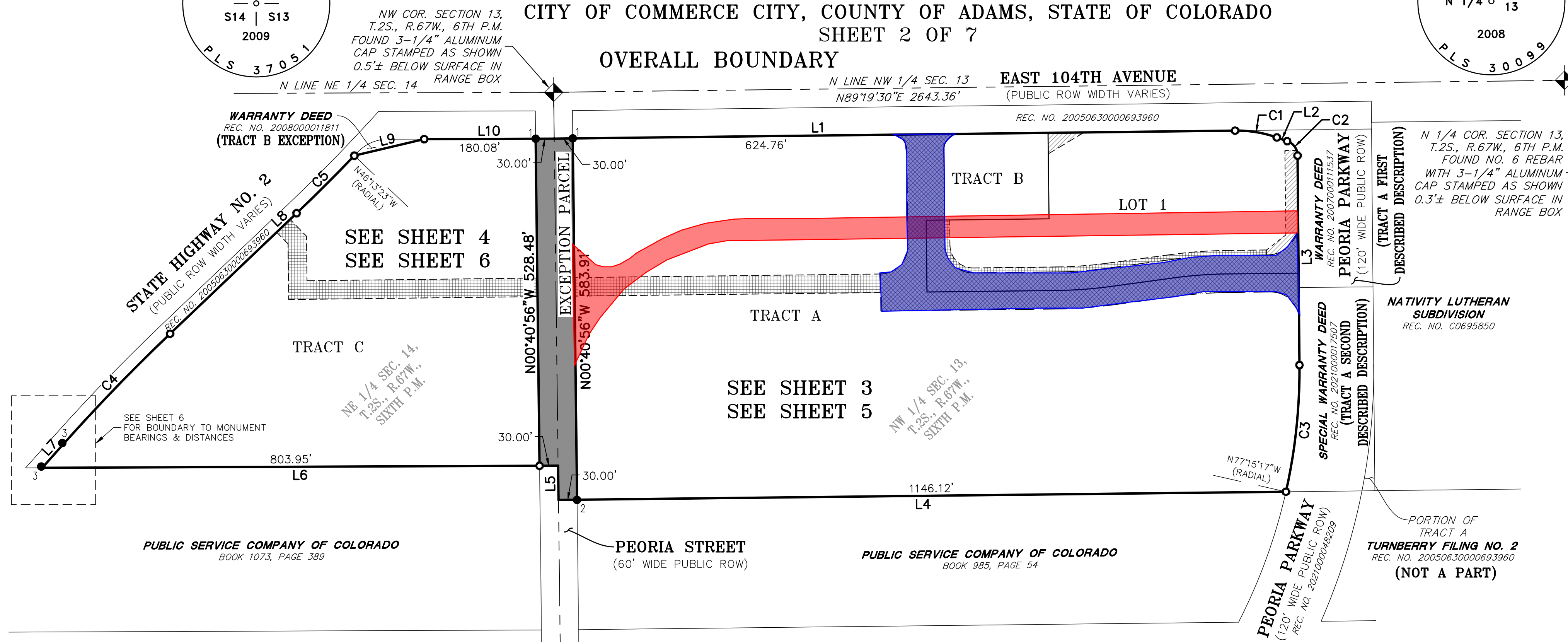
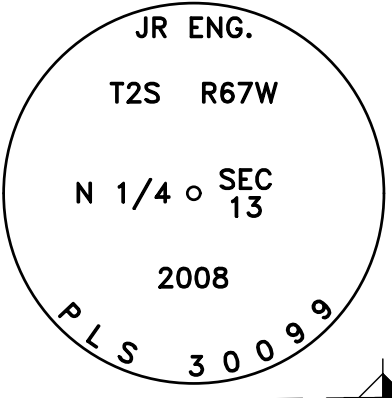
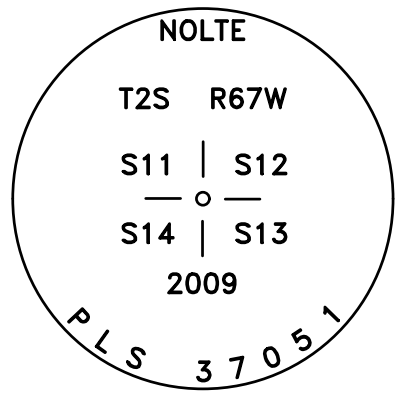


