

REUNION COMMERCIAL CENTER FILING NO. 1

**LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH 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 SHEA HOMES LIMITED PARTNERSHIP BEING THE OWNERS OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 25645" IN A RANGE BOX AND AT THE NORTH ONE-QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 24313" IN A RANGE BOX, BEING ASSUMED TO BEAR N89°44'55"E.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S66°01'03"E A DISTANCE OF 170.54 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 104TH AVENUE AS DESCRIBED IN THE RULE AND ORDER RECORDED UNDER RECEPTION NO. C0969882 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING 70.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, N89°44'55"E A DISTANCE OF 805.17 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 104TH AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2006001012227;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

1. S44°58'45"E A DISTANCE OF 35.52 FEET;
2. S00°17'36"W A DISTANCE OF 15.89 FEET;
3. S89°42'24"E A DISTANCE OF 107.00 FEET;
4. N00°17'36"E A DISTANCE OF 17.38 FEET;
5. N45°01'15"E A DISTANCE OF 35.19 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 104TH AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. C0969882;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING 70.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, N89°44'55"E A DISTANCE OF 717.24 FEET;

THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S75°53'22"E A DISTANCE OF 379.87 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF E-470 AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 20060515000496800;

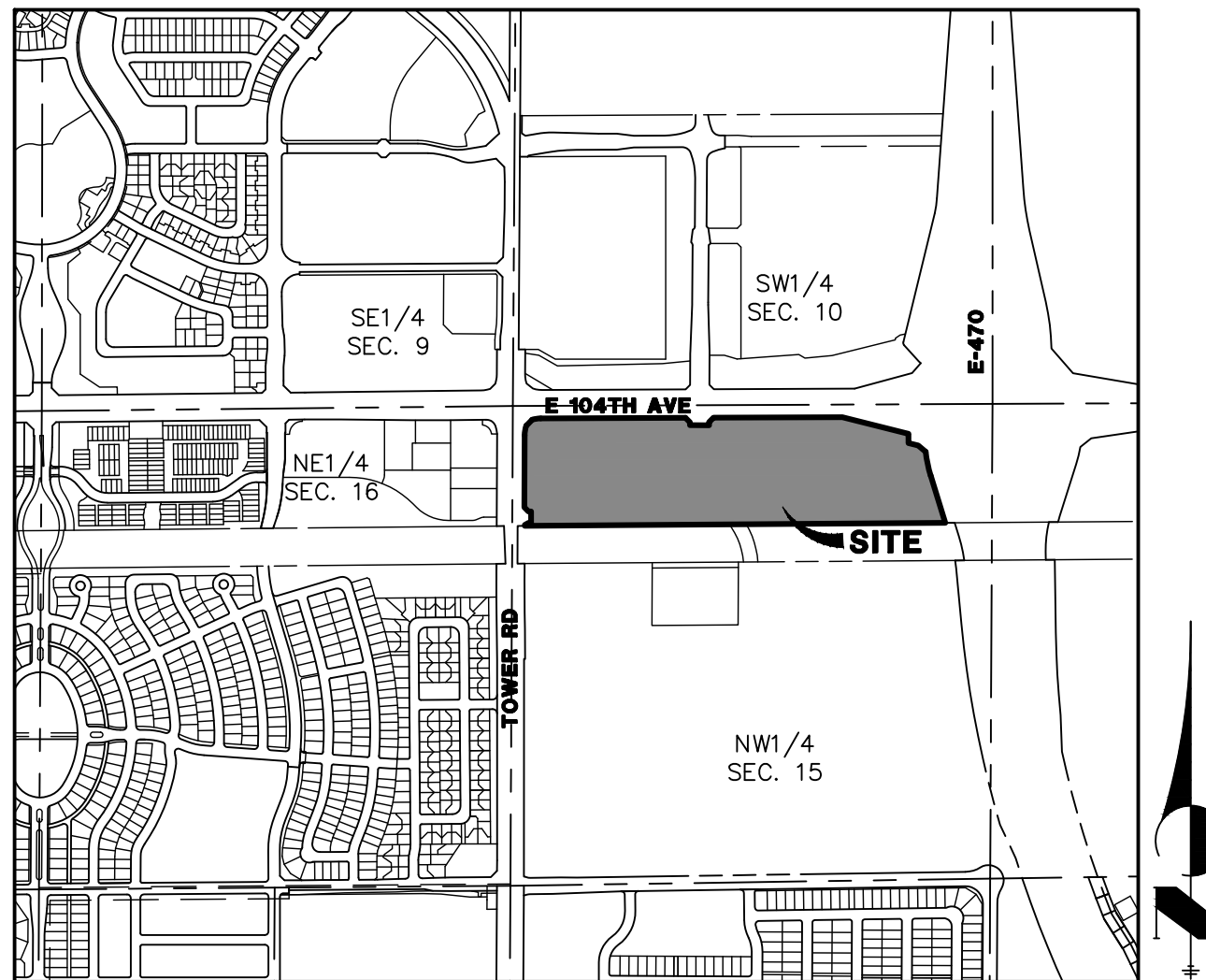
THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

