

THE VILLAGES AT BUFFALO RUN EAST FILING NO. 6

LOCATED IN THE NORTH 1/2 OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT
SHEET 1 OF 8

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT 120th AND BUCKLEY ASSOCIATES, LTD. AND NORTHWOOD VILLAGE ASSOCIATES, LTD., BEING THE OWNERS OF THAT PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M. AND LOT 1, BLOCK 5, COLUMBINE RANCHES FIRST FILING, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO WIT:

LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5 AND CONSIDERING THE EAST LINE OF SAID NORTHEAST QUARTER TO BEAR SOUTH 00°03'45" EAST; THENCE SOUTH 00°03'45" EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 1594.55 FEET TO THE SOUTHERN MOST POINT OF "THE VILLAGES AT BUFFALO RUN EAST, FILING NO. 3" FILE 18, MAP 948 ADAMS COUNTY RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°03'45" EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 929.01 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 5; THENCE SOUTH 89°07'46" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2643.52 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 5; THENCE NORTH 25°43'05" WEST, A DISTANCE OF 142.24 FEET; THENCE NORTH 03°51'05" EAST, A DISTANCE OF 164.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 527.00 FEET, A CENTRAL ANGLE OF 01°14'15", AN ARC DISTANCE OF 11.38 FEET (CHORD BEARS SOUTH 85°31'47" EAST, 11.38 FEET); THENCE NORTH 03°51'30" EAST, A DISTANCE OF 110.02 FEET; THENCE SOUTH 80°23'42" EAST, A DISTANCE OF 32.63 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE NORTH 00°01'53" EAST ALONG THE SAID WEST LINE, A DISTANCE OF 146.42 FEET; THENCE SOUTH 89°43'54" EAST DEPARTING SAID WEST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE "BUFFALO RUN" GOLF COURSE BOUNDARY RECORDED IN BOOK 4500 AT PAGE 286;

THENCE ALONG SAID GOLF COURSE BOUNDARY THE FOLLOWING EIGHT (8) COURSES:

- (1) SOUTH 89°43'54" EAST, A DISTANCE OF 132.78 FEET
- (2) SOUTH 00°44'28" EAST, A DISTANCE OF 133.68 FEET;
- (3) SOUTH 82°16'32" EAST, A DISTANCE OF 139.81 FEET;
- (4) NORTH 84°52'56" EAST, A DISTANCE OF 420.79 FEET;
- (5) NORTH 76°05'14" EAST, A DISTANCE OF 602.68 FEET;
- (6) NORTH 64°20'33" EAST, A DISTANCE OF 862.53 FEET;
- (7) NORTH 12°37'25" EAST, A DISTANCE OF 249.24 FEET;
- (8) NORTH 08°19'07" WEST, A DISTANCE OF 109.01 FEET TO A POINT ON THE BOUNDARY OF SAID "THE VILLAGES AT BUFFALO RUN EAST, FILING NO. 3"

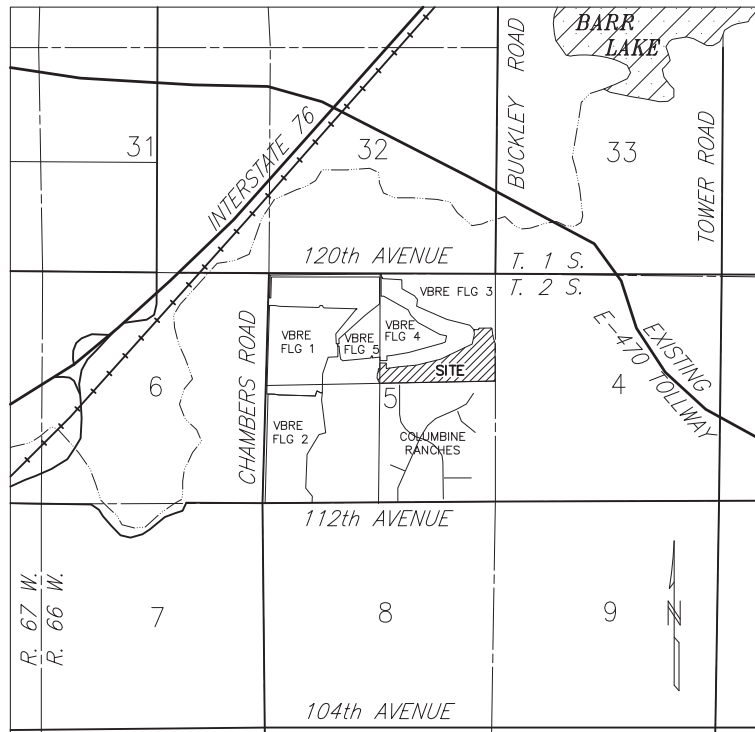
THENCE ALONG THE BOUNDARY OF SAID "THE VILLAGES AT BUFFALO RUN EAST, FILING NO. 3" THE FOLLOWING SIX (6) COURSES:

- (1) NORTH 89°56'15" EAST, A DISTANCE OF 117.26 FEET;
- (2) NORTH 00°03'45" WEST, A DISTANCE OF 15.70 FEET;
- (3) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET (CHORD BEARS NORTH 44°56'15" EAST, 28.28 FEET);
- (4) NORTH 89°56'15" EAST, A DISTANCE OF 282.42 FEET;
- (5) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°01'47", AN ARC DISTANCE OF 37.97 FEET (CHORD BEARS SOUTH 46°32'51" EAST, 34.43 FEET) TO A POINT OF REVERSE CURVE;
- (6) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1075.00 FEET A CENTRAL ANGLE OF 18°33'31", AN ARC DISTANCE OF 348.20 FEET (CHORD BEARS SOUTH 12°18'44" EAST, 346.68 FEET) TO THE POINT OF BEGINNING;

CONTAINING 1,866,725 SQUARE FEET OR 42.8541 ACRES MORE OR LESS,

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO PARCELS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE VILLAGES AT BUFFALO RUN EAST FILING NO. 6 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 LANDS HEREON SHOWN, AND THE EASEMENTS AS SHOWN, FOR PUBLIC UTILITY, CABLE TV, AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE, AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE CITY OF COMMERCE CITY.

EXECUTED THIS _____ DAY OF _____, A.D. 20____.



VICINITY MAP
SCALE: 1" = 2,000'

OWNER:

NORTHWOOD VILLAGE ASSOCIATES, LTD.

BY: _____ DATE _____
RUSSELL N. WATTERSON

STATE OF COLORADO)
COUNTY OF ADAMS)SS.
CITY OF COMMERCE CITY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____
20____, A.D., BY _____
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

OWNER:

120TH AND BUCKLEY ASSOCIATES, LTD.

BY: _____ DATE _____
RUSSELL N. WATTERSON

STATE OF COLORADO)
COUNTY OF ADAMS)SS.
CITY OF COMMERCE CITY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____
20____, A.D., BY _____
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

MORTGAGE, LIEN HOLDER:

THE CHALLENGE FOUNDATION, INC.,
A COLORADO NONPROFIT CORPORATION

BY: _____ NAME _____ DATE _____

ITS: _____ TITLE _____ DATE _____

STATE OF COLORADO)
COUNTY OF ADAMS)SS.
CITY OF COMMERCE CITY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____
20____, A.D., BY _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

NOTICE IS HEREBY GIVEN:

1. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE 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 EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.

SURVEYOR'S CERTIFICATION:

I, LESTER J. LUDEMAN, 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 HEREBY 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 RESPONSIBLE CHARGE, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

LESTER J. LUDEMAN, P.L.S. No. 25636
2755 S. LOCUST ST., DENVER, COLORADO

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, DEPARTMENT OF COMMUNITY DEVELOPMENT

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ M OF THE _____ DAY OF _____, A.D. 20____.

BY: _____ DEPUTY _____ COUNTY CLERK AND RECORDER

RECEPTION NO. _____

THE VILLAGES AT BUFFALO RUN EAST FILING NO. 6

LOCATED IN THE NORTH 1/2 OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

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

FINAL PLAT
SHEET 2 OF 8

NOTES

1. 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND SURVEY CORNER WHICH CONTROLS THE LOCATION OF THE BOUNDARIES OF A TRACT OR PARCEL OF LAND, EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT REMOVED, AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S. (18-4-508, C.R.S.)
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FORESIGHT WEST SURVEYING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING RIGHT TO TITLE AND EASEMENTS, RIGHTS-OF-WAY OR OTHER TITLE BURDENS AFFECTING SUCH RIGHT TO TITLE TO THIS PROPERTY, FORESIGHT WEST SURVEYING INC. RELIED SOLELY UPON TITLE COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY/OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER ABB70402869, WITH AN EFFECTIVE DATE OF FEBRUARY 07, 2014.
4. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 5. SAID LINE IS ASSUMED TO BEAR SOUTH 00°03'45" EAST, AND IS MONUMENTED AS SHOWN HEREON.
5. EIGHT-FOOT (8') WIDE TRANSPORTATION EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY BEING COINCIDENT WITH AND ADJACENT TO THE STREET RIGHTS-OF-WAY. (SIDEWALKS CAN ENCR OACH INTO TRANSPORTATION EASEMENT.)
6. EIGHT-FOOT (8') AND TEN-FOOT (10') WIDE UTILITY EASEMENTS ARE HEREBY GRANTED PRIVATE PROPERTY ADJACENT TO THE FRONT AND REAR LOT LINES OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING LOTS, TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
7. FLOOD PLAIN NOTE: THE SITE AS PLATTED HEREON IS NOT SUBJECT TO ANY 100-YEAR FLOOD PLAINS AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO.
8. THERE SHALL BE NO INTERFERENCE WITH THE ESTABLISHED LOT GRADING PLAN PURSUANT TO THE APPROVED CONSTRUCTION PLANS. 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.
9. PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.
10. TRACTS A, B, C, D, E, F, G & H ARE PERPETUAL BLANKET EASEMENTS TO XCEL ENERGY, UNITED POWER, QWEST COMMUNICATIONS, AND CABLE COMPANIES FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, GAS, CABLE TELEVISION AND POSTAL FACILITIES.
11. DATE OF FIELD WORK: FEBRUARY 19, 2014
12. LINEAL UNIT OF MEASURE USED IN THIS SURVEY: U.S. SURVEY FOOT.
13. THIS SUBDIVISION PLAT IS PART OF THE VILLAGES AT BUFFALO RUN EAST PUD ZONE DOCUMENT, RECEPTION NO. C0877193.
14. DRAINAGE NOTES:
A.) THE STORMWATER DETENTION AREA SHOWN HEREON 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.
B.) NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.

LOT AREA	# OF LOTS
8,000 – 8,499 S.F.	49
8,500 – 8,999 S.F.	17
9,000 – 9,499 S.F.	8
9,500 – 9,999 S.F.	6
10,000 – 10,499 S.F.	28
10,500 – 10,999 S.F.	7
11,000 – 11,499 S.F.	2
11,500 – 11,999 S.F.	2
12,000 – 12,499 S.F.	3
12,500 – 12,999 S.F.	1
13,000 – 13,499 S.F.	4
13,500 – 13,999 S.F.	4
14,000 – 14,499 S.F.	3
14,500 – 14,999 S.F.	1
15,000 – 15,499 S.F.	2
15,500 – 15,999 S.F.	0
16,000 – 16,499 S.F.	0
16,500 – 16,999 S.F.	1
TOTAL	138

LAND USE TABLE

	SQUARE FEET	ACRES	PERCENTAGE OF AREA
RESIDENTIAL LOTS	1341584	30.7985	71.9%
TRACTS	145888	3.3491	7.8%
PUBLIC RIGHTS-OF-WAY	379253	8.7065	20.3%
TOTALS	1866725	42.8541	100.0%

TRACT	TRACT USE	ULTIMATE OWNERSHIP	SQUARE FEET	ACRES
A	LANDSCAPE, OPEN SPACE, DRAINAGE & UTILITIES	H.O.A. OR THE BUFFALO RIDGE METROPOLITAN DISTRICT	63586	1.4597
B	LANDSCAPE, OPEN SPACE DRAINAGE & UTILITIES	H.O.A. OR THE BUFFALO RIDGE METROPOLITAN DISTRICT	33518	0.7695
C	LANDSCAPE, OPEN SPACE & DRAINAGE	H.O.A. OR THE BUFFALO RIDGE METROPOLITAN DISTRICT	16560	0.3802
D	LANDSCAPE, OPEN SPACE & DRAINAGE	H.O.A. OR THE BUFFALO RIDGE METROPOLITAN DISTRICT	16093	0.3694
E	LANDSCAPE, OPEN SPACE & DRAINAGE	H.O.A. OR THE BUFFALO RIDGE METROPOLITAN DISTRICT	7931	0.1821
F	LANDSCAPE, OPEN SPACE & DRAINAGE	H.O.A. OR THE BUFFALO RIDGE METROPOLITAN DISTRICT	2700	0.0620
G	LANDSCAPE, OPEN SPACE & DRAINAGE	H.O.A. OR THE BUFFALO RIDGE METROPOLITAN DISTRICT	2710	0.0622
H	LANDSCAPE, OPEN SPACE & DRAINAGE	H.O.A. OR THE BUFFALO RIDGE METROPOLITAN DISTRICT	2790	0.0641



