	2°02'45"	402.00'	14.35'	N07°08'14"E 14.35'
C67	12°20'12"	402.00'	86.56'	N14°19'42"E 86.39'
C68	12°20'12"	402.00'	86.56'	N26°39'55"E 86.39'
C69	7°41'30"	402.00'	53.97'	N36°40'46"E 53.93'
C70	11°09'09"	40.00'	7.79'	S02°59'25"W 7.77'
C71	13°34'05"	40.00'	9.47'	S15°21'02"W 9.45'
C72	16°55'59"	73.00'	21.57'	N13°40'05"E 21.50'
C73	38°45'32"	73.00'	49.38'	N14°10'41"W 48.45'
C74	38°25'31"	73.00'	48.96'	N52°46'12"W 48.04'
C75	39°42'23"	73.00'	50.59'	S88°09'51"W 49.58'
C76	133°49'25"	73.00'	170.50'	N44°46'39"W 134.31'
C77	7°33'53"	40.00'	5.28'	N72°05'36"E 5.28'
C78	14°07'28"	40.00'	9.86'	N82°56'16"E 9.84'
C79	21°41'21"	40.00'	15.14'	N79°09'20"E 15.05'
C80	90°00'00"	15.00'	23.56'	S45°00'00"E 21.21'
C81	2°11'13"	1306.00'	49.85'	N01°05'37"W 49.85'
C82	2°35'34"	1306.00'	59.10'	N03°29'00"W 59.10'
C83	2°10'26"	1306.00'	49.55'	N05°52'00"W 49.55'
C84	87°57'40"	15.00'	23.03'	S37°01'36"W 20.83'
C85	21°41'20"	40.00'	15.14'	N88°08'53"W 15.05'
C86	13°41'56"	73.00'	17.45'	S84°09'11"E 17.41'
C87	38°28'41"	73.00'	49.02'	N69°45'30"E 48.11'
C88	135°21'49"	73.00'	172.47'	N35°00'52"E 135.06'
C89	37°38'17"	73.00'	47.95'	N31°42'02"E 47.10'
C90	37°38'17"	73.00'	47.95'	N05°56'16"W 47.10'
C91	7°54'38"	73.00'	10.08'	N28°42'43"W 10.07'
C92	20°57'07"	40.00'	14.63'	S22°11'28"E 14.55'
C93	2°55'37"	1426.00'	72.85'	N06°14'36"W 72.84'
C94	2°35'34"	1426.00'	64.53'	N03°29'00"W 64.52'
C95	2°12'47"	1610.00'	62.19'	N12°49'19"W 62.19'
C96	2°06'33"	1610.00'	59.27'	N14°58'59"W 59.26'
C97	3°21'44"	1610.00'	94.48'	N17°43'07"W 94.47'
C98	0°06'40"	1610.00'	3.12'	N19°27'19"W 3.12'
C99	19°30'39"	218.00'	74.24'	S09°45'20"E 73.88'
C100	2°40'59"	180.00'	8.43'	S75°21'16"E 8.43'
C101	11°00'21"	180.00'	34.58'	S79°30'57"E 34.52'
C102	90°00'00"	15.00'	23.56'	S45°00'00"W 21.21'
C103	86°05'02"	13.00'	19.53'	N46°57'29"W 17.75'
C104	77°24'49"	60.00'	81.07'	S42°37'23"E 75.04'
C105	44°43'16"	60.00'	46.83'	N76°18'35"E 45.65'
C106	31°54'44"	60.00'	33.42'	N37°59'35"E 32.99'
C107	53°30'55"	60.00'	56.04'	N04°43'14"W 54.03'
C108	39°35'09"	60.00'	41.45'	N51°16'16"W 40.63'
C109	3°07'28"	282.00'	15.38'	N72°37'34"W 15.38'
C110	11°16'39"	282.00'	55.51'	N79°49'38"W 55.42'
C111	4°32'03"	282.00'	22.32'	N87°43'58"W 22.31'
C112	18°56'10"	282.00'	93.20'	N80°31'55"W 92.78'
C113	90°00'00"	15.00'	23.56'	S45°00'00"E 21.21'
C114	90°00'00"	20.00'	31.42'	S45°00'00"W 28.28'
C115	5°28'33"	366.50'	35.03'	N87°15'44"W 35.01'
C116	12°22'07"	366.50'	79.12'	N78°20'24"W 78.96'
C117	17°50'40"	366.50'	114.14'	N81°04'40"W 113.68'
C118	42°01'27"	180.00'	132.02'	N51°08'36"W 129.08'
C119	52°04'32"	180.00'	163.60'	N04°05'37"W 158.03'
C120	29°40'18"	193.00'	99.95'	N01°57'16"W 98.84'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C121	37°38'17"	193.00'	126.78'	N31°42'02"E 124.52'
C122	10°28'10"	193.00'	35.27'	N55°45'15"E 35.22'
C123	90°00'00"	20.00'	31.42'	N45°00'00"W 28.28'
C124	19°30'39"	282.00'	96.03'	S09°45'20"E 95.57'
