

TURNBERRY SUBDIVISION FILING NO. 5

A PART OF THE NORTHEAST QUARTER OF SECTION 14, AND THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 11

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CATELLUS CC NOTE, LLC BEING THE OWNER OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, AND THE NORTHWEST QUARTER OF SECTION 13, 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, TO WIT:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 13 BEING MONUMENTED BY A FOUND 2-3/8 INCH ALUMINUM PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED LS 17488 WHENCE THE CENTER-WEST 1/16 TH CORNER OF SAID SECTION 13 AS MONUMENTED BY A FOUND #6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED LS 25369 IS ASSUMED TO BEAR SOUTH 89°53'55" EAST, A DISTANCE OF 1314.49 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING THERETO;

THENCE NORTH 89°40'29" WEST, A DISTANCE OF 30.00 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 00°00'46" WEST, A DISTANCE OF 520.00 FEET;

THENCE NORTH 89°40'29" WEST, A DISTANCE OF 960.00 FEET PARALLEL WITH THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 14 TO A POINT ON THE EAST LINE OF LOT 3, FIORE TRACT AMENDED PLAT RECORDED AT MAP 213 FILE 14 ADAMS COUNTY CLERK AND RECORDER;

THENCE NORTH 00°00'46" WEST, A DISTANCE OF 909.88 FEET ALONG THE EAST LINE OF SAID FIORE TRACT AMENDED PLAT SUBDIVISION TO THE NORTHEAST CORNER OF LOT 1, FIORE TRACT AMENDED PLAT;

THENCE NORTH 89°40'29" WEST, A DISTANCE OF 374.20 FEET ALONG THE NORTH LINE OF LOT 1, FIORE TRACT AMENDED PLAT TO THE SOUTHEASTERLY CORNER OF PARCEL RW-6 RECORDED AT RECEPTION NO. 2017000024401 ADAMS COUNTY CLERK AND RECORDER;

THENCE NORTH 42°46'38" EAST, A DISTANCE OF 458.77 FEET ALONG THE EASTERLY LINE OF SAID PARCEL RW-6 TO A POINT ON THE SOUTH LINE OF THE PARCEL RECORDED IN BOOK 1073 PAGE 389;

THENCE SOUTH 89°33'48" EAST, A DISTANCE OF 1022.56 FEET ALONG THE SOUTH LINE OF THE PARCEL RECORDED IN BOOK 1073 PAGE 389 TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE NORTH 89°46'30" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN BOOK 985 PAGE 54 ADAMS COUNTY CLERK AND RECORDER;

THENCE SOUTH 89°58'08" EAST, A DISTANCE OF 1066.93 FEET ALONG THE SOUTH LINE OF THE PARCEL DESCRIBED IN BOOK 985 PAGE 54 ADAMS COUNTY CLERK AND RECORDER TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 14°28'25", AN ARC LENGTH OF 224.82 FEET, THE CHORD OF WHICH BEARS NORTH 20°39'14" EAST, A DISTANCE OF 224.23 FEET, TO A POINT OF NON-TANGENCY;

THENCE SOUTH 89°58'40" EAST, A DISTANCE OF 122.94 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1010.00 FEET, A CENTRAL ANGLE OF 12°32'49", AN ARC LENGTH OF 221.17 FEET, THE CHORD OF WHICH BEARS SOUTH 18°04'29" WEST, A DISTANCE OF 220.73 FEET, TO A POINT OF NON-TANGENCY;

THENCE SOUTH 89°58'08" EAST, A DISTANCE OF 88.80 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13;

THENCE SOUTH 00°08'32" WEST, A DISTANCE OF 503.22 FEET, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13

THENCE NORTH 47°20'42" WEST, A DISTANCE OF 354.37 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1010.00 FEET, A CENTRAL ANGLE OF 00°21'41", AN ARC LENGTH OF 6.37 FEET, THE CHORD OF WHICH BEARS SOUTH 42°28'28" WEST, A DISTANCE OF 6.37 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 42°39'18" WEST, A DISTANCE OF 1073.35 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 42°40'04", AN ARC LENGTH OF 662.78 FEET, THE CHORD OF WHICH BEARS SOUTH 21°19'16" WEST, A DISTANCE OF 647.57 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 00°00'46" EAST, A DISTANCE OF 105.71 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13;

THENCE NORTH 89°53'55" WEST, A DISTANCE OF 90.00 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 2,387,504 SQUARE FEET OR 54.809 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF TURNBERRY SUBDIVISION FILING NO. 5 AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND EASEMENTS HEREON SHOWN, FOR PUBLIC UTILITY, CABLE TV, AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE, AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE CITY OF COMMERCE CITY.

EXECUTED THIS _____ DAY OF _____, AD 20____.

OWNER(S) SIGNATURE AND PRINTED NAME _____

STATE OF _____

COUNTY OF _____

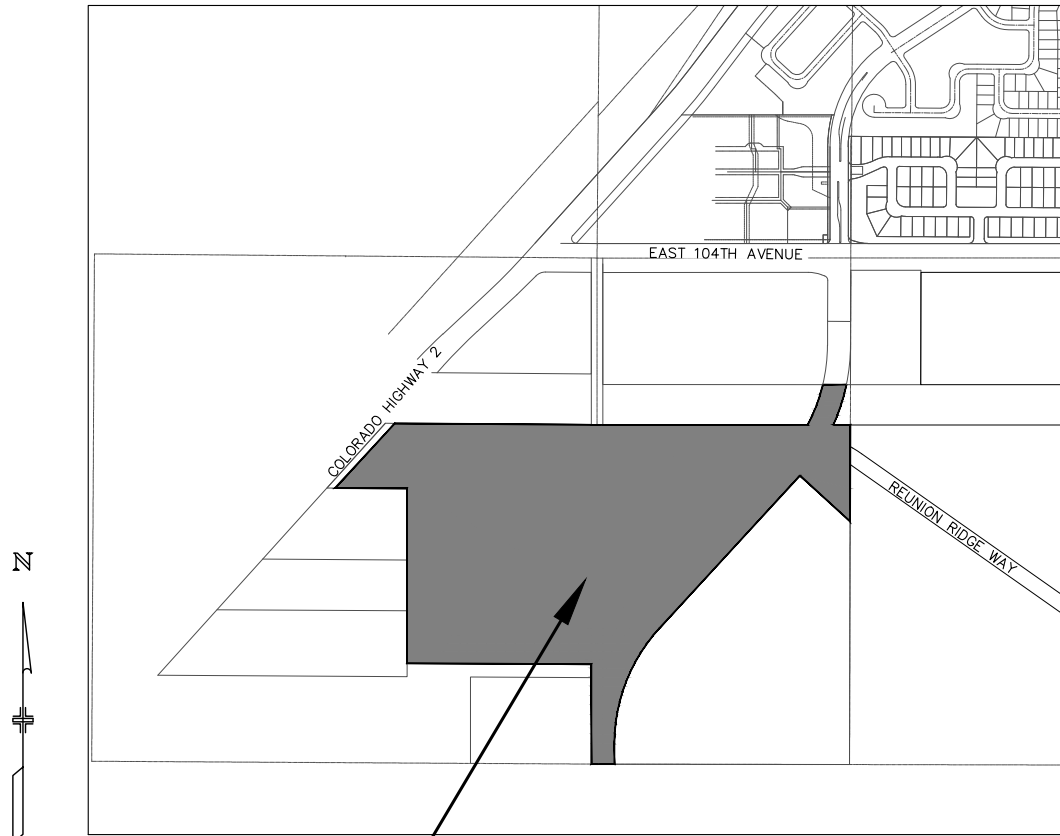
CITY OF _____

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, AD 20____

BY:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



PROPERTY
LOCATION

VICINITY MAP
SCALE: 1" = 1000'

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.

OWNERSHIP AND TITLE CERTIFICATION:

I, _____ A DULY AUTHORIZED OFFICER OF CATELLUS CC NOTE, LLC, HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE; AND FURTHER, THAT ALL PUBLIC RIGHTS-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY THIS PLAT ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN ON THIS PLAT.

