

FINAL SUBDIVISION PLAT REUNION FILING NO. 22

A PORTION OF THE NORTHWEST QUARTER SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 7

DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT SHEA HOMES LIMITED PARTNERSHIP, BEING THE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 9, 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 HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, EASEMENTS AND STREETS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF REUNION FILING NO. 22, AND DOES HEREBY GRANT, DEDICATE AND CONVEY TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, ALL STREET RIGHTS-OF-WAY SHOWN HEREON FOR PUBLIC USES AND PURPOSES. THE SPECIFIC PURPOSE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR PUBLIC UTILITIES, DRAINAGE, CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS MORE PARTICULARLY SET FORTH HEREIN.

EXECUTED THIS ____ DAY OF ____ A.D., 2014.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____ BY: _____

TITLE: _____ TITLE: _____

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF
A.D. 2014, BY _____ AS _____, AND
BY _____, AS _____, OF SHEA HOMES

LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

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 FEBRUARY 7, 2005, AT INSTRUMENT NO. 20050207000126970 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. 2014.

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 COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF
A.D. 2014, 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.

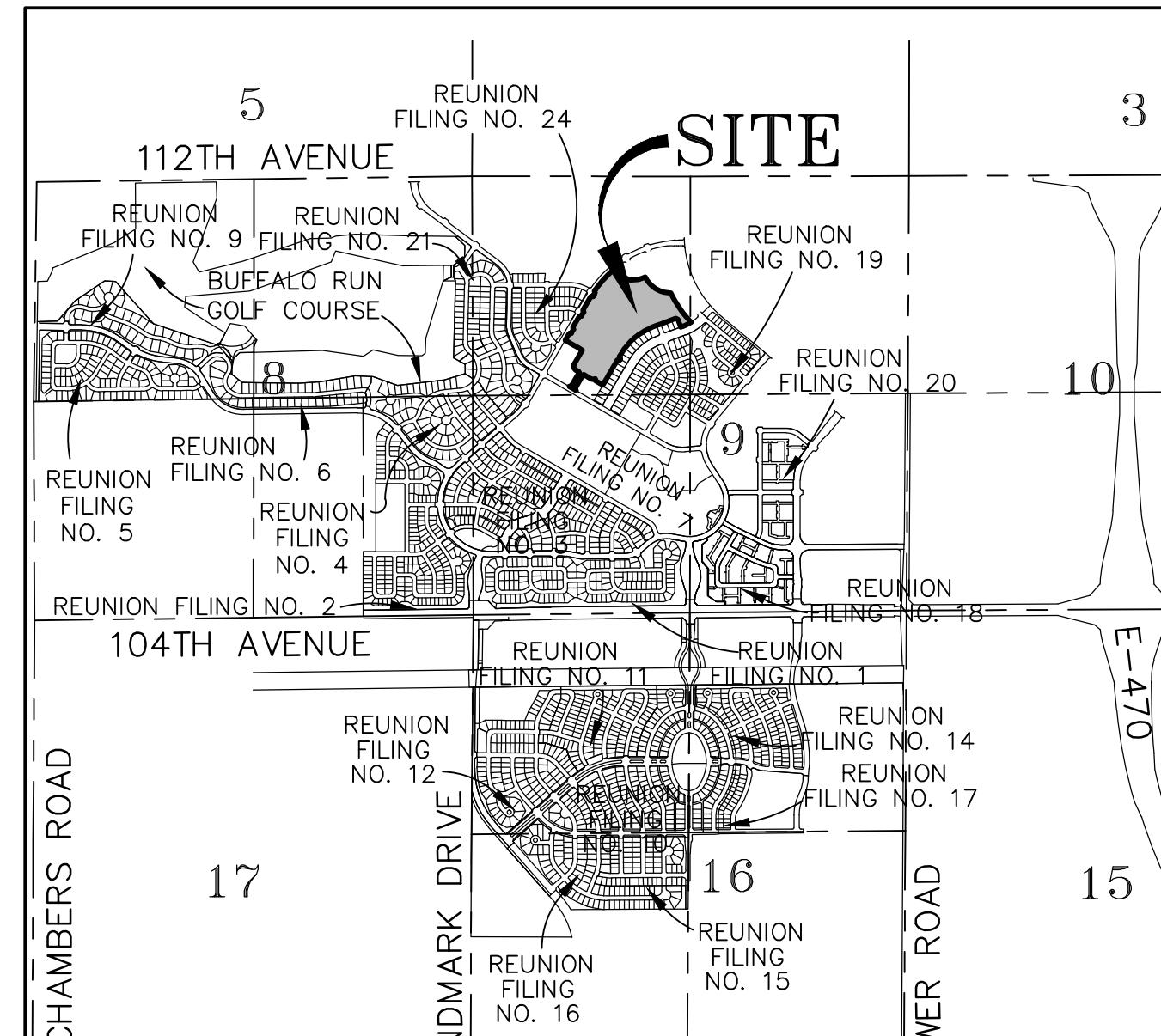
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF
A.D. 2014, 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