1. S00°00'40"E A DISTANCE OF 51.56 FEET;
2. S75°53'24"E A DISTANCE OF 55.87 FEET;
3. S50°14'01"E A DISTANCE OF 54.90 FEET, TO A POINT OF NON-TANGENT CURVE;
4. THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N83°43'25"E, HAVING A RADIUS OF 712.96 FEET, A CENTRAL ANGLE OF 10°55'50" AND AN ARC LENGTH OF 136.01 FEET, TO A POINT OF TANGENT;
5. S17°12'25"E A DISTANCE OF 275.16 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1047 AT PAGE 293;

THENCE ON SAID NORTHERLY LINE, S89°35'28"W A DISTANCE OF 2342.59 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2006001012227;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TEN (10) COURSES:

1. N00°17'55"E A DISTANCE OF 5.00 FEET;
2. N60°37'14"E A DISTANCE OF 23.52 FEET;
3. S90°00'00"E A DISTANCE OF 14.02 FEET;
4. N00°00'00"E A DISTANCE OF 64.00 FEET;
5. N90°00'00"W A DISTANCE OF 15.00 FEET;
6. N44°13'28"W A DISTANCE OF 32.26 FEET;
7. N00°17'55"E A DISTANCE OF 400.93 FEET, TO A POINT OF CURVE;
8. THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 167.50 FEET, A CENTRAL ANGLE OF 18°35'23" AND AN ARC LENGTH OF 54.35 FEET, TO A POINT OF NON-TANGENT;
9. THENCE N45°01'25"E A DISTANCE OF 46.25 FEET, TO A POINT OF NON-TANGENT CURVE;



VICINITY MAP
SCALE: 1"=1000'

DEDICATION STATEMENT CONTINUED

10. THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S17°13'32"E, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 16°58'27" AND AN ARC LENGTH OF 49.18 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,306,321 SQUARE FEET OR 29.9890 ACRES.

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 COMMERCIAL CENTER 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____

SHEA HOMES LIMITED PARTNERSHIP

BY: _____

TITLE: _____

STATE OF _____
COUNTY OF _____ } SS
CITY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, AD 20____,

BY _____ AS _____
OF SHEA HOMES LIMITED PARTNERSHIP.

WITNESS MY HAND AND 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. _____

JOB NO. 1442151
FEBRUARY 9, 2022
SHEET 1 OF 5
J-R ENGINEERING
A Westrian Company

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REUNION COMMERCIAL CENTER FILING NO. 1
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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 5

LAND SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	USE	OWNER	MAINTAINED BY
A	176,973	4.0627	FUTURE DEVELOPMENT	SHEA HOMES	OWNER
B	44,596	1.0238	FUTURE DEVELOPMENT	SHEA HOMES	OWNER
C	103,316	2.3718	FUTURE DEVELOPMENT	SHEA HOMES	OWNER
D	657,276	15.0890	FUTURE DEVELOPMENT	SHEA HOMES	OWNER
E	18,622	0.4275	DRAINAGE	REUNION METRO DISTRICT	OWNER
F	2,792	0.0641	MONUMENTATION	REUNION METRO DISTRICT	OWNER
G	23,238	0.5335	DRAINAGE	REUNION METRO DISTRICT	OWNER
TOTAL TRACT AREA	1,026,813	23.5724			
TOTAL LOT AREA	99,841	2.2920			
TOTAL ROW AREA	179,667	4.1246			
TOTAL PROJECT AREA	1,306,321	29.9890			

THIS SUBDIVISION PLAT CONTAINS 2 LOTS AND 7 TRACTS.

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. N0029754-010-T02-DK2, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 9, 2020.
3. THE BASIS OF BEARINGS IS THE THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 25645" IN A RANGE BOX AND AT THE NORTH ONE-QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 24313" IN A RANGE BOX, BEING ASSUMED TO BEAR N89°44'55"E.
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. THE SUBDIVISION IS PART OF THE BUFFALO HILL RANCH, PUD # 3262 REC. NO. C0725646.
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. THE STORM WATER FACILITIES PROPOSED WITHIN TRACTS B AND E 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.
 - E. NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA WITHIN TRACTS B AND E AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.
 - F. TRACT B WATER QUALITY POND VOLUME = 0.441 AC.
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.

JOB NO. 1442151
FEBRUARY 9, 2022
SHEET 2 OF 5



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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 5

LINE TABLE

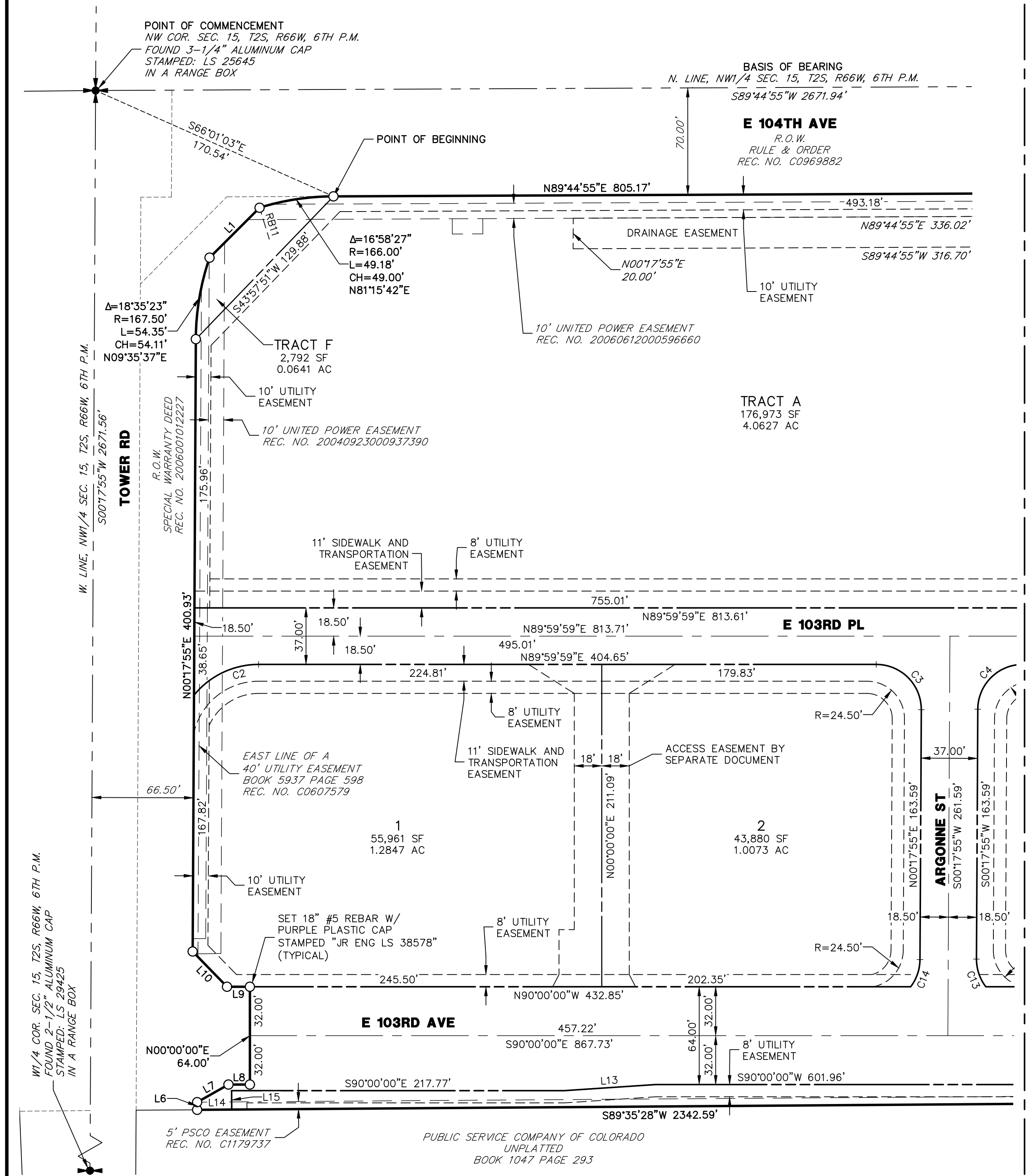
LINE	BEARING	DISTANCE
L1	N45°01'25"E	46.25'
L6	N00°17'55"E	5.00'
L7	N60°37'14"E	23.52'
L8	S90°00'00"E	14.02'
L9	N90°00'00"W	15.00'
L10	N44°13'28"W	32.26'
L13	N86°11'09"E	60.12'
L14	S89°35'28"W	22.64'
L15	S00°24'32"E	12.38'

RADIAL BEARING TABLE

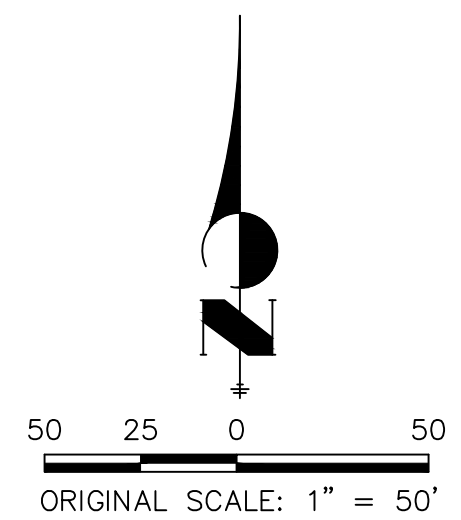
LINE	BEARING
RB11	S17°13'32"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C2	50°55'40"	54.50'	48.44'	S64°32'09"W 46.86'
C3	90°18'02"	29.50'	46.49'	N44°51'03"W 41.83'
C4	89°42'05"	29.50'	46.18'	S45°08'57"W 41.61'
C13	37°53'35"	29.50'	19.51'	S18°38'52"E 19.16'
C14	37°17'44"	29.50'	19.20'	N18°56'47"E 18.87'



