

REUNION VILLAGE 8 FILING NO. 1

CASE# S-740-19-21

A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF COMMERCE CITY, COUNTY ADAMS, STATE OF COLORADO
SHEET 1 OF 11

DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION AND CITY OF COMMERCE CITY BEING THE OWNERS OF THAT PART 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) HAS 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 VILLAGE 8 FILING NO. 1, 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 LANDS 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., 2021.

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____) SS
CITY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021

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

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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. 2021.

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. 2021 BY _____ AS _____ FOR SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

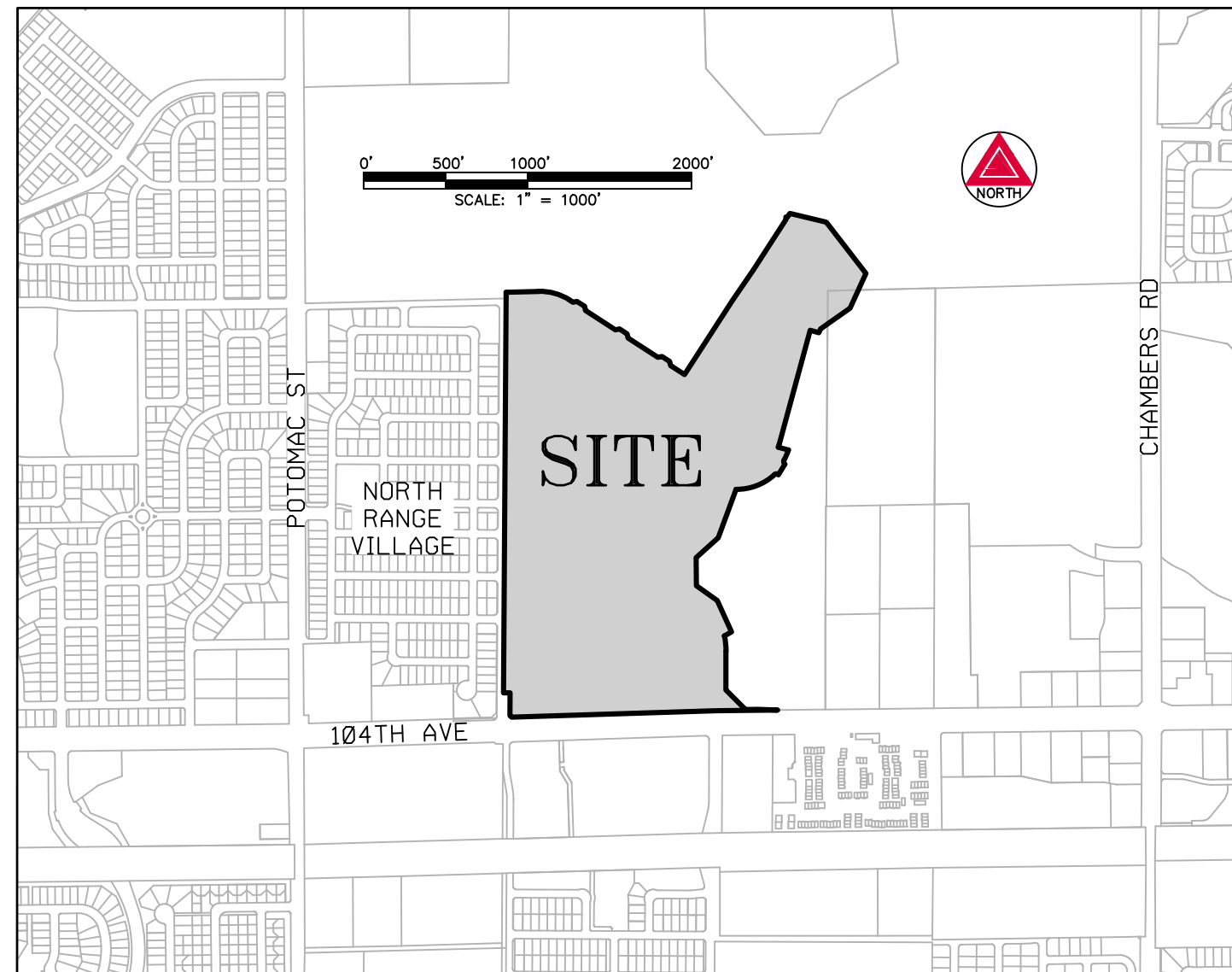
STATE OF _____)
COUNTY OF _____) SS
CITY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, A.D. 2021 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. 2021.

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. 2021 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. 2021, 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 LICENSED LAND SURVEYOR, LICENSED 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 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. 2021.

CITY ENGINEER: _____

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF

COMMERCE CITY, THIS _____ DAY OF _____, A.D. 2021.

DIRECTOR, COMMUNITY MAYOR 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., 2021

COUNTY CLERK AND RECORDER _____

BY: _____ DEPUTY RECEPTION NO. _____

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.: 19320-41
Drawn By: RBA

DATE OF PREPARATION:	12/30/2020
SCALE:	N/A
SHEET 1 OF 11	

FOR REVIEW

REUNION VILLAGE 8 FILING NO. 1

A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. CITY OF COMMERCE CITY, COUNTY ADAMS, STATE OF COLORADO

SHEET 2 OF 11

LEGAL DESCRIPTION

A PORTION 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:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER (C-W 1/16) OF SAID SECTION 7, WHENCE THE WEST LINE OF THE EAST HALF OF THE SAID SOUTHWEST QUARTER BEARS SOUTH 00°22'46" WEST, A DISTANCE OF 2,629.42 FEET, WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE NORTH 00°23'22" EAST, A DISTANCE OF 38.02 FEET;

THENCE NORTH 88°36'44" EAST, A DISTANCE OF 198.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 335.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°45'32", AN ARC LENGTH OF 197.38 FEET, THE CHORD OF WHICH BEARS SOUTH 74°30'47" EAST, A DISTANCE OF 194.54 FEET;

THENCE SOUTH 57°04'32" EAST, A DISTANCE OF 25.97 FEET;

THENCE NORTH 77°53'21" EAST, A DISTANCE OF 25.09 FEET;

THENCE SOUTH 57°18'20" EAST, A DISTANCE OF 56.00 FEET;

THENCE SOUTH 12°02'26" EAST, A DISTANCE OF 25.41 FEET;

THENCE SOUTH 57°04'32" EAST, A DISTANCE OF 217.11 FEET;

THENCE NORTH 77°55'28" EAST, A DISTANCE OF 25.37 FEET;

THENCE SOUTH 57°08'22" EAST, A DISTANCE OF 56.00 FEET;

THENCE NORTH 12°05'48" WEST, A DISTANCE OF 25.46 FEET;

THENCE SOUTH 57°04'32" EAST, A DISTANCE OF 216.99 FEET;

THENCE NORTH 77°55'28" WEST, A DISTANCE OF 25.46 FEET;

THENCE SOUTH 57°04'32" EAST, A DISTANCE OF 56.00 FEET;

THENCE SOUTH 12°04'32" EAST, A DISTANCE OF 25.46 FEET;

THENCE SOUTH 57°04'32" EAST, A DISTANCE OF 101.00 FEET;

THENCE NORTH 32°55'28" EAST, A DISTANCE OF 539.69 FEET;

THENCE NORTH 34°28'14" EAST, A DISTANCE OF 222.96 FEET;

THENCE NORTH 32°55'28" EAST, A DISTANCE OF 367.87 FEET;

THENCE NORTH 02°46'58" WEST, A DISTANCE OF 15.51 FEET;

THENCE NORTH 87°13'02" EAST, A DISTANCE OF 11.15 FEET;

THENCE NORTH 32°55'28" EAST, A DISTANCE OF 24.62 FEET;

THENCE SOUTH 76°34'23" EAST, A DISTANCE OF 228.43 FEET;

THENCE SOUTH 37°46'09" EAST, A DISTANCE OF 395.12 FEET;

THENCE SOUTH 24°31'38" WEST, A DISTANCE OF 233.32 FEET;

THENCE SOUTH 54°58'10" WEST, A DISTANCE OF 220.06 FEET;

THENCE SOUTH 24°51'53" WEST, A DISTANCE OF 25.32 FEET;

THENCE NORTH 74°39'23" WEST, A DISTANCE OF 54.39 FEET;

THENCE SOUTH 15°15'00" WEST, A DISTANCE OF 724.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 268.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°12'12", AN ARC LENGTH OF 14.98 FEET, THE CHORD OF WHICH BEARS SOUTH 16°51'06" WEST, A DISTANCE OF 14.98 FEET;

THENCE SOUTH 74°45'00" EAST, A DISTANCE OF 64.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 332.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 72°09'53" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°38'15", AN ARC LENGTH OF 67.43 FEET, THE CHORD OF WHICH BEARS SOUTH 23°39'14" WEST, A DISTANCE OF 67.32 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°13'34", AN ARC LENGTH OF 28.70 FEET, THE CHORD OF WHICH BEARS SOUTH 11°22'51" EAST, A DISTANCE OF 26.30 FEET;

THENCE SOUTH 32°07'11" WEST, A DISTANCE OF 65.00 FEET;

THENCE NORTH 57°52'49" WEST, A DISTANCE OF 5.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°46'35", AN ARC LENGTH OF 62.63 FEET, THE CHORD OF WHICH BEARS SOUTH 84°43'54" WEST, A DISTANCE OF 18.22 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 332.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°41'35", AN ARC LENGTH OF 247.39 FEET, THE CHORD OF WHICH BEARS SOUTH 68°59'44" WEST, A DISTANCE OF 252.38 FEET;

THENCE SOUTH 20°07'14" WEST, A DISTANCE OF 323.93 FEET;

THENCE SOUTH 48°01'31" WEST, A DISTANCE OF 182.50 FEET;

THENCE SOUTH 00°47'26" EAST, A DISTANCE OF 170.27 FEET;

THENCE SOUTH 54°21'57" EAST, A DISTANCE OF 156.36 FEET;

THENCE SOUTH 24°24'34" EAST, A DISTANCE OF 209.83 FEET;

THENCE SOUTH 60°37'36" WEST, A DISTANCE OF 50.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 452.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 78°08'50" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°51'10", AN ARC LENGTH OF 93.51 FEET, THE CHORD OF WHICH BEARS SOUTH 05°55'35" EAST, A DISTANCE OF 93.34 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 236.91 FEET;

THENCE SOUTH 45°08'14" EAST, A DISTANCE OF 167.92 FEET;

THENCE NORTH 89°20'14" EAST, A DISTANCE OF 77.67 FEET;

THENCE SOUTH 87°46'09" EAST, A DISTANCE OF 118.85 FEET TO THE NORTHERLY RIGHT-OF-WAY OF 104TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 89°20'14" WEST, A DISTANCE OF 377.59 FEET;

LEGAL DESCRIPTION- CONTINUED

2. SOUTH 88°13'16" WEST, A DISTANCE OF 1,246.23 FEET;

3. NORTH 44°37'06" WEST, A DISTANCE OF 14.32 FEET TO THE EASTERLY RIGHT-OF-WAY OF BLACKHAWK STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°22'46" EAST, A DISTANCE OF 137.76 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 89°37'06" WEST, A DISTANCE OF 40.00 FEET TO SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER SECTION 7;

THENCE ALONG SAID WEST LINE, NORTH 00°22'46" EAST, A DISTANCE OF 2,404.60 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 3,923,018 SQUARE FEET OR 90.060 ACRES, MORE OR LESS.