VICINITY MAP

TRACT USE SUMMARY TABLE

TRACT	AREA (S.F.±)	AREA (AC.±)	USE	OWNER	MAINTAINED BY
A	1,023	0.023	LANDSCAPE/OPEN SPACE	RMD	RMD
B	1,746	0.040	LANDSCAPE/OPEN SPACE	RMD	RMD
C	2,055	0.047	LANDSCAPE/OPEN SPACE	RMD	RMD
D	1,131	0.026	LANDSCAPE/OPEN SPACE	RMD	RMD
E	2,328	0.053	LANDSCAPE/OPEN SPACE	RMD	RMD
F	138,076	3.170	DRAINAGE/OPEN SPACE	RMD	RMD
TOTAL TRACTS:	146,358	3.360			
TOTAL LOT AREA:	577,490	13.257			
TOTAL R.O.W. AREA:	232,447	5.336	RIGHT-OF-WAY	CCC	CCC
TOTAL SITE AREA:	956,295	21.954			

RMD = REUNION METROPOLITAN DISTRICT
CCC = CITY OF COMMERCE CITY

THIS SUBDIVISION PLAT CONTAINS 100 LOTS AND 6 TRACTS

SURVEYOR'S CERTIFICATE

I, DEREK S. BROWN, 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.



FOR REVIEW

DEREK S. BROWN, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38064
FOR AND BEHALF OF AZTEC CONSULTANTS, INC.

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 IS HEREBY GIVEN

1. ANY CONSTRUCTION ACROSS EXISTING SUBDIVISION LOT LINES IS IN VIOLATION OF THE SUBDIVISION REGULATIONS OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
2. ANY DIVISION OF AN EXISTING LOT, OR CONVEYANCE OF A PART OF AN EXISTING SUBDIVISION LOT, IS IN VIOLATION OF THIS ARTICLE UNLESS (1) APPROVED BY THE CITY OF COMMERCE CITY; OR (2) IS EXEMPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.
3. THIS SUBDIVISION PLAT DIVIDES LANDS PREVIOUSLY APPROVED AS A PART OF REUNION PUD ZONE DOCUMENT NO. 3615, RECORDED DECEMBER 17, 2002 AT RECEIPT NO. C1068494 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY.
4. THE STORM WATER FACILITIES PROPOSED WITHIN TRACT F SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER 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.
5. NO BUILDING OR STRUCTURE (EXCEPT FOR STORM DRAINAGE IMPROVEMENTS THAT ARE PART OF THE STORM DRAINAGE FACILITIES) WILL BE CONSTRUCTED IN THE STORM DRAINAGE AREA AND NO CHANGES OR ALTERATION AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE STORM DRAINAGE AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.

CITY STAFF CERTIFICATE

APPROVED BY CITY OF ENGINEER OF THE CITY OF COMMERCE CITY THIS ____ DAY OF
_____, A.D. 2014.

CITY ENGINEER: _____

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF
COMMERCE CITY, THIS ____ DAY OF ____ A.D., 2014
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., 2014.

COUNTY CLERK AND RECORDER

BY: _____ DEPUTY

RECEPTION NO. _____

FINAL SUBDIVISION PLAT

REUNION FILING NO. 22

A PORTION OF THE NORTHWEST QUARTER SECTION 9,
 TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 7

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9, WHENCE THE NORTHWEST CORNER OF SAID SECTION 9 BEARS NORTH 00°09'46" WEST, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE NORTH 84°32'35" EAST 1175.12 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PARKSIDE DRIVE NORTH, AS SHOWN ON DEDICATION PLAT REUNION DISTRICT ROADS, RECORDED AT RECEPTION NO. C0917092 IN THE RECORDS OF THE CLERK AND RECORDER OF SAID ADAMS COUNTY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 30°12'38" EAST AND THE **THE POINT OF BEGINNING**.

THENCE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTHEASTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE TANGENT TO SAID CURVE, NORTH 30°12'38" EAST 182.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 15.71 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE TANGENT TO SAID CURVE, NORTH 59°47'22" WEST 39.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 86.39 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE TANGENT TO SAID CURVE, NORTH 30°12'38" EAST 192.50 FEET;

THENCE NORTH 59°47'22" WEST 238.74 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF LANDMARK DRIVE, AS SHOWN ON DEDICATION PLAT REUNION DISTRICT ROADS - PHASE 3B, RECORDED AT INSTRUMENT NO. 20050801000810210, OF SAID RECORDS;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING THIRTEEN (13) COURSES:

- 1) NORTH 30°12'38" EAST 90.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;
- 2) NORTHEASTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
- 3) NON-TANGENT TO SAID CURVE, NORTH 30°12'38" EAST 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 30°12'38" EAST;
- 4) NORTHWESTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
- 5) TANGENT TO SAID CURVE, NORTH 30°12'38" EAST 150.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;
- 6) NORTHEASTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
- 7) NON-TANGENT TO SAID CURVE NORTH 30°12'38" EAST 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 30°12'38" EAST;
- 8) NORTHWESTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
- 9) TANGENT TO SAID CURVE NORTH 30°12'38" EAST 180.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;
- 10) NORTHEASTERLY ALONG SAID CURVE 33.95 FEET THROUGH A CENTRAL ANGLE OF 97°15'49";
- 11) NON-TANGENT TO SAID CURVE, NORTH 28°37'39" EAST 54.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°28'27" EAST;
- 12) NORTHERLY ALONG SAID CURVE 30.39 FEET THROUGH A CENTRAL ANGLE OF 87°03'03" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1272.00 FEET;
- 13) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°39'35" AN ARC LENGTH OF 236.65 FEET;

THENCE, DEPARTING SAID SOUTHEASTERLY BOUNDARY NON-TANGENT TO SAID CURVE, SOUTH 40°19'18" EAST 8.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 66.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°54'09", AN ARC LENGTH OF 28.90 FEET;

LEGAL DESCRIPTION CONTINUED

THENCE NON-TANGENT TO SAID CURVE, SOUTH 65°13'27" EAST, A DISTANCE OF 5.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 40.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'00", AN ARC LENGTH OF 16.47 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 119.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°22'16", AN ARC LENGTH OF 21.54 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 78°09'11" EAST, A DISTANCE OF 6.71 FEET;

THENCE SOUTH 72°30'34" EAST, A DISTANCE OF 25.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 99.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°22'21", AN ARC LENGTH OF 21.49 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 100.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°48'45", AN ARC LENGTH OF 52.29 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°56'58" EAST, A DISTANCE OF 25.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 189.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°09'17", AN ARC LENGTH OF 73.27 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 67°53'45" EAST, A DISTANCE OF 2.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 116.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°23'54", AN ARC LENGTH OF 67.91 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 78°42'21" EAST, A DISTANCE OF 15.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 99.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°01'22", AN ARC LENGTH OF 38.24 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 56°40'59" EAST, A DISTANCE OF 48.23 FEET;

THENCE SOUTH 63°01'01" EAST, A DISTANCE OF 35.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 86.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°53'01", AN ARC LENGTH OF 28.51 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 81°54'02" EAST, A DISTANCE OF 2.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 134.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°16'13", AN ARC LENGTH OF 61.67 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 55°37'49" EAST, A DISTANCE OF 20.74 FEET;

THENCE SOUTH 52°35'10" EAST, A DISTANCE OF 27.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 120.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'02", AN ARC LENGTH OF 64.93 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 83°35'12" EAST, A DISTANCE OF 25.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 114.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°55'49", AN ARC LENGTH OF 18.62 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 05°06'24" EAST, A DISTANCE OF 10.42 FEET;

THENCE SOUTH 06°28'51" WEST, A DISTANCE OF 20.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 57.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°45'45", AN ARC LENGTH OF 39.90 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 33°16'54" EAST, A DISTANCE OF 43.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE

LEGAL DESCRIPTION CONTINUED

OF 2812'50", AN ARC LENGTH OF 24.87 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 61°29'43" EAST, A DISTANCE OF 78.94 FEET;

THENCE SOUTH 53°18'07" EAST, A DISTANCE OF 16.37 FEET;

THENCE SOUTH 45°09'08" EAST, A DISTANCE OF 68.58 FEET;

THENCE SOUTH 48°13'27" EAST, A DISTANCE OF 32.68 FEET;

THENCE SOUTH 51°02'49" EAST, A DISTANCE OF 31.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 69.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°50'55", AN ARC LENGTH OF 22.86 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 32°11'54" EAST, A DISTANCE OF 9.30 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF UNITY PARKWAY, AS SHOWN ON DEDICATION PLAT REUNION DISTRICT ROADS - PHASE 3A, RECORDED AT INSTRUMENT NO. 20050801000810200, IN SAID RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 553.13 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 34°09'01" WEST;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°35'20" AN ARC LENGTH OF 150.49 FEET TO A POINT ON THE WESTERLY BOUNDARY OF REUNION FILING NO. 19, 1ST AMENDMENT PER PLAT RECORDED AT INSTRUMENT NO. 20051114001252240, IN SAID RECORDS

THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY ALONG THE WESTERLY BOUNDARY OF SAID REUNION FILING NO. 19, 1ST AMENDMENT THE FOLLOWING THIRTEEN (13) COURSES:

