

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

reduce this margin space to 1/2" - the other sides are okay
ADDRESSED

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

ADDRESSED
Resubdivision?

SEE COMMENT TO LEFT
Recording information?

ADDRESSED
Reorder preamble to match title

ADDRESSED
OWNERS?
Parcels?

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 FOLLOWS:

If fully described in the preamble this can be changed to "being additionally" ADDRESSED

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.

ADDRESSED
said

ADDRESSED
said?

Graphics show "W"?

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 WESTERLY 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;

ADDRESSED
AEE RESPONSE ABOVE

THE CENTER OF THE CIRCLE IS THE RADIUS POINT
ADDRESSED

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; YES THE CURVE IS TANGENT
- 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; YES THE CURVE IS TANGENT
- 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.

YES THE CURVE IS TANGENT
Tangent?

YES THE CURVE IS TANGENT
Tangent?

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

ADDRESSED
together with
a distance of?

PARCEL 2:

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

THENCE S52°46'42"E 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;

Block 2? or Block 3?
ADDRESSED

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; YES THE CURVE IS 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.

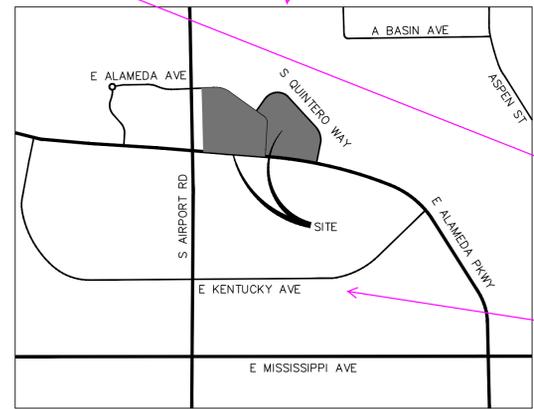
YES THE CURVE IS TANGENT
Tangent?

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

Gross Area
Parcels 1 & 2 = ?
ADDRESSED

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 UTILITIES HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

ADDRESSED
and Tract AD?



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

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

Show all dedicated public roads within 1/2 mile of the site (typical)
ADDRESSED

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? ADDRESSED
- 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 LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

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

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.
ADDRESSED

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

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:

- 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.
- Is based upon the professional land surveyor's knowledge, information and belief.
- Is in accordance with applicable standards of practice.
- 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



Centennial 303-740-9393 • Colorado Springs 719-593-2993
Fort Collins 970-491-9888 • www.jrengineering.com

BUCKLEY YARD SUBDIVISION FILING NO. 2

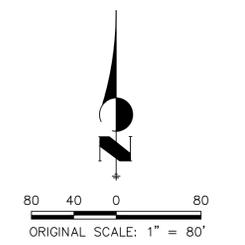
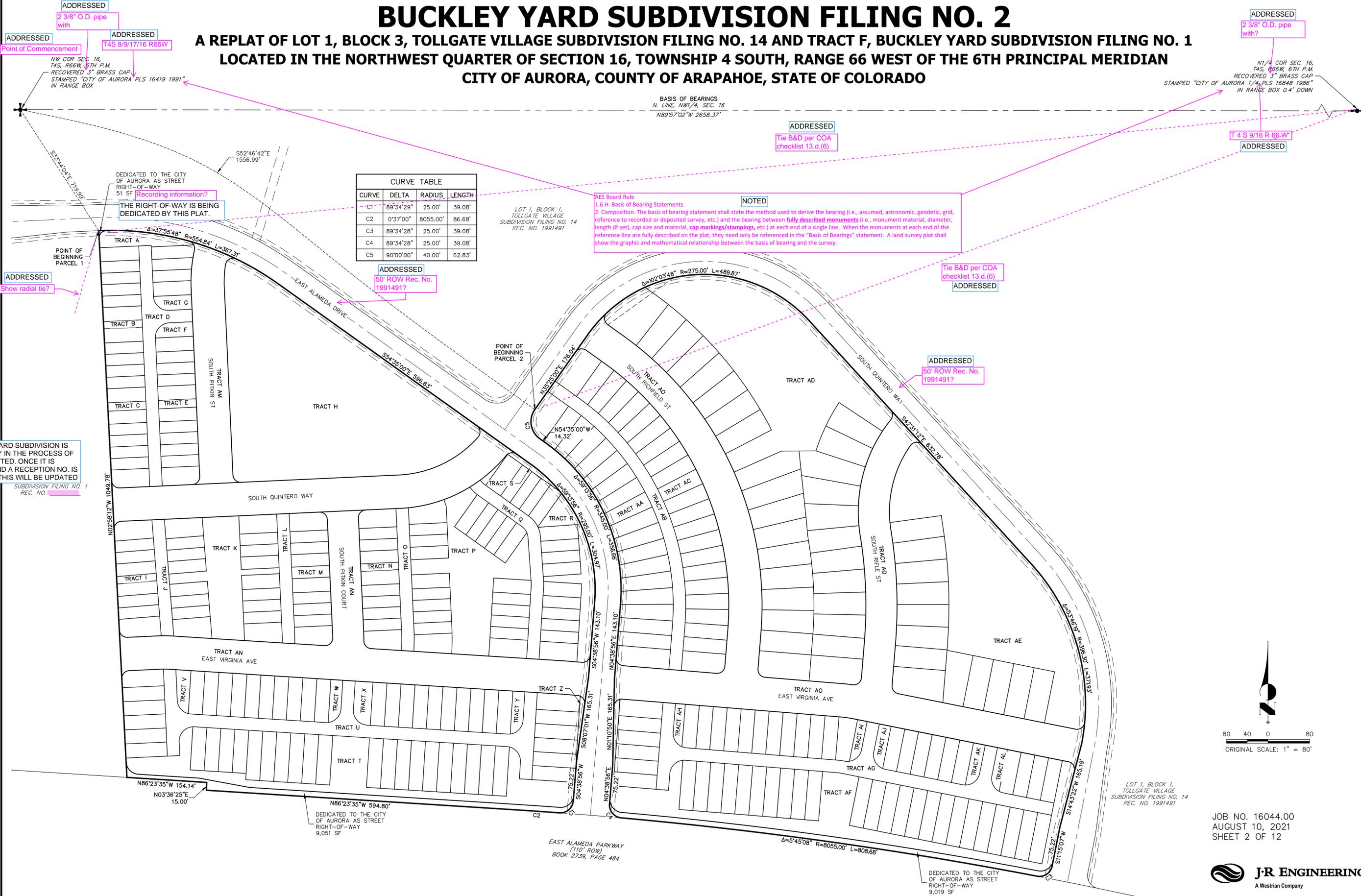
A REPLAT OF LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14 AND TRACT F, BUCKLEY YARD SUBDIVISION FILING NO. 1
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

CURVE	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.

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



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



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

ADDRESSSED
 2 3/8" O.D. pipe with
 Point of Commencement
 NW COR SEC. 16,
 T4S, R66W, 6TH P.M.
 RECOVERED 3" BRASS CAP
 STAMPED "CITY OF AURORA PLS 16419 1991"
 IN RANGE BOX

ADDRESSSED
 T4S 8/9/17/16 R66W

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, PLS 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?

ADDRESSSED
 Show radial tie?

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

ADDRESSSED
 50' ROW 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

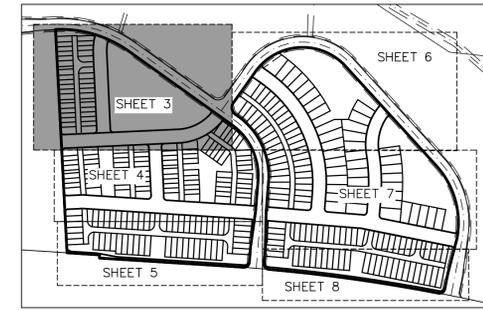
BASIS OF BEARINGS
 N. LINE, NW1/4, SEC. 16
 N89°57'02"W 2658.37'

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 **with no cap?** NO CAP
- ▲ 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 **ADDRESSED**
- A. & U.E. ACCESS & UTILITY EASEMENT
- N. E. S. W. DIRECTION FROM CALCULATED POSITION
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING EASEMENT
- (A) (B) (C) (D) (E) SEE UTILITY EASEMENT DETAIL, SHEET 8



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

NOTED
 Show control monuments if not holding found monument?

ADDRESSED
 Must set the exterior monuments of a subdivision plat and explain why you are not accepting the existing monument (see AES Board Rule 1.6.E.4.a.)

ADDRESSED
 L1 IS THE DISTANCE
 Show distance?

RESPECTFULLY
 label B&D's of existing easement?

ADDRESSED
 Provide B&D/curve data where existing easement intersects?

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

ADDRESSED
 MY UNDERSTANDING IS NO ITS NOT BECAUSE THE FIRE DEPARTMENT HAS ACCESS FROM BOTH SIDES

ADDRESSED
 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.

ADDRESSED
 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

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

ADDRESSED
 Access, Utility, & Fire Lane Easement?

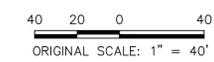
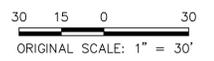
CHECKED
 check these names
ADDRESSED
 DRAINAGE EASEMENTS HAVE BEEN REMOVED
 Why are we dedicating D.E.'s over a larger D.E.?

ADDRESSED
 Match linetype with graphics. (typical)

ADDDED
 ADDED SIDEWALK EASEMENT
 Sidewalk Easement? (See Site Plan?)

ADDDED
 dist?

ADDRESSED
 check



JOB NO. 16044.00
 AUGUST 10, 2021
 SHEET 3 OF 12



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SEE SHEET 4

SEE SHEET 4

SEE SHEET 6

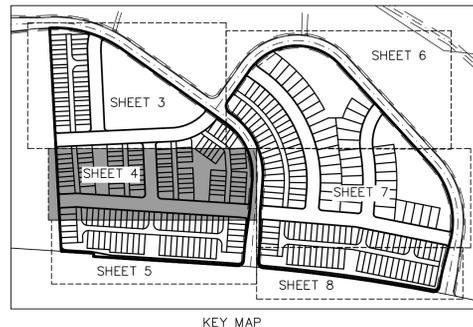
BUCKLEY YARD SUBDIVISION FILING NO. 2

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

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?



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?

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

B&D where easements intersect?

ADDRESSED Duplicated?

ADDRESSED Label easement?

B&D of easement?

ADDRESSED

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?

Curve data? CURVE DATA IS SHOWN, SEE NEXT PAGE FOR CURVE DATA IN TRACT

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 ITS NOT BECAUSE THE FIRE DEPARTMENT HAS ACCESS FROM BOTH SIDES

ADDRESSED Add tic marks?