SHEET 4



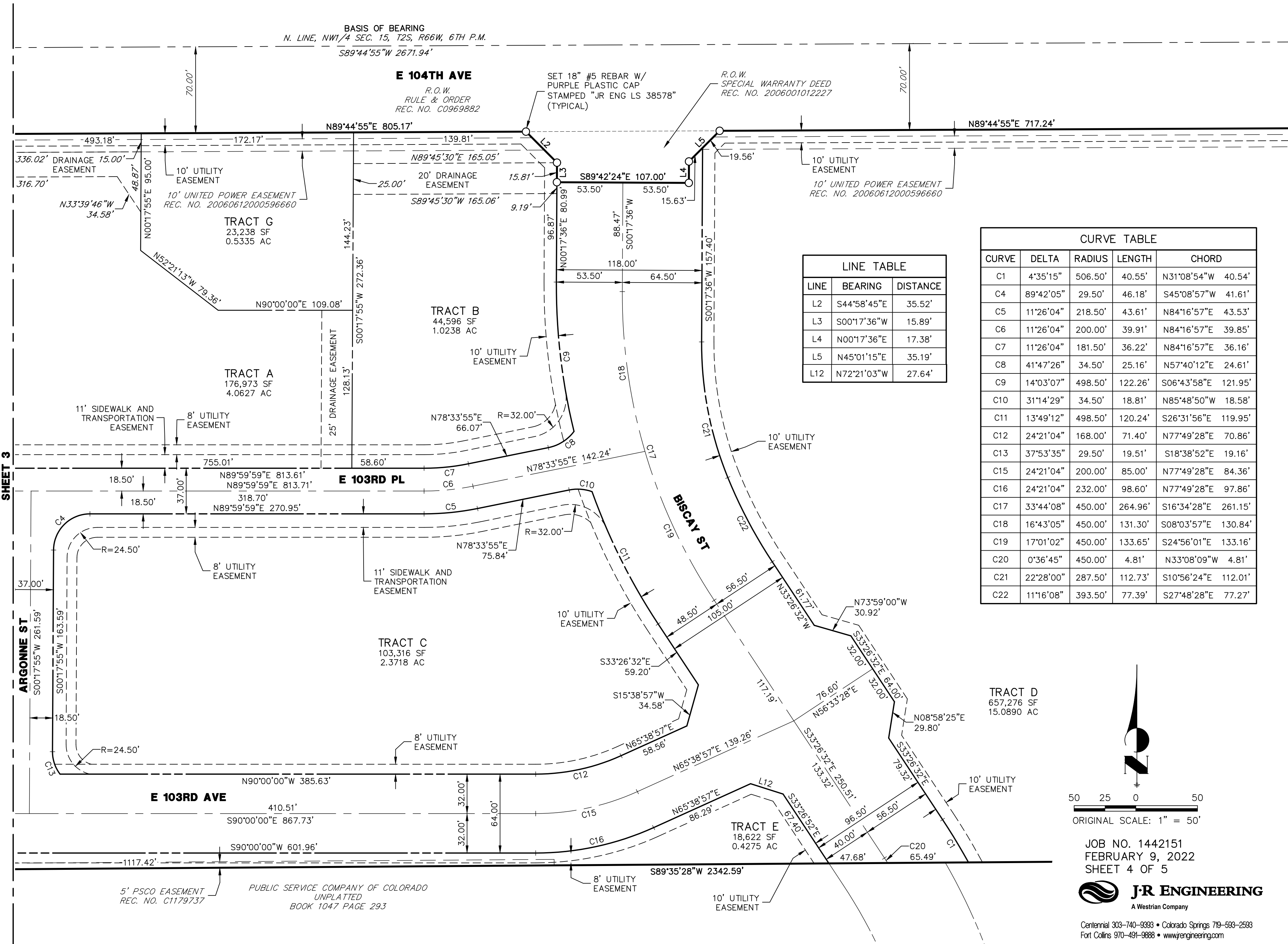
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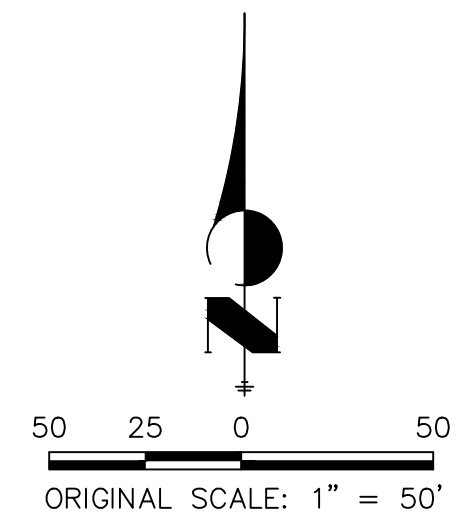


LINE TABLE

LINE	BEARING	DISTANCE
L2	S44°58'45"E	35.52'
L3	S00°17'36"W	15.89'
L4	N00°17'36"E	17.38'
L5	N45°01'15"E	35.19'
L12	N72°21'03"W	27.64'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	4°35'15"	506.50'	40.55'	N31°08'54"W 40.54'
C4	89°42'05"	29.50'	46.18'	S45°08'57"W 41.61'
C5	11°26'04"	218.50'	43.61'	N84°16'57"E 43.53'
C6	11°26'04"	200.00'	39.91'	N84°16'57"E 39.85'
C7	11°26'04"	181.50'	36.22'	N84°16'57"E 36.16'
C8	41°47'26"	34.50'	25.16'	N57°40'12"E 24.61'
C9	14°03'07"	498.50'	122.26'	S06°43'58"E 121.95'
C10	31°14'29"	34.50'	18.81'	N85°48'50"W 18.58'
C11	13°49'12"	498.50'	120.24'	S26°31'56"E 119.95'
C12	24°21'04"	168.00'	71.40'	N77°49'28"E 70.86'
C13	37°53'35"	29.50'	19.51'	S18°38'52"E 19.16'
C15	24°21'04"	200.00'	85.00'	N77°49'28"E 84.36'
C16	24°21'04"	232.00'	98.60'	N77°49'28"E 97.86'
C17	33°44'08"	450.00'	264.96'	S16°34'28"E 261.15'
C18	16°43'05"	450.00'	131.30'	S08°03'57"E 130.84'
C19	17°01'02"	450.00'	133.65'	S24°56'01"E 133.16'
C20	0°36'45"	450.00'	4.81'	N33°08'09"W 4.81'
C21	22°28'00"	287.50'	112.73'	S10°56'24"E 112.01'
C22	11°16'08"	393.50'	77.39'	S27°48'28"E 77.27'



