

Adams County - 18" x 24" sheets with 2" margin on left, and 1/2" margins on all other sides.

1.99 in

1.16 in

TROLLEY STATION SUBDIVISION FILING NO. 1

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 7

Send in the updated Certificate of Taxes Due for the site.

Send in the updated Title work for the property.

Send in the closure sheet for the description to confirm the square feet area and the precision

Add all the public street names within 1/2 mile of the site

This subdivision plat cannot be recorded prior to the recordation of the Master Site Plan. Planning can accept final mylars for both this plat and the Master Site Plan concurrently. Please see the Mylar Checklist attached to the letter for details.



VICINITY MAP

1" = 1000'

0.67 in

LEGAL DESCRIPTION:

delete the extra word

no "s"

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS ~~THAT~~ IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTH END BY A 3" BRASS CAP STAMPED "LS 23527" AND AT THE SOUTH END BY A 3" BRASS CAP STAMPED "LS 16419", SAID LINE BEARING N00°30'59"W AS REFERENCED TO COLORADO STATE PLANE, CENTRAL ZONE.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, S89°41'41"W A DISTANCE OF 100.00 FEET;

THENCE ON THE EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF NORTH AIRPORT BOULEVARD, N00°30'59"W A DISTANCE OF 110.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. S89°41'41"W A DISTANCE OF 610.35 FEET;
2. N30°18'19"W A DISTANCE OF 139.99 FEET;
3. S89°41'41"W A DISTANCE OF 24.07 FEET;
4. S33°01'11"W A DISTANCE OF 149.90 FEET;
5. S87°23'41"W A DISTANCE OF 419.89 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN BOOK 475 AT PAGE 345 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ON SAID EASTERLY LINE, N00°16'33"W A DISTANCE OF 1317.46 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL; ← add record info for this Canal parcel

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES:

1. S60°22'22"E A DISTANCE OF 16.74 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S29°40'05"W, HAVING A RADIUS OF 690.54 FEET, A CENTRAL ANGLE OF 09°11'51" AND AN ARC LENGTH OF 110.85 FEET, TO A POINT OF NON-TANGENT;
3. THENCE S50°52'40"E A DISTANCE OF 99.22 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N38°45'33"E, HAVING A RADIUS OF 1657.82 FEET, A CENTRAL ANGLE OF 08°19'15" AND AN ARC LENGTH OF 240.76 FEET, TO A POINT OF NON-TANGENT;
5. S59°31'50"E A DISTANCE OF 68.72 FEET, TO A POINT OF NON-TANGENT CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S30°31'10"W, HAVING A RADIUS OF 1121.60 FEET, A CENTRAL ANGLE OF 08°14'55" AND AN ARC LENGTH OF 161.47 FEET, TO A POINT OF NON-TANGENT;
7. S51°14'52"E A DISTANCE OF 119.87 FEET, TO A POINT OF NON-TANGENT CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N38°42'25"E, HAVING A RADIUS OF 1934.98 FEET, A CENTRAL ANGLE OF 03°58'31" AND AN ARC LENGTH OF 134.25 FEET, TO A POINT OF NON-TANGENT;
9. S55°14'12"E A DISTANCE OF 412.66 FEET, TO A POINT OF NON-TANGENT CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S34°43'22"W, HAVING A RADIUS OF 1883.42 FEET, A CENTRAL ANGLE OF 03°37'05" AND AN ARC LENGTH OF 118.94 FEET, TO A POINT OF NON-TANGENT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH AIRPORT BOULEVARD;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°30'59"E A DISTANCE OF 432.42 FEET TO THE POINT OF BEGINNING.

send in the closure sheet to confirm this area

CONTAINING A CALCULATED AREA OF 1,036,976 SQUARE FEET OR 23.8057 ACRES MORE OR LESS. ←

no "a"

no "s"

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF TROLLEY STATION SUBDIVISION 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.

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 AUGUST 17TH 2016.

JARROD ADAMS, P.L.S. NO. 38252
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
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.

