

REUNION RIDGE FILING NO. 3

LOCATED IN 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 7

DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT DIBC 96TH AND POTOMAC, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNERS OF THAT PART OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED HEREIN (SEE SHEET 2 FOR LEGAL DESCRIPTION) HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS AND STREETS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF REUNION RIDGE FILING NO. 3 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 COMMERCE CITY.

EXECUTED THIS ____ DAY OF _____, AD 20____

DIBC 96TH AND POTOMAC, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ TITLE: _____

STATE OF _____ }
COUNTY OF _____ } SS
CITY OF _____ }

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

AD 20____, BY _____ AS _____ OF DIBC 96TH AND POTOMAC, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ TITLE: _____

STATE OF _____ }
COUNTY OF _____ } SS
CITY OF _____ }

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, AD 20____,

BY _____ AS _____ OF FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: _____ TITLE: _____

STATE OF _____ }
COUNTY OF _____ } SS
CITY OF _____ }

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, AD 20____,

BY _____ AS _____ OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CONSENT BY LENDER

KNOW ALL MEN BY THESE PRESENTS THAT DIBC 96TH AND POTOMAC, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY (COLLECTIVELY, "MORTGAGEE"), BEING THE MORTGAGEE OF THAT CERTAIN MORTGAGE, SECURITY AGREEMENTS AND ASSIGNMENTS OF RENTS RECORDED FEBRUARY 4, 2020 AT INSTRUMENT NO. 202000011153 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "MORTGAGE"), AND THE LENDER UNDER ANY AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION WITH THE LOAN EVIDENCED BY THE MORTGAGE, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "LOAN DOCUMENTS"), HEREBY CONSENTS TO, AND RATIFIES AND CONFIRMS, THIS PLAT, AND AGREES THAT THE RIGHT, TITLE, LIEN AND INTEREST OF MORTGAGEE IN AND TO THE PROPERTY AS SHOWN HEREON UNDER AND PURSUANT TO THE MORTGAGE AND THE LOAN DOCUMENTS SHALL BE, AND HEREBY ARE, SUBORDINATE TO THIS PLAT TO THE EFFECT THAT, IN THE EVENT THAT PURSUANT TO THE FORECLOSURE OF THE MORTGAGE OR ANY OF THE OTHER LOAN DOCUMENTS OR ANY CONVEYANCE IN LIEU THEREOF, MORTGAGEE OR ANY OTHER PARTY SHALL SUCCEED TO THE INTEREST OF THE OWNER OF THE PROPERTY SHOWN HEREON, OR ANY PORTION THEREOF, THEN MORTGAGEE OR OTHER SUCH PARTY SHALL RECOGNIZE AND BE BOUND BY THIS PLAT.

EXECUTED THIS ____ DAY OF _____, A.D. 20____

DIBC 96TH AND POTOMAC, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
L.C. FULENWIDER, III, ATTORNEY IN FACT

FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
L.C. FULENWIDER, III, ATTORNEY IN FACT

STATE OF _____ }
COUNTY OF _____ } SS
CITY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 20____ BY L.C. FULENWIDER, III AS ATTORNEY-IN-FACT FOR DIBC 96TH AND POTOMAC, LLC, A COLORADO LIMITED LIABILITY COMPANY.

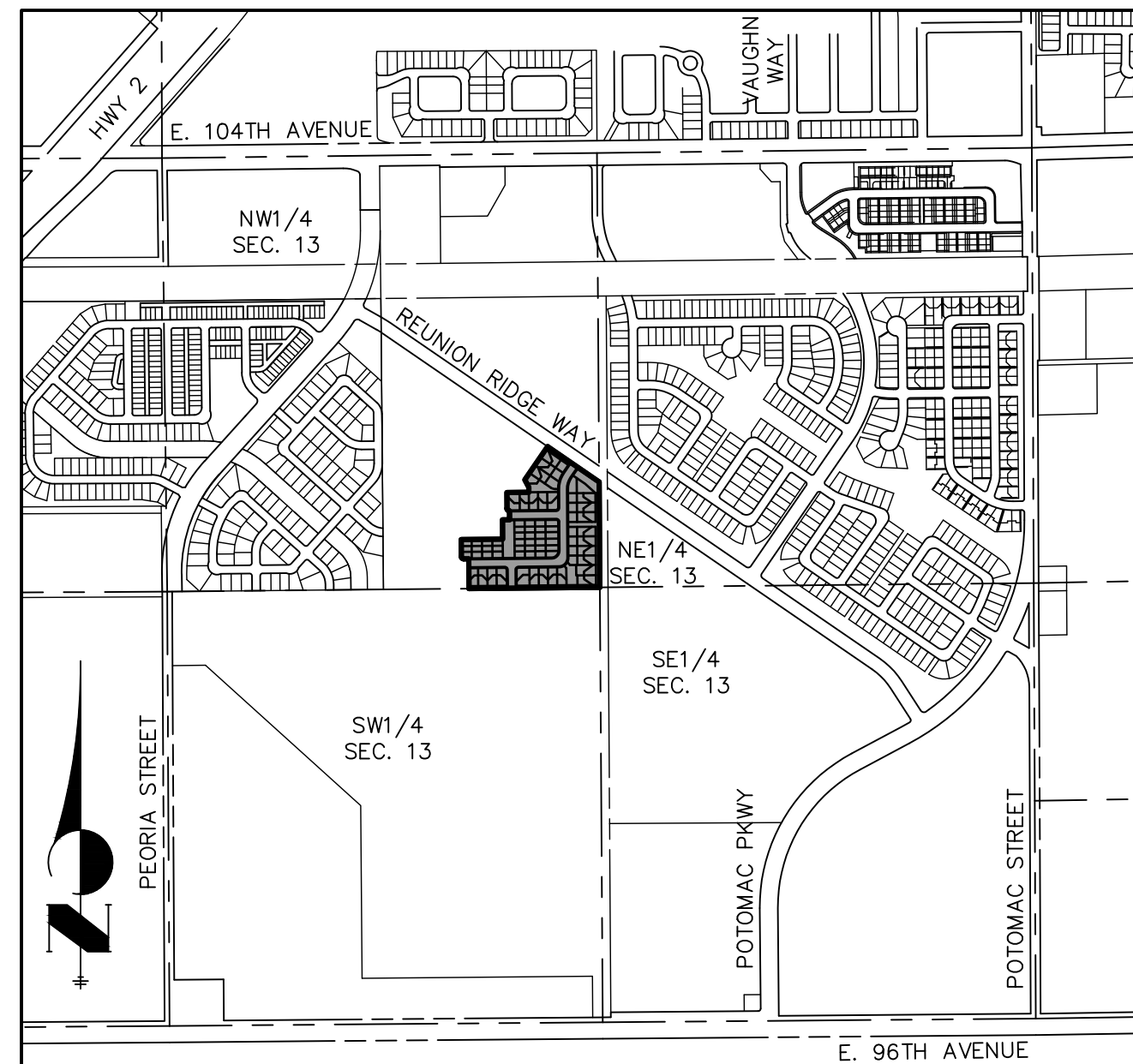
WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 20____ BY L.C. FULENWIDER, III AS ATTORNEY-IN-FACT FOR FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