- 1) NON-TANGENT TO SAID CURVE, NORTH 20°39'17" WEST 100.00 FEET;
- 2) NORTH 65°39'17" WEST 28.28 FEET;
- 3) SOUTH 69°20'43" WEST 195.00 FEET;
- 4) NORTH 20°39'17" WEST 1.39 FEET;
- 5) SOUTH 69°20'43" WEST 54.00 FEET;
- 6) SOUTH 67°37'19" WEST 81.29 FEET;
- 7) SOUTH 63°18'22" WEST 82.48 FEET;
- 8) SOUTH 57°12'22" WEST 82.47 FEET;
- 9) SOUTH 51°06'23" WEST 82.47 FEET;
- 10) SOUTH 45°00'25" WEST 82.47 FEET;
- 11) SOUTH 38°54'26" WEST 82.47 FEET;
- 12) SOUTH 32°51'17" WEST 81.52 FEET;
- 13) SOUTH 30°12'38" WEST 425.17 FEET;

THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY, NORTH 59°47'22" WEST 104.27 FEET;

THENCE NORTH 06°47'24" WEST 24.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 55.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 26°47'23" WEST;

THENCE WESTERLY ALONG SAID CURVE 54.72 FEET THROUGH A CENTRAL ANGLE OF 57°00'01";

THENCE TANGENT TO SAID CURVE, NORTH 59°47'22" WEST 95.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 10.00 FEET;

THENCE WESTERLY ALONG SAID CURVE 15.71 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE TANGENT TO SAID CURVE, SOUTH 30°12'38" WEST 182.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO SAID NORTHERLY RIGHT-OF-WAY OF PARKSIDE DRIVE NORTH;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND NON-TANGENT TO SAID CURVE, NORTH 59°47'22" WEST 94.00 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 21.954 ACRES (956,295 SQ. FT.), MORE OR LESS.



**FINAL SUBDIVISION PLAT
REUNION FILING NO. 22**
A PORTION OF THE NORTHWEST QUARTER SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 7

NOTES

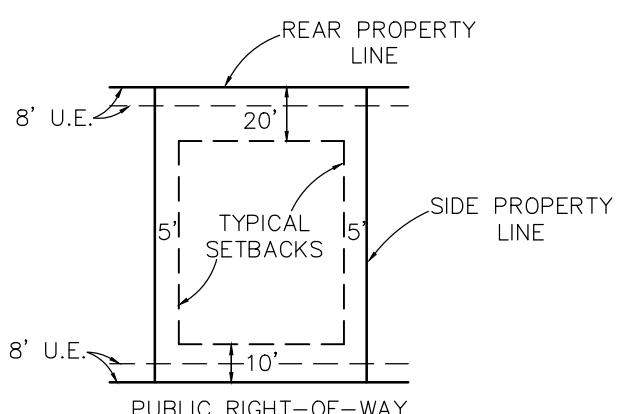
1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
2. THIS SURVEY RELIES ON COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 597-H0374928-023-DT3 DATED JUNE 5, 2013. 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 WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO AS BEARING NORTH 00°09'46" WEST BETWEEN THE MONUMENTS SHOWN HEREON.
4. FLOOD PLAIN NOTE: THE SITE AS PLATTED HEREON IS LOCATED WITHIN FLOOD ZONE "X". DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, MAP NUMBER 0800100343 H, WITH A MAP REVISION DATE OF MARCH 5, 2007.
5. 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.
6. PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.

SPECIFIC PURPOSE EASEMENTS WITHIN LOTS, TRACTS AND RIGHT-OF-WAY

STRIPS OF LAND SHOWN AND DESIGNATED ON THIS PLAT BY THE LETTERS **(A), (C), (D), (G), (H)**, AND **(R)** SHALL BE SUBJECT TO NON-EXCLUSIVE EASEMENTS ("SPECIFIC PURPOSE EASEMENTS") FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDER-GROUND LINES AND FACILITIES AND RELATED SURFACE-MOUNTED EQUIPMENT AND APPURTENANCES FOR THE SPECIFIC PURPOSE HEREINAFTER SPECIFIED.

- (A)** = UTILITY PURPOSES INCLUDING, BUT NOT LIMITED TO, ELECTRICITY, GAS, TELEPHONE AND CABLE COMMUNICATION SERVICE.
- (B)** = INTENTIONALLY NOT USED ON THIS PLAT
- (C)** = STORM DRAINAGE SYSTEM
- (D)** = GAS SERVICE PURPOSES
- (E)** = INTENTIONALLY NOT USED ON THIS PLAT
- (F)** = INTENTIONALLY NOT USED ON THIS PLAT
- (G)** = SIDEWALKS AND REGIONAL TRIALS
- (H)** = FENCE MAINTENANCE PURPOSES
- (R)** = RIGHT-OF-WAY LANDSCAPING PURPOSES

THE FOREGOING EASEMENTS ARE HEREBY EXCEPTED AND RESERVED BY SHEA HOMES LIMITED PARTNERSHIP FOR ITSELF, ITS SUCCESSORS AND ASSIGNS.