ADDRESSED add distance here - 0.61'

SEE SHEET 5

JOB NO. 16044.00
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SHEET 4 OF 12



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

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BUCKLEY YARD SUBDIVISION FILING NO. 2

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 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

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.

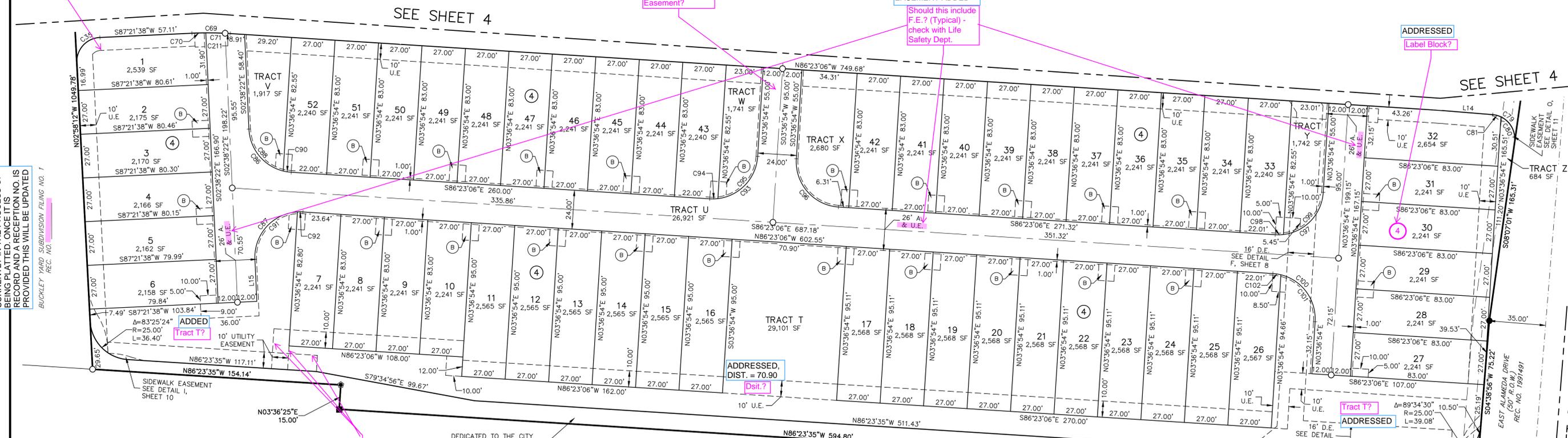
ADDRESSE
 Label 26? Easement?

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. 15991491



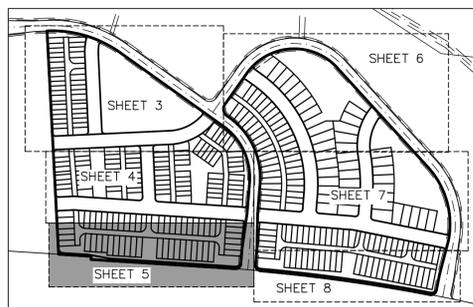
LEGEND

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

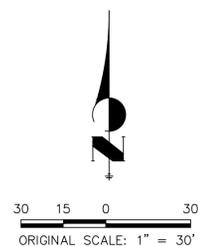
[B&D of Easement?]
 THE EASEMENT LINES ARE OFFSETS, ADDED DISTANCE TO HELP CLEAR UP CONFUSION

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



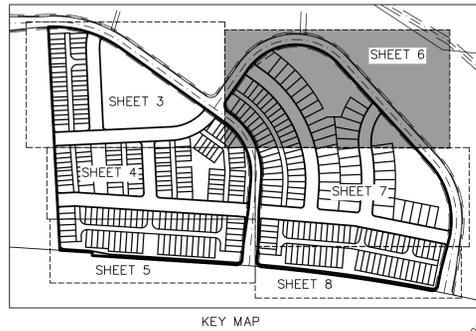
JOB NO. 16044.00
 AUGUST 10, 2021
 SHEET 5 OF 12