VICINITY MAP

SCALE: 1"=1000'

CONSENT BY LENDER

KNOW ALL MEN BY THESE PRESENTS THAT SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP ("MORTGAGEE"), BEING THE MORTGAGEE OF THAT CERTAIN MORTGAGE, SECURITY AGREEMENTS AND ASSIGNMENTS OF RENTS RECORDED FEBRUARY 4, 2020 AT INSTRUMENT NO. 202000011154 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "MORTGAGE"), AND THE LENDER UNDER ANY AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION WITH THE LOAN EVIDENCED BY THE MORTGAGE, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "LOAN DOCUMENTS"), HEREBY CONSENTS TO, AND RATIFIES AND CONFIRMS, THIS PLAT, AND AGREES THAT THE RIGHT, TITLE, LIEN AND INTEREST OF MORTGAGEE IN AND TO THE PROPERTY AS SHOWN HEREON UNDER AND PURSUANT TO THE MORTGAGE AND THE LOAN DOCUMENTS SHALL BE, AND HEREBY ARE, SUBORDINATE TO THIS PLAT TO THE EFFECT THAT, IN THE EVENT THAT PURSUANT TO THE FORECLOSURE OF THE MORTGAGE OR ANY OF THE OTHER LOAN DOCUMENTS OR ANY CONVEYANCE IN LIEU THEREOF, MORTGAGEE OR ANY OTHER PARTY SHALL SUCCEED TO THE INTEREST OF THE OWNER OF THE PROPERTY SHOWN HEREON, OR ANY PORTION THEREOF, THEN MORTGAGEE OR OTHER SUCH PARTY SHALL RECOGNIZE AND BE BOUND BY THIS PLAT.

EXECUTED THIS ____ DAY OF _____, A.D. 20____

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____

NAME: _____
AUTHORIZED AGENT

BY: _____

NAME: _____
AUTHORIZED AGENT

STATE OF _____ }
COUNTY OF _____ } SS
CITY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 20____

BY _____ AS _____ FOR SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

STATE OF _____ }
COUNTY OF _____ } SS
CITY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 20____

BY _____ AS _____ FOR SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ACCEPTANCE CERTIFICATE

THE DEDICATION OF FENCE MAINTENANCE EASEMENTS AND UNDERDRAIN EASEMENTS ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE REUNION METROPOLITAN DISTRICT.

REUNION METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

BY: _____

TITLE: _____

STATE OF _____ }
COUNTY OF _____ } SS
CITY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ AS PRESIDENT OF REUNION METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, DEREK LEE VAGIAS, 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.

DEREK LEE VAGIAS, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38578
FOR AND ON BEHALF OF JR ENGINEERING, LLC
7200 S. ALTON WAY, SUITE C400, CENTENNIAL, CO 80112

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 6.2.2 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, COMMUNITY DEVELOPMENT: _____

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE 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. _____

JOB NO. 14421.29
8/30/2021
SHEET 1 OF 7



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Centennial, CO 80112 • 303-740-9393 • www.jrengineering.com

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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 7**

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY RIGHT-OF-WAY LINE OF REUNION RIDGE WAY AS SHOWN ON THE PLAT OF REUNION RIDGE FILING NO. 1, MONUMENTED AT BOTH ENDS BY A 1.5" ALUMINUM CAP STAMPED "PLS 38578", PER PLAT SAID LINE BEARS S55°32'11"E.

