

REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

A REPLAT OF TRACT C, TRACT J AND TRACT K, REUNION CENTER FILING NO. 1,

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT DIBC BUFFALO HILLS RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY, FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY, CLAYTON PROPERTIES GROUP II INC., A COLORADO CORPORATION, BEING THE OWNERS OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE 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 AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF REUNION CENTER FILING NO. 1, AMENDMENT 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 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 BUFFALO HILLS RANCH, 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
BUFFALO HILLS RANCH, 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 _____)

THE FORGOING DEDICATION WAS 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: _____

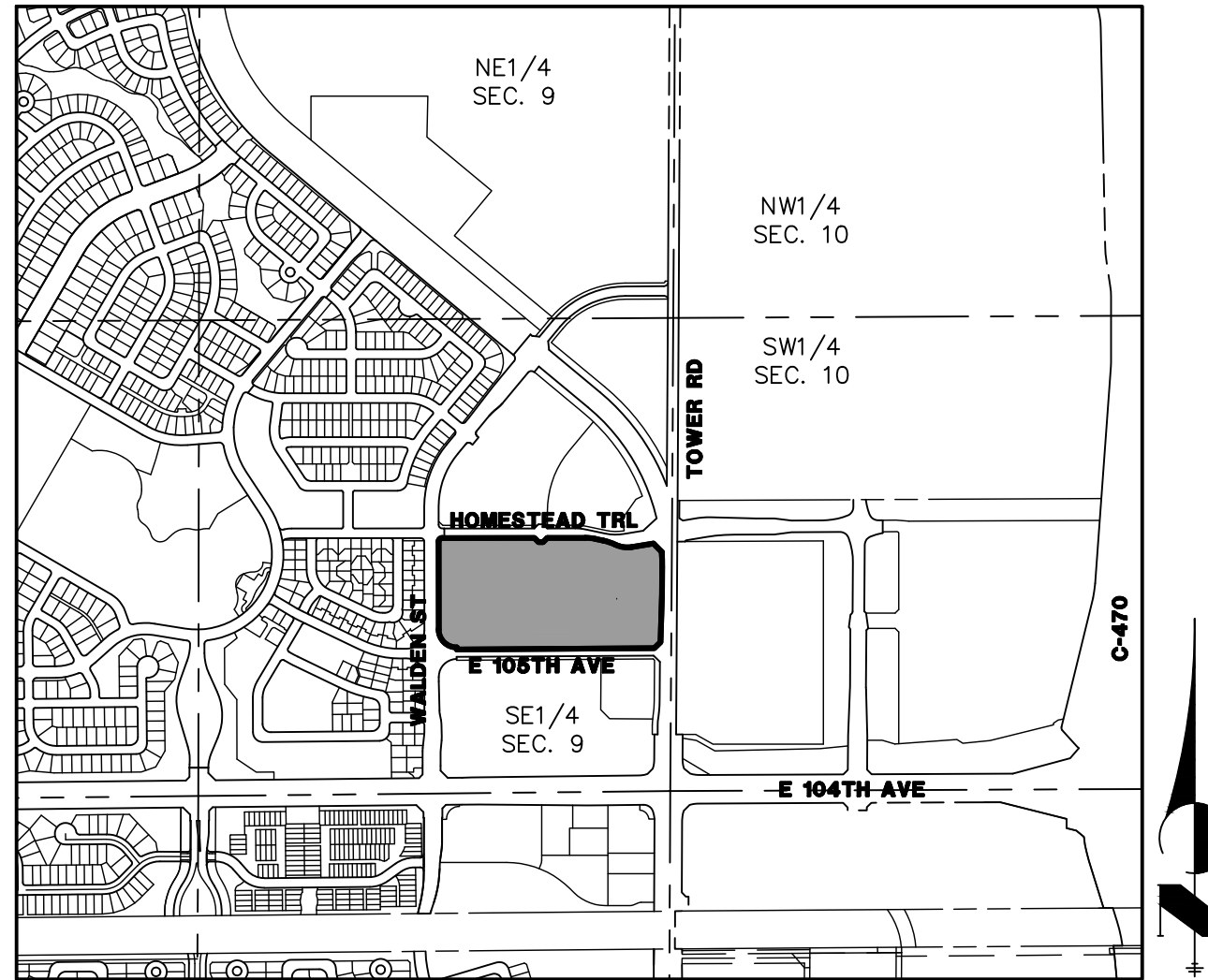
STATE OF _____)
COUNTY OF _____) SS
CITY OF _____)

THE FORGOING DEDICATION WAS 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



VICINITY MAP

SCALE: 1"=1000'

TECHNICAL DATA:

LAND USE	NUMBER OF LOTS/PARCELS	ACRES	PERCENT OF PROJECT (ACRES)
RESIDENTIAL	104	5.2586	30.72%
PUBLIC OPEN SPACE/FLOODPLAIN	3	1.2524	7.32%
RIGHT-OF-WAY	1	1.5367	8.98%
HOA OWNED & MAINTAINED OPEN SPACE	9	1.8576	10.85%
FUTURE DEVELOPMENT	1	7.2133	42.14%
GROSS ACRES:		17.1186	

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 AUGUST 21, 2017 AT INSTRUMENT NO. 2017000072560 AND 2017000072562 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 MORTGAGE 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 _____)

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

REUNION CENTER FILING NO. 1, A1
JOB NO. 14421.49
SEPTEMBER 21, 2021
SHEET 1 OF 8
CASE NO. S-762-20-21

J-R ENGINEERING
A Westrian Company

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Fort Collins 970-491-9888 • www.jrengineering.com

REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

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LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

TRACTS C, J AND K, REUNION CENTER FILING NO. 1 RECORDED UNDER RECEPTION NO. 2020000123227 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 745,687 SQUARE FEET OR 17.1186 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 TITLE COMMITMENT NO. ABC70644905, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED SEPTEMBER 29, 2020.
3. THE BASIS OF BEARINGS IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 25645" IN A RANGE BOX AND AT THE EAST QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 23519" IN A RANGE BOX, BEARING N00°21'33"E PER CITY OF COMMERCE CITY CONTROL DIAGRAM RECORDED IN BOOK 1 AT PAGE 3776.
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 IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN (ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, MAP NUMBER 08001C0344H, REVISED DATE 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.

TRACT SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	USE	OWNER	MAINTAINED BY
A	9,885	0.2269	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	REUNION METRO DISTRICT
B	314,212	7.2133	FUTURE DEVELOPMENT	OWNER	OWNER
C	4,623	0.1061	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	REUNION METRO DISTRICT
D	40,045	0.9193	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	REUNION METRO DISTRICT
E	534	0.0123	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
F	9,813	0.2253	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
G	32,910	0.7555	ACCESS, UTILITIES, DRAINAGE	OWNER	HOA
H	1,655	0.0380	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
I	447	0.0103	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
J	2,637	0.0605	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
K	15,382	0.3531	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
L	2,490	0.0572	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
M	15,050	0.3455	ACCESS, UTILITIES, DRAINAGE	OWNER	HOA
TOTAL TRACT AREA	449,683	10.3233			
TOTAL LOT AREA	229,065	5.2586			
TOTAL ROW AREA	66,939	1.5367			
TOTAL SITE AREA	745,687	17.1186			

