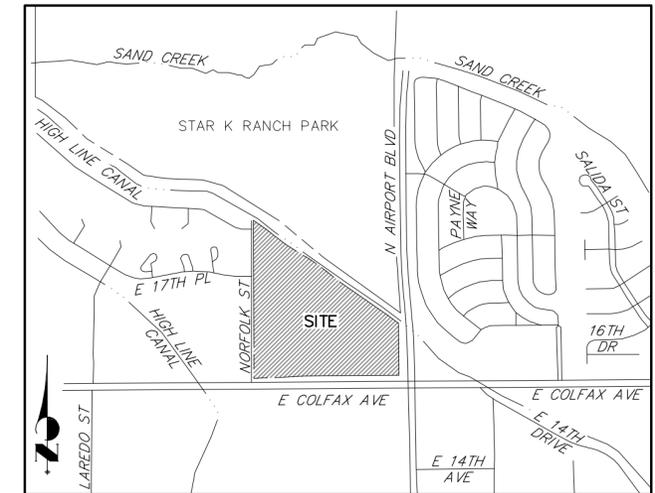


# TROLLEY STATION FILING NO. 1

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 1 OF 7



VICINITY MAP  
1" = 1000'

### 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 \_\_\_\_\_

SUBDIVISION

JR: ADDED

SITUATED

JR: CHANGED

LOCATED

JR: CHANGED

SITUATED

JR: CHANGED

THE SOUTHEAST QUARTER OF

JR: ADDED

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

MORE OR LESS

JR: ADDED

SUBDIVISION

JR: ADDED

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

JR: ADDED

THE STREETS, AND EASEMENTS

JR: CHANGED

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.

### 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

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

# 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:

- 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 ARE AS STATED IN THE DEDICATION OF THIS PLAT.
- 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.
- 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 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.
- 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.
- TRACTS A, B, C, D, AND E ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ~~A FIRE LANE EASEMENT, PUBLIC ACCESS EASEMENT, AND UTILITY EASEMENT IS HEREBY GRANTED OVER ALL OF TRACT A.~~
- ~~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.

JR: REMOVED

ADJACENT TO (ADD STREET NAMES)

JR: STREET NAMES ADDED

BY THE UNDERSIGNED

JR: 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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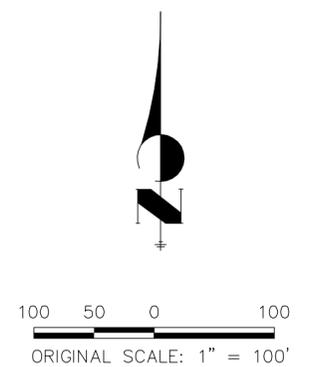
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# TROLLEY STATION FILING NO. 1