BEGINNING AT THE SOUTHEASTERLY CORNER OF REUNION RIDGE PARKWAY, ALSO BEING THE SOUTHEASTERLY CORNER OF PARCEL 3 AS SHOWN ON THE PLAT OF REUNION RIDGE FILING NO. 1, RECORDED UNDER RECEPTION NO. 202000006264 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, S00°22'24"E A DISTANCE OF 640.21 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 13;

THENCE ON THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13, S89°26'03"W A DISTANCE OF 794.66 FEET;

THENCE DEPARTING SAID SOUTH LINE, ON THE EASTERLY BOUNDARY LINE OF REUNION RIDGE FILING NO. 2 RECORDED UNDER RECEPTION NO. _____, THE FOLLOWING FIFTEEN (15) COURSES:

1. N00°33'57"W A DISTANCE OF 181.00 FEET;
2. S89°26'03"W A DISTANCE OF 29.90 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°02'25" AND AN ARC LENGTH OF 23.57 FEET, TO A POINT OF TANGENT;
4. N00°31'31"W A DISTANCE OF 102.50 FEET;
5. N89°26'03"E A DISTANCE OF 252.00 FEET;
6. N00°33'57"W A DISTANCE OF 117.49 FEET;
7. N89°26'03"E A DISTANCE OF 43.13 FEET;
8. N00°33'57"W A DISTANCE OF 54.00 FEET, TO A POINT OF NON-TANGENT CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N00°33'57"W, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°02'25" AND AN ARC LENGTH OF 23.57 FEET, TO A POINT OF TANGENT;
10. N00°31'31"W A DISTANCE OF 96.99 FEET;
11. N89°26'03"E A DISTANCE OF 133.43 FEET;
12. N00°33'57"W A DISTANCE OF 29.99 FEET;
13. N27°41'51"W A DISTANCE OF 52.04 FEET;
14. N34°27'49"E A DISTANCE OF 244.48 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID REUNION RIDGE PARKWAY;
15. THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S55°32'11"E A DISTANCE OF 380.30 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 479,622 SQUARE FEET OR 11.0106 ACRES.

GENERAL NOTES:

1. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
2. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON PROPERTY INFORMATION BINDER ORDER NO. RND70723493, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MAY 21, 2021.
3. THE BASIS OF BEARINGS IS THE SOUTHERLY RIGHT-OF-WAY LINE OF REUNION RIDGE WAY AS SHOWN ON THE PLAT OF REUNION RIDGE FILING NO. 1, MONUMENTED AT BOTH ENDS BY A 1.5" ALUMINUM CAP STAMPED "PLS 38578", PER PLAT SAID LINE BEARS S55°32'11"E.
4. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
5. FLOODPLAIN NOTE: THIS SITE LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, MAP NUMBERS 08001C0630H & 08001C0339H, BOTH WITH REVISED DATES OF MARCH 5, 2007.
6. THERE SHALL BE NO INTERFERENCE WITH THE ESTABLISHED LOT GRADING PLAN PURSUANT TO THE APPROVED CONSTRUCTION PLANS ON FILE WITH THE CITY ENGINEER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LOT GRADING PLAN IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS. 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.
7. PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.
8. FENCE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO REUNION METROPOLITAN DISTRICT FOR FENCE MAINTENANCE PURPOSES.
9. 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.
 - D. THIS SUBDIVISION IS PART OF THE REUNION PUD ZONE DOCUMENT, RECORDED UNDER RECEPTION NO. 2019000050788.
11. UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF COMMERCE CITY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (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 GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, 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.
12. SIGHT DISTANCE EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF COMMERCE CITY FOR SIGHT DISTANCE PURPOSES TOGETHER WITH THE FOLLOWING RESTRICTIONS OVER SAID EASEMENT: NO OBJECT WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE MORE THAN TWENTY-FOUR (24) INCHES ABOVE THE ADJACENT GROUND, SUCH OBJECTS SHALL INCLUDE BUT ARE NOT LIMITED TO BUILDINGS, LANDSCAPING, AND UTILITY CABINETS. PARKING IS ALSO RESTRICTED WITHIN THE EASEMENT. TREES SHALL BE PRUNED SO THE LOWEST BRANCH IS NO LOWER THAN SIX FEET ABOVE THE ADJACENT GROUND AND FENCES SHALL BE NO HIGHER THAN 42" AND BE OF OPEN DESIGN.

LAND SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	USE	OWNER	MAINTAINED BY
A	16,856	0.3870	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
B	3,490	0.0801	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
C	36,119	0.8292	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
D	3,434	0.0788	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
TOTAL TRACT AREA	59,899	1.3751			
TOTAL LOT AREA	332,623	7.6360			
TOTAL ROW AREA	87,100	1.9995			
TOTAL SITE AREA	479,622	11.0106			

THIS SUBDIVISION PLAT CONTAINS 103 LOTS AND 4 TRACTS.