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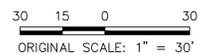
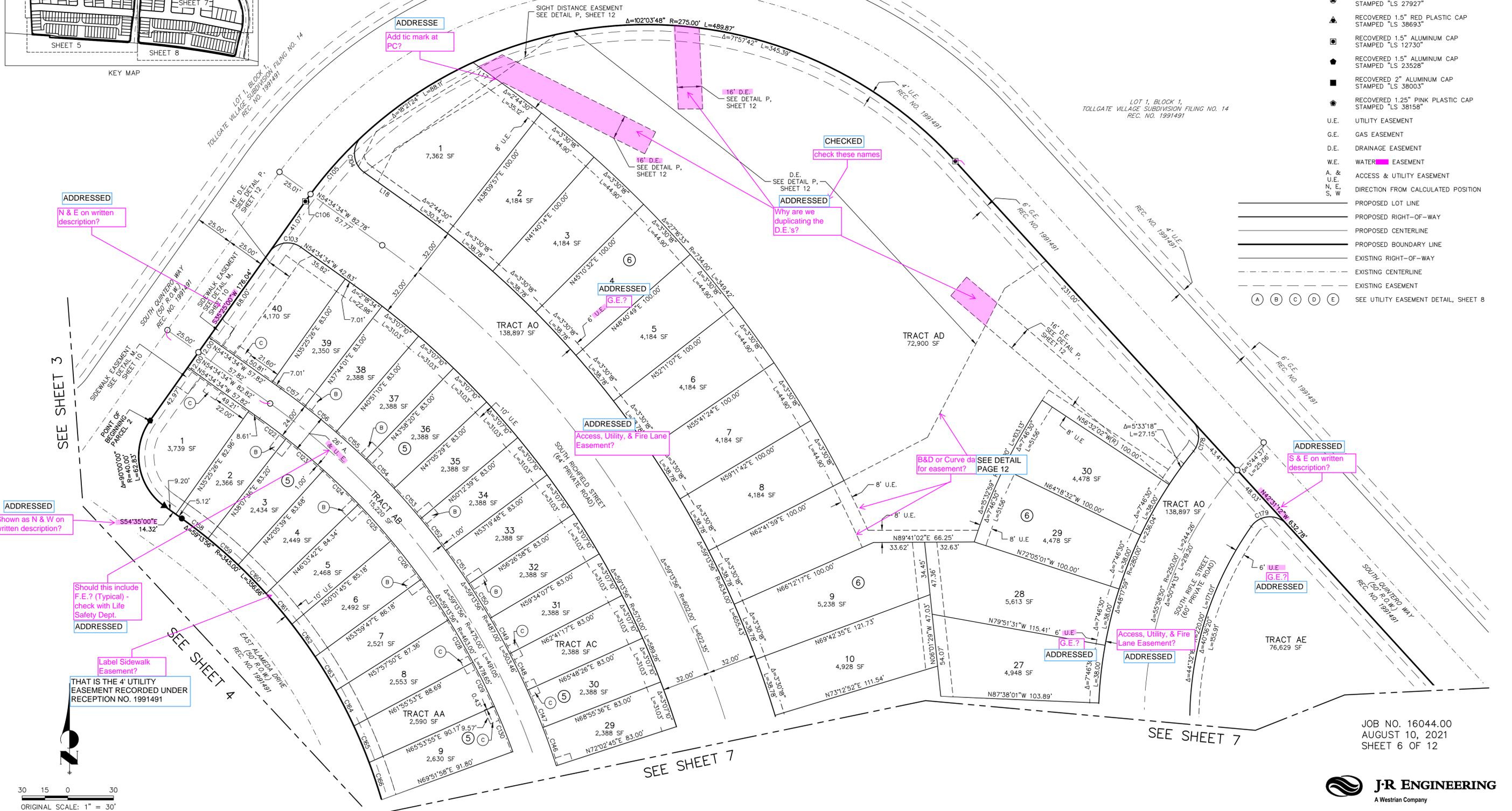
BUCKLEY YARD SUBDIVISION FILING NO. 2

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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- 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 6 OF 12



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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	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°7'07"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	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'	N49°39'09"E 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'

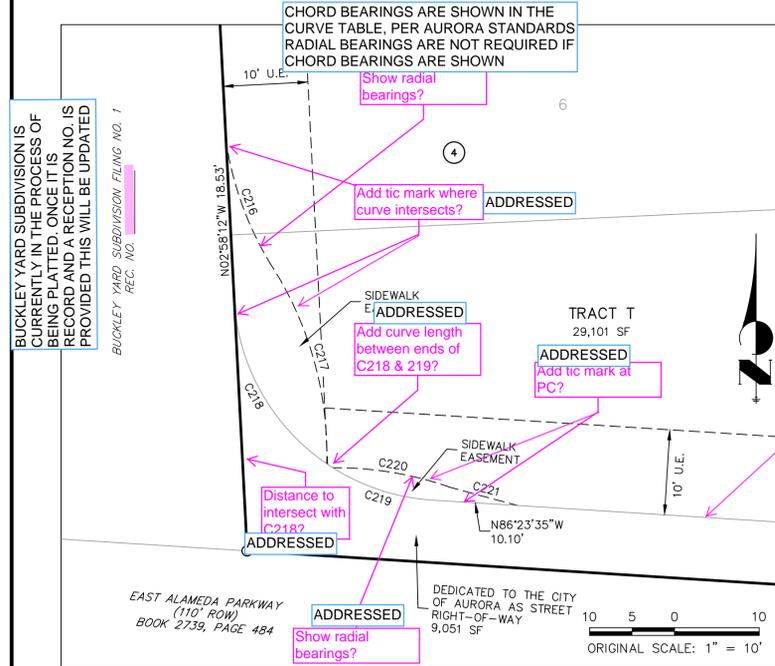
CURVE	DELTA	RADIUS	LENGTH	CHORD
C88	73°27'33"	28.00'	35.90'	S39°22'08"E 33.49'
C89	6°36'10"	250.00'	28.81'	N07°57'27"E 28.79'
C90	10°17'12"	28.00'	5.03'	S81°14'31"E 5.02'
C91	89°22'13"	28.00'	43.67'	S42°02'45"W 39.38'
C92	6°53'03"	28.00'	3.36'	N89°49'38"W 3.36'
C93	90°00'00"	28.00'	43.98'	N48°36'54"E 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°14'46"	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'	S03°42'26"E 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	3°02'24"	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	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°14'13"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 21.85'

