

TRAILS AT OVERLAND RANCH FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF ARAPAHOE, STATE OF COLORADO

LAND DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 5003 AT PAGE 70 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN CITY OF AURORA 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 3.25" ALUMINUM CAP STAMPED "LS 25942" AT THE WEST 1/4 CORNER AND A 3.25" ALUMINUM CAP STAMPED "LS 38098" AT THE SOUTHWEST CORNER, SAID LINE BEARING S00°23'41"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34;

THENCE ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34, N00°23'41"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WEST LINE, N00°23'41"E A DISTANCE OF 27.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF HIGH PLAINS COUNTRY CLUB SUBDIVISION FILING NO. 3 RECORDED UNDER RECEPTION NO. D7081400 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH MONAGHAN ROAD AS RECORDED UNDER RECEPTION NO. D7081059, N89°28'36"E A DISTANCE OF 103.91 FEET, TO THE SOUTHEASTERLY CORNER OF SAID SOUTH MONAGHAN ROAD;

THENCE ON THE EASTERLY LINE OF SAID SOUTH MONAGHAN ROAD, THE FOLLOWING THREE (3) COURSES:

- N00°23'41"E A DISTANCE OF 442.97 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5730.00 FEET, A CENTRAL ANGLE OF 07°43'16" AND AN ARC LENGTH OF 772.17 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5730.00 FEET, A CENTRAL ANGLE OF 07°43'16" AND AN ARC LENGTH OF 772.17 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34;

THENCE ON SAID WEST LINE, N00°23'41"E A DISTANCE OF 598.69 FEET, TO THE WEST 1/4 CORNER OF SAID SECTION 34;

THENCE ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, N00°23'15"E A DISTANCE OF 460.71 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PROPERTY RECORDED IN BOOK 5003 AT PAGE 70;

THENCE ON SAID NORTHERLY LINE, N89°41'49"E A DISTANCE OF 2786.12 FEET;

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

- S00°18'18"E A DISTANCE OF 43.20 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S28°46'46"E, HAVING A RADIUS OF 189.51 FEET, A CENTRAL ANGLE OF 38°15'29" AND AN ARC LENGTH OF 126.54 FEET, TO A POINT OF NON-TANGENT;
- S11°27'53"W A DISTANCE OF 82.34 FEET;
- S09°08'37"E A DISTANCE OF 60.77 FEET;
- S00°00'00"W A DISTANCE OF 529.16 FEET;
- S19°58'57"E A DISTANCE OF 68.02 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S18°18'32"E, 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 COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVE 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;
- S48°28'54"W A DISTANCE OF 64.00 FEET;
- N41°31'06"W A DISTANCE OF 4.14 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, 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 LEFT, 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 TANGENT;
- S34°25'12"W A DISTANCE OF 176.11 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, 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 REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, 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 NON-TANGENT;
- THENCE S38°20'45"W 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°48'57"W, 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 COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AND 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 LEFT, HAVING A RADIUS OF 1468.00 FEET, A CENTRAL ANGLE OF 11°19'30" AND AN ARC LENGTH OF 290.16, TO A POINT OF TANGENT;
- S00°00'00"E A DISTANCE OF 394.61 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, 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;
- S00°00'00"E A DISTANCE OF 64.00 FEET;
- N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, 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;
- S00°00'00"E A DISTANCE OF 210.00 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, 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;
- S00°00'00"E A DISTANCE OF 64.00 FEET;
- N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, 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;
- S00°00'00"E A DISTANCE OF 105.00 FEET;

JR RESPONSE:
ADDED TO TITLE
BLOCK

LAND DESCRIPTION CONTINUED

37. N90°00'00"E A DISTANCE OF 513.25 FEET;
38. S00°00'00"E A DISTANCE OF 131.00 FEET;
39. N90°00'00"E A DISTANCE OF 124.00 FEET;
40. S00°00'00"E A DISTANCE OF 587.67 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD;
- THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

- S89°28'23"W A DISTANCE OF 82.14 FEET;
 - S89°28'36"W A DISTANCE OF 2675.38 FEET, TO THE POINT OF BEGINNING.
- CONTAINING A CALCULATED AREA OF 7,456,671 SQUARE FEET OR 171.1816 ACRES MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS AND RIGHT-OF-WAY AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF TRAILS AT OVERLAND RANCH FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS

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 137 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

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

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

OWNER CERTIFICATE

RICHMOND AMERICAN HOMES OF COLORADO, A DELAWARE CORPORATION

BY: _____

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

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

BY _____, AS _____

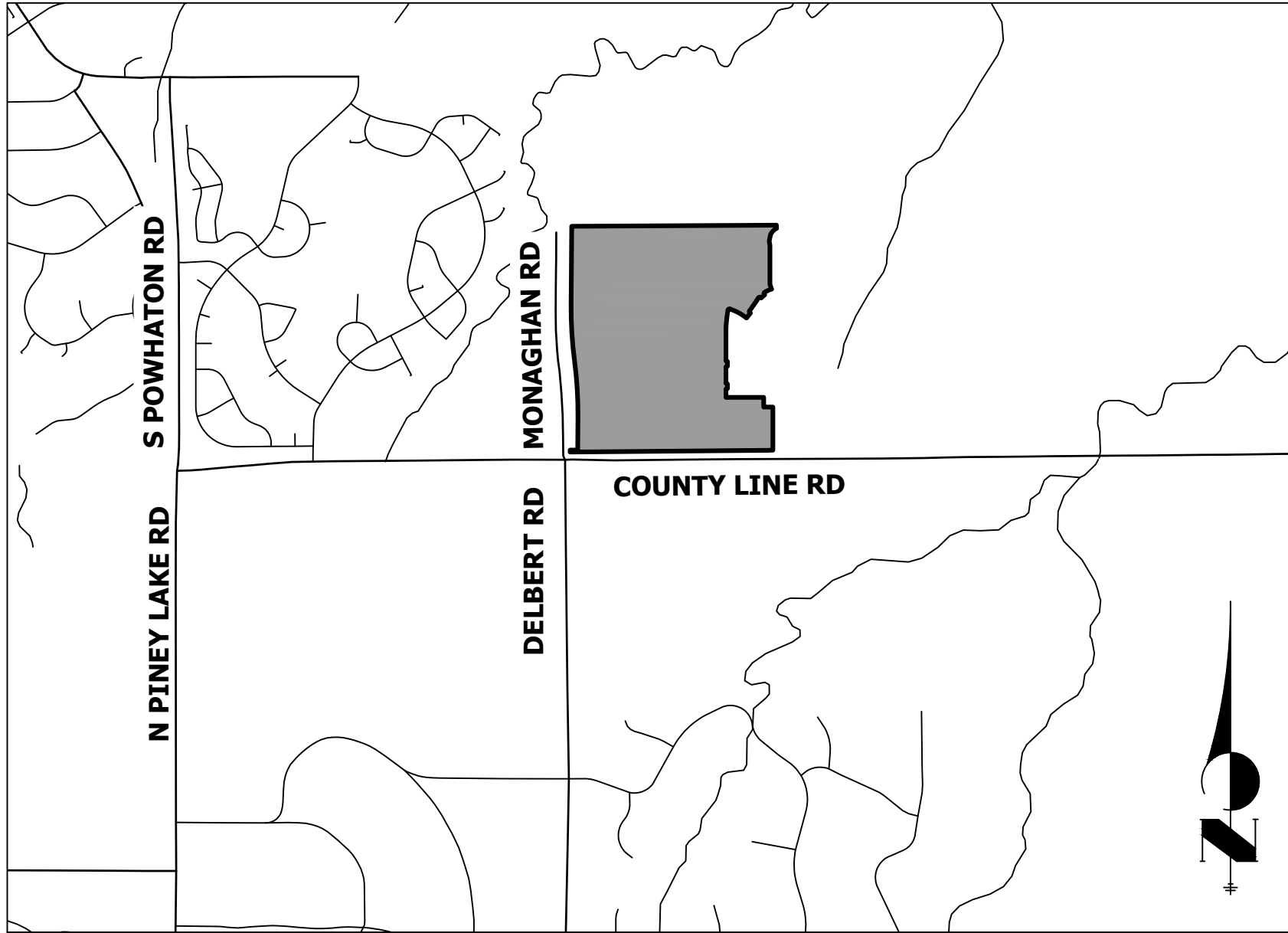
BY _____, NOTARY PUBLIC, WITNESS MY HAND AND SEAL

_____ 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 3.25" ALUMINUM CAP STAMPED "LS 25942" AT THE WEST 1/4 CORNER AND A 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).
- IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A #6 REBAR WITH A 2" ALUMINUM CAP STAMPED "LS 23527" IN A RANGE BOX AT THE NORTHWEST CORNER AND BY A #6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 29430" AT THE NORTH QUARTER CORNER BEARING S89°58'50"E PER THE PLAT OF CROSS CREEK SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. B4002718 IN THE OFFICES OF THE ARAPAHOE COUNTY CLERK AND RECORDER.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT 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, AND F 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."
- ALL OWNERS OF LOTS ADJACENT TO EAST 6TH AVENUE, EAST 5TH AVENUE, NORTH ADDISON WAY, AND NORTH CATAMBA WAY, 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.
- 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 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. 17000310957-AMENDMENT NO. 6, PREPARED BY STEWART TITLE GUARANTY COMPANY, DATED SEPTEMBER 6, 2018, AT 5:30 P.M.
- 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.