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 STATUTE 18-4-508, C.R.S.
- THIS SURVEY RELIES ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. ABC70697367, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 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.
- BASIS OF BEARINGS: BEARINGS ARE ASSUMED AND ARE BASED ON THE WEST LINE OF EAST HALF OF THE SOUTHWEST QUARTER OF SAID 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°22'46" WEST, A DISTANCE OF 2629.43 FEET BETWEEN THE MONUMENTS SHOWN HEREON.
- 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.

NOTES

- 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 AND SPECIAL FLOOD HAZARD AREA - FLOOD ZONE "A" DEFINED AS AREAS WITH NO BASE FLOOD ELEVATIONS DETERMINED AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, MAP NUMBER 08001C0339H, WITH AN EFFECTIVE DATE OF MARCH 5, 2007.
- 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.
- NO EXISTING OIL AND GAS OPERATIONS, DRILLING WINDOWS, WELL SITES AND FUTURE OIL AND GAS OPERATIONS ARE PLANNED FOR THE SITE.
- 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.
- 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.
- 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.
- AN ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF COMMERCE CITY OVER AND ACROSS THOSE EASEMENT DEPICTED WITHIN TRACTS B-F AND TRACT L AS SHOWN HERON AND IN ACCORDANCE WITH DRAINAGE EASEMENT AGREEMENT WITH RECEPTION NO. _____ FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS INCLUDING BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND RIPRAP (COLLECTIVELY, THE FACILITIES).
- THE PRIVATE STORM WATER FACILITIES PROPOSED WITHIN TRACTS B-F AND TRACT L SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER OF SUCH TRACTS 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.
- PRIVATE STREETS: THE OWNER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING NO PARKING/FIRE LANE SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT. THE OWNER SHALL ALSO MAINTAIN SAID SIGNAGE.
- TRACT L AS SHOWN HEREON IS COMPRISED OF PRIVATE STREETS AND SHOULD BE CONSIDERED A PUBLIC ACCESS EASEMENT AND AN EMERGENCY ACCESS EASEMENT IN ITS ENTIRETY
- FENCE EASEMENTS ARE HEREBY DEDICATED TO RMD DISTRICT FOR FENCE MAINTENANCE PURPOSES.
- THIS PLAT IS PART OF THE PUD #3262 REUNION AMENDMENT #5 OF BUFFALO HILLS RANCH AS RECORDED AT RECEPTION NO. 2019000050788.

LAND SUMMARY CHART

TRACT	AREA (S.F.±)	AREA (AC)	USE	OWNERSHIP	MAINTAINED BY
A	366,855	8.422	FUTURE DEVELOPMENT	CLAYTON	CLAYTON
B	408,011	9.367	FUTURE DEVELOPMENT, OPEN SPACE, DRAINAGE, UTILITIES	RMD	RMD
C	56,255	1.291	OPEN SPACE, DRAINAGE, UTILITIES	RMD	RMD
D	9,271	0.213	OPEN SPACE, DRAINAGE, UTILITIES	RMD	RMD
E	864,082	19.837	FUTURE DEVELOPMENT	CLAYTON	CLAYTON
F	64,533	1.481	OPEN SPACE, DRAINAGE, UTILITIES	RMD	RMD
G	8,213	0.189	OPEN SPACE, DRAINAGE, UTILITIES	RMD	RMD
H	51,767	1.188	OPEN SPACE, DRAINAGE, UTILITIES	RMD	RMD
I	23,618	0.542	OPEN SPACE, DRAINAGE, UTILITIES	RMD	RMD
J	373,350	8.571	OPEN SPACE, DRAINAGE, UTILITIES, FUTURE DEVELOPMENT	CLAYTON	CLAYTON
K	9,848	0.226	OPEN SPACE, DRAINAGE, UTILITIES	RMD	RMD
L (PRIVATE ROW)	587,403	13.485	ACCESS, UTILITIES, DRAINAGE, PRIVATE ROW	RMD	RMD
TOTAL TRACT AREA	2,823,206	64.812	RMD = REUNION METROPOLITAN DISTRICT CLAYTON = CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION		
TOTAL LOT AREA	991,820	22.769			
PUBLIC ROW AREA	107,991	2.479			
TOTAL SITE AREA	3,923,018	90.060			

THIS SUBDIVISION PLAT CONTAINS 182 LOTS AND 12 TRACTS

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

<p style="font-size: 8px;">300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> <p style="font-size: 8px;">AzTec Proj. No.: 19320-41 Drawn By: RBA</p>	DATE OF PREPARATION:	12/30/2020
	SCALE:	N/A
SHEET 2 OF 11		

REUNION VILLAGE 8 FILING NO. 1

A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE
SIXTH PRINCIPAL MERIDIAN.
CITY OF COMMERCE CITY, COUNTY ADAMS,
STATE OF COLORADO
SHEET 3 OF 11

MONUMENT SYMBOL LEGEND

◆ FOUND SECTION CORNER AS SHOWN HEREON

○ SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP
STAMPED "AZTEC LS 38636"

ROW = RIGHT-OF-WAY

▨ PORTION OF DRAINAGE EASEMENT VACATED AT REC. NO. _____

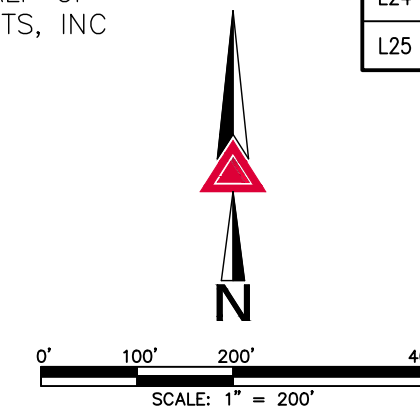
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD INFO
C1	33°45'32"	335.00'	197.38'	S74°30'47"E, 194.54'
C2	3°12'12"	268.00'	14.98'	S16°51'06"W, 14.98'
C3	11°38'15"	332.00'	67.43'	S23°39'14"W, 67.32'
C4	82°13'34"	20.00'	28.70'	S11°22'51"E, 26.30'
C5	74°46'35"	25.00'	32.63'	S84°43'54"W, 30.36'
C6	11°51'10"	452.00'	93.51'	S05°55'35"E, 93.34'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°23'22"E	38.02'
L2	N88°36'44"E	198.06'
L3	S57°04'32"E	25.97'
L4	S57°04'32"E	56.00'
L5	S57°04'32"E	217.11'
L6	N77°55'28"E	25.37'
L7	S57°08'22"E	56.00'
L8	N12°05'48"W	25.46'
L9	S57°04'32"E	216.99'
L10	N77°55'28"E	25.46'
L11	S57°04'32"E	56.00'
L12	S12°04'32"E	25.46'
L13	S57°04'32"E	101.00'
L14	N34°28'14"E	222.96'
L15	N02°46'58"W	15.51'
L16	S87°13'02"W	11.15'
L17	S76°34'23"E	228.43'
L18	S12°05'48"E	27.57'
L19	S15°15'00"W	724.37'
L20	S74°45'00"E	64.08'
L21	S32°07'11"W	65.00'
L22	N57°52'49"W	5.28'
L23	S20°07'14"W	323.93'
L24	S48°01'31"W	182.50'
L25	S00°47'26"E	170.27'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N54°21'57"W	156.36'
L27	N24°24'34"W	209.83'
L28	N60°37'36"E	50.18'
L29	S00°00'00"E	236.91'
L30	S45°08'14"E	167.92'
L31	N89°20'14"E	77.67'
L32	S87°46'09"E	118.85'
L33	S89°20'14"W	377.59'
L34	N44°37'06"W	14.32'
L35	N00°22'46"E	137.76'
L36	N89°37'06"W	40.00'
L37	S77°55'28"W	27.58'
L38	S12°04'32"E	27.58'
L39	S77°55'28"W	27.58'
L40	N77°53'21"E	25.09'
L41	S12°02'26"E	25.41'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



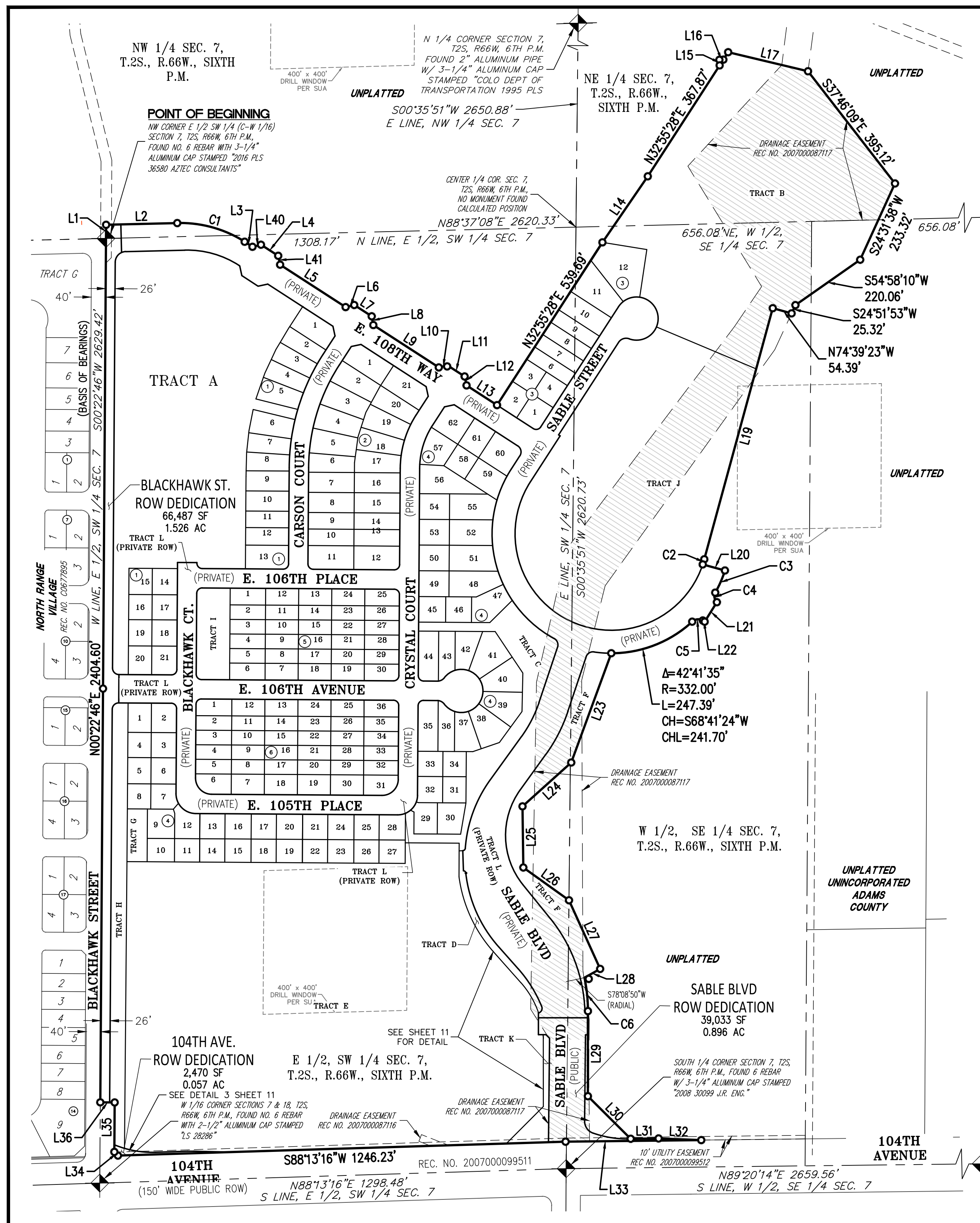
AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 19320-41

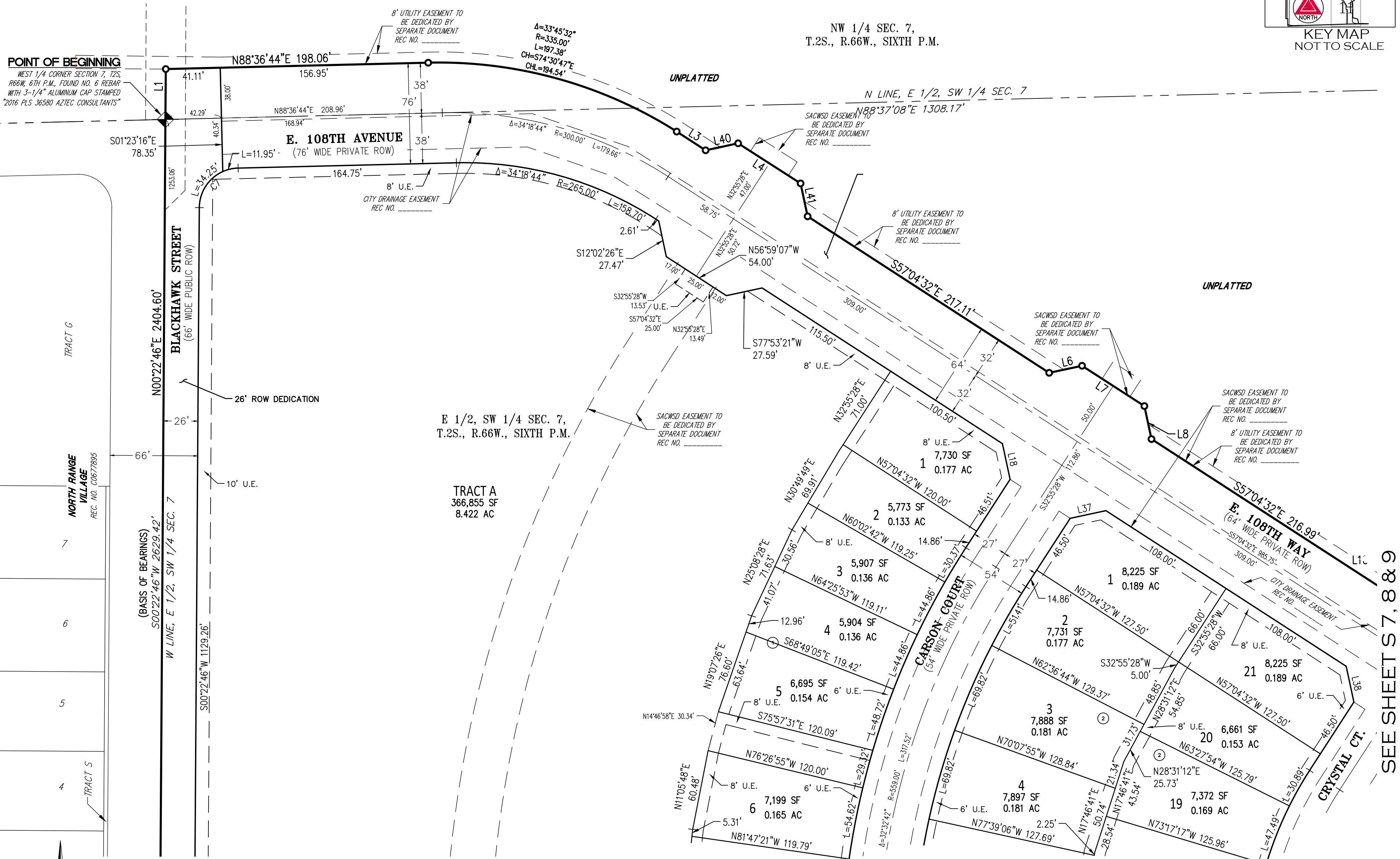
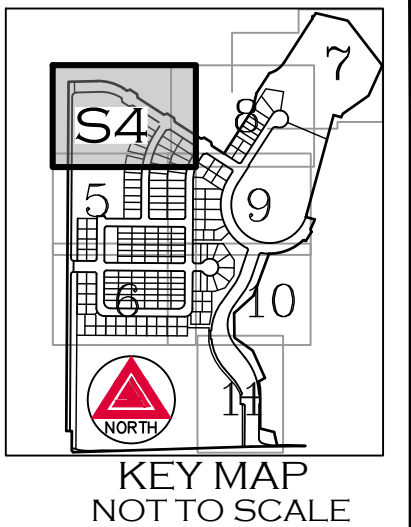
Drawn By: RBA

DATE OF PREPARATION:	12/30/2020
SCALE:	1" = 200'
SHEET 3 OF 11	



REUNION VILLAGE 8 FILING NO. 1

A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF COMMERCE CITY, COUNTY ADAMS, STATE OF COLORADO
SHEET 4 OF 11

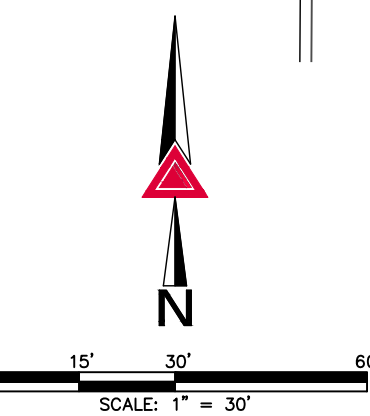


POINT OF BEGINNING
WEST 1/4 CORNER SECTION 7, T2S, R66W, 6TH P.M., FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "2016 PLS 36580 AZTEC CONSULTANTS"

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

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

TRACT A
366,855 SF
8.422 AC



LEGEND	
U.E.	= UTILITY EASEMENT
A.E.	= ACCESS EASEMENT

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 3 FOR
MONUMENT
LEGEND

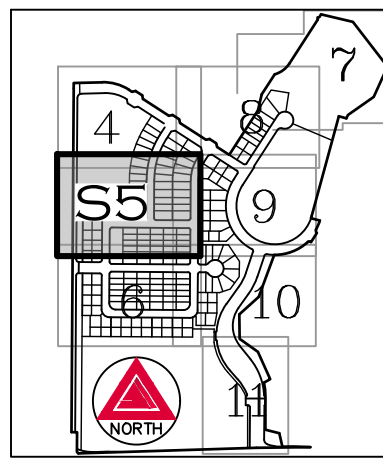
AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 19320-41
Drawn By: RBA

DATE OF PREPARATION:	12/30/2020
SCALE:	1" = 50'
SHEET 4 OF 11	

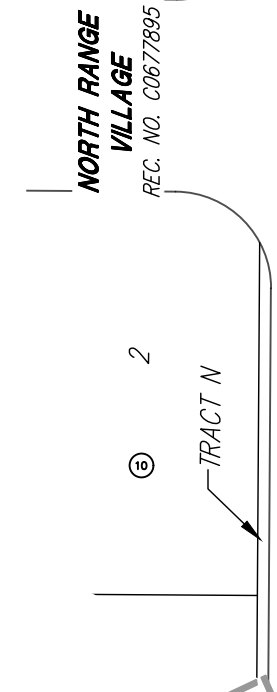
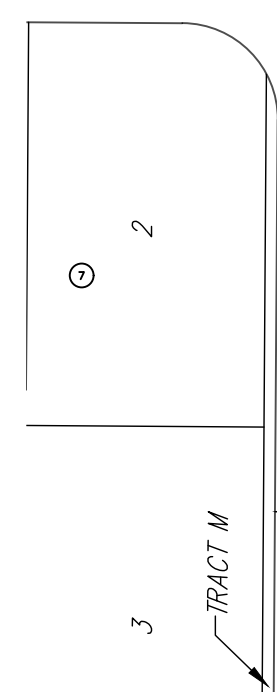
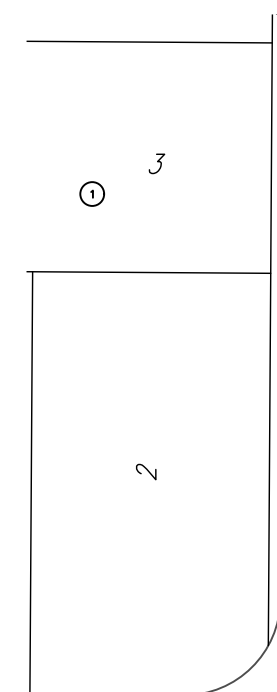
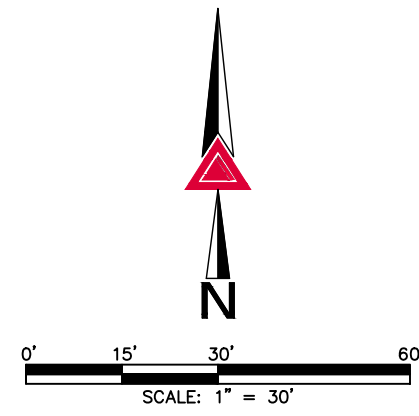
SEE SHEET S7, 8 & 9

REUNION VILLAGE 8 FILING NO. 1

A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF COMMERCE CITY, COUNTY ADAMS, STATE OF COLORADO SEE SHEET 4
SHEET 5 OF 11



KEY MAP
NOT TO SCALE



(BASIS OF BEARINGS)
N00°22'46"E 2629.42'
W LINE, E 1/2, SW 1/4 SEC. 7

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

BLACKHAWK STREET
(66' WIDE PUBLIC ROW)

N00°22'46"E 2404.60'

NORTH RANGE VILLAGE
REC. NO. 00677895

TRACT A
366,855 SF
8.422 AC

TRACT A
366,855 SF
8.422 AC

TRACT L (PRIVATE ROW)
587,403 SF
13.485 AC

TRACT I
23,618 SF
0.542 AC

BLACKHAWK CT.
(54' WIDE PRIVATE ROW)

CARSON COURT
(54' WIDE PRIVATE ROW)

E. 106TH PLACE
(54' WIDE PRIVATE ROW)

CRYSTAL COURT
(54' WIDE PRIVATE ROW)

LEGEND

U.E. = UTILITY EASEMENT
A.E. = ACCESS EASEMENT

SEE SHEET 6

SEE SHEET 3 FOR
MONUMENT
LEGEND

SEE SHEET 6

FOR REVIEW

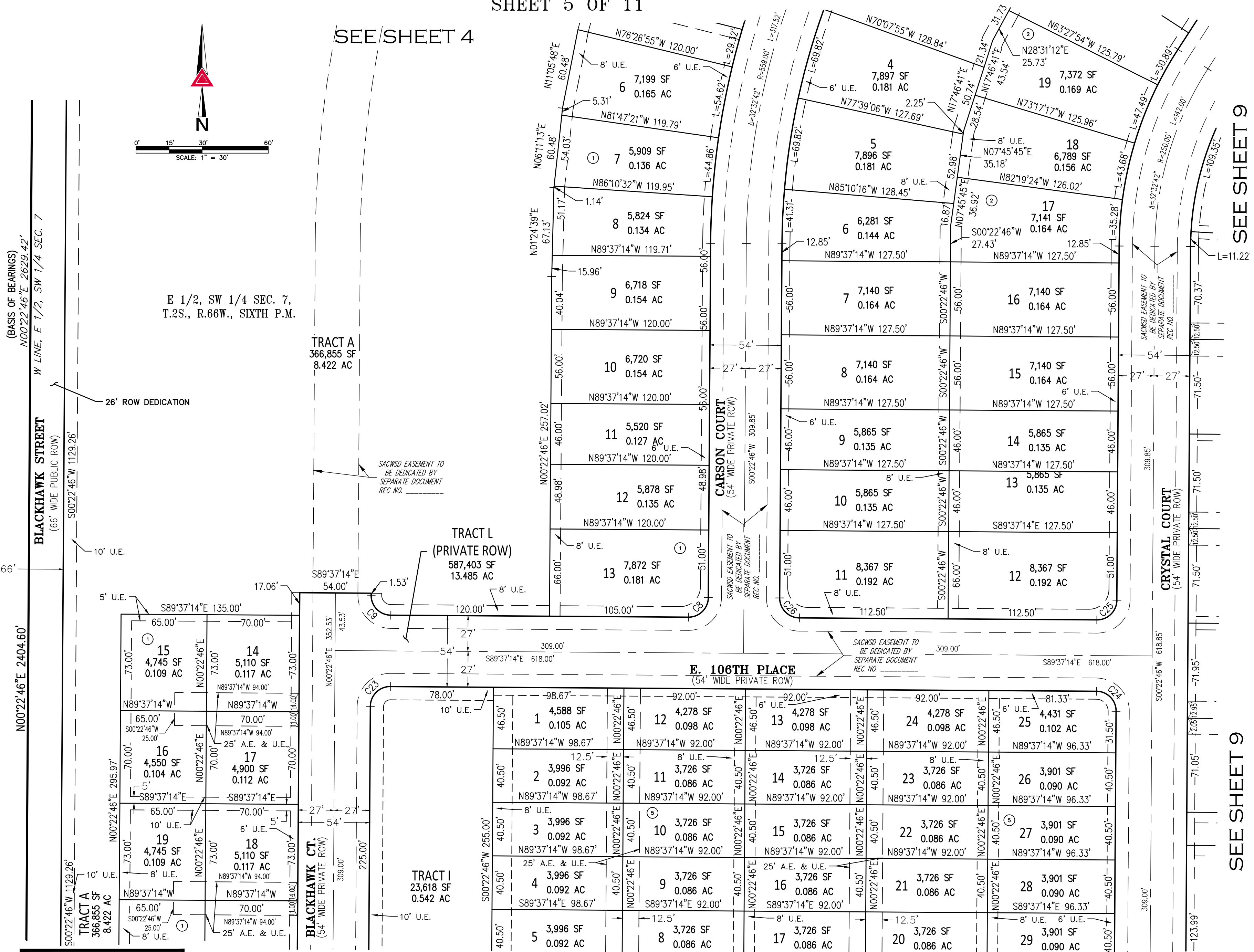
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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.: 19320-41
Drawn By: RBA

DATE OF PREPARATION:	12/30/2020
SCALE:	1" = 50'
SHEET 5 OF 11	

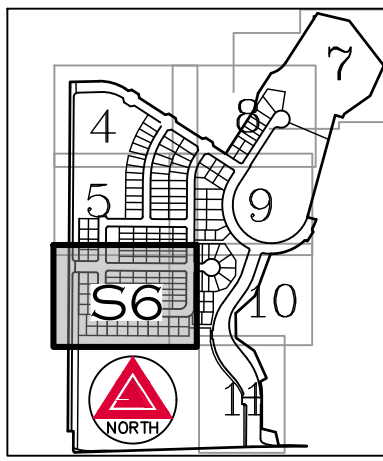
SEE SHEET 9

SEE SHEET 9



REUNION VILLAGE 8 FILING NO. 1

A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF COMMERCE CITY, COUNTY ADAMS, STATE OF COLORADO

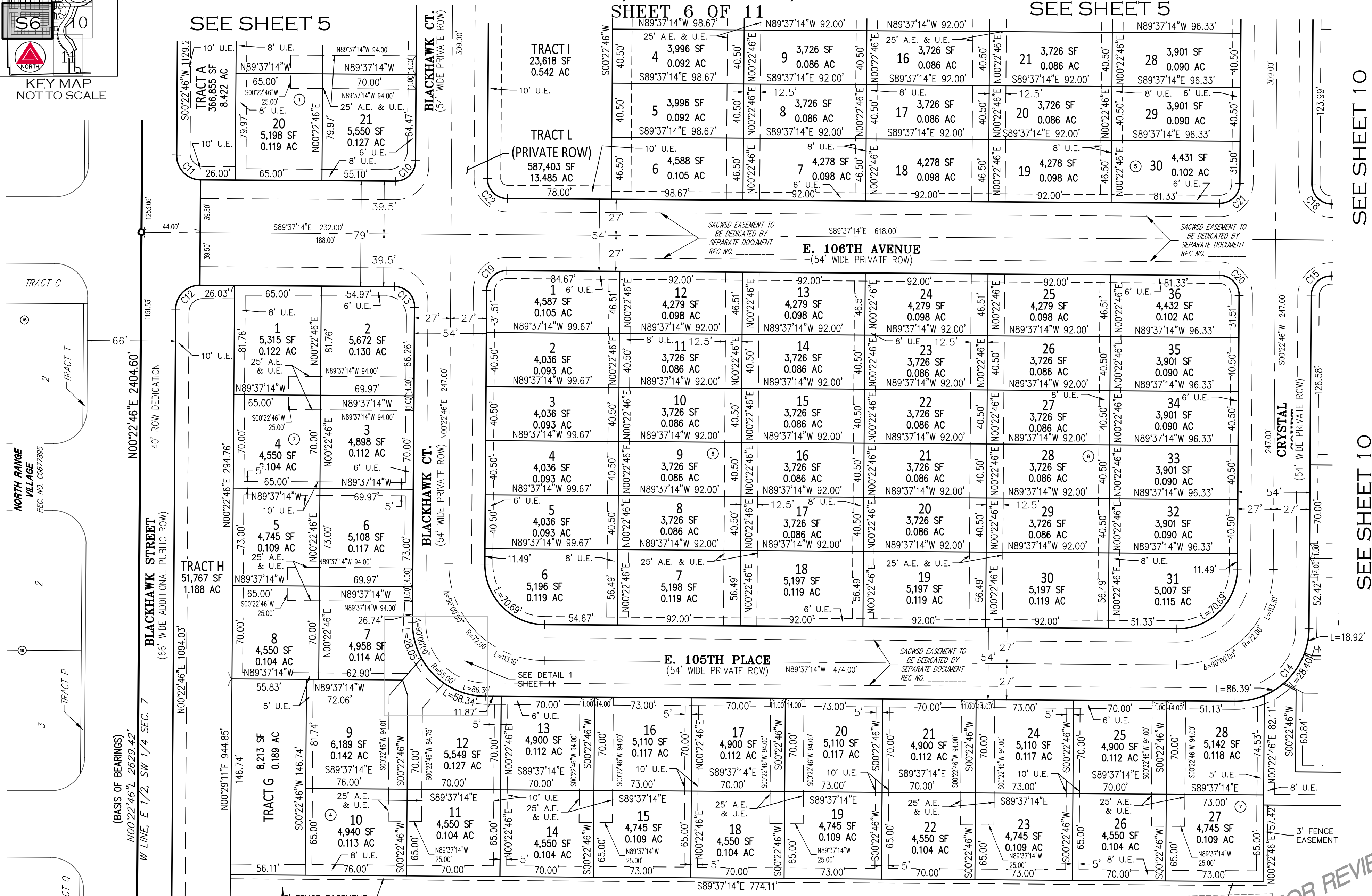


KEY MAP
NOT TO SCALE

SEE SHEET 5

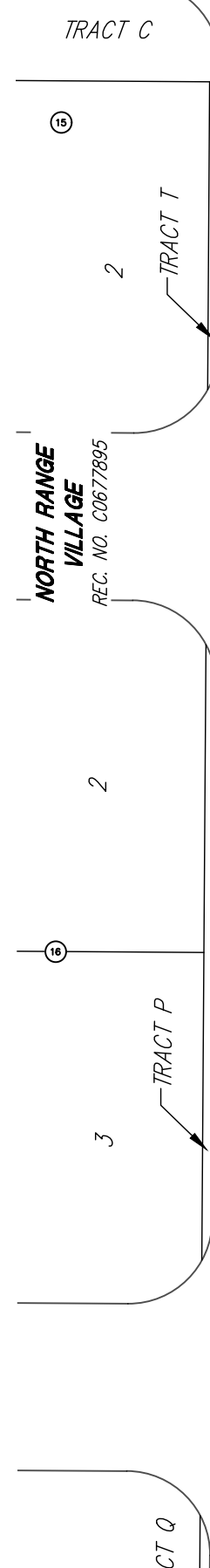
SHEET 6 OF 11

SEE SHEET 5



SEE SHEET 10

SEE SHEET 10



NORTH RANGE VILLAGE
REC. NO. 00677895

TRACT P

TRACT Q

(BASIS OF BEARINGS)
N00°22'46"E 2629.42'
W LINE, E 1/2, SW 1/4 SEC. 7

BLACKHAWK STREET
(66' WIDE ADDITIONAL PUBLIC ROW)

BLACKHAWK CT.
(54' WIDE PRIVATE ROW)

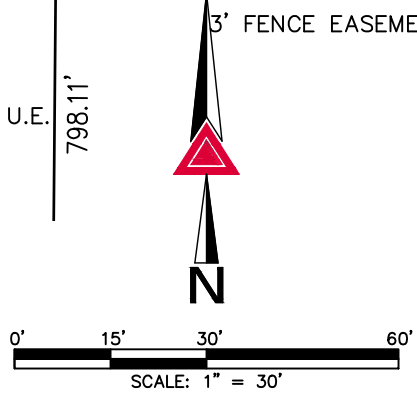
E. 105TH PLACE
(54' WIDE PRIVATE ROW)

E. 106TH AVENUE
(54' WIDE PRIVATE ROW)

CRYSTAL
(54' WIDE PRIVATE ROW)

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

TRACT E
864,082 SF
19.837 AC
SEE SHEET 2



LEGEND	
U.E.	= UTILITY EASEMENT
A.E.	= ACCESS EASEMENT

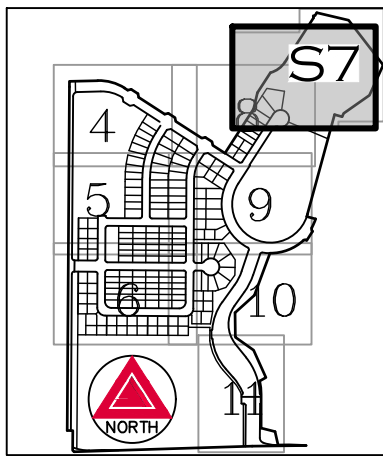
SEE SHEET 3 FOR
MONUMENT
LEGEND

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.: 19320-41
Drawn By: RBA

DATE OF PREPARATION:	12/30/2020
SCALE:	1" = 50'
SHEET 6 OF 11	

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



KEY MAP
NOT TO SCALE

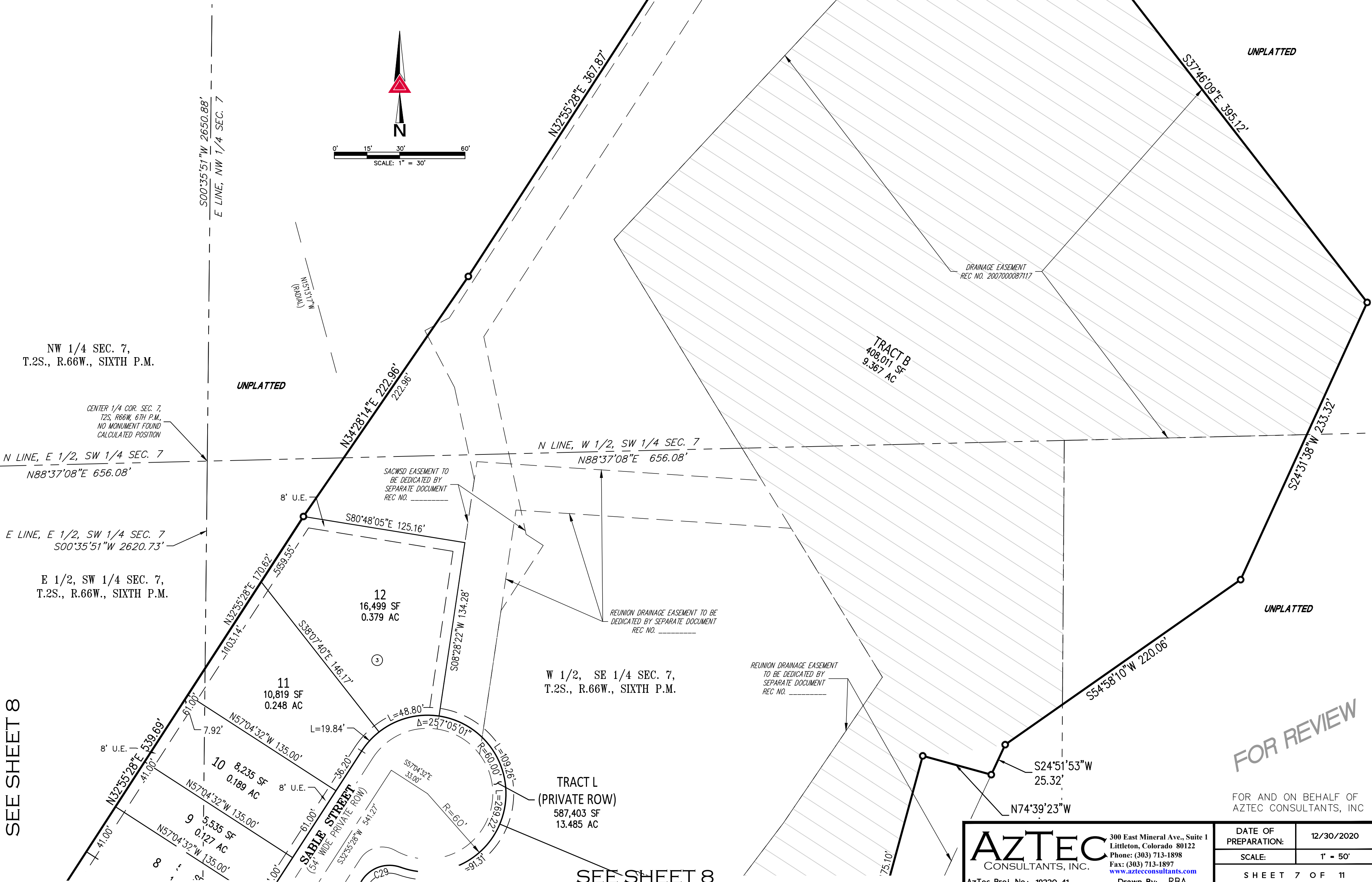
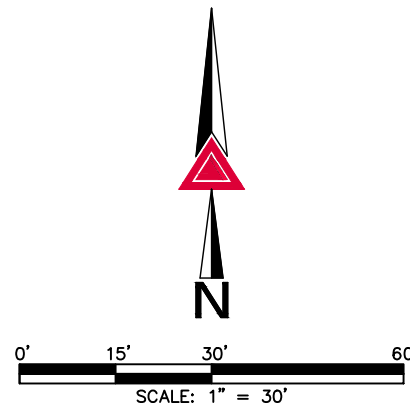
REUNION VILLAGE 8 FILING NO. 1

A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF COMMERCE CITY, COUNTY ADAMS,
STATE OF COLORADO

SHEET 7 OF 11

LEGEND	
U.E.	= UTILITY EASEMENT
A.E.	= ACCESS EASEMENT

SEE SHEET 3 FOR
MONUMENT
LEGEND



SEE SHEET 8

SEE 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

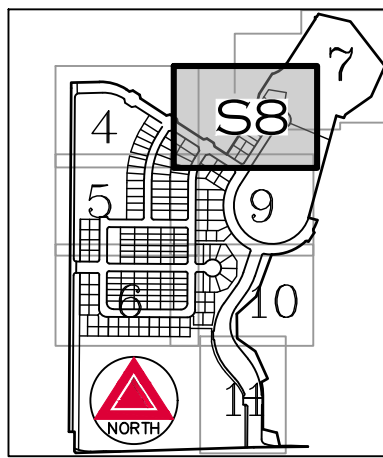
AzTec Proj. No.: 19320-41
Drawn By: RBA

DATE OF PREPARATION:	12/30/2020
SCALE:	1" = 50'
SHEET 7 OF 11	

REUNION VILLAGE 8 FILING NO. 1

A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF COMMERCE CITY, COUNTY ADAMS, STATE OF COLORADO
SHEET 8 OF 11

SEE SHEET 7



KEY MAP
NOT TO SCALE

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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

CENTER 1/4 COR. SEC. 7,
T.2S., R.66W., 6TH P.M.,
NO MONUMENT FOUND
CALCULATED POSITION

N88°37'08"E 2620.33' N LINE, E 1/2, SW 1/4 SEC. 7

E LINE, E 1/2, SW 1/4 SEC. 7
S00°35'51"W 2620.73'

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

UNPLATTED

UNPLATTED

SEE SHEET 4

SEE SHEET 7

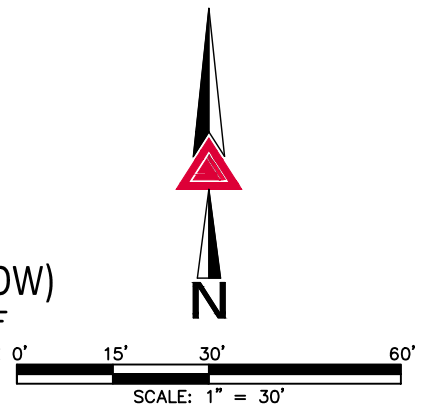
N LINE, W 1/2, SW 1/4 SEC. 7
656.08'

SACWSD EASEMENT TO
BE DEDICATED BY
SEPARATE DOCUMENT
REC NO. _____

REUNION DRAINAGE EASEMENT TO BE
DEDICATED BY SEPARATE DOCUMENT
REC NO. _____

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

TRACT L
(PRIVATE ROW)
587,403 SF
13.485 AC



SACWSD EASEMENT TO
BE DEDICATED BY
SEPARATE DOCUMENT
REC NO. _____

8' UTILITY EASEMENT TO
BE DEDICATED BY
SEPARATE DOCUMENT
REC NO. _____

SACWSD EASEMENT TO
BE DEDICATED BY
SEPARATE DOCUMENT
REC NO. _____

8' UTILITY EASEMENT TO
BE DEDICATED BY
SEPARATE DOCUMENT
REC NO. _____

SACWSD EASEMENT TO
BE DEDICATED BY
SEPARATE DOCUMENT
REC NO. _____

REUNION DRAINAGE EASEMENT
TO BE DEDICATED BY
SEPARATE DOCUMENT
REC NO. _____

DRAINAGE EASEMENT
REC NO. 2007000087117

LEGEND

U.E. = UTILITY EASEMENT
A.E. = ACCESS EASEMENT

SEE SHEET 9

SEE SHEET 3 FOR
MONUMENT
LEGEND

SEE SHEET 9

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.: 19320-41
Drawn By: RBA

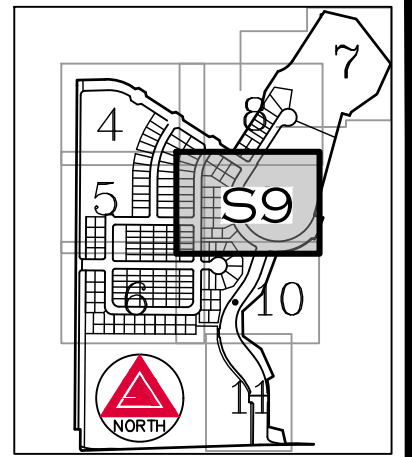
DATE OF PREPARATION:	12/30/2020
SCALE:	1" = 50'
SHEET 8 OF 11	

REUNION VILLAGE 8 FILING NO. 1

A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF COMMERCE CITY, COUNTY ADAMS, STATE OF COLORADO

SHEET 9 OF 11

SEE SHEET 8



KEY MAP
NOT TO SCALE



SEE SHEET 5

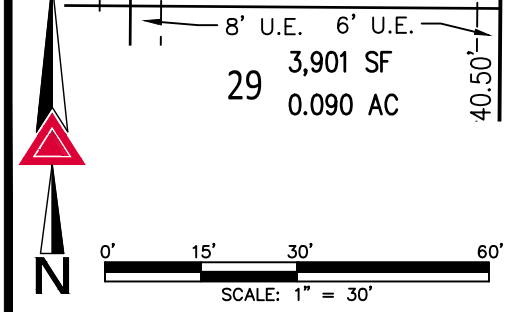
SEE SHEET 8

SEE SHEET 10

SEE SHEET 3 FOR
MONUMENT
LEGEND

SEE SHEET 10

LEGEND	
U.E.	= UTILITY EASEMENT
A.E.	= ACCESS EASEMENT



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

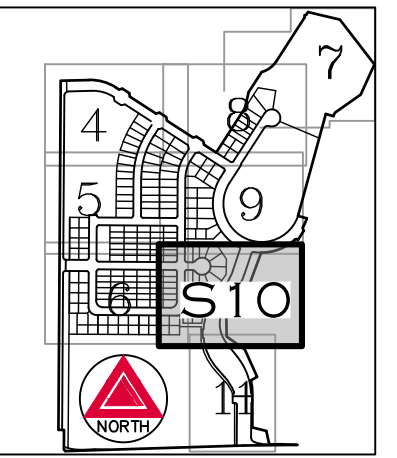
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 19320-41
Drawn By: RBA

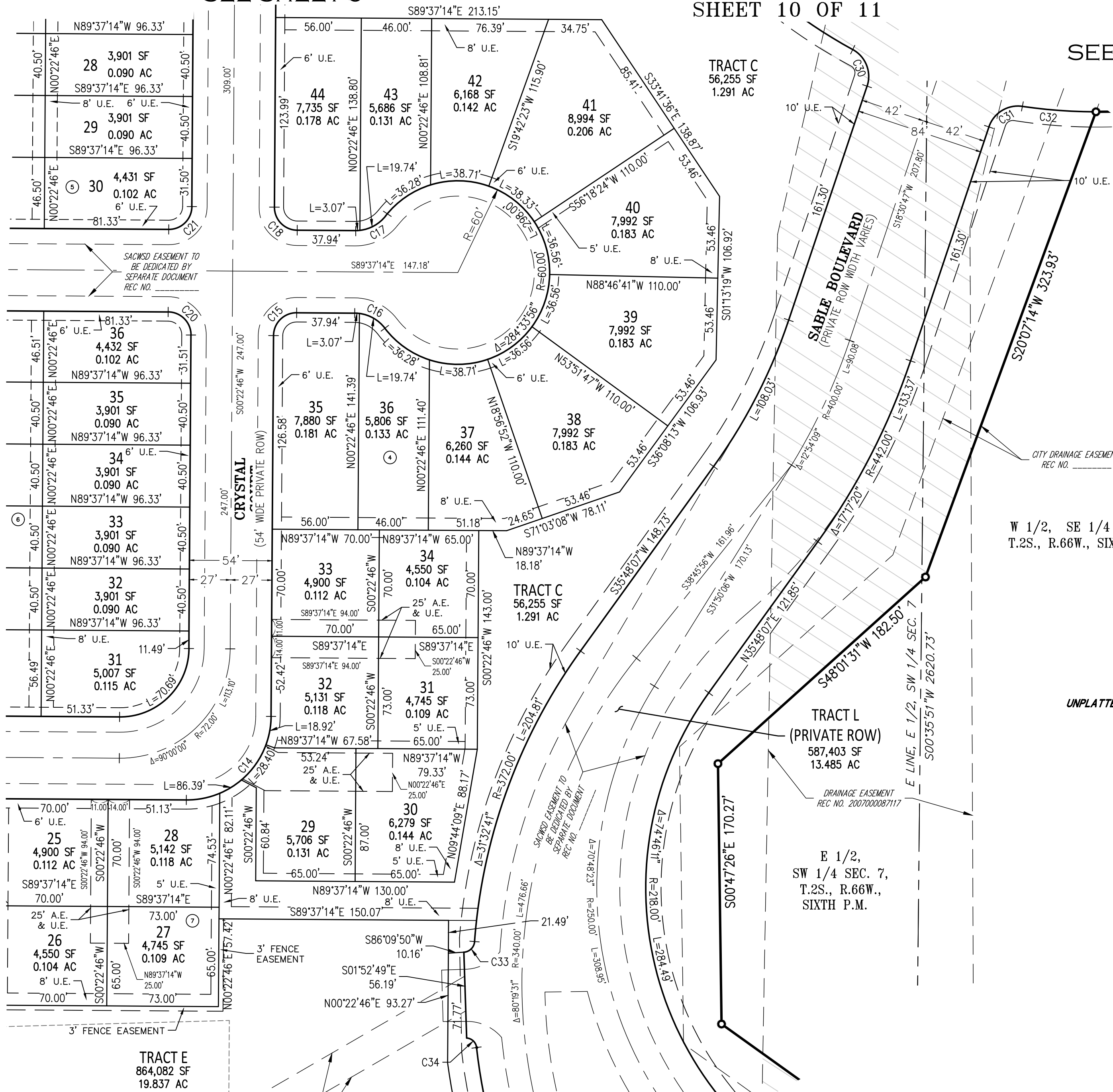
DATE OF PREPARATION:	12/30/2020
SCALE:	1" = 50'
SHEET 9 OF 11	

REUNION VILLAGE 8 FILING NO. 1

A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
 SEE SHEET 9 CITY OF COMMERCE CITY, COUNTY ADAMS, STATE OF COLORADO
 SHEET 10 OF 11

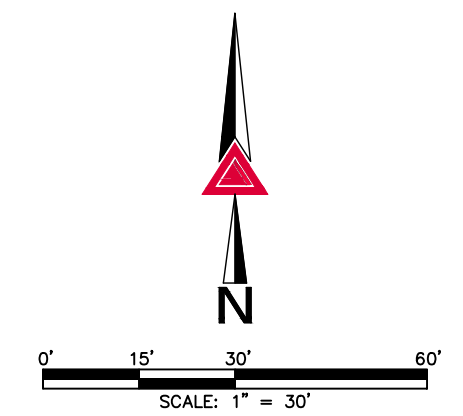


KEY MAP
NOT TO SCALE



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

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



LEGEND	
U.E.	= UTILITY EASEMENT
A.E.	= ACCESS EASEMENT

SEE SHEET 3 FOR
MONUMENT
LEGEND

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

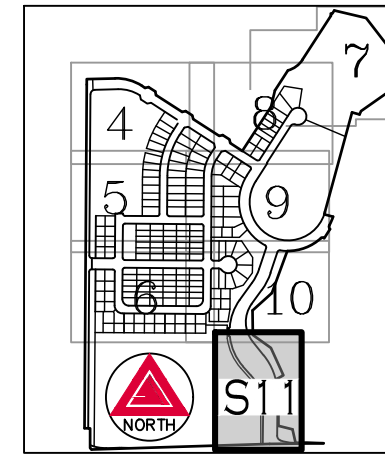
AzTec Proj. No.: 19320-41
Drawn By: RBA

DATE OF PREPARATION:	12/30/2020
SCALE:	1" = 50'
SHEET 10 OF 11	

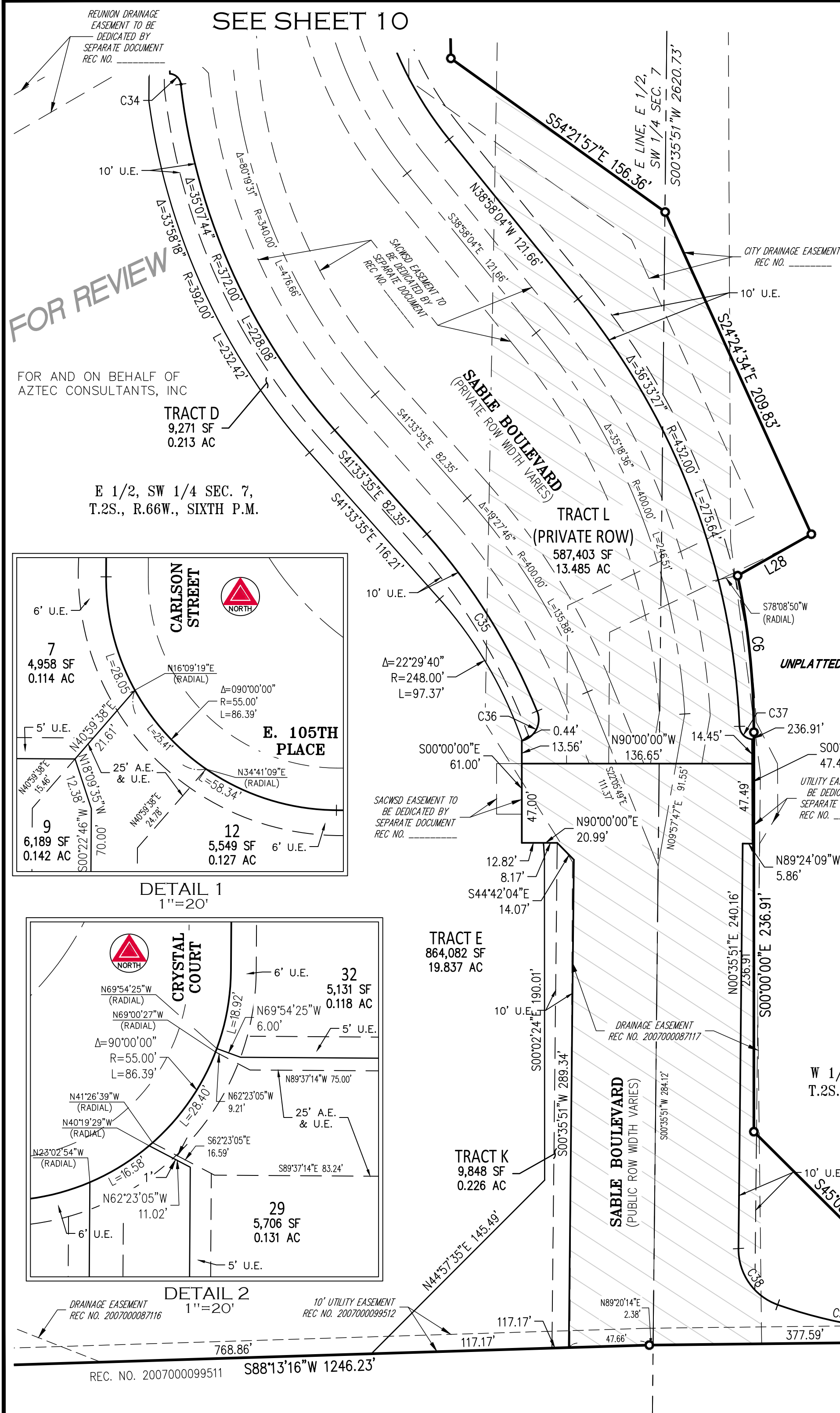
REUNION VILLAGE 8 FILING NO. 1

A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF COMMERCE CITY, COUNTY ADAMS,
STATE OF COLORADO

SHEET 11 OF 11



KEY MAP
NOT TO SCALE



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

TRACT D
9,271 SF
0.213 AC

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

TRACT L
(PRIVATE ROW)
587,403 SF
13.485 AC

UNPLATTED

TRACT E
864,082 SF
19.837 AC

TRACT K
9,848 SF
0.226 AC

TRACT H
51,767 SF
1.188 AC

TRACT E
864,082 SF
19.837 AC

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

LEGEND

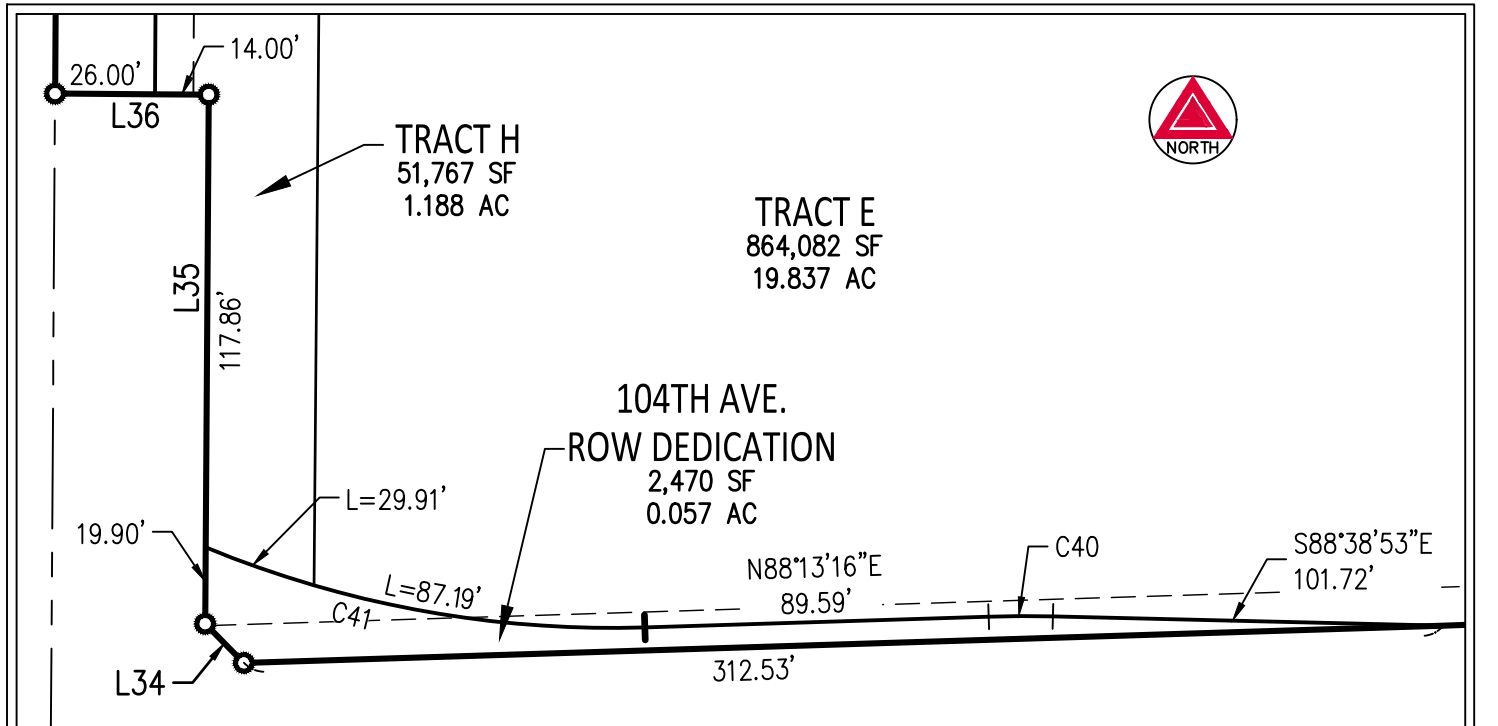
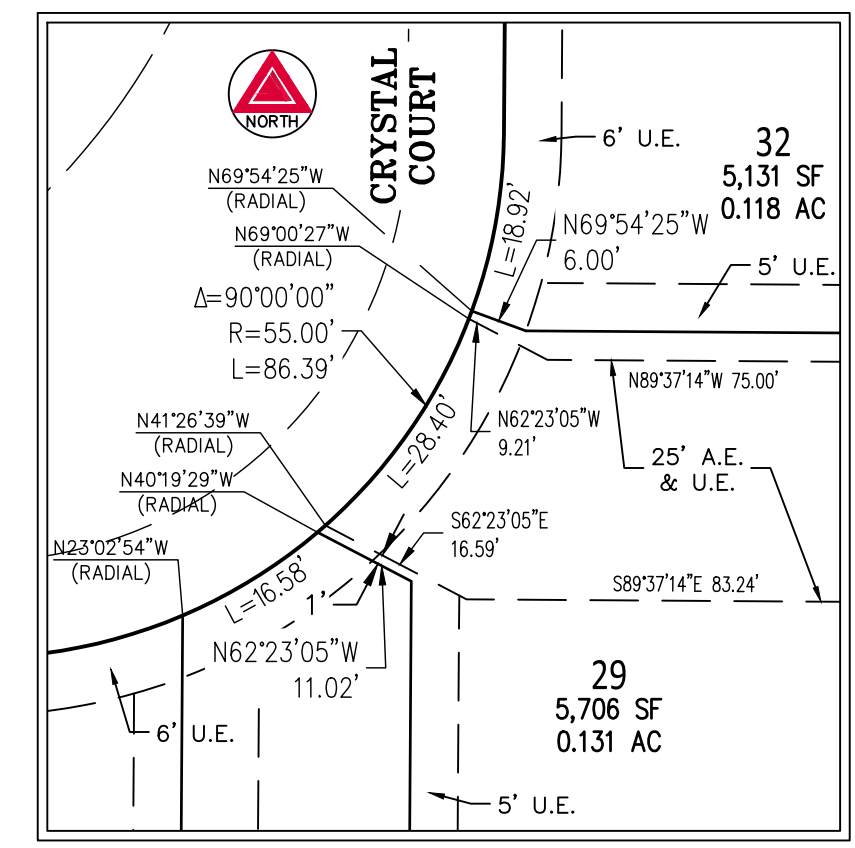
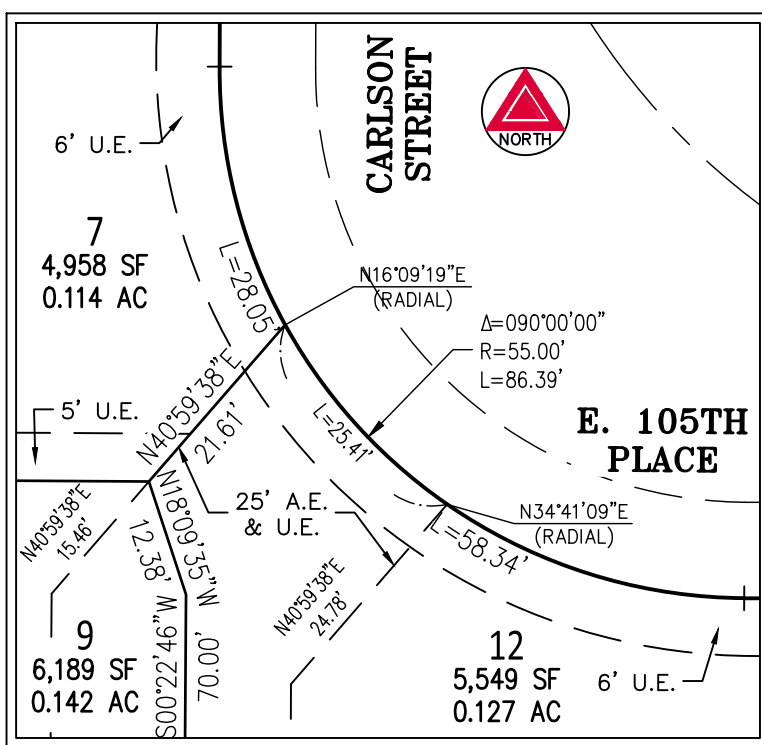
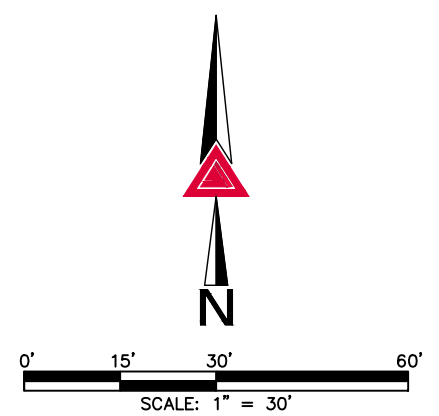
- U.E. = UTILITY EASEMENT
- A.E. = ACCESS EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°23'22"E	38.02'
L2	N88°36'44"E	198.06'
L3	S57°04'32"E	25.97'
L4	S57°18'20"E	56.00'
L5	S57°04'32"E	217.11'
L6	N77°55'28"E	25.37'
L7	S57°08'22"E	56.00'
L8	N12°05'48"W	25.46'
L9	S57°04'32"E	216.99'
L10	N77°55'28"E	25.46'
L11	S57°04'32"E	56.00'
L12	S12°04'32"E	25.46'
L13	S57°04'32"E	101.00'
L14	N34°28'14"E	222.96'
L15	N02°46'58"W	15.51'
L16	S87°13'02"W	11.15'
L17	S76°34'23"E	228.43'
L18	S12°05'48"E	27.57'
L19	S15°15'00"W	724.37'
L20	S74°45'00"E	64.08'
L21	S32°07'11"W	65.00'
L22	N57°52'49"W	5.28'
L23	S20°07'14"W	323.93'
L24	S48°01'31"W	182.50'
L25	S00°47'26"E	170.27'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N54°21'57"W	156.36'
L27	N24°24'34"W	209.83'
L28	N60°37'36"E	50.18'
L29	S00°00'00"E	236.91'
L30	S45°08'14"E	167.92'
L31	N89°20'14"E	77.67'
L32	S87°46'09"E	118.85'
L33	S89°20'14"W	377.59'
L34	N44°37'06"W	14.32'
L35	N00°22'46"E	137.76'
L36	N89°37'06"W	40.00'