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

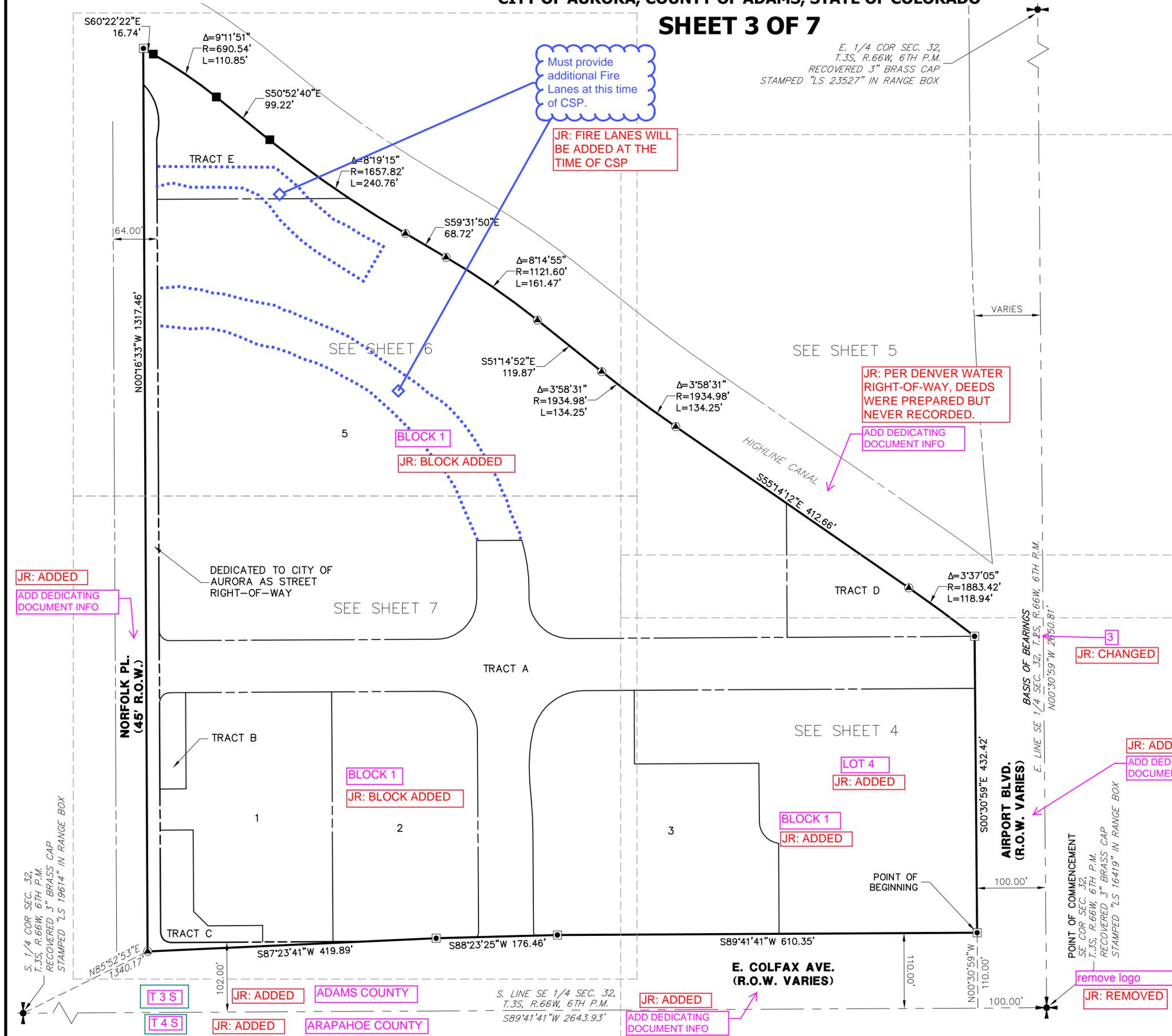
## SHEET 3 OF 7

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



**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



Must provide additional Fire Lanes at this time of CSP.

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

JR: PER DENVER WATER RIGHT-OF-WAY, DEEDS WERE PREPARED BUT NEVER RECORDED.

ADD DEDICATING DOCUMENT INFO

JR: BLOCK ADDED

JR: ADDED  
ADD DEDICATING DOCUMENT INFO

JR: CHANGED

JR: ADDED

ADD DEDICATING DOCUMENT INFO

remove logo  
JR: REMOVED

T 3 S  
T 4 S

JR: ADDED

ADAMS COUNTY

JR: ADDED

ARAPAHOE COUNTY

JR: ADDED

ADD DEDICATING DOCUMENT INFO

S. LINE SE 1/4 SEC. 32,  
T.3S, R.66W, 6TH P.M.  
S89°41'41"W 2643.93'

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

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 4 OF 7

situated  
JR: CHANGED

JR: PER DENVER WATER  
RIGHT-OF-WAY, DEEDS  
WERE PREPARED BUT  
NEVER RECORDED.

ADD DEDICATING  
DOCUMENT INFO

SUBDIVISION  
JR: ADDED

BLOCK 1  
JR: ADDED

5  
437,336 SF  
10.0399 AC

TRACT D  
27,124 SF  
0.6227 AC

A DRAINAGE EASEMENT  
IN ITS ENTIRETY  
JR: ADDED

JR: 316.14' CHANGED TO 316.13'

TRACT A  
132,575 SF  
3.0435 AC

FIRE LANE, PUBLIC ACCESS,  
AND UTILITY EASEMENT

UTILITY EASEMENT  
BOOK 1293 PAGE 299

WYCO PIPELINE  
JR: CHANGED

JR: ADDED  
BLOCK 1

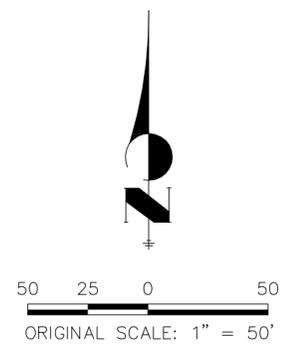
4  
127,934 SF  
2.9369 AC

3  
100,979 SF  
2.3182 AC

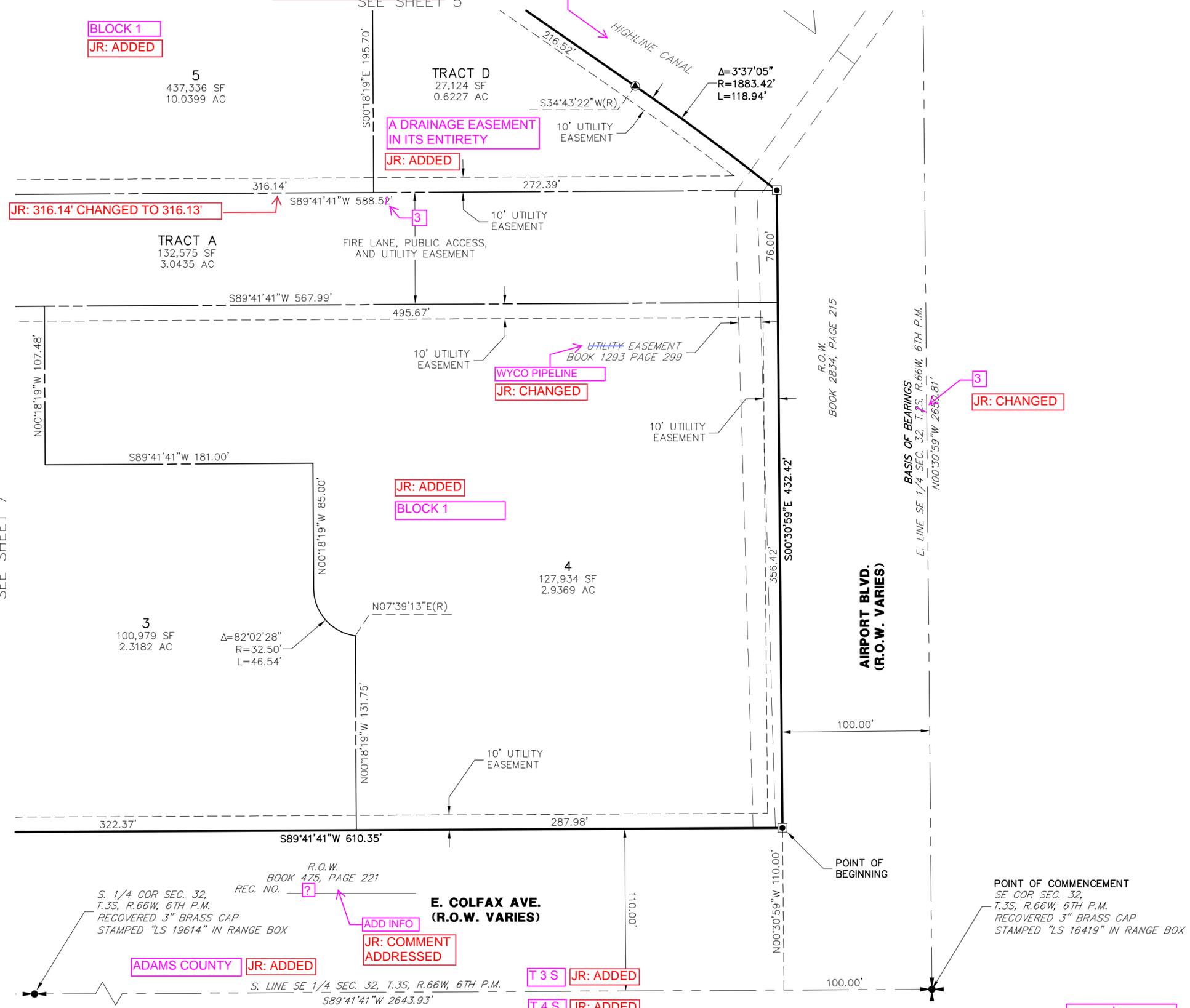
JR: CHANGED

### 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



SEE SHEET 7



S. 1/4 COR SEC. 32,  
T.3S, R.66W, 6TH P.M.  
RECOVERED 3" BRASS CAP  
STAMPED "LS 19614" IN RANGE BOX

R.O.W.  
BOOK 475, PAGE 221  
REC. NO. [2]

