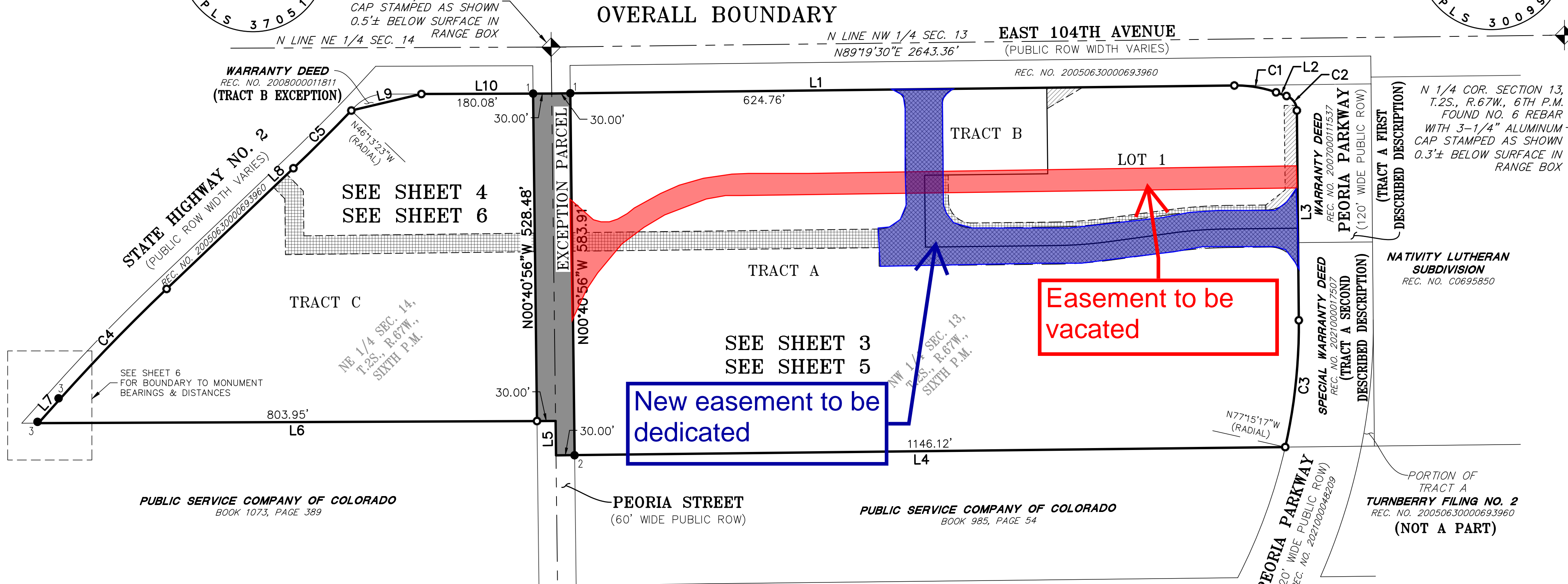
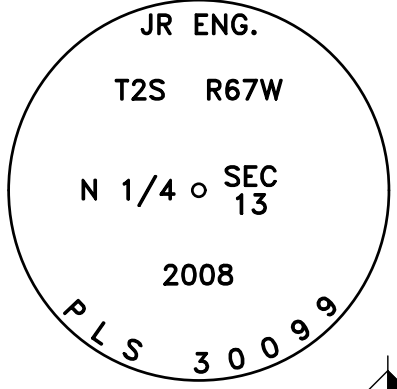
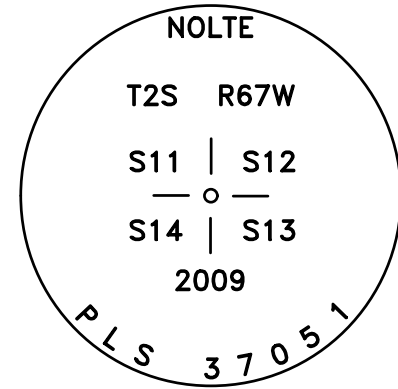


# TURNBERRY FILING NO. 2, AMENDMENT NO. 1

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



WARRANTY DEED  
 REC. NO. 200800011811  
 (TRACT B EXCEPTION)

WARRANTY DEED  
 REC. NO. 200700011537  
 (TRACT A FIRST DESCRIBED DESCRIPTION)

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

NATIVITY LUTHERAN  
 SUBDIVISION  
 REC. NO. C0695850

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

Easement to be vacated

New easement to be dedicated

| 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'  |

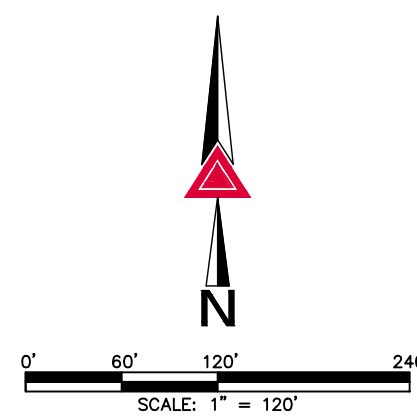
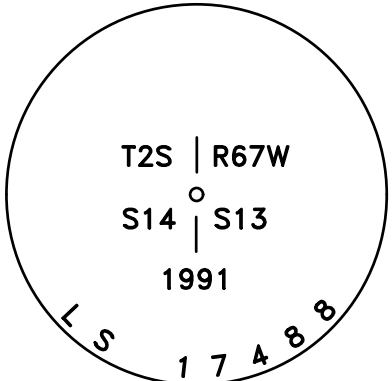
| CURVE | DELTA     | RADIUS   | LENGTH  |
|-------|-----------|----------|---------|
| C1    | 20°00'00" | 196.50'  | 68.59'  |
| C2    | 70°08'43" | 25.00'   | 30.61'  |
| C3    | 13°16'30" | 890.00'  | 206.21' |
| C4    | 4°40'24"  | 3045.78' | 248.43' |
| C5    | 2°37'11"  | 2885.00' | 131.90' |

**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

| 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     | THIS SUBDIVISION PLAT CONTAINS 1 LOT & 3 TRACTS                         |           |             |
| 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)



FOR REVIEW

**AZTEC**  
 CONSULTANTS, INC.  
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 Littleton, Colorado 80122  
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 Fax: (303) 713-1897  
 www.aztecconsultants.com  
 AzTec Proj. No.: 162522-01  
 Drawn By: BAM

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

FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC