

AES Board Rule 1.6.H. Basis of Bearing Statements.  
2. Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.

Title Commitment with 120 days? NOTED  
Send in the Certificate of Taxes Due to be paid in full through the date of plat recording

# BUCKLEY YARD SUBDIVISION FILING NO. 2

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

LOT 1, BLOCK 2, TOLLGATE VILLAGE FILING NO. 14 IS CURRENTLY BEING REPLATTED. NEW SUBDIVISION IS BUCKLEY YARD SUBDIVISION FILING NO. 1. REC. NO. WILL BE ADDED WHEN IT IS PROVIDED

ADDRESSSED  
Resubdivision?

SEE COMMENT TO LEFT  
Recording information?

ADDRESSSED  
Reorder preamble to match title

OWNERS?

ADDRESSSED  
Parcels?

Extend vicinity map to cover 1/2 mile north. ADDRESSSED

CHANGED TO PARCEL, HOPEFULLY THAT CLEARS UP CONFUSION  
Doesn't this include a Lot & Block as well?

YES THE TITLE COMMITMENT IS REVISION NO. 4. BUT IT NOT PART OF THE TITLE COMMITMENT NO. THEREFORE IT WASNT ADDED.

Revision No. 4?

ADDRESSSED

See COA subdivision checklist "source used for 'research of easements and rights-of-way'". Per CRS and AES Board Rule you cannot shift responsibility for verifying the boundary onto the others.

### DEDICATION STATEMENT.

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

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

PARCEL 1:

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

THENCE S33°44'04"E A DISTANCE OF 719.99 FEET TO THE NORTHWESTERLY CORNER OF TRACT F, BUCKLEY YARD SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 1991491 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING A POINT OF NON-TANGENT CURVE AND THE POINT OF BEGINNING;

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

- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S02°30'48"E, HAVING A RADIUS OF 554.84 FEET, A CENTRAL ANGLE OF 37°55'48" AND AN ARC LENGTH OF 367.31 FEET TO A POINT OF TANGENT;
- S54°35'00"E A DISTANCE OF 596.63 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 295.00 FEET, A CENTRAL ANGLE OF 59°13'56" AND AN ARC LENGTH OF 304.97 FEET, TO A POINT OF TANGENT;
- S04°38'56"W A DISTANCE OF 143.10 FEET;
- S08°07'01"W A DISTANCE OF 165.31 FEET;
- S04°38'56"W A DISTANCE OF 75.22 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°34'29" AND AN ARC LENGTH OF 39.08 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8,055.00 FEET, A CENTRAL ANGLE OF 00°37'00" AND AN ARC LENGTH OF 86.68 FEET, TO A POINT TANGENT;
- N86°23'35"W A DISTANCE OF 594.80 FEET;
- N03°36'25"E A DISTANCE OF 15.00 FEET;
- N86°23'35"W A DISTANCE OF 154.14 FEET;
- S2°58'12"W A DISTANCE OF 1,049.78 FEET, TO THE POINT OF BEGINNING.

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

PARCEL 2: CONTAINING A CALCULATED AREA OF 805,920 SQUARE FEET OR 18.5014 ACRES.

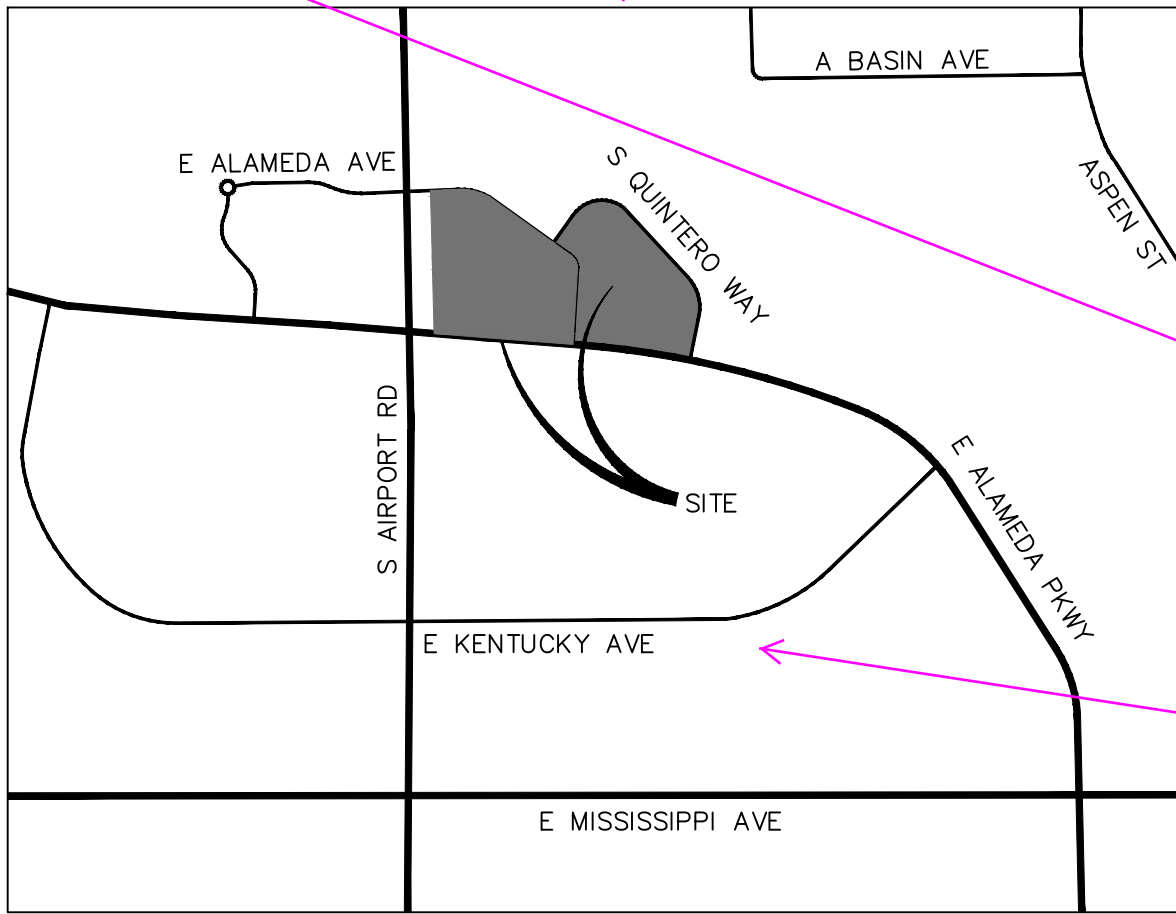
COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.;

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

- THENCE ON THE BOUNDARY OF SAID LOT 1, BLOCK 2, THE FOLLOWING FIFTEEN (15) COURSES:
- N35°25'00"E A DISTANCE OF 176.04 FEET, TO A POINT OF CURVE;
  - ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 102°03'48" AND AN ARC LENGTH OF 489.87 FEET, TO A POINT OF TANGENT;
  - S42°31'12"E A DISTANCE OF 632.78 FEET, TO A POINT OF CURVE;
  - ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 396.30 FEET, A CENTRAL ANGLE OF 53°46'19" AND AN ARC LENGTH OF 371.93 FEET, TO A POINT OF NON-TANGENT;
  - S14°43'22"W A DISTANCE OF 165.19 FEET;
  - S11°15'07"W A DISTANCE OF 75.22 FEET, TO A POINT OF CURVE;
  - ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°34'28" AND AN ARC LENGTH OF 39.08 FEET, TO A POINT OF REVERSE CURVE;
  - ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8,055.00 FEET, A CENTRAL ANGLE OF 05°45'08" AND AN ARC LENGTH OF 808.68 FEET, TO A POINT REVERSE CURVE;
  - ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°34'28" AND AN ARC LENGTH OF 39.08 FEET, TO A POINT TANGENT;
  - N04°38'56"E A DISTANCE OF 75.22 FEET;
  - N01°10'50"E A DISTANCE OF 165.31 FEET;
  - N04°38'56"E A DISTANCE OF 143.10 FEET, TO A POINT OF CURVE;
  - ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 59°13'56" AND AN ARC LENGTH OF 356.66 FEET, TO A POINT OF TANGENT;
  - N54°35'00"W A DISTANCE OF 14.32 FEET, TO A POINT OF CURVE;
  - ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 62.83 FEET, TO THE POINT OF BEGINNING.

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

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



VICINITY MAP  
1"=3000'

### COVENANTS:

THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHT-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

### OWNERS CERTIFICATE:

AURORA CENTRETECH, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_

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

ADDRESS

CITY STATE ZIP CODE

### CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND TRACT AD ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER DATE

PLANNING DIRECTOR DATE

### GENERAL NOTES:

- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- THIS LAND SURVEY 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 TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. NCS-1028591-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MARCH 19, 2021 AT 5:00 P.M.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING-FIRE LANE".
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTHWEST CORNER BY A 3" BRASS CAP STAMPED "CITY OF AURORA PLS 16419 1991" IN A RANGE BOX AND AT THE NORTH QUARTER CORNER BY A 3" BRASS CAP STAMPED "CITY OF AURORA 1/4 PLS 16848 1986" IN A RANGE BOX 0.4' DOWN, BEARING N89°57'02"E, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
- TRACTS A-AO ARE TO BE PRIVATELY OWNED AND MAINTAINED. A-AC & AE-AO?
- TRACT AD IS GRANTED TO THE CITY OF AURORA FOR DRAINAGE PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS.
- THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENT AT SUBSTANTIALLY RIGHT ANGLES.
- ALL OWNERS OF LOTS ADJACENT TO EAST ALAMEDA DRIVE, SOUTH PITKIN STREET, SOUTH QUINTERO WAY, SOUTH PITKIN COURT, EAST VIRGINIA AVENUE, SOUTH RICHFIELD STREET AND SOUTH RIFLE STREET SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAWSUITE OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST OWNERS' OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

### CLERK AND RECORDER CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 AD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

COUNTY CLERK AND RECORDER DEPUTY

BOOK NO.: \_\_\_\_\_

PAGE NO.: \_\_\_\_\_

RECEPTION NO.: \_\_\_\_\_

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON OCTOBER 4, 2020.

AES Board Rule 1.6.B. Land Surveyor's Certification  
2. Certification Defined. Certification shall include the following:  
a. Is signed and/or sealed by a professional land surveyor representing that the surveying services addressed therein have been performed by the professional land surveyor or under the professional land surveyor in responsible charge.  
b. Is based upon the professional land surveyor's knowledge, information and belief.  
c. Is in accordance with applicable standards of practice.  
d. Is not a guaranty or warranty, either expressed or implied.

ADDED GENERAL NOTE

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

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

JOB NO. 16044.00  
AUGUST 10, 2021  
SHEET 1 OF 12

J-R ENGINEERING  
A Westrian Company

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



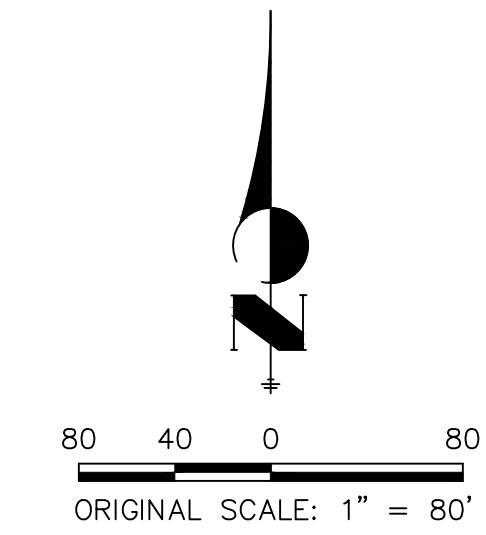
# BUCKLEY YARD SUBDIVISION FILING NO. 2

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

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°34'29"	25.00'	39.08'
C2	0°37'00"	8055.00'	86.68'
C3	89°34'28"	25.00'	39.08'
C4	89°34'28"	25.00'	39.08'
C5	90°00'00"	40.00'	62.83'

**NOTED**

AES Board Rule  
1.6.H. Basis of Bearing Statements.  
2. Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between **fully described monuments** (i.e., monument material, diameter, length (if set), cap size and material, **cap markings/stampings**, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.



JOB NO. 16044.00  
AUGUST 10, 2021  
SHEET 2 OF 12

**J-R ENGINEERING**  
A Westrian Company

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BUCKLEY YARD SUBDIVISION IS CURRENTLY IN THE PROCESS OF BEING PLATTED. ONCE IT IS RECORD AND A RECEPTION NO. IS PROVIDED THIS WILL BE UPDATED

SUBDIVISION FILING NO. 1  
REC. NO. 1991491

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

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

EAST ALAMEDA PARKWAY  
(110' ROW)  
BOOK 2739, PAGE 484

DEDICATED TO THE CITY  
OF AURORA AS STREET  
RIGHT-OF-WAY  
9,019 SF

DEDICATED TO THE CITY  
OF AURORA AS STREET  
RIGHT-OF-WAY  
9,051 SF

DEDICATED TO THE CITY  
OF AURORA AS STREET  
RIGHT-OF-WAY  
51 SF

THE RIGHT-OF-WAY IS BEING  
DEDICATED BY THIS PLAT.

ADDRESSSED  
Show radial tie?

ADDRESSSED  
Point of Commencement

ADDRESSSED  
T4S 8/9/17/16 R66W

ADDRESSSED  
2 3/8" O.D. pipe  
with

ADDRESSSED  
2 3/8" O.D. pipe  
with?

N1/4 COR. SEC. 16,  
T4S, R66W, 6TH P.M.  
RECOVERED 3" BRASS CAP  
STAMPED "CITY OF AURORA 1/4 PL S 16848 1986"  
IN RANGE BOX 0.4' DOWN

T 4 S 9/16 R 66 W

ADDRESSSED

ADDRESSSED

Tie B&D per COA  
checklist 13.d.(6)

Tie B&D per COA  
checklist 13.d.(6)

ADDRESSSED

ADDRESSSED

50' ROW Rec. No.  
1991491?







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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

THE CURVES ARE 6' OFFSETS OF THE ROW TRIMMED BACK TO MATCH THE 10' EASEMENT, WHICH IS AN OFFSET OF THE PROPERTY LINE TIC MARK ADDED

Provide easement curve data? and add tic mark at PC.

ADDRESSED  
Label Easement?

ADDRESSED  
Label Easement?

THE CURVES ARE 6' OFFSETS OF THE ROW TRIMMED BACK TO MATCH THE 10' EASEMENT, WHICH IS AN OFFSET OF THE PROPERTY LINE TIC MARK ADDED

Provide easement curve data? and add tic mark at PC.

ADDRESSED  
Label Easement?

ADDRESSED  
Duplicated?

ADDRESSED  
Label easement?

10' OFFSET OF REAR PROPERTY, THEN STOPS AT THE EXISTING EASEMENT. WHAT IS THERE TO SHOW?

B&D where easements intersect?

B&D of easement?

ADDRESSED

SEE SHEET 7

ADDRESSED

add distance here - 0.61'

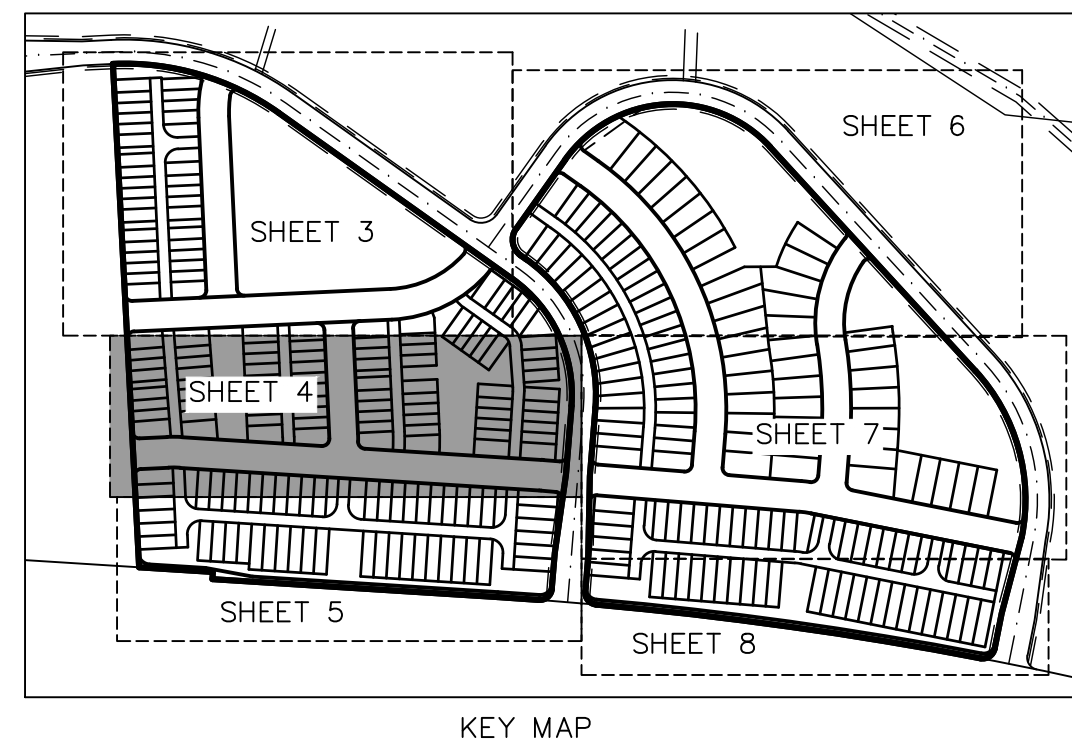
ADDRESSED  
Add tic marks?

JOB NO. 16044.00  
AUGUST 10, 2021  
SHEET 4 OF 12

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



KEY MAP

SEE SHEET 7

ADDRESSED

Bearing?

ADDRESSED  
Label easement

THE CURVES ARE 6' OFFSETS OF THE ROW TRIMMED BACK TO MATCH THE 10' EASEMENT, WHICH IS AN OFFSET OF THE PROPERTY LINE TIC MARK ADDED

Provide easement curve data? and add tic mark at PC.

ADDRESSED

Bearing?

BUCKLEY YARD SUBDIVISION FILING NO. 1  
REC. NO. 1991491

SEE SHEET 5

## LEGEND

- RECOVERED #5 REBAR
- RECOVERED 1.5" ALUMINUM CAP "ILLEGIBLE"
- RECOVERED 1.5" YELLOW PLASTIC CAP STAMPED "LS 27927"
- RECOVERED 1.5" RED PLASTIC CAP STAMPED "LS 38693"
- RECOVERED 1.5" ALUMINUM CAP STAMPED "LS 12730"
- RECOVERED 1.5" ALUMINUM CAP STAMPED "LS 23528"
- RECOVERED 2" ALUMINUM CAP STAMPED "LS 38003"
- RECOVERED 1.25" PINK PLASTIC CAP STAMPED "LS 38158"

- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- D.E. DRAINAGE EASEMENT
- W.E. WATER EASEMENT
- A. & U.E. ACCESS & UTILITY EASEMENT
- N, E, S, W DIRECTION FROM CALCULATED POSITION
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SEE UTILITY EASEMENT DETAIL, SHEET 8

Should this include F.E.? (Typical) - check with Life Safety Dept.

MY UNDERSTANDING IS NO IT'S NOT BECAUSE THE FIRE DEPARTMENT HAS ACCESS FROM BOTH SIDES

ADDRESSED

6.00' Dist.?

(A)

(B)

(C)

(D)

(E)



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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

THE CURVES ARE 6' OFFSETS  
OF THE ROW TRIMMED BACK  
TO MATCH THE 10' EASEMENT,  
WHICH IS AN OFFSET OF THE  
PROPERTY LINE  
TIC MARK ADDED

Provide easement  
curve data? and  
add tic mark at PC.

ADDRESSE

Label 26'  
Easement?

23' FIRELANE  
EASEMENT ADDED

Should this include  
F.E.? (Typical) -  
check with Life  
Safety Dept.

ADDRESSED

Label Block?

BUCKLEY YARD SUBDIVISION IS  
CURRENTLY IN THE PROCESS OF  
BEING PLATTED. ONCE IT IS  
RECORDED AND A RECEPTION NO. IS  
PROVIDED THIS WILL BE UPDATED

BUCKLEY YARD SUBDIVISION FILING NO. 1  
REC. NO.

## LEGEND

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

[B&D of Easement?]  
THE EASEMENT LINES ARE  
OFFSETS, ADDED DISTANCE  
TO HELP CLEAR UP  
CONFUSION

ADDRESSED,  
DIST. = 70.90

Dsit.?

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

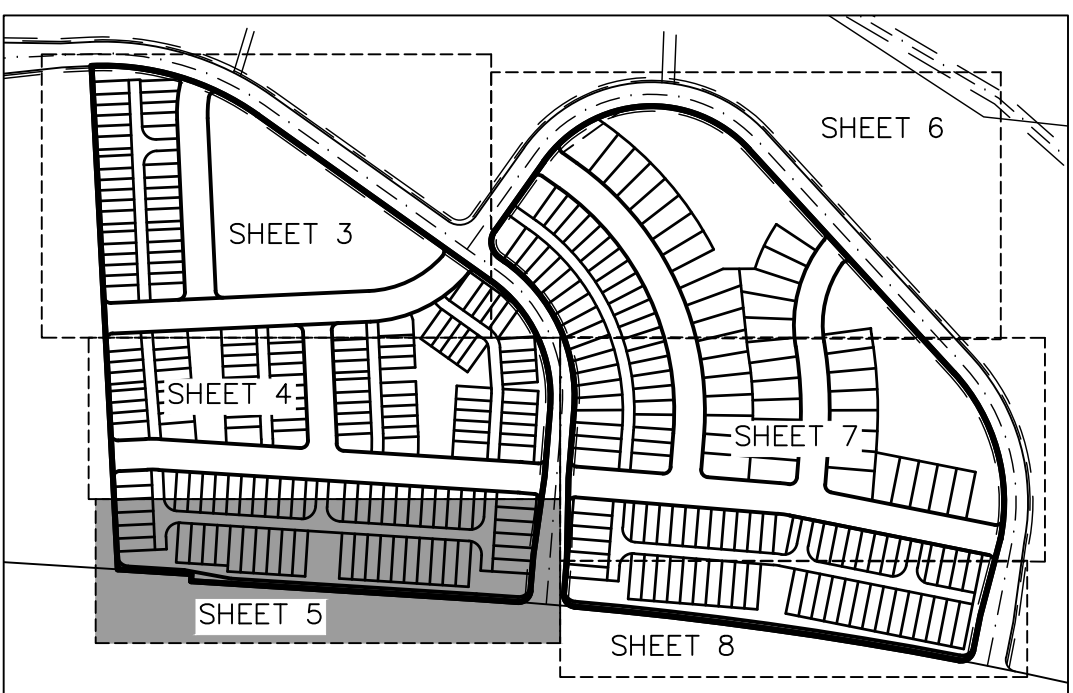
10' U.E.

DEDICATED TO THE CITY  
OF AURORA AS STREET  
RIGHT-OF-WAY  
9,051 SF

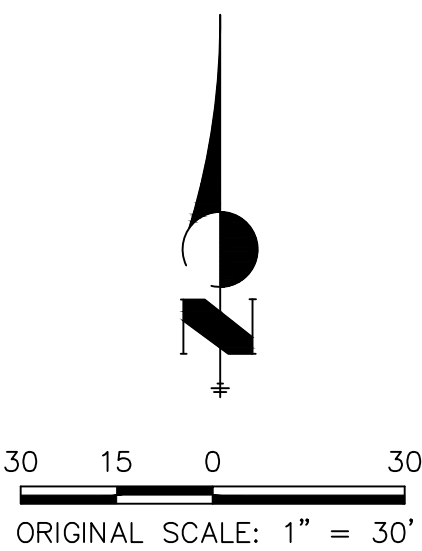
EAST ALAMEDA PARKWAY  
(R.O.W. VARIES)

Recording  
Information?

ADDRESSED



KEY MAP



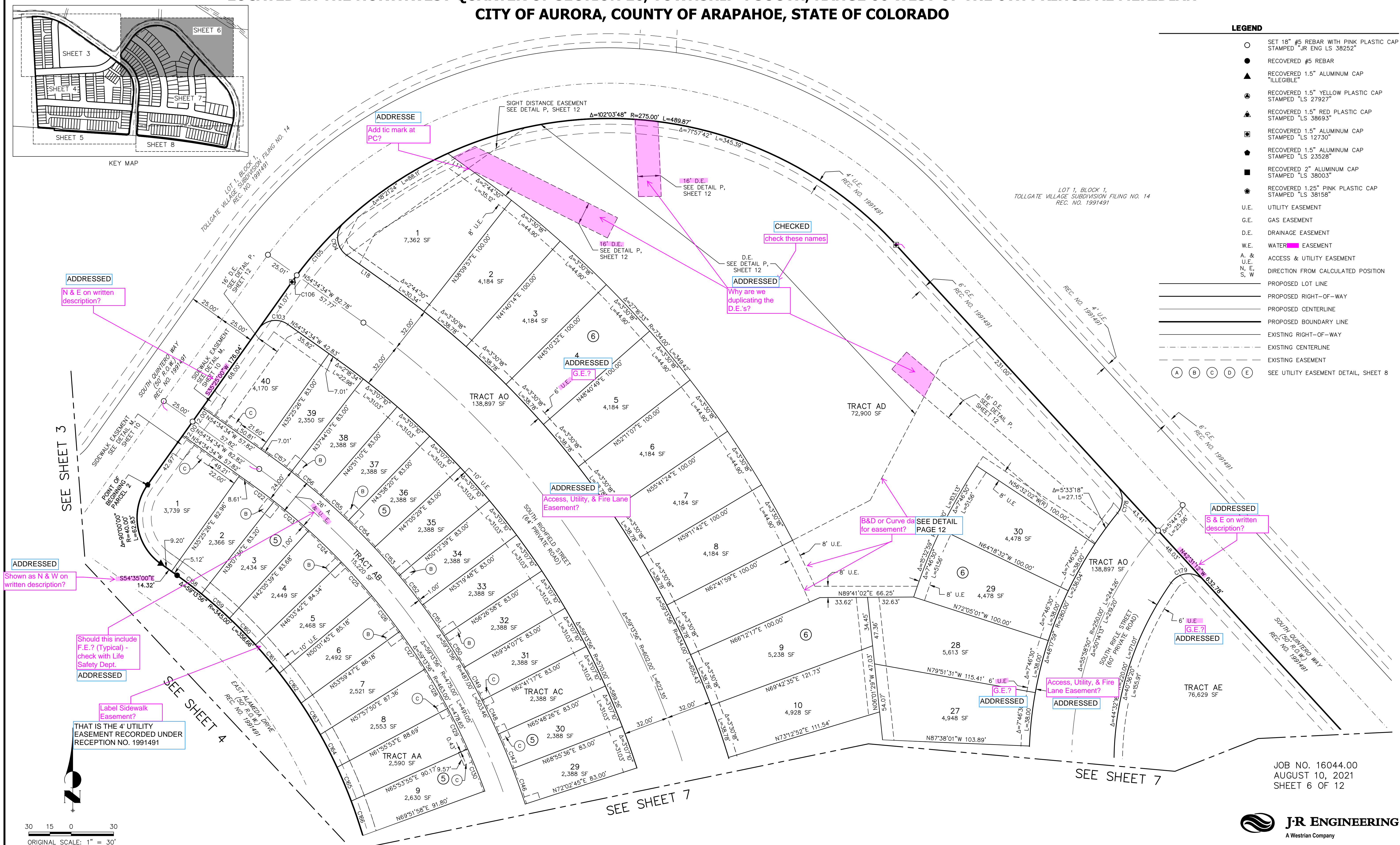
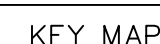
JOB NO. 16044.00  
AUGUST 10, 2021  
SHEET 5 OF 12