TYPICAL LOT LAYOUT (N.T.S.)

NOTE:

- 1) FOR SPECIFIC SETBACKS REFER TO REUNION PUD ZONE DOCUMENT #3615 RECORDED DECEMBER 17, 2002 AT RECEPTION #C1068494, AS AMENDED

GRANT OF RIGHTS TO USE EASEMENTS

- A. SPECIFIC PURPOSE EASEMENTS WITHIN LOTS, TRACTS AND RIGHTS-OF-WAY

SHEA HOMES LIMITED PARTNERSHIP HEREBY GRANTS THE NON-EXCLUSIVE RIGHT TO USE THE AFORESAID SPECIFIC PURPOSE EASEMENTS WITHIN LOTS, TRACTS AND RIGHTS-OF-WAY TO THE FOLLOWING PERSONS AND ENTITIES:

- (A)** = TO UNITED POWER INC. FOR ELECTRIC SERVICE PURPOSES, SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED JANUARY 22, 2002, AT RECEPTION NO. C0917091 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT; TO QWEST COMMUNICATIONS, INC. FOR TELEPHONE AND TELEGRAPH SERVICE PURPOSES SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED JANUARY 22, 2002, AT RECEPTION NO. C0917091 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT; TO COMCAST OF COLORADO IX, LLC, FOR CABLE COMMUNICATION SERVICE, SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED JANUARY 22, 2002, AT RECEPTION NO. C0917091 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT; TO PUBLIC SERVICE COMPANY OF COLORADO, FOR GAS SERVICES PURPOSES, SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED JANUARY 22, 2002, AT RECEPTION NO. C0917091 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT.
- (C)** = TO THE CITY OF COMMERCE CITY, COLORADO, FOR THE CONVEYANCE OF STORM WATERS, DRAINAGE AND DRAINAGE MAINTENANCE PURPOSES TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR SUCH MAINTENANCE PURPOSES, SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE GRANT OF DRAINAGE EASEMENT RECORDED FEBRUARY 21, 2002 AT RECEPTION NO. C0930341 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT.
- (D)** = TO THE CITY OF COMMERCE CITY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR GAS, ELECTRIC, TELEPHONE AND TELEGRAPH SERVICE PURPOSES, SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED JANUARY 22, 2002 AT RECEPTION NO. C0917091 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT. THIS EASEMENT MAY ALSO BE USED FOR TURF AND LANDSCAPING (EXCLUDING TREES), POSTAL FACILITIES, STREET SIGNAGE, SIDEWALKS AND PEDESTRIAN PATHS. OTHER UTILITY LINES, AND DRIVEWAYS NOT EXCEEDING 26' IN WIDTH, SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES.
- (G)** = TO THE CITY OF COMMERCE CITY, COLORADO, FOR SIDEWALKS AND PEDESTRIAN ACCESS PURPOSES SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED MAY 14, 2004 AT RECEPTION NO. 20040514000357210 OF ADAMS COUNTY COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT.
- (H)** = TO REUNION METROPOLITAN DISTRICT FOR FENCE MAINTENANCE PURPOSES, SUBJECT TO THE CONDITIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION RECORDED MAY 16, 2005 AT INSTRUMENT NO. 20050516000515240 OF ADAMS COUNTY, COLORADO RECORDS, AS IF SUCH CONDITIONS AND OBLIGATIONS WERE SET FORTH ON THIS PLAT.
- (R)** = RIGHT-OF-WAY LANDSCAPE EASEMENT AREAS ("ROW LEA") AS SHOWN HEREON ARE PART OF THE PROPERTY HEREBY DEDICATED TO THE CITY OF COMMERCE CITY, BUT SHALL BE SUBJECT TO A NON-EXCLUSIVE PERMANENT EASEMENT OVER, ACROSS, UNDER AND THROUGH EACH SUCH RIGHT-OF-WAY LANDSCAPE EASEMENT AREA FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF LANDSCAPING IMPROVEMENTS AND MATERIALS, INCLUDING, WITHOUT LIMITATION, GRASS, TREES, SHRUBS, BUSHES AND RELATED IRRIGATION LINES AND FACILITIES (EACH A "LANDSCAPING EASEMENT"). 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FINAL SUBDIVISION PLAT
REUNION FILING NO. 22
A PORTION OF THE NORTHWEST QUARTER SECTION 9

PORTION OF THE NORTHWEST QUARTER SECTION 9

TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

MONUMENT LEGEND

- SET NO. 5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- RECOVERED NO. 5 REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 36580"
- (NR) DENOTES NON-RADIAL LINE.
- (R) DENOTES RADIAL LINE.

A detailed key map of a residential area. The map features a grid of streets with cul-de-sacs. A specific area in the center is shaded in grey. A compass rose in the bottom-left corner indicates North True South (N.T.S.).

TRACT B

7

36

35

15

14

REUNION FILING NO. 24
INST. NO.
20060428000434710

TRACT A

PITKIN ST.

QUINTERO ST.

N

0 100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000 10100 10200 10300 10400 10500 10600 10700 10800 10900 11000 11100 11200 11300 11400 11500 11600 11700 11800 11900 12000 12100 12200 12300 12400 12500 12600 12700 12800 12900 13000 13100 13200 13300 13400 13500 13600 13700 13800 13900 14000 14100 14200 14300 14400 14500 14600 14700 14800 14900 15000 15100 15200 15300 15400 15500 15600 15700 15800 15900 16000 16100 16200 16300 16400 16500 16600 16700 16800 16900 17000 17100 17200 17300 17400 17500 17600 17700 17800 17900 18000 18100 18200 18300 18400 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51700 51800 51900 52000 52100 52200 52300 52400 52500 52600 52700 52800 52900 53000 53100 53200 53300 53400 53500 53600 53700 53800 53900 54000 54100 54200 54300 54400 54500 54600 54700 54800 54900 55000 55100 55200 55300 55400 55500 55600 55700 55800 55900 56000 56100 56200 56300 56400 56500 56600 56700 56800 56900 57000 57100 57200 57300 57400 57500 57600 57700 57800 57900 58000 58100 58200 58300 58400 58500 58600 58700 58800 58900 58900 59000 59100 59200 59300 59400 59500 59600 59700 59800 59900 60000 60100 60200 60300 60400 60500 60600 60700 60800 60900 61000 61100 61200 61300 61400 61500 61600 61700 61800 61900 62000 62100 62200 62300 62400 62500 62600 62700 62800 62900 62900 63000 63100 63200 63300 63400 63500 63600 63700 63800 63900 63900 64000 64100 64200 64300 64400 64500 64600 64700 64800 64900 64900 65000 65100 65200 65300 65400 65500 65600 65700 65800 65900 65900 66000 66100 66200 66300 66400 66500 66600 66700 66800 66900 66900 67000 67100 67200 67300 67400 67500 67600 67700 67800 67900 67900 68000 68100 68200 68300 68400 68500 68600 68700 68800 68900 68900 69000 69100 69200 69300 69400 69500 69600 69700 69800 69800 69900 70000 70100 70200 70300 70400 70500 70600 70700 70800 70900 70900 71000 71100 71200 71300 71400 71500 71600 71700 71800 71900 71900 72000 72100 72200 72300 72400 72500 72600 72700 72800 72900 72900 73000 73100 73200 73300 73400 73500 73600 73700 73800 73900 73900 74000 74100 74200 74300 74400 74500 74600 74700 74800 74900 74900 75000 75100 75200 75300 75400 75500 75600 75700 75800 75900 75900 76000 76100 76200 76300 76400 76500 76600 76700 76800 76900 76900 77000 77100 77200 77300 77400 77500 77600 77700 77800 77900 77900 78000 78100 78200 78300 78400 78500 78600 78700 78800 78900 78900 79000 79100 79200 79300 79400 79500 79600 79700 79800 79800 79900 80000 80100 80200 80300 80400 80500 80600 80700 80800 80900 80900 81000 81100 81200 81300 81400 81500 81600 81700 81800 81900 81900 82000 82100 82200 82300 82400 82500 82600 82700 82800 82900 82900 83000 83100 83200 83300 83400 83500 83600 83700 83800 83900 83900 84000 84100 84200 84300 84400 84500 84600 84700 84800 84900 84900 85000 85100 85200 85300 85400 85500 85600 85700 85800 85900 85900 86000 86100 86200 86300 86400 86500 86600 86700 86800 86900 86900 87000 87100 87200 87300 87400 87500 87600 87700 87800 87900 87900 88000 88100 88200 88300 88400 88500 88600 88700 88800 88900 88900 89000 89100 89200 89300 89400 89500 89600 89700 89800 89800 89900 90000 90100 90200 90300 90400 90500 90600 90700 90800 90900 90900 91000 91100 91200 91300 91400 91500 91600 91700 91800 91900 91900 92000 92100 92200 92300 92400 92500 92600 92700 92800 92900 92900 93000 93100 93200 93300 93400 93500 93600 93700 93800 93900 93900 94000 94100 94200 94300 94400 94500 94600 94700 94800 94900 94900 95000 95100 95200 95300 95400 95500 95600 95700 95800 95900 95900 96000 96100 96200 96300 96400 96500 96600 96700 96800 96900 96900 97000 97100 97200 97300 97400 97500 97600 97700 97800 97900 97900 98000 98100 98200 98300 98400 98500 98600 98700 98800 98900 98900 99000 99100 99200 99300 99400 99500 99600 99700 99800 99900 100000

