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 1 OF 7

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HW2, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACT A AND TRACT B, TURNBERRY FILING NO. 2 RECORDED AT RECEPTION NO. 2005063000069396O IN THE OFFICIAL RECORDS OF THE ADAMS COUNTY, COLORADO, CLERK AND RECORDS OFFICE, AND A PORTION OF PEORIA STREET AS DEPICTED ON SAID TURNBERRY FILING NO. 2 SITUATED IN THE NORTHWEST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER SOUTH 00°40'56" EAST, A DISTANCE OF 75.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH BOUNDARY OF SAID TRACT A AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY EXTENSION AND SAID NORTH BOUNDARY OF TRACT A, NORTH 89°19'30" EAST, A DISTANCE OF 1,100.94 FEET TO THE NORTHWEST CORNER OF THE WARRANTY DEED RECORDED AT RECEPTION NO. 2007000111537 IN SAID OFFICIAL RECORDS, BEING THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 196.50 FEET;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID WARRANTY DEED THE FOLLOWING THREE (3) COURSES;

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°00'00", AN ARC LENGTH OF 68.59 FEET;

2. TANGENT TO SAID CURVE, SOUTH 70°40'30" EAST, A DISTANCE OF 17.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°08'43", AN ARC LENGTH OF 30.61 FEET;

THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2021000017507 IN SAID OFFICIAL RECORDS, TANGENT TO SAID CURVE, SOUTH 00°31'47" EAST, A DISTANCE OF 338.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 890.00 FEET;

THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY OF SAID LAST DESCRIBED SPECIAL WARRANTY DEED, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°16'30", AN ARC LENGTH OF 206.21 FEET TO THE SOUTHWEST CORNER OF SAID SPECIAL WARRANTY DEED AND THE SOUTHERLY BOUNDARY OF SAID TRACT A;

THENCE NON-TANGENT TO SAID CURVE, ALONG SAID SOUTHERLY BOUNDARY AND THE WESTERLY EXTENSION THEREOF, SOUTH 89°21'05" WEST, A DISTANCE OF 1,176.12 FEET TO SAID WEST LINE OF THE NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00°40'56" WEST, A DISTANCE OF 55.44 FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY BOUNDARY OF SAID TRACT B;

THENCE ALONG SAID EASTERLY EXTENSION AND SAID SOUTHERLY BOUNDARY OF TRACT B, SOUTH 89°45'49" WEST, A DISTANCE OF 833.95 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT B;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT B THE FOLLOWING FOUR (4) COURSES:

1. NORTH 41°43'24" EAST, A DISTANCE OF 51.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3,045.78 FEET;

2. TANGENT TO SAID CURVE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°40'24", AN ARC LENGTH OF 248.43 FEET;

3. NORTH 46°23'48" EAST, A DISTANCE OF 282.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,885.00 FEET;

4. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°37'11", AN ARC LENGTH OF 131.90 FEET TO THE SOUTHWEST CORNER OF THE WARRANTY DEED RECORDED AT RECEPTION NO. 2008000011811 IN SAID OFFICIAL RECORDS;

THENCE NON-TANGENT TO SAID CURVE, ALONG THE SOUTHERLY LINE OF SAID WARRANTY DEED, NORTH 76°42'35" EAST, A DISTANCE OF 116.12 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT B;

THENCE ALONG SAID NORTHERLY BOUNDARY AND THE EASTERLY EXTENSION THEREOF, NORTH 89°47'59" EAST, A DISTANCE OF 210.08 FEET TO THE POINT OF BEGINNING.

EXCLUDING THAT CERTAIN PORTION OF PEORIA STREET LYING WITHIN THE ABOVE DESCRIBED PARCEL.

