

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 09°07'48" 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".

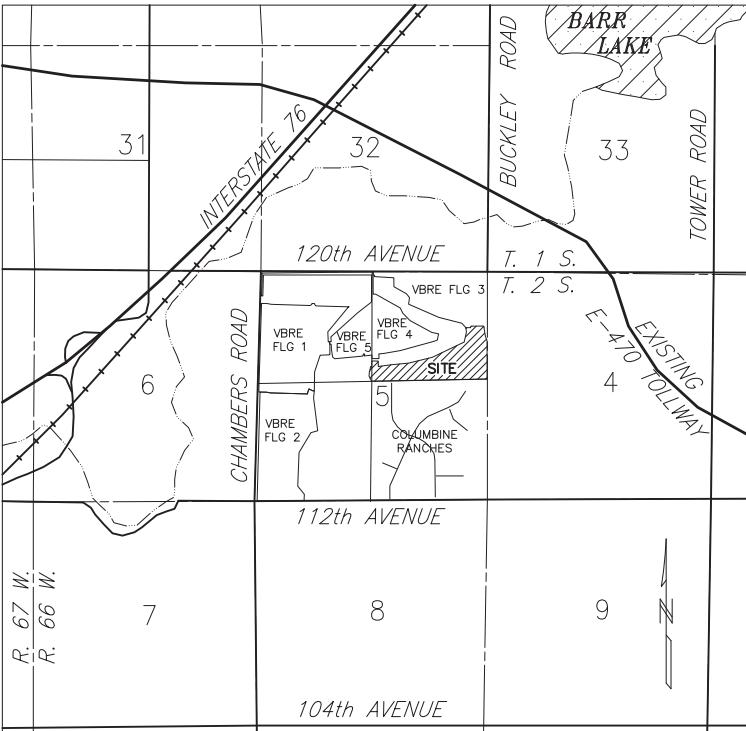
THENCE ALONG THE BOUNDARY OF SAID "THE VILLAGES AT BUFFALO RUN EAST, FILING NO. 3" THE FOLLOWING 6 SIX (6) COURSES:

- (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:

RUSSELL N. WATTERSON DATE

STATE OF COLORADO ____
COUNTY OF ADAMS ____
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:

RUSSELL N. WATTERSON DATE

STATE OF COLORADO ____
COUNTY OF ADAMS ____
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 ____
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 EXEMPTED 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 HEREINBEFORE 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. _____



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

FWS FORESIGHT WEST
SURVEYING INC.
2755 S. LOCUST ST. STE 120, DENVER, CO
80222 (303) 504-4440

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

- 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.
- 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.)
- 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.
- 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.
- 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 ENCROACH INTO TRANSPORTATION EASEMENT.)
- EIGHT-FOOT (8') AND TEN-FOOT (10') WIDE UTILITY EASEMENTS ARE HEREBY GRANTED ON 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.
- 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.
- 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.
- PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.
- 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.
- DATE OF FIELD WORK: FEBRUARY 19, 2014
- LINEAL UNIT OF MEASURE USED IN THIS SURVEY: U.S. SURVEY FOOT.
- THIS SUBDIVISION PLAT IS PART OF THE VILLAGES AT BUFFALO RUN EAST PUD ZONE DOCUMENT, RECEPTION NO. C0877193.
- DRAINAGE NOTES:
 - 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.
 - 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



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

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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)

FINAL PLAT
SHEET 3 OF 8

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

N89°22'28"E, 2639.23'

EAST 120th AVENUE (R/W VARIES)

LOT 1, BLOCK 1

LOT 2, BLOCK 1

LOT 3, BLOCK

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VILLAGES AT BUFFALO HUN
EAST FILING NO. 5,
RECEPTION NO. 2014000018752

VILLAGES AT BUFFALO RUM EAST
FILING NO. 4, FILE 18, MAP 938
RECEPTION NO. C1200209

VILLAGES AT BUFFALO RUN EAST
FILING NO. 3, FILE 18, MAP 948
RECEPTION NO. C1210399

CITY OF COMMERCE CITY
BOOK 4500, PAGE 286
"BUFFALO RUN GOLF COURSE"

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BOOK 4800, PAGE 277

NO3-513
110
 $\Delta=0$
 $R=$

CH = L
S85°
ICL =

UNPLATTED N25°

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)

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

COLUMBINE RANCHES
(VARIOUS FILINGS)

UNPLANTED

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

SHEET 3 OF 8

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

FINAL PLAT
SHEET 4 OF 8

VILLAGES AT BUFFALO RUN EAST
FILING NO. 4, FILE 18 MAP 938
TRACT I

CITY OF COMMERCE CITY
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"BUFFALO RUN GOLF COURSE"

16' PLATTED UTILITY AND DRAINAGE EASEMENT

LOT 1, BLOCK 5
COLUMBINE RANCHES FIRST FILING
FILE 14 MAP 524

REPLATED PORTION OF LOT 1, BLOCK 5
COLUMBINE RANCHES FIRST FILING —

261 SLATED UTILITY AND DRAINAGE EASEMENT

116th AVE (Unimproved)

PORTION OF 116th AVENUE
VACATED WITH THIS PLAT
(PART OF TRACT B)

— CENTER 1/4 CORNER
— SECTION 5, T2S, R66W, 6th P.M.
FOUND 3-1/4" ALUM. CAP ON
2-1/4" PIPE, PLS 6973, 1995

LOT 1, BLOCK 1
COLUMBINE RANCHES FIRST FILING
FILE 14 MAP 524

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SHEET 4 OF 8

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FINAL PLAT
SHEET 5 OF 8

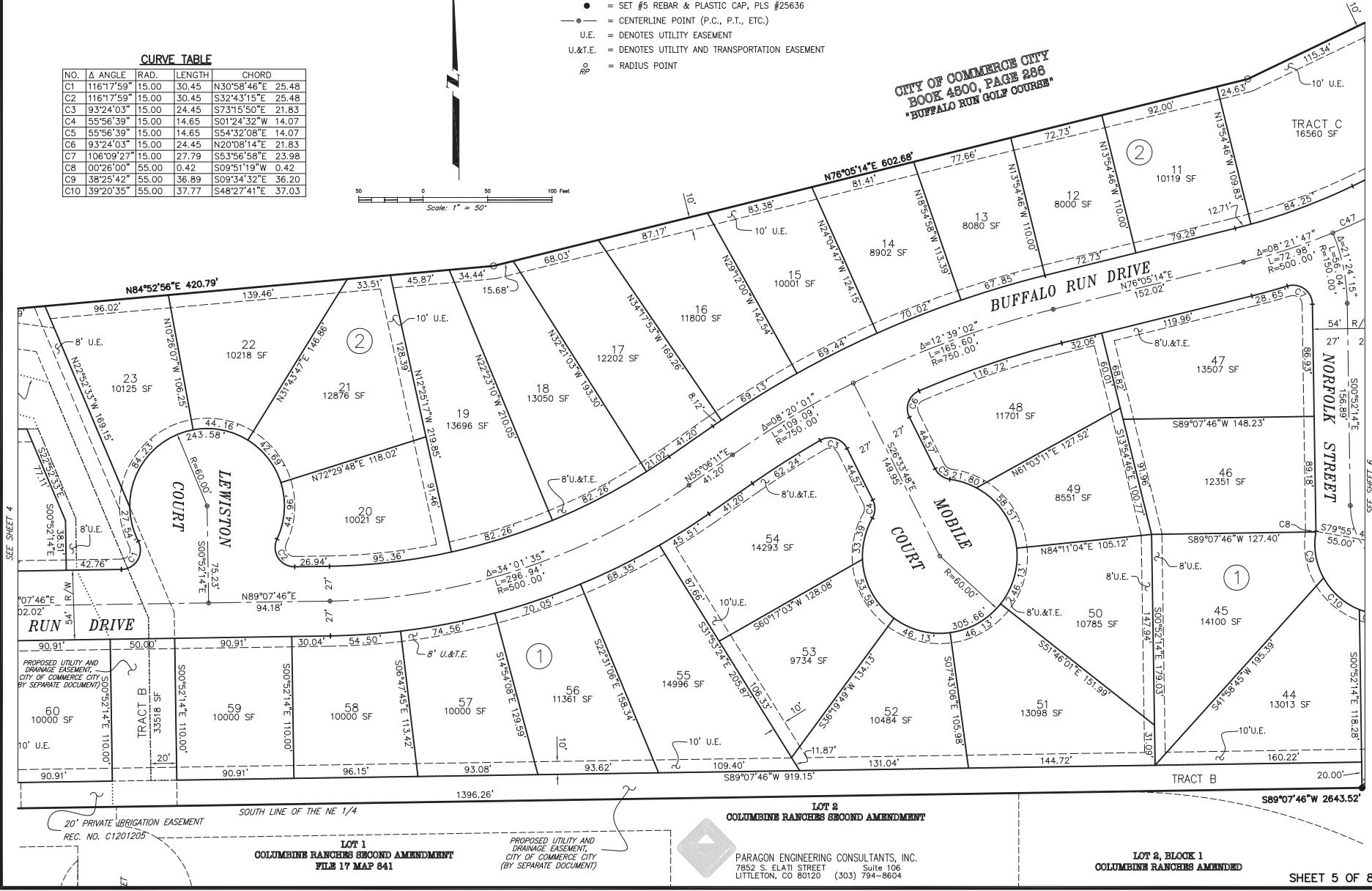
LEGEND

- = 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
- = RADIUS POINT

CURVE TABLE

NO.	Ø ANGLE	RAD.	LENGTH	CHORD
C1	116°17'59"	15.00	30.45	N30°58'46"E 25.48
C1	116°17'59"	15.00	30.45	S32°43'15"E 25.48
C3	93°24'03"	15.00	24.45	S73°15'06"E 21.83
C4	55°56'39"	15.00	14.65	S01°24'32"E 14.07
C5	55°56'39"	15.00	14.65	S53°02'06"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	S33°56'56"E 23.98
C8	00°26'00"	15.00	0.42	S09°51'19"W 0.42
C9	38°25'42"	15.00	36.89	S09°34'32"E 36.20
C10	39°20'35"	15.00	37.77	S48°27'41"E 37.03