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 _____, 2017 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 ATTORNEY	_____ DATE
_____ PUBLIC WORKS DIRECTOR	_____ DATE
_____ PLANNING DIRECTOR	_____ DATE

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS ____ DAY OF _____, 2017 A.D. AT _____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER

DEPUTY

INSTRUMENT NO.: _____

TROLLEY STATION FILING NO. 1
FINAL PLAT
JOB NO. 15819.00
2/8/2019
SHEET 1 OF 7

J-R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

0.96 in

TROLLEY STATION SUBDIVISION FILING NO. 1

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 7

GENERAL NOTES:

- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- 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.
- BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTH END BY A 3" BRASS CAP STAMPED "LS 23527" AND AT THE SOUTH END BY A 3" BRASS CAP STAMPED "LS 16419", SAID LINE BEARING N00°30'59"W AS REFERENCED TO COLORADO STATE PLANE, CENTRAL ZONE.
- 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, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE ORDER NO. **ABB70499405.1**, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND LAND TITLE GUARANTEE COMPANY, DATED **NOVEMBER 23, 2016 AT 5:00 P.M.** ← **update this to be within 120 days of the plat approval date**
- 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".
- TRACT A IS DEDICATED AS A "FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT" AS SHOWN HEREON.** ← **move this to the legend - delete from the notes**
- 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.
- ALL OWNERS OF LOTS ADJACENT TO EAST COLFAX AVENUE, AIRPORT BOULEVARD, AND NORFOLK PLACE, 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.
- TRACTS A, B, C, D, AND E ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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.

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 147 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 **138-105** OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS BY 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 HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES RESULTING FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE UTILITIES; AND THEY FURTHER AGREE TO HOLD HARMLESS THE CITY OF AURORA, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF AURORA.

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, or private utilities upon request from the City of Aurora and at no expense to the City of Aurora.

fill in info

CONTRACT PURCHASER:

SIGNATURE

PRINT NAME

PRINT TITLE

NOTARIAL:

STATE OF COLORADO } ss
COUNTY OF ADAMS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ A.D.

BY _____ AS _____ OF _____

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

OWNER:

CCBB LAND, LLC., A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE

PRINT NAME

PRINT TITLE

NOTARIAL:

STATE OF COLORADO } ss
COUNTY OF ADAMS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ A.D.

BY _____ AS _____ OF CCBB LAND, LLC., A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TROLLEY STATION FILING NO. 1
FINAL PLAT
JOB NO. 15819.00
2/8/2019
SHEET 2 OF 7

J-R ENGINEERING
A Westrian Company

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

Adams County - 18" x 24" sheets with 2" margin on left, and 1/2" margins on all other sides.

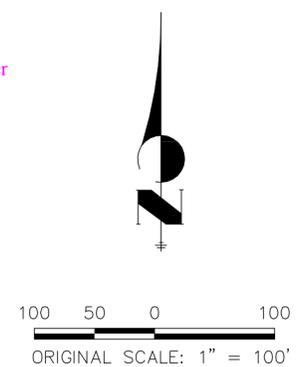
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 7