C125	1°32'51"	282.00'	7.62'	S00°46'26"E 7.62'
C126	9°32'42"	282.00'	46.98'	S06°19'12"E 46.92'
C127	8°25'06"	282.00'	41.43'	S15°18'06"E 41.40'
C128	0°14'35"	1546.00'	6.56'	N19°23'22"W 6.56'
C129	1°59'42"	1546.00'	53.83'	N18°16'13"W 53.83'
C130	1°59'43"	1546.00'	53.83'	N16°16'31"W 53.83'
C131	1°59'42"	1546.00'	53.83'	N14°16'49"W 53.83'
C132	1°59'42"	1546.00'	53.83'	N12°17'06"W 53.83'
C133	0°32'09"	1546.00'	14.45'	N11°01'11"W 14.45'
C134	91°45'33"	15.00'	24.02'	N35°07'40"E 21.54'
C135	1°59'42"	1426.00'	49.65'	N12°17'06"W 49.65'
C136	2°26'49"	1426.00'	60.90'	N12°30'40"W 60.89'
C137	1°59'42"	1426.00'	49.65'	N14°16'49"W 49.65'
C138	2°18'32"	1426.00'	57.46'	N14°53'20"W 57.46'
C139	1°59'43"	1426.00'	49.66'	N16°16'31"W 49.65'
C140	2°18'32"	1426.00'	57.46'	N17°11'52"W 57.46'
C141	1°59'42"	1426.00'	49.65'	N18°16'13"W 49.65'
C142	1°27'23"	1426.00'	36.25'	N19°04'49"W 36.25'
C143	0°32'26"	1426.00'	13.46'	N19°32'18"W 13.46'
C144	8°21'03"	348.00'	50.72'	S15°37'59"E 50.68'
C145	8°46'40"	348.00'	53.31'	S12°40'59"E 53.26'
C146	11°27'27"	348.00'	69.59'	S05°43'44"E 69.47'
C147	8°17'39"	348.00'	50.38'	S04°08'50"E 50.33'
C148	8°08'16"	468.00'	66.47'	S04°04'08"E 66.41'
C149	8°34'50"	468.00'	70.09'	S12°25'41"E 70.02'
C150	3°05'25"	468.00'	25.24'	S18°15'48"E 25.24'
C151	90°00'00"	20.00'	31.42'	S45°00'00"W 28.28'
C152	1°30'00"	1306.00'	5.81'	N19°03'31"W 34.19'
C153	2°19'21"	1306.00'	52.94'	N17°08'51"W 52.94'
C154	2°19'21"	1306.00'	52.94'	N14°49'30"W 52.94'
C155	2°22'34"	1306.00'	54.16'	N12°28'32"W 54.16'
C156	0°15'21"	1306.00'	5.83'	N11°09'35"W 5.83'
C157	87°57'40"	15.00'	23.03'	S55°00'44"E 20.83'
C158	2°55'41"	532.00'	27.19'	S01°27'51"E 27.18'
C159	3°13'51"	532.00'	30.00'	S04°32'37"E 30.00'
C160	3°13'51"	532.00'	30.00'	S07°46'28"E 30.00'
C161	3°13'51"	532.00'	30.00'	S11°00'20"E 30.00'
C162	3°13'51"	532.00'	30.00'	S14°14'11"E 30.00'
C163	3°13'51"	532.00'	30.00'	S17°28'03"E 30.00'
C164	0°43'32"	532.00'	6.74'	S19°26'45"E 6.74'
C165	1°06'01"	1242.00'	23.85'	N19°15'30"W 23.85'
C166	1°29'31"	1242.00'	32.34'	N17°57'44"W 32.34'
C167	1°29'31"	1242.00'	32.34'	N16°28'13"W 32.34'
C168	1°29'31"	1242.00'	32.34'	N14°58'41"W 32.34'
C169	1°29'31"	1242.00'	32.34'	N13°29'10"W 32.34'
C170	1°29'31"	1242.00'	32.34'	N11°59'38"W 32.34'
C171	1°29'29"	1242.00'	32.33'	N10°30'08"W 32.33'
C172	1°06'43"	1242.00'	24.10'	N09°12'02"W 24.10'
C173	1°23'03"	1242.00'	30.00'	N07°57'09"W 30.00'
C174	1°23'13"	1242.00'	30.07'	N06°34'01"W 30.07'
C175	1°30'47"	1242.00'	32.80'	N05°07'01"W 32.80'
C176	1°30'47"	1242.00'	32.80'	N03°36'14"W 32.80'
C177	1°30'47"	1242.00'	32.80'	N02°05'27"W 32.80'
C178	1°46'55"	1032.00'	28.93'	N51°08'36"W 28.92'
C179	90°00'00"	15.00'	23.56'	N45°00'00"E 21.21'
C180	80°06'30"	27.00'	37.75'	S58°35'26"E 34.75'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C181	87°13'44"	27.00'	41.11'	S37°44'27"W 37.25'
C182	1°17'28"	1152.00'	25.96'	N10