PARAGON ENGINEERING CONSULTANTS, INC.
7852 S. ELATI STREET Suite 106
LITTLETON, CO 80120 (303) 794-8604

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LOCATED IN THE NORTH 1/2 OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

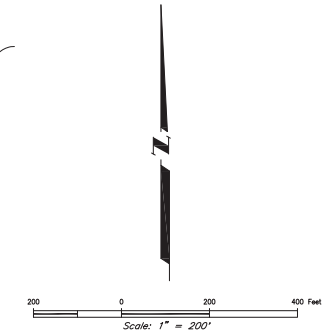
FINAL PLAT
SHEET 3 OF 8



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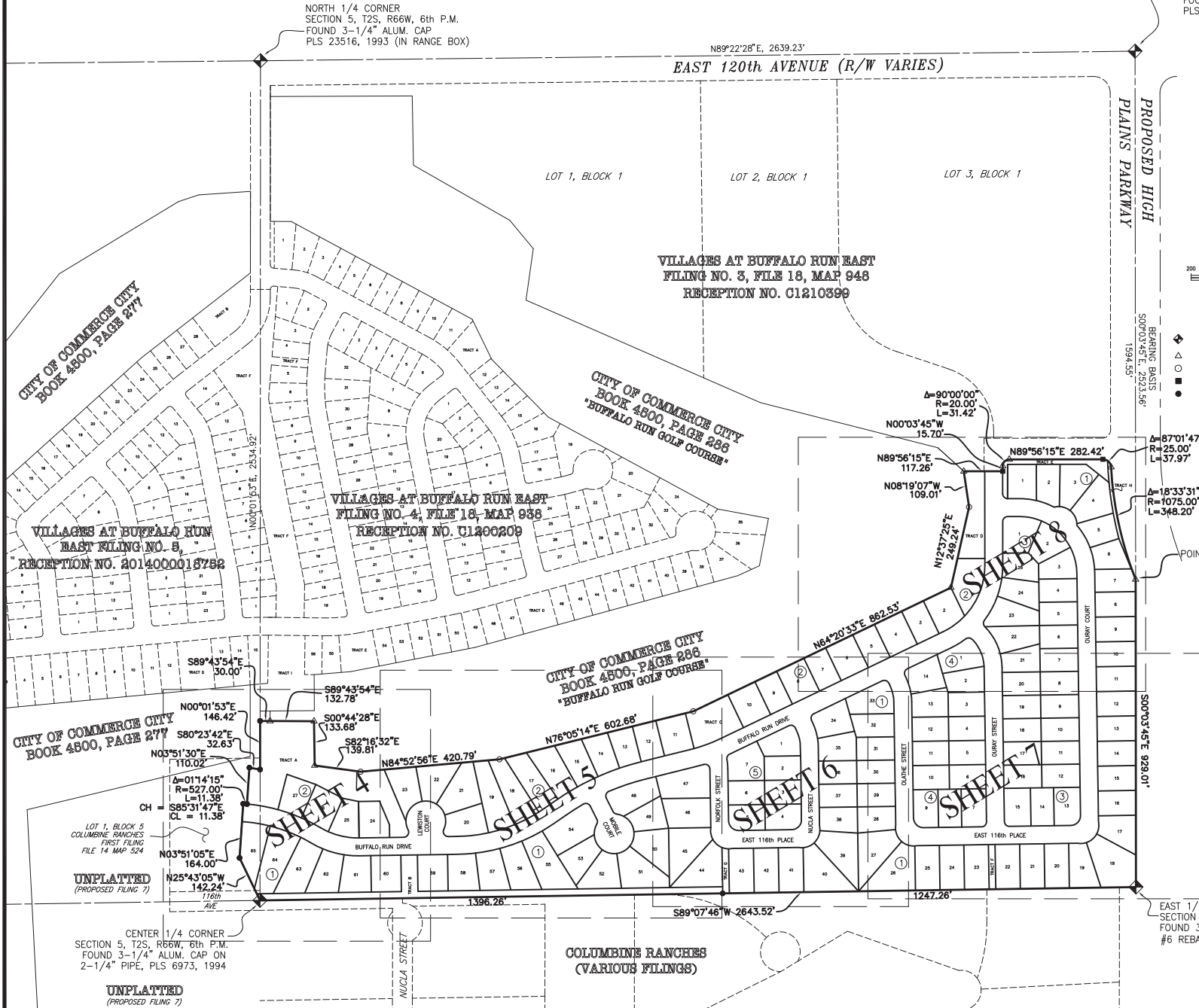
NORTH 1/4 CORNER
SECTION 5, T2S, R66W, 6th P.M.
FOUND 3-1/4" ALUM. CAP
PLS 23516, 1993 (IN RANGE BOX)