CONTAINING AN AREA OF 22.174 ACRES, (965,889 SQUARE FEET), MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOT 1 AND TRACT A, TRACT B AND TRACT C, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **TURNBERRY FILING NO. 2, AMENDMENT NO. 1** AND DO HEREBY DEDICATE TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO PUBLIC RIGHTS OF WAY IN FEE SIMPLE, AND WARRANTS TITLE TO THE SAME, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT AND HEREBY DEDICATES SUCH EASEMENTS TO THE CITY OF COMMERCE CITY AS ARE CREATED HEREBY, AND FOR THE PURPOSES DEPICTED, SHOWN OR REFERENCED BY NOTE HEREON AND WARRANTS TITLE TO THE SAME.

EXECUTED THIS _____ DAY OF _____A.D., 20_____.

HW2, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

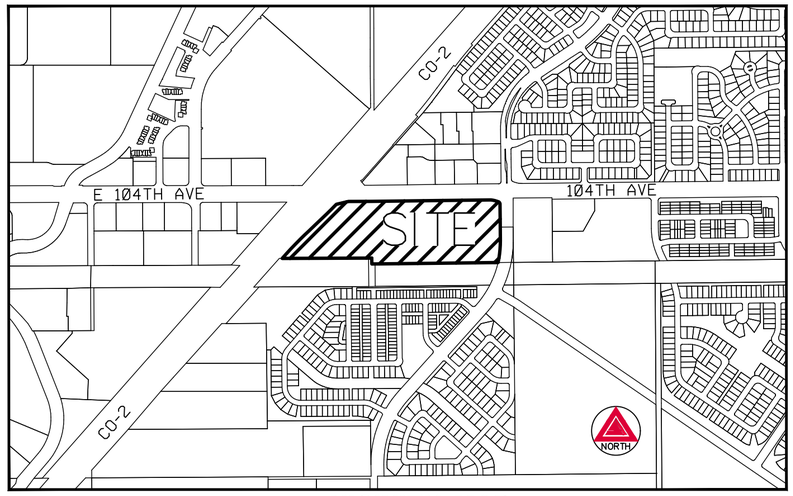
_____

STATE OF _____)
COUNTY OF _____) SS
CITY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D. 20_____, BY _____ OF HW2, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC



VICINITY MAP

SCALE 1" = 1,000'

GENERAL NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.

2. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO STATE PLANE OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°40'56" EAST, A DISTANCE OF 2,635.45 FEET.

3. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

4. FLOOD PLAIN NOTE: THE SITE AS PLATTED HEREON LIES WITHIN OTHER AREAS – ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NOS. 08001C0338H AND 08001C0339H, BOTH MAPS REVISED MARCH 5, 2007.

5. THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT THE LOT GRADING AT ANY TIME. IF THE LOT DRAINAGE IS NOT PROPERLY MAINTAINED, THE CITY MAY REQUIRE THE NECESSARY MAINTENANCE TO RESOLVE ANY DEVIATION FROM THE APPROVED LOT GRADING PLANS.

6. PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.

7. **NOTICE IS HEREBY GIVEN:**

A. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.

B. ANY DIVISION OF AN EXISTING LOT, OR CONVEYANCE OF PART OF AN EXISTING SUBDIVISION LOT, IS IN VIOLATION OF THIS ARTICLE UNLESS (1) APPROVED BY THE CITY OF COMMERCE CITY; OR (2) IS EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.

C. THIS PLAT DOES NOT ESTABLISH WATER AVAILABILITY FOR THE SUBJECT PROPERTY. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. INVESTIGATION OF THE CURRENT WATER AVAILABILITY FOR THE PROPERTY AND ACQUISITION OF ANY ADDITIONAL WATER REQUIRED FOR DEVELOPMENT OF THE PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS. DEVELOPMENT APPROVALS WILL NOT BE GRANTED WITHOUT PROOF OF WATER AVAILABILITY.

9. UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF COMMERCE CITY FOR THE BENEFIT OF THE APPLICABLE SAID UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC (UNITED POWER), GAS (PSCo), TELEVISION, CABLE (COMCAST), AND TELECOMMUNICATIONS FACILITIES (LUMEN) (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCo) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCo AN EASEMENT ON ITS STANDARD FORM.