SIGNATURE AND PRINTED NAME _____ DATE _____

OWNER(S): CATELLUS CC NOTE, LLC.
A DELAWARE LIMITED LIABILITY COMPANY

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, A.D. 20____

STATE OF COLORADO)
COUNTY OF ADAMS) SS
CITY OF COMMERCE CITY)

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

NOTES:

- 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".
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- BASIS OF BEARING: FOR THE PURPOSE OF THIS PLAT THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE WEST HALF, OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST, 6TH P.M. AS MARKED BY A 3-1/4" ALUMINUM CAP ON A 2-3/8" DIAMETER ALUMINUM PIPE, STAMPED PLS 17488 AT THE WEST QUARTER CORNER OF SECTION 13 AND BY A # 6 REBAR WITH A 3-1/4" ALUMINUM CAP 0.2' BELOW GROUND STAMPED PLS 25369 AT THE CENTER WEST ONE-SIXTEENTH CORNER, AND ASSUMED BEARING SOUTH 89°53'55" EAST.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER: F0679354-150-MA8-ABG WITH AN EFFECTIVE DATE OF JULY 14, 2020 AT 8:00 A.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 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 OF COMMERCE CITY.
- THIS SUBDIVISION PLAT IS PART OF THE BURLINGTON NORTHERN/CATELLUS PUD ZONE DOCUMENT AMENDMENT NO. 5 RECORDED JULY 12, 2016 AT RECEPTION NO. 2016000055284, AND ALL SETBACKS, MINIMUM LOT DIMENSIONS AND BUILDING PAD CONSTRAINTS SHALL CONFORM TO SAID PUD ZONE DOCUMENT.
- A. THE STORM WATER DETENTION AREA SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND 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.
- BLANKET EASEMENTS ARE HEREBY GRANTED FOR TRACTS A-T FOR UTILITY PURPOSES.

SURVEYOR'S CERTIFICATE:

I, KEVIN J. KUCHARCZYK, A REGISTERED 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.

KEVIN J. KUCHARCZYK, PLS NO. 34591
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD CO, 80112

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

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____; ____M ON THE _____ DAY OF _____, A.D. 20____.

COUNTY CLERK AND RECORDER _____

BY: _____
DEPUTY

RECEPTION NO. _____

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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 11

LAND SUMMARY CHART

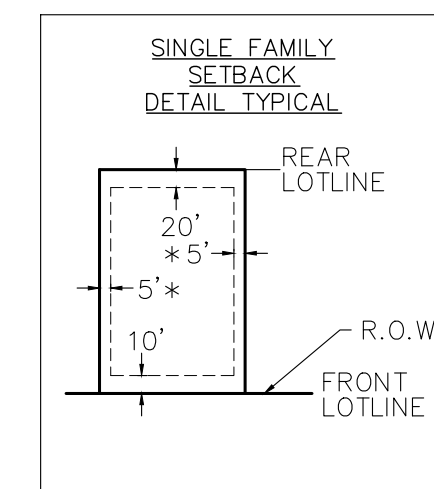
LAND USE	DWELLING UNITS (IF RESIDENTIAL)	ACRES	PERCENT OF PROJECT (IN ACRES)
LAND USE-RESIDENTIAL	222	20.156	36.77%
RIGHT-OF-WAY		14.386	26.25%
HOA OWNED & MAINTAINED OPEN SPACE / ACCESS / UTILITIES / DRAINAGE		20.268	36.98%
	GROSS ACRES	54.810	100%

TRACT USE SUMMARY

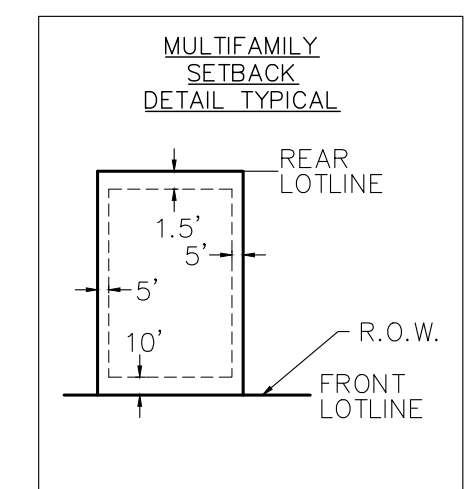
TRACT	AREA (S.F.)	AREA (AC.)	USE	OWNER	MAINTAINED BY
A	16,320	0.375	UTILITY, OPEN SPACE, PEDESTRIAN ACCESS	HOA	HOA
B	82,872	1.902	UTILITY, OPEN SPACE, PEDESTRIAN ACCESS	HOA	HOA
C	18,126	0.416	UTILITY, OPEN SPACE, PEDESTRIAN ACCESS	HOA	HOA
D	36,918	0.848	UTILITY, OPEN SPACE, PEDESTRIAN ACCESS	HOA	HOA
E	129,498	2.973	DRAINAGE, UTILITY, OPEN SPACE, PEDESTRIAN ACCESS	HOA	HOA
F	266,304	6.113	DRAINAGE, UTILITY, OPEN SPACE, PEDESTRIAN ACCESS	HOA	HOA
G	13,780	0.316	ACCESS, UTILITIES	HOA	HOA
H	13,780	0.316	ACCESS, UTILITIES	HOA	HOA
I	4,552	0.105	UTILITY, OPEN SPACE	HOA	HOA
J	101,915	2.340	PARK, UTILITY	HOA	HOA
K	9,879	0.227	ACCESS, UTILITIES	HOA	HOA
L	2,783	0.064	UTILITY, OPEN SPACE	HOA	HOA
M	37,161	0.853	ACCESS, UTILITIES	HOA	HOA
N	37,883	0.870	UTILITY, OPEN SPACE, PEDESTRIAN ACCESS	HOA	HOA
O	6,664	0.153	ACCESS, UTILITIES	HOA	HOA
P	4,166	0.096	UTILITY, OPEN SPACE	HOA	HOA
Q	21,974	0.504	ACCESS, UTILITIES	HOA	HOA
R	15,799	0.363	UTILITY, OPEN SPACE, PEDESTRIAN ACCESS	HOA	HOA
S	8,304	0.191	UTILITY, OPEN SPACE, PEDESTRIAN ACCESS	HOA	HOA
T	54,167	1.243	DRAINAGE, UTILITY, OPEN SPACE	HOA	HOA

PROJECT AREA SUMMARY

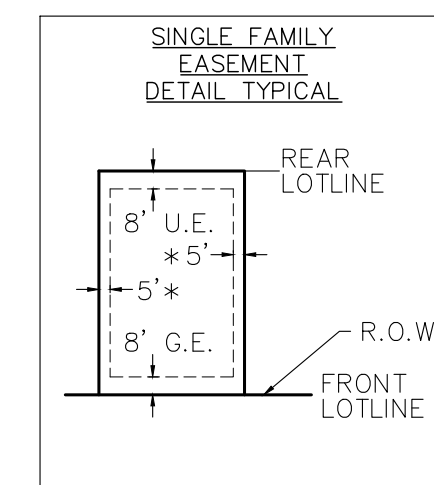
A	TOTAL TRACTS (SQ. FT.)	882,845
	TOTAL TRACTS (ACRES)	20.268
B	R.O.W. (SQ. FT.)	626,672
	R.O.W. (ACRES)	14.386
C	DEVELOPABLE AREA (SQ. FT.)	2,387,504
	DEVELOPABLE AREA (ACRES)	54.810
D	TOTAL AREA (SQ. FT.)	2,387,504
	TOTAL AREA (ACRES)	54.810
E	TOTAL NUMBER OF LOTS:	222
	TOTAL NUMBER OF TRACTS:	20
	TOTAL NUMBER OF UNITS:	222
	TOTAL PROJECT AREA:	2,387,504 (SQ. FT.) 54.810 (ACRES)



*SETBACK WILL BE 15' WHEN
SIDE IS ALONG STREET
*GARAGE SETBACKS SHALL BE
20" FROM RIGHT-OF-WAY

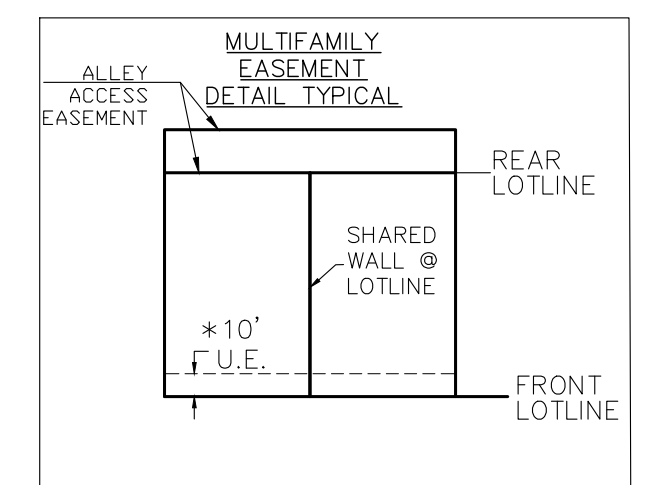


*GARAGE SETBACKS SHALL BE
20" FROM RIGHT-OF-WAY



*UTILITY EASEMENT WILL BE 10'
WHEN SIDE IS ADJACENT TO A
STREET.