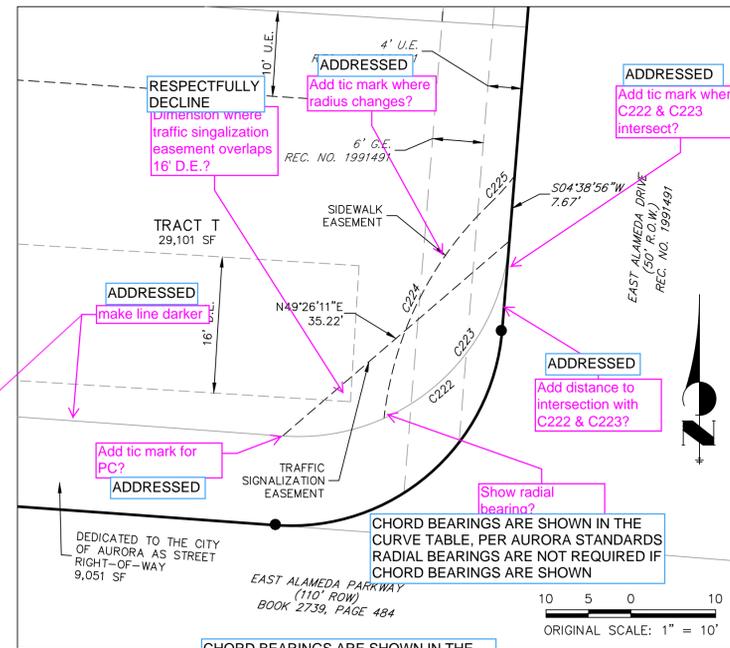
CURVE	DELTA	RADIUS	LENGTH	CHORD
C174	16°24'12"	15.00'	4.29'	S86°27'16"W 4.28'
C175	77°04'20"	15.00'	20.18'	S39°43'00"W 18.69'
C176	90°00'00"	15.00'	23.56'	N49°39'22"E 21.21'
C177	90°00'00"	15.00'	23.56'	S40°20'38"E 21.21'
C178	81°32'28"	15.00'	21.35'	N01°44'58"W 19.59'
C179	102°13'15"	15		

BUCKLEY YARD SUBDIVISION FILING NO. 2

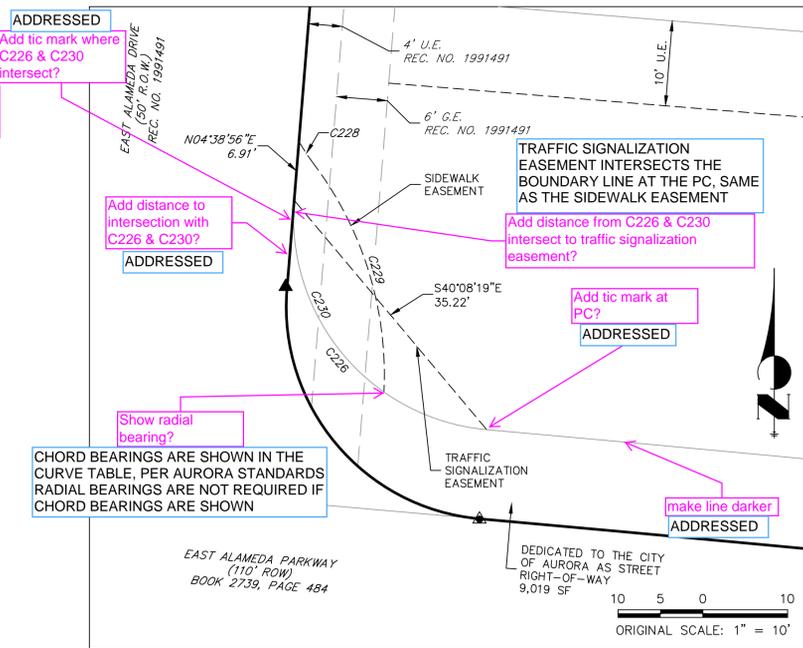
A REPLAT OF LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14 AND TRACT F, BUCKLEY YARD SUBDIVISION FILING NO. 1
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



