

TURNBERRY FILING NO. 2, AMENDMENT NO. 2

A RESUBDIVISION OF TRACTS A & C AND PEORIA STREET, TURNBERRY FILING NO. 2, AMENDMENT NO. 1

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 4

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:

TRACT A AND TRACT C, TURNBERRY SUBDIVISION FILING NO. 2, AMENDMENT NO. 1, IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, RECORDED JULY 15TH, 2025 AT RECEPTION NO. 2025000027629, IN THE OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 14 AND THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE.

TOGETHER WITH

THAT CERTAIN PORTION OF PEORIA STREET AS DEPICTED ON TURNBERRY SUBDIVISION FILING NO. 2, AMENDMENT NO. 1, IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, RECORDED JULY 15TH, 2025 AT RECEPTION NO. 2025000027629, IN THE OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 14 AND THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT A, SAID TURNBERRY SUBDIVISION FILING NO. 2, AMENDMENT NO. 1;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT A, SOUTH 00°40'58" EAST, A DISTANCE OF 583.91 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A;

THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF SAID TRACT A, SOUTH 89°21'05" WEST, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 13;

THENCE ALONG SAID WEST LINE, NORTH 00°40'56" WEST, A DISTANCE OF 55.44 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF TRACT C, TURNBERRY SUBDIVISION FILING NO. 2, AMENDMENT NO. 1;

THENCE DEPARTING SAID WEST LINE, ALONG SAID EASTERLY PROLONGATION, SOUTH 89°45'49" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT C, NORTH 00°40'56" WEST, A DISTANCE OF 528.48 FEET TO NORTHEAST CORNER OF SAID TRACT C;

THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SAID TRACT C, NORTH 89°47'59" EAST, A DISTANCE OF 30.00 TO SAID WEST LINE OF THE NORTHWEST QUARTER AND THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID TRACT A;

THENCE ALONG SAID WESTERLY PROLONGATION, NORTH 89°19'30" EAST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TRACT A, TRACT B & TRACT C, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **TURNBERRY FILING NO. 2, AMENDMENT NO. 2** 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_____.

CONTAINING AN AREA OF 19.677 ACRES, (857,123 SQUARE FEET), MORE OR LESS.

HW2, LLC, A COLORADO LIMITED LIABILITY COMPANY

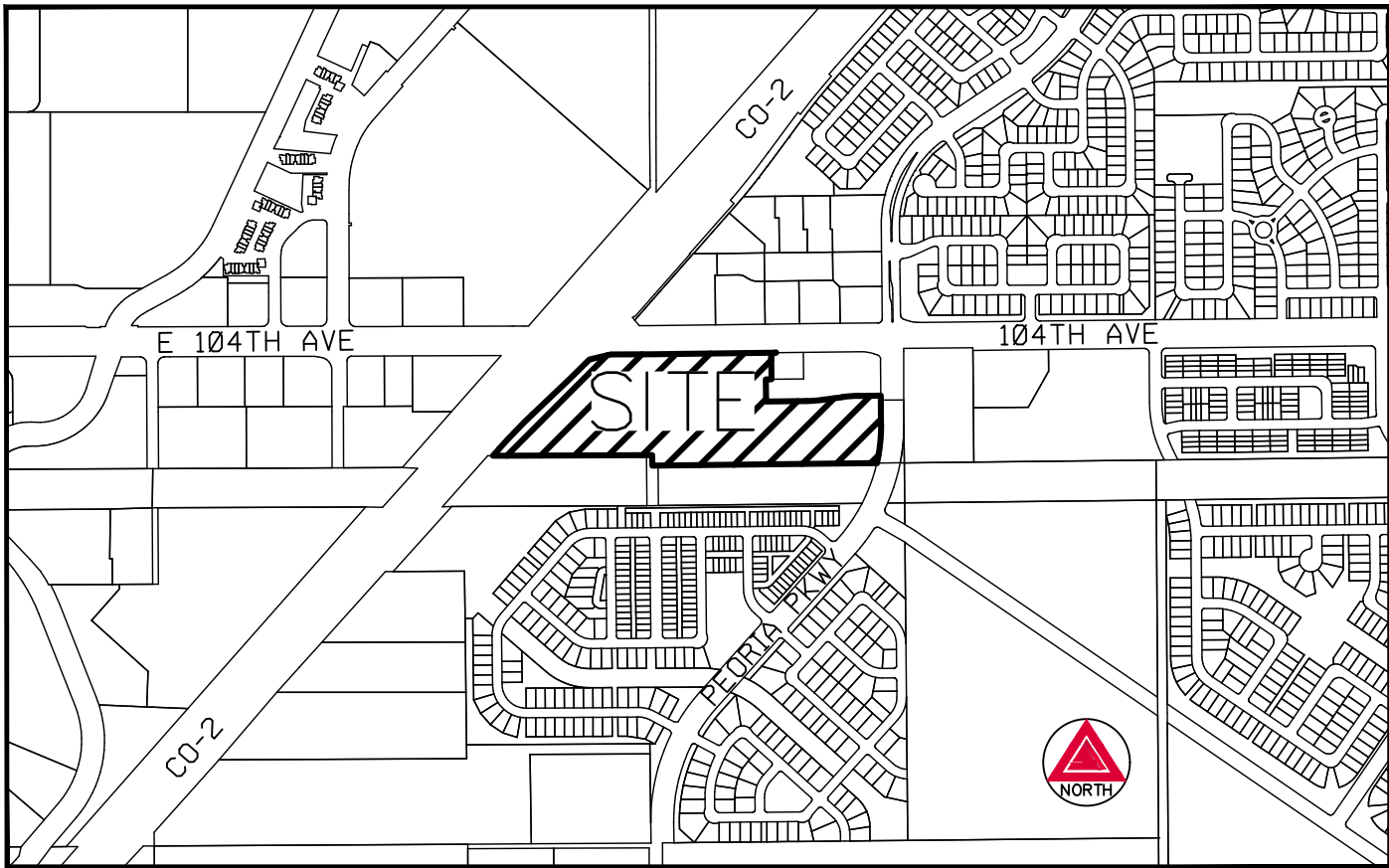
BY: _____

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

- 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.
- 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.
- 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.
- 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. 08001C0339H AND 08001C0339H, BOTH MAPS REVISED MARCH 5, 2007.
- 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.
- PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.
- NOTICE IS HEREBY GIVEN:
 - ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
 - 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.
 - 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.
 - 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.
- THIS SUBDIVISION IS PART OF TURNBERRY FILING NO. 2, AMENDMENT NO. 1, REC. NO. 2025000027629.
- 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. ABM70886521-2, WITH A COMMITMENT DATE OF 11/26/2025 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 - TRACT LAYOUT

STORMWATER DETENTION NOTES

- 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.
- 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
DO NOT RECORD

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: _____

 Aztec CONSULTANTS, INC.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	12-11-2025
		SCALE:	N/A
		SHEET 1 OF 4	

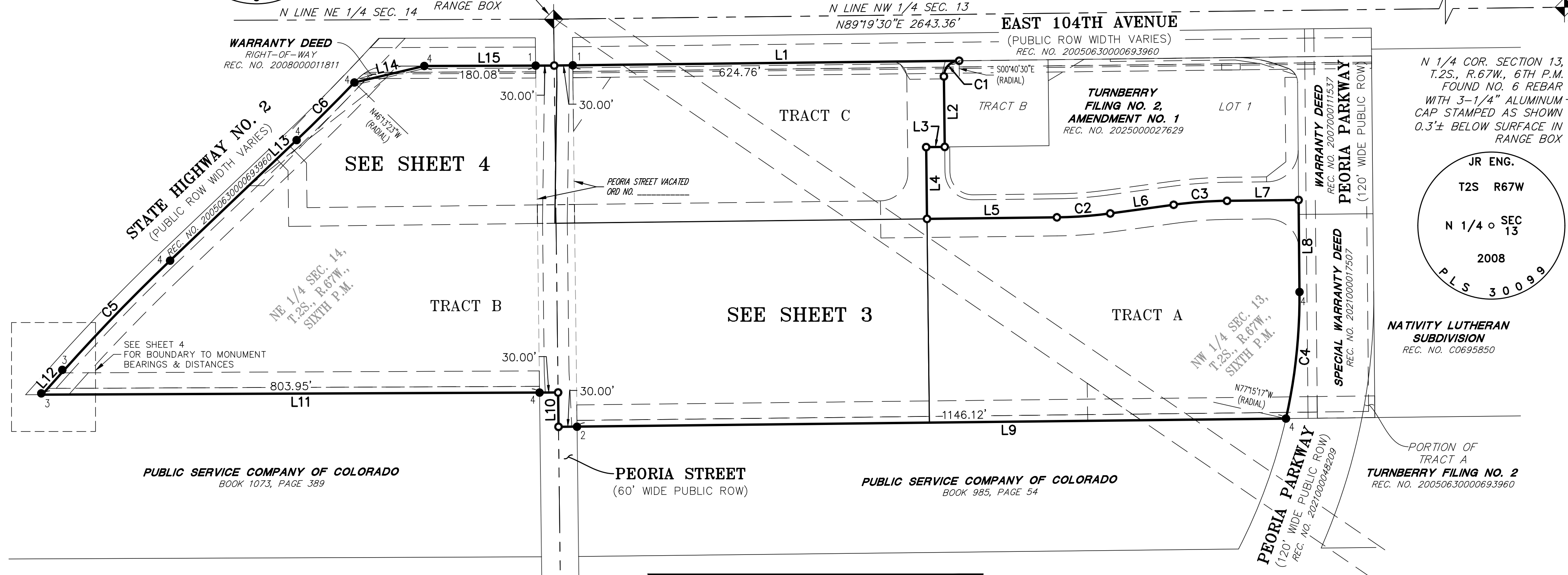
AzTec Proj. No.: 211625-01

Drawn By: BAM

TURNBERRY FILING NO. 2, AMENDMENT NO. 2

A RESUBDIVISION OF TRACTS A & C AND PEORIA STREET, TURNBERRY FILING NO. 2, AMENDMENT NO. 1
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 4
OVERALL BOUNDARY



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°19'30"E	650.63'
L2	S00°40'30"E	113.91'
L3	S89°19'30"W	30.00'
L4	S00°40'30"E	116.00'
L5	N89°19'30"E	210.00'
L6	N82°14'23"E	103.48'
L7	N89°19'30"E	115.74'
L8	S00°31'47"E	148.68'
L9	S89°21'05"W	1176.12'
L10	N00°40'56"W	55.44'
L11	S89°45'49"W	833.95'
L12	N41°43'24"E	51.03'
L13	N46°23'48"E	282.39'
L14	N76°42'35"E	116.12'
L15	N89°47'59"E	210.08'
L16	N00°26'36"W	26.00'
L17	N00°39'46"W	4.95'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	25.00'	39.27'
C2	7°05'06"	700.00'	86.56'
C3	7°05'06"	700.00'	86.56'
C4	13°16'30"	890.00'	206.21'
C5	4°40'24"	3045.78'	248.43'
C6	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"

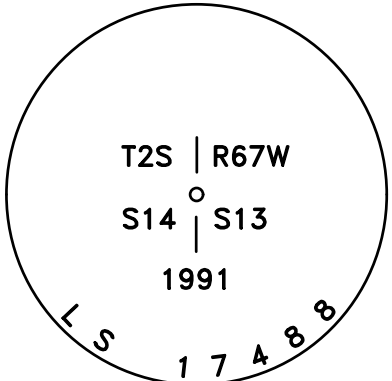
FOUND NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC PLS 38691"

(ROW) RIGHT-OF-WAY

LAND SUMMARY CHART					
TRACT/LOT	AREA (S.F.±)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
A	202,183	4.641	OPEN SPACE, UTILITIES, DRAINAGE, FUTURE DEVELOPMENT*	HW2, LLC	HW2, LLC
B	498,094	11.435	OPEN SPACE, UTILITIES, DRAINAGE, FUTURE DEVELOPMENT*	HW2, LLC	HW2, LLC
C	156,846	3.601	OPEN SPACE, UTILITIES, DRAINAGE, FUTURE DEVELOPMENT*	HW2, LLC	HW2, LLC
TOTAL TRACT AREA	857,123	19.677	*TO BE DETERMINED AND SPECIFIED WITH A FUTURE PLAT OR DEVELOPMENT PLAN. THIS SUBDIVISION PLAT CONTAINS 3 TRACTS		
TOTAL LOT AREA	-	-			
TOTAL ROW AREA	-	-			
TOTAL SITE AREA	857,123	19.677			

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)



Aztec
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Littleton, Colorado 80122
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www.aztecconsultants.com
Aztec Proj. No.: 211625-01
Drawn By: BAM

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

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

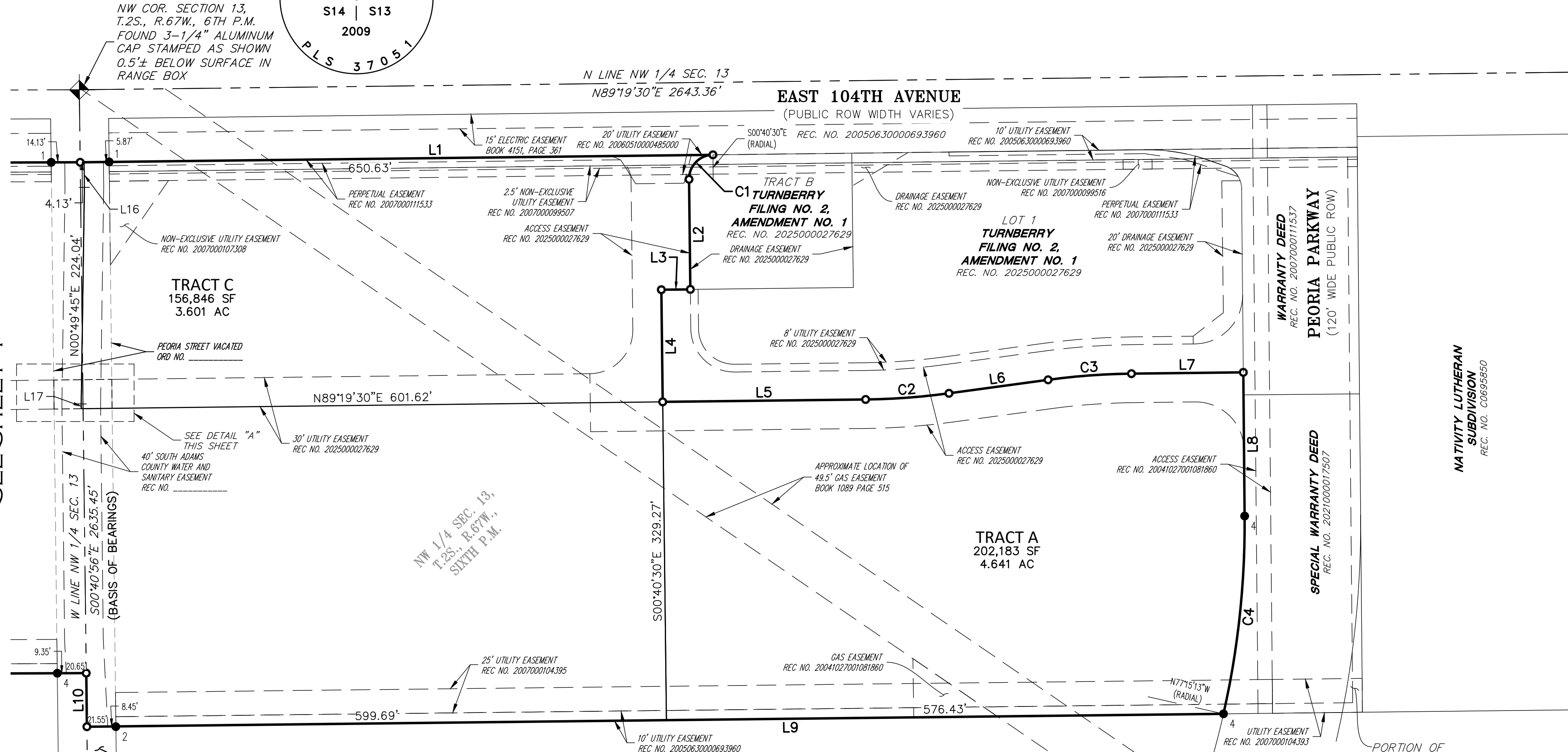
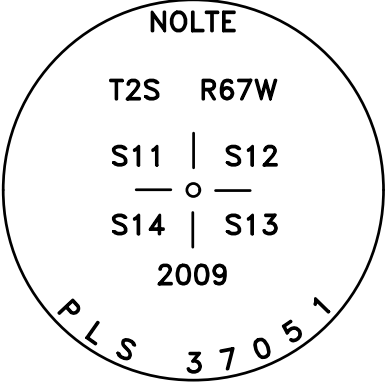
DATE OF PREPARATION: 12-11-2025
SCALE: 1" = 120'
SHEET 2 OF 4

FOR REVIEW
DO NOT RECORD

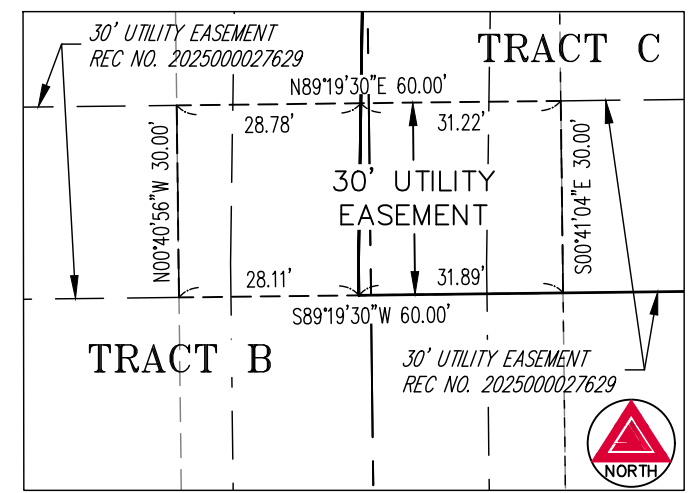
TURNBERRY FILING NO. 2, AMENDMENT NO. 2

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SHEET 3 OF 4
TRACT LAYOUT



SEE SHEET 4

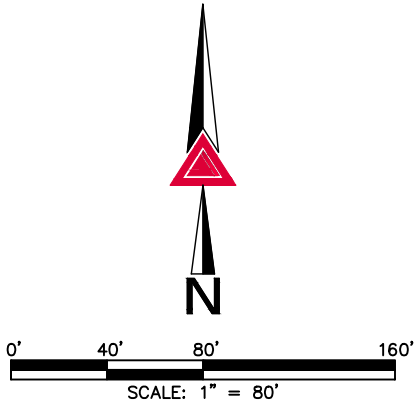


DETAIL "A"
SCALE: 1" = 30'

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"
- FOUND NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC PLS 38691"
- (ROW) RIGHT-OF-WAY

SEE SHEET 2
FOR LINE &
CURVE TABLES



Aztec
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Drawn By: BAM

DATE OF PREPARATION:	12-11-2025
SCALE:	1" = 80'
SHEET 3 OF 4	

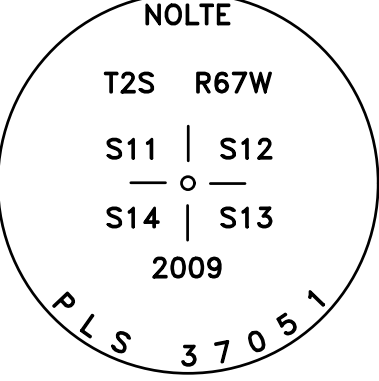
FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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SHEET 4 OF 4

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



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"