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SHEET 4 OF 5



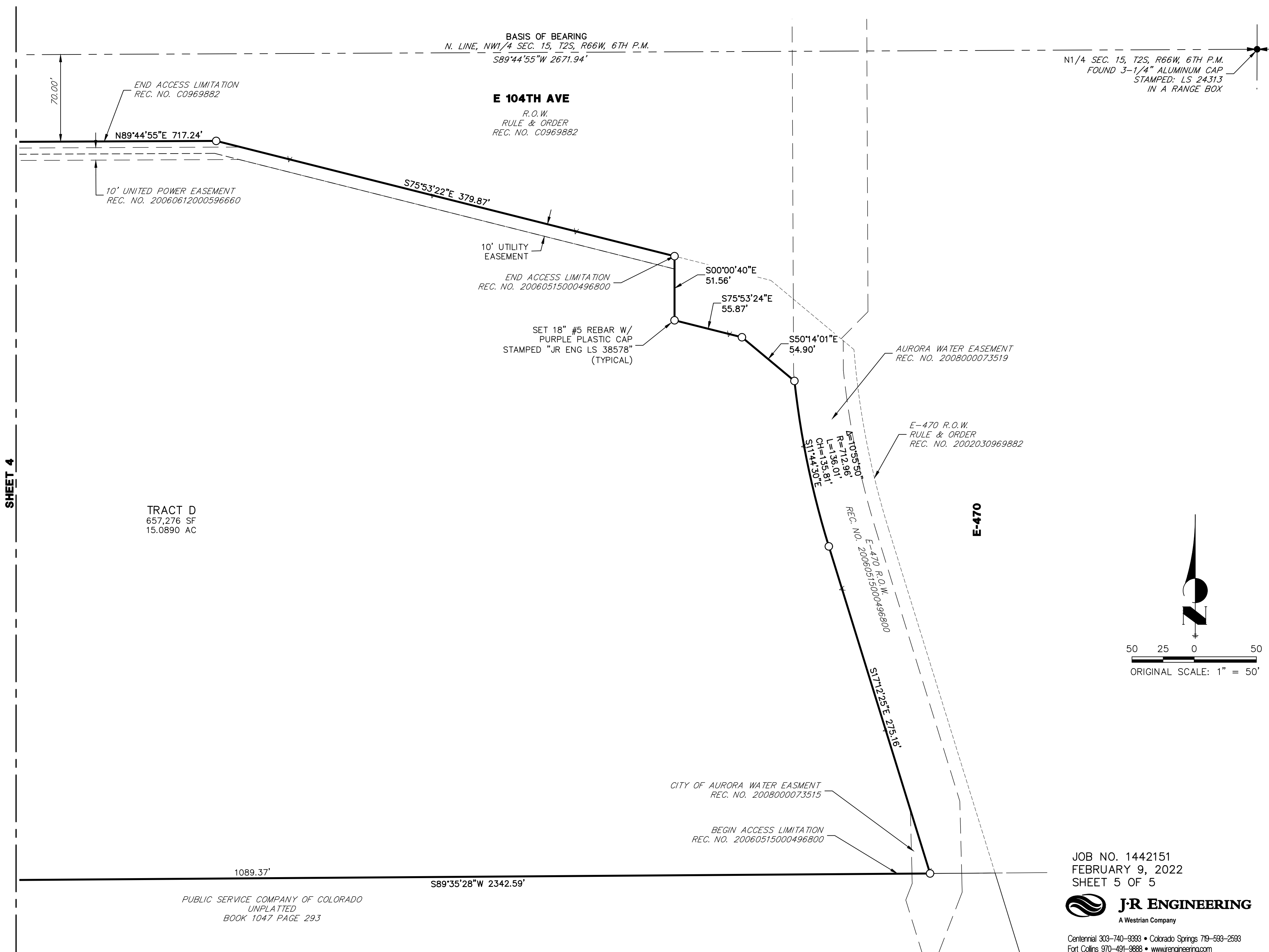
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SHEET 3

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SHEET 4

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