10. THIS SUBDIVISION IS PART OF TURNBERRY FILING NO. 2, REC. NO. 2005063000069396O.

11. FOR VOLUME OF THE DETENTION AREA, PLEASE REFER TO THE CONSTRUCTION PLANS.

TITLE COMMITMENT NOTE

THIS SURVEY RELIES ON LAND TITLE GUARANTEE COMPANY ORDER NO. RND70852387, WITH A COMMITMENT DATE OF OCTOBER 14, 2024 AT 5:00 P.M. NO TITLE SEARCH WAS MADE BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL TAX INFORMATION, LIENS, LEASES, DEEDS OF TRUST, RELEASES, CLAIMS, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, MOTIONS, DECLARATIONS, PROVISIONS, CONDITIONS, RESERVATIONS, WATER AND MINERAL RIGHTS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT.

SHEET INDEX

SHEET 1 – LEGAL DESCRIPTION, DEDICATION, NOTES, SIGNATURE BLOCKS

SHEET 2 – OVERALL BOUNDARY

SHEETS 3 & 4 – EXISTING EASEMENTS

SHEETS 5 & 6 – LOT & TRACT LAYOUT

SHEET 7 – LINE & CURVE TABLES

STORMWATER DETENTION NOTES

A. THE STORMWATER DETENTION AREA SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND THE SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. IN THE EVENT THAT SAID CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER SUCH AREA AND PERFORM THE NECESSARY WORK, THE COST OF WHICH, SAID OWNER, HEIRS, SUCCESSORS, AND ASSIGNS AGREES TO PAY UPON BILLING.

B. NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY

SURVEYOR'S CERTIFICATE

I, KARL D. SZYSZKOSKI, A LICENSED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

FOR REVIEW

_____
KARL D. SZYSZKOSKI, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38691
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122

NOTICE: 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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CITY STAFF CERTIFICATE

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS _____

DAY OF _____, A.D. 20_____.

CITY ENGINEER: _____

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF

COMMERCE CITY, THIS ___ DAY OF _____, A.D. 20_____.

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT: _____

LAST REVISED: 01/14/2025

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
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AzTec Proj. No.: 162522-01
Drawn By: BAM

DATE OF PREPARATION:	04-23-2024
SCALE:	N/A
SHEET 1 OF 7	

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

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)

REC. NO. 20050630000693960

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

N46°13'23"W (RADIAL)

L1 624.76'
L2 180.08'
L3 338.63'
L4 1176.12'
L5 583.91'
L6 833.95'
L7 51.03'
L8 282.39'
L9 116.12'
L10 210.08'

C1 Δ=20°00'00" R=196.50' L=68.59'
C2 Δ=70°08'43" R=25.00' L=30.61'
C3 Δ=13°16'30" R=890.00' L=206.21'
C4 Δ=4°40'24" R=3045.78' L=248.43'
C5 Δ=2°37'11" R=2885.00' L=131.90'

30.00'

EXCEPTION PARCEL

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

TRACT A
TRACT B
TRACT C
LOT 1

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

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

SEE SHEETS 3 AND 4 FOR EXISTING EASEMENT LABELS

N77°15'17"W (RADIAL)

PEORIA STREET
(60' WIDE PUBLIC ROW)

PUBLIC SERVICE COMPANY OF COLORADO
BOOK 1073, PAGE 389

PUBLIC SERVICE COMPANY OF COLORADO
BOOK 985, PAGE 54

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. 2021000048209

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

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'
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"
- 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			
TOTAL LOT AREA	118,839	2.728			
TOTAL ROW AREA	–	–			
TOTAL SITE AREA	965,889	22.174			

*TO BE DETERMINED AND SPECIFIED WITH A FUTURE PLAT OR DEVELOPMENT PLAN.

THIS SUBDIVISION PLAT CONTAINS 1 LOT & 3 TRACTS

N

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

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

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www.aztecconsultants.com

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

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

TURNBERRY FILING NO. 2, AMENDMENT NO. 1

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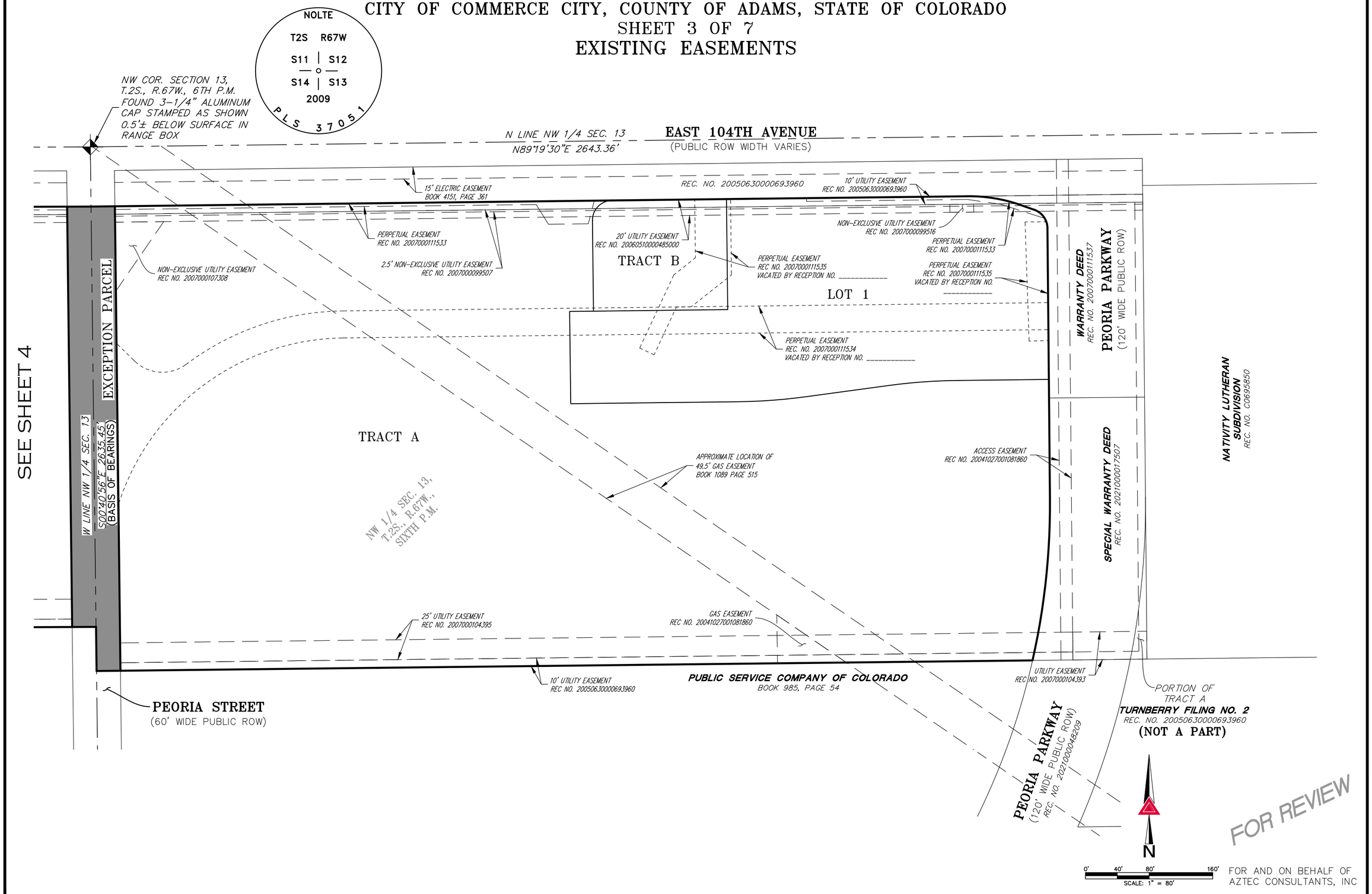
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 7
EXISTING EASEMENTS



FOR REVIEW

FOR AND ON BEHALF OF
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AzTec Proj. No.: 162522-01
Drawn By: BAM