POINT OF COMMENCEMENT
NORTHEAST CORNER
SECTION 5, T2S, R66W, 6th P.M.
FOUND 3-1/4" ALUM. CAP
PLS 23516, 1993 (IN RANGE BOX)



LEGEND

- ◆ = FOUND LAND CORNER, DESCRIBED HEREON
- △ = FOUND #5 REBAR & PLASTIC CAP, PLS #16109
- = FOUND #4 REBAR & PLASTIC CAP, PLS #6973
- = FOUND #5 REBAR & PLASTIC CAP, PLS #25636
- = SET #5 REBAR & PLASTIC CAP, PLS #25636



UNPLATTED

EAST 1/4 CORNER
SECTION 5, T2S, R66W, 6th P.M.
FOUND 3-1/4" ALUM. CAP ON
#6 REBAR, PLS 16109, 2013

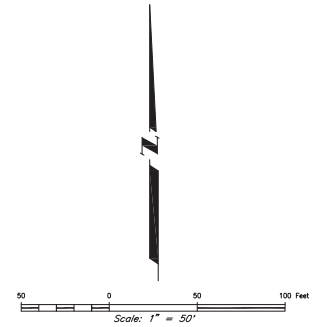
CENTER 1/4 CORNER
SECTION 5, T2S, R66W, 6th P.M.
FOUND 3-1/4" ALUM. CAP ON
2-1/4" PIPE, PLS 6973, 1994

UNPLATTED
(PROPOSED FILING 7)

COLUMBINE RANCHES
(VARIOUS FILINGS)

FINAL PLAT
SHEET 4 OF 8

SHEET 4 OF 8



THE VILLAGES AT BUFFALO RUN EAST FILING NO. 6

LOCATED IN THE NORTH 1/2 OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT
SHEET 5 OF 8

