

SUBDIVISION
JR: ADDED

SITUATED JR: CHANGED

LOCATED 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

SITUATED JR: CHANGED

THE SOUTHEAST QUARTER OF JR: ADDED

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THAT IT IS THE OWNER OF A PARCEL OF LAND LOCATED IN 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. S88°23'25"W A DISTANCE OF 176.46 FEET
3. 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;

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.

CONTAINING A CALCULATED AREA OF 1,049,318 SQUARE FEET OR 24.0890 ACRES

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

OWNER:

BY: _____, ITS AUTHORIZED SIGNATORY

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2016 BY _____, AUTHORIZED SIGNATOR OF _____

WITNESS MY HAND AND SEAL: _____

MY COMMISSION EXPIRES _____

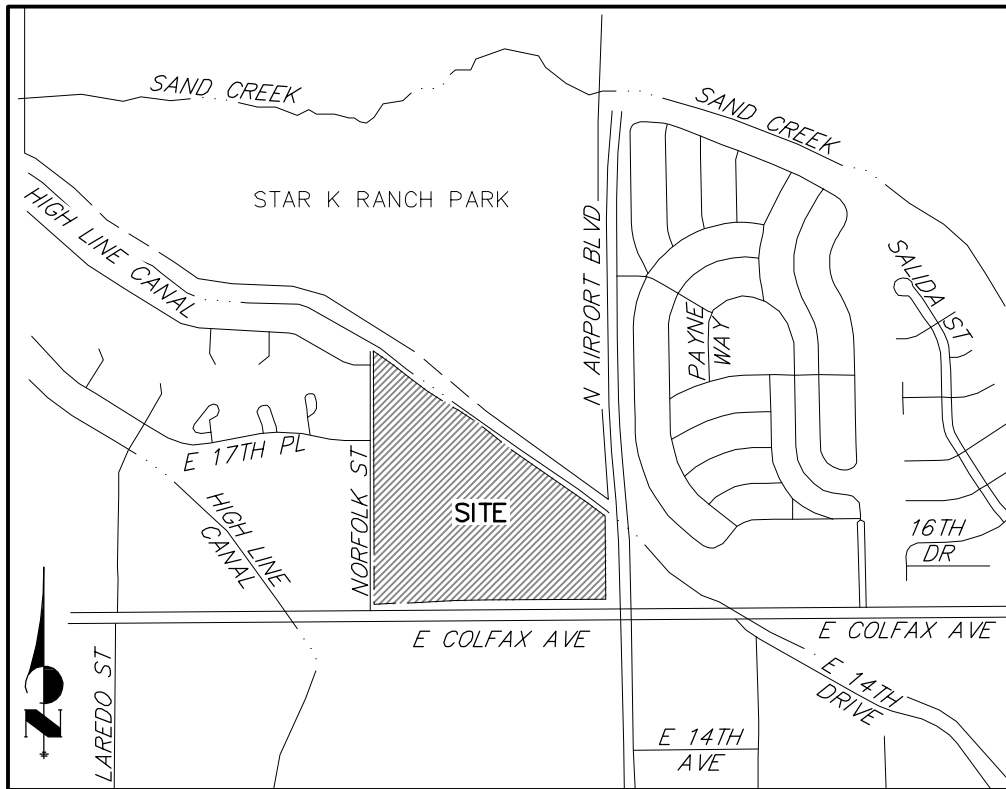
NOTARY PUBLIC

Check with county that this is the correct next filing number for this subdivision
JR: FILING NUMBER WAS CHECKED AND IS CORRECT

Need Certificate of Taxes Due prepared by County Treasurer's Office

A PORTION OF THIS DESCRIPTION IS OUTSIDE OF THE TITLE DESCRIBED BOUNDARY

JR: BOUNDARY HAS BEEN CORRECTED



VICINITY MAP
1" = 1000'

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 RIGHT-OF-WAY AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 2016 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 _____ 2016 A.D. AT _____ O'CLOCK _____M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

INSTRUMENT NO.: _____

TROLLEY STATION FILING NO. 1
FINAL PLAT
JOB NO. 15819.00
8/31/2016
SHEET 1 OF 7

remove logo

JR: REMOVED



J-R ENGINEERING
A Westrian Company

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

THE STREETS, AND EASEMENTS
JR: CHANGED

SUBDIVISION
JR: ADDED

ADD NAMES OF THE OWNER(S) MATCH THE TITLE WORK

JR: ADDED

JR: COMMENT ADDRESSED

Show Contract Purchaser, Owner, Notarial, Mortgage Holder, in the same format as found on Subdivision Sample Map 1 on COA WEB site and Contract Purchaser, Owner, Notarial, Mortgage Holder must match information shown in title work.