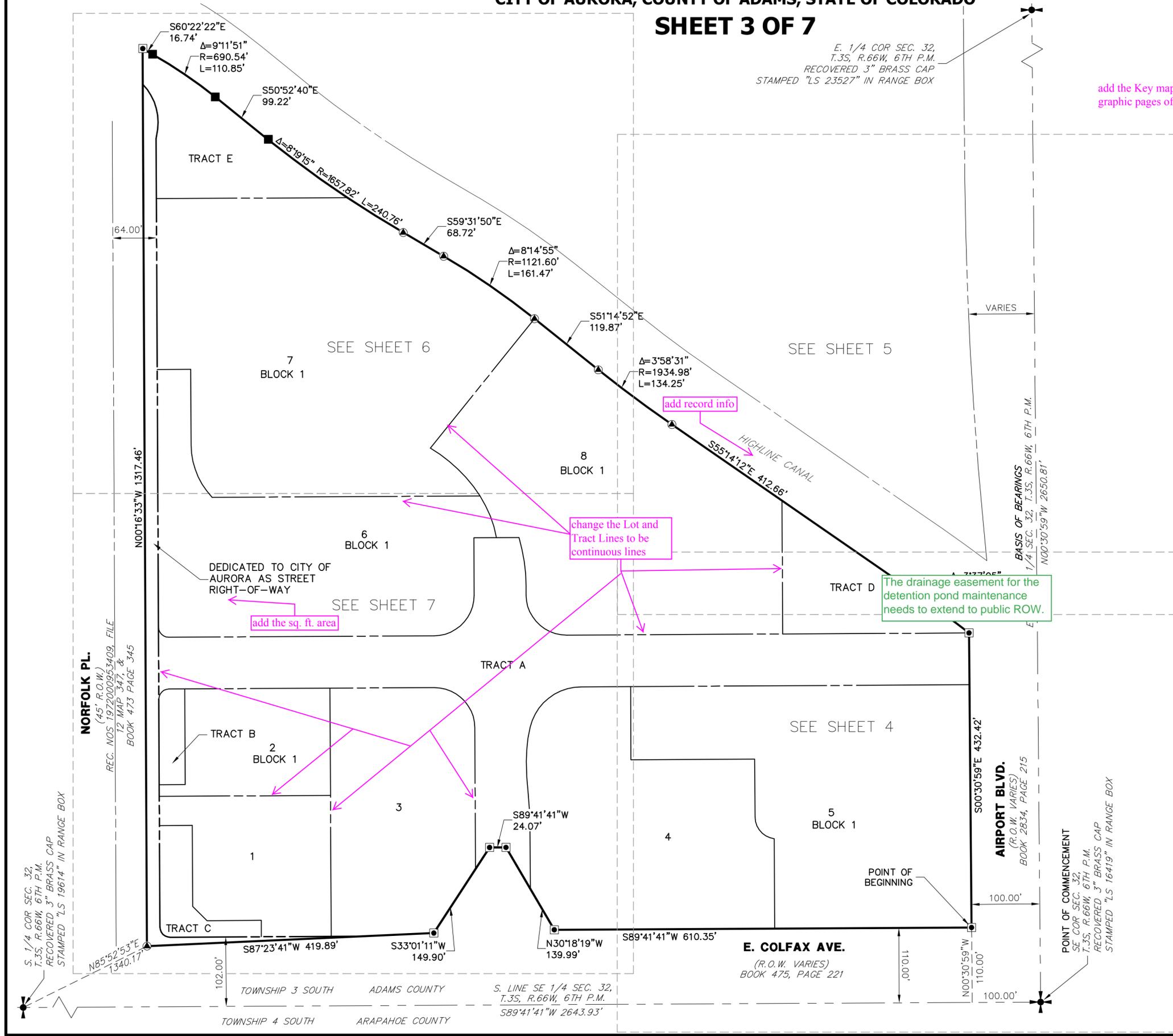
E. 1/4 COR SEC. 32,
T.3S, R.66W, 6TH P.M.
RECOVERED 3" BRASS CAP
STAMPED "LS 23527" IN RANGE BOX

add the Key maps to the other graphic pages of the plat



LEGEND

- RECOVERED 3" BRASS CAP STAMPED "DMWW"
- RECOVERED 2" ALUMINUM CAP STAMPED "LS 29039"
- ▲ RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 34176"
- (R) RADIAL BEARING



TROLLEY STATION FILING NO. 1
FINAL PLAT
JOB NO. 15819.00
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SHEET 3 OF 7

