

# REUNION FILING NO. 40

A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 8

## DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION BEING THE OWNER OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, 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 FILING NO. 40, 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 \_\_\_\_\_ A.D., 20\_\_\_\_

DIBC BUFFALO HILLS RANCH, LLC AND FFP-DIA, LLC

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 BUFFALO HILLS RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

STATE OF COLORADO )  
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 FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

## 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 ASSIGNMENT OF RENTS RECORDED AUGUST 21, 2017, AT INSTRUMENT NO. 2017000072560 AND 2017000072558 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 OFFICIAL 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 OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC



VICINITY MAP  
SCALE: 1"=1000'

## CONSENT BY LENDER

KNOW ALL MEN BY THESE PRESENTS THAT DIBC BUFFALO HILLS RANCH, LLC AND FFP-DIA, LLC (COLLECTIVELY, "MORTGAGEE"), BEING THE MORTGAGEE OF THAT CERTAIN MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS RECORDED AUGUST 21, 2017, AT INSTRUMENT NO. 2017000072552 AND 2017000072554 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 SUCH OTHER PARTY SHALL RECOGNIZE AND BE BOUND BY THIS PLAT.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

DIBC BUFFALO HILLS RANCH, 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 BUFFALO HILLS RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

STATE OF COLORADO )  
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 FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

## SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, 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 HEREON.

ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. No. 38636  
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, 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. \_\_\_\_\_

LAST REVISED 2021-11-12

**AZTEC** CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 19321-31  
Drawn By: RBA

DATE OF PREPARATION:	2021/10/19
SCALE:	N/A
SHEET 1 OF 8	

# REUNION FILING NO. 40

A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 8

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 7, WHENCE THE EAST LINE OF SAID NORTHEAST QUARTER BEARS SOUTH 00°45'04" WEST, A DISTANCE OF 2662.55 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE SOUTH 84°35'32" WEST, A DISTANCE OF 455.27 FEET TO THE NORTHWESTERLY CORNER OF THAT RIGHT-OF-WAY ACQUISITION DESCRIBED WITHIN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000008057 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID CORNER ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID RIGHT-OF-WAY ACQUISITION THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 01°22'35" EAST, A DISTANCE OF 34.62 FEET;
2. NORTH 88°37'25" EAST, A DISTANCE OF 299.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°12'36", AN ARC LENGTH OF 79.60 FEET;
4. SOUTH 00°09'59" EAST, A DISTANCE OF 542.47 FEET;
5. SOUTH 89°14'56" EAST, A DISTANCE OF 62.01 FEET TO THE WESTERLY RIGHT-OF-WAY OF CHAMBERS ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°45'04" WEST, A DISTANCE OF 301.62 FEET;
2. NORTH 89°15'02" WEST, A DISTANCE OF 30.01 FEET;
3. SOUTH 00°45'59" WEST, A DISTANCE OF 378.60 FEET TO THE NORTHERLY BOUNDARY OF REUNION FILING NO. 39 AS RECORDED AT RECEPTION NO. \_\_\_\_\_, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. NORTH 90°00'00" WEST, A DISTANCE OF 547.75 FEET;
2. SOUTH 45°00'00" WEST, A DISTANCE OF 561.78 FEET;
3. CONTINUING ALONG SAID NORTHERLY BOUNDARY AND THE NORTHWESTERLY EXTENSION THEREOF, NORTH 45°00'00" WEST, A DISTANCE OF 759.28 FEET TO THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION NO. C1059593, IN SAID RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. NORTH 06°32'08" WEST, A DISTANCE OF 570.67 FEET;
2. NORTH 26°32'08" WEST, A DISTANCE OF 310.00 FEET;
3. NORTH 18°27'54" EAST, A DISTANCE OF 297.08 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 112<sup>TH</sup> AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 88°22'14" EAST, A DISTANCE OF 1,216.10 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 2,143,425 SQUARE FEET OR 49.206 ACRES, MORE OR LESS.

## NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
2. THIS SURVEY RELIES ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. ABC70700626, WITH AN EFFECTIVE DATE OF OCTOBER 12, 2021 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.
3. BASIS OF BEARINGS: BEARINGS ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO AS BEARING SOUTH 00°45'04" WEST, A DISTANCE OF 2662.55 FEET BETWEEN THE MONUMENTS SHOWN HEREON.
4. 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.
5. FLOOD PLAIN NOTE: THE SITE AS PLATTED HEREON IS LOCATED WITHIN OTHER AREAS – FLOOD ZONE "X". DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, MAP NUMBER 08001C0343H, WITH AN EFFECTIVE DATE OF MARCH 5, 2007 AND MAP NUMBER 08001C0339H, WITH AN EFFECTIVE DATE IF 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. **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, AMENDMENT NO. 5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT, RECEPTION NO. 2019000050788.
  - E. 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.

## LAND SUMMARY CHART

TRACT	AREA (S.F.±)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
A	170,095	3.905	OPEN SPACE, UTILITIES	CCC	CCC
B	55,875	1.283	OPEN SPACE, UTILITIES	RMD	RMD
C	6,634	0.152	OPEN SPACE, UTILITIES, DRAINAGE	RMD	RMD
D	149,693	3.436	OPEN SPACE, UTILITIES	RMD	RMD
E	71,650	1.645	OPEN SPACE, UTILITIES	CCC	CCC
F	10,413	0.239	OPEN SPACE, UTILITIES	CCC	CCC
TOTAL TRACT AREA	464,401	10.661	RMD = REUNION METROPOLITAN DISTRICT		
TOTAL LOT AREA	1,194,312	27.418	CCC = CITY OF COMMERCE CITY		
TOTAL ROW AREA	484,712	11.127	THIS SUBDIVISION PLAT CONTAINS 194 LOTS AND 6 TRACTS		
TOTAL SITE AREA	2,143,425	49.206			

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

AZTEC

CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
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[www.aztecconsultants.com](http://www.aztecconsultants.com)

DATE OF PREPARATION:	2021/10/19
SCALE:	N/A
SHEET 2 OF 8	

AzTec Proj. No.: 19321-31

Drawn By: RBA





**LEGEND**

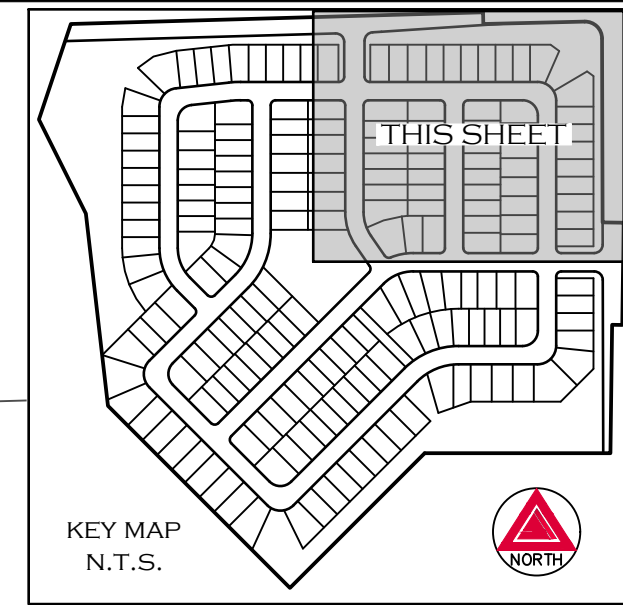
U.E. = UTILITY EASEMENT  
(NR) = NON-RADIAL

SEE SHEET 3  
FOR LINE AND  
CURVE TABLES

SEE SHEET 3  
FOR MONUMENT  
LEGEND

# REUNION FILING NO. 40

A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 5 OF 8



SEE SHEET 4

SEE SHEET 4

SEE SHEET 7

FOR REVIEW

**AZTEC**  
CONSULTANTS, INC.

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Phone: (303) 713-1898  
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AzTec Proj. No.: 19321-31  
Drawn By: RBA

DATE OF PREPARATION:	2021/10/19
SCALE:	1" = 50'
SHEET 5 OF 8	

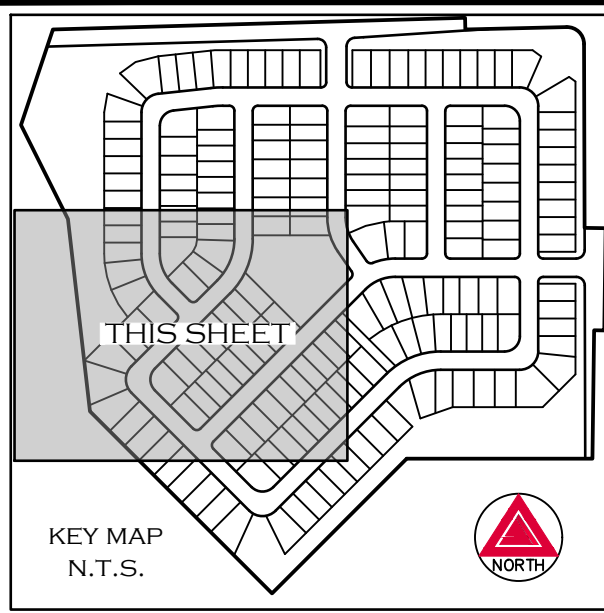
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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,  
COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 4

SHEET 6 OF 8

SEE SHEET 4



DRAINAGE POND  
REUNION METRO.  
DISTRICT  
REC. NO. C1059593



SCALE: 1" = 50'

NE 1/4 SEC. 7,  
T.2S., R.66W., SIXTH P.M.

FLOOD PLAIN: ZONE X AREA OF  
MINIMAL FLOOD HAZARD

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

FLOOD PLAIN LINE

FLOOD PLAIN: ZONE A

SEE SHEET 3  
FOR LINE AND  
CURVE TABLES

LEGEND	
U.E.	= UTILITY EASEMENT
(NR)	= NON-RADIAL

SEE SHEET 3  
FOR MONUMENT  
LEGEND



**AZTEC**  
CONSULTANTS, INC.

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AzTec Proj. No.: 19321-31  
Drawn By: RBA

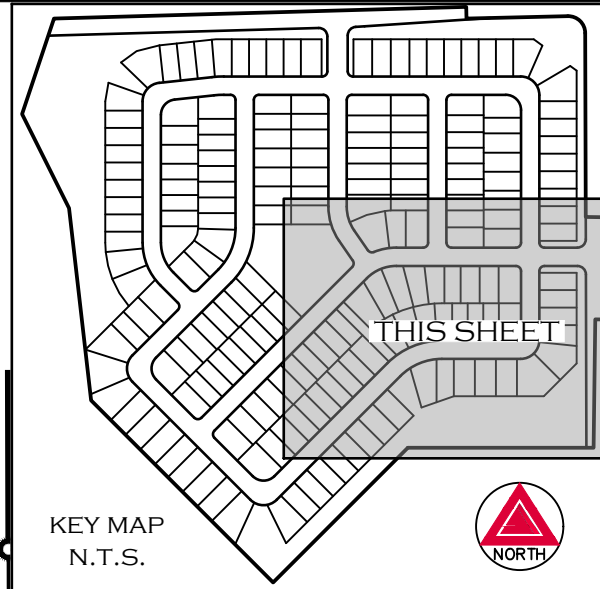
DATE OF PREPARATION:	2021/10/19
SCALE:	1" = 50'
SHEET 6 OF 8	

# REUNION FILING NO. 40

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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 8

**LEGEND**  
U.E. = UTILITY EASEMENT  
(NR) = NON-RADIAL



SEE SHEET 5

SEE SHEET 6

SEE SHEET 8

TRACT B  
55,875 SF  
1.283 AC

E. 110TH PLACE  
(54' WIDE PUBLIC ROW)

E. 110TH AVENUE  
(54' WIDE PUBLIC ROW)

NE 1/4 SEC. 7,  
T.2S., R.66W., SIXTH P.M.

TRACT D  
149,693 SF  
3.436 AC

SEE SHEET 3  
FOR MONUMENT  
LEGEND

SEE SHEET 3  
FOR LINE AND  
CURVE TABLES

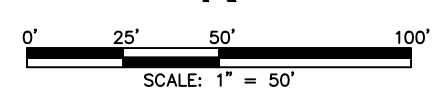
UTILITY EASEMENT  
REC NO. 20040504000308660

10' FIBER OPTIC EASEMENT  
REC NO. 200800001348  
REC NO. C1255366

SEE SHEET DETAIL A SHEET 8

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

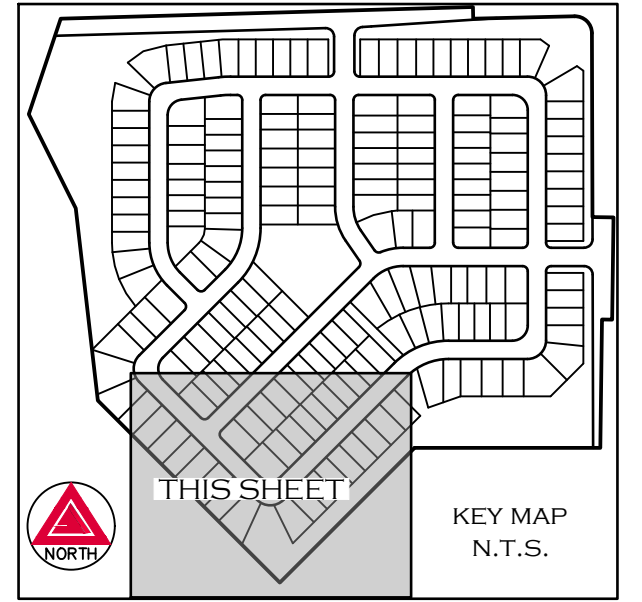


**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 19321-31  
Drawn By: RBA

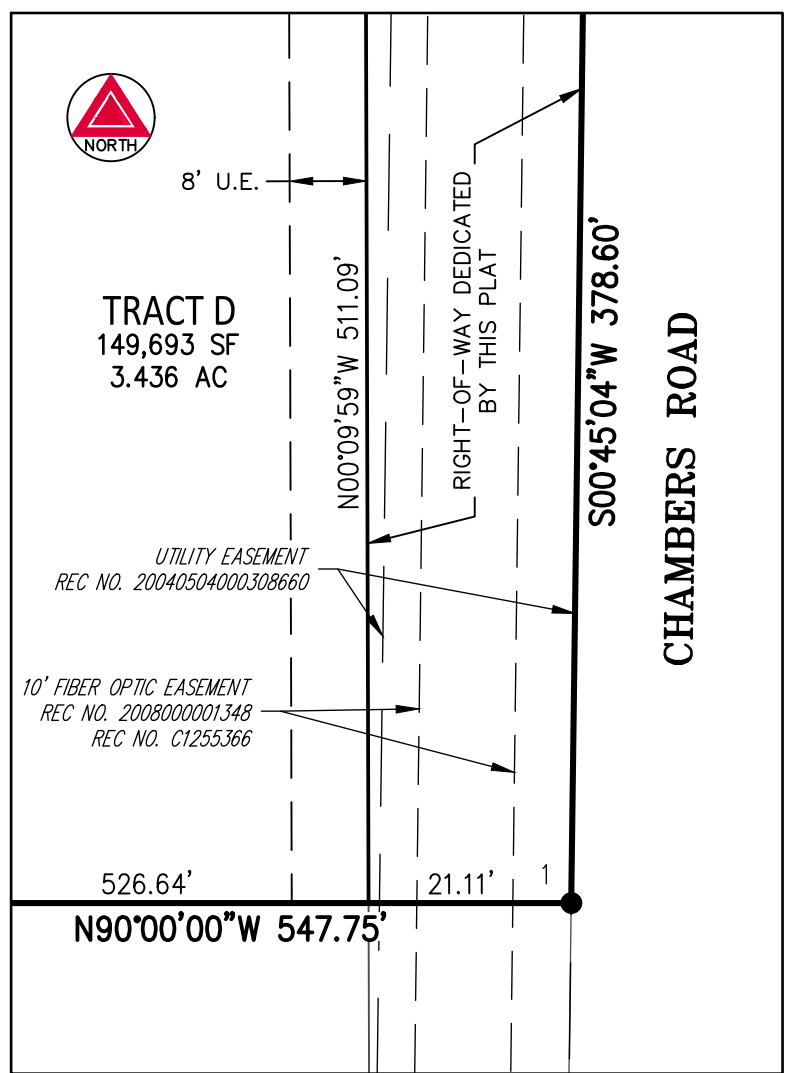
DATE OF PREPARATION:	2021/10/19
SCALE:	1" = 50'
SHEET 7 OF 8	