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"BUFFALO RUN GOLF COURSE



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SHEET 6 OF 8

SEE SHEET

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

TRACT C 16560 SF

TRACT B 20.00' 20.00'

LOT 3, BLOCK 1

SOUTH LINE OF THE NE 1/4

TRACT 5 113013 SF

TRACT 6 101115 SF

TRACT 7 101125 SF

TRACT 8 101117 SF

TRACT 9 101114 SF

TRACT 10 10000 SF

TRACT 11 8000 SF

TRACT 12 8000 SF

TRACT 13 10000 SF

TRACT 14 8000 SF

TRACT 15 10000 SF

TRACT 16 8000 SF

TRACT 17 8000 SF

TRACT 18 8000 SF

TRACT 19 8000 SF

TRACT 20 8000 SF

TRACT 21 8000 SF

TRACT 22 8000 SF

TRACT 23 8000 SF

TRACT 24 8000 SF

TRACT 25 8000 SF

TRACT 26 15208 SF

TRACT 27 13706 SF

TRACT 28 8546 SF

TRACT 29 8050 SF

TRACT 30 8050 SF

TRACT 31 8050 SF

TRACT 32 8697 SF

TRACT 33 10840 SF

TRACT 34 31282 SF

TRACT 35 9062 SF

TRACT 36 8050 SF

TRACT 37 8050 SF

TRACT 38 8547 SF

TRACT 39 13706 SF

TRACT 40 14366 SF

TRACT 41 101115 SF

TRACT 42 10125 SF

TRACT 43 101117 SF

TRACT 44 13013 SF

TRACT 45 14100 SF

TRACT 46 12351 SF

TRACT 47 13507 SF

TRACT 48 11996 SF

TRACT 49 12740 SF

TRACT 50 785 SF

TRACT 51 10512 SF

TRACT 52 14794 SF

TRACT 53 5199 SF

TRACT 54 6882 SF

TRACT 55 6001 SF

TRACT 56 11996 SF

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Scale: 1" = 50'

- = 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
- RP = RADIUS POINT

CURVE TABLE

NO.	ANGLE	RAD.	LENGTH	CHORD
C7	106°0'0"27"	15.00	27.79	553'56"58'E 23.98
C8	0°26'0"0"	0.42	50.9	509'51"19'W 0.42
C9	38°25'42"24"	55.00	36.89	509'34"32'E 36.20
C10	39°20'35"23"	55.00	37.77	548'27"41'E 37.03
C11	21°25'37"55"	20.57	58'750'46"E	20.45
C12	12°15'12"55	55.00	11.76	N84°18"49'N 11.74
C13	14°50'36"55	55.00	14.25	S87°20"59"E 14.21
C14	37°54'0"44	55.00	36.38	N66°16"41'E 35.72
C15	43°45'18"55	55.00	42.00	N25°26"59'W 40.99
C16	152°30'07"55	55.00	14.77	N04°07'13"W 14.72
C17	90°00'00"15	23.56	23.56	N19°20"33'E 21.21
C18	90°00'00"15	23.56	23.56	S03°29'37"E 21.21
C19	152°30'00"55	55.00	14.77	S02°22"49"W 14.72
C20	43°45'24"55	55.00	42.00	S27°11"24"E 40.99
C21	44°27'0"44	55.00	42.67	S71°17"38"E 41.61
C21	09°09'34"27	177.00	23.80	S05°27'01"E 28.27
C23	90°00'00"30	47.12	545'52"14"E	42.43
C23	90°00'00"30	47.12	544'07"46"E	42.43
C24	24°47'13"12	123.00	53.21	N13°15'51"E 51.80
C25	90°00'00"15	23.56	23.56	N70°39"27'W 21.21
C26	74°22'21"15	23.00	19.47	S27°09"22"W 18.13
C27	90°00'00"15	23.56	23.56	N19°20"33"E 21.21
C27	03°22'54"00	25.00	29.51	N66°02'00"W 29.51

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

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

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



CORNER
T2S, R66W, 6th P.M.
1/4" ALUM. CAP ON
PLS 16109, 2013

LOT 1, BLOCK 1
COLUMBINE RANCHES 2ND AMENDMENT
FILE 17 MAP 393

LOT 3, BLOCK 1
COLUMBINE RANCHES AMENDED
FILE 17 MAP 43

SOUTH LINE OF THE NE 1/4

SHEET 7 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



PARAGON ENGINEERING CONSULTANTS, INC.
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FINAL PLAT
SHEET 8 OF 8

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

N89°56'15"E 282.42'

TRACT E 7931 SF

N89°56'15"E 236.86'

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