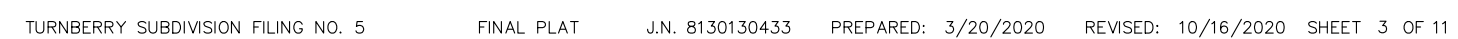
G.E. = GAS EASEMENT
U.E. = UTILITY EASEMENT



*10' UTILITY EASEMENTS ALONG ROW
ARE A SHARED GAS AND ELECTRIC
EASEMENT.

U.E. = UTILITY EASEMENT
ROW = RIGHT OF WAY

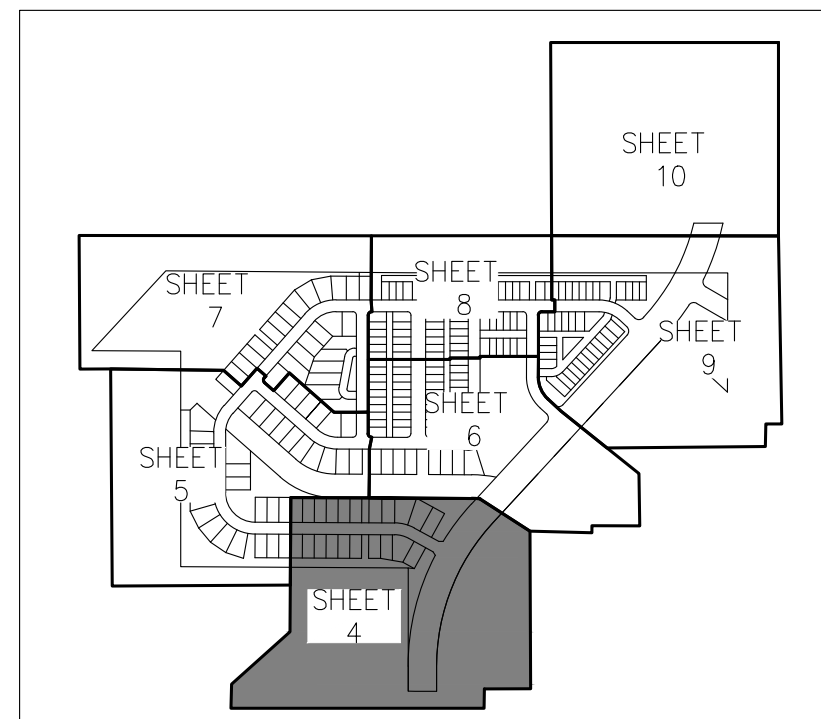
A PART OF THE NORTHEAST QUARTER OF SECTION 14, AND THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
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SHEET 3 OF 11



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SHEET 4 OF 11

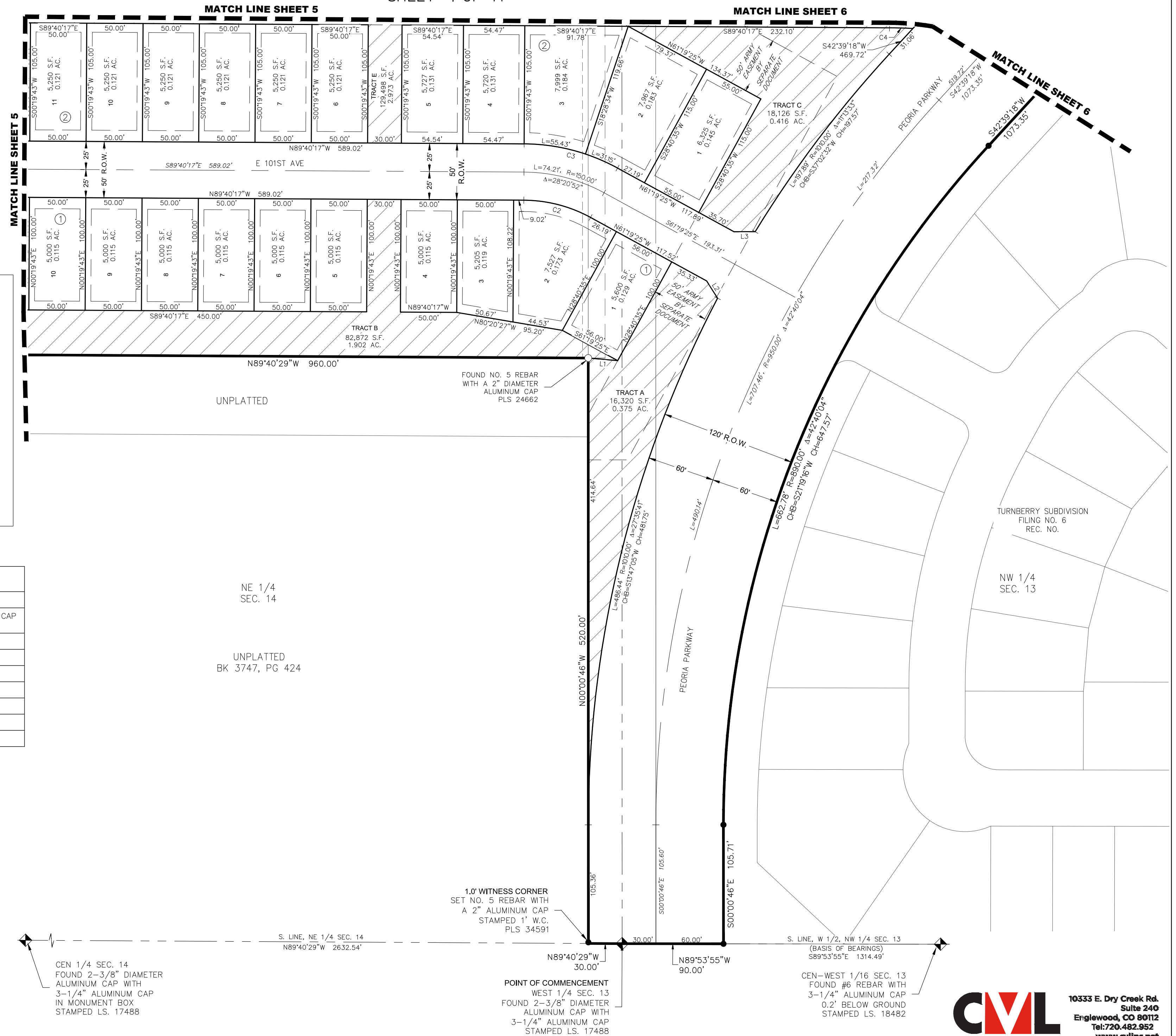
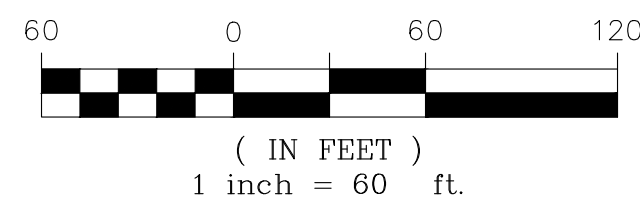
KEYMAP (N.T.S.)



LEGEND

◆	FOUND SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 18" LONG & 1-1/4" RED PLASTIC CAP STAMPED "CVL PLS 34591"
○	FOUND MONUMENT AS DESCRIBED
①	BLOCK NUMBER
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
EX.	EXISTING
R.O.W	RIGHT-OF-WAY
▨	TRACTS HEREBY DEDICATED BY THIS PLAT