VICINITY MAP

SCALE: 1"=2000'

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 _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON _____

THIS _____ DAY OF _____, 20_____, 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 JUNE 15, 2022.

JR RESPONSE:
ADDED TO STATEMENT

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

NEW: 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. (See AES Board Rule 1.6.B.2)

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.

JR RESPONSE:
ADDED TO GENERAL NOTES

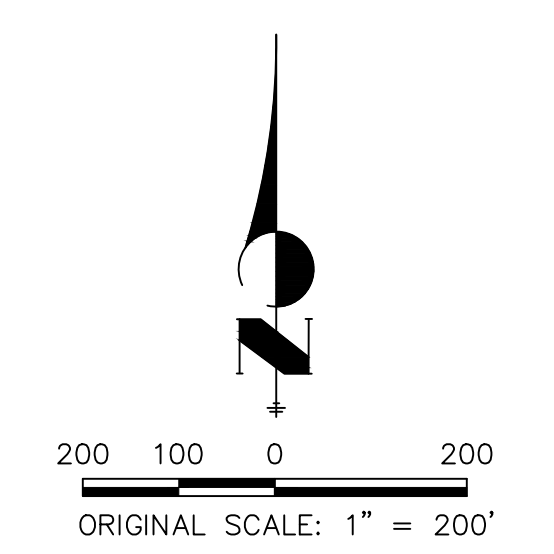
Parks, Recreation & Open Space
Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.

JOB NO. 16118.00
JUNE 27, 2022
SHEET 1 OF 11

 **J-R ENGINEERING**
A Westrian Company

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

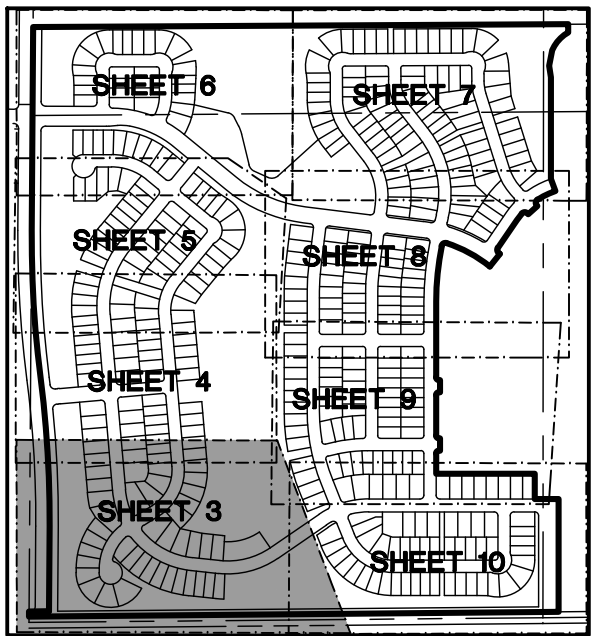
**A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO**



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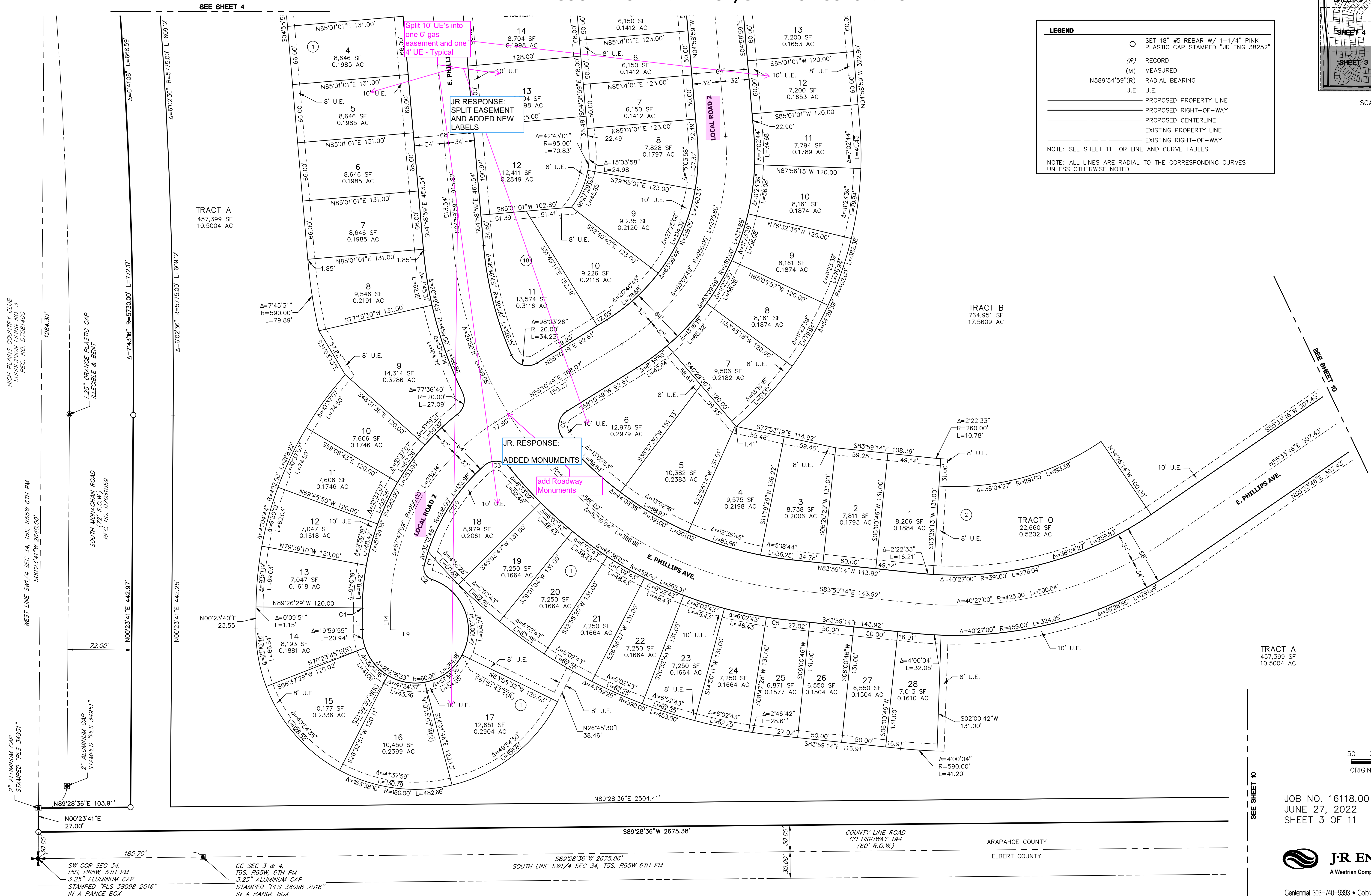
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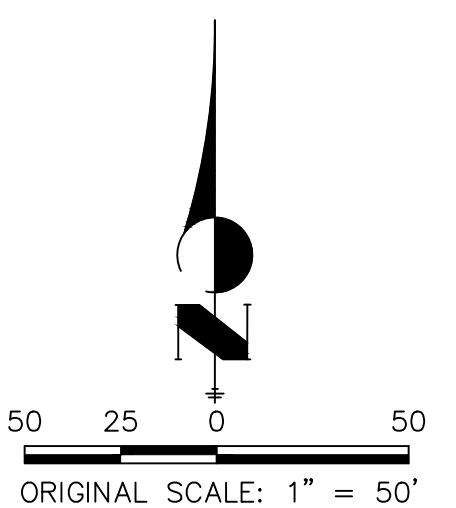