DETAIL I

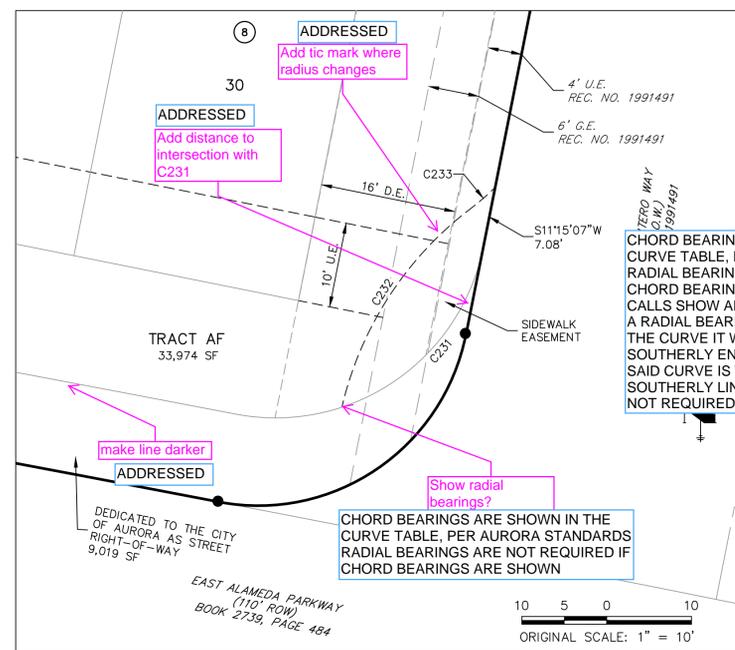


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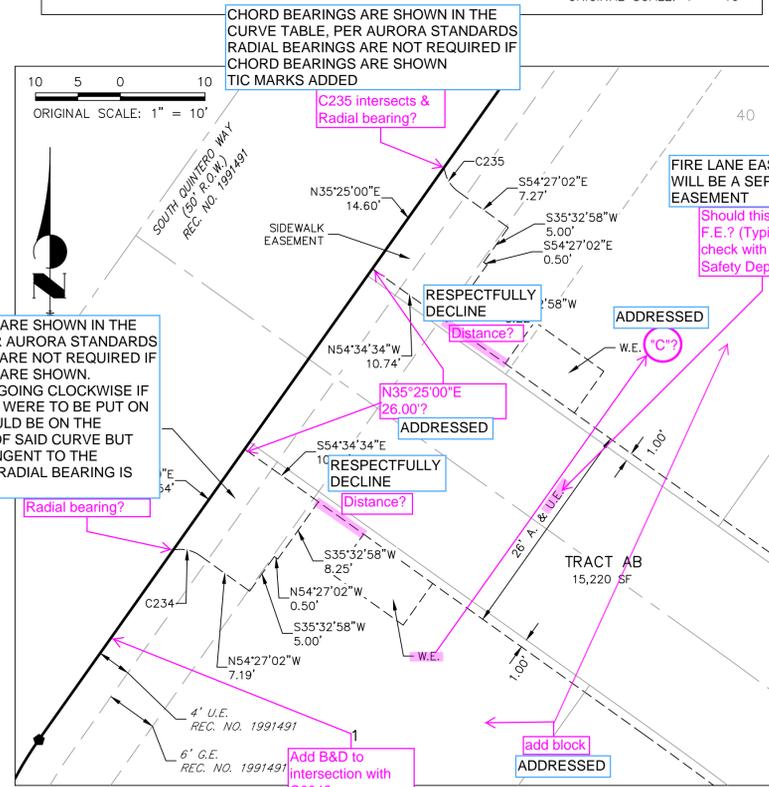


DETAIL K

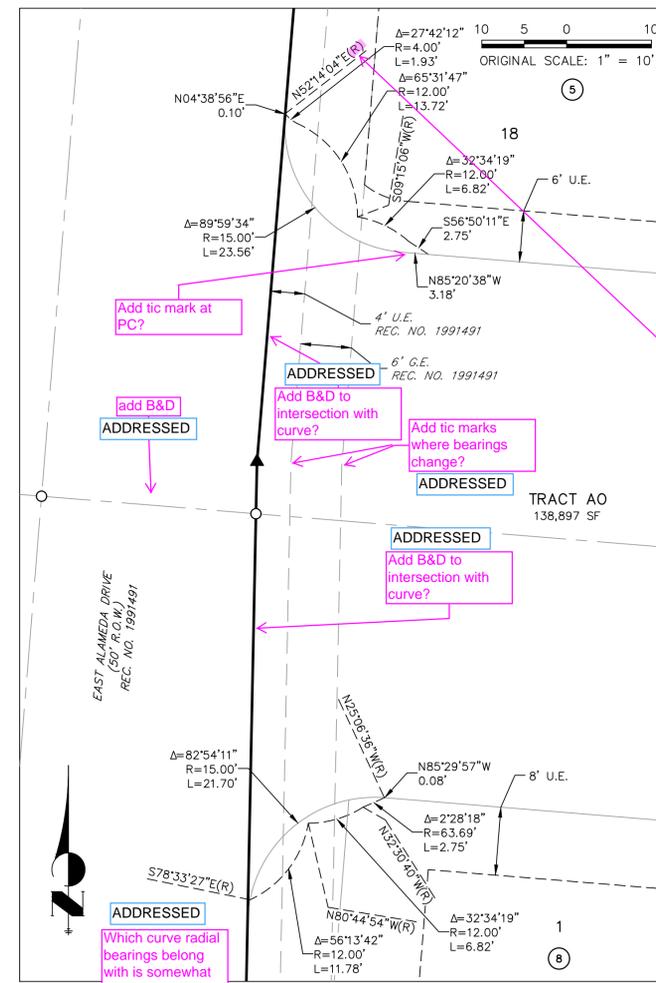
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C216	22°52'07"	38.50'	15.37'	S19°54'04"E 15.27'
C217	34°43'25"	41.00'	24.85'	S15°50'47"E 24.47'
C218	52°50'22"	25.00'	23.06'	N29°23'24"W 22.25'
C219	28°38'38"	25.00'	12.50'	N72°04'16"W 12.37'
C220	19°34'21"	41.00'	14.01'	S80°37'29"E 13.94'
C221	1°03'13"	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 25.54'
C224	40°04'15"	41.00'	28.67'	N26°18'29"E 28.09'
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	39°48'23"	41.00'	28.48'	S17°06'10"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	7°29'25"	29.00'	3.79'	N49°13'00"E 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



DETAIL M



DETAIL Q

- 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, 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

