

REUNION FILING NO. 39

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 5

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. 39, 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.

CONTAINING AN AREA OF 21.529 ACRES, (937,821 SQUARE FEET), MORE OR LESS.

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 _____)
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 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

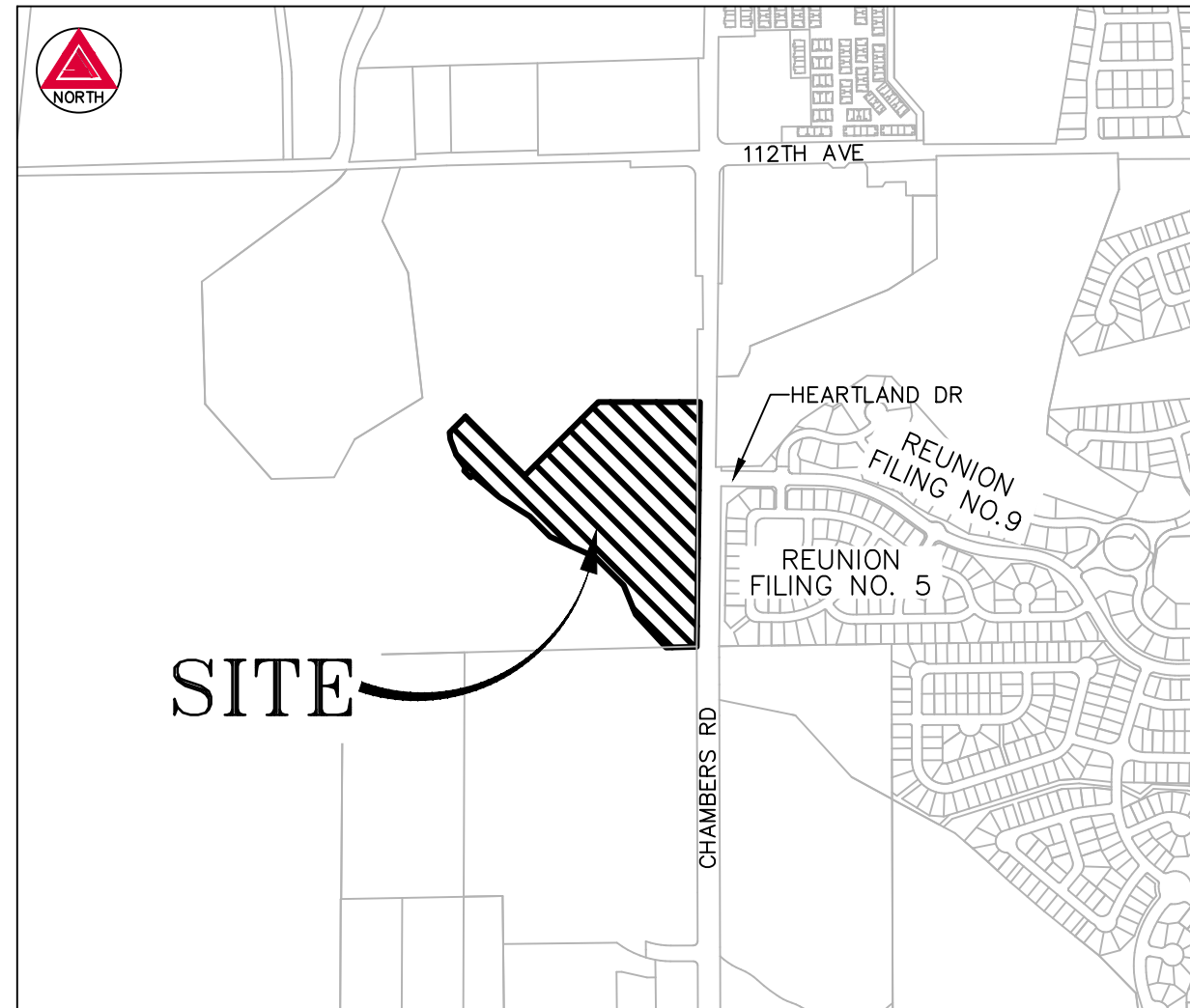
STATE OF _____)
COUNTY OF _____) SS
CITY OF _____)