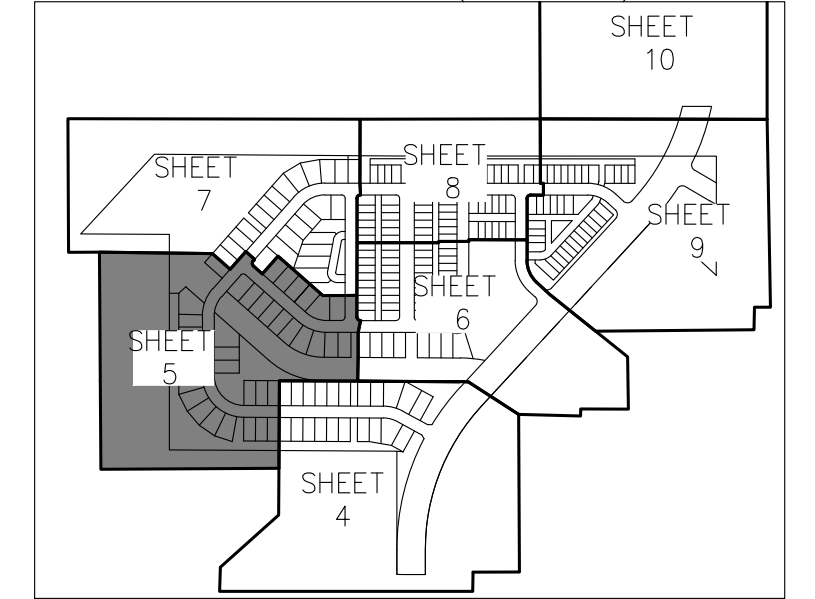
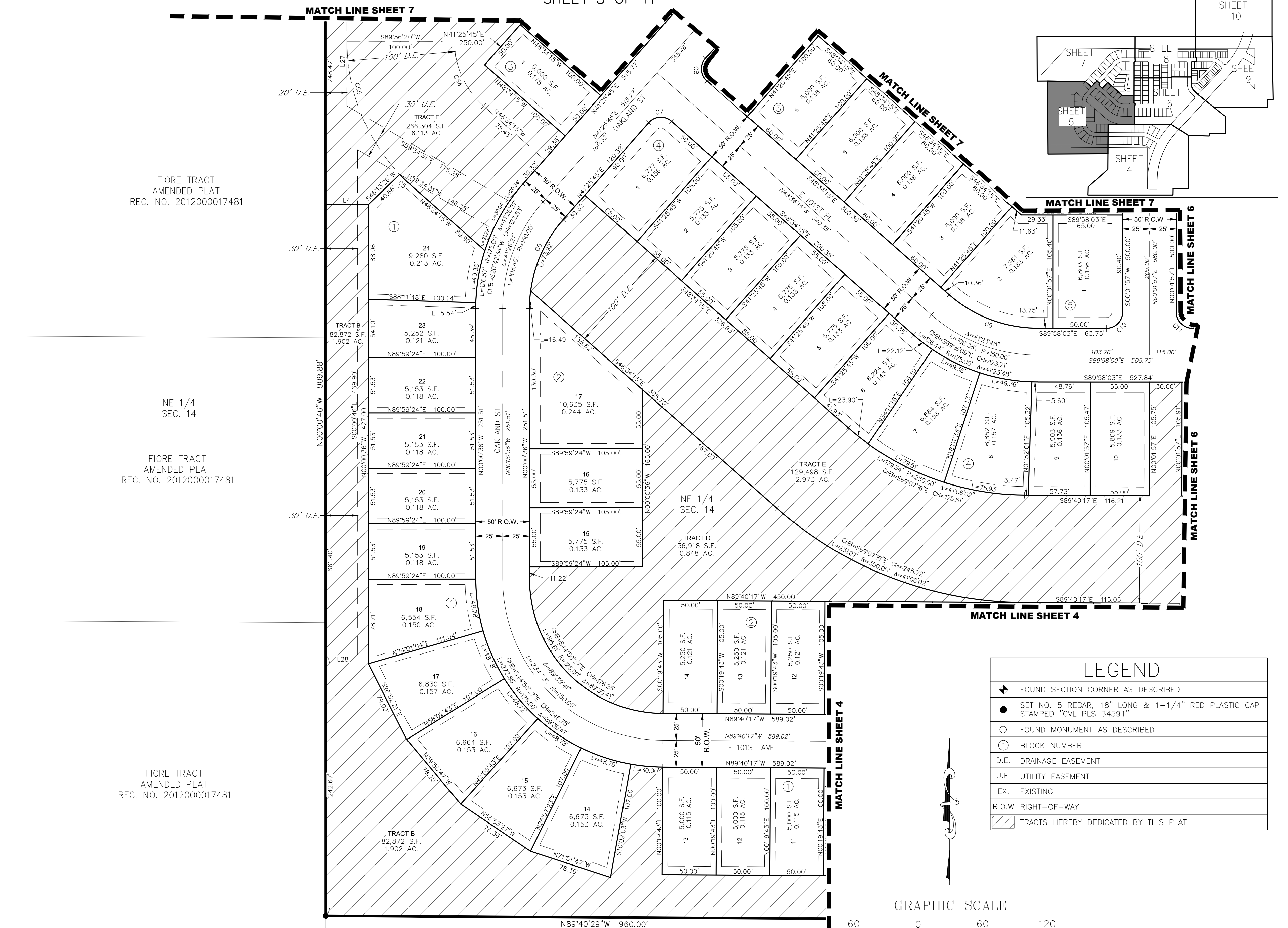
GRAPHIC SCALE



TURNBERRY SUBDIVISION FILING NO. 5

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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 11

KEYMAP (N.T.S.)



LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG & 1-1/4" RED PLASTIC CAP STAMPED "CVL PLS 34591"
	FOUND MONUMENT AS DESCRIBED
	BLOCK NUMBER
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	EX. EXISTING
	R.O.W. RIGHT-OF-WAY
	TRACTS HEREBY DEDICATED BY THIS PLAT

GRAPHIC SCALE

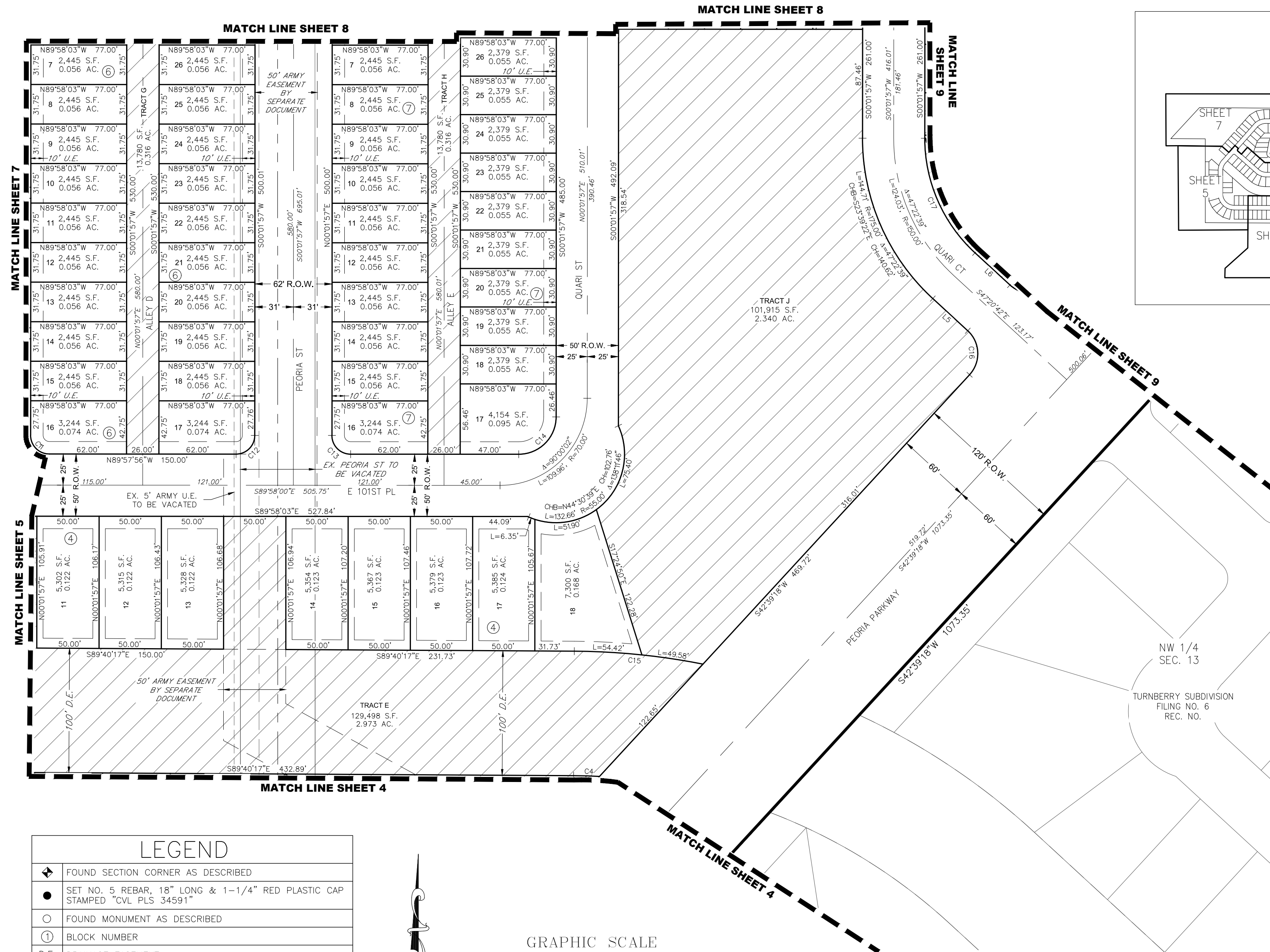
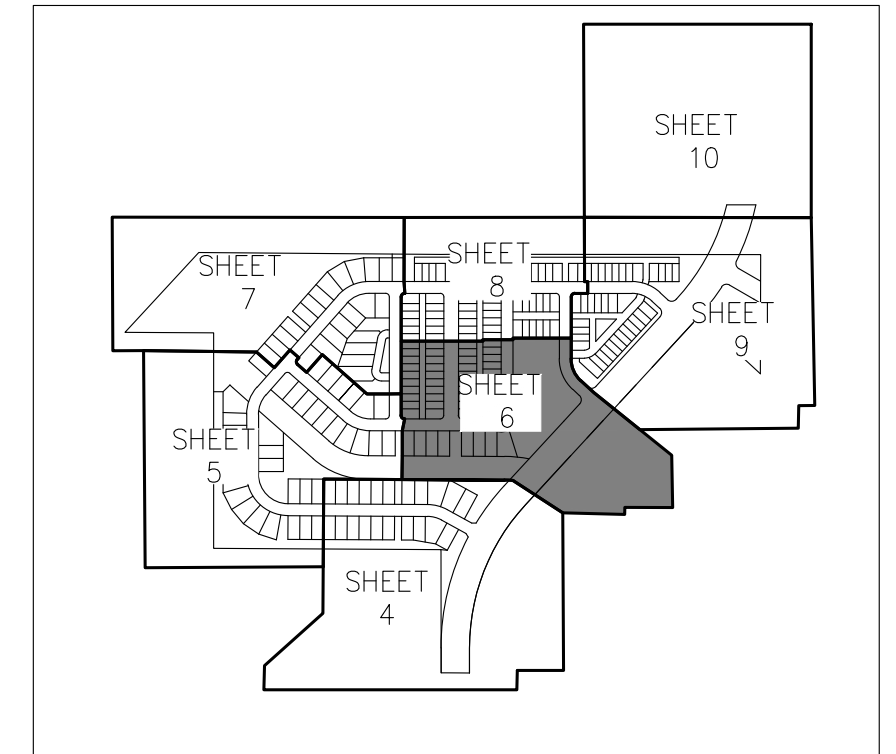


(IN FEET)
1 inch = 60 ft.

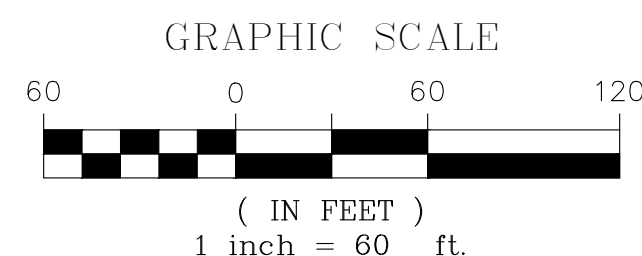
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SHEET 6 OF 11

KEYMAP (N.T.S.)



LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG & 1-1/4" RED PLASTIC CAP STAMPED "CVL PLS 34591"
	FOUND MONUMENT AS DESCRIBED
	BLOCK NUMBER
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
EX.	EXISTING
R.O.W.	RIGHT-OF-WAY
	TRACTS HEREBY DEDICATED BY THIS PLAT

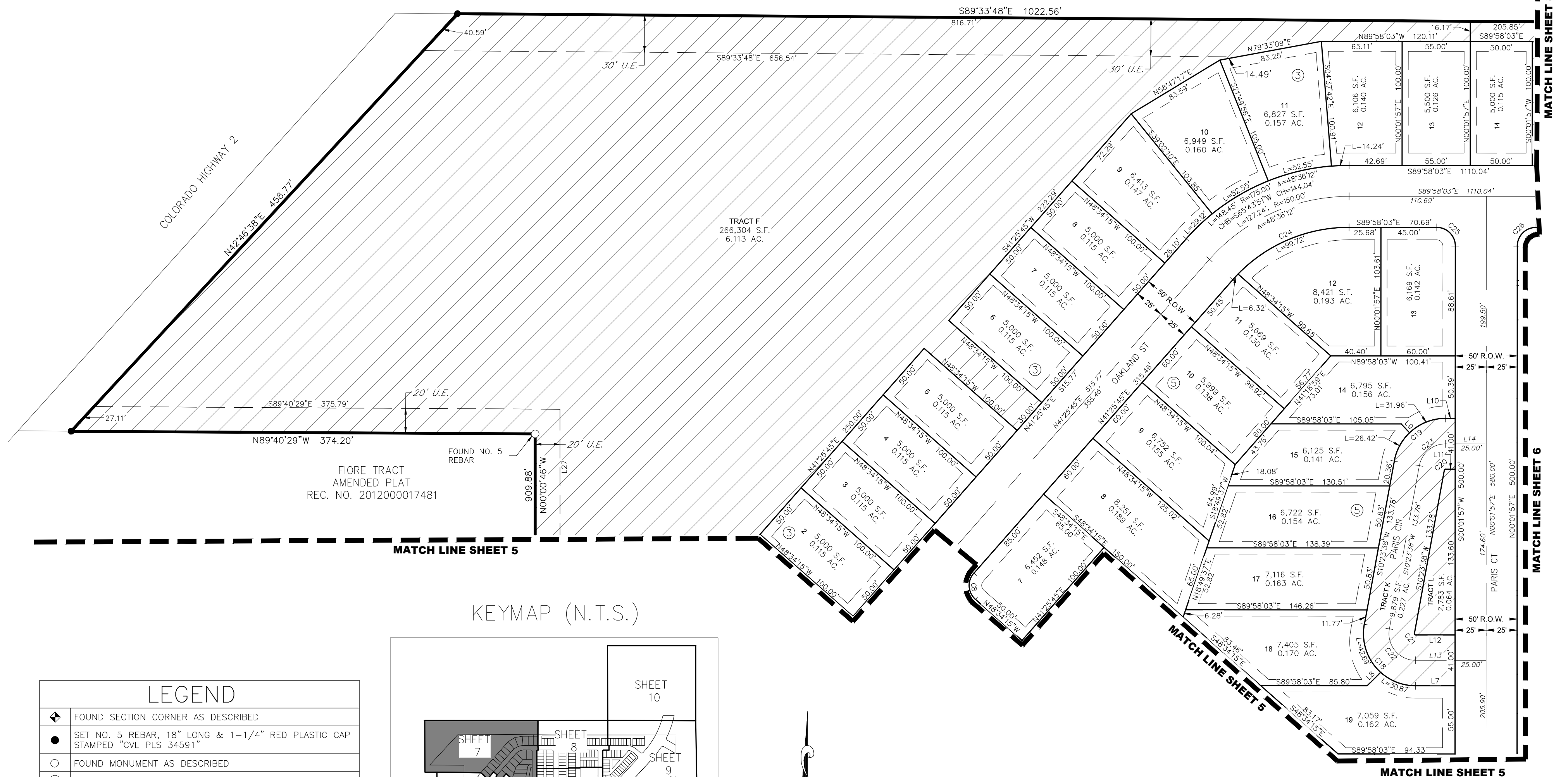


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SHEET 7 OF 11

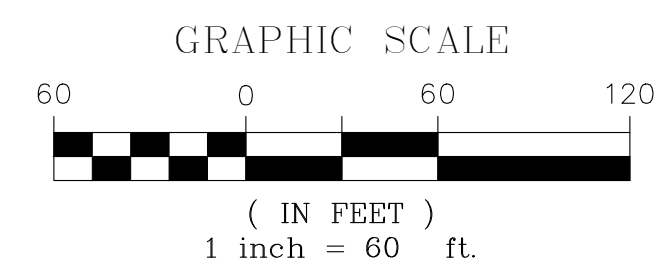
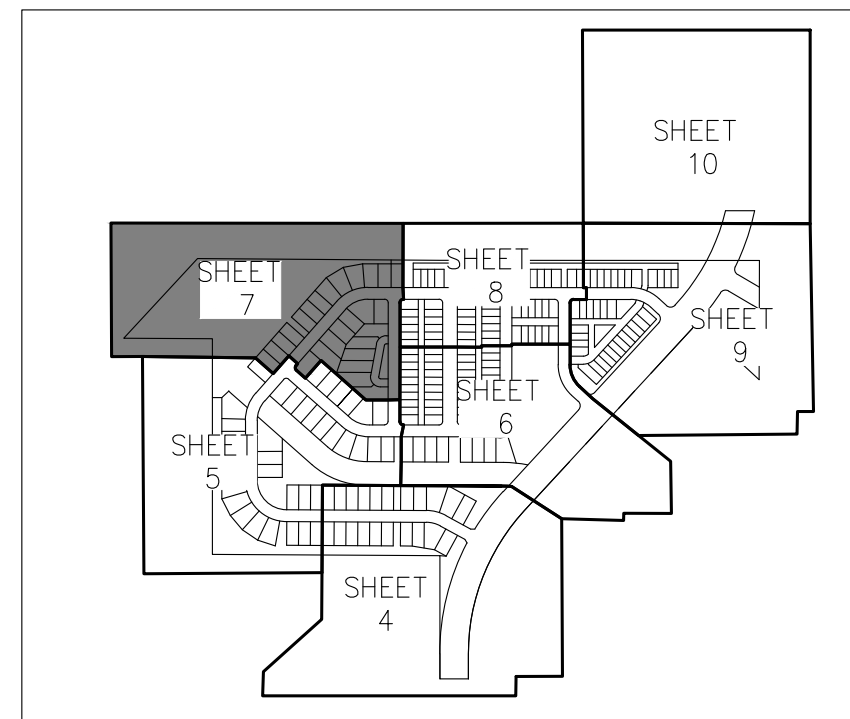
NE 1/4
SEC. 14

UNPLATTED
BK. 1073, PG. 389



KEYMAP (N.T.S.)