# REUNION FILING NO. 40

A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 8 OF 8



SEE SHEET SHEET 7

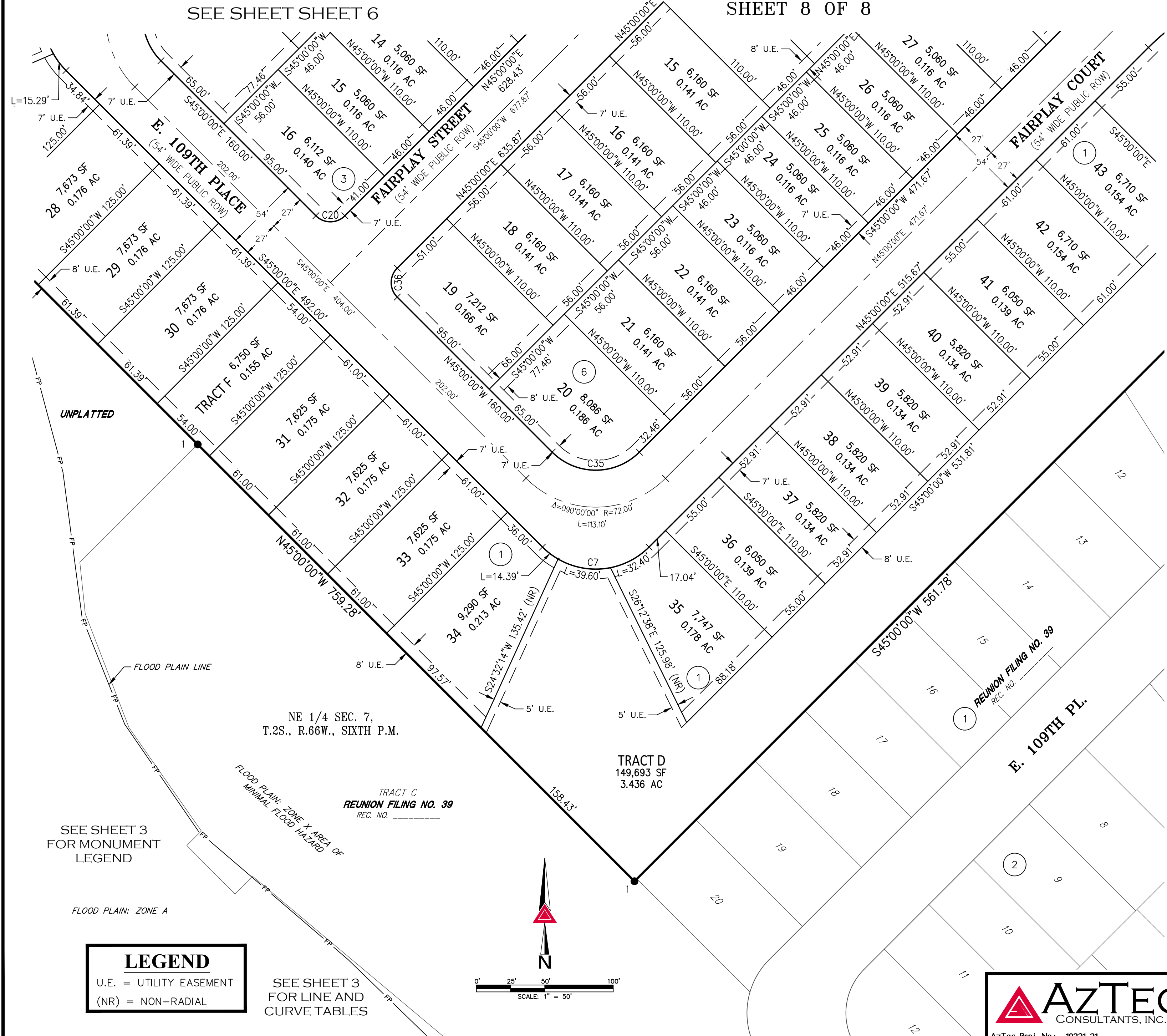


DETAIL A  
SCALE: 1" = 20'

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

SEE SHEET SHEET 6



SEE SHEET 3  
FOR MONUMENT  
LEGEND

FLOOD PLAIN: ZONE A

LEGEND	
U.E.	= UTILITY EASEMENT
(NR)	= NON-RADIAL

SEE SHEET 3  
FOR LINE AND  
CURVE TABLES

NE 1/4 SEC. 7,  
T.2S., R.66W., SIXTH P.M.

TRACT C  
REUNION FILING NO. 39  
REC. NO. \_\_\_\_\_

TRACT D  
149,693 SF  
3.436 AC

REUNION FILING NO. 39  
REC. NO. \_\_\_\_\_

	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 <a href="http://www.aztecconsultants.com">www.aztecconsultants.com</a>
	DATE OF PREPARATION: 2021/10/19 SCALE: 1" = 50' SHEET 8 OF 8

Aztec Proj. No.: 19321-31

Drawn By: RBA