E. COLFAX AVE.  
(R.O.W. VARIES)

ADD INFO  
JR: COMMENT  
ADDRESSED

ADAMS COUNTY JR: ADDED

ARAPAHOE COUNTY JR: ADDED

T 3 S JR: ADDED

T 4 S JR: ADDED

POINT OF COMMENCEMENT  
SE COR SEC. 32,  
T.3S, R.66W, 6TH P.M.  
RECOVERED 3" BRASS CAP  
STAMPED "LS 16419" IN RANGE BOX

remove logo  
JR: REMOVED

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



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# 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

situated →  
JR: CHANGED

SUBDIVISION  
JR: CHANGED

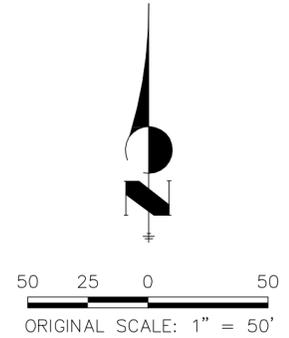
JR: THIS IS A CORRECTIVE DEED FOR THIS EASEMENT AND A PDF IS SUPPLIED FOR REVIEW

SEND IN THE DOCUMENT FOR REVIEW

WYCO PIPELINE ?  
JR: CHANGED

UTILITY EASEMENT BOOK 3677 PAGE 536

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



10' TEMPORARY CONSTRUCTION EASEMENT REC. NO. 860573

JR: "B" ADDED

SLOPE EASEMENT REC. NO. 860573

JR: CHANGED TO "B860573"

IS THIS CORRECT?

R.O.W. REC. NO. 860573

### 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

SEE SHEET 6

$\Delta=3'58'31"$   
 $R=1934.98'$   
 $L=134.25'$

25' DRAINAGE EASEMENT

JR: ADDED

BLOCK 1

5  
437,336 SF  
10.0399 AC

UNPLATTED

$S55^{\circ}14'12"E$  412.66'

TRACT D  
27,124 SF  
0.6227 AC

A DRAINAGE EASEMENT IN ITS ENTIRETY

JR: ADDED SEE SHEET 4

$S34^{\circ}43'22"W$ (R)

10' UTILITY EASEMENT

HIGHLINE CANAL

$\Delta=3'37'05"$   
 $R=1883.42'$   
 $L=118.94'$

AIRPORT BLVD.  
(R.O.W. VARIES)

VARIES

BASIS OF BEARINGS  
E. LINE SE 1/4 SEC. 32, T.3S, R.66W, 6TH P.M.  
 $N00^{\circ}30'59"W$  2650.81'

3 JR: CHANGED

remove logo →

JR: REMOVED



TROLLEY STATION FILING NO. 1  
FINAL PLAT  
JOB NO. 15819.00  
8/31/2016  
SHEET 5 OF 7

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# 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