KEY MAP
SCALE: 1"=1000'

LEGEND	
○	SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG 38252"
(R)	RECORD
(M)	MEASURED
N589°54'59"(R)	RADIAL BEARING
U.E.	U.E.
---	PROPOSED PROPERTY LINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED CENTERLINE
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
NOTE: SEE SHEET 11 FOR LINE AND CURVE TABLES.	
NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES UNLESS OTHERWISE NOTED	



TRACT A
457,399 SF
10.5004 AC



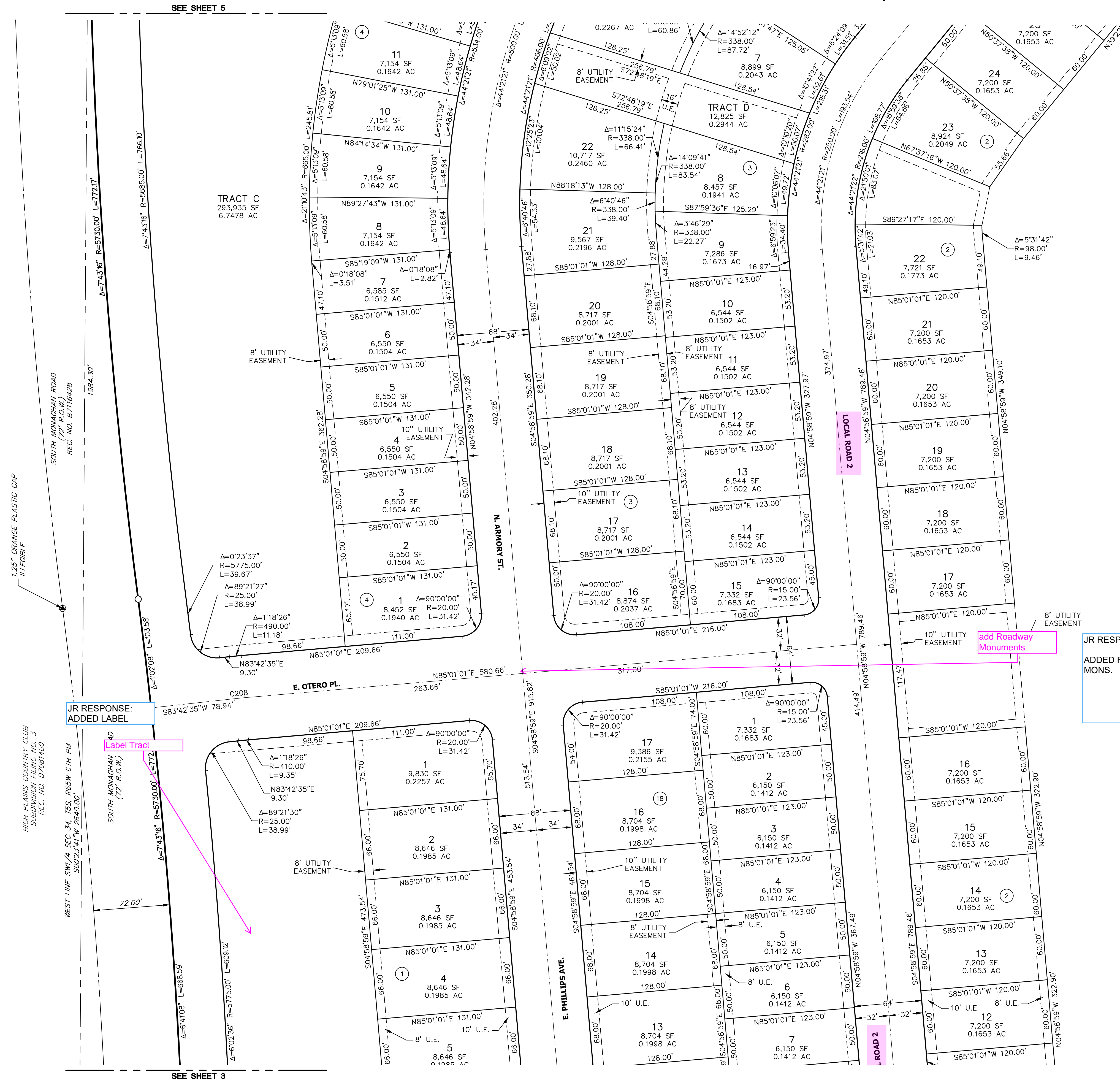
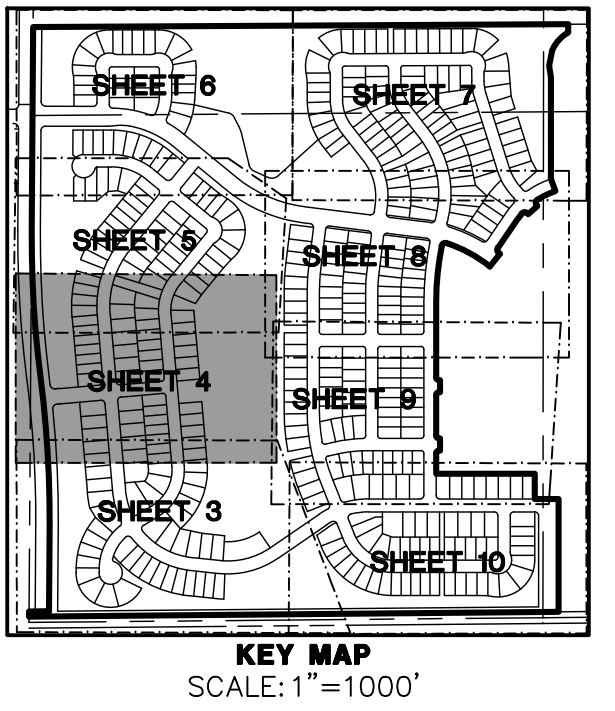
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SHEET 3 OF 11

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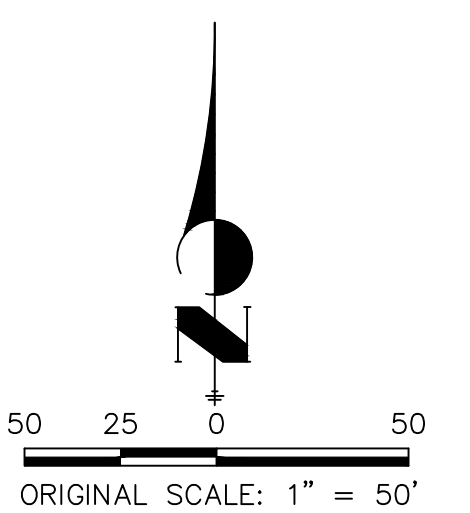
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A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



TRACT B
764,951 SF
17.5609 AC

LEGEND	
	SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG 38252"
(R)	RECORD
(M)	MEASURED
N589°54'59"(R)	RADIAL BEARING
U.E.	UTILITY EASEMENT
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
NOTE: SEE SHEET 11 FOR LINE AND CURVE TABLES.	
NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES UNLESS OTHERWISE NOTED.	