STREETS

JR: CHANGED

MAKE THIS LINE LONGER TO WRITE THE MONTH

JR: CHANGED

, MORE OR LESS

JR: ADDED

TROLLEY STATION FILING NO. 1
LOCATED 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

JR: CHANGED

situated

SUBDIVISION

JR: CHANGED

GENERAL NOTES:

1. 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.
2. 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.
3. BASIS OF BEARINGS ARE AS STATED IN THE DEDICATION OF THIS PLAT.
4. 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, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND LAND TITLE GUARANTEE COMPANY, DATED JUNE 7, 2016 AT 5:00 P.M.
5. 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".
6. THE EASEMENT AREA WITHIN EACH LOT ~~AND/OR TRACT~~ IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT ~~AND/OR TRACT~~ EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
7. ALL OWNERS OF LOTS ~~1, 2, 3, 4, 5, TRACTS B, C, AND E~~ 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.
8. TRACTS A, B, C, D, AND E ARE TO BE PRIVATELY OWNED AND MAINTAINED.
9. ~~A FIRE LANE EASEMENT, PUBLIC ACCESS EASEMENT, AND UTILITY EASEMENT IS HEREBY GRANTED OVER ALL OF TRACT A.~~
10. ~~TRACTS B, C, D, AND E ARE FOR DRAINAGE PURPOSES.~~

SHOW THE BEARING AS STATED

JR: BEARING ADDED

JR: BOUNDARY HAS BEEN CHANGED

THE BOUNDARY WILL NEED TO BE UPDATED TO REFLECT THE BOUNDARY OF THE PLAT

THEMSELVES, THEIR HEIRS,

JR: CHANGED

COVENANTS:

THE UNDERSIGNED OWNER, FOR ~~ITSELF, ITS~~ SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES 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;

JR: DELETED

THE WEST RIGHT-OF-WAY DEDICATION ABUTTING THE PROPERTY SHALL BE INCLUDED AS A PUBLIC IMPROVEMENT FOR THIS SUBDIVISION AND WILL BE IMPROVED BY THE OWNER TO CITY OF AURORA SPECIFICATIONS;

DELETE

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, 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.

BY THE UNDERSIGNED

JR: ADDED

JR: REMOVED

ADJACENT TO (ADD STREET NAMES)

JR: STREET NAMES ADDED

DELETE THESE NOTES

JR: DELETED

ADD AIRPORT INFLUENCE DISTRICT NOTE (FROM PLANNING DEPT.)

JR: ADDED

I thought you had submitted a document during the master site plan review stating that the internal roads would be a public access easement. Please clarify why this has changed.

JR: TRACT A IS LABELED AS "FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT" ON THE GRAPHIC SHEETS. A NOTE HAS ALSO BEEN ADDED TO THE GENERAL NOTES, # 6.

TROLLEY STATION FILING NO. 1
FINAL PLAT
JOB NO. 15819.00
8/31/2016
SHEET 2 OF 7

remove logo

JR: REMOVED



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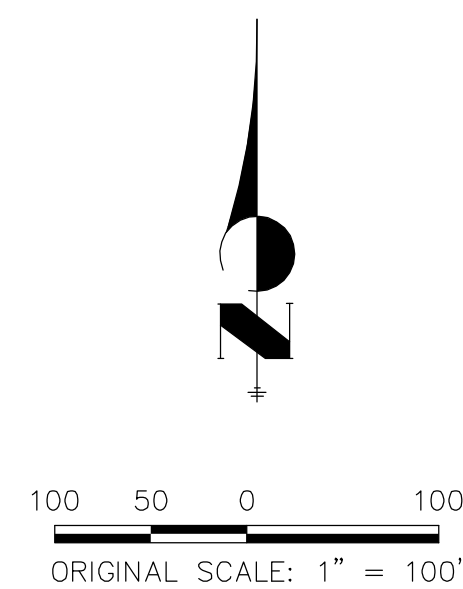
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SUBDIVISION

JR: ADDED

situated JR: CHANGED

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



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
8/31/2016
SHEET 3 OF 7



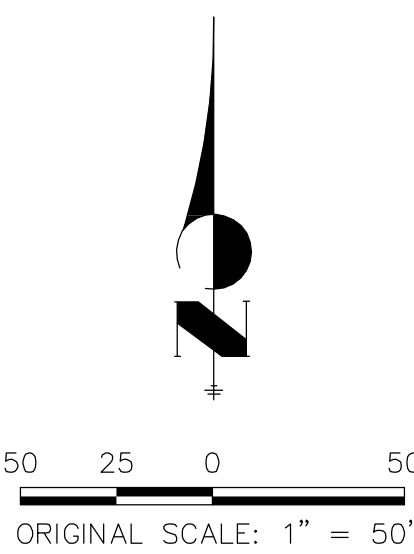
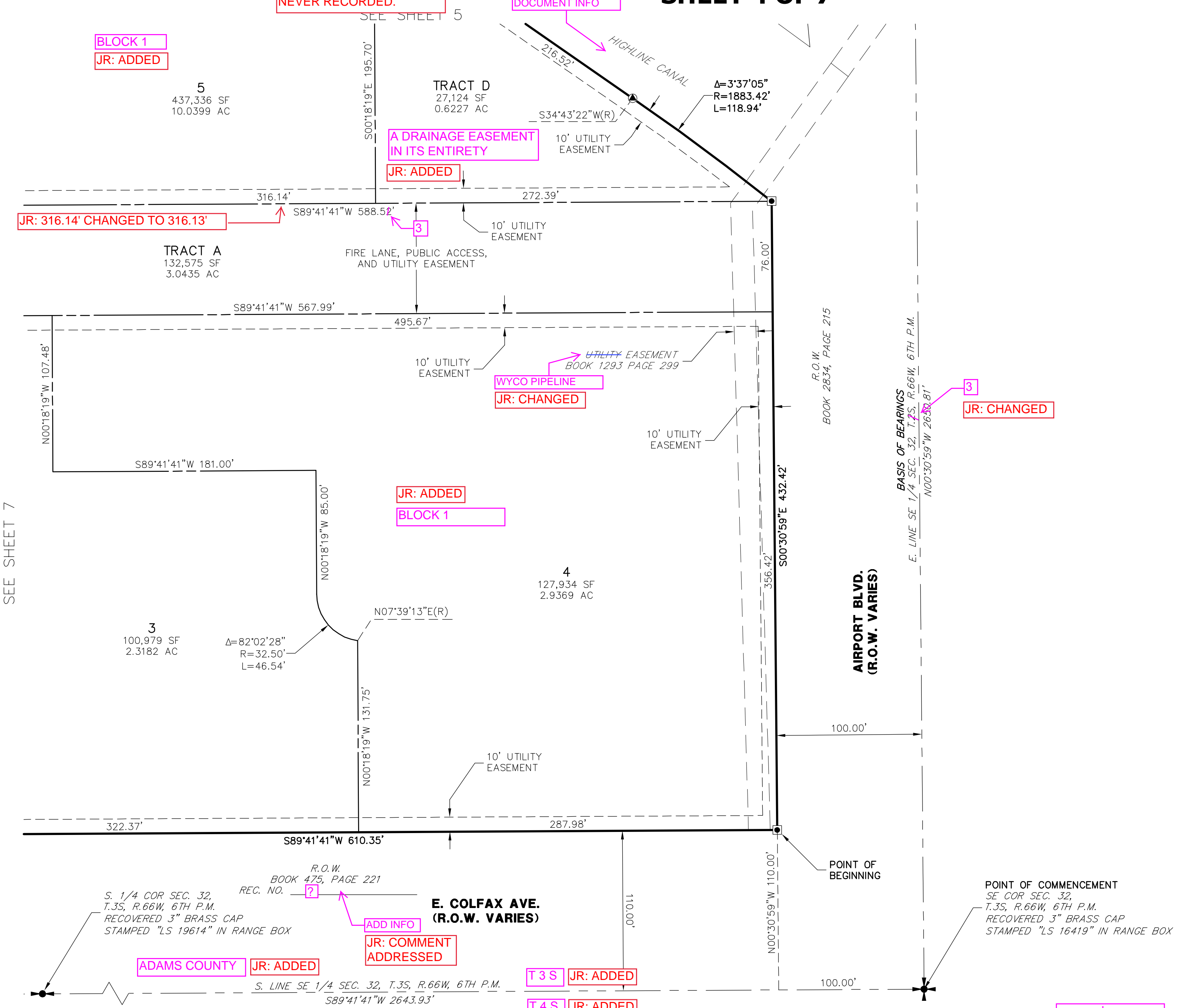
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TROLLEY STATION FILING NO. 1

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 7



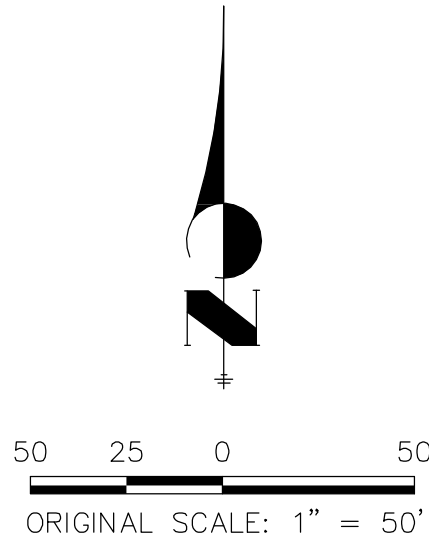
LEGEND	
■	RECOVERED 3" BRASS CAP STAMPED "DMWW"
□	RECOVERED 2" ALUMINUM CAP STAMPED "LS 29039"
▲	RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 34176"
(R)	RADIAL BEARING

TROLLEY STATION FILING NO. 1
FINAL PLAT
JOB NO. 15819.00
8/31/2016
SHEET 4 OF 7

TROLLEY STATION FILING NO. 1

LOCATED 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 5 OF 7



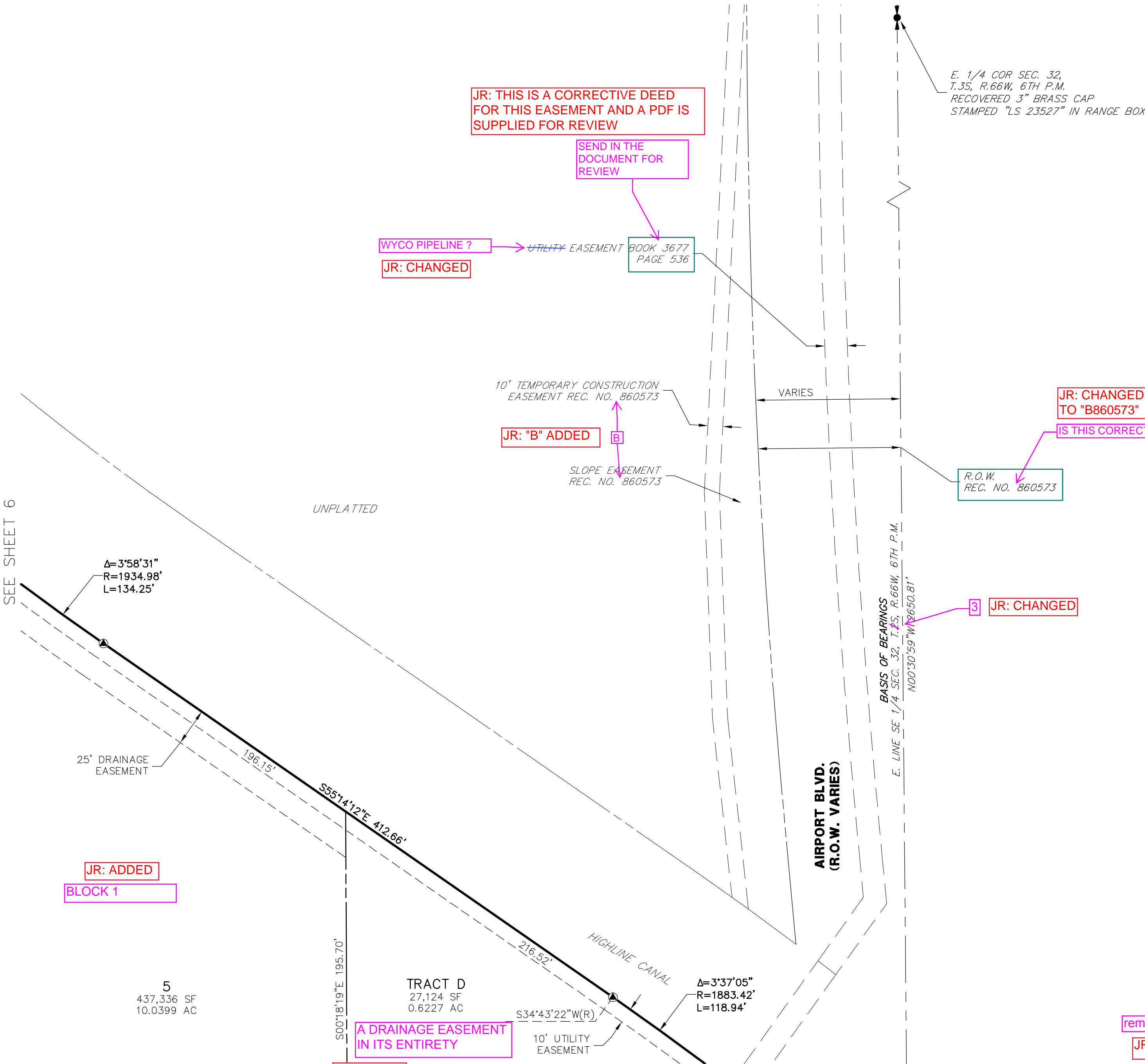
LEGEND

- 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
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8/31/2016
SHEET 5 OF 7



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JR: CHANGED

situated

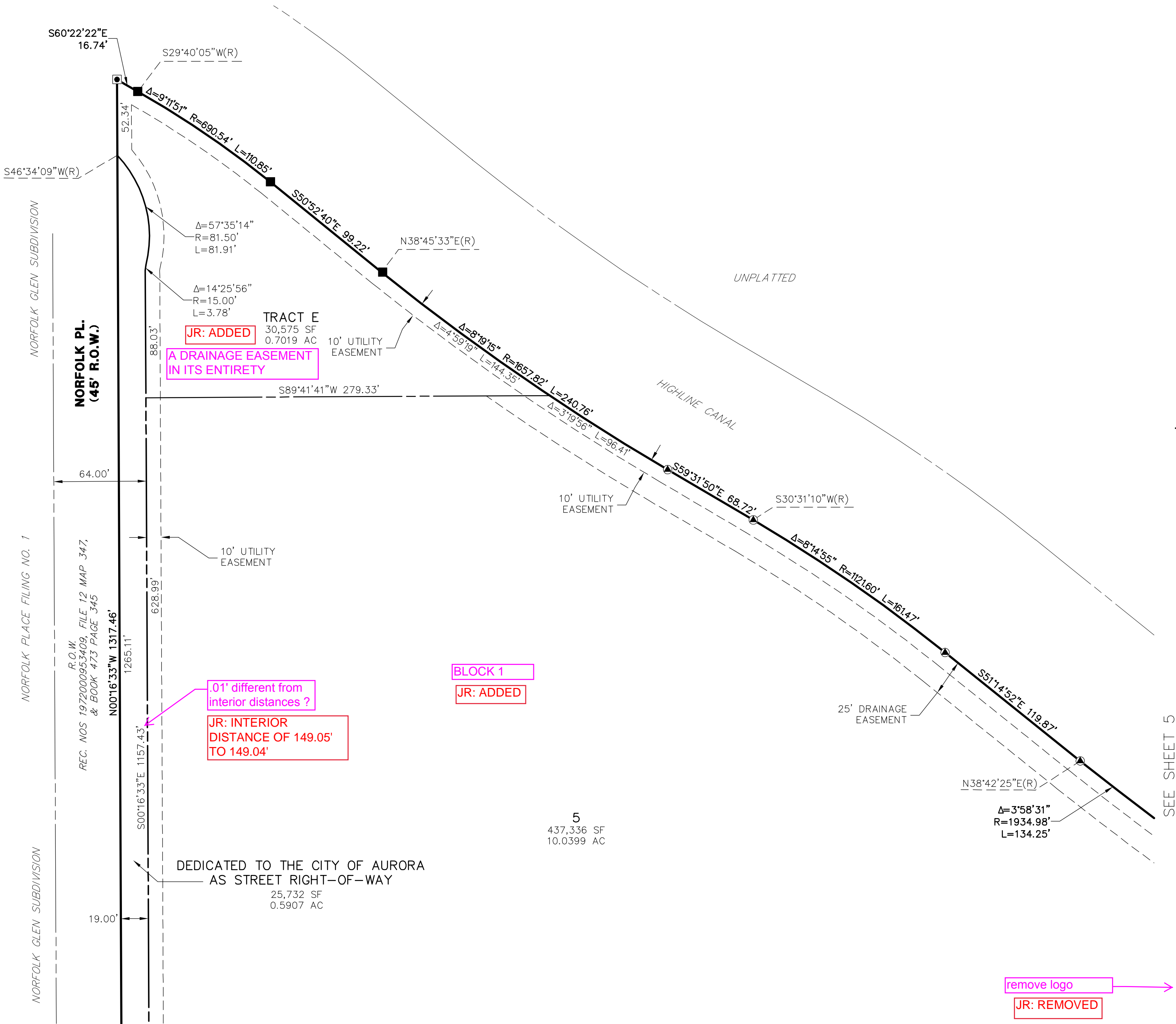
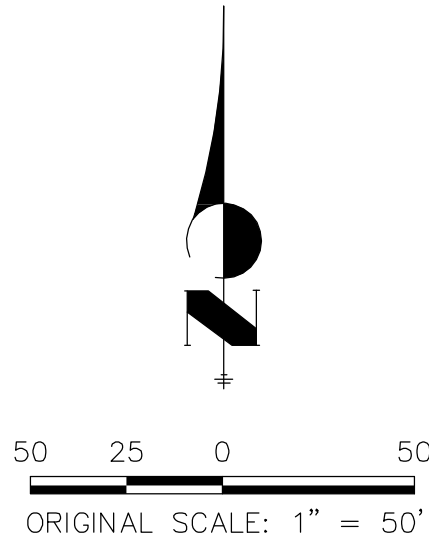
SUBDIVISION