DATE OF PREPARATION:	04-23-2024
SCALE:	1" = 80'
SHEET 3 OF 7	

TURNBERRY FILING NO. 2, AMENDMENT NO. 1

A RESUBDIVISION OF TRACTS A & B, TURNBERRY FILING NO. 2
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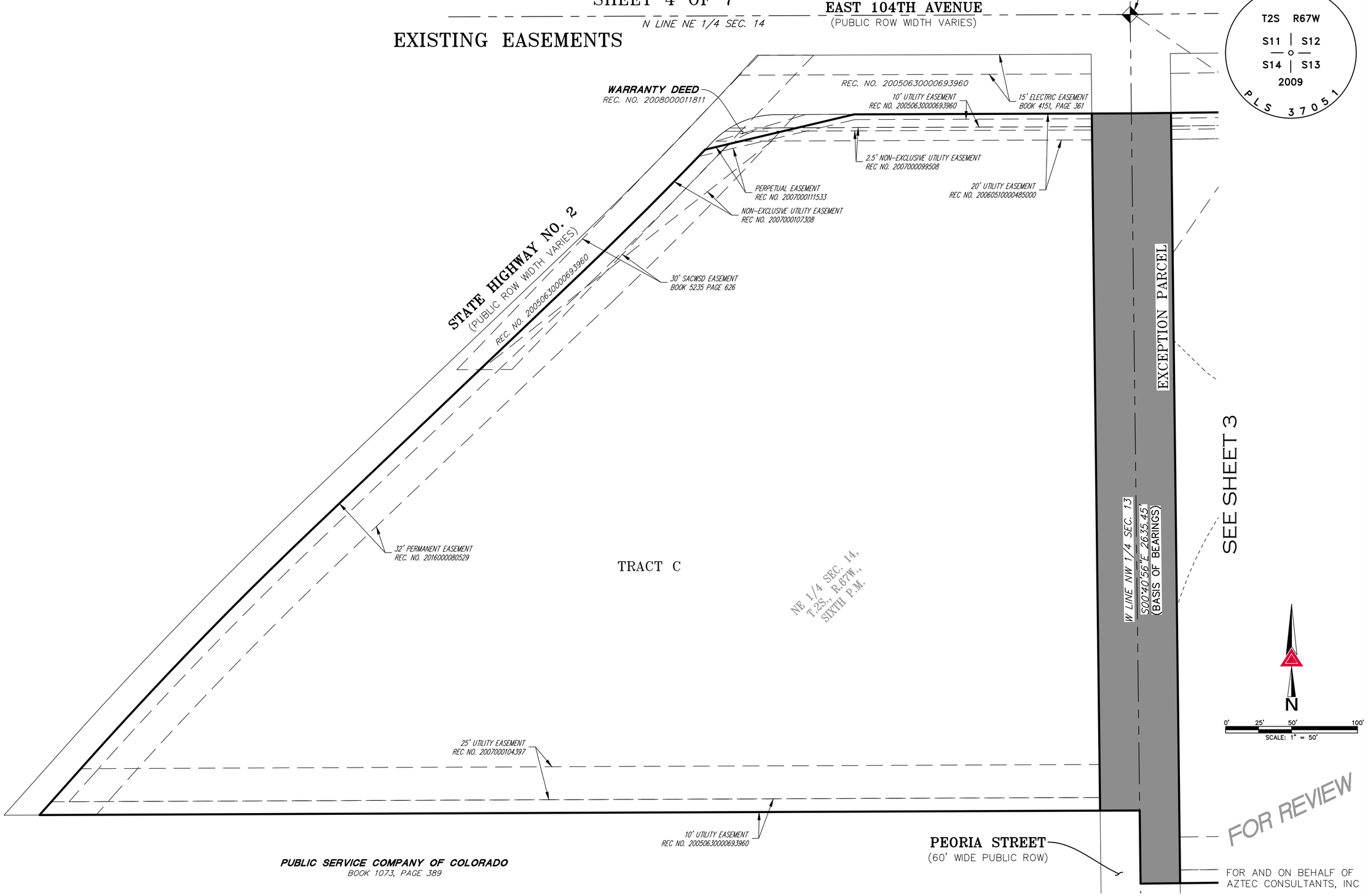
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