JOB NO. 14421.29
8/30/2021
SHEET 2 OF 7

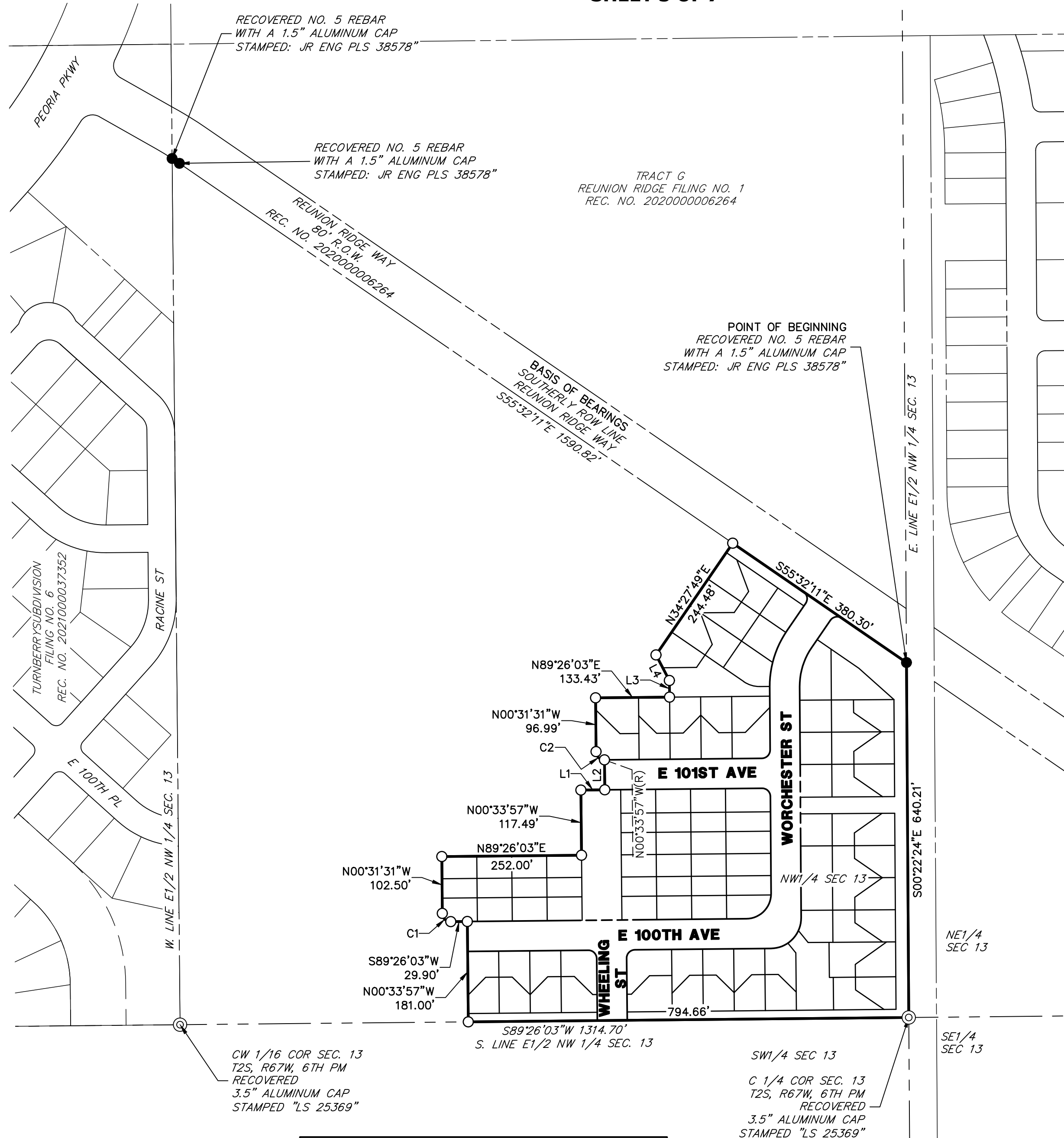


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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 7

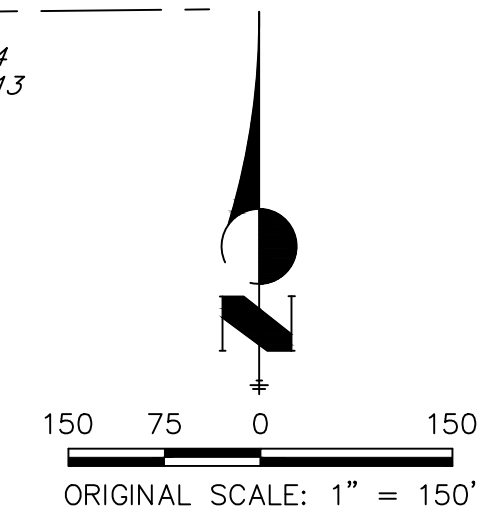


LEGEND

- SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38578

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°26'03"E	43.13'
L2	N00°33'57"W	54.00'
L3	N00°33'57"W	29.99'
L4	N27°41'51"W	52.04'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°02'25"	15.00'	23.57'	N45°32'44"W 21.22'
C2	90°02'25"	15.00'	23.57'	N45°32'44"W 21.22'