LANDMARK DRIVE

(56' WIDE PUBLIC RIGHT-OF-WAY)
INST. NO. 2005080100810210

(SEE SHEET 6)

E. 108TH PLACE
(54' WIDE ROW)

N59°47'22" W 245.74'

27' 27'

00' 55.00' 55.00' 53.74'

47' 110.00' 44' 6,050 SF 43 0.139 AC

4' 041 SF 39 AC

0' 55.00' 55.00' 63.74'

N30°12'38"E N30°12'38"E N30°12'38"E

0' 100.00'

8' 8' 8' 8'

N59°47'22" W 238.74'

12.5 25 50 100

1 Inch = 50 Feet

12°38"E 192.50'

NW 1/4 SECTION 9
T2S, R66W, 6th P.M.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C14	32°59'59"	55.00'	31.68'
C35	90°00'00"	10.00'	15.71'

(SEE SHEET 6)

N.T.S.

SALIDA STREET $N30^{\circ}12'38"E$ $338.64'$

(54' WIDE ROW)

Lot 104.27 $104.27' \times 24.26'$

Building 93
 $N59^{\circ}47'22"W$ 110.00'
 93
 5,500 SF
 0.126 AC

Building 94
 $N59^{\circ}47'22"W$ 110.00'
 94
 5,500 SF
 0.126 AC

Building 95
 $N59^{\circ}47'22"W$ 110.00'
 95
 5,500 SF
 0.126 AC

Building 96
 $N59^{\circ}47'22"W$ 110.00'
 96
 5,500 SF
 0.126 AC

Building 97
 $N59^{\circ}47'22"W$ 110.00'
 97
 5,500 SF
 0.126 AC

Building 98
 $N59^{\circ}47'22"W$ 110.00'
 98
 5,500 SF
 0.126 AC

Building 99
 $N59^{\circ}47'22"W$ 110.00'
 99
 5,500 SF
 0.126 AC

Building 100
 $N59^{\circ}47'22"W$ 110.00'
 100
 5,616 SF
 0.129 AC

8' UTILITY EASEMENT BY SEPERATE DOCUMENT

Lot 54
 $N59^{\circ}47'22"W$ 110.00'

Lot 55
 $N59^{\circ}47'22"W$ 110.00'

Lot 56
 $N59^{\circ}47'22"W$ 110.00'

Lot 57
 $N59^{\circ}47'22"W$ 110.00'

Lot 58
 $N59^{\circ}47'22"W$ 110.00'

Lot 59
 $N59^{\circ}47'22"W$ 110.00'

Lot 60
 $N59^{\circ}47'22"W$ 110.00'

Lot 61
 $N59^{\circ}47'22"W$ 110.00'

Lot 62
 $N59^{\circ}47'22"W$ 110.00'

**REUNION FILING NO. 19,
 1ST AMEND.
 INST. NO.
 20051114001252240**

UNPLATTED

Derek S. 3R

UNITY PARKWAY
(110' WIDE PUBLIC RIGHT-OF-WAY)
INST. NO. 20050508010000810200

A circular stamp with a double-lined outer ring. The top half of the inner circle contains the text "COLORADO LICENSED" and the bottom half contains "PROFESSIONAL LAND SURVEYOR". The center of the stamp contains the name "DEREK S. BROWN" and the number "3000". Overlaid on the bottom right of the stamp is the word "FOR REVIEW" in a large, bold, black font.

PARKSIDE DRIVE NORTH
(56' WIDE PUBLIC RIGHT-OF-WAY)
REC. NO. C0917092

AZTEC
CONSULTANTS, INC.