EXISTING EASEMENTS



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" = 50'
SHEET 4 OF 7	

TURNBERRY FILING NO. 2, AMENDMENT NO. 1

A RESUBDIVISION OF TRACTS A & B, TURNBERRY FILING NO. 2
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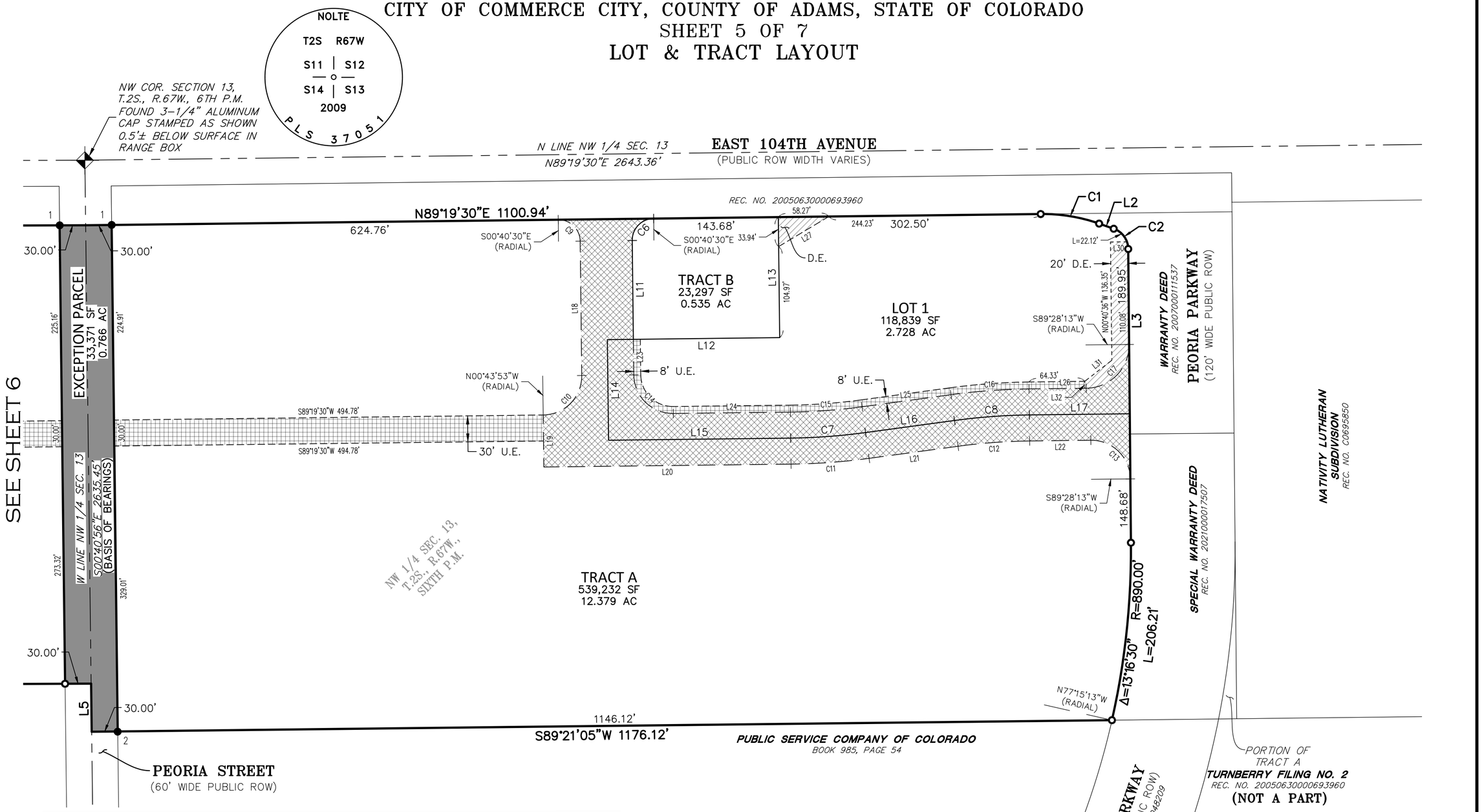
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 7
LOT & TRACT LAYOUT