JOB NO. 14421.29
8/30/2021
SHEET 3 OF 7

J-R ENGINEERING
A Westrian Company

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

SHEET 4 OF 7

LEGEND

○ SET 18" LOMG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252

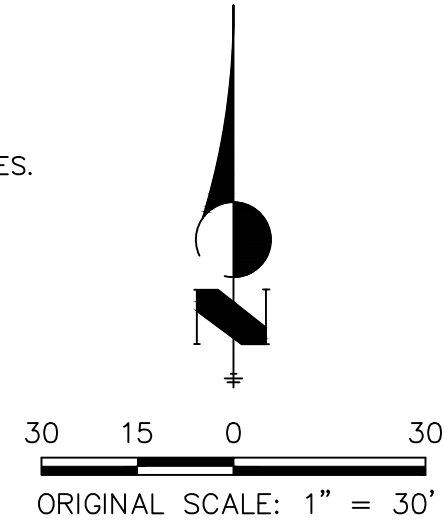
U.E. UTILITY EASEMENT

A.E. ACCESS EASEMENT

(RB) RADIAL BEARING

S.D.T. SIGHT DISTANCE TRIANGLE

NOTE: SEE SHEET 7 FOR LINE AND CURVE TABLES.



REUNION RIDGE FILING NO. 2
REC. NO. _____

RECOVERED NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38578"

BASIS OF BEARINGS SOUTHERLY ROW LINE REUNION RIDGE WAY
S55°32'11"E 1590.82'

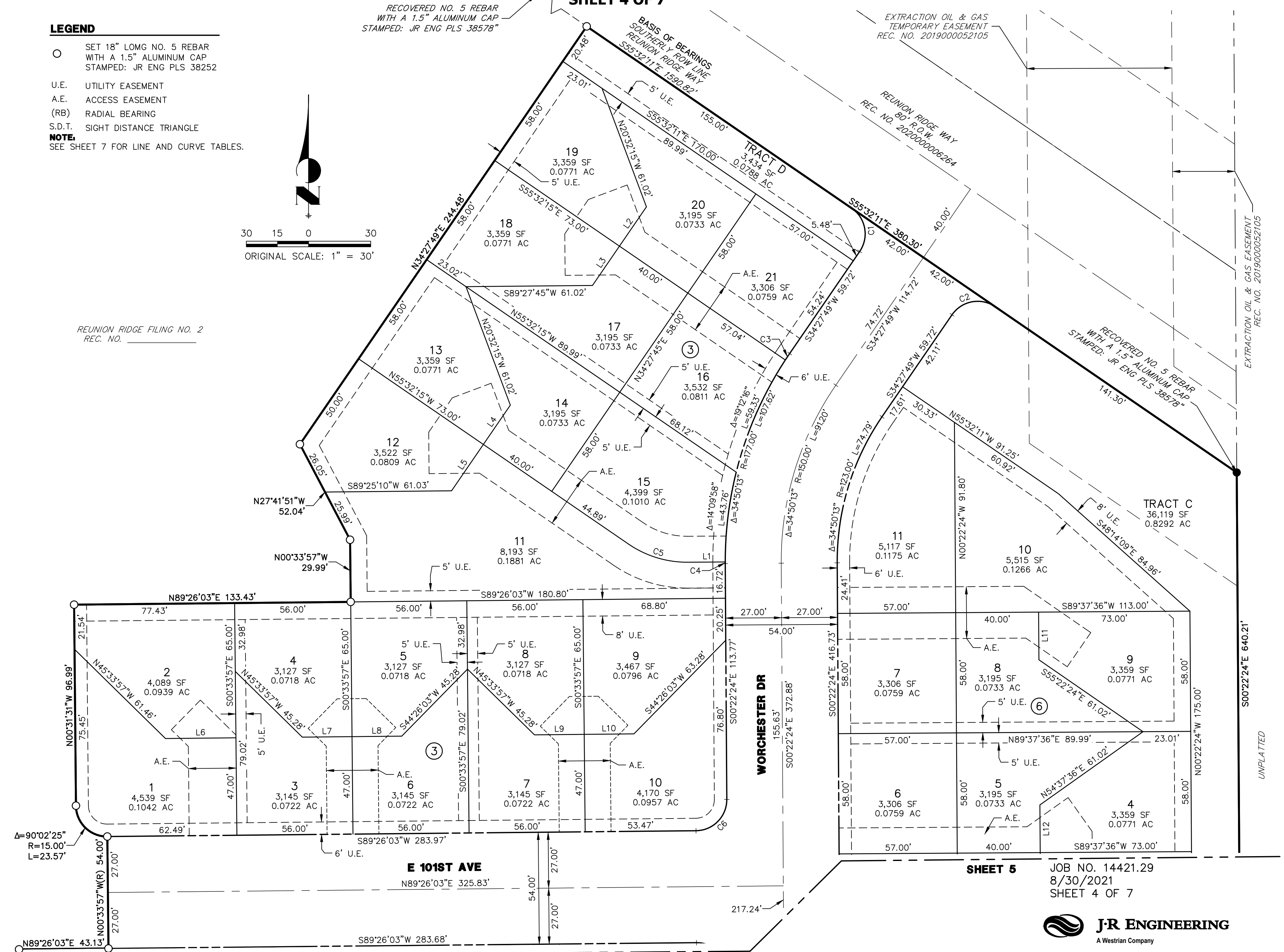
EXTRACTION OIL & GAS TEMPORARY EASEMENT REC. NO. 2019000052105

REUNION RIDGE WAY 80' R.O.W. REC. NO. 2020000006264

EXTRACTION OIL & GAS EASEMENT REC. NO. 2019000052105

RECOVERED NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38578"

UNPLATTED



E 101ST AVE
N89°26'03"E 325.83'

WORCHESTER DR

SHEET 5

JOB NO. 14421.29
8/30/2021
SHEET 4 OF 7

SHEET 5

J-R ENGINEERING
A Westrian Company

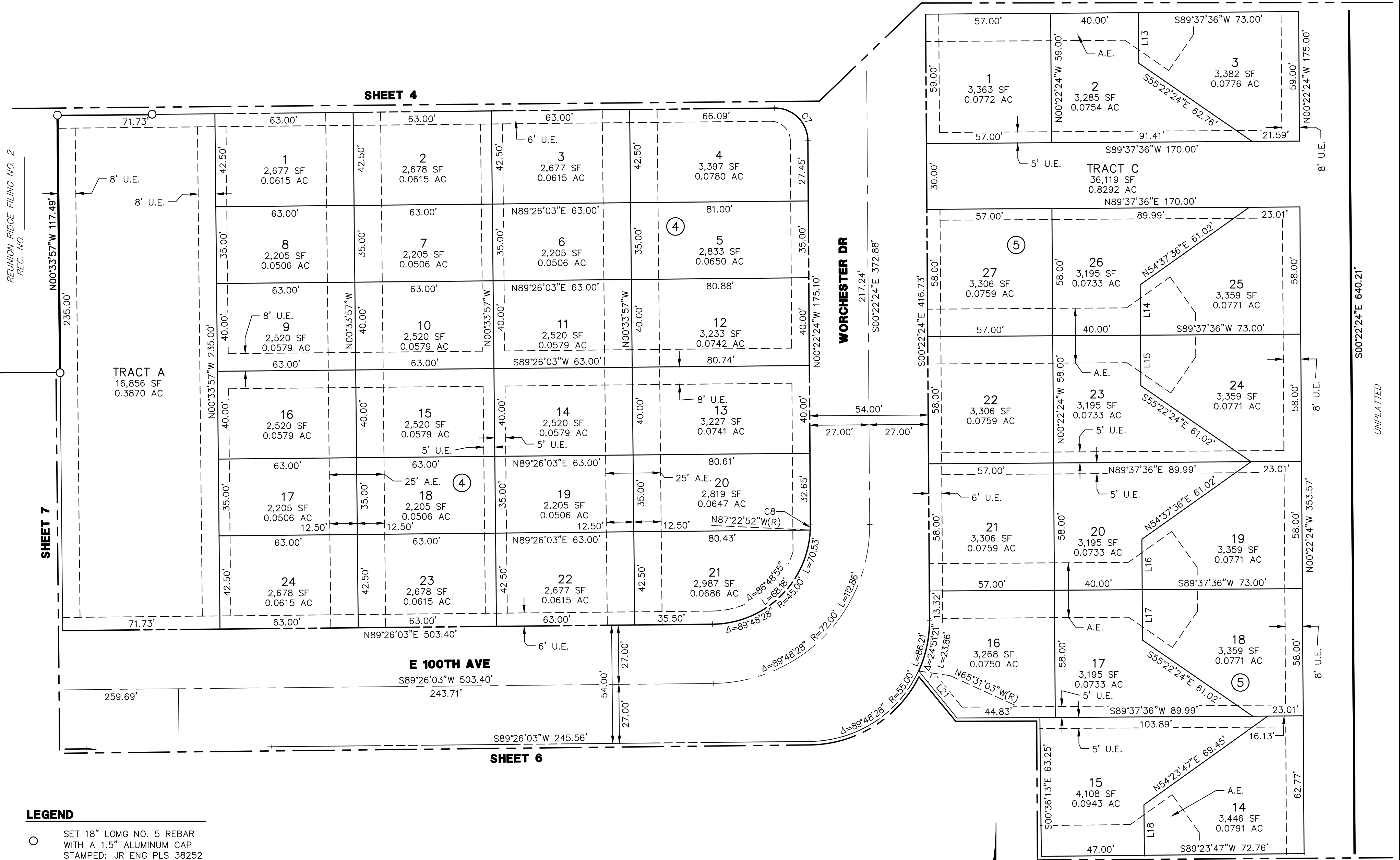
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SHEET 5 OF 7

SHEET 4



LEGEND

○ SET 18" LOMG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252

U.E. UTILITY EASEMENT
A.E. ACCESS EASEMENT
(RB) RADIAL BEARING
S.D.T. SIGHT DISTANCE TRIANGLE

NOTE: SEE SHEET 7 FOR LINE AND CURVE TABLES.