CURVE TABLE

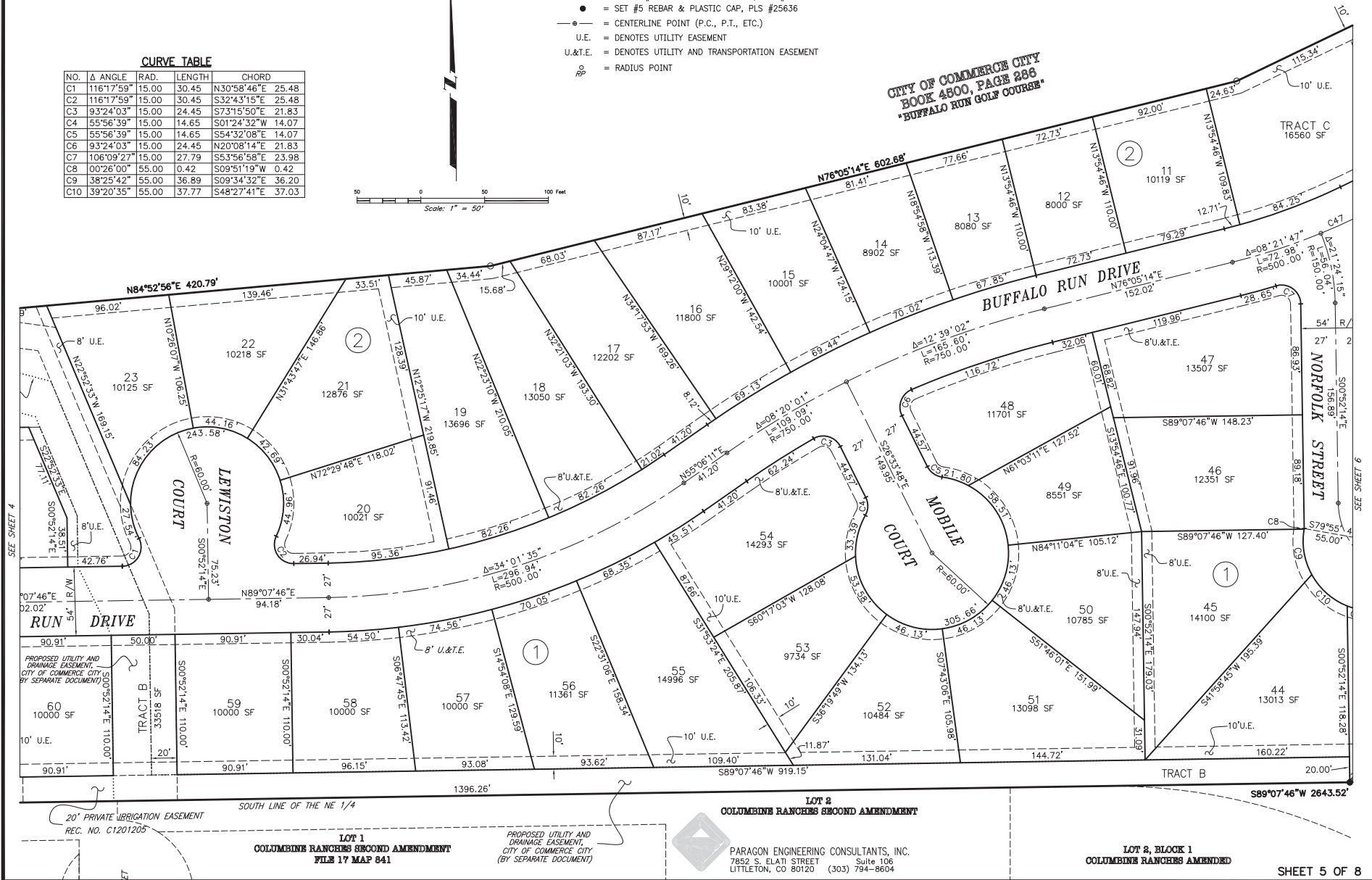
NO.	Δ ANGLE	RAD.	LENGTH	CHORD
C1	116°17'59"	15.00	30.45	N30°58'46"E 25.48
C2	116°17'59"	15.00	30.45	S32°43'15"E 25.48
C3	93°24'03"	15.00	24.45	S73°15'50"E 21.83
C4	55°56'39"	15.00	14.65	S01°24'32"W 14.07
C5	55°56'39"	15.00	14.65	S54°32'08"E 14.07
C6	93°24'03"	15.00	24.45	N20°08'14"E 21.83
C7	106°09'27"	15.00	27.79	S53°56'58"E 23.98
C8	00°26'00"	55.00	0.42	S09°51'19"W 0.42
C9	38°25'42"	55.00	36.89	S09°34'32"E 36.20
C10	39°20'35"	55.00	37.77	S48°27'41"E 37.03

LEGEND

- = FOUND #4 REBAR & PLASTIC CAP, PLS #6973
- = SET #5 REBAR & PLASTIC CAP, PLS #25636
- = CENTERLINE POINT (P.C., P.T., ETC.)
- U.E. = DENOTES UTILITY EASEMENT
- U.&T.E. = DENOTES UTILITY AND TRANSPORTATION EASEMENT
- R.P. = RADIUS POINT

Scale: 1" = 50'

CITY OF COMMERCE CITY
BOOK 4800, PAGE 288
"BUFFALO RUN GOLF COURSE"