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



JOB NO. 16044.00  
AUGUST 10, 2021  
SHEET 6 OF 12

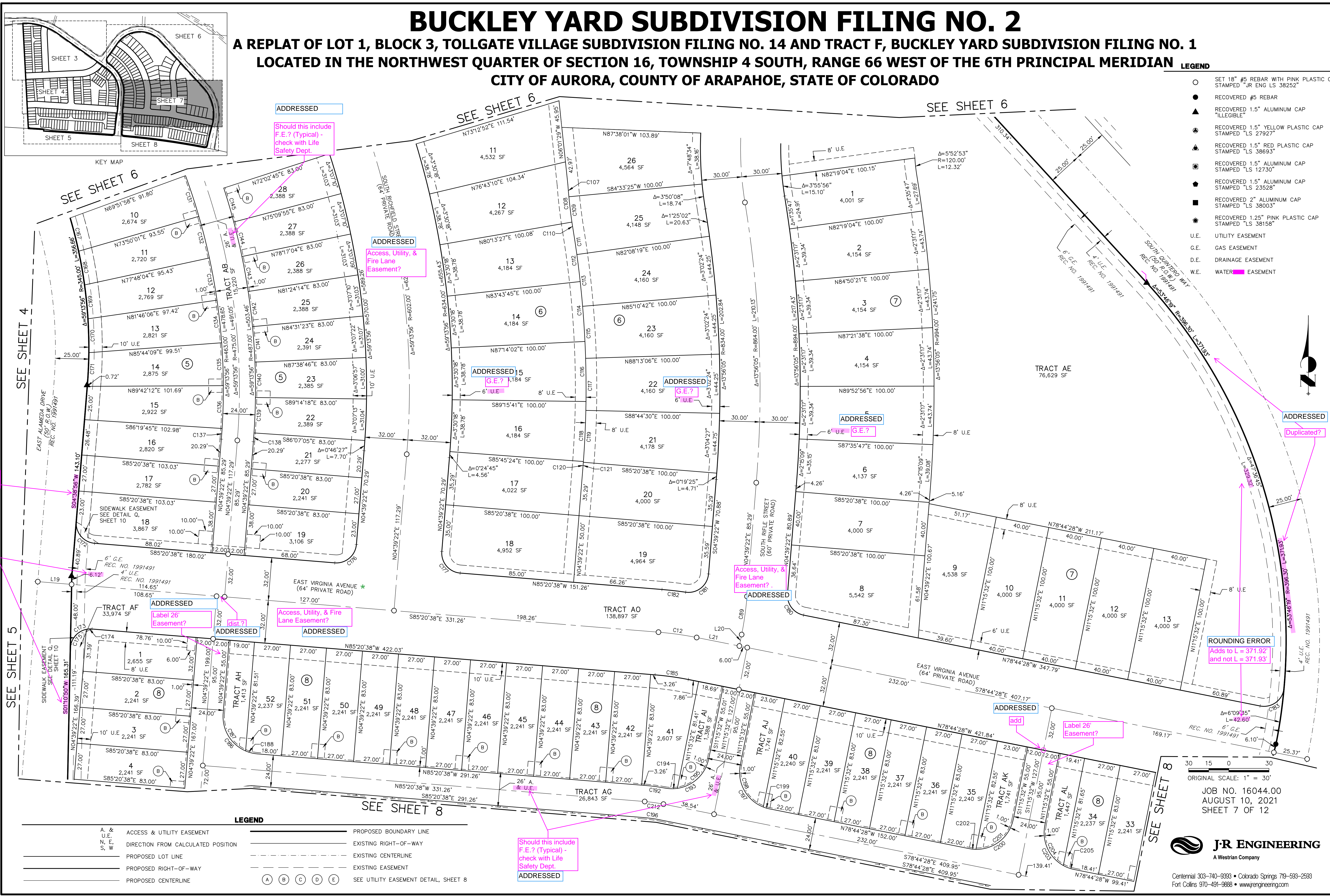


# BUCKLEY YARD SUBDIVISION FILING NO. 2

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

## LEGEND

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



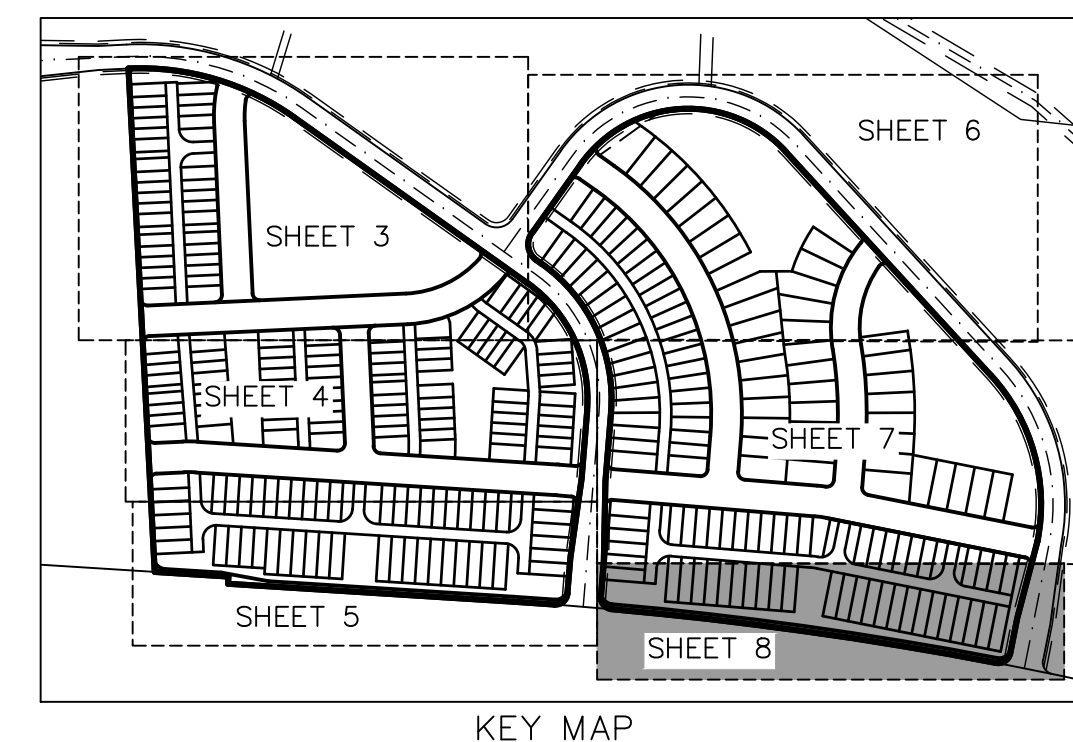