JOB NO. 14421.29
8/30/2021
SHEET 5 OF 7

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SHEET 6 OF 7

LEGEND

○ SET 18" LOMG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252

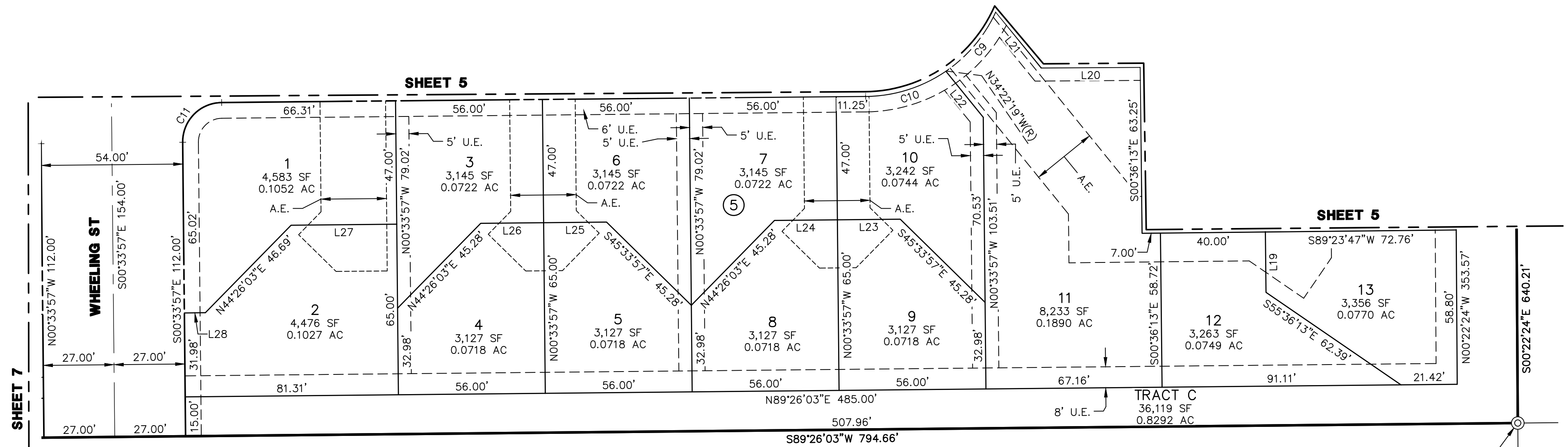
U.E. UTILITY EASEMENT

A.E. ACCESS EASEMENT

(RB) RADIAL BEARING

S.D.T. SIGHT DISTANCE TRIANGLE

NOTE:
SEE SHEET 7 FOR LINE AND CURVE TABLES.



C 1/4 COR SEC. 13
T2S, R67W, 6TH PM
RECOVERED
3.5" ALUMINUM CAP
STAMPED "LS 25369"

UNPLATTED

UNPLATTED



30 15 0 30
ORIGINAL SCALE: 1" = 30'