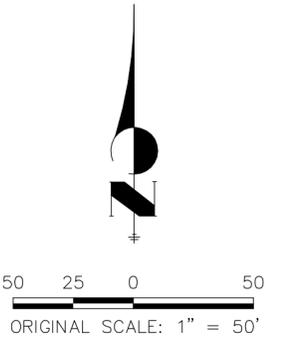
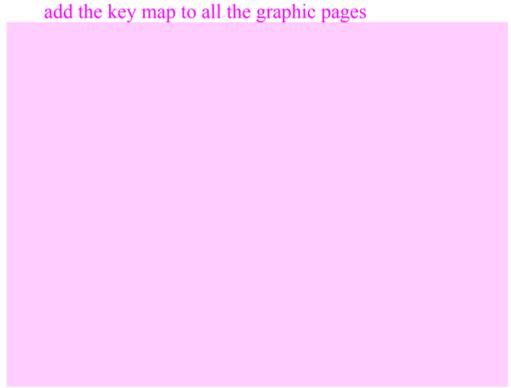
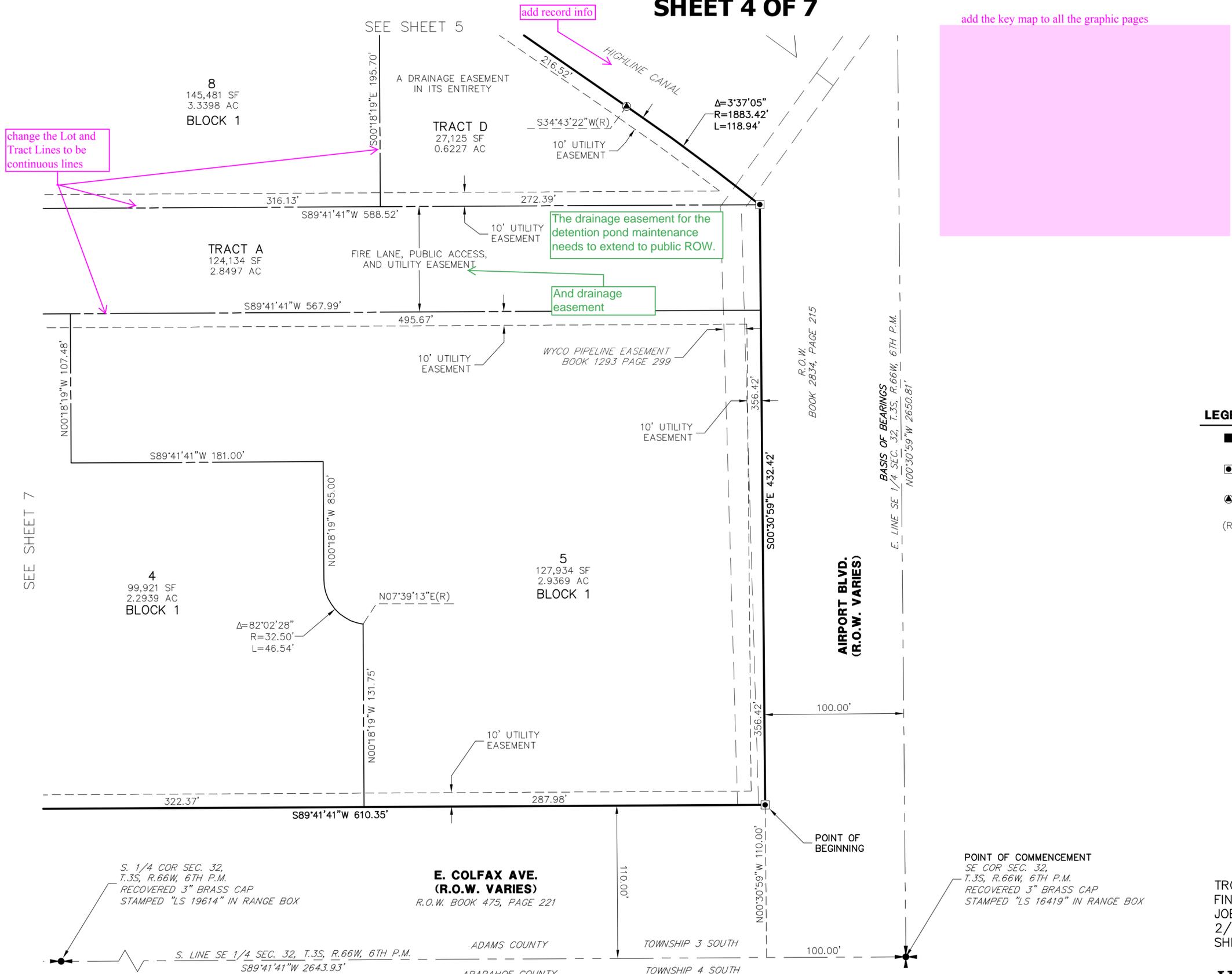
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 7



