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

OVERALL BOUNDARY

NOLTE
T2S R67W
S11 | S12
S14 | S13
2009
PLS 37051

JR ENG.
T2S R67W
N 1/4 SEC 13
2008
PLS 30099

NW COR. SECTION 13, T.2S., R.67W., 6TH P.M. FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN 0.5'± BELOW SURFACE IN RANGE BOX

N LINE NE 1/4 SEC. 14

N LINE NW 1/4 SEC. 13
N89°19'30"E 2643.36'

EAST 104TH AVENUE
(PUBLIC ROW WIDTH VARIES)

N 1/4 COR. SECTION 13, T.2S., R.67W., 6TH P.M. FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED AS SHOWN 0.3'± BELOW SURFACE IN RANGE BOX

WARRANTY DEED
REC. NO. 2008000011811
(TRACT B EXCEPTION)

STATE HIGHWAY NO. 2
(PUBLIC ROW WIDTH VARIES)
REC. NO. 20050630000693960

L10 180.08'
L9 N76°13'23"W (RADIAL)
L8
C5
C4
L7
L6 803.95'
L5
L4 1146.12'
L3
L2
L1 624.76'
C1
C2
C3

30.00'

EXCEPTION PARCEL

N00°40'56"W 528.48'
N00°40'56"W 583.91'

SEE SHEET 4
SEE SHEET 6
SEE SHEET 3
SEE SHEET 5

TRACT A
TRACT B
TRACT C
LOT 1

Easement to be vacated

New easement to be dedicated

NE 1/4 SEC. 14, T.2S., R.67W., SIXTH P.M.
NW 1/4 SEC. 13, T.2S., R.67W., SIXTH P.M.

SEE SHEET 6
FOR BOUNDARY TO MONUMENT BEARINGS & DISTANCES

N77°15'17"W (RADIAL)

REC. NO. 20050630000693960

WARRANTY DEED
REC. NO. 2007000115537
PEORIA PARKWAY
(120' WIDE PUBLIC ROW)
(TRACT A FIRST DESCRIBED DESCRIPTION)

NATIVITY LUTHERAN SUBDIVISION
REC. NO. C0695850

SPECIAL WARRANTY DEED
REC. NO. 2021000017507
(TRACT A SECOND DESCRIBED DESCRIPTION)

PEORIA PARKWAY
(120' WIDE PUBLIC ROW)
REC. NO. 2021000045209

PORTION OF TRACT A
TURNBERRY FILING NO. 2
REC. NO. 20050630000693960
(NOT A PART)

PUBLIC SERVICE COMPANY OF COLORADO
BOOK 1073, PAGE 389

PEORIA STREET
(60' WIDE PUBLIC ROW)

PUBLIC SERVICE COMPANY OF COLORADO
BOOK 985, PAGE 54

W LINE NW 1/4 SEC. 13
S00°40'56"E 2635.45'
(BASIS OF BEARINGS)

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)

T2S | R67W
S14 | S13
1991
LS 17488

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'
L5	S89°45'49"W	833.95'
L6	N41°43'24"E	51.03'
L7	N46°23'48"E	282.39'
L8	N76°42'35"E	116.12'
L9	N89°47'59"E	210.08'
L10		

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"
- 1 FOUND 3/4" BRASS TAG STAMPING ILLEGIBLE
- 2 FOUND NO. 5 REBAR WITH NO CAP
- 3 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.		
TOTAL LOT AREA	118,839	2.728			
TOTAL ROW AREA	–	–	THIS SUBDIVISION PLAT CONTAINS 1 LOT & 3 TRACTS		
TOTAL SITE AREA	965,889	22.174			

N

0' 60' 120' 240'
SCALE: 1" = 120'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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AzTec Proj. No.: 162522-01
Drawn By: BAM

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