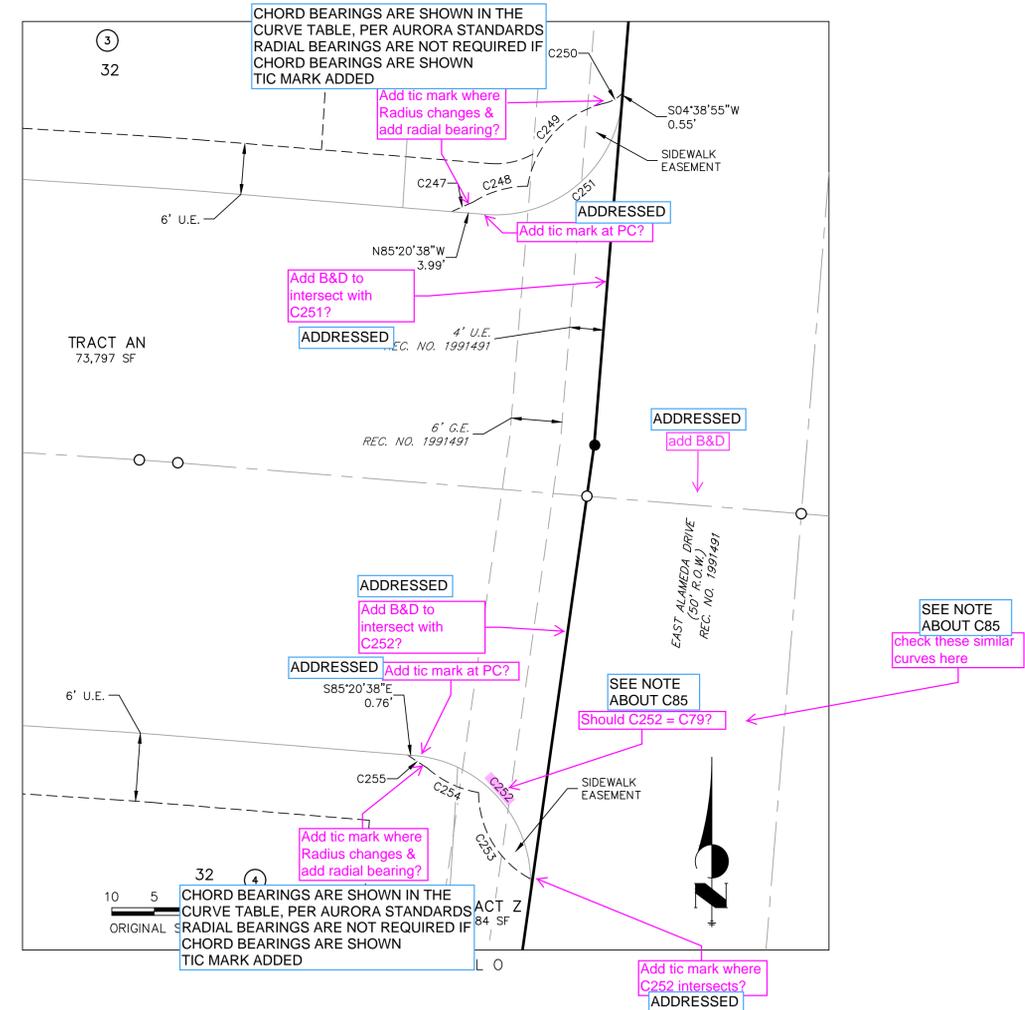
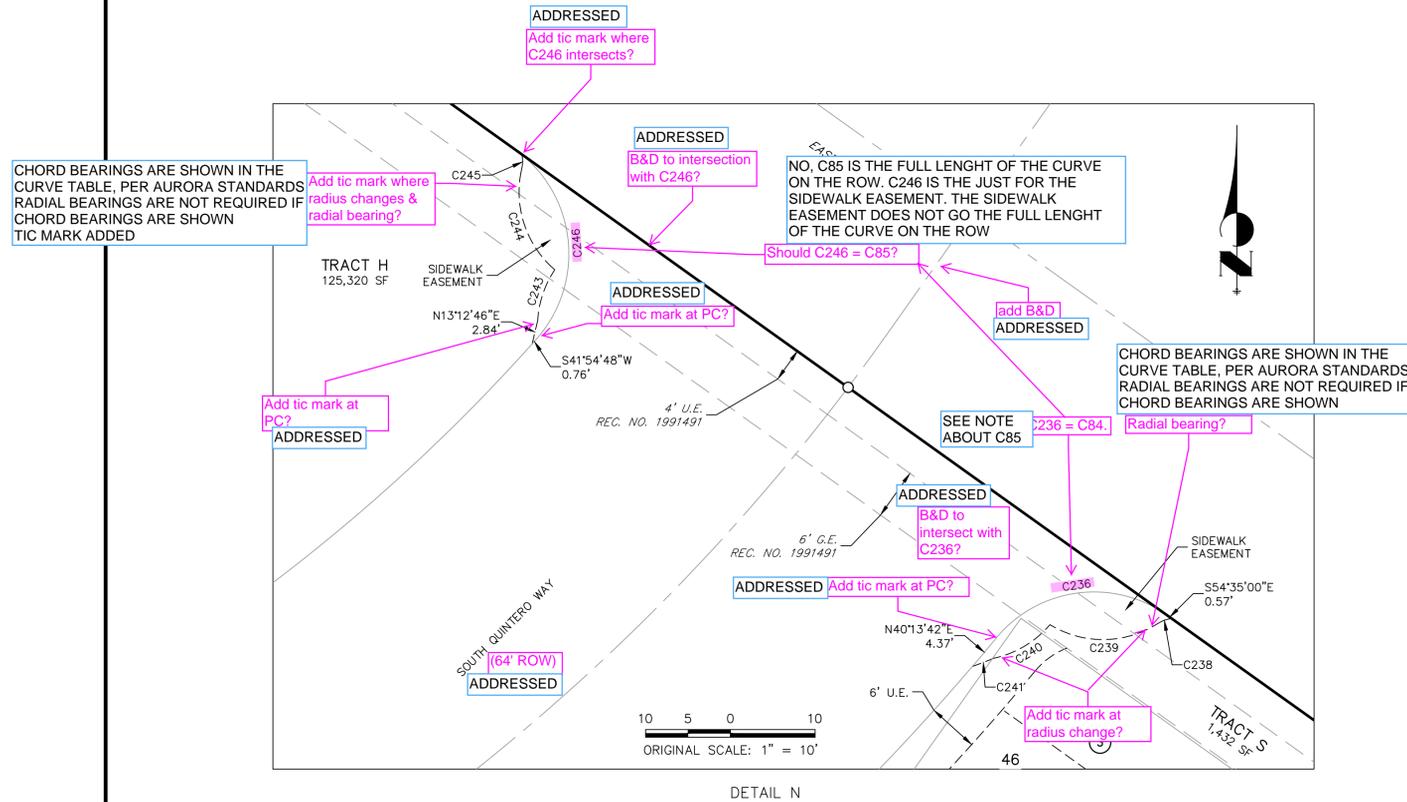
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 SHEET 10 OF 12