LEGEND

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SHEET 4 OF 7

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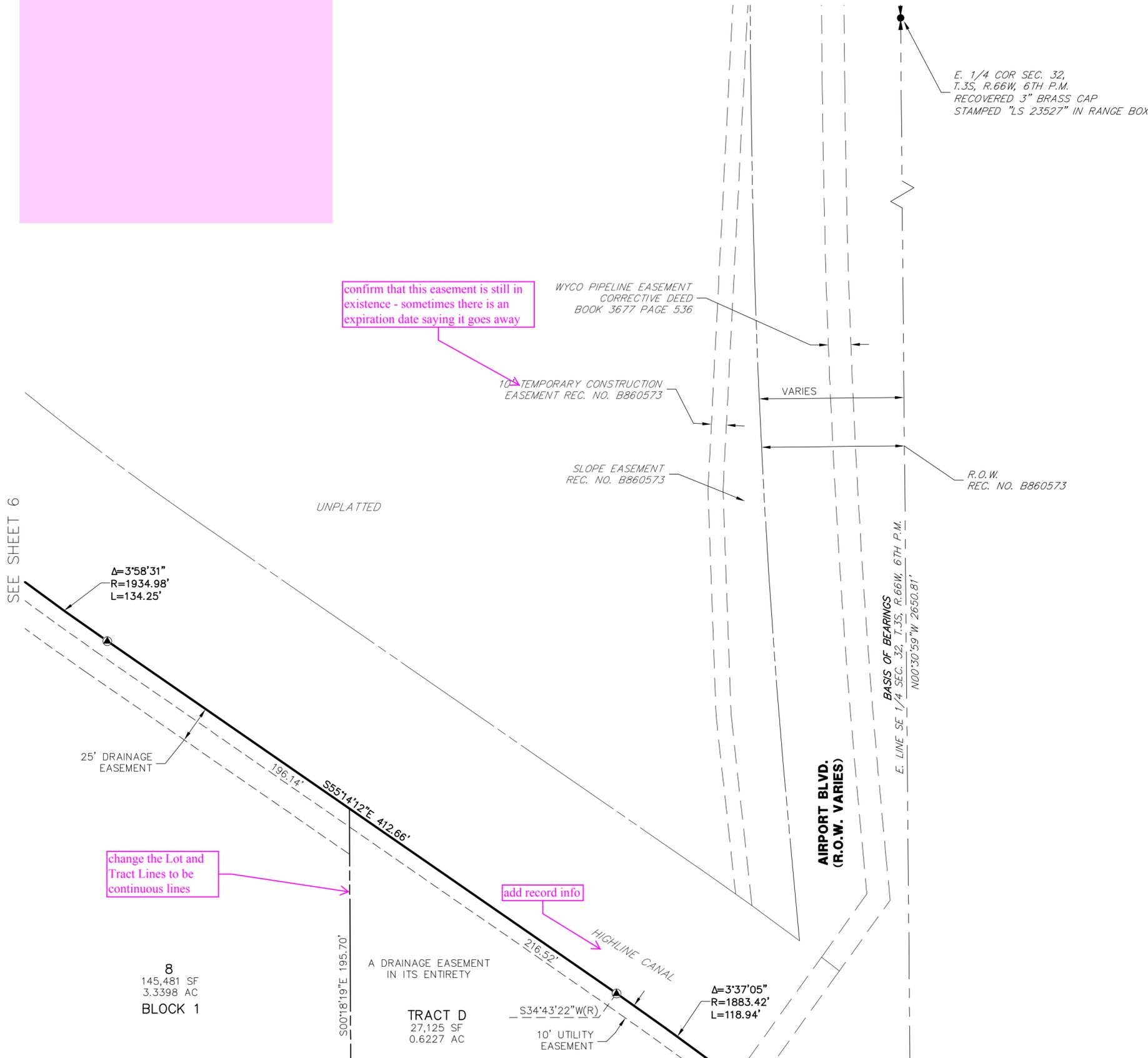
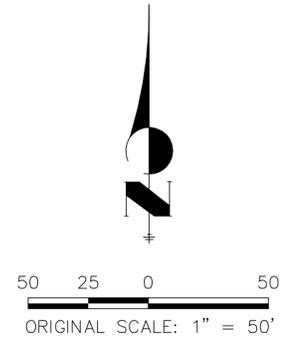
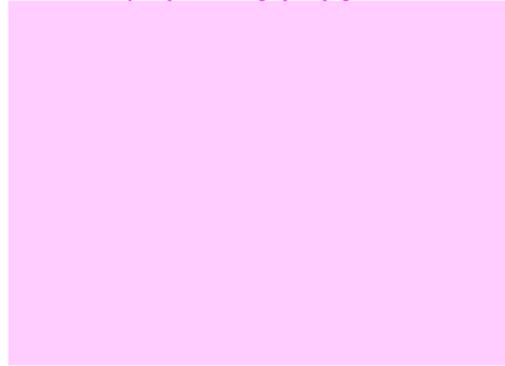
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SHEET 5 OF 7