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG & 1-1/4" RED PLASTIC CAP STAMPED "CVL PLS 34591"
	FOUND MONUMENT AS DESCRIBED
	BLOCK NUMBER
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	EXISTING
	RIGHT-OF-WAY
	TRACTS HEREBY DEDICATED BY THIS PLAT

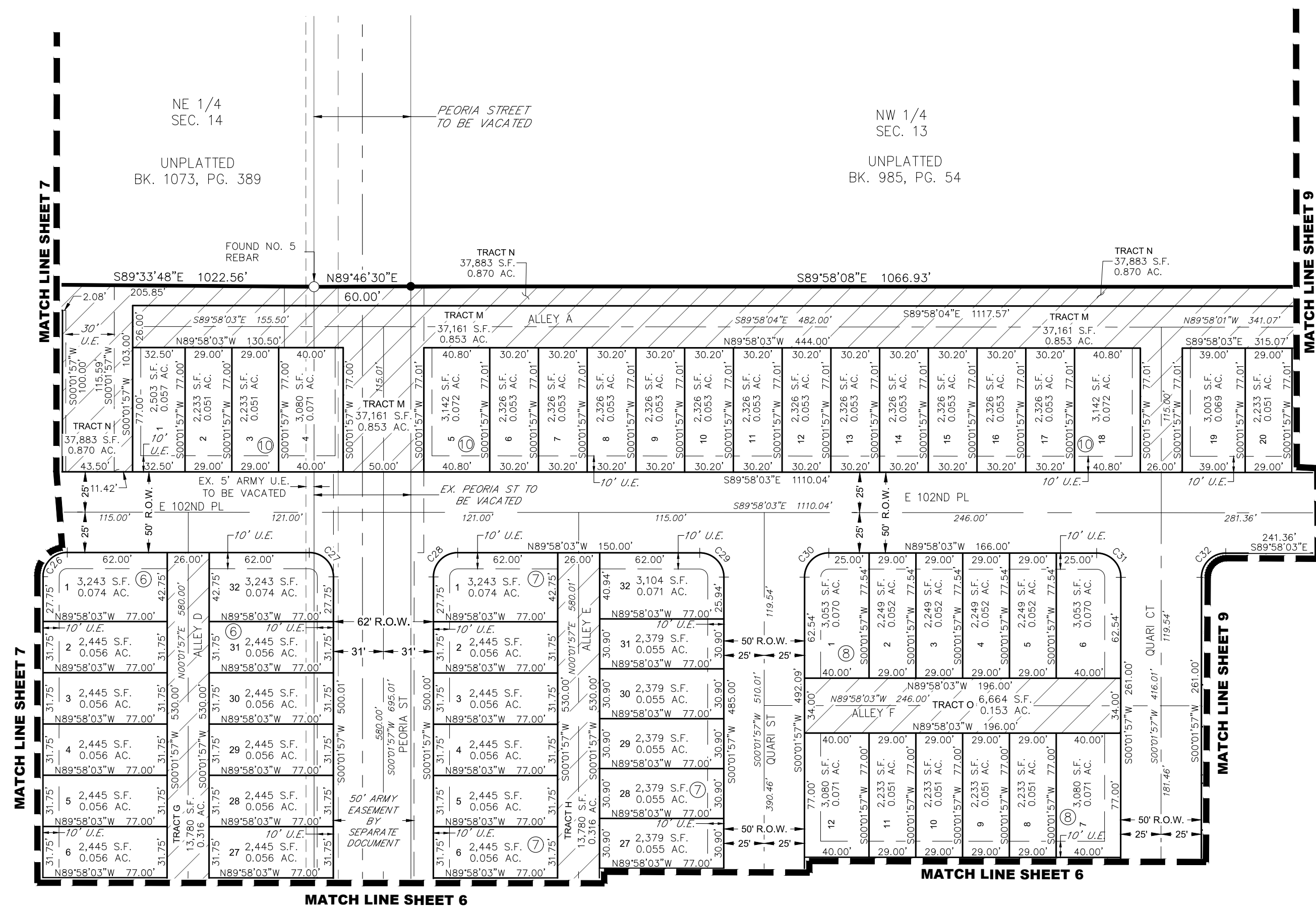


CML
a Westwood team

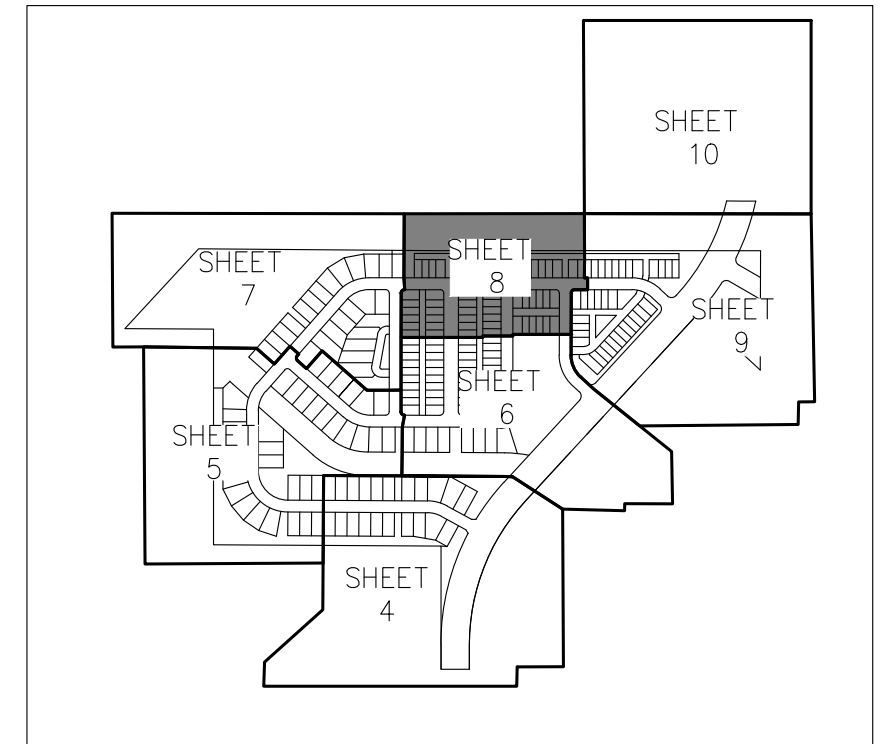
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: 720.482.952
www.cvlinc.net
westwoodps.com

TURNBERRY SUBDIVISION FILING NO. 5

A PART OF THE NORTHEAST QUARTER OF SECTION 14, AND THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 11



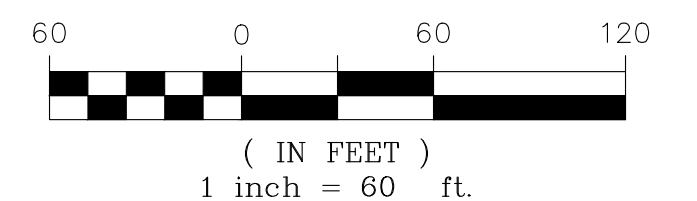
KEYMAP (N.T.S.)