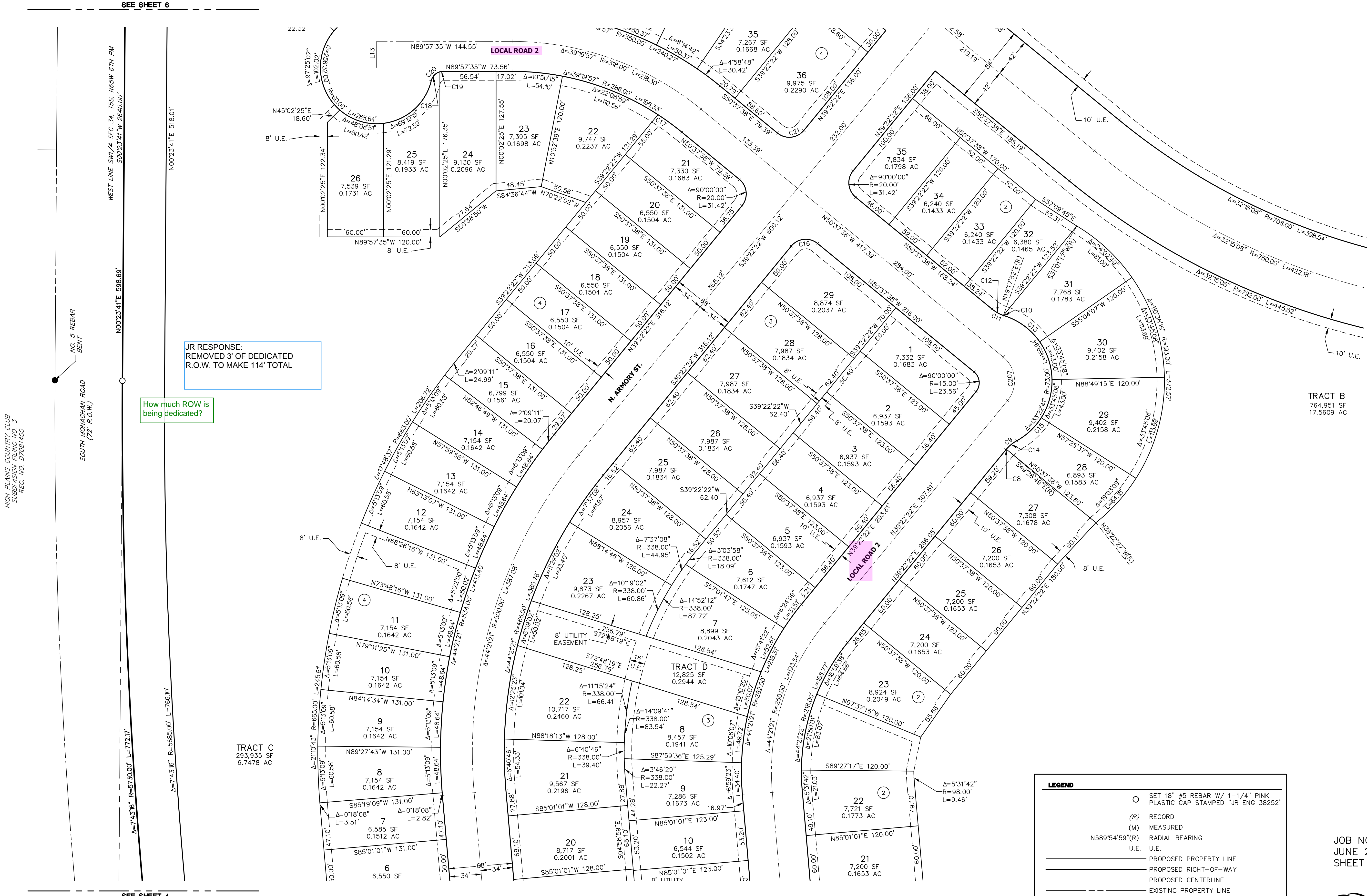
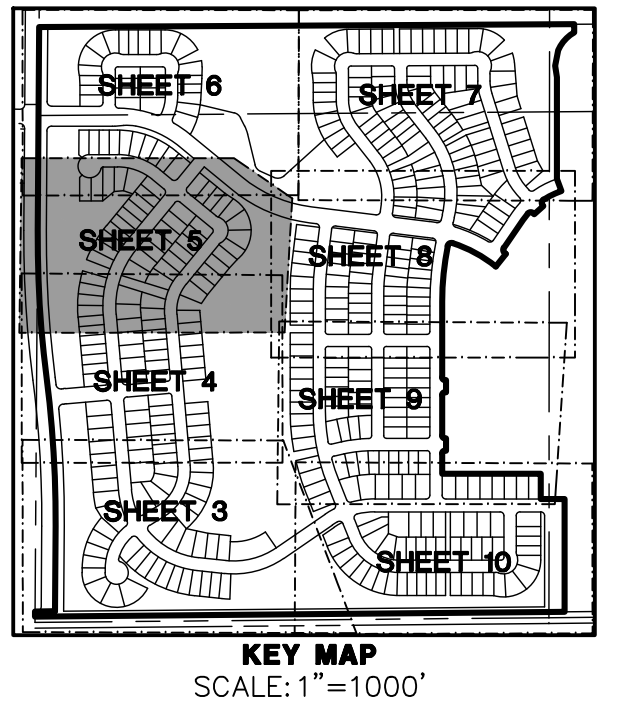
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SHEET 4 OF 11



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



JR RESPONSE:
REMOVED 3' OF DEDICATED
R.O.W. TO MAKE 114' TOTAL

How much ROW is
being dedicated?

TRACT B
764,951 SF
17.5609 AC

TRACT C
293,935 SF
6.7478 AC

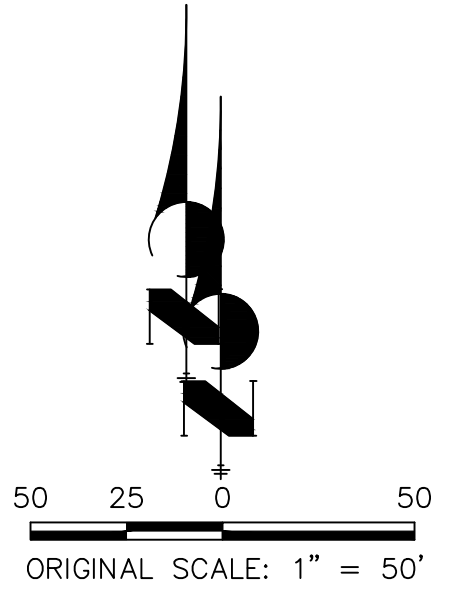
TRACT D
12,825 SF
0.2944 AC

LEGEND

- SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG 38252"
- (R) RECORD
- (M) MEASURED
- N589°54'59"(R) RADIAL BEARING
- U.E. U.T. E.
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY

NOTE: SEE SHEET 11 FOR LINE AND CURVE TABLES.