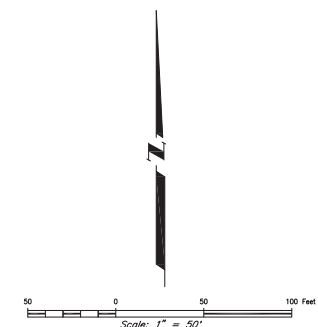
LOT 2
COLUMBINE RANCHES SECOND AMENDMENT

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LITTLETON, CO 80120 (303) 794-8604

LOT 2, BLOCK 1
COLUMBINE RANCHES AMENDED

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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT
SHEET 6 OF 8



- LEGEND**
- = FOUND #4 REBAR & PLASTIC CAP, PLS #6973
 - = SET #5 REBAR & PLASTIC CAP, PLS #25636
 - = CENTERLINE POINT (P.C., P.T., ETC.)
 - = DENOTES UTILITY EASEMENT
 - U.&T.E. = DENOTES UTILITY AND TRANSPORTATION EASEMENT
 - R/S = RADIUS POINT

CURVE TABLE				
NO.	Δ ANGLE	RAD.	LENGTH	CHORD
C7	106°09'27"	15.00	27.79	S53°56'58"E 23.98
C8	00°26'00"	55.00	0.42	S09°51'19"W 0.42
C9	38°25'42"	55.00	36.89	S09°34'32"E 36.20
C10	39°20'35"	55.00	37.77	S48°27'41"E 37.03
C11	21°25'37"	55.00	20.57	S78°50'46"E 20.45
C12	12°15'12"	55.00	11.76	N84°18'49"E 11.74
C13	14°50'36"	55.00	14.25	S87°20'59"E 14.21
C14	37°54'04"	55.00	36.38	N66°16'41"E 35.72
C15	43°45'18"	55.00	42.00	N25°26'59"E 40.99
C16	15°23'07"	55.00	14.77	N04°07'13"W 14.72
C17	90°00'00"	15.00	23.56	N19°20'33"E 21.21
C18	90°00'00"	15.00	23.56	S70°39'27"E 21.21
C19	15°23'00"	55.00	14.77	S02°22'49"W 14.72
C20	43°45'24"	55.00	42.00	S27°11'24"E 40.99
C21	44°27'04"	55.00	42.67	S71°17'38"E 41.61
C31	09°09'34"	177.00	28.30	S05°27'01"E 28.27
C32	90°00'00"	30.00	47.12	S45°52'14"E 42.43
C33	90°00'00"	30.00	47.12	N44°07'46"E 42.43
C34	24°47'13"	123.00	53.21	N13°15'51"W 52.80
C35	90°00'00"	15.00	23.56	N70°39'27"W 21.21
C36	74°22'21"	15.00	19.47	S27°09'22"W 18.13
C37	90°00'00"	15.00	23.56	N19°20'33"E 21.21
C47	03°22'54"	500.00	29.51	N66°02'00"E 29.51



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LOT 3, BLOCK 1
COLUMBINE RANCHES AMENDED
FILE 17 MAP 45

THE VILLAGES AT BUFFALO RUN EAST FILING NO. 6

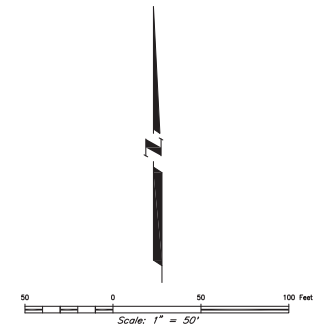
LOCATED IN THE NORTH 1/2 OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

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

FINAL PLAT
SHEET 7 OF 8



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LEGEND

- ◆ = FOUND LAND CORNER, DESCRIBED HEREON
- = CENTERLINE POINT (P.C., P.T., ETC.)
- U.E. = DENOTES UTILITY EASEMENT
- U.&T.E. = DENOTES UTILITY AND TRANSPORTATION EASEMENT
- R = RADIUS POINT

UNPLATTED

CURVE TABLE

NO.	Δ	ANGLE	RAD.	LENGTH	CHORD
C17	90°00'00"	15.00	23.56	N19°20'33"E	21.21
C18	90°00'00"	15.00	23.56	S70°39'27"E	21.21
C19	15°23'00"	55.00	14.77	S02°22'49"W	14.72
C20	43°45'24"	55.00	42.00	S27°11'24"E	40.99
C21	44°27'04"	55.00	42.67	S71°17'58"E	41.61
C22	08°17'38"	55.00	7.96	N82°20'02"E	7.95
C23	28°10'04"	55.00	27.04	N85°59'17"E	26.77
C24	43°36'02"	55.00	41.85	N50°06'14"E	40.85
C25	40°07'00"	55.00	38.51	N08°14'43"E	37.73
C37	90°00'00"	15.00	23.56	N19°20'33"E	21.21
C39	90°00'00"	15.00	23.56	S44°07'46"W	21.21
C40	90°00'00"	30.00	47.12	N45°52'14"W	42.43
C42	90°00'00"	15.00	23.56	S45°52'14"E	21.21
C43	90°00'00"	30.00	47.12	N44°07'46"E	42.43
C48	01°54'01"	123.40	4.09	S01°49'14"E	4.09

EAST 1/4 CORNER
SECTION 5, T2S, R66W, 6th P.M.
FOUND 3-1/4" ALUM. CAP ON
#6 REBAR, PLS 16109, 2013

LOT 3, BLOCK 1
COLUMBINE RANCHES AMENDED
FILE 17 MAP 45

LOT 1, BLOCK 1
COLUMBINE RANCHES AND AMENDMENT
FILE 17 MAP 883

THE VILLAGES AT BUFFALO RUN EAST FILING NO. 6

LOCATED IN THE NORTH 1/2 OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT
SHEET 8 OF 8

PARAGON ENGINEERING CONSULTANTS, INC.
7852 S. ELATI STREET Suite 106
LITTLETON, CO 80120 (303) 794-8604

POINT OF COMMENCEMENT
NORTHEAST CORNER
SECTION 5, T2S, R66W, 6th P.M.
FOUND 3-1/4" ALUM CAP
PLS 23516, 1993 (IN RANGE BOX)

VILLAGES AT BUFFALO RUN EAST
FILING NO. 3, FILE 18, MAP 948

118th AVENUE

PROPOSED HIGH
PLAINS PARKWAY

UNPLATTED

POINT OF BEGINNING

EAST LINE OF THE NE 1/4

S00°03'45"E 929.01'

75.01'

75.01'

SHEET
8 OF 8



CURVE TABLE

NO.	Δ ANGLE	RAD.	LENGTH	CHORD
C18	90°00'00"	15.00	23.56	S70°39'27"E 21.21
C26	04°37'07"	55.00	4.43	N00°53'19"W 4.43
C27	48°10'53"	55.00	46.25	N27°17'19"W 44.90
C28	36°14'11"	55.00	34.78	N69°29'51"W 34.21
C29	16°37'35"	55.00	15.96	S84°04'15"W 15.90
C30	90°00'00"	15.00	23.56	N45°03'45"W 21.21
C37	90°00'00"	15.00	23.56	N19°20'33"E 21.21
C38	81°41'45"	15.00	21.39	S85°47'05"E 19.62
C41	81°44'58"	15.00	21.40	S04°02'50"E 19.63
C44	90°00'00"	15.00	23.56	N44°56'15"E 21.21
C45	52°36'27"	25.00	22.95	S29°20'11"E 22.16
C46	12°34'07"	1085.00	238.01	S08°16'05"E 237.53
C48	01°54'01"	123.40	4.09	S01°49'14"E 4.09
C49	34°25'20"	25.00	15.02	S72°51'05"E 14.79
C50	03°28'55"	1085.00	65.93	S03°43'29"E 65.92
C51	04°55'20"	1085.00	93.21	S07°55'36"E 93.18
C52	04°09'52"	1085.00	78.86	S12°28'12"E 78.85

LEGEND

- ◆ = FOUND LAND CORNER, DESCRIBED HEREON
- △ = FOUND #5 REBAR & PLASTIC CAP, PLS #16109
- = FOUND #4 REBAR & PLASTIC CAP, PLS #6973
- = FOUND #5 REBAR & PLASTIC CAP, PLS #25636
- = CENTERLINE POINT (P.C., P.T., ETC.)
- U.E. = DENOTES UTILITY EASEMENT
- U.&T.E. = DENOTES UTILITY AND TRANSPORTATION EASEMENT
- RP = RADIUS POINT

CITY OF COMMERCE CITY
BOOK 4800, PAGE 286
"BUFFALO RUN GOLF COURSE"

SEE SHEET 6

SEE SHEET 7