**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**

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C301	1°55'11"	927.00'	31.06'	N12°21'01"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	59°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°14'20"	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	1°14'6'17"	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'
C469	4°59'24"	784.00'	68.28'	N39°31'42"E	68.26'
C470	4°59'24"	784.00'	68.28'	N44°31'06"E	68.26'
C471	4°59'24"	784.00'	68.28'	N49°30'30"E	



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

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	1°13'27"	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	41°33'55"	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	41°33'55"	20.00'	14.51'	N69°13'03"E 14.19'
C706	4°03'11"	27.00'	1.91'	N43°32'42"W 1.91'

EASEMENT CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C707	6°30'22"	459.00'	52.12'	S86°38'12"E 52.09'
C708	18°10'22"	340.42'	107.97'	N64°33'39"W 107.52'
C709	33°49'27"	266.50'	157.33'	N58°42'39"W 155.05'
C710	6°01'18"	1447.71'	152.15'	N72°36'43"W 152.08'
C711	13°44'52"	43.50'	10.44'	N79°54'54"W 10.41'
C712	21°54'59"	306.00'	117.05'	S77°19'22"W 116.34'
C713	11°37'08"	196.00'	39.75'	S72°10'27"W 39.68'
C714	11°24'17"	296.00'	58.92'	S83°41'10"W 58.82'
C715	6°12'02"	319.66'	34.59'	S86°07'26"W 34.58'
C716	77°43'45"	103.44'	140.33'	S44°15'51"W 129.82'
C717	29°52'38"	146.00'	76.13'	S20°36'26"W 75.27'
C718	20°17'19"	189.50'	67.10'	N79°44'44"W 66.75'
C719	2°09'06"	646.73'	24.29'	N57°20'46"E 24.28'
C721	18°10'45"	199.50'	63.30'	S74°17'27"W 63.03'
C722	51°34'23"	123.00'	110.71'	N89°00'45"W 107.01'
C723	20°06'55"	199.50'	70.04'	N73°17°01"W 69.68'
C725	21°59'46"	245.00'	94.06'	S79°00'07"W 93.48'
C726	32°14'52"	180.00'	101.31'	S170°7'47"W 99.98'
C727	4°32'26"	1599.50'	126.76'	N85°01'19"W 126.72'
C728	5°26'57"	1599.50'	152.13'	S83°30'49"W 152.07'
C729	10°01'56"	699.50'	122.48'	N85°30'39"W 122.32'
C730	45°01'08"	28.50'	22.39'	N35°00'11"W 21.82'
C731	9°04'39"	56.50'	8.95'	N16°21'58"W 8.94'
C732	27°26'08"	92.50'	44.29'	N04°02'12"E 43.87'
C733	27°26'08"	107.50'	51.48'	N04°02'12"E 50.98'
C734	6°46'53"	107.50'	12.72'	N14°21'50"E 12.72'
C735	2°10'16"	56.39'	2.14'	N10°46'00"W 2.14'
C736	2°10'07"	71.39'	2.70'	N10°45'55"W 2.70'
C737	74°51'42"	28.50'	37.24'	N25°36'06"E 34.64'

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'
L47	S00°06'35"W	8.05'
L48	N00°06'37"E	11.98'
L49	S89°53'23"E	28.24'
L50	N89°53'23"W	13.24'
L51	S89°53'23"E	13.24'
L52	S00°06'37"W	45.00'
L53	S00°06'37"W	15.98'
L54	S00°06'37"W	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'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	N24°12'20"E	13.82'
L62	S00°06'37"W	51.50'
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	S00°06'37"W	51.50'
L69	S00°06'37"W	60.00'
L70	S00°06'37"W	55.75'
L71	S00°06'37"W	60.00'
L72	S00°06'37"W	51.95'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L73	N00°31'37"W	0.50'
L74	N63°57'16"W	48.43'
L75	N51°28'39"E	10.00'
L76	S77°59'02"W	68.46'
L77	N38°31'21"W	10.00'
L78	N89°28'23"E	135.47'