add the key map to all the graphic pages



confirm that this easement is still in existence - sometimes there is an expiration date saying it goes away

change the Lot and Tract Lines to be continuous lines

add record info

LEGEND

- RECOVERED 3" BRASS CAP STAMPED "DMWW"
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8
145,481 SF
3.3398 AC
BLOCK 1

TRACT D
27,125 SF
0.6227 AC

SEE SHEET 4

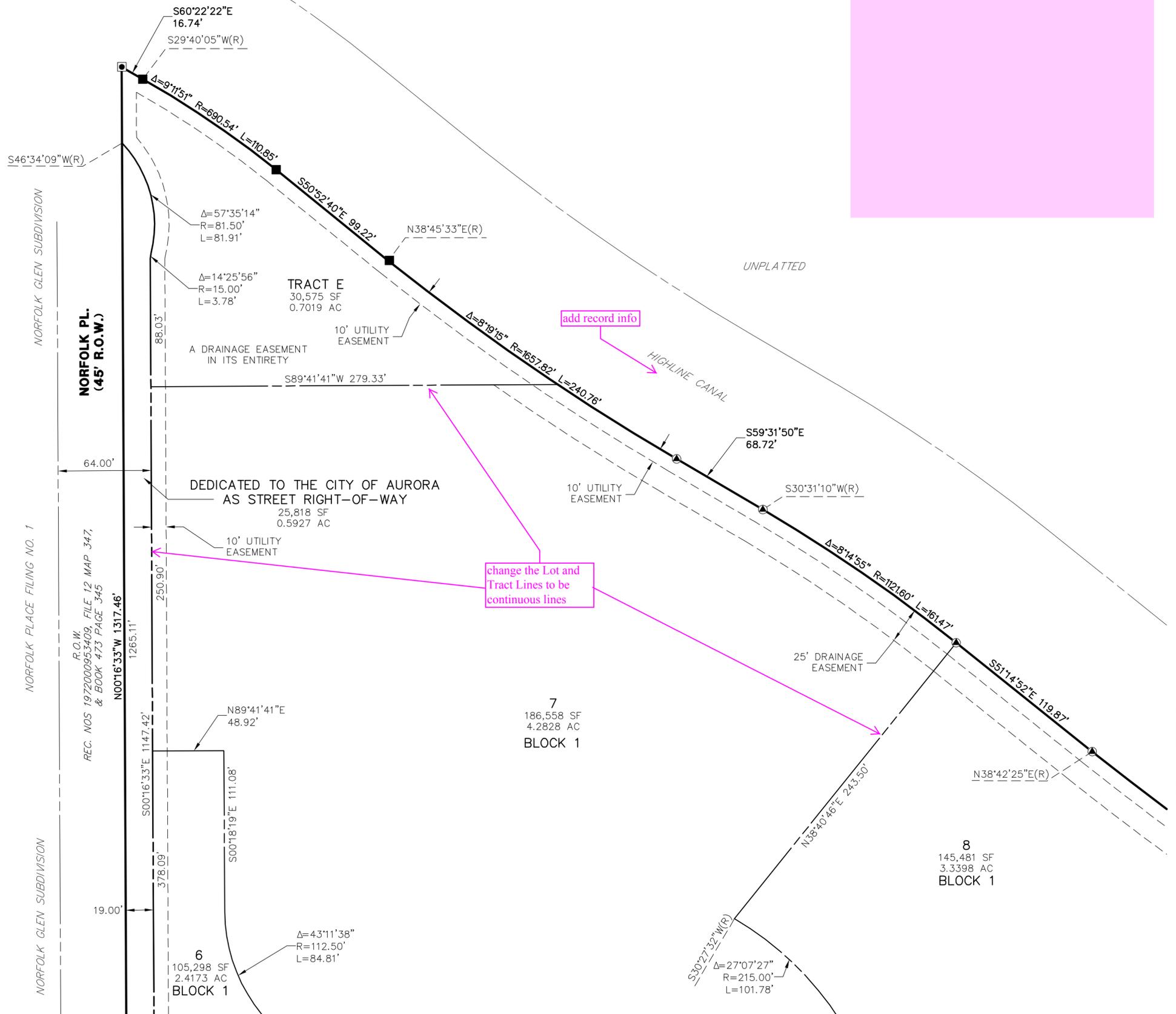
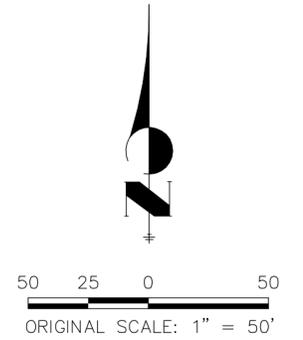
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SHEET 6 OF 7

add the key map to all the graphic pages



add record info

change the Lot and Tract Lines to be continuous lines

LEGEND

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SEE SHEET 5

SEE SHEET 7

TROLLEY STATION FILING NO. 1
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SHEET 6 OF 7