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



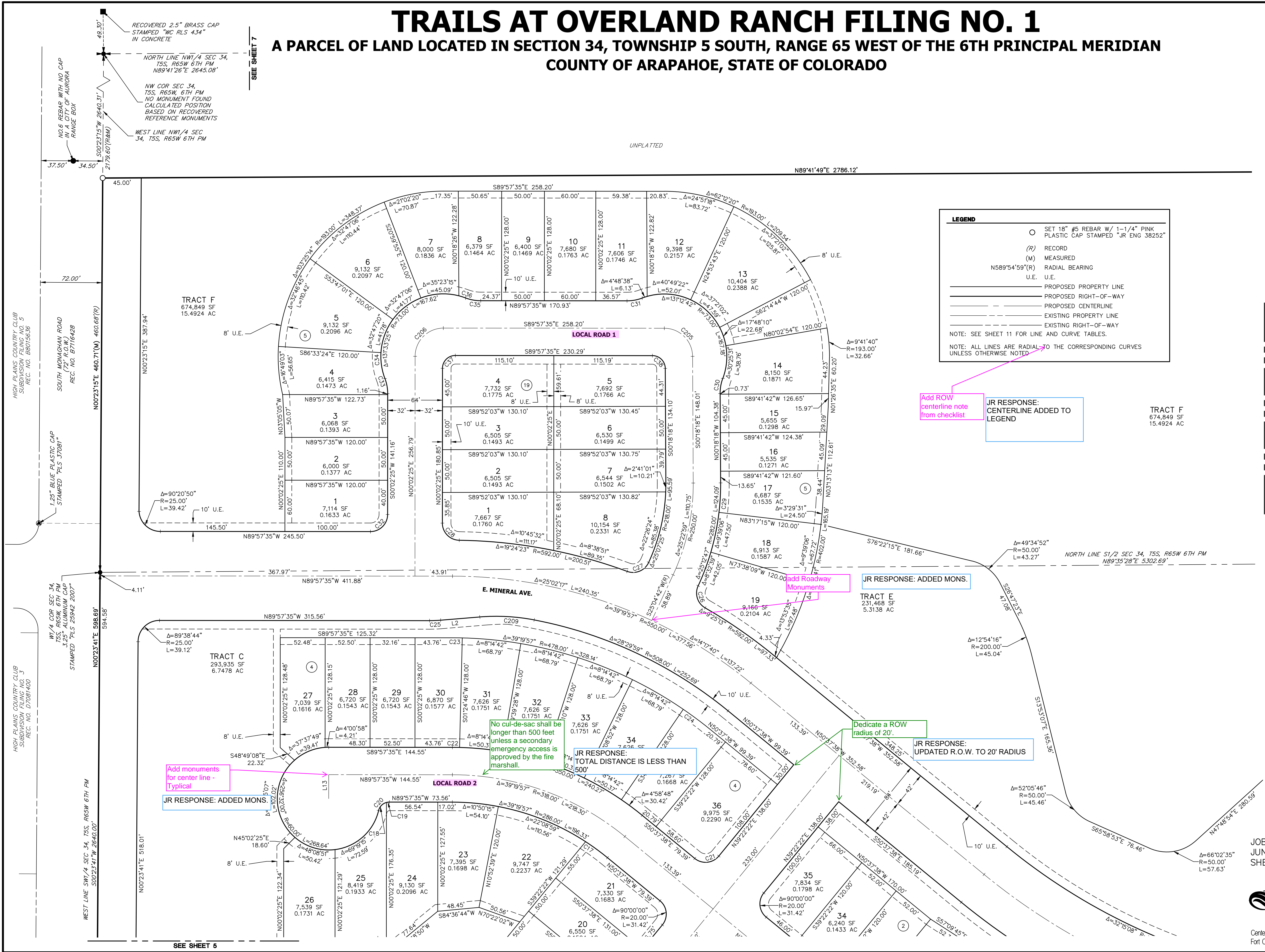
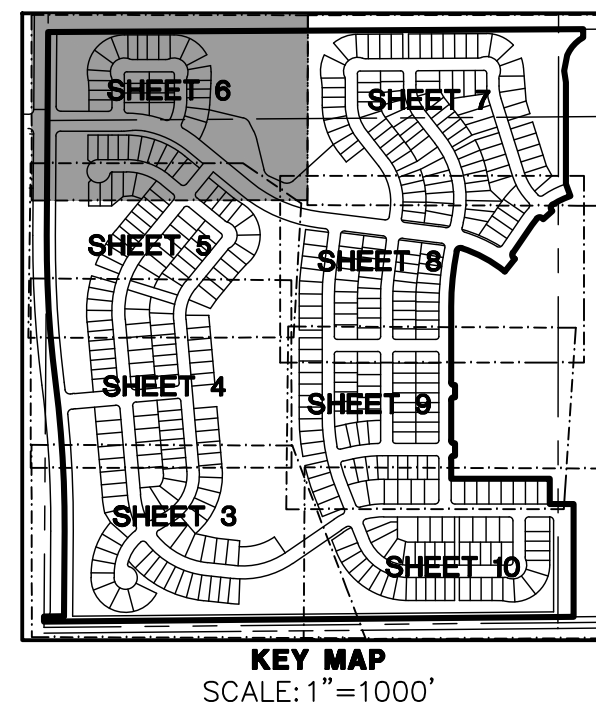
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COUNTY OF ARAPAHOE, STATE OF COLORADO

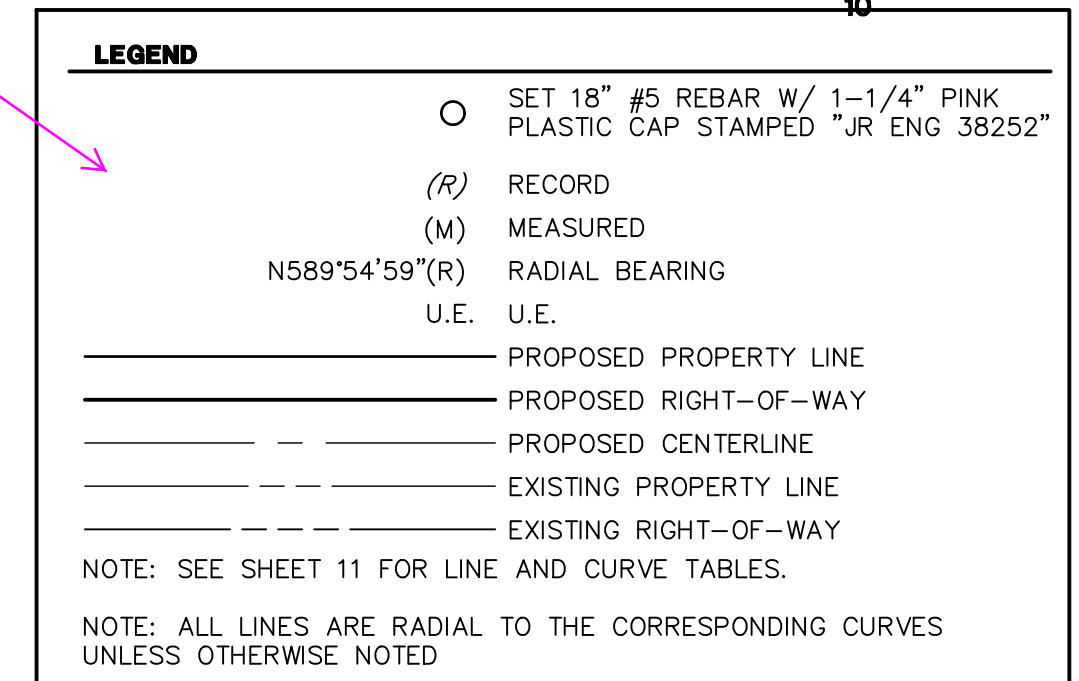
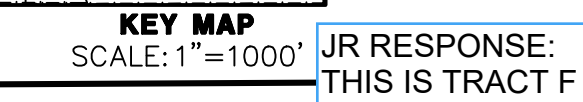


JOB NO. 16118.00
JUNE 27, 2022
SHEET 6 OF 11

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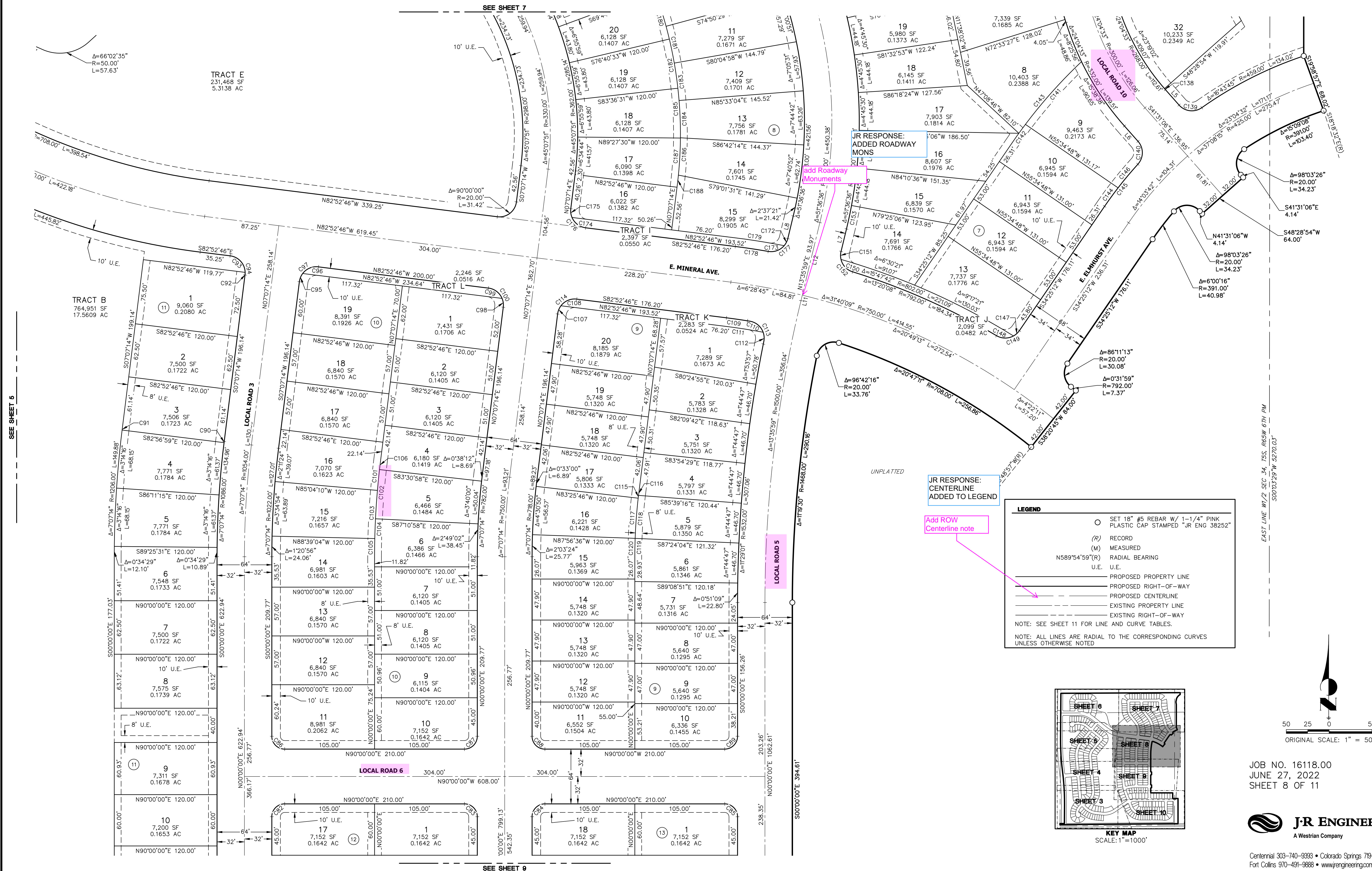
**A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO**