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

SEE SHEET 7
FOR LINE &
CURVE TABLES

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
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AzTec Proj. No.: 162522-01
Drawn By: BAM

DATE OF PREPARATION:	04-23-2024
SCALE:	1" = 80'
SHEET 5 OF 7	

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 6 OF 7

LOT & TRACT LAYOUT

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

SEE SHEET 7 FOR LINE & CURVE TABLES

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

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

EAST 104TH AVENUE
(PUBLIC ROW WIDTH VARIES)
N LINE NE 1/4 SEC. 14

WARRANTY DEED
REC. NO. 2008000011811

REC. NO. 20050630000693960

L9
L10
180.08'
30.00'
30.00'
N46°13'23"W (RADIAL)

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

C5
Δ=4°40'24" R=3045.78' L=248.43'
N46°23'48"E 282.39'
257.95'

14.44'
30.00'
L38
L39
30' U.E.
N00°40'29"W 72.15'
N00°40'29"W 90.10'
30' U.E.
S89°19'30"W 372.34'
S89°19'30"W 402.35'
30.00'
30.00'

EXCEPTION PARCEL
33,371 SF
0.766 AC
225.16'
224.91'

TRACT C
284,521 SF
6.532 AC

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

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

273.32'
329.01'

SEE SHEET 5

N
0' 25' 50' 100'
SCALE: 1" = 50'

L7
N39°36'17"W
2.45' (BOUNDARY CORNER TO FOUND MONUMENT)

803.95'
S89°45'49"W 833.95'

N40°11'28"W
2.57' (BOUNDARY CORNER TO FOUND MONUMENT)

PUBLIC SERVICE COMPANY OF COLORADO
BOOK 1073, PAGE 389

30.00'
PEORIA STREET
(60' WIDE PUBLIC ROW)
L5
30.00'

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Drawn By: BAM

DATE OF PREPARATION:	04-23-2024
SCALE:	1" = 50'
SHEET 6 OF 7	

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 7 OF 7

LINE & CURVE TABLES

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'
L11	N00°40'30"W	113.91'
L12	N89°19'30"E	198.68'
L13	N00°40'30"W	138.91'
L14	N00°40'30"W	116.00'
L15	S89°19'30"W	210.00'
L16	S82°14'23"W	103.48'
L17	S89°19'30"W	115.74'

LINE TABLE		
LINE	BEARING	LENGTH
L18	N00°40'30"W	154.91'
L19	N00°40'30"W	60.00'
L20	S89°19'30"W	284.96'
L21	S82°14'23"W	103.48'
L22	S89°19'30"W	70.55'
L23	S00°40'30"E	41.00'
L24	N89°19'30"E	135.00'
L25	N82°14'23"E	103.48'
L26	N89°19'30"E	65.94'
L27	S59°06'32"W	67.44'
L28	N44°27'08"W	37.79'
L29	N44°27'08"W	26.18'
L30	N89°19'19"E	18.98'
L31	N52°06'44"E	39.56'
L32	N00°40'30"W	8.00'

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'
C6	90°00'00"	25.00'	39.27'
C7	7°05'06"	700.00'	86.56'
C8	7°05'06"	700.00'	86.56'
C9	90°00'00"	25.00'	39.27'
C10	89°56'37"	45.00'	70.64'
C11	7°05'06"	730.00'	90.27'
C12	7°05'06"	670.00'	82.85'
C13	90°08'43"	45.00'	70.80'
C14	90°00'00"	45.00'	70.69'
C15	7°05'06"	670.00'	82.85'
C16	7°05'06"	730.00'	90.27'
C17	89°51'17"	50.00'	78.41'

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DATE OF PREPARATION:	04-23-2024
SCALE:	N/A
SHEET 7 OF 7	