JOB NO. 14421.29
8/30/2021
SHEET 6 OF 7



7200 S Alton Way • Suite C400
Centennial, CO 80112 • 303-740-9393 • www.jrengineering.com

REUNION RIDGE FILING NO. 3

LOCATED IN 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 7 OF 7

LEGEND

○ SET 18" LOMG NO. 5 REBAR
WITH A 1.5" ALUMINUM CAP
STAMPED: JR ENG PLS 38252

U.E. UTILITY EASEMENT

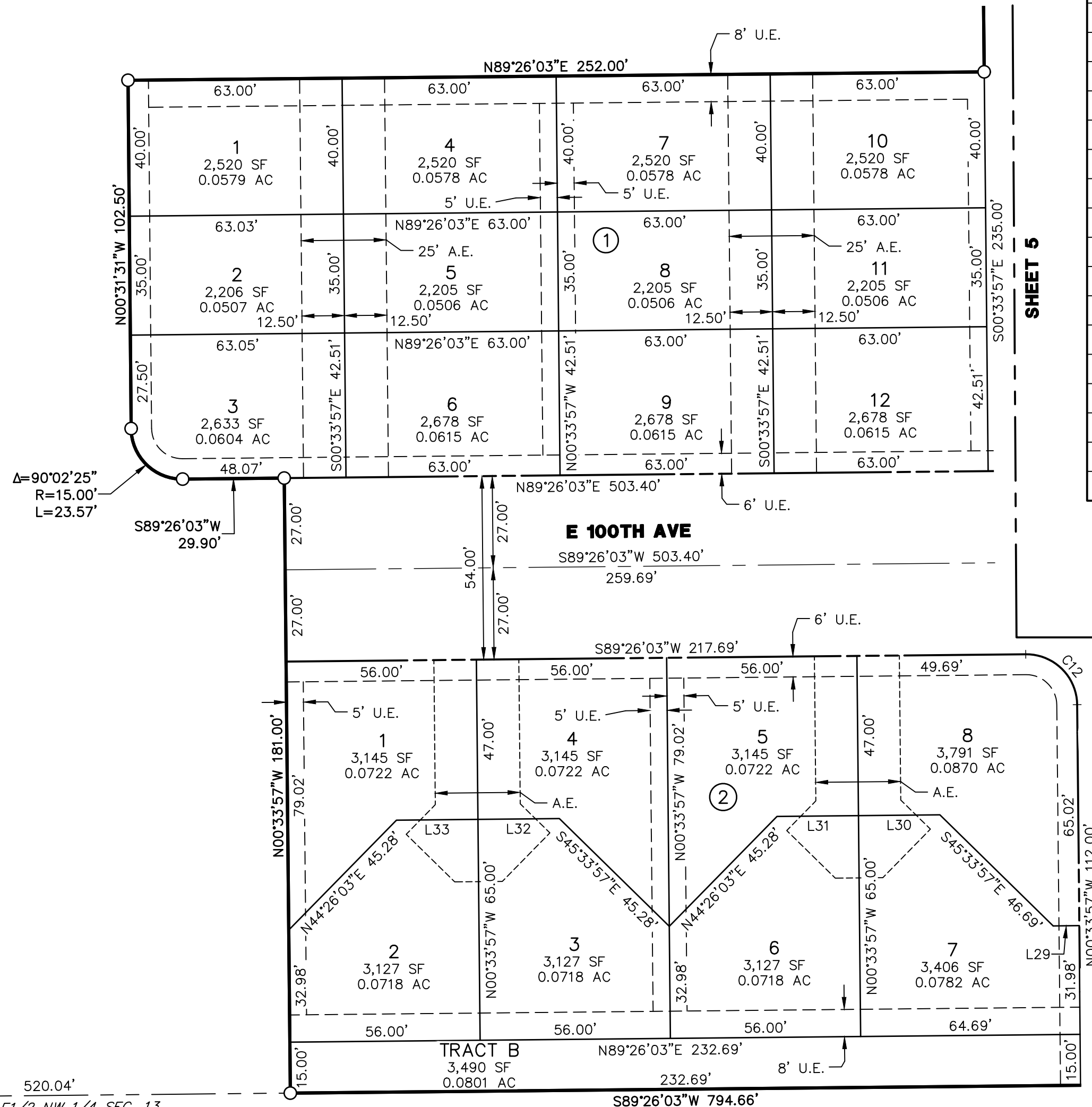
A.E. ACCESS EASEMENT

(RB) RADIAL BEARING

S.D.T. SIGHT DISTANCE TRIANGLE

NOTE:
SEE SHEET 7 FOR LINE AND CURVE TABLES.

REUNION RIDGE FILING NO. 2
REC. NO.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°37'36\"W	18.07'
L2	S34°27'45\"W	23.00'
L3	S34°27'45\"W	23.00'
L4	N34°27'45\"E	23.00'
L5	N34°27'45\"E	27.12'
L6	N89°26'03\"E	33.98'
L7	S89°26'03\"W	23.98'
L8	S89°26'03\"W	23.98'
L9	S89°26'03\"W	23.98'
L10	S89°26'03\"W	23.98'
L11	N00°22'24\"W	23.00'
L12	N00°22'24\"W	23.00'
L13	N00°22'24\"W	23.00'
L14	N00°22'24\"W	23.00'
L15	N00°22'24\"W	23.00'
L16	N00°22'24\"W	23.00'
L17	N00°22'24\"W	23.00'
L18	S00°36'13\"E	23.00'
L19	S00°36'13\"E	23.00'
L20	S89°37'36\"W	37.81'

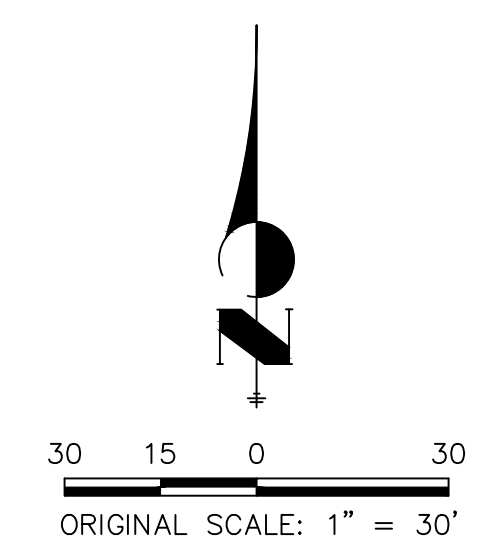
LINE TABLE		
LINE	BEARING	DISTANCE
L21	S39°03'55\"E	27.62'
L22	N39°03'55\"W	22.73'
L23	N89°26'03\"E	23.98'
L24	N89°26'03\"E	23.98'
L25	N89°26'03\"E	23.98'
L26	N89°26'03\"E	23.98'
L27	S89°26'03\"W	40.29'
L28	N89°26'03\"E	8.00'
L29	N89°26'03\"E	7.69'
L30	N89°26'03\"E	23.98'
L31	N89°26'03\"E	23.98'
L32	N89°26'03\"E	23.98'
L33	N89°26'03\"E	23.98'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00\"	15.00'	23.56'
C2	89°59'58\"	15.00'	23.56'
C3	1°13'00\"	177.00'	3.76'
C4	0°14'59\"	177.00'	0.77'
C5	34°50'10\"	50.00'	30.40'
C6	89°48'28\"	15.00'	23.51'
C7	90°11'32\"	15.00'	23.61'
C8	2°59'33\"	45.00'	2.35'
C9	31°08'44\"	55.00'	29.90'
C10	33°48'23\"	55.00'	32.45'
C11	90°00'00\"	15.00'	23.56'
C12	90°00'00\"	15.00'	23.56'

520.04'
S. LINE E1/2 NW 1/4 SEC. 13

CW 1/16 COR SEC. 13
T2S, R67W, 6TH PM
RECOVERED
3.5\" ALUMINUM CAP
STAMPED \"LS 25369\"

UNPLATTED



JOB NO. 14421.29
8/30/2021
SHEET 7 OF 7

J-R ENGINEERING
A Westrian Company

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