JR: ADDED

TROLLEY STATION FILING NO. 1

LOCATED 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 6 OF 7



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
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8/31/2016
SHEET 6 OF 7



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SEE SHEET 7

TROLLEY STATION FILING NO. 1

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 7

SEE SHEET 6

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

25,732 SF
0.5907 AC

5
437,336 SF
10.0399 AC

BLOCK 1

JR: ADDED

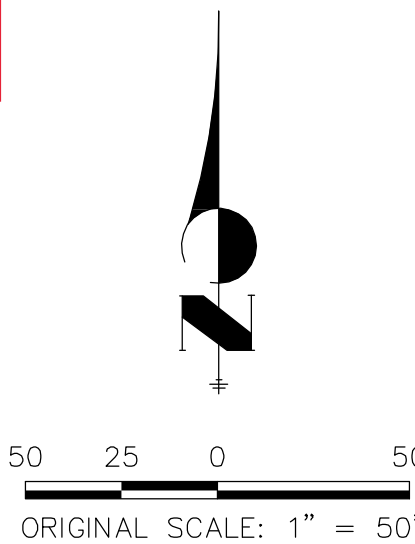
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°58'14"	15.00'	23.55'

Δ=90°00'00"
R=59.00'
L=92.68'

S74°02'01"W(R)
Δ=15°39'40"
R=263.00'
L=71.89'

N00°18'19"W
13.50'
10' UTILITY
EASEMENT
Δ=90°00'00"
R=59.00'
L=92.68'

JR: FIRE LANES WILL
BE ADDED AT THE
TIME OF CSP



SEE SHEET 4

JR: 316.14'
CHANGED
TO 316.13'

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

JR: INTERIOR
DISTANCE OF 149.05'
TO 149.04'

.01' different from
interior distances ?

A DRAINAGE EASEMENT
IN ITS ENTIRETY
JR: ADDED

BLOCK 1

JR: ADDED

TRACT B
5,286 SF
0.1213 AC

1

75,444 SF
1.7320 AC

TRACT C
10,454 SF
0.2400 AC

JR: ADDED

A DRAINAGE EASEMENT
IN ITS ENTIRETY

2

75,879 SF
1.7419 AC

BLOCK 1

JR: ADDED

3
100,979 SF
2.3182 AC

TROLLEY STATION FILING NO. 1
FINAL PLAT
JOB NO. 15819.00
8/31/2016
SHEET 7 OF 7

T 3 S JR: ADDED ADAMS COUNTY

T 4 S JR: ADDED ARAPAHOE COUNTY

JR: TRUE DISTANCE IS .65"

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

R.O.W.
BOOK 475, PAGE 221
& REC. NO.

JR: COMMENT
ADDRESSED

add info

E. COLFAX AVE.
(R.O.W. VARIES) JR: REMOVED

remove logo

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