JOB NO. 16118.00
JUNE 27, 2022
SHEET 7 OF 11

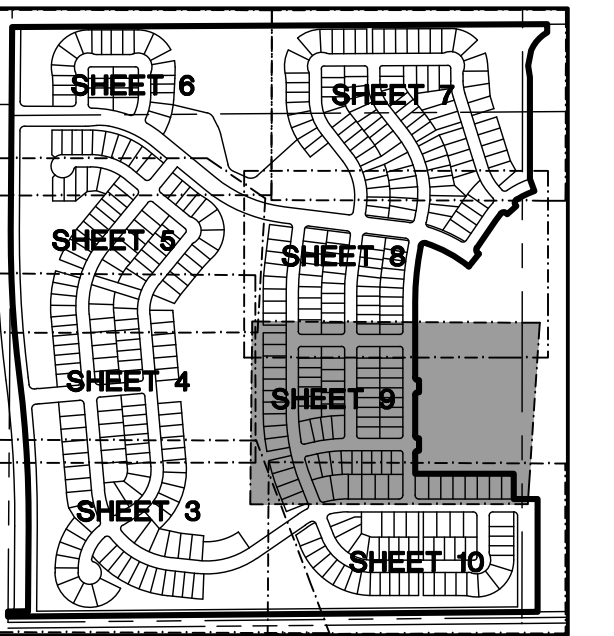
TRAILS AT OVERLAND RANCH FILING NO. 1

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



TRAILS AT OVERLAND RANCH FILING NO. 1

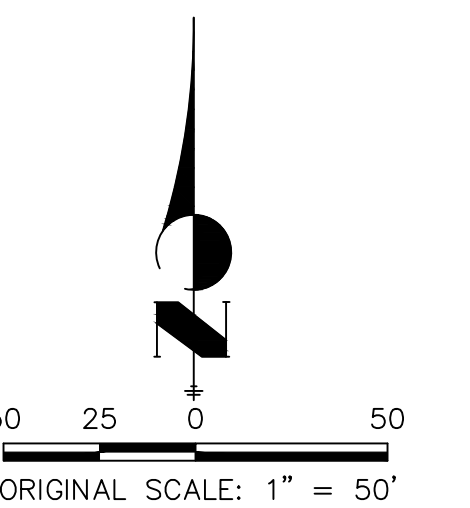
A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



KEY MAP
SCALE: 1"=1000'



EAST LINE W/ 1/2 SEC. 34, T5S, R65W 6TH PM
S00°03'29\"/>



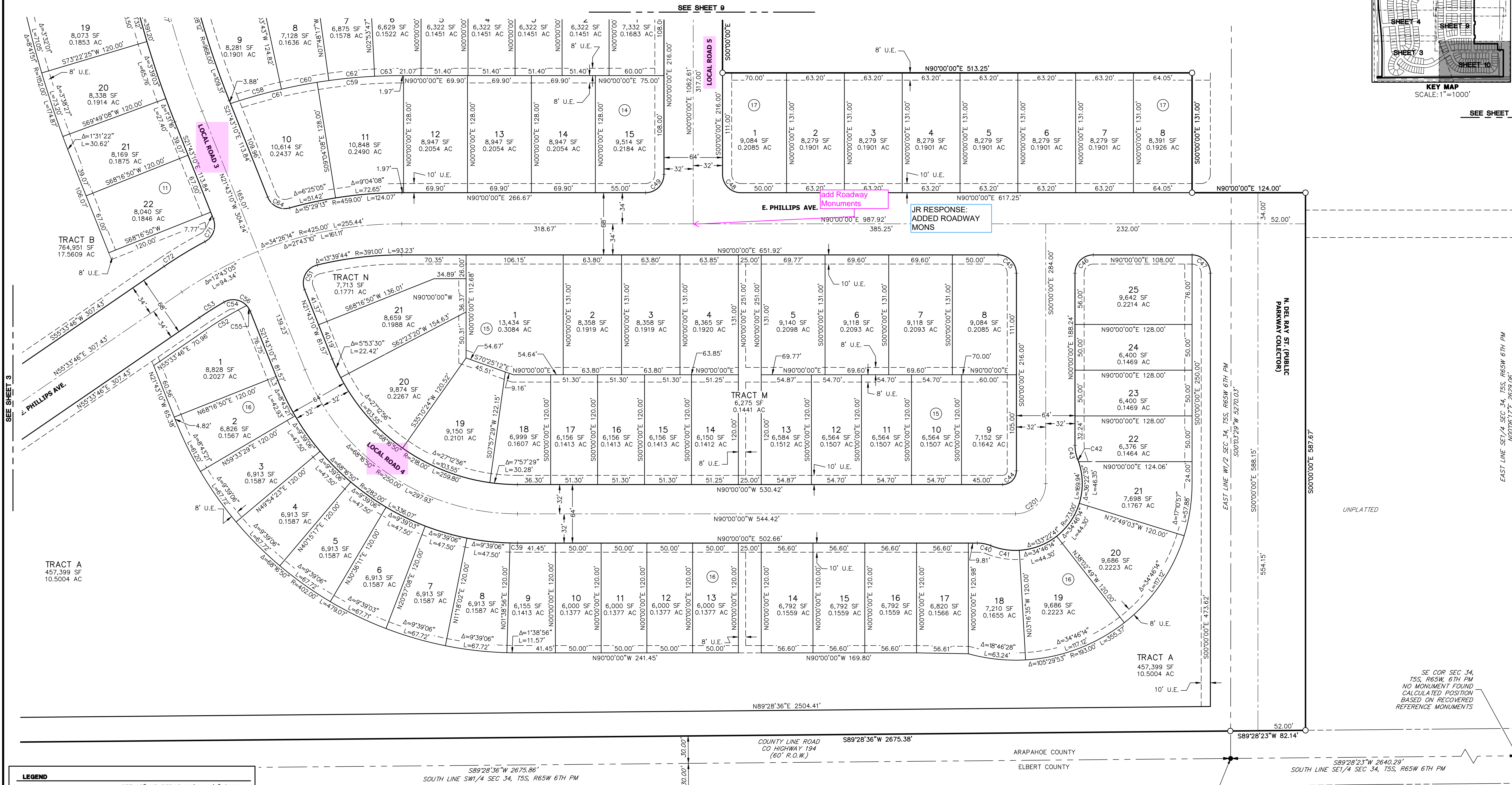
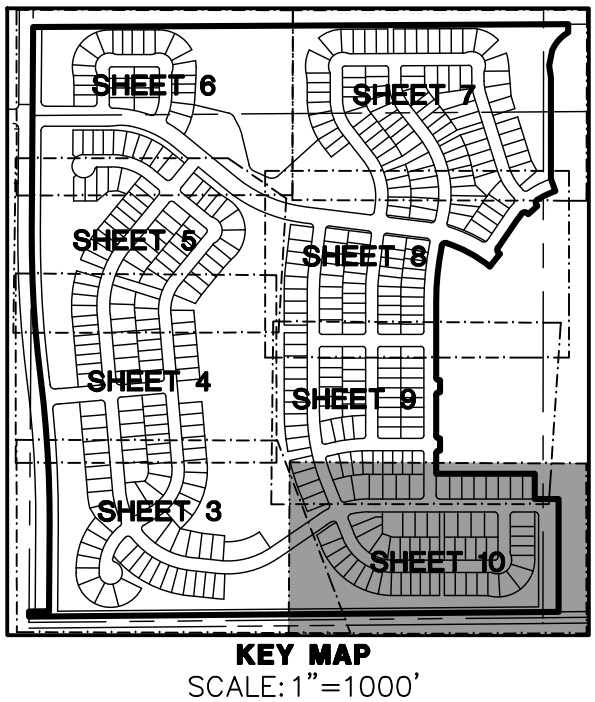
JOB NO. 16118.00
JUNE 27, 2022
SHEET 9 OF 11