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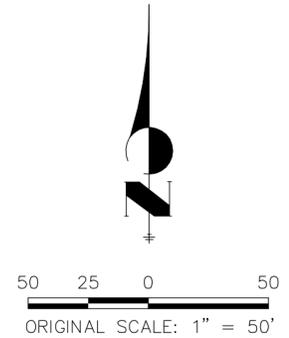
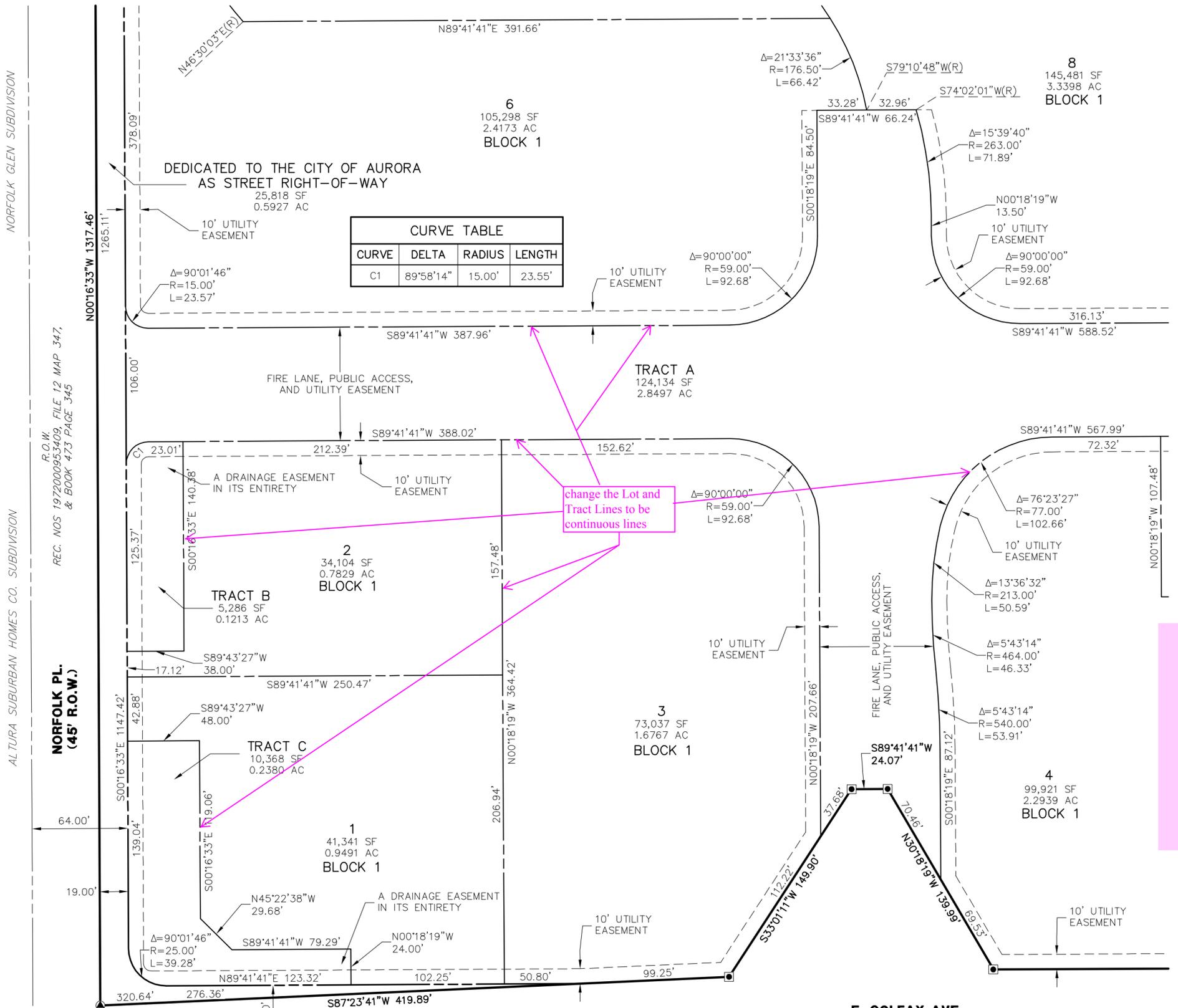
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SHEET 7 OF 7

SEE SHEET 6



SEE SHEET 4

- LEGEND**
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change the Lot and Tract Lines to be continuous lines

add the key map to all the graphic pages

NORFOLK GLEN SUBDIVISION

ALTURA SUBURBAN HOMES CO. SUBDIVISION

R.O.W. REC. NOS 1972000953409, FILE 12 MAP 347, & BOOK 473 PAGE 345

NORFOLK PL. (45' R.O.W.)

ADAMS COUNTY
ARAPAHOE COUNTY

TOWNSHIP 3 SOUTH
TOWNSHIP 4 SOUTH

S. LINE SE 1/4 SEC. 32, T.3S, R.66W, 6TH P.M.

E. COLFAX AVE.
(R.O.W. VARIES)
R.O.W. BOOK 475, PAGE 221

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SHEET 7 OF 7

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