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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 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
 - (A) (B) (C) (D) (E) SEE UTILITY EASEMENT DETAIL, SHEET 8

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 6.27'
C244	62°31'38"	12.00'	13.10'	N18°13'58"W 12.46'
C245	24°12'52"	4.00'	1.69'	N00°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

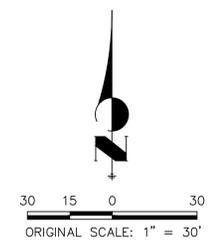
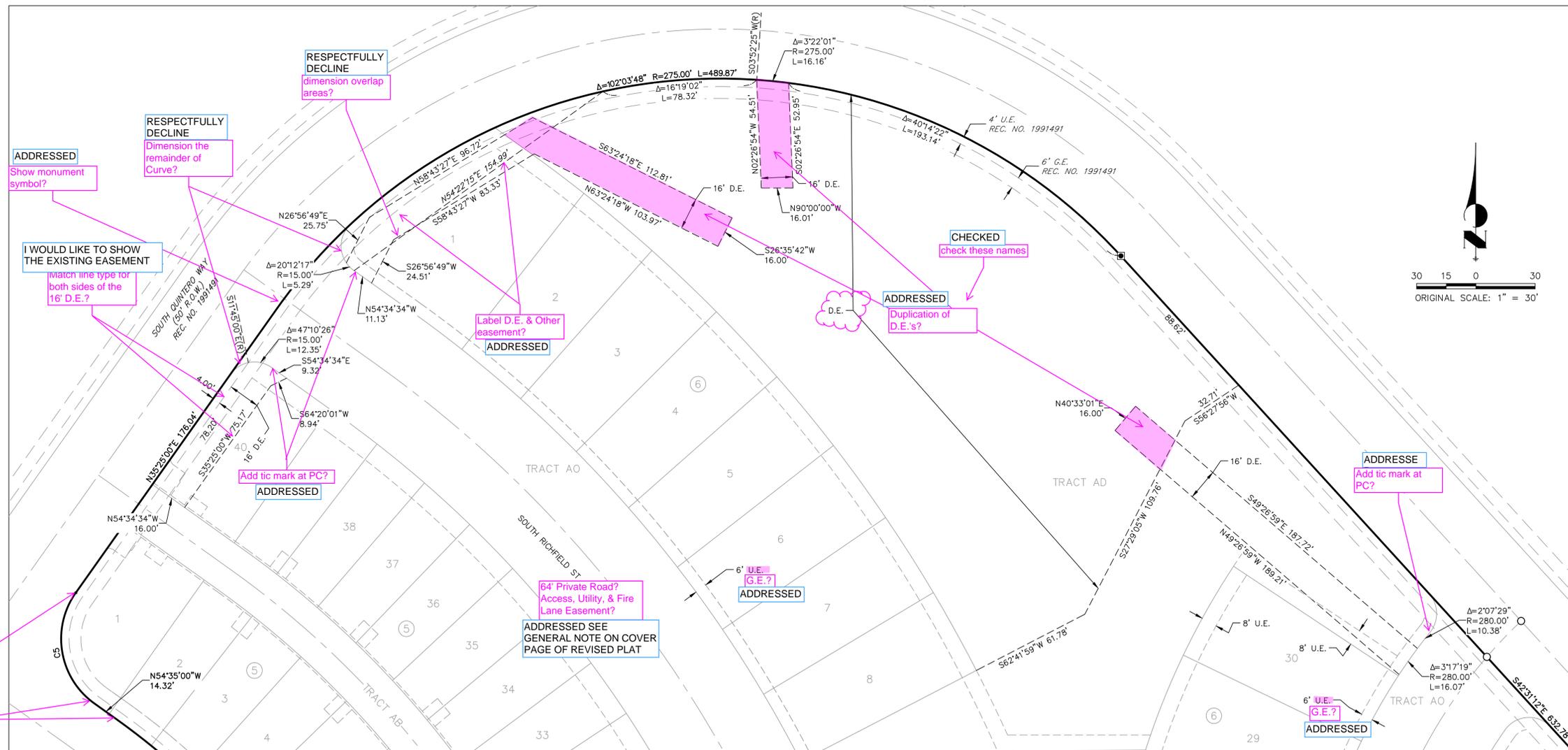
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 AUGUST 10, 2021
 SHEET 11 OF 12



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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



DETAIL P

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
	SEE UTILITY EASEMENT DETAIL, SHEET 8

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 AUGUST 10, 2021
 SHEET 12 OF 12



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