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TRAILS AT OVERLAND RANCH FILING NO. 1

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

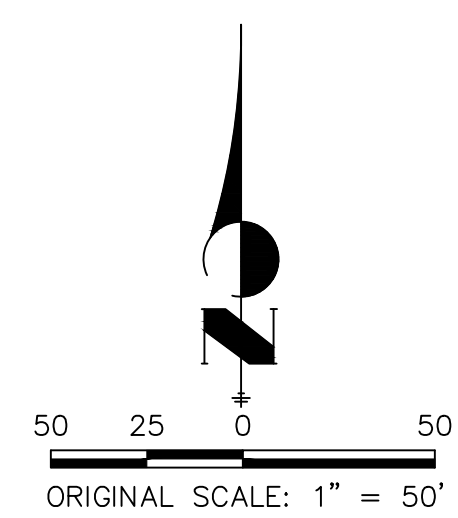


LEGEND

- SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG 38252"
- (R) RECORD
- (M) MEASURED
- N589°54'59"(R) RADIAL BEARING
- U.E. U.E.
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY

NOTE: SEE SHEET 11 FOR LINE AND CURVE TABLES.

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



TRAILS AT OVERLAND RANCH FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF ARAPAHOE, STATE OF COLORADO

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C1	4°27'16"	218.00'	16.95'	S15°35'02"W	16.94'
C2	85°14'17"	13.00'	19.34'	S29°15'45"E	17.61'
C3	93°02'38"	20.00'	32.48'	N84°54'30"W	29.03'
C4	0°09'51"	282.00'	0.81'	S00°28'36"W	0.81'
C5	2°46'42"	459.00'	22.26'	S82°35'53"E	22.26'
C6	98°03'26"	20.00'	34.23'	S09°09'06"W	30.20'
C8	1°08'50"	40.00'	0.80'	S39°56'47"W	0.80'
C9	21°41'20"	40.00'	15.14'	S50°13'02"W	15.05'
C10	1°36'51"	40.00'	1.13'	S71°30'33"E	1.13'
C11	21°41'20"	40.00'	15.14'	S61°28'19"E	15.05'
C12	20°04'29"	40.00'	14.01'	S60°39'53"E	13.94'
C13	37°23'05"	73.00'	47.63'	N53°37'26"W	46.79'
C14	20°32'30"	40.00'	14.34'	S50°47'27"W	14.26'
C15	28°29'19"	73.00'	36.30'	N46°49'03"E	35.92'
C16	90°00'00"	20.00'	31.42'	S84°22'22"W	28.28'
C17	6°20'43"	286.00'	31.67'	N53°48'00"W	31.66'
C18	61°05'54"	13.00'	13.86'	S44°03'21"W	13.22'
C19	15°26'06"	13.00'	3.50'	S82°19'22"W	3.49'
C20	76°32'01"	13.00'	17.36'	S51°46'24"W	16.10'
C21	90°00'00"	20.00'	31.42'	N84°22'22"E	28.28'
C22	1°22'22"	350.00'	8.39'	N89°16'24"W	8.39'
C23	1°22'22"	478.00'	11.45'	N89°16'24"W	11.45'
C24	4°58'48"	478.00'	41.55'	N53°07'02"W	41.53'
C25	4°45'49"	156.00'	12.97'	N87°39'30"E	12.97'
C26	84°57'21"	20.00'	29.66'	S17°34'11"E	27.01'
C27	85°23'06"	20.00'	29.81'	N67°30'41"E	27.12'
C28	89°14'34"	20.00'	31.15'	S44°34'52"E	28.10'
C29	7°01'02"	282.00'	34.54'	N03°12'14"E	34.52'
C30	20°46'42"	50.00'	18.13'	S10°05'04"W	18.03'
C31	20°46'42"	50.00'	18.13'	N79°39'04"E	18.03'
C32	90°00'00"	20.00'	31.42'	N45°02'25"E	28.28'
C33	20°46'42"	50.00'	18.13'	N10°20'56"W	18.03'
C34	24°09'57"	73.00'	30.79'	S08°39'20"E	30.56'
C35	20°46'42"	50.00'	18.13'	S79°34'14"E	18.03'
C36	6°25'47"	73.00'	8.19'	N72°23'46"W	8.19'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C37	90°00'00"	15.00'	23.56'	S45°02'25"W	21.21'
C38	89°39'18"	15.00'	23.47'	N45°07'56"W	21.15'
C39	1°38'56"	282.00'	8.12'	S89°10'32"E	8.12'
C40	21°41'20"	40.00'	15.14'	N79°09'20"W	15.05'
C41	24°57'55"	73.00'	31.81'	S80°47'37"E	31.56'
C42	2°29'42"	73.00'	3.18'	N20°26'29"W	3.18'
C43	21°41'20"	40.00'	15.14'	S10°50'40"E	15.05'
C44	90°00'00"	15.00'	23.56'	N45°00'00"E	21.21'
C45	90°00'00"	20.00'	31.42'	N45°00'00"W	28.28'
C46	90°00'00"	20.00'	31.42'	S45°00'00"W	28.28'
C47	90°00'00"	20.00'	31.42'	N45°00'00"W	28.28'
C48	90°00'00"	20.00'	31.42'	S45°00'00"E	28.28'
C49	90°00'00"	20.00'	31.42'	N45°00'00"W	28.28'
C51	98°03'26"	20.00'	34.23'	S27°18'33"W	30.20'
C52	7°37'54"	376.00'	50.08'	S59°22'43"W	50.05'
C53	4°39'39"	391.00'	31.81'	S57°53'35"W	31.80'
C54	77°00'47"	20.00'	26.88'	N81°16'12"W	24.90'
C55	21°02'39"	20.00'	7.35'	N32°14'29"W	7.30'
C56	77°00'47"	20.00'	26.88'	N81°16'12"W	24.90'
C57	90°00'00"	15.00'	23.56'	N45°00'00"W	21.21'
C58	5°38'57"	587.00'	57.88'	S74°13'49"W	57.85'
C59	4°54'30"	587.00'	50.29'	S84°38'58"W	50.27'
C60	3°52'35"	587.00'	39.71'	S78°59'35"W	39.71'
C61	5°38'57"	587.00'	57.88'	S74°13'49"W	57.85'
C62	4°54'30"	587.00'	50.29'	S84°38'58"W	50.27'
C63	2°53'47"	587.00'	29.67'	S88°33'06"W	29.67'
C64	83°46'04"	20.00'	29.24'	S63°36'12"E	26.70'
C65	92°49'37"	15.00'	24.30'	S31°09'51"W	21.73'
C66	0°21'37"	718.00'	4.52'	S77°45'28"W	4.52'
C67	92°49'37"	15.00'	24.30'	S56°00'32"E	21.73'
C68	88°13'03"	15.00'	23.10'	N44°06'32"E	20.88'
C69	90°00'00"	15.00'	23.56'	S45°00'00"E	21.21'
C70	90°00'00"	15.00'	23.56'	N45°00'00"E	21.21'
C71	83°46'04"	20.00'	29.24'	N20°09'52"E	26.70'
C72	6°29'08"	459.00'	51.96'	S58°48'20"W	51.93'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C73	0°49'03"	1032.00'	14.72'	S00°24'31"E	14.72'
C74	0°49'03"	1152.00'	16.44'	S00°24'31"E	16.44'
C75	0°11'58"	782.00'	2.72'	S77°40'38"W	2.72'
C76	3°35'42"	902.00'	56.60'	S79°34'29"W	56.59'
C77	3°35'42"	902.00'	56.60'	S79°34'29"W	56.59'
C78	3°12'45"	902.00'	50.57'	S83°22'32"W	50.57'
C79	4°23'47"	902.00'	69.21'	S87°10'48"W	69.19'
C80	4°23'47"	902.00'	69.21'	S87°10'48"W	69.19'
C81	0°11'58"	902.00'	3.14'	S77°40'38"W	3.14'
C82	90°00'00"	15.00'	23.56'	S45°00'00"W	21.21'
C83	90°00'00"	15.00'	23.56'	N45°00'00"W	21.21'