REUNION CENTER FILING NO. 1, A1
 JOB NO. 14421.49
 SEPTEMBER 21, 2021
 SHEET 2 OF 8



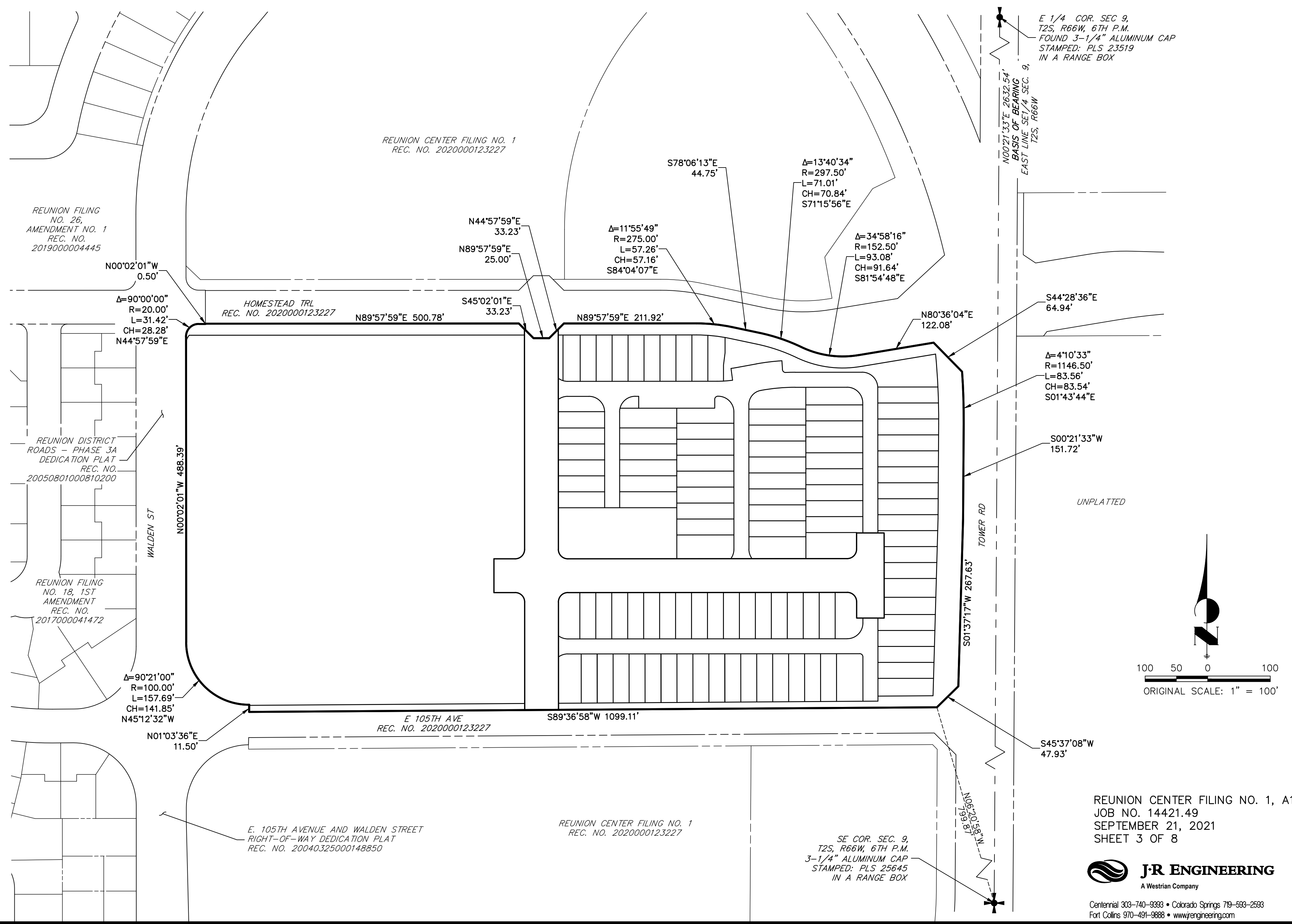
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 Fort Collins 970-491-9888 • www.jrengineering.com

THIS SUBDIVISION PLAT CONTAINS 104 LOTS AND 13 TRACTS.

REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

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LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



REUNION CENTER FILING NO. 1, A1
JOB NO. 14421.49
SEPTEMBER 21, 2021
SHEET 3 OF 8

J-R ENGINEERING
A Westrian Company

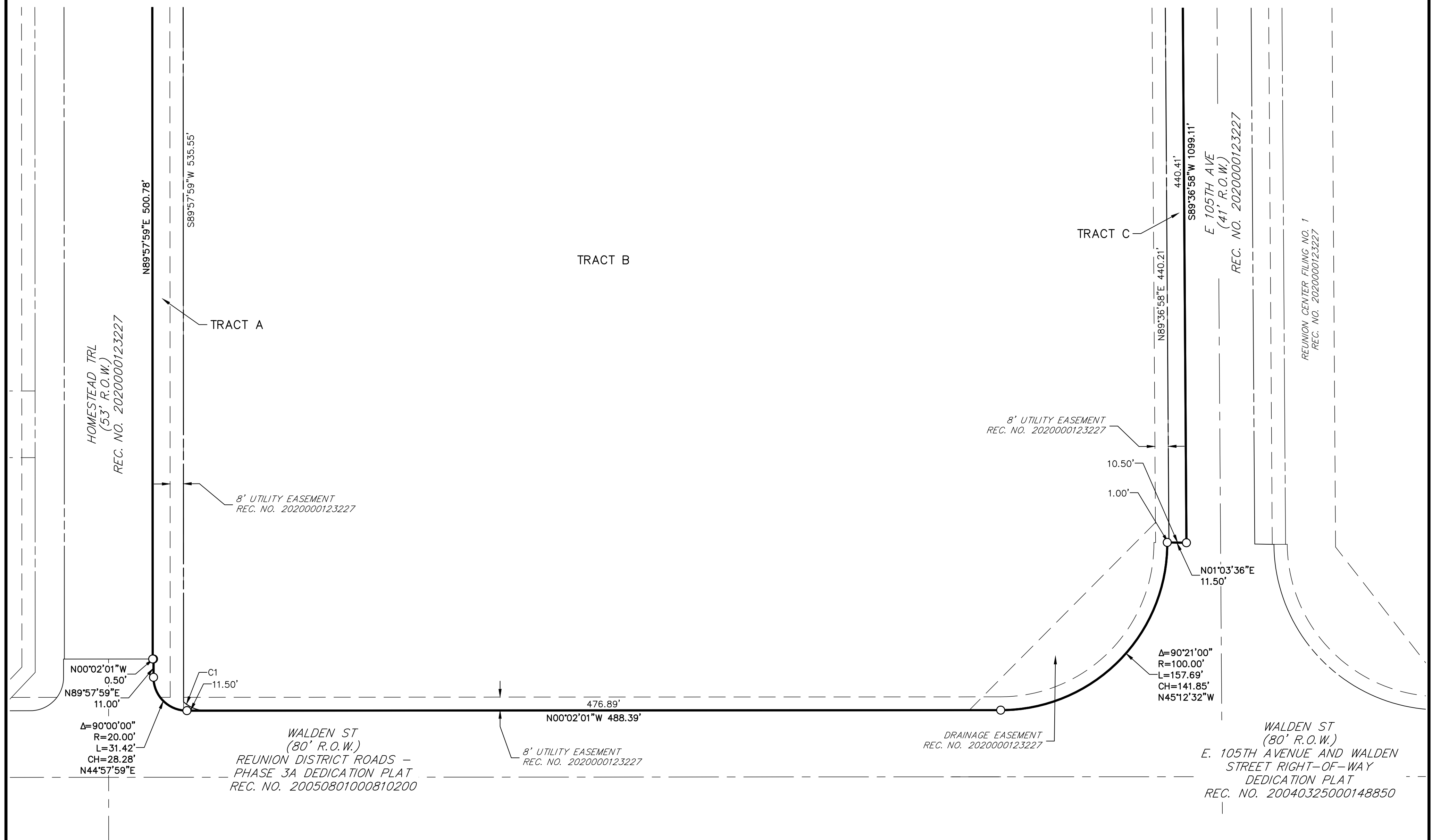
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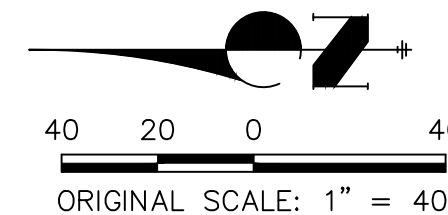
SEE SHEET 5



LEGEND

A.E. & U.E.	ACCESS & UTILITY EASEMENT	W.E.	WATER EASEMENT
U.E.	UTILITY EASEMENT	S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT		
S.D.T.	SIGHT DISTANCE TRIANGLE		
○	SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED JR ENG PLS 38578		

NOTES:
 SEE SHEET 7 FOR LINE AND CURVE TABLES.
 SEE SHEET 8 FOR LOT AREA TABLE.
 SEE SHEET 2 FOR TRACT AREA TABLE.



REUNION CENTER FILING NO. 1, A1
 JOB NO. 14421.49
 SEPTEMBER 21, 2021
 SHEET 4 OF 8



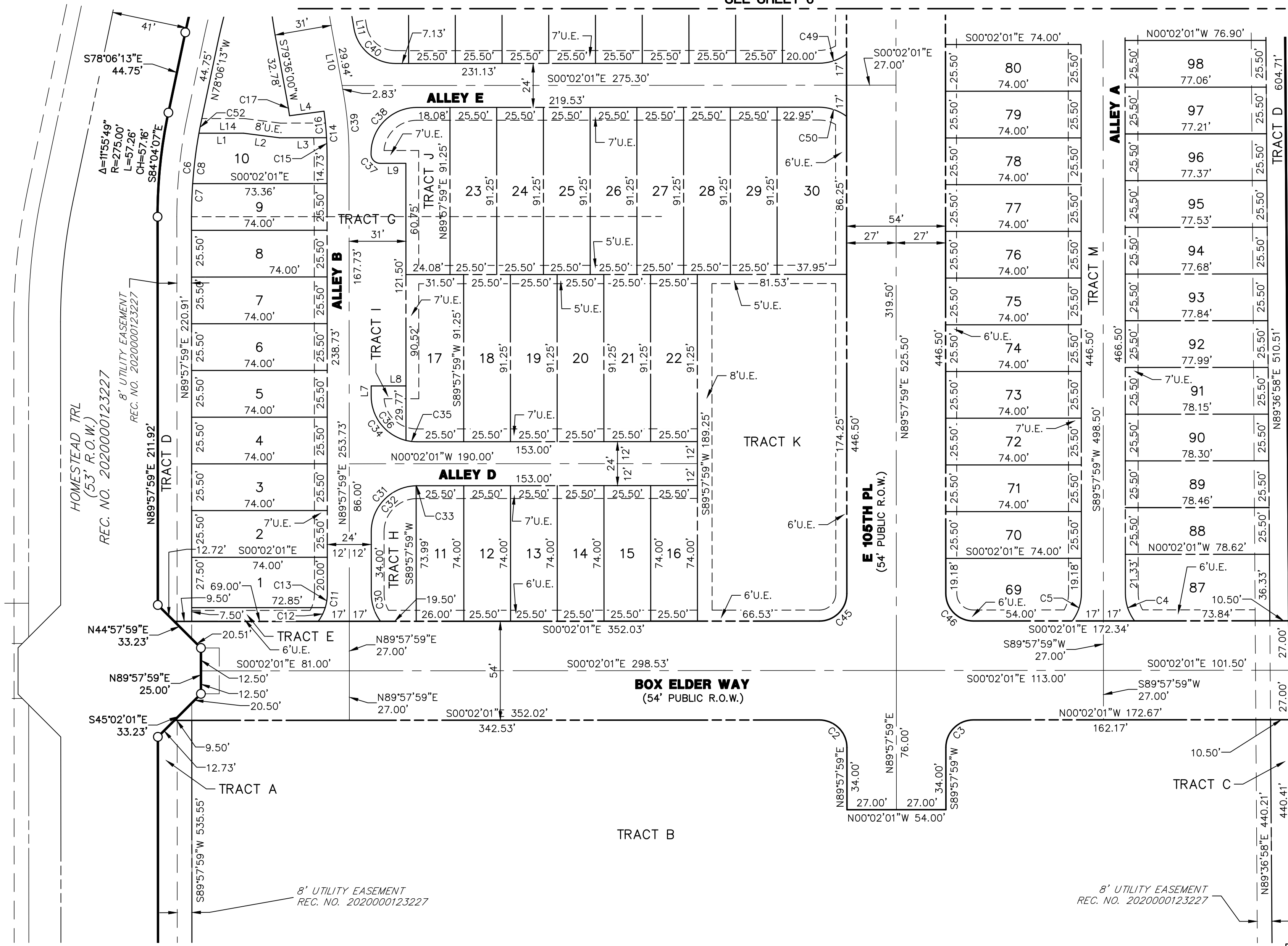
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SEE SHEET 6



LEGEND

- | | | | |
|-------------|---------------------------|------|-------------------------|
| A.E. & U.E. | ACCESS & UTILITY EASEMENT | W.E. | WATER EASEMENT |
| U.E. | UTILITY EASEMENT | S.E. | SANITARY SEWER EASEMENT |
| D.E. | DRAINAGE EASEMENT | | |
| S.D.T. | SIGHT DISTANCE TRIANGLE | | |

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

NOTES:
SEE SHEET 7 FOR LINE AND CURVE TABLES.
SEE SHEET 8 FOR LOT AREA TABLE.
SEE SHEET 2 FOR TRACT AREA TABLE.

SEE SHEET 4



40 20 0 20 40
ORIGINAL SCALE: 1" = 40'

REUNION CENTER FILING NO. 1, A1
JOB NO. 14421.49
SEPTEMBER 21, 2021
SHEET 5 OF 8

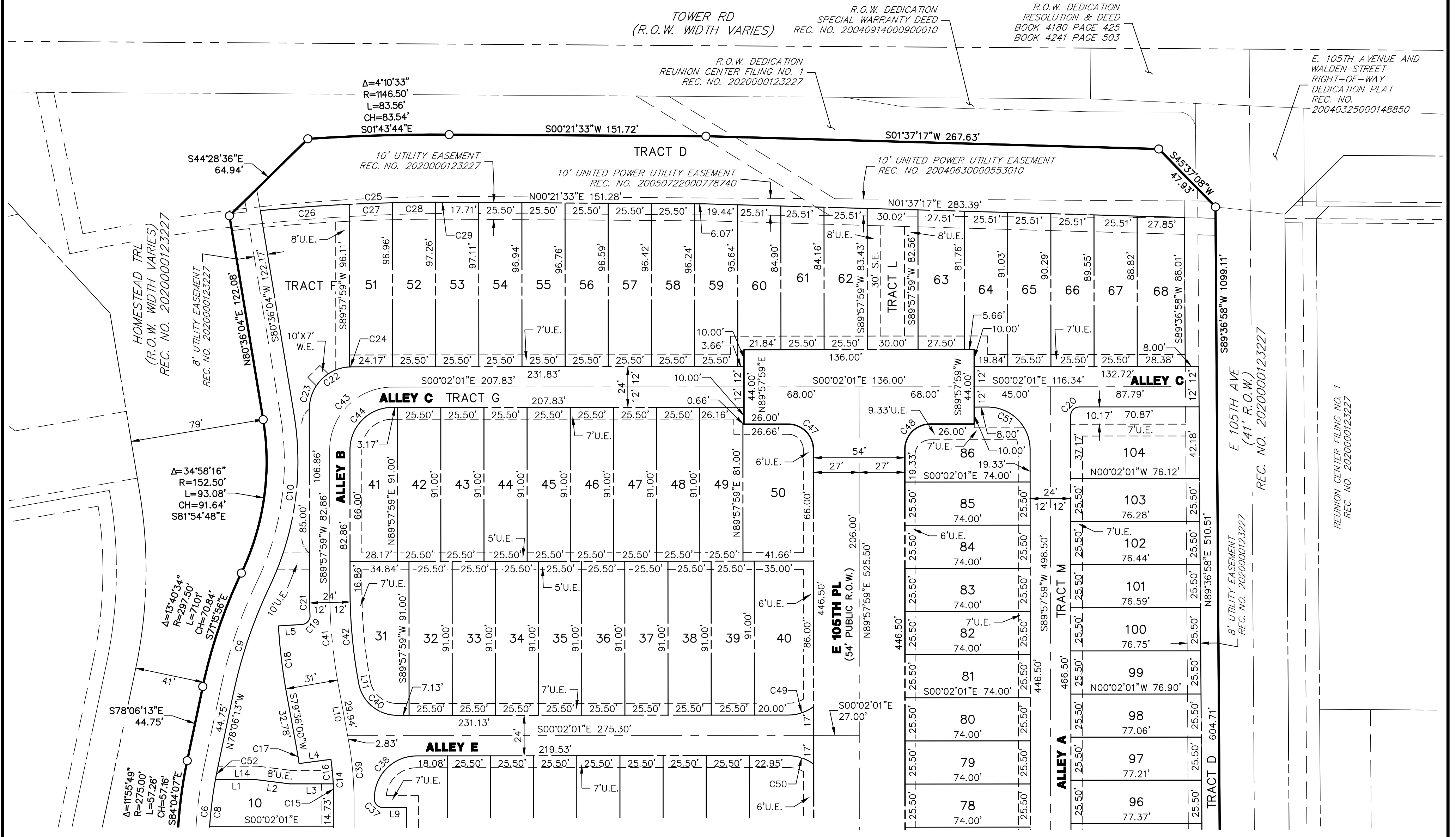


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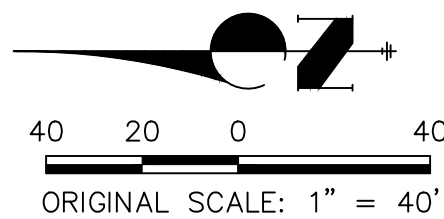
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

- | | | | |
|-------------|---------------------------|------|-------------------------|
| A.E. & U.E. | ACCESS & UTILITY EASEMENT | W.E. | WATER EASEMENT |
| U.E. | UTILITY EASEMENT | S.E. | SANITARY SEWER EASEMENT |
| D.E. | DRAINAGE EASEMENT | | |
| S.D.T. | SIGHT DISTANCE TRIANGLE | | |
- NOTES:
 SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP
 STAMPED JR ENG PLS 38578

SEE SHEET 5



REUNION CENTER FILING NO. 1, A1
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 SHEET 6 OF 8



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CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	42°27'15"	20.00'	14.82'	S21°11'36"W 14.48'
C2	90°00'00"	15.00'	23.56'	N44°57'59"E 21.21'
C3	90°00'00"	15.00'	23.56'	N45°02'01"W 21.21'
C4	36°52'12"	25.00'	16.09'	S71°31'53"W 15.81'
C5	36°52'12"	25.00'	16.09'	S71°35'56"E 15.81'
C6	11°55'48"	256.51'	53.41'	N84°04'07"W 53.31'
C7	4°02'38"	256.51'	18.10'	N88°00'42"W 18.10'
C8	6°11'53"	256.51'	27.75'	N82°53'26"W 27.73'
C9	13°40'34"	279.00'	66.59'	N71°15'56"W 66.44'
C10	34°58'16"	171.00'	104.37'	S81°54'48"E 102.76'
C11	36°52'12"	25.00'	16.09'	S71°35'56"E 15.81'
C12	19°24'44"	25.00'	8.47'	S62°52'12"E 8.43'
C13	17°27'27"	25.00'	7.62'	S81°18'18"E 7.59'
C14	7°34'20"	188.00'	24.85'	N86°10'49"E 24.83'
C15	3°07'52"	188.00'	10.27'	N88°24'02"E 10.27'
C16	4°26'27"	188.00'	14.57'	N84°36'52"E 14.57'
C17	2°47'39"	169.00'	8.24'	N80°59'49"E 8.24'
C18	6°50'36"	346.00'	41.33'	S83°01'18"W 41.30'
C19	89°08'13"	5.00'	7.78'	S48°07'30"E 7.02'
C20	90°00'00"	5.00'	7.85'	N45°02'01"W 7.07'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C21	2°39'36"	327.00'	15.18'	S88°38'11"W 15.18'
C22	90°00'00"	25.00'	39.27'	N45°02'01"W 35.36'
C23	86°57'02"	25.00'	37.94'	N46°33'31"W 34.40'
C24	3°02'58"	25.00'	1.33'	N01°33'31"W 1.33'
C25	5°46'27"	1106.50'	111.51'	N02°31'40"W 111.46'
C26	2°43'43"	1106.50'	52.70'	N04°03'02"W 52.69'
C27	1°19'16"	1106.50'	25.52'	N02°01'32"W 25.52'
C28	1°19'14"	1106.50'	25.50'	N00°42'17"W 25.50'
C29	0°24'13"	1106.50'	7.80'	N00°09'26"E 7.80'
C30	36°52'12"	25.00'	16.09'	S71°31'53"W 15.81'
C31	90°00'00"	25.00'	39.27'	N45°02'01"W 35.36'
C32	88°51'14"	25.00'	38.77'	N45°36'24"W 35.00'
C33	1°08'46"	25.00'	0.50'	N00°36'24"W 0.50'
C34	90°00'00"	25.00'	39.27'	S44°57'59"W 35.36'
C35	13°53'12"	25.00'	6.06'	S06°54'34"W 6.04'
C36	76°06'48"	25.00'	33.21'	S51°54'34"W 30.82'
C37	88°33'39"	5.00'	7.73'	S44°14'48"W 6.98'
C38	91°26'21"	25.00'	39.90'	N45°45'12"W 35.80'
C39	10°21'59"	200.00'	36.19'	N84°46'59"E 36.14'
C40	79°38'01"	23.00'	31.97'	S39°46'59"W 29.46'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C41	10°21'59"	315.00'	56.99'	S84°46'59"W 56.91'
C42	10°21'59"	303.00'	54.82'	S84°46'59"W 54.75'
C43	90°00'00"	37.00'	58.12'	N45°02'01"W 52.33'
C44	90°00'00"	25.00'	39.27'	N45°02'01"W 35.36'
C45	90°00'00"	15.00'	23.56'	S45°02'01"E 21.21'
C46	90°00'00"	15.00'	23.56'	S44°57'59"W 21.21'
C47	90°00'00"	15.00'	23.56'	N44°57'59"E 21.21'
C48	90°00'00"	15.00'	23.56'	N45°02'01"W 21.21'
C49	36°52'12"	25.00'	16.09'	S18°28'07"E 15.81'
C50	36°52'12"	25.00'	16.09'	N18°24'04"E 15.81'
C51	90°00'00"	25.00'	39.27'	N44°57'59"E 35.36'
C52	1°41'16"	256.51'	7.56'	N78°56'51"W 7.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°00'42"W	24.37'
L2	S07°15'22"W	19.70'
L3	S00°02'01"E	25.71'
L4	S07°36'21"E	19.00'
L5	N03°33'24"W	14.04'
L7	N89°57'59"E	5.50'
L8	S00°02'01"E	19.00'
L9	N00°02'01"W	13.99'
L10	S79°36'00"W	32.78'
L11	S79°36'00"W	0.76'
L14	S00°00'42"W	24.37'

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REUNION CENTER FILING NO. 1, AMENDMENT NO. 1

A REPLAT OF TRACT C, TRACT J AND TRACT K, REUNION CENTER FILING NO. 1,

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
1	2032	0.0467
2	1887	0.0433
3	1887	0.0433
4	1887	0.0433
5	1887	0.0433
6	1887	0.0433
7	1887	0.0433
8	1887	0.0433
9	1883	0.0432
10	1887	0.0433
11	1924	0.0442
12	1887	0.0433
13	1887	0.0433
14	1887	0.0433
15	1887	0.0433
16	1887	0.0433
17	2873	0.0660
18	2327	0.0534
19	2327	0.0534
20	2327	0.0534
21	2327	0.0534

LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
22	2327	0.0534
23	2327	0.0534
24	2327	0.0534
25	2327	0.0534
26	2327	0.0534
27	2327	0.0534
28	2327	0.0534
29	2327	0.0534
30	3439	0.0789
31	2875	0.0660
32	2321	0.0533
33	2321	0.0533
34	2321	0.0533
35	2321	0.0533
36	2321	0.0533
37	2321	0.0533
38	2321	0.0533
39	2321	0.0533
40	3161	0.0726
41	2429	0.0558
42	2321	0.0533

LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
43	2321	0.0533
44	2321	0.0533
45	2321	0.0533
46	2321	0.0533
47	2321	0.0533
48	2321	0.0533
49	2327	0.0534
50	3326	0.0764
51	2463	0.0565
52	2478	0.0569
53	2479	0.0569
54	2474	0.0568
55	2470	0.0567
56	2465	0.0566
57	2461	0.0565
58	2456	0.0564
59	2448	0.0562
60	2211	0.0508
61	2156	0.0495
62	2137	0.0491
63	2259	0.0519

LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
64	2274	0.0522
65	2312	0.0531
66	2293	0.0526
67	2274	0.0522
68	2485	0.0571
69	2457	0.0564
70	1887	0.0433
71	1887	0.0433
72	1887	0.0433
73	1887	0.0433
74	1887	0.0433
75	1887	0.0433
76	1887	0.0433
77	1887	0.0433
78	1887	0.0433
79	1887	0.0433
80	1887	0.0433
81	1887	0.0433
82	1887	0.0433
83	1887	0.0433
84	1887	0.0433

LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
85	1887	0.0433
86	2688	0.0617
87	2836	0.0651
88	2003	0.0460
89	1999	0.0459
90	1995	0.0458
91	1991	0.0457
92	1987	0.0456
93	1983	0.0455
94	1979	0.0454
95	1975	0.0453
96	1971	0.0452
97	1967	0.0452
98	1963	0.0451
99	1959	0.0450
100	1955	0.0449
101	1951	0.0448
102	1947	0.0447
103	1943	0.0446
104	3200	0.0735

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