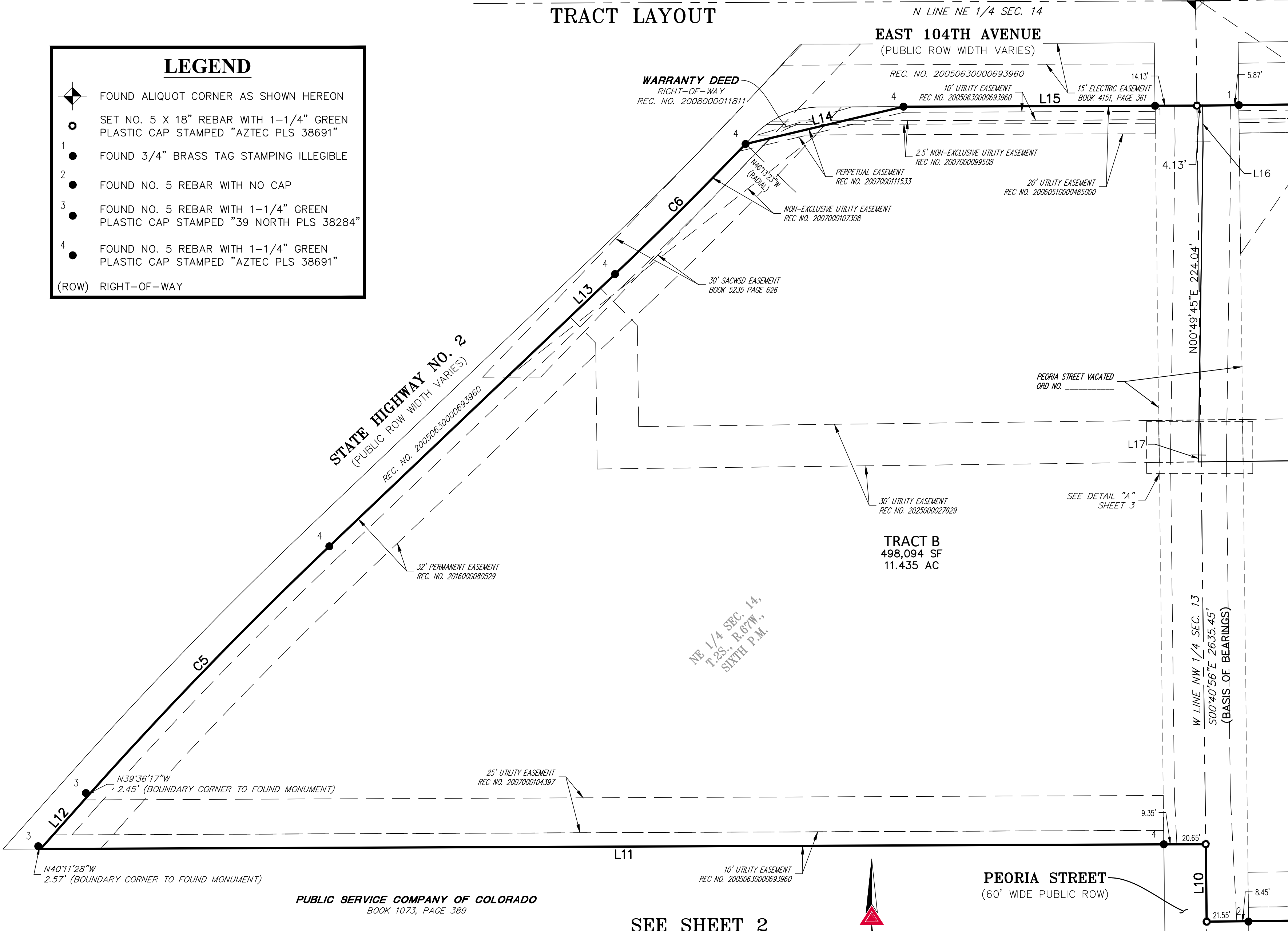
FOUND 3/4" BRASS TAG STAMPING ILLEGIBLE

FOUND NO. 5 REBAR WITH NO CAP

FOUND NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "39 NORTH PLS 38284"

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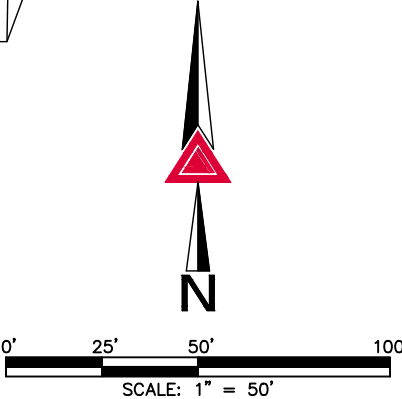
(ROW) RIGHT-OF-WAY



SEE SHEET 3

FOR REVIEW
DO NOT RECORD

SEE SHEET 2
FOR LINE &
CURVE TABLES



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Drawn By: BAM

Aztec Proj. No.: 211625-01

DATE OF PREPARATION:	12-11-2025
SCALE:	1" = 50'
SHEET 4 OF 4	