LEGEND

◆	FOUND SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 18" LONG & 1-1/4" RED PLASTIC CAP STAMPED "CVL PLS 34591"
○	FOUND MONUMENT AS DESCRIBED
①	BLOCK NUMBER
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
EX.	EXISTING
R.O.W.	RIGHT-OF-WAY
▨	TRACTS HEREBY DEDICATED BY THIS PLAT

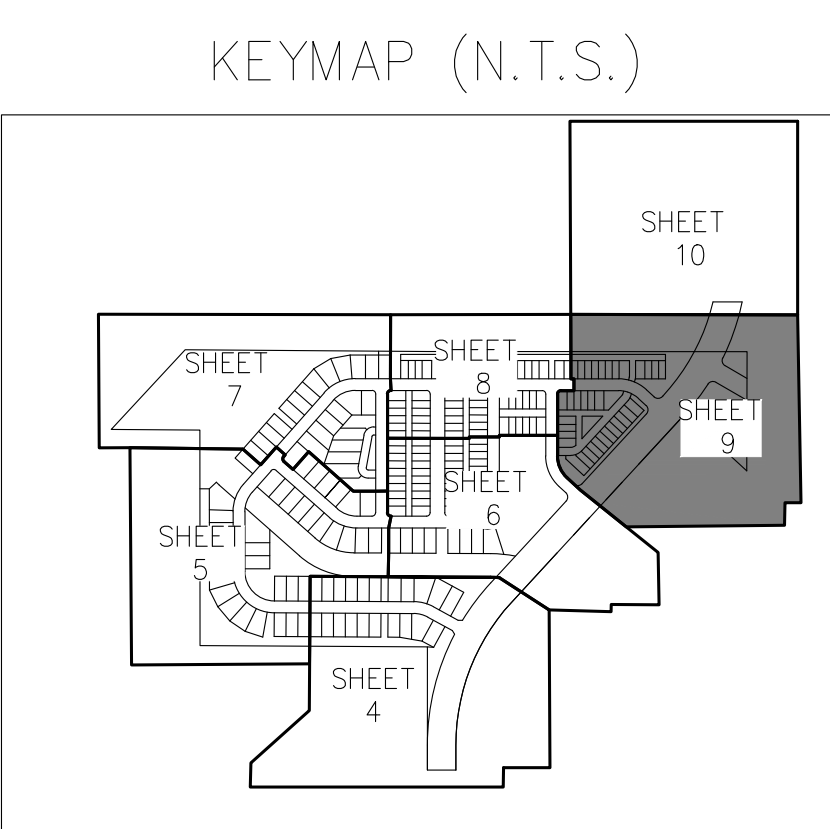
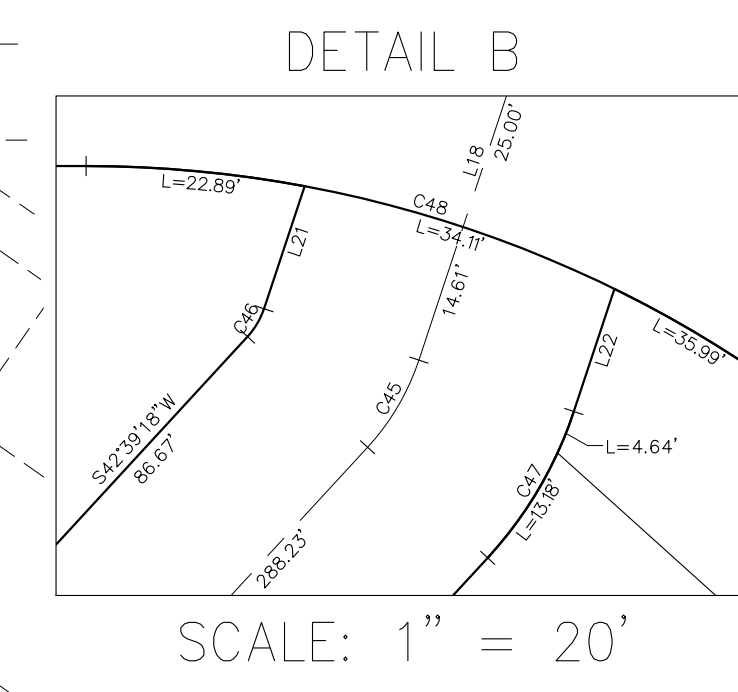
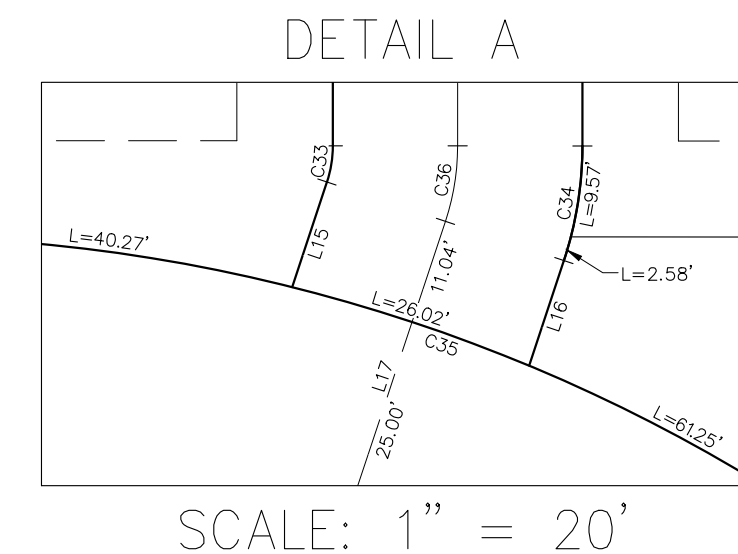
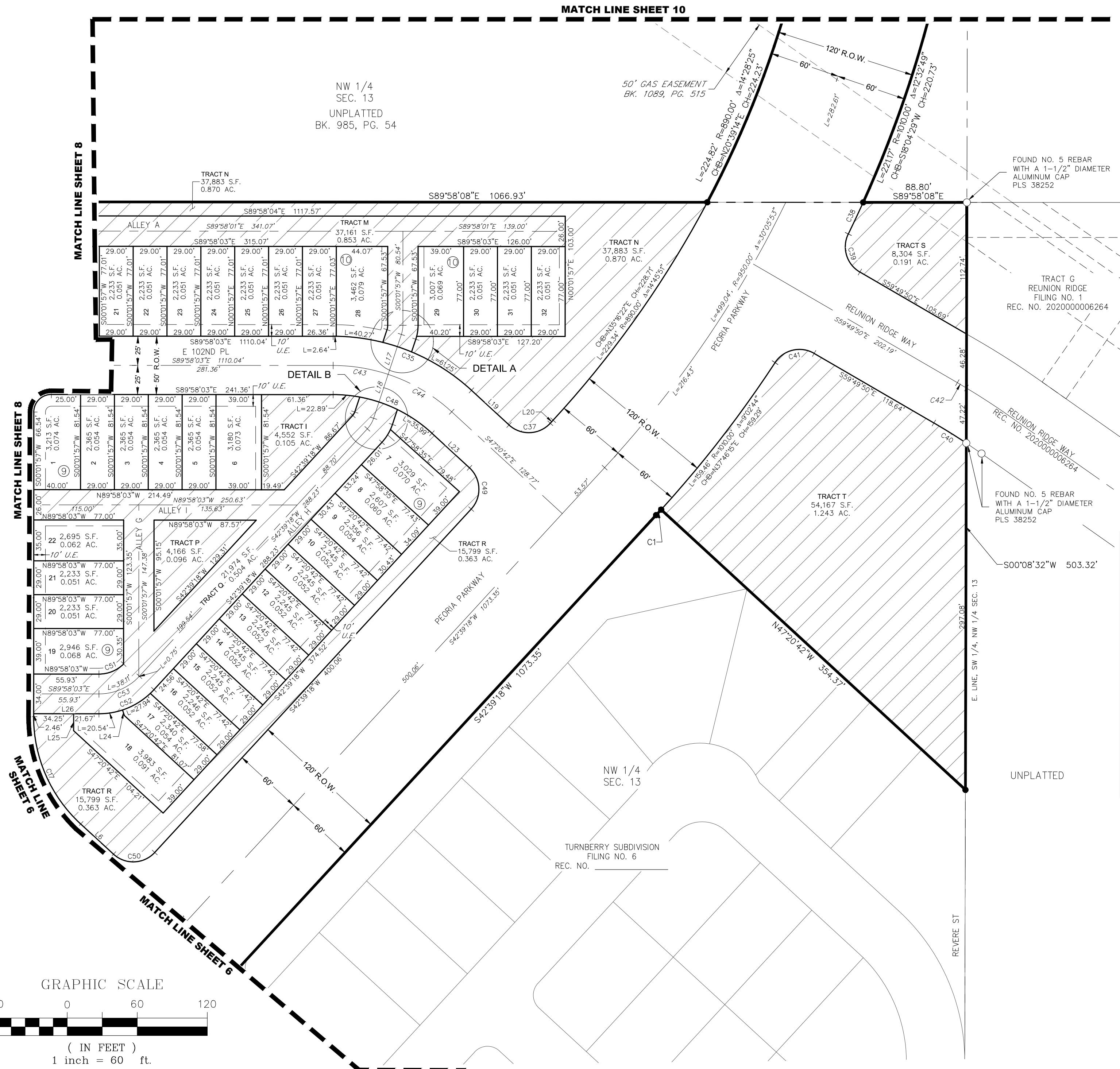
GRAPHIC SCALE



10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: 720.482.952
www.cvlinc.net
westwoodps.com