C84	90°00'00"	15.00'	23.56'	S45°00'00"W	21.21'
C85	90°00'00"	15.00'	23.56'	N45°00'00"W	21.21'
C86	90°00'00"	15.00'	23.56'	S45°00'00"E	21.21'
C87	90°00'00"	15.00'	23.56'	N45°00'00"E	21.21'
C88	90°00'00"	15.00'	23.56'	S45°00'00"E	21.21'
C89	90°00'00"	15.00'	23.56'	N45°00'00"E	21.21'
C90	0°04'13"	1086.00'	1.33'	S07°05'08"W	1.33'
C91	0°04'13"	1206.00'	1.48'	S07°05'08"W	1.48'
C92	8°37'37"	20.00'	3.01'	N02°48'26"E	3.01'
C93	81°22'23"	20.00'	28.40'	N42°11'34"W	26.08'
C94	81°22'23"	20.00'	28.40'	N42°11'34"W	26.08'
C95	30°00'00"	20.00'	10.47'	S22°07'14"W	10.35'
C96	60°00'00"	20.00'	20.94'	S67°07'14"W	20.00'
C97	60°00'00"	20.00'	20.94'	S67°07'14"W	20.00'
C98	30°00'00"	20.00'	10.47'	N07°52'46"W	10.35'
C99	60°00'00"	20.00'	20.94'	N52°52'46"W	20.00'
C100	60°00'00"	20.00'	20.94'	N52°52'46"W	20.00'
C101	1°33'12"	902.00'	24.46'	S05°42'26"W	24.45'
C102	2°06'48"	902.00'	33.27'	S03°52'26"W	33.27'
C103	2°06'48"	902.00'	33.27'	S03°52'26"W	33.27'
C104	1°28'06"	902.00'	23.12'	S02°04'59"W	23.12'
C105	1°20'56"	902.00'	21.24'	S00°40'28"W	21.23'
C106	0°38'12"	902.00'	10.02'	S06°48'08"W	10.02'
C107	30°00'00"	20.00'	10.47'	S22°07'14"W	10.35'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C108	60°00'00"	20.00'	20.94'	S67°07'14"W	20.00'
C109	2°13'58"	708.00'	27.59'	N81°45'47"W	27.59'
C110	60°43'07"	20.00'	21.19'	N50°17'14"W	20.22'
C111	3°39'54"	698.00'	44.65'	N81°02'49"W	44.64'
C112	31°24'42"	20.00'	10.96'	N04°13'20"W	10.83'
C113	60°43'07"	20.00'	21.19'	N50°17'14"W	20.22'
C114	60°00'00"	20.00'	20.94'	S67°07'14"W	20.00'
C115	0°18'52"	598.00'	3.28'	S06°43'41"W	3.28'
C116	0°14'07"	598.00'	2.46'	S07°00'10"W	2.46'
C117	4°30'50"	598.00'	47.11'	S04°18'49"W	47.10'
C118	4°30'50"	598.00'	47.11'	S04°18'49"W	47.10'
C119	2°03'22"	598.00'	21.46'	S01°01'41"W	21.46'
C120	2°03'22"	598.00'	21.46'	S01°01'41"W	21.46'
C121	1°40'54"	402.00'	11.80'	S01°08'45"E	11.80'
C122	1°40'54"	282.00'	8.28'	S01°08'45"E	8.28'
C123	7°04'08"	282.00'	34.79'	S34°28'33"E	34.77'
C124	10°26'02"	50.00'	9.11'	N05°31'18"W	9.09'
C125	10°20'41"	50.00'	9.03'	N15°54'39"W	9.02'
C126	10°20'41"	50.00'	9.03'	N15°54'39"W	9.02'
C127	23°23'27"	73.00'	29.80'	S37°52'39"W	29.60'
C128	20°46'42"	50.00'	18.13'	S79°54'56"E	18.03'
C129	20°46'42"	50.00'	18.13'	N79°18'21"E	18.03'
C130	23°42'54"	73.00'	30.22'	N31°33'48"W	30.00'
C131	3°53'04"	50.00'	3.39'	S18°31'53"W	3.39'
C132	16°53'39"	50.00'	14.74'	S08°08'32"W	14.69'
C133	20°46'42"	50.00'	18.13'	S10°05'04"W	18.03'
C134	8°42'01"	218.00'	33.10'	S04°39'18"E	33.07'
C135	17°08'15"	218.00'	65.21'	S08°52'25"E	64.96'
C136	8°26'14"	218.00'	32.10'	S13°13'26"E	32.07'
C137	0°23'39"	268.00'	1.84'	S17°38'22"E	1.84'
C138	0°21'53"	268.00'	1.71'	S41°20'10"E	1.71'
C139	83°46'04"	20.00'	29.24'	S83°24'08"E	26.70'
C140	83°46'04"	20.00'	29.24'	N00°21'56"E	26.70'
C141	9°33'20"	590.00'	98.40'	S41°47'25"W	98.28'
C142	2°35'33"	590.00'	26.70'	S35°42'58"W	26.70'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C143	10°48'57"	590.00'	111.37'	N41°09'37"E	111.21'
C144	3°20'00"	459.00'	26.70'	S36°05'12"W	26.70'
C145	7°49'46"	459.00'	62.72'	S38°20'05"W	62.67'
C146	4°29'46"	459.00'	36.02'	S40°00'05"W	36.01'
C147	26°47'59"	20.00'	9.35'	N47°49'11"E	9.27'
C148	59°23'13"	20.00'	20.73'	S89°05'12"E	19.81'
C149	86°11'13"	20.00'	30.08'	N77°30'48"E	27.33'
C150	59°23'13"	20.00'	20.73'	S43°02'07"E	19.81'
C151	26°56'29"	20.00'	9.40'	S00°07'44"W	9.32'
C152	86°19'42"	20.00'	30.13'	S29°33'52"E	27.36'
C153	3°01'04"	532.00'	28.02'	N12°05'26"E	28.02'
C154	5°24'04"	600.00'	56.56'	N14°20'04"W	56.54'
C155	5°11'05"	600.00'	54.29'	N15°00'59"W	54.28'
C156	5°36'45"	600.00'	58.77'	N19°50'29"W	58.75'
C157	5°11'14"	600.00'	54.32'	N20°12'08"W	54.30'
C158	5°31'05"	600.00'	57.78'	N25°33'17"W	57.76'
C159	5°39'58"	600.00'	59.34'	N25°28'51"W	59.31'
C160	0°47'24"	600.00'	8.27'	N12°01'44"W	8.27'
C161	4°40'27"	652.00'	53.19'	N32°49'03"W	53.18'
C162	2°51'21"	652.00'	32.50'	N36°34'57"W	32.49'
C163	2°01'03"	652.00'	22.96'	N37°00'06"W	22.96'
C164	5°30'45"	652.00'	62.73'	N33°14'12"W	62.71'
C165	2°41'34"	532.00'	25.00'	N29°02'26"W	25.00'
C166	2°51'21"	532.00'	26.52'	N36°34'57"W	26.51'
C167	90°00'00"	15.00'	23.56'	S44°41'42"W	21.21'
C168	90°00'00"	15.00'	23.56'	N45°18'18"W	21.21'
C169	7°47'55"	282.00'	38.38'	S04°12'15"E	38.35'
C170	17°08'15"	282.00'	84.35'	S08°52'25"E	84.03'
C171	9°20'20"	282.00'	45.96'	S12°46'22"E	45.91'
C172	26°56'29"	20.00'	9.40'	N27°04'13"E	9.32'
C173	59°23'13"	20.00'	20.73'	N70°14'04"E	19.81'
C174	60°00'00"	20.00'	20.94'	S52°52'46"E	20.00'
C175	30°00'00"	20.00'	10.47'	S07°52'46"E	10.35'
C176	90°00'00"	20.00'	31.42'	S73°52'46"E	28.28'
C177	86°19'42"	20.00'	30.13'	N56°45'50"E	27.36'