L37	S77°55'28"W	27.58'
L38	S12°04'32"E	27.58'
L39	S77°55'28"W	27.58'
L40	N77°53'21"E	25.09'
L41	S12°02'26"E	25.41'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD INFO
C1	33°45'32"	335.00'	197.38'	S74°30'47"E, 194.54'
C2	3°12'12"	268.00'	14.98'	S16°51'06"W, 14.98'
C3	11°38'15"	332.00'	67.43'	S23°39'14"W, 67.32'
C4	82°13'34"	20.00'	28.70'	S11°22'51"E, 26.30'
C5	74°46'35"	25.00'	32.63'	S84°43'54"W, 30.36'
C6	11°51'10"	452.00'	93.51'	S05°55'35"E, 93.34'
C7	88°13'58"	30.00'	46.20'	S44°29'45"W, 41.77'
C8	90°00'00"	15.00'	23.56'	N45°22'46"E, 21.21'
C9	90°00'00"	15.00'	23.56'	S44°37'14"E, 21.21'
C10	91°33'45"	15.00'	23.97'	N44°15'02"E, 21.50'
C11	90°00'49"	18.00'	28.28'	S44°36'50"E, 25.46'
C12	90°00'52"	18.00'	28.28'	S45°22'19"W, 25.46'
C13	91°56'31"	15.00'	24.07'	N43°40'53"W, 21.57'
C14	90°00'00"	55.00'	86.39'	N45°22'46"E, 77.78'
C15	90°00'00"	15.00'	23.56'	S45°22'46"W, 21.21'
C16	52°16'58"	25.00'	22.81'	N63°28'45"W, 22.03'
C17	52°16'58"	25.00'	22.81'	N64°14'17"E, 22.03'
C18	90°00'00"	15.00'	23.56'	S44°37'14"E, 21.21'
C19	90°00'00"	15.00'	23.56'	S45°22'46"W, 21.21'
C20	90°00'00"	15.00'	23.56'	N44°37'14"W, 21.21'
C21	90°00'00"	15.00'	23.56'	N45°22'46"E, 21.21'
C22	90°00'00"	15.00'	23.56'	S44°37'14"E, 21.21'
C23	90°00'00"	15.00'	23.56'	S45°22'46"W, 21.21'
C24	90°00'00"	15.00'	23.56'	N44°37'14"W, 21.21'
C25	90°00'00"	15.00'	23.56'	N45°22'46"E, 21.21'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD INFO
C26	90°00'00"	15.00'	23.56'	S44°37'14"E, 21.21'
C27	90°00'00"	20.00'	31.42'	N12°04'32"W, 28.28'
C28	90°00'00"	15.00'	23.56'	N77°55'28"E, 21.21'
C29	77°05'01"	25.00'	33.63'	S71°27'58"W, 31.15'
C30	79°51'19"	20.00'	27.87'	N21°24'52"W, 25.67'
C31	79°51'21"	20.00'	27.87'	S58°26'25"W, 25.67'
C32	81°9'54"	332.00'	48.28'	S85°47'51"E, 48.24'
C33	81°54'24"	7.50'	10.72'	N45°12'38"E, 9.83'
C34	79°24'35"	7.00'	9.70'	N46°08'08"W, 8.94'
C35	19°20'52"	368.00'	124.27'	N31°53'09"W, 123.68'
C36	98°49'44"	13.00'	22.42'	N27°12'09"E, 19.75'
C37	83°48'29"	8.00'	11.70'	S44°18'52"E, 10.69'
C38	71°01'45"	35.00'	43.39'	S34°55'01"E, 40.66'
C39	18°11'31"	279.00'	88.59'	S79°31'39"E, 88.21'
C40	3°02'41"	315.00'	16.74'	S89°44'37"W, 16.74'
C41	24°13'11"	277.00'	117.09'	N79°40'08"W, 116.22'



SEE SHEET 3 FOR
MONUMENT
LEGEND

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.: 19320-41
Drawn By: RBA

DATE OF PREPARATION:	12/30/2020
SCALE:	1" = 50'
SHEET 11 OF 11	