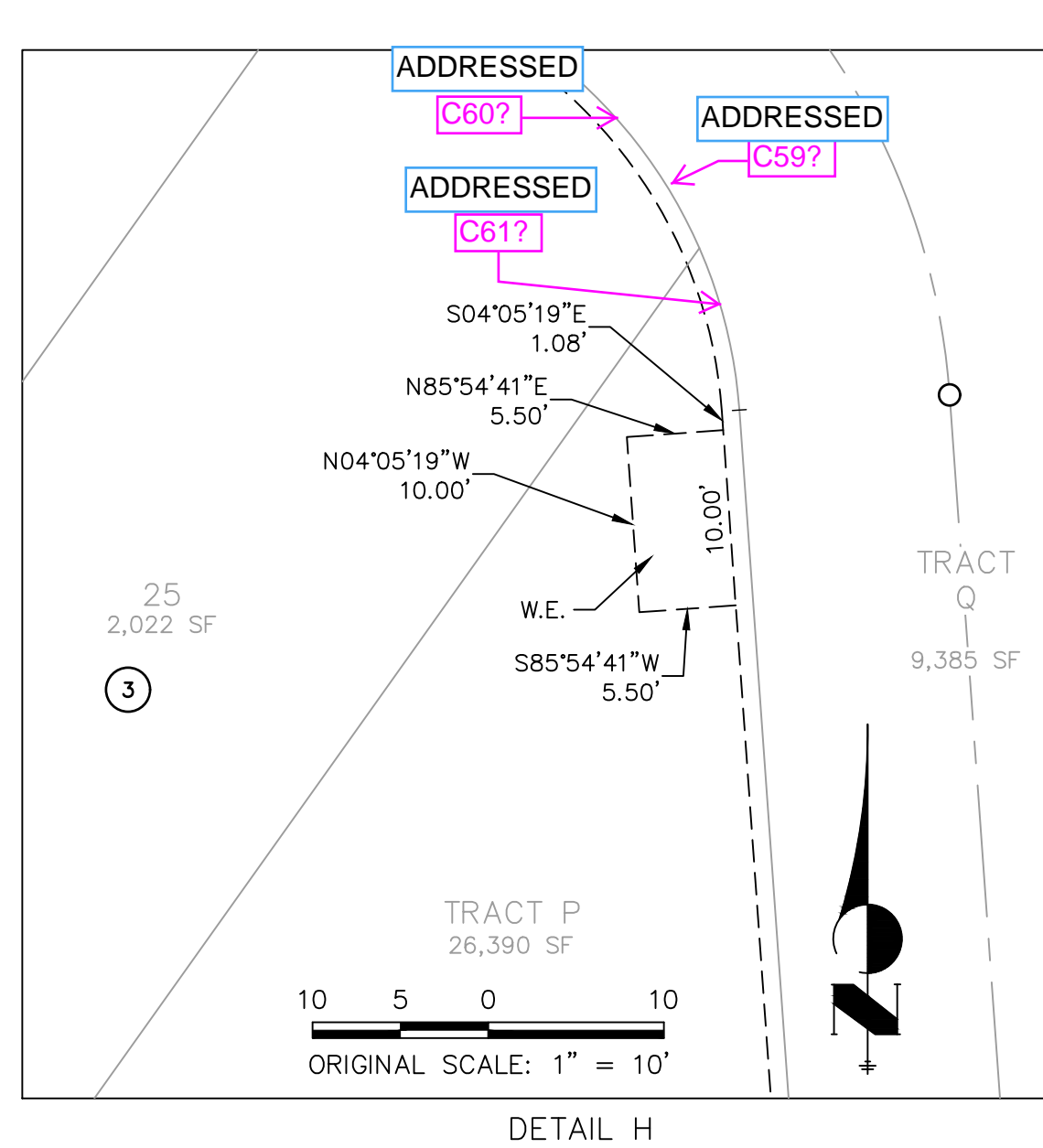
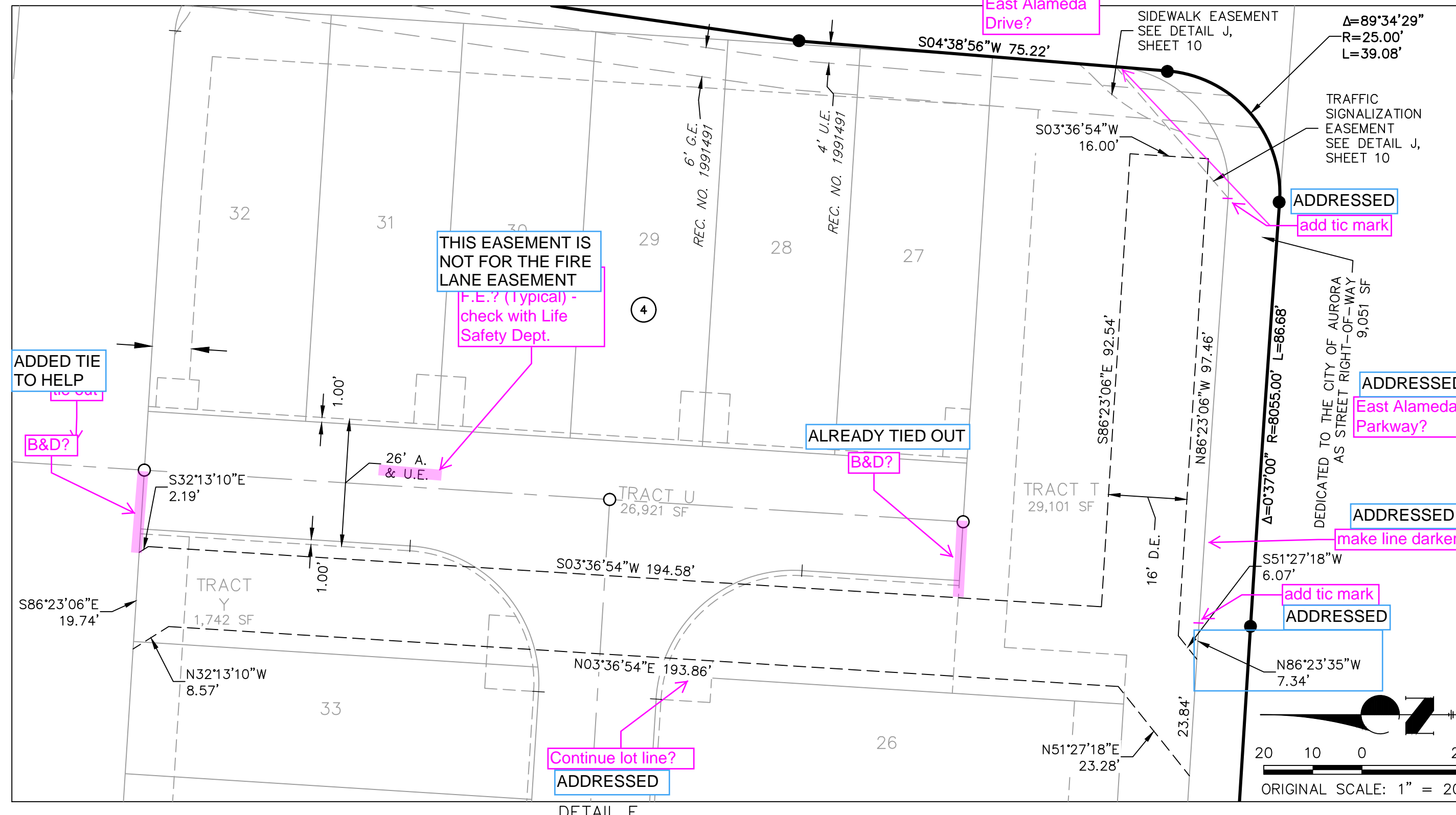
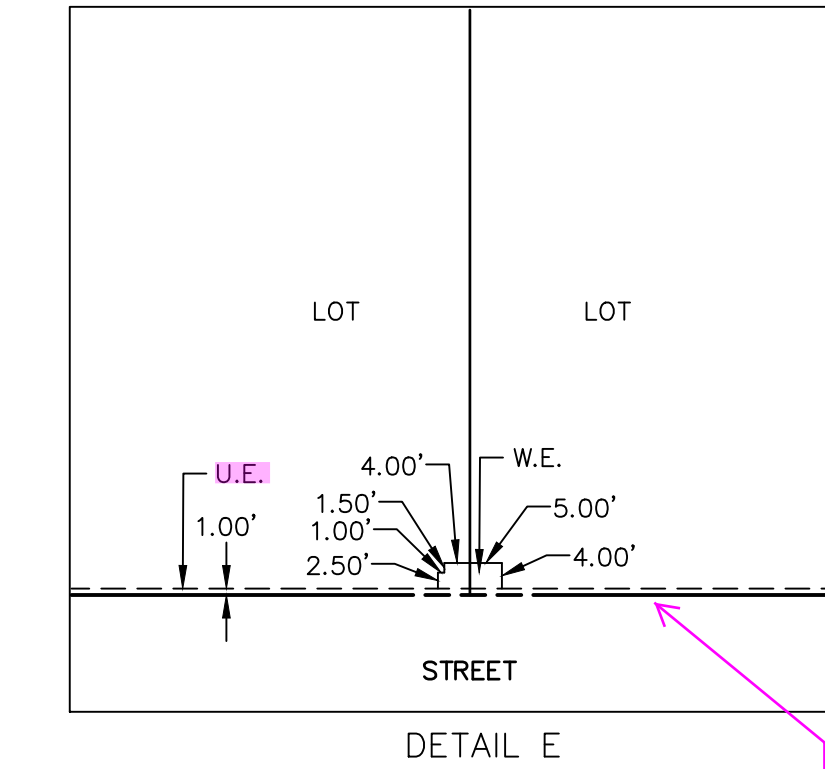
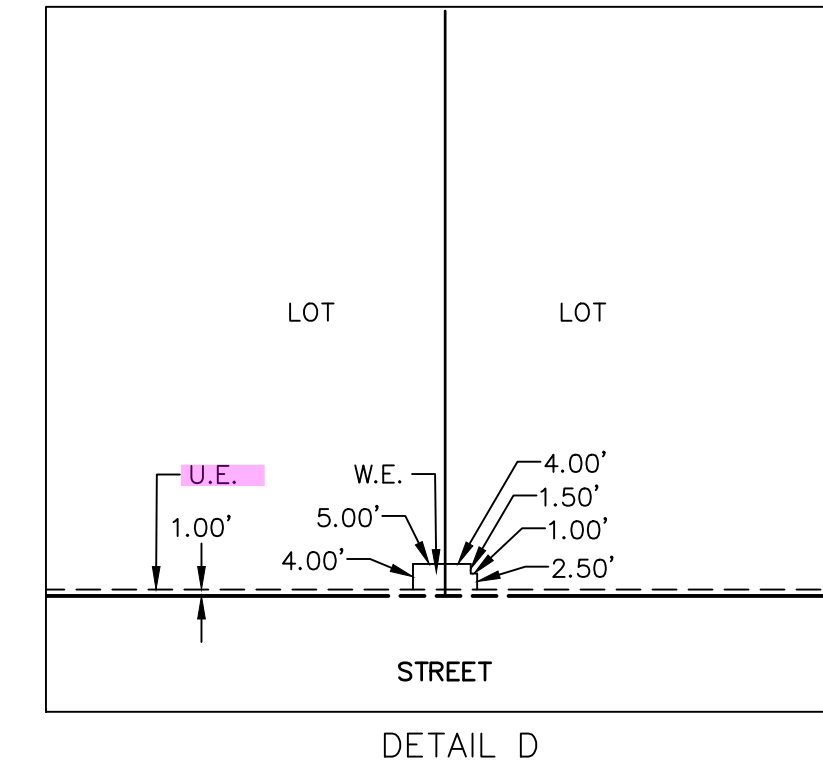
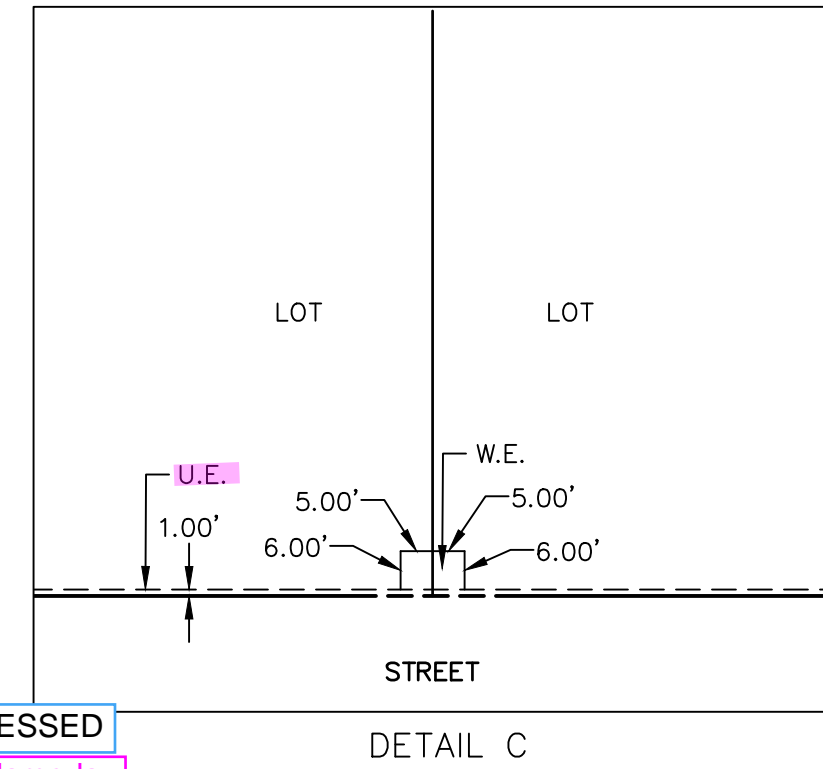
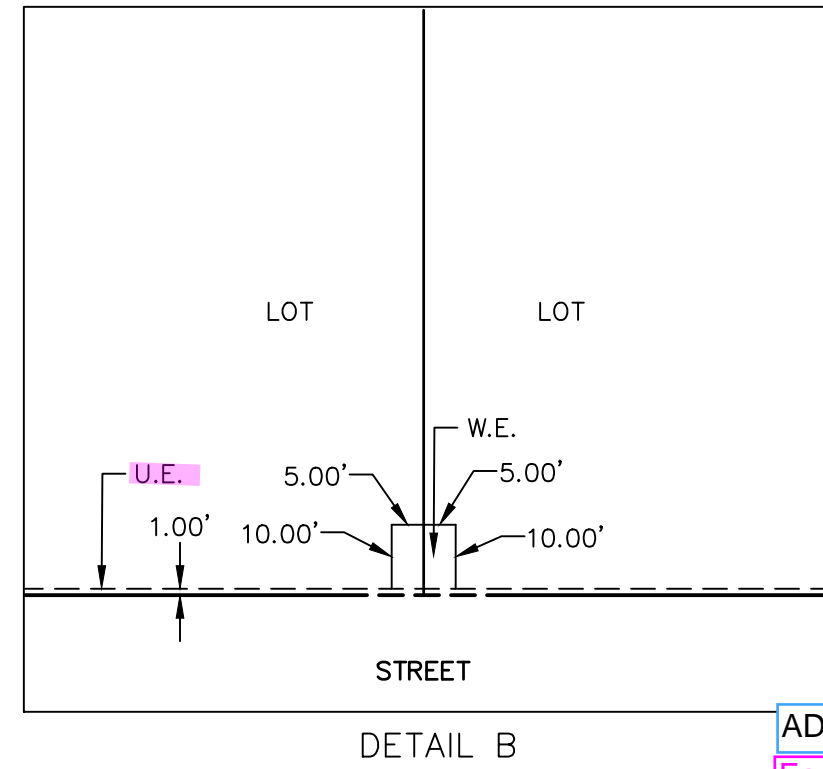
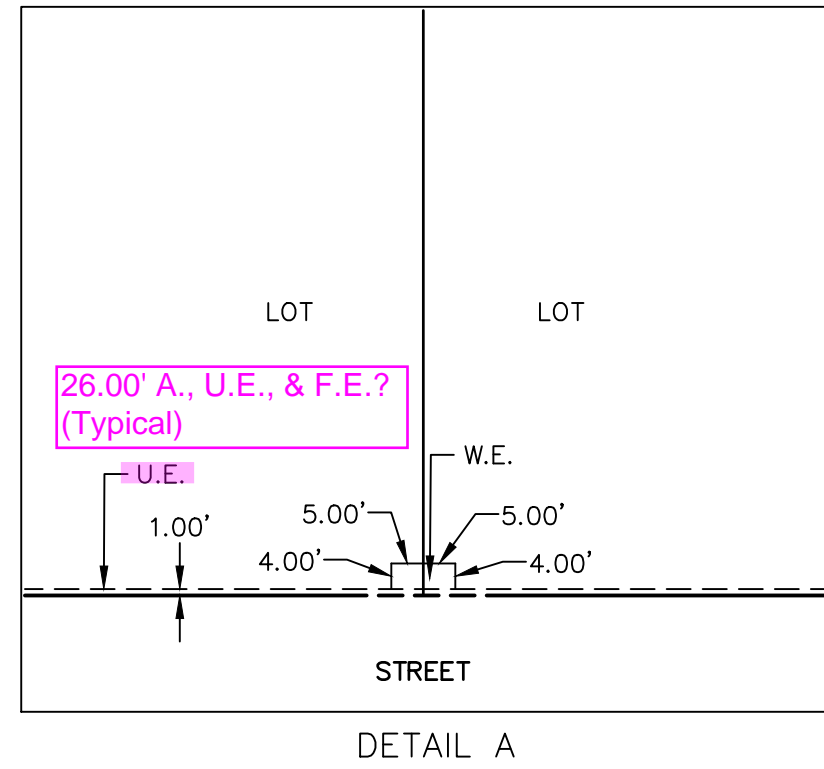
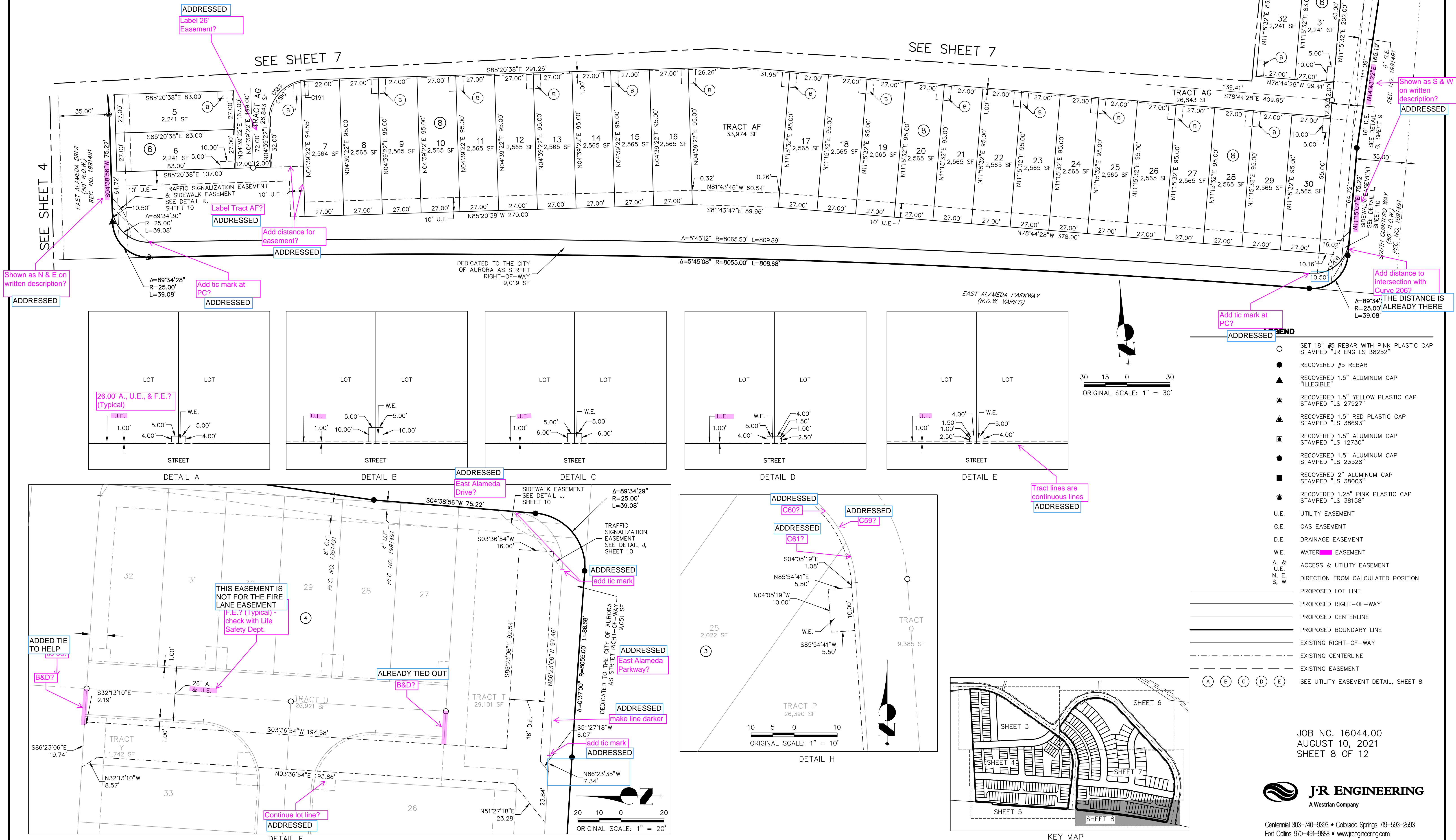
## LEGEND

