

REUNION RIDGE FILING NO. 3

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,

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

SHEET 1 OF 11

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION.

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF REUNION RIDGE FILING NO. 3. THE UTILITY AND FIRE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, FIRE AGENCIES, AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY AND PUBLIC SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF PRIVATE DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE CITY OF COMMERCE CITY A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE PRIVATE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY THE COMMERCE CITY MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY THE COMMERCE CITY MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH PRIVATE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF COMMERCE CITY, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. PUBLIC DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY. THE CITY IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF PUBLIC STORM SEWERS AND DRAINAGE FACILITIES.

DIBC 96TH AND POTOMAC, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

STATE OF _____ }
COUNTY OF _____ } SS
CITY OF _____ }

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

BY _____ AS _____ OF DIBC 96TH AND POTOMAC, LLC,
A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

STATE OF _____ }
COUNTY OF _____ } SS
CITY OF _____ }

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

BY _____ AS _____ OF FFP-DIA, LLC, A COLORADO
LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: _____

TITLE: _____