8000 S. Lincoln St., Suite 201
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.azteconsultants.com

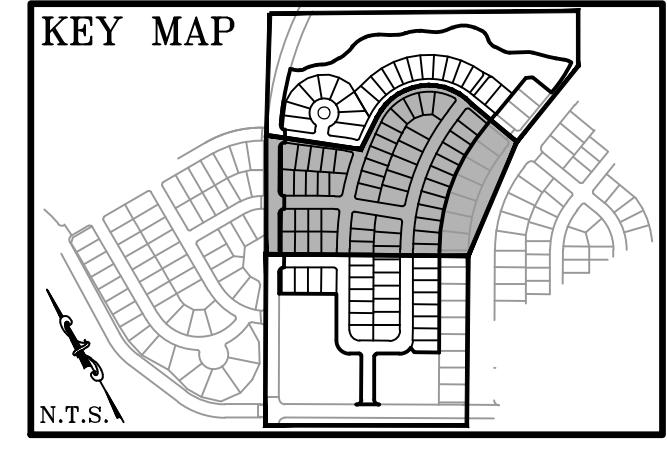
AzTec Proj. No.: 10713-18

DATE OF PREPARATION:	02-03-2014
SCALE:	1'-50'
S H E E T 5 O F 7	

FINAL SUBDIVISION PLAT REUNION FILING NO. 22

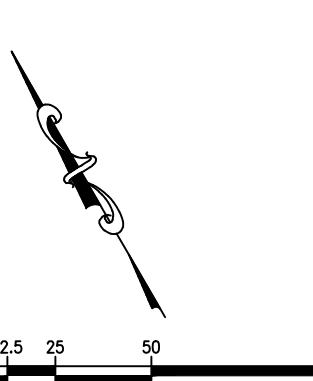
A PORTION OF THE NORTHWEST QUARTER SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 7

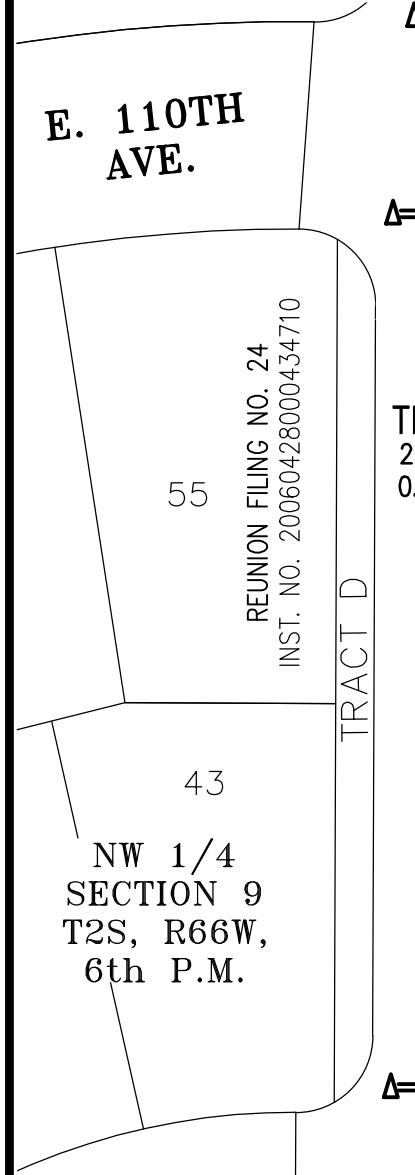


MONUMENT LEGEND

- SET NO. 5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- RECOVERED NO. 5 REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 36580"
- (NR) DENOTES NON-RADIAL LINE.
- (R) DENOTES RADIAL LINE.



LINE TABLE		
LINE	BEARING	LENGTH
L8	N57°40'24"E	40.94'
L14	S56°26'46"W	42.47'
L15	S51°35'58"W	12.04'
L16	S51°35'58"W	31.97'
L17	S49°12'52"W	34.43'
L18	S49°12'52"W	9.95'
L19	N46°45'09"E	44.71'
L20	S44°19'45"W	27.89'
L21	S44°19'45"W	16.48'
L22	S34°30'02"W	29.00'
L23	S34°30'02"W	16.36'
L24	S32°01'24"W	43.93'
L25	S30°16'27"W	47.45'



LANDMARK DRIVE
(56' WIDE PUBLIC RIGHT-OF-WAY)
INST. NO. 2005080100810210

TRACT C
2,055 SF
0.047 AC

REUNION FILING NO. 24
INST. NO. 20060428000434710

E. 109TH AVE.
(54' WIDE ROW)

TRACT B
1,746 SF
0.040 AC

REUNION FILING NO. 24
INST. NO.
20060428000434710

E. 108TH PLACE
(54' WIDE ROW)

(SEE SHEET 5)



(SEE SHEET 5)

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	4°22'11"	277.00'	21.13'
C16	30°00'00"	20.00'	10.47'
C17	94°03'53"	10.00'	16.42'
C25	0°26'45"	1149.00'	8.94'
C26	100°00'13"	10.00'	17.45'
C27	91°17'14"	10.00'	15.93'
C28	91°51'42"	10.00'	16.03'
C31	87°44'35"	10.00'	15.31'
C32	13°28'46"	200.00'	47.05'
C33	11°17'14"	250.00'	5.62'
C36	90°00'00"	10.00'	15.71'
C37	94°38'10"	10.00'	16.52'
C38	83°30'16"	10.00'	14.57'
C39	91°51'42"	10.00'	16.03'
C40	87°47'17"	10.00'	15.32'