- |            |                                    |     |                                      |
|------------|------------------------------------|-----|--------------------------------------|
| A. & U.E.  | ACCESS & UTILITY EASEMENT          | —   | PROPOSED BOUNDARY LINE               |
| N, E, S, W | DIRECTION FROM CALCULATED POSITION | --- | EXISTING RIGHT-OF-WAY                |
| ---        | PROPOSED LOT LINE                  | --- | EXISTING CENTERLINE                  |
| ---        | PROPOSED RIGHT-OF-WAY              | --- | EXISTING EASEMENT                    |
| ---        | PROPOSED CENTERLINE                | --- | SEE UTILITY EASEMENT DETAIL, SHEET 8 |
- (A) (B) (C) (D) (E)



# BUCKLEY YARD SUBDIVISION FILING NO. 2

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



- LEGEND**
- SET 18" #5 REBAR WITH PINK PLASTIC CAP STAMPED "JR ENG LS 38252"
  - RECOVERED #5 REBAR
  - ▲ RECOVERED 1.5" ALUMINUM CAP "ILLEGIBLE"
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  - N, E, S, W DIRECTION FROM CALCULATED POSITION
  - PROPOSED LOT LINE
  - PROPOSED RIGHT-OF-WAY
  - PROPOSED CENTERLINE
  - PROPOSED BOUNDARY LINE
  - EXISTING RIGHT-OF-WAY
  - EXISTING CENTERLINE
  - EXISTING EASEMENT
  - SEE UTILITY EASEMENT DETAIL, SHEET 8

JOB NO. 16044.00  
AUGUST 10, 2021  
SHEET 8 OF 12

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



# BUCKLEY YARD SUBDIVISION FILING NO. 2

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

ADDRESSED

Curve numbers  
already used on  
sheet 2 of 12?