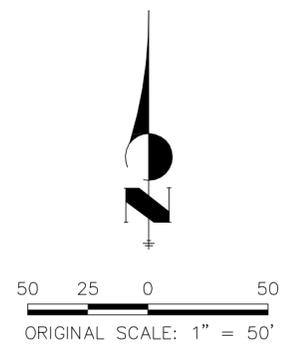
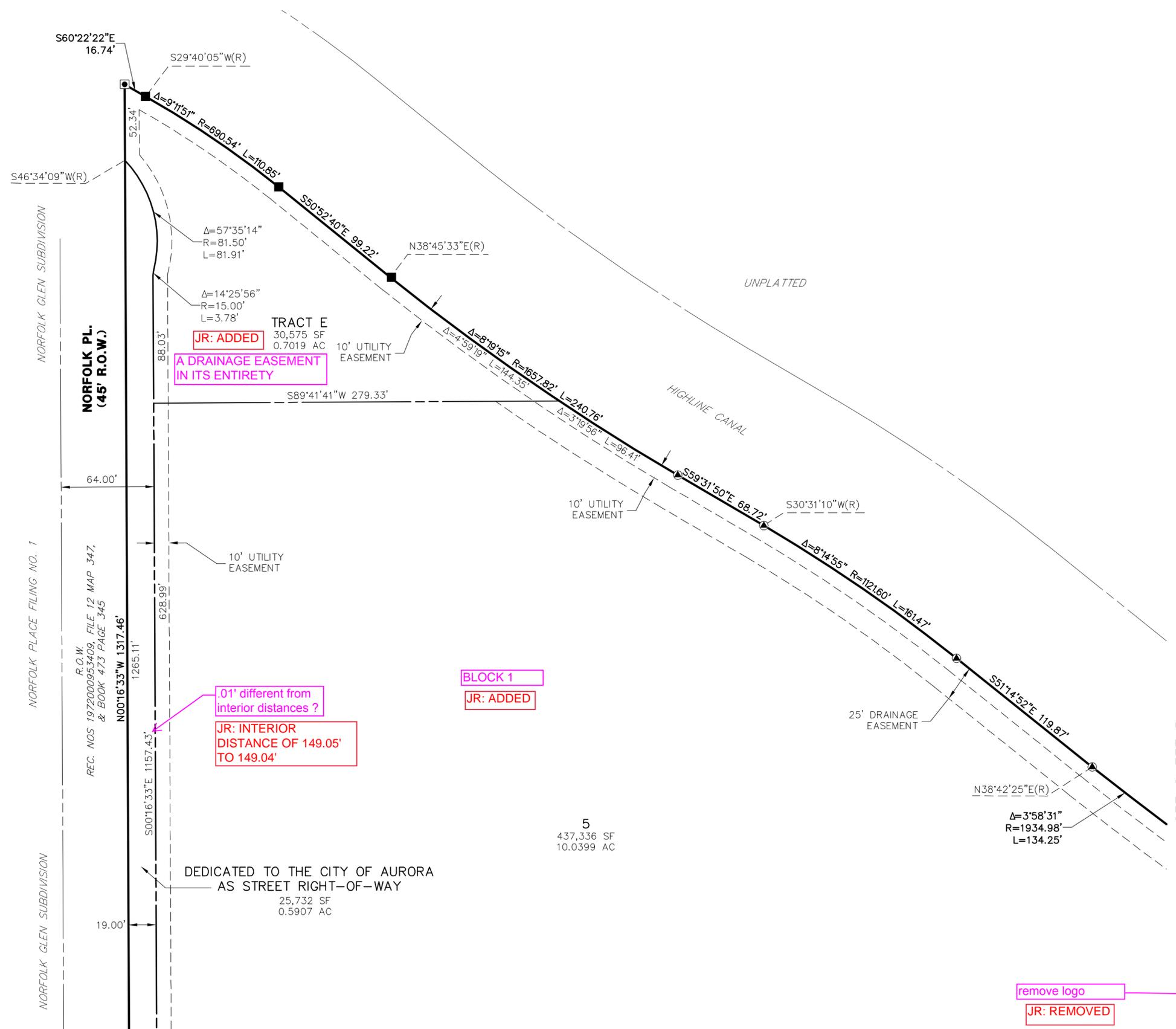
## SHEET 6 OF 7

JR: CHANGED

situated

SUBDIVISION

JR: ADDED



- 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

.01' different from interior distances?  
JR: INTERIOR DISTANCE OF 149.05' TO 149.04'