TURNBERRY FILING NO. 2, AMENDMENT NO. 1

A RESUBDIVISION OF TRACTS A & B, TURNBERRY FILING NO. 2
SITUATED IN THE NORTHWEST 1/4 SECTION 13 & NORTHEAST 1/4 SECTION 14,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 7



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°19'30"E	1100.94'
L2	S70°40'30"E	17.83'
L3	S00°31'47"E	338.63'
L4	S89°21'05"W	1176.12'
L6	S89°45'49"W	833.95'
L7	N41°43'24"E	51.03'
L8	N46°23'48"E	282.39'
L9	N76°42'35"E	116.12'
L10	N89°47'59"E	210.08'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	20°00'00"	196.50'	68.59'
C2	70°08'43"	25.00'	30.61'
C3	13°16'30"	890.00'	206.21'
C4	4°40'24"	3045.78'	248.43'
C5	2°37'11"	2885.00'	131.90'

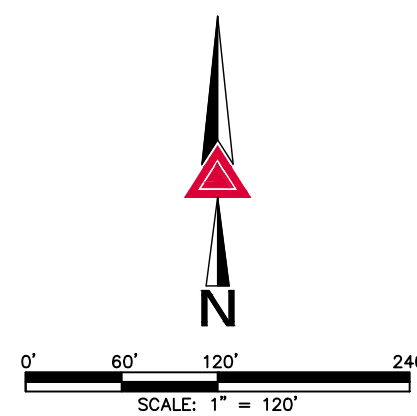
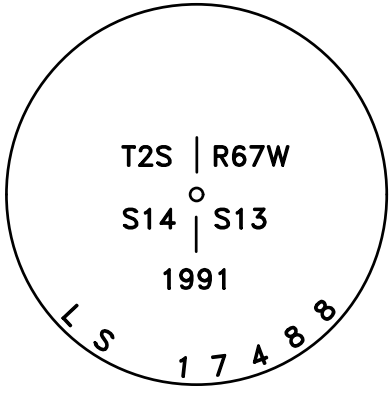
LEGEND

- FOUND ALIQUOT CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC PLS 38691"
- FOUND 3/4" BRASS TAG STAMPING ILLEGIBLE
- FOUND NO. 5 REBAR WITH NO CAP
- FOUND NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "39 NORTH PLS 38284"
- (ROW) RIGHT-OF-WAY
- EXCEPTION PARCEL
- PORTION OF PEORIA STREET
- ACCESS EASEMENT (A.E.) TO BE DEDICATED BY THIS PLAT
- UTILITY EASEMENT (U.E.) TO BE DEDICATED BY THIS PLAT
- DRAINAGE EASEMENT (D.E.) TO BE DEDICATED BY THIS PLAT

LAND SUMMARY CHART

TRACT	AREA (S.F.±)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
A	539,232	12.379	OPEN SPACE, UTILITIES, DRAINAGE, FUTURE DEVELOPMENT*	HW2, LLC	HW2, LLC
B	23,297	0.535	DRAINAGE	HW2, LLC	HW2, LLC
C	284,521	6.532	OPEN SPACE, UTILITIES, DRAINAGE, FUTURE DEVELOPMENT*	HW2, LLC	HW2, LLC
LOT 1	118,839	2.728	OPEN SPACE, UTILITIES, DRAINAGE, FUTURE DEVELOPMENT*	HW2, LLC	HW2, LLC
TOTAL TRACT AREA	847,050	19.446	*TO BE DETERMINED AND SPECIFIED WITH A FUTURE PLAT OR DEVELOPMENT PLAN. THIS SUBDIVISION PLAT CONTAINS 1 LOT & 3 TRACTS		
TOTAL LOT AREA	118,839	2.728			
TOTAL ROW AREA	—	—			
TOTAL SITE AREA	965,889	22.174			

W 1/4 COR. SECTION 13,
T.2S., R.67W., 6TH P.M.
FOUND 3-1/4" ALUMINUM
CAP STAMPED AS SHOWN
0.1'± BELOW SURFACE IN
RANGE BOX (NO LID)



Aztec
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
Drawn By: BAM

DATE OF PREPARATION:	04-23-2024
SCALE:	1" = 120'
SHEET	2 OF 7

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC