

# REUNION CENTER FILING NO. 1, AMENDMENT NO. 2

## A REPLAT OF TRACT B, REUNION CENTER FILING NO. 1, AMENDMENT 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. 2 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: \_\_\_\_\_

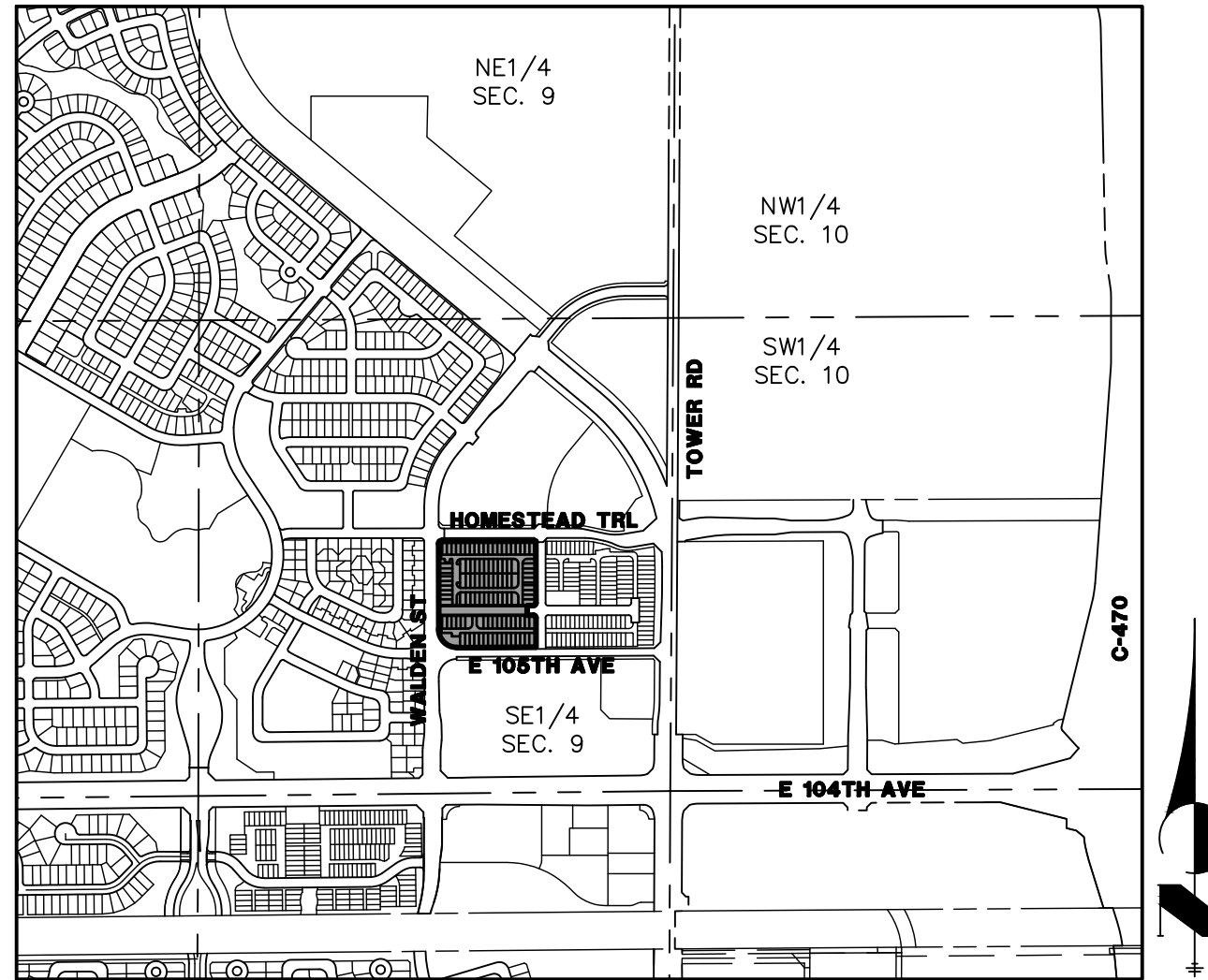
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS  
CITY OF \_\_\_\_\_ )

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	106	4.9803	69.04%
PUBLIC OPEN SPACE/FLOODPLAIN	0	0.0000	0.00%
RIGHT-OF-WAY	1	0.6097	8.45%
HOA OWNED & MAINTAINED OPEN SPACE	11	1.6234	22.51%
GROSS ACRES:		7.2133	

### 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 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 \_\_\_\_\_ )

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, A2  
JOB NO. 14421.49  
SEPTEMBER 16, 2021  
SHEET 1 OF 7  
CASE NO. \_\_\_\_\_

**J-R ENGINEERING**  
A Westrian Company

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# REUNION CENTER FILING NO. 1, AMENDMENT NO. 2

## A REPLAT OF TRACT B, REUNION CENTER FILING NO. 1, AMENDMENT 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

### LEGAL DESCRIPTION

TRACT B, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO. \_\_\_\_\_ 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 314,212 SQUARE FEET OR 7.2133 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	3,128	0.0718	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
B	36,877	0.8466	ACCESS, UTILITIES, DRAINAGE	OWNER	HOA
C	1,332	0.0306	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
D	1,249	0.0287	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
E	432	0.0099	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
F	432	0.0099	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
G	628	0.0144	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
H	1,655	0.0380	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
I	1,075	0.0247	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
J	15,625	0.3587	ACCESS, UTILITIES, DRAINAGE	OWNER	HOA
K	8,282	0.1901	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
TOTAL TRACT AREA	70,715	1.6234			
TOTAL LOT AREA	216,940	4.9803			
TOTAL ROW AREA	26,557	0.6097			
TOTAL SITE AREA	314,212	7.2133			

THIS SUBDIVISION PLAT CONTAINS 106 LOTS AND 11 TRACTS.

REUNION CENTER FILING NO. 1, A2  
 JOB NO. 14421.49  
 SEPTEMBER 16, 2021  
 SHEET 2 OF 7

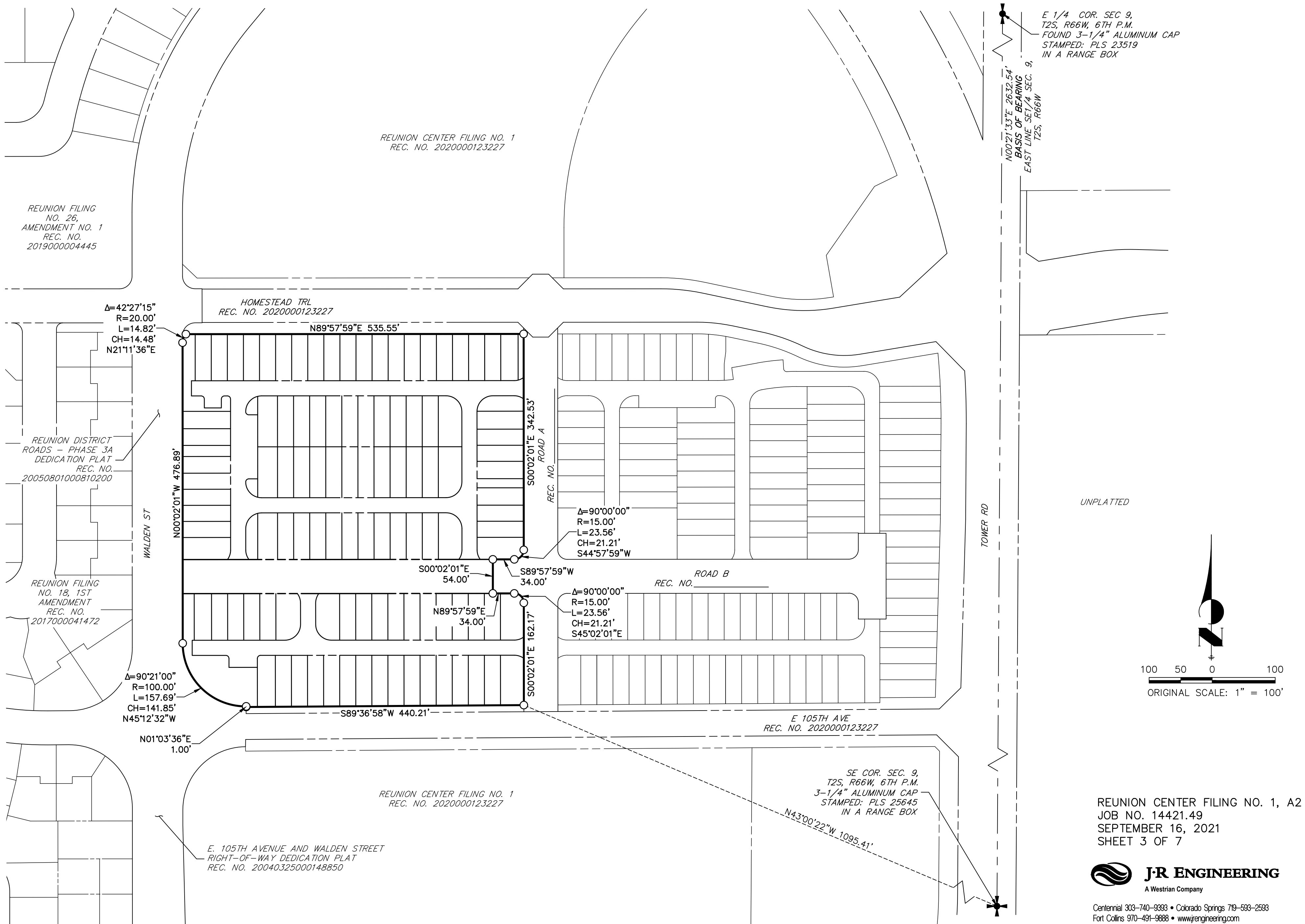


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# REUNION CENTER FILING NO. 1, AMENDMENT NO. 2

A REPLAT OF TRACT B, REUNION CENTER FILING NO. 1, AMENDMENT 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

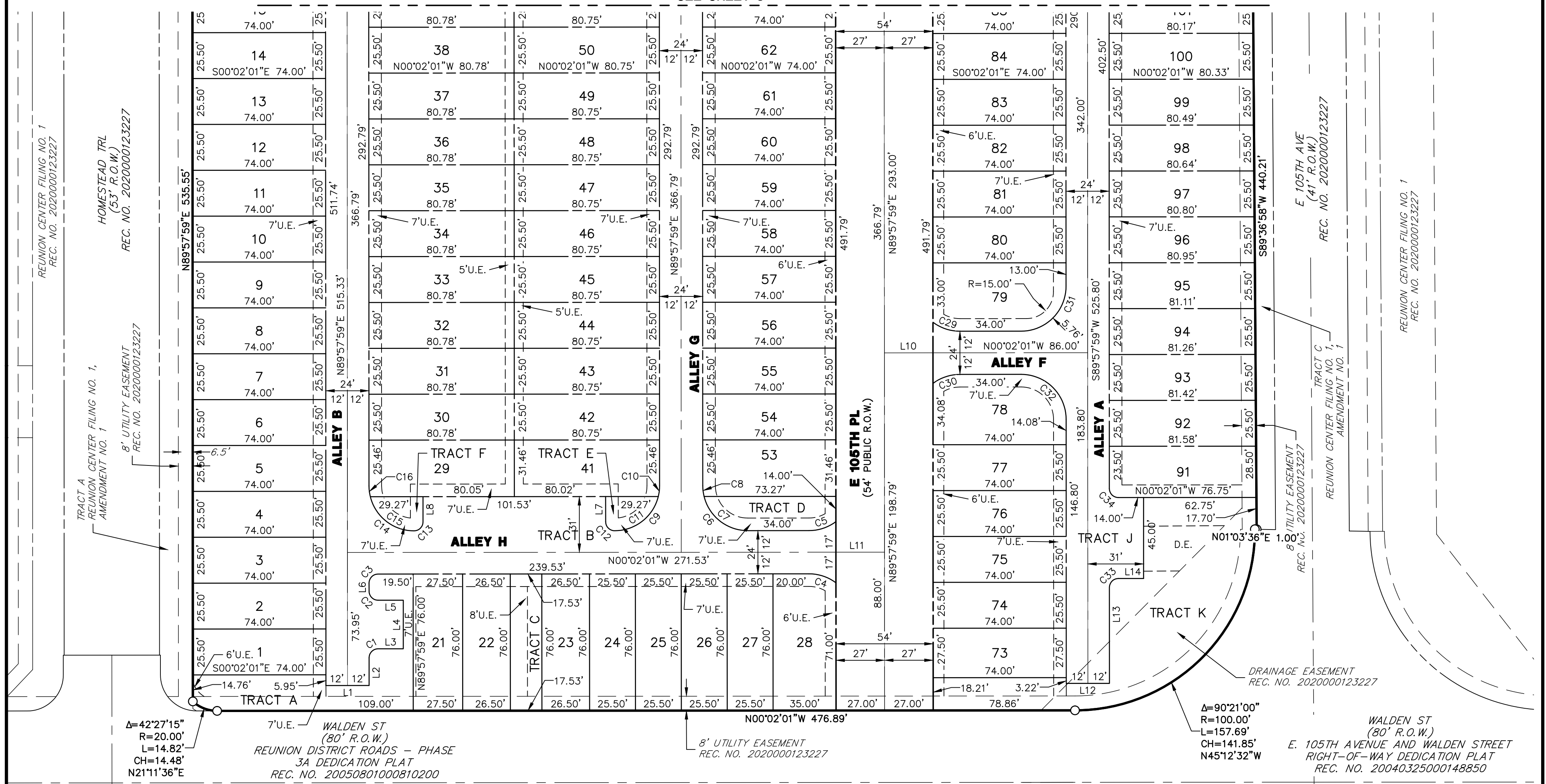


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SEE SHEET 5

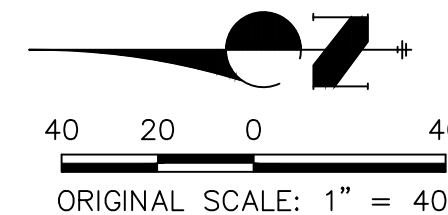


### LEGEND

- A.E. & U.E. ACCESS & UTILITY EASEMENT
- U.E. UTILITY 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 6 FOR LINE AND CURVE TABLES.  
SEE SHEET 7 FOR LOT AREA TABLE.  
SEE SHEET 2 FOR TRACT AREA TABLE.



REUNION CENTER FILING NO. 1, A2  
JOB NO. 14421.49  
SEPTEMBER 16, 2021  
SHEET 4 OF 7

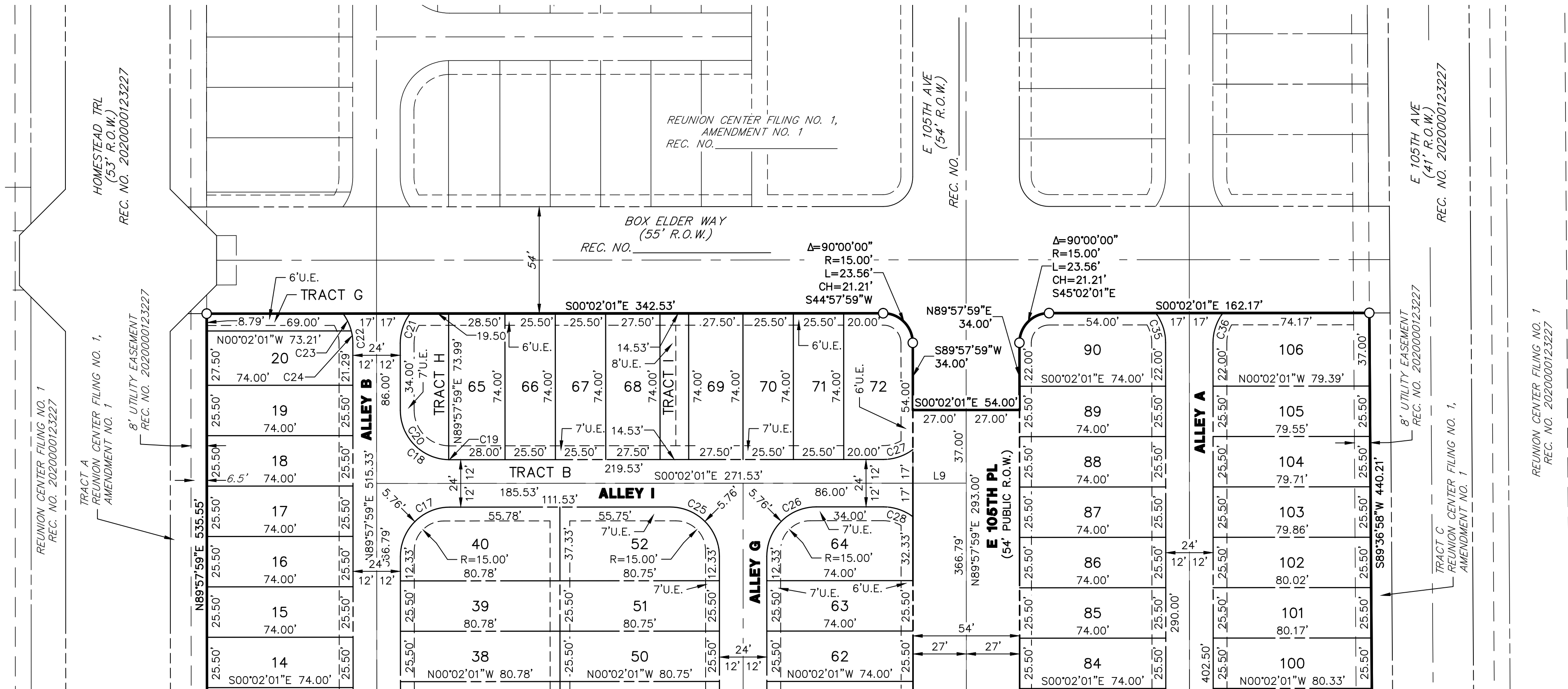


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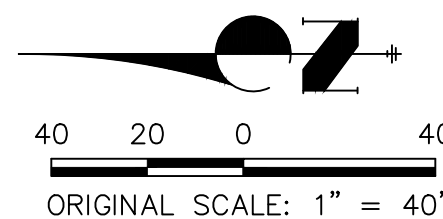


SEE SHEET 4

### LEGEND

- A.E. & U.E. ACCESS & UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.T. SIGHT DISTANCE TRIANGLE
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CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°00'00"	5.00'	7.85'	N45°02'01"W 7.07'
C2	90°00'00"	5.00'	7.85'	S44°57'59"W 7.07'
C3	90°00'00"	5.00'	7.85'	N45°02'01"W 7.07'
C4	36°52'12"	25.00'	16.09'	N18°24'04"E 15.81'
C5	36°52'12"	25.00'	16.09'	S18°28'07"E 15.81'
C6	90°00'00"	25.00'	39.27'	S44°57'59"W 35.36'
C7	76°06'48"	25.00'	33.21'	S38°01'23"W 30.82'
C8	13°53'12"	25.00'	6.06'	S83°01'23"W 6.04'
C9	90°00'00"	25.00'	39.27'	S45°02'01"E 35.36'
C10	13°53'12"	25.00'	6.06'	S83°05'26"E 6.04'
C11	76°06'48"	25.00'	33.21'	S38°05'26"E 30.82'
C12	90°00'00"	5.00'	7.85'	S44°57'59"W 7.07'
C13	90°00'00"	5.00'	7.85'	S45°02'01"E 7.07'
C14	90°00'00"	25.00'	39.27'	S44°57'59"W 35.36'
C15	76°06'48"	25.00'	33.21'	S38°01'23"W 30.82'
C16	13°53'12"	25.00'	6.06'	S83°01'23"W 6.04'
C17	90°00'00"	25.00'	39.27'	N45°02'01"W 35.36'
C18	90°00'00"	25.00'	39.27'	S44°57'59"W 35.36'
C19	1°08'46"	25.00'	0.50'	S00°32'21"W 0.50'
C20	88°51'14"	25.00'	38.77'	S45°32'21"W 35.00'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C21	36°52'12"	25.00'	16.09'	N71°35'56"W 15.81'
C22	36°52'12"	25.00'	16.09'	N71°31'53"E 15.81'
C23	22°29'11"	25.00'	9.81'	N64°20'22"E 9.75'
C24	14°23'01"	25.00'	6.28'	N82°46'28"E 6.26'
C25	90°00'00"	25.00'	39.27'	N44°57'59"E 35.36'
C26	90°00'00"	25.00'	39.27'	N45°02'01"W 35.36'
C27	36°52'12"	25.00'	16.09'	S18°28'07"E 15.81'
C28	36°52'12"	25.00'	16.09'	N18°24'04"E 15.81'
C29	36°52'12"	25.00'	16.09'	S18°24'04"W 15.81'
C30	36°52'12"	25.00'	16.09'	N18°28'07"W 15.81'
C31	90°00'00"	25.00'	39.27'	S45°02'01"E 35.36'
C32	90°00'00"	25.00'	39.27'	N44°57'59"E 35.36'
C33	90°00'00"	5.00'	7.85'	N45°02'01"W 7.07'
C34	90°00'00"	5.00'	7.85'	S44°57'59"W 7.07'
C35	36°52'12"	25.00'	16.09'	N71°31'53"E 15.81'
C36	36°52'12"	25.00'	16.09'	N71°35'56"W 15.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°02'01"W	24.00'
L2	N89°57'59"E	15.41'
L3	N00°02'01"W	14.00'
L4	S89°57'59"W	27.00'
L5	S00°02'01"E	14.00'
L6	N89°57'59"E	4.54'
L7	N89°57'59"E	14.00'
L8	N89°57'59"E	14.00'
L9	N00°02'01"W	27.00'
L10	S00°02'01"E	27.00'
L11	N00°02'01"W	27.00'
L12	S00°02'01"E	24.00'
L13	N89°57'59"E	53.30'
L14	S00°02'01"E	14.00'

REUNION CENTER FILING NO. 1, A2  
 JOB NO. 14421.49  
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# REUNION CENTER FILING NO. 1, AMENDMENT NO. 2

A REPLAT OF TRACT B, REUNION CENTER FILING NO. 1, AMENDMENT 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	1887	0.0433
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	1887	0.0433
10	1887	0.0433
11	1887	0.0433
12	1887	0.0433
13	1887	0.0433
14	1887	0.0433
15	1887	0.0433
16	1887	0.0433
17	1887	0.0433
18	1887	0.0433
19	1887	0.0433
20	2033	0.0467
21	2090	0.0480
22	2014	0.0462

LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
23	2014	0.0462
24	1938	0.0445
25	1938	0.0445
26	1938	0.0445
27	1938	0.0445
28	2636	0.0605
29	2540	0.0583
30	2060	0.0473
31	2060	0.0473
32	2060	0.0473
33	2060	0.0473
34	2060	0.0473
35	2060	0.0473
36	2060	0.0473
37	2060	0.0473
38	2060	0.0473
39	2060	0.0473
40	2881	0.0661
41	2539	0.0583
42	2059	0.0473
43	2059	0.0473
44	2059	0.0473

LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
45	2059	0.0473
46	2059	0.0473
47	2059	0.0473
48	2059	0.0473
49	2059	0.0473
50	2059	0.0473
51	2059	0.0473
52	2880	0.0661
53	2327	0.0534
54	1887	0.0433
55	1887	0.0433
56	1887	0.0433
57	1887	0.0433
58	1887	0.0433
59	1887	0.0433
60	1887	0.0433
61	1887	0.0433
62	1887	0.0433
63	1887	0.0433
64	2604	0.0598
65	2109	0.0484
66	1887	0.0433

LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
67	1887	0.0433
68	2035	0.0467
69	2035	0.0467
70	1887	0.0433
71	1887	0.0433
72	2518	0.0578
73	2035	0.0467
74	1887	0.0433
75	1887	0.0433
76	1887	0.0433
77	1887	0.0433
78	2734	0.0628
79	2654	0.0609
80	1887	0.0433
81	1887	0.0433
82	1887	0.0433
83	1887	0.0433
84	1887	0.0433
85	1887	0.0433
86	1887	0.0433
87	1887	0.0433
88	1887	0.0433

LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
89	1887	0.0433
90	2666	0.0612
91	2322	0.0533
92	2078	0.0477
93	2074	0.0476
94	2070	0.0475
95	2066	0.0474
96	2062	0.0473
97	2058	0.0473
98	2054	0.0472
99	2050	0.0471
100	2046	0.0470
101	2042	0.0469
102	2038	0.0468
103	2034	0.0467
104	2031	0.0466
105	2027	0.0465
106	2910	0.0668

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