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

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C44	90°00'00"	15.00'	23.56'	S42°21'38"W	21.21'
C45	87°03'56"	15.00'	22.79'	S42°51'09"E	20.66'
C46	3°19'11"	278.00'	16.11'	N00°58'46"W	16.11'
C47	6°11'02"	355.00'	38.32'	N00°27'09"E	38.30'
C48	6°11'18"	379.00'	40.94'	N00°27'17"E	40.92'
C49	4°47'22"	379.00'	31.68'	N01°09'15"E	31.67'
C50	1°23'56"	379.00'	9.25'	N01°56'24"W	9.25'
C51	6°11'11"	367.00'	39.63'	S00°27'13"W	39.61'
C52	1°10'23"	452.00'	9.25'	N02°03'11"W	9.25'
C53	5°01'34"	452.00'	39.65'	N01°02'48"E	39.64'
C54	2°26'23"	282.00'	12.01'	N85°27'07"E	12.01'
C55	17°28'03"	77.00'	23.47'	S45°50'32"E	23.38'
C56	2°13'58"	77.00'	3.00'	S53°27'35"E	3.00'
C57	15°14'05"	77.00'	20.47'	S44°43'33"E	20.41'
C58	15°57'13"	53.00'	14.76'	S46°35'57"E	14.71'
C59	50°29'15"	28.00'	24.67'	N29°19'56"W	23.88'
C60	30°57'30"	28.00'	15.13'	N39°05'49"W	14.95'
C61	19°31'45"	28.00'	9.54'	N13°51'11"W	9.50'
C62	50°29'15"	52.00'	45.82'	N29°19'56"W	44.35'
C63	29°14'39"	52.00'	26.54'	N39°57'15"W	26.25'
C64	1°04'50"	52.00'	0.98'	N24°47'30"W	0.98'
C65	20°09'46"	52.00'	18.30'	N14°10'12"W	18.20'
C66	13°59'58"	282.00'	68.90'	N46°47'01"E	68.73'
C67	7°42'13"	52.00'	6.99'	N00°14'13"W	6.99'
C68	7°42'13"	58.00'	7.80'	N00°14'13"W	7.79'
C69	6°15'16"	218.00'	23.80'	N89°30'44"W	23.78'
C70	2°15'40"	218.00'	8.60'	S88°29'28"W	8.60'
C71	1°02'29"	282.00'	5.12'	N85°51'52"W	5.12'
C72	1°02'29"	218.00'	3.96'	N85°51'52"W	3.96'
C73	1°02'29"	218.00'	3.96'	N85°51'52"W	3.96'
C74	6°15'16"	250.00'	27.29'	N89°30'44"W	27.28'
C75	0°41'20"	282.00'	3.39'	N87°00'58"E	3.39'
C76	2°26'51"	282.00'	12.05'	N57°26'58"E	12.05'
C77	2°26'32"	282.00'	12.02'	N55°00'16"E	12.02'
C78	90°00'26"	15.00'	23.56'	N49°39'09"E	21.21'
C79	93°27'39"	15.00'	24.47'	N38°36'48"W	21.84'
C80	72°56'41"	15.00'	19.10'	N28°21'19"W	17.83'
C81	20°30'59"	15.00'	5.37'	N75°05'09"W	5.34'
C82	0°43'48"	295.00'	3.76'	N39°02'01"W	3.76'
C83	15°11'05"	295.00'	78.18'	N46°59'27"W	77.95'
C84	85°37'57"	15.00'	22.42'	S82°36'01"W	20.39'
C85	96°23'49"	15.00'	25.24'	N06°23'06"W	22.36'
C86	83°44'44"	28.00'	40.93'	S44°30'44"E	37.38'
C87	96°15'16"	28.00'	47.04'	S45°29'16"W	41.70'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C88	73°27'33"	28.00'	35.90'	S39°22'08"E	33.49'
C89	6°36'10"	250.00'	28.81'	N07°57'27"E	28.79'
C90	10°17'12"	28.00'	5.03'	S81°14'31"E	5.02'
C91	89°22'13"	28.00'	43.67'	S42°02'45"W	39.38'
C92	6°53'03"	28.00'	3.36'	N89°49'38"W	3.36'
C93	90°00'00"	28.00'	43.98'	N48°36'54"E	39.60'
C94	10°17'12"	28.00'	5.03'	N88°28'18"E	5.02'
C95	79°42'48"	28.00'	38.96'	N43°28'18"E	35.89'
C96	90°00'00"	28.00'	43.98'	S41°23'06"E	39.60'
C97	90°00'00"	28.00'	43.98'	N48°36'54"E	39.60'
C98	10°16'04"	28.00'	5.02'	N88°28'52"E	5.01'
C99	79°43'56"	28.00'	38.96'	N43°28'52"E	35.90'
C100	90°00'00"	28.00'	43.98'	N41°23'06"W	39.60'
C101	79°43'56"	28.00'	38.96'	N36°15'05"W	35.90'
C102	10°16'04"	28.00'	5.02'	N81°15'05"W	5.01'
C103	90°00'26"	15.00'	23.56'	S80°25'13"W	21.21'
C104	10°14'16"	15.00'	26.63'	S03°42'26"E	23.27'
C105	10°30'36"	275.00'	50.44'	S41°54'24"W	50.37'
C106	11°4'06"	275.00'	5.93'	S36°02'03"W	5.93'
C107	1°23'10"	380.00'	9.19'	S04°44'59"E	9.19'
C108	4°15'40"	380.00'	28.26'	N35°06'37"W	26.51'
C109	3°50'08"	380.00'	25.44'	S07°21'39"E	25.43'
C110	0°57'39"	380.00'	6.37'	S08°47'54"E	6.37'
C111	1°25'02"	734.00'	18.16'	N08°34'12"W	18.15'
C112	3°00'27"	734.00'	38.53'	N07°46'30"W	38.52'
C113	3°02'24"	734.00'	38.94'	N06°20'29"W	38.94'
C114	3°30'18"	734.00'	44.90'	N04°31'07"W	44.89'
C115	3°02'24"	734.00'	38.94'	N03°18'06"W	38.94'
C116	3°30'17"	734.00'	44.90'	N01°00'50"W	44.89'
C117	4°21'36"	734.00'	38.94'	N00°15'42"W	38.94'
C118	3°30'18"	734.00'	44.90'	N02°29'28"E	44.89'
C119	3°01'49"	734.00'	38.82'	N02°46'24"E	38.81'
C120	0°24'46"	734.00'	5.29'	N04°26'59"E	5.29'
C121	0°22'04"	734.00'	4.71'	N04°28'20"E	4.71'
C122	2°42'10"	463.00'	21.84'	N53°13'29"W	21.84'
C123	3°58'03"	463.00'	32.06'	N49°53'22"W	32.05'
C124	3°58'03"	463.00'	32.06'	N45°55'20"W	32.05'
C125	3°58'03"	463.00'	32.06'	N41°57'17"W	32.05'
C126	3°58'03"	463.00'	32.06'	N37°59'14"W	32.05'
C127	3°58'03"	463.00'	32.06'	N34°01'11"W	32.05'
C128	3°58'03"	463.00'	32.06'	N30°03'09"W	32.05'
C129	3°58'03"	463.00'	32.06'	N26°05'06"W	32.05'
C130	3°58'03"	463.00'	32.06'	N22°07'03"W	32.05'

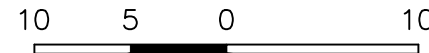
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C131	3°58'03"	463.00'	32.06'	N18°09'00"W	32.05'
C132	3°58'03"	463.00'	32.06'	N14°10'58"W	32.05'
C133	3°58'03"	463.00'	32.06'	N10°12'55"W	32.05'
C134	3°58'03"	463.00'	32.06'	N06°14'52"W	32.05'
C135	3°58'03"	463.00'	32.06'	N02°16'50"W	32.05'
C136	3°58'03"	463.00'	32.06'	N01°41'13"E	32.05'
C137	0°59'08"	463.00'	7.96'	N04°09'48"E	7.96'
C138	0°46'27"	487.00'	6.58'	N04°16'09"E	6.58'
C139	3°07'13"	487.00'	26.52'	N02°19'19"E	26.52'
C140	3°06'57"	487.00'	26.48'	N00°47'46"W	26.48'
C141	3°07'22"	487.00'	26.54'	N03°54'56"W	26.54'
C142	3°07'10"	487.00'	26.51'	N07°02'12"W	26.51'
C143	3°07'09"	487.00'	26.51'	N10°09'21"W	26.51'
C144	3°07'10"	487.00'	26.51'	N13°16'31"W	26.51'
C145	3°07'10"	487.00'	26.51'	N16°23'40"W	26.51'
C146	3°07'10"	487.00'	26.51'	N19°30'50"W	26.51'
C147	3°07'10"	487.00'	26.51'	N22°37'59"W	26.51'
C148	3°07'10"	487.00'	26.51'	N25°45'09"W	26.51'
C149	3°07'10"	487.00'	26.51'	N28°52'18"W	26.51'
C150	3°07'10"	487.00'	26.51'	N31°59'28"W	26.51'
C151	3°07'10"	487.00'	26.51'	N35°06'37"W	26.51'
C152	3°07'10"	487.00'	26.51'	N38°13'47"W	26.51'
C153	3°07'10"	487.00'	26.51'	N41°20'56"W	26.51'
C154	3°07'10"	487.00'	26.51'	N44°28'06"W	26.51'
C155	3°07'10"	487.00'	26.51'	N47°35'15"W	26.51'
C156	3°07'10"	487.00'	26.51'	N50°42'25"W	26.51'
C157	2°18'34"	487.00'	19.63'	N53°25'17"W	19.63'
C158	3°33'22"	345.00'	21.41'	N52°48'19"W	21.41'
C159	4°21'57"	345.00'	26.29'	N48°50'40"W	26.28'
C160	4°21'36"	345.00'	26.25'	N44°28'54"W	26.25'
C161	4°21'08"	345.00'	26.21'	N40°07'32"W	26.20'
C162	4°20'33"	345.00'	26.15'	N35°46'42"W	26.14'
C163	4°19'52"	345.00'	26.08'	N31°26'29"W	26.07'
C164	4°19'05"	345.00'	26.00'	N27°07'01"W	25.99'
C165	4°18'11"	345.00'	25.91'	N22°48'23"W	25.90'
C166	4°17'12"	345.00'	25.81'	N18°30'41"W	25.81'
C167	4°16'08"	345.00'	25.70'	N14°14'01"W	25.70'
C168	4°14'58"	345.00'	25.59'	N09°58'29"W	25.58'
C169	4°13'43"	345.00'	25.46'	N05°44'09"W	25.46'
C170	4°12'23"	345.00'	25.33'	N01°31'05"W	25.32'
C171	4°03'50"	345.00'	24.47'	N02°37'01"E	24.46'
C172	89°59'34"	15.00'	23.56'	S40°20'51"E	21.21'
C173	93°28'32"	15.00'	24.47'	S47°55'06"W	21.88'



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



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C216	22°52'07"	38.50'	15.37'	S19°54'04"E 15.27'
C217	34°43'25"	41.00'	24.85'	S15°50'47"E 24.47'
C218	52°50'22"	25.00'	23.06'	N29°23'24"W 22.25'
C219	28°38'38"	25.00'	12.50'	N72°04'16"W 12.37'
C220	19°34'21"	41.00'	14.01'	S80°37'29"E 13.94'
C221	1°03'13"	455.82'	8.38'	S74°58'42"E 8.38'
C222	89°34'31"	25.00'	39.08'	S49°26'11"W 35.22'
C223	61°26'46"	25.00'	26.81'	S35°22'19"W 25.04'
C224	40°04'15"	41.00'	28.67'	N26°18'29"E 28.59'
C225	8°44'49"	29.00'	4.43'	N41°58'12"E 4.42'
C226	89°34'31"	25.00'	39.08'	N40°08'19"W 35.22'
C228	6°27'27"	29.00'	3.27'	S33°46'38"E 3.27'
C229	38°48'23"	41.00'	28.48'	S17°09'10"E 27.92'
C230	59°40'10"	25.00'	26.04'	N25°11'09"W 24.87'
C231	60°31'27"	25.00'	26.41'	S41°30'50"W 25.20'
C232	39°43'36"	41.00'	28.43'	N33°05'54"E 27.86'
C233	72°29'25"	29.00'	3.79'	N49°13'00"W 3.79'
C234	47°46'04"	4.00'	3.33'	N78°20'04"W 3.24'
C235	48°42'10"	4.00'	3.40'	S30°05'57"E 3.30'



DETAIL L



- ### LEGEND

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

Add (R) to abbreviation legend? (Typical)

ADDRESSED

JOB NO. 16044.00  
AUGUST 10, 2021  
SHEET 10 OF 12

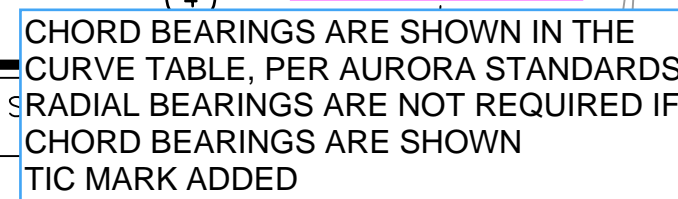
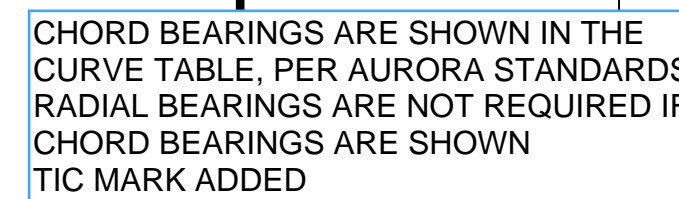


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**A REPLAT OF LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14 AND TRACT F, BUCKLEY YARD SUBDIVISION FILING NO. 1  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA,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



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C236	85°37'57"	15.00'	22.42'	N82°36'01"E 20.39'
C238	25°26'57"	4.00'	1.78'	S70°13'33"W 1.76'
C239	63°53'24"	12.00'	13.38'	S89°26'46"W 12.70'
C240	37°17'55"	12.00'	7.81'	S59°08'32"W 7.67'
C241	2°28'48"	63.46'	2.75'	S69°10'10"W 2.75'
C243	30°16'19"	12.00'	6.34'	N18°41'46"E 6.22'
C244	62°31'38"	12.00'	13.10'	N100°33'58"W 12.46'
C245	24°12'52"	4.00'	1.69'	N08°55'25"E 1.68'
C246	92°42'57"	15.00'	24.27'	S04°32'40"E 21.71'
C247	2°23'00"	66.11'	2.75'	N66°08'55"E 2.75'
C248	32°34'19"	12.00'	6.82'	N73°46'29"E 6.73'
C249	67°46'42"	12.00'	14.20'	N43°08'26"E 13.38'
C250	34°43'43"	4.00'	2.42'	N59°39'56"E 2.39'
C251	90°00'26"	15.00'	23.56'	S49°39'09"W 21.21'
C252	83°36'44"	15.00'	21.89'	S43°32'16"E 20.00'
C253	62°08'42"	11.50'	12.47'	N31°12'45"W 11.87'
C254	32°34'48"	12.00'	6.82'	N64°28'00"W 6.73'
C255	2°23'00"	66.11'	2.75'	N56°50'11"W 2.75'

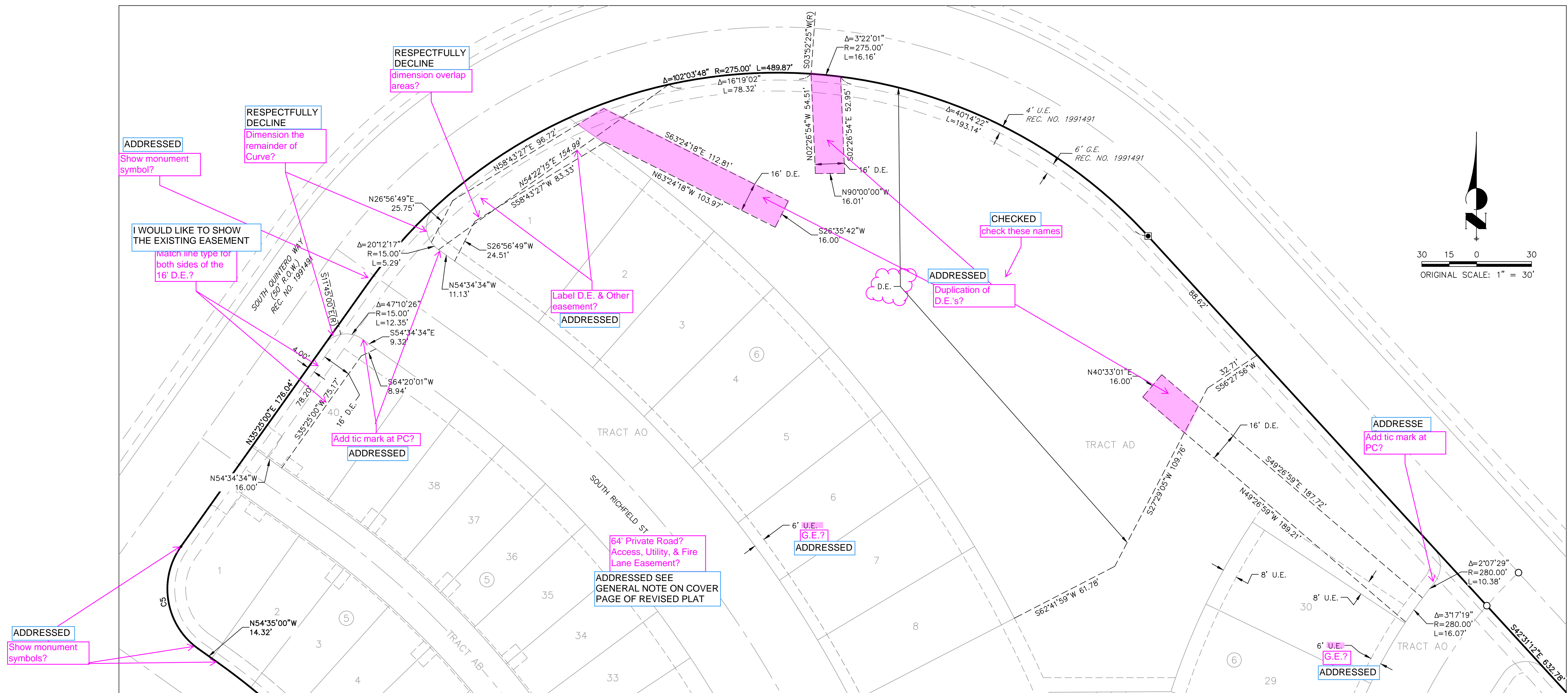
similar to curve #85 -  
near the same location

NO, C85 IS THE FULL LENGTH OF THE CURVE ON THE ROW. C246 IS THE JUST FOR THE SIDEWALK EASEMENT. THE SIDEWALK EASEMENT DOES NOT GO THE FULL LENGTH OF THE CURVE ON THE ROW



# BUCKLEY YARD SUBDIVISION FILING NO. 2

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



## LEGEND

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

JOB NO. 16044.00  
AUGUST 10, 2021  
SHEET 12 OF 12

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