TURNBERRY SUBDIVISION FILING NO. 5

A PART OF THE NORTHEAST QUARTER OF SECTION 14, AND THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 11

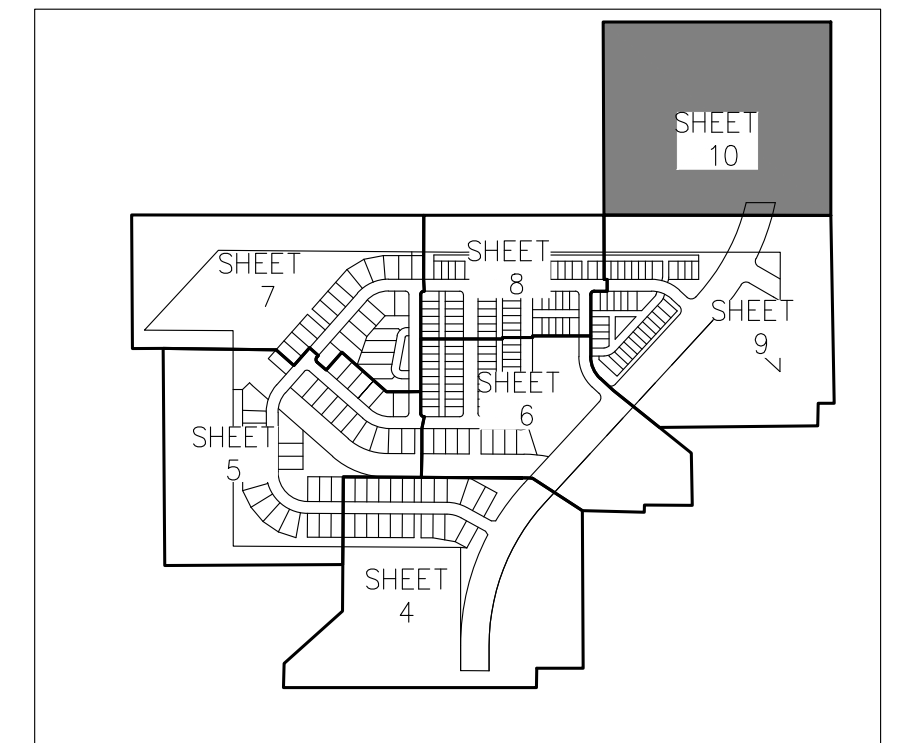


LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG & 1-1/4" RED PLASTIC CAP STAMPED "CVL PLS 34591"
	FOUND MONUMENT AS DESCRIBED
	BLOCK NUMBER
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	EXISTING
	RIGHT-OF-WAY
	TRACTS HEREBY DEDICATED BY THIS PLAT

TURNBERRY SUBDIVISION FILING NO. 5

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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 11

KEYMAP (N.T.S.)



LEGEND

◆	FOUND SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 18" LONG & 1-1/4" RED PLASTIC CAP STAMPED "CVL PLS 34591"
○	FOUND MONUMENT AS DESCRIBED
①	BLOCK NUMBER
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
EX.	EXISTING
R.O.W	RIGHT-OF-WAY
▨	TRACTS HEREBY DEDICATED BY THIS PLAT

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 11 OF 11

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1010.00'	0°21'41"	6.37'	N42°28'28"E	6.37'
C2	125.00'	28°20'52"	61.85'	N75°29'51"W	61.22'
C3	175.00'	28°20'52"	86.58'	N75°29'51"W	85.70'
C4	450.00'	2°38'55"	20.80'	N88°20'50"W	20.80'
C5	180.00'	5°13'10"	16.40'	S45°57'40"E	16.39'
C6	125.00'	41°26'21"	90.41'	S20°42'34"W	88.45'
C7	15.00'	90°00'00"	23.56'	S86°25'45"W	21.21'
C8	15.00'	90°00'00"	23.56'	S03°34'15"E	21.21'
C9	125.00'	41°23'48"	90.31'	S69°16'09"E	88.36'
C10	15.00'	90°00'00"	23.56'	N45°01'57"E	21.21'
C11	15.00'	90°00'00"	23.56'	S44°58'03"E	21.21'
C12	15.00'	90°00'07"	23.56'	N45°02'01"E	21.21'
C13	15.00'	90°00'00"	23.56'	S44°58'03"E	21.21'
C14	30.00'	90°00'00"	47.12'	N45°02'01"E	42.43'
C15	550.00'	10°50'03"	104.00'	N84°15'16"W	103.85'
C16	25.00'	90°00'00"	39.27'	N02°20'42"W	35.36'
C17	125.00'	47°22'39"	103.36'	S23°39'22"E	100.44'
C18	42.00'	100°21'41"	73.57'	S39°47'12"E	64.52'
C19	42.00'	79°38'19"	58.38'	S50°12'48"W	53.79'
C20	1.00'	79°38'19"	1.39'	S50°12'48"W	1.28'
C21	1.00'	100°21'41"	1.75'	S39°47'12"E	1.54'
C22	21.50'	100°21'41"	37.66'	S39°47'12"E	33.03'
C23	21.50'	79°38'19"	29.88'	S50°12'48"W	27.54'
C24	125.00'	48°36'12"	106.04'	S65°43'51"W	102.89'
C25	15.00'	90°00'00"	23.56'	N44°58'03"W	21.21'
C26	15.00'	90°00'00"	23.56'	S45°01'57"W	21.21'
C27	15.00'	90°00'00"	23.56'	N44°58'03"W	21.21'
C28	15.00'	90°00'00"	23.56'	S45°01'57"W	21.21'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C29	15.00'	90°00'00"	23.56'	N44°58'03"W	21.21'
C30	15.00'	90°00'00"	23.56'	S45°01'57"W	21.21'
C31	15.00'	90°00'00"	23.56'	N44°58'03"W	21.21'
C32	15.00'	90°00'00"	23.56'	S45°01'57"W	21.21'
C33	12.00'	18°18'33"	3.83'	N09°11'14"E	3.82'
C34	38.00'	18°18'33"	12.14'	N09°11'14"E	12.09'
C35	175.00'	42°37'21"	130.18'	N68°39'22"W	127.20'
C36	25.00'	18°18'33"	7.99'	N09°11'14"E	7.95'
C37	25.00'	90°00'00"	39.27'	N87°39'18"E	35.36'
C38	1010.00'	1°41'54"	29.94'	N25°11'50"E	29.94'
C39	25.00'	85°52'38"	37.47'	S16°53'31"E	34.06'
C40	560.00'	3°20'34"	32.67'	N58°09'33"W	32.67'
C41	25.00'	86°55'16"	37.93'	S76°42'31"W	34.39'
C42	600.00'	0°51'42"	9.02'	N59°23'59"W	9.02'
C43	150.00'	18°18'33"	47.93'	N80°48'46"W	47.73'
C44	150.00'	24°18'48"	63.65'	N59°30'06"W	63.18'
C45	25.00'	24°18'48"	10.61'	N30°29'54"E	10.53'
C46	8.00'	24°18'48"	3.39'	N30°29'54"E	3.37'
C47	42.00'	24°18'48"	17.82'	N30°29'54"E	17.69'
C48	125.00'	42°37'21"	92.99'	N68°39'22"W	90.86'
C49	25.00'	90°00'00"	39.27'	N02°20'42"W	35.36'
C50	25.00'	90°00'00"	39.27'	N87°39'18"E	35.36'
C51	30.00'	44°37'04"	23.36'	N67°43'25"E	22.78'
C52	64.00'	47°22'39"	52.92'	N66°20'38"E	51.43'
C53	47.00'	47°22'39"	38.86'	N66°20'38"E	37.77'
C54	80.00'	48°30'36"	67.73'	S24°18'58"E	65.73'
C55	180.00'	43°17'26"	136.00'	S21°42'23"E	132.79'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S85°04'08"E	26.27'
L2	N32°27'02"W	18.12'
L3	N89°54'23"E	18.80'
L4	N89°59'24"E	39.86'
L5	S47°20'42"E	38.17'
L6	N47°20'42"W	38.17'
L7	S89°58'03"E	31.85'
L8	N45°11'21"E	15.38'
L9	N43°34'12"W	9.83'
L10	N89°58'03"W	7.79'
L11	N89°58'03"W	7.79'
L12	S89°58'03"E	31.85'
L13	S89°58'03"E	56.85'
L14	N89°58'03"W	32.79'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L15	S18°20'30"W	11.52'
L16	S18°20'30"W	11.52'
L17	S18°20'30"W	36.04'
L18	S18°20'30"W	39.61'
L19	S47°20'42"E	43.77'
L20	N42°39'18"E	3.57'
L21	S18°20'30"W	13.45'
L22	S18°20'30"W	13.45'
L23	S47°20'42"E	43.77'
L24	N18°21'09"W	5.00'
L25	N00°01'57"E	14.51'
L26	S89°58'03"E	55.93'
L27	N00°00'46"W	176.52'
L28	S89°59'14"W	30.00'