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 2021/12/15

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.: 19321-22
Drawn By: RBA

DATE OF PREPARATION:	2021/06/24
SCALE:	N/A
SHEET 1 OF 5	

REUNION FILING NO. 39

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 5

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF 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 03°18'26" WEST, A DISTANCE OF 1,345.47 FEET TO THE WESTERLY RIGHT-OF WAY OF CHAMBERS ROAD AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

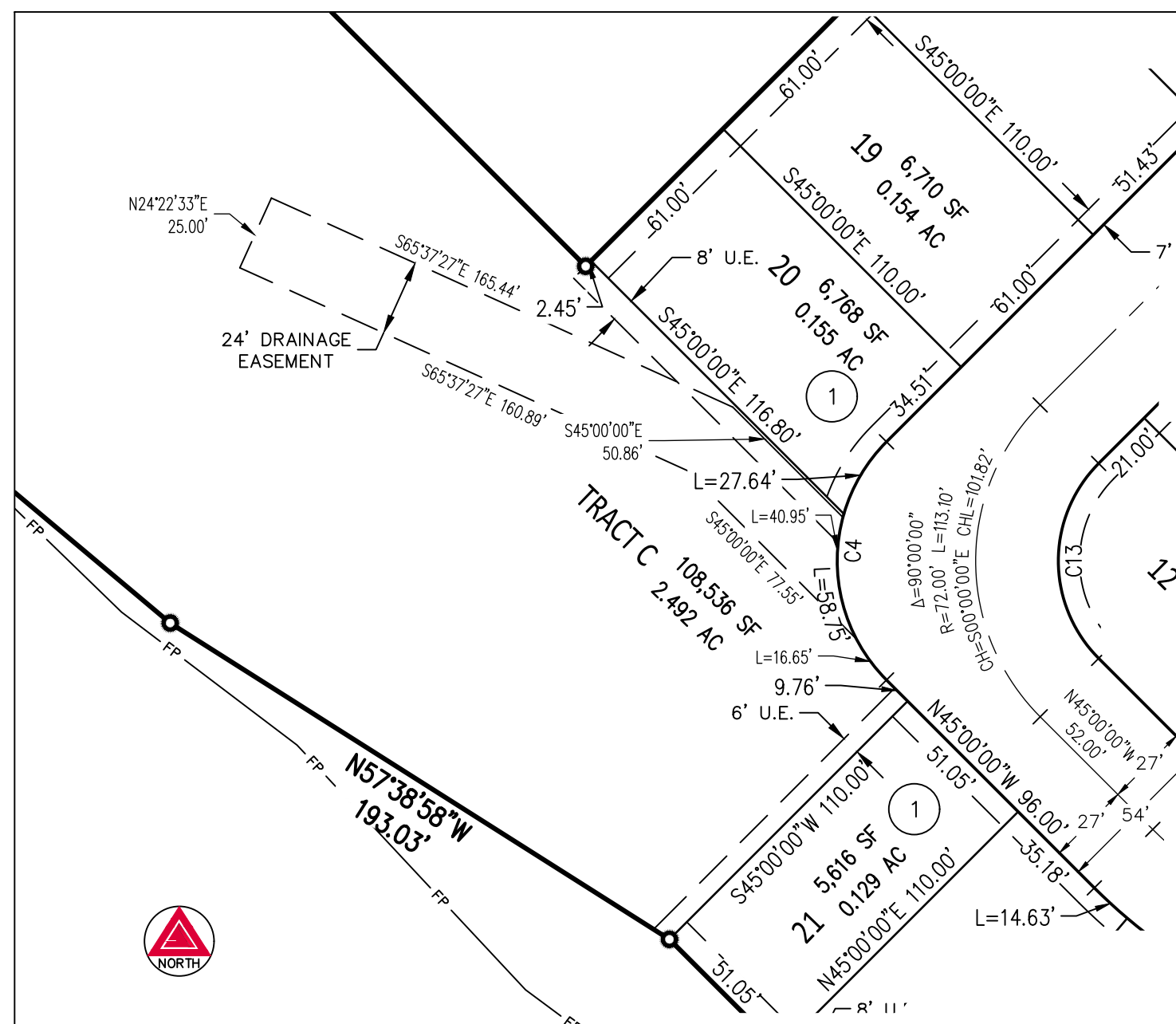
1. SOUTH 00°45'04" WEST, A DISTANCE OF 1,318.92 FEET;
2. SOUTH 00°10'59" EAST, A DISTANCE OF 1.74 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID SOUTH LINE, SOUTH 88°37'20" WEST, A DISTANCE OF 165.06 FEET;
THENCE DEPARTING SAID SOUTH LINE, NORTH 42°33'49" WEST, A DISTANCE OF 242.50 FEET;
THENCE NORTH 22°27'47" WEST, A DISTANCE OF 169.68 FEET;
THENCE NORTH 45°00'00" WEST, A DISTANCE OF 213.74 FEET;
THENCE NORTH 65°35'21" WEST, A DISTANCE OF 270.14 FEET;
THENCE NORTH 45°00'00" WEST, A DISTANCE OF 154.56 FEET;
THENCE NORTH 57°38'58" WEST, A DISTANCE OF 193.03 FEET;
THENCE NORTH 50°00'00" WEST, A DISTANCE OF 186.69 FEET;
THENCE SOUTH 45°12'23" WEST, A DISTANCE OF 18.27 FEET;
THENCE NORTH 44°47'37" WEST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 45°12'23" EAST, A DISTANCE OF 15.00 FEET;
THENCE NORTH 35°00'00" WEST, A DISTANCE OF 92.05 FEET;
THENCE NORTH 21°00'00" WEST, A DISTANCE OF 89.20 FEET;
THENCE NORTH 06°00'00" WEST, A DISTANCE OF 37.69 FEET;
THENCE NORTH 45°00'00" EAST, A DISTANCE OF 121.71 FEET;
THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 451.00 FEET;
THENCE NORTH 45°00'00" EAST, A DISTANCE OF 561.78 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 547.75 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 21.530 ACRES, (937,835 SQUARE FEET), MORE OR LESS.

NOTES

1. 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.
2. THIS SURVEY RELIES ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. ABC70726140, WITH AN EFFECTIVE DATE OF JUNE 10, 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 AND SPECIAL FLOOD HAZARD AREA ZONE "A". AREA DEFINED AS HAVING NO BASE FLOOD ELEVATIONS DETERMINED, 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 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. 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.



DETAIL A
SEE SHEET 4
SCALE: 1" = 50'

LAND SUMMARY CHART

TRACT	AREA (S.F.±)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
A	15,834	0.363	OPEN SPACE, UTILITIES	CCC	CCC
B	5,678	0.130	OPEN SPACE, UTILITIES	RMD	RMD
C	108,536	2.492	OPEN SPACE, UTILITIES, DRAINAGE	RMD	RMD
D	3,882	0.089	OPEN SPACE, UTILITIES	RMD	RMD
E	64,223	1.474	OPEN SPACE, UTILITIES	CCC	CCC
TOTAL TRACT AREA	198,153	4.548	RMD = REUNION METROPOLITAN DISTRICT CCC = CITY OF COMMERCE CITY		
TOTAL LOT AREA	554,990	12.742			
TOTAL ROW AREA	184,692	4.240	THIS SUBDIVISION PLAT CONTAINS 80 LOTS AND 5 TRACTS		
TOTAL SITE AREA	937,835	21.530			

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
Aztec Proj. No.: 19321-22
Drawn By: RBA

DATE OF PREPARATION:	2021/06/24
SCALE:	N/A
SHEET 2 OF 5	

REUNION FILING NO. 39

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 3 OF 5

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- ◆ FOUND SECTION CORNER AS SHOWN HEREON

POINT OF COMMENCEMENT

NORTHEAST CORNER OF SECTION 7, T2S, R66W,
6TH PRINCIPAL MERIDIAN, FOUND NO. 6 REBAR
WITH 3-1/4" ALUMINUM CAP STAMPED "PLS
38252" 0.1" DOWN IN RANGE BOX

UTILITY EASEMENT
REC NO. 20040504000308660

S03°18'26"W 1345.47'(TIE)

POINT OF BEGINNING

UNPLATTED

N90°00'00"E 547.75'

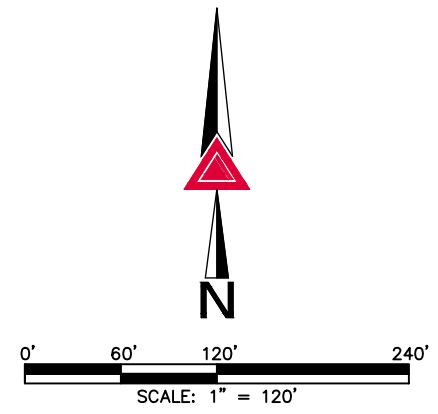
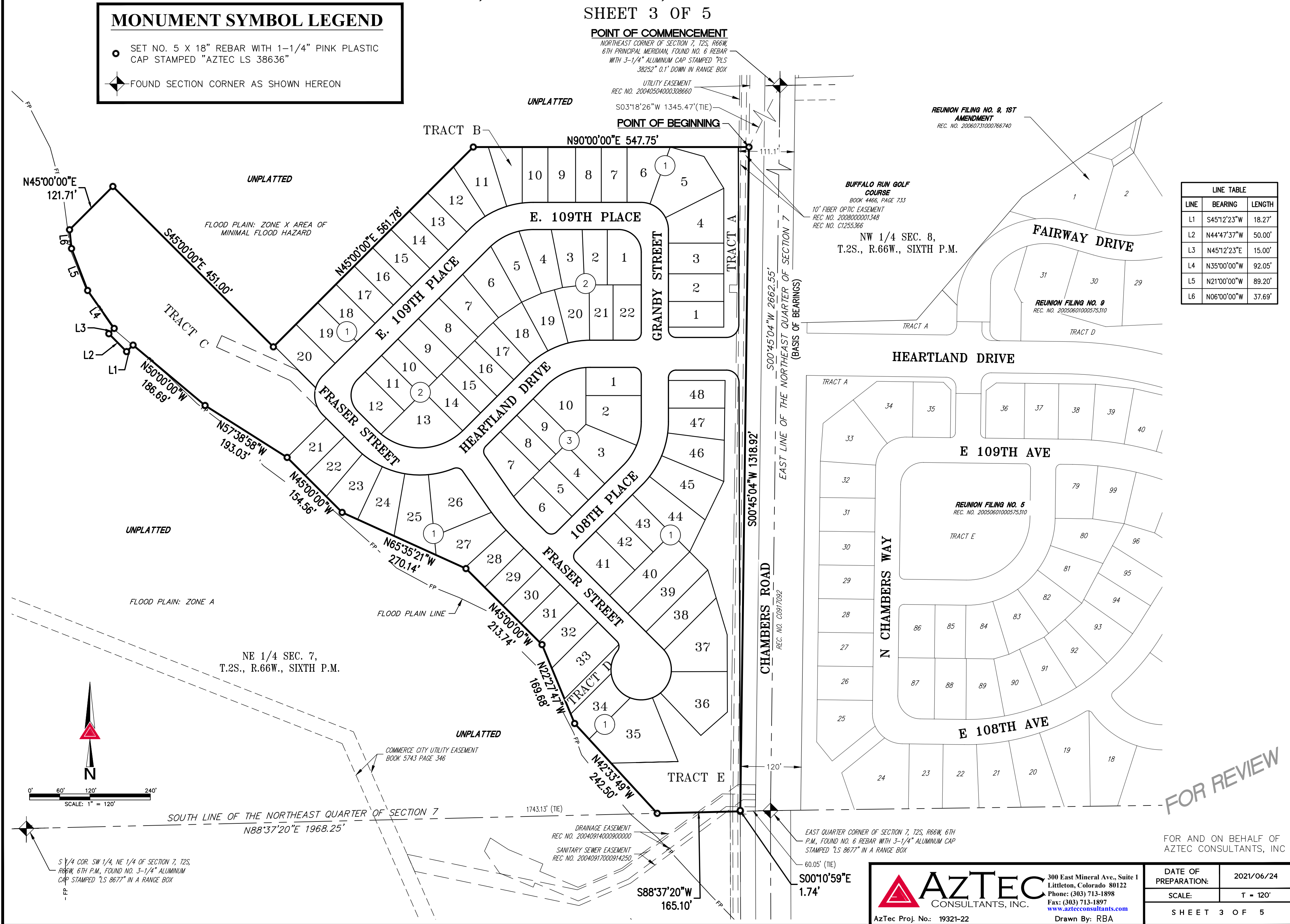
REUNION FILING NO. 8, 1ST
AMENDMENT
REC. NO. 20060731000766740

BUFFALO RUN GOLF
COURSE
BOOK 4466, PAGE 733

10' FIBER OPTIC EASEMENT
REC NO. 2008000001348
REC NO. C1255366

NW 1/4 SEC. 8,
T.2S., R.66W., SIXTH P.M.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°12'23"W	18.27'
L2	N44°47'37"W	50.00'
L3	N45°12'23"E	15.00'
L4	N35°00'00"W	92.05'
L5	N21°00'00"W	89.20'
L6	N06°00'00"W	37.69'



SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7
N88°37'20"E 1968.25'

S 1/4 COR. SW 1/4, NE 1/4 OF SECTION 7, T2S,
R66W, 6TH P.M., FOUND NO. 3-1/4" ALUMINUM
CAP STAMPED "LS 8677" IN A RANGE BOX

COMMERCE CITY UTILITY EASEMENT
BOOK 5743 PAGE 346

DRAINAGE EASEMENT
REC NO. 20040914000900000
SANITARY SEWER EASEMENT
REC NO. 20040917000914250

EAST QUARTER CORNER OF SECTION 7, T2S, R66W, 6TH
P.M., FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP
STAMPED "LS 8677" IN A RANGE BOX

60.05' (TIE)
S00°10'59"E
1.74'

S88°37'20"W
165.10'

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.: 19321-22

Drawn By: RBA

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DATE OF PREPARATION:	2021/06/24
SCALE:	1" = 120'
SHEET 3 OF 5	

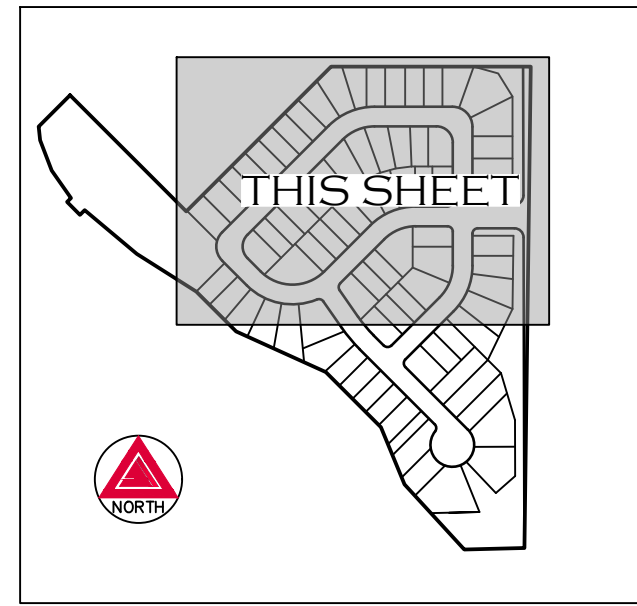
FOR REVIEW

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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE
CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 5

LEGEND

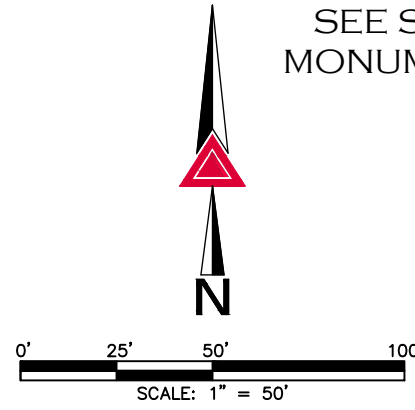
U.E. = UTILITY EASEMENT



KEY MAP
N.T.S.

UNPLATTED

SEE SHEET 5 FOR
LINE AND CURVE
TABLES

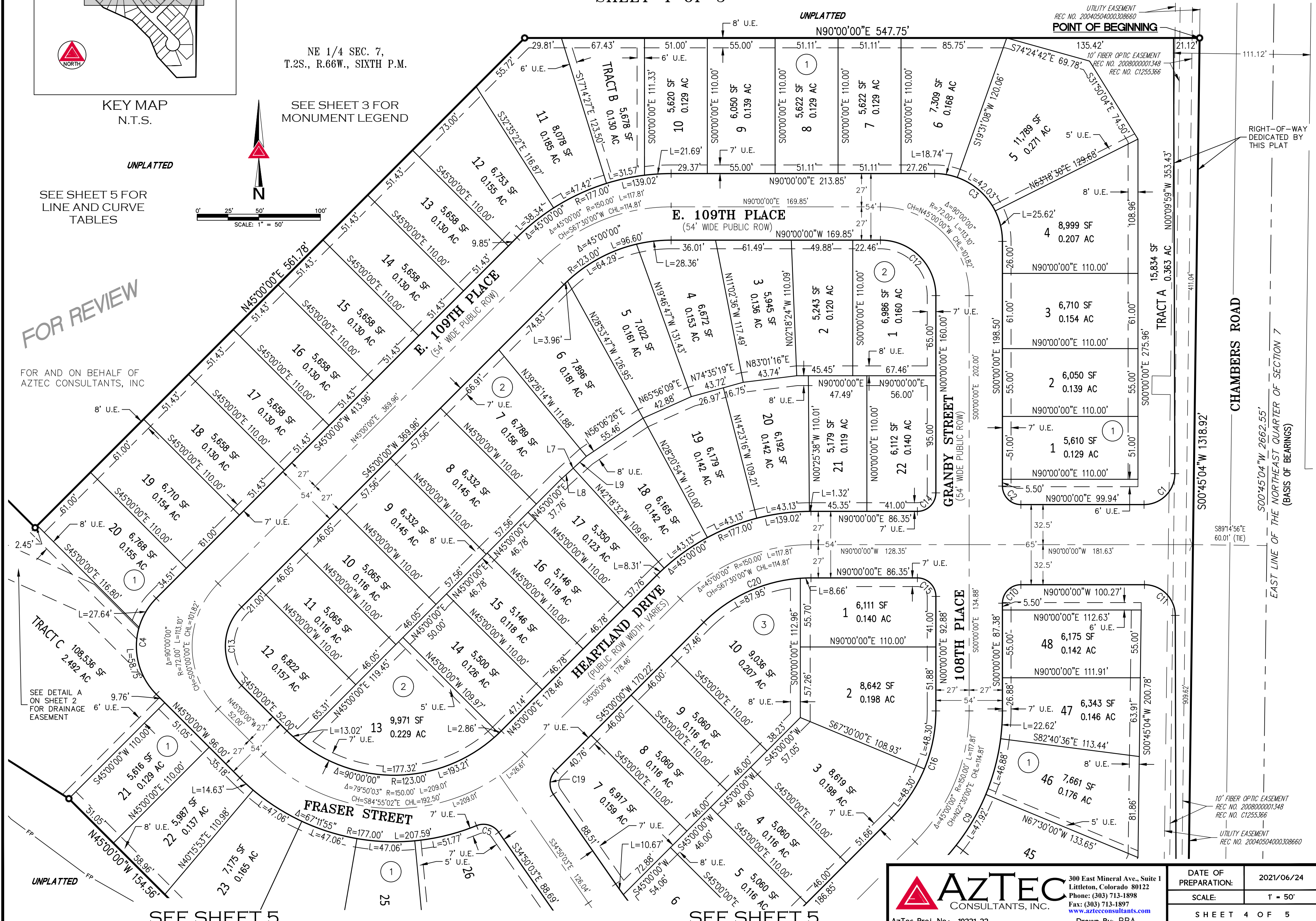


NE 1/4 SEC. 7,
T.2S., R.66W., SIXTH P.M.

SEE SHEET 3 FOR
MONUMENT LEGEND

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



RIGHT-OF-WAY
DEDICATED BY
THIS PLAT

CHAMBERS ROAD

EAST LINE OF THE
NORTHEAST QUARTER OF SECTION 7
(BASIS OF BEARINGS)

UNPLATTED

SEE SHEET 5

SEE SHEET 5

AZTEC
CONSULTANTS, INC.

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Phone: (303) 713-1898
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AzTec Proj. No.: 19321-22

Drawn By: RBA

DATE OF PREPARATION:	2021/06/24
SCALE:	1" = 50'
SHEET 4 OF 5	

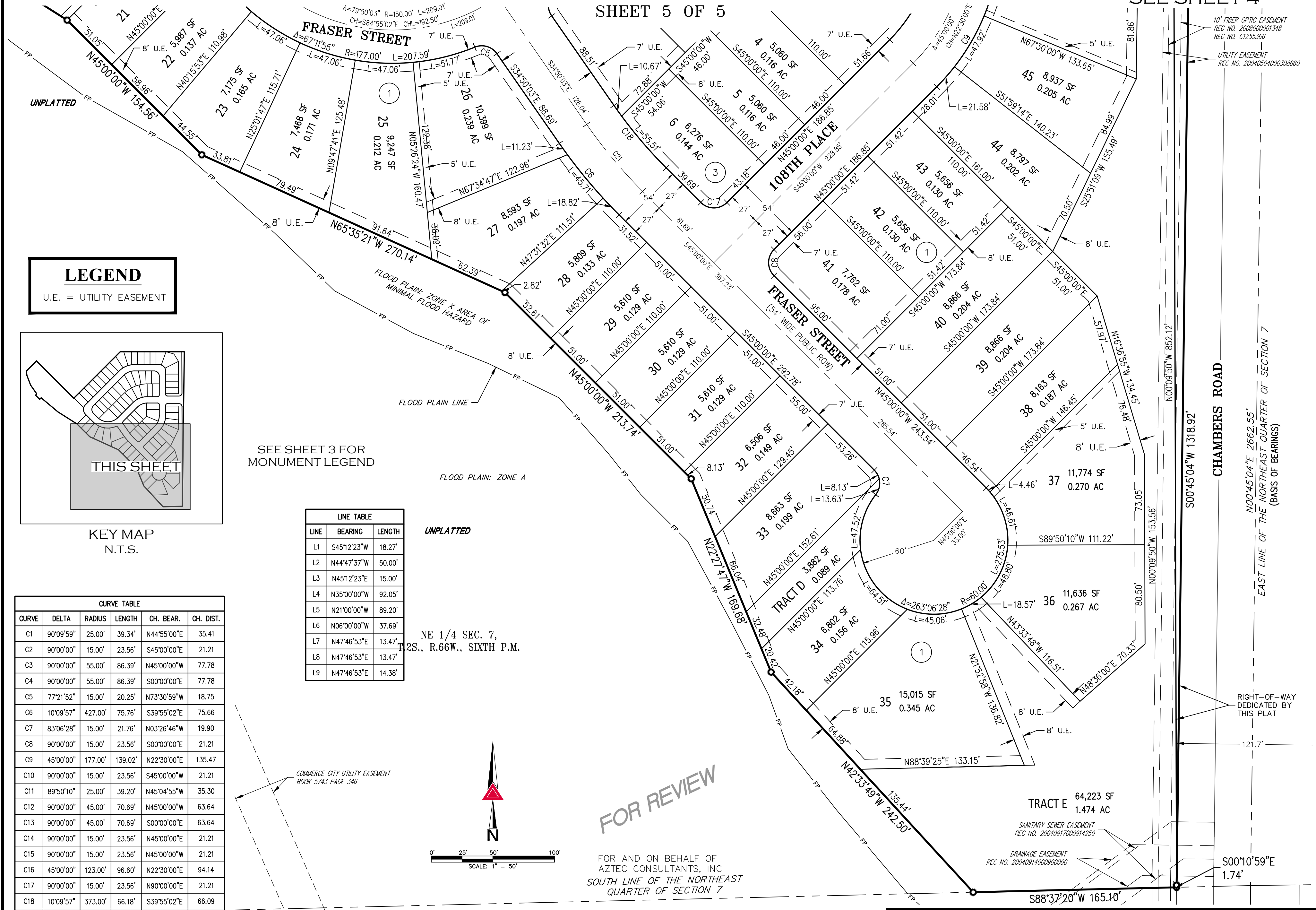
REUNION FILING NO. 39

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

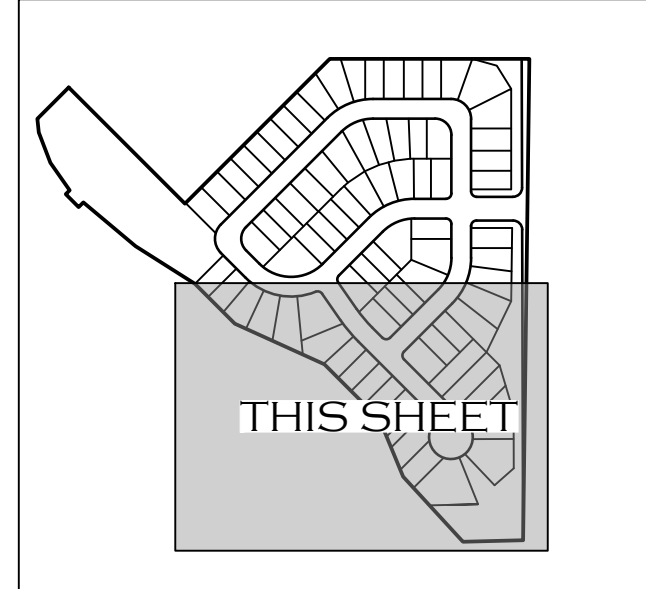
SEE SHEET 4

SHEET 5 OF 5

SEE SHEET 4



LEGEND
U.E. = UTILITY EASEMENT

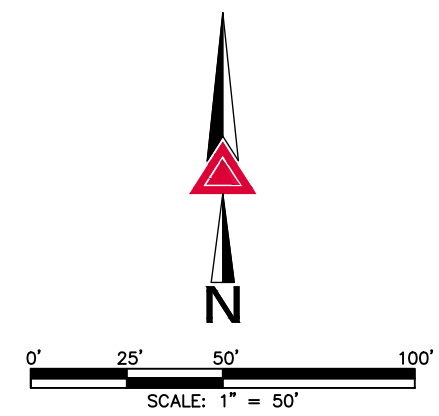


SEE SHEET 3 FOR MONUMENT LEGEND

LINE	BEARING	LENGTH
L1	S45°12'23"W	18.27'
L2	N44°47'37"W	50.00'
L3	N45°12'23"E	15.00'
L4	N35°00'00"W	92.05'
L5	N21°00'00"W	89.20'
L6	N06°00'00"W	37.69'
L7	N47°46'53"E	13.47'
L8	N47°46'53"E	13.47'
L9	N47°46'53"E	14.38'

CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CH. DIST.
C1	90°09'59"	25.00'	39.34'	N44°55'00"E	35.41
C2	90°00'00"	15.00'	23.56'	S45°00'00"E	21.21
C3	90°00'00"	55.00'	86.39'	N45°00'00"W	77.78
C4	90°00'00"	55.00'	86.39'	S00°00'00"E	77.78
C5	77°21'52"	15.00'	20.25'	N73°30'59"W	18.75
C6	10°09'57"	427.00'	75.76'	S39°55'02"E	75.66
C7	83°06'28"	15.00'	21.76'	N03°26'46"W	19.90
C8	90°00'00"	15.00'	23.56'	S00°00'00"E	21.21
C9	45°00'00"	177.00'	139.02'	N22°30'00"E	135.47
C10	90°00'00"	15.00'	23.56'	S45°00'00"W	21.21
C11	89°50'10"	25.00'	39.20'	N45°04'55"W	35.30
C12	90°00'00"	45.00'	70.69'	N45°00'00"W	63.64
C13	90°00'00"	45.00'	70.69'	S00°00'00"E	63.64
C14	90°00'00"	15.00'	23.56'	N45°00'00"E	21.21
C15	90°00'00"	15.00'	23.56'	N45°00'00"W	21.21
C16	45°00'00"	123.00'	96.60'	N22°30'00"E	94.14
C17	90°00'00"	15.00'	23.56'	N90°00'00"E	21.21
C18	10°09'57"	373.00'	66.18'	S39°55'02"E	66.09
C19	79°50'03"	15.00'	20.90'	S05°04'58"W	19.25
C20	45°00'00"	123.00'	96.60'	S67°30'00"W	94.14
C21	10°09'57"	400.00'	70.97'	S39°55'02"E	70.88

NE 1/4 SEC. 7,
T2S., R.66W., SIXTH P.M.



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC
SOUTH LINE OF THE NORTHEAST
QUARTER OF SECTION 7

	DATE OF PREPARATION:	2021/06/24
	SCALE:	1" = 50'
Aztec Proj. No.: 19321-22		SHEET 5 OF 5