BLOCK 1  
JR: ADDED

remove logo  
JR: REMOVED



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SEE SHEET 7

TROLLEY STATION FILING NO. 1  
FINAL PLAT  
JOB NO. 15819.00  
8/31/2016  
SHEET 6 OF 7

# TROLLEY STATION FILING NO. 1

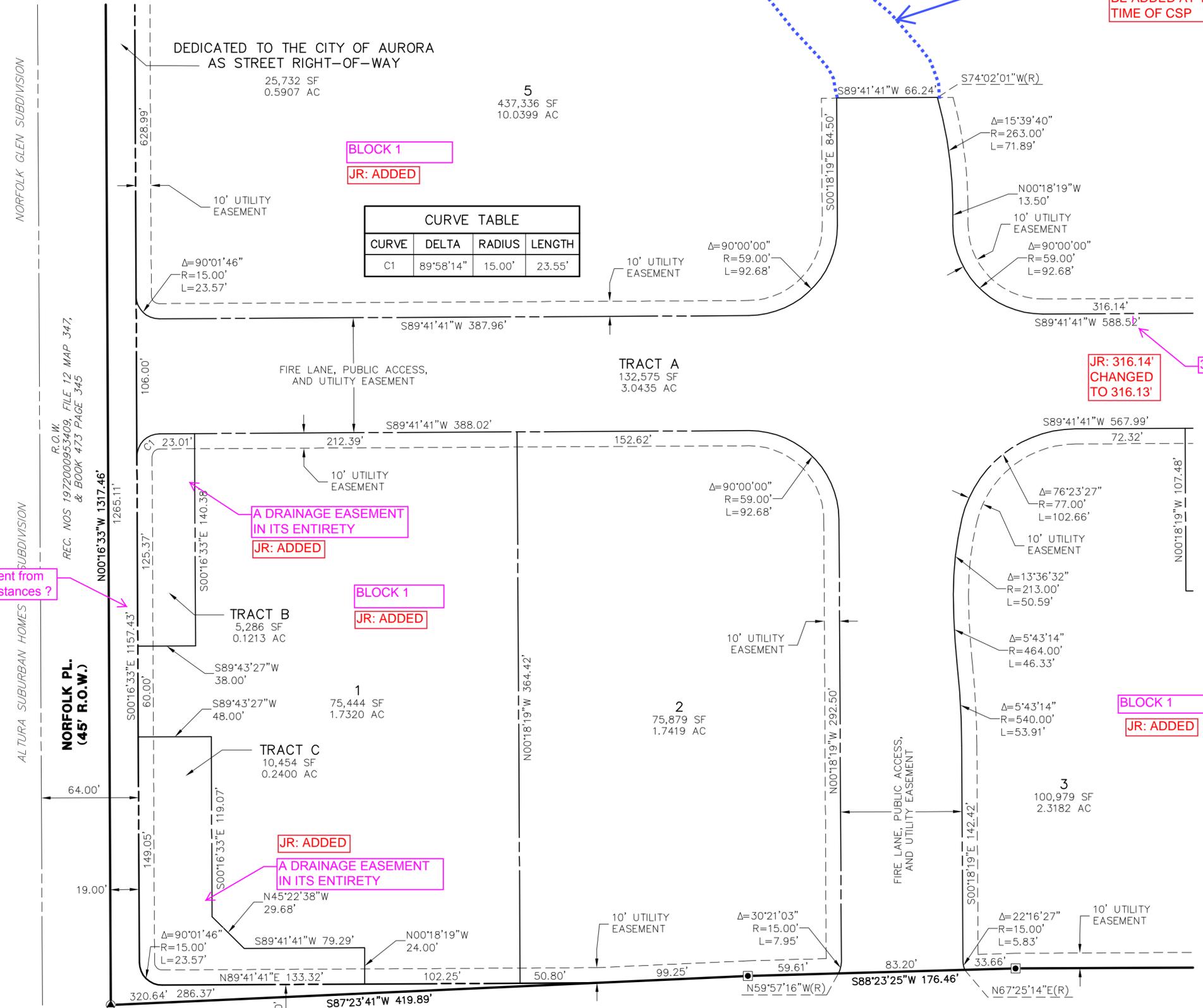
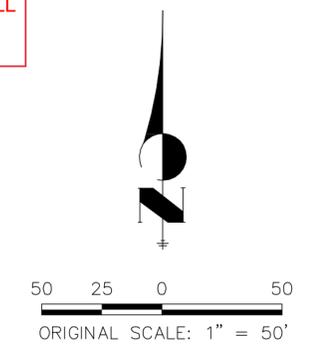
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

## SHEET 7 OF 7

SEE SHEET 6

Please see Note on Sheet 3

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



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

JR: 316.14' CHANGED TO 316.13'

BLOCK 1  
JR: ADDED

- 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

T 3 S JR: ADDED ADAMS COUNTY

T 4 S JR: ADDED ARAPAHOE COUNTY

JR: TRUE DISTANCE IS .65"

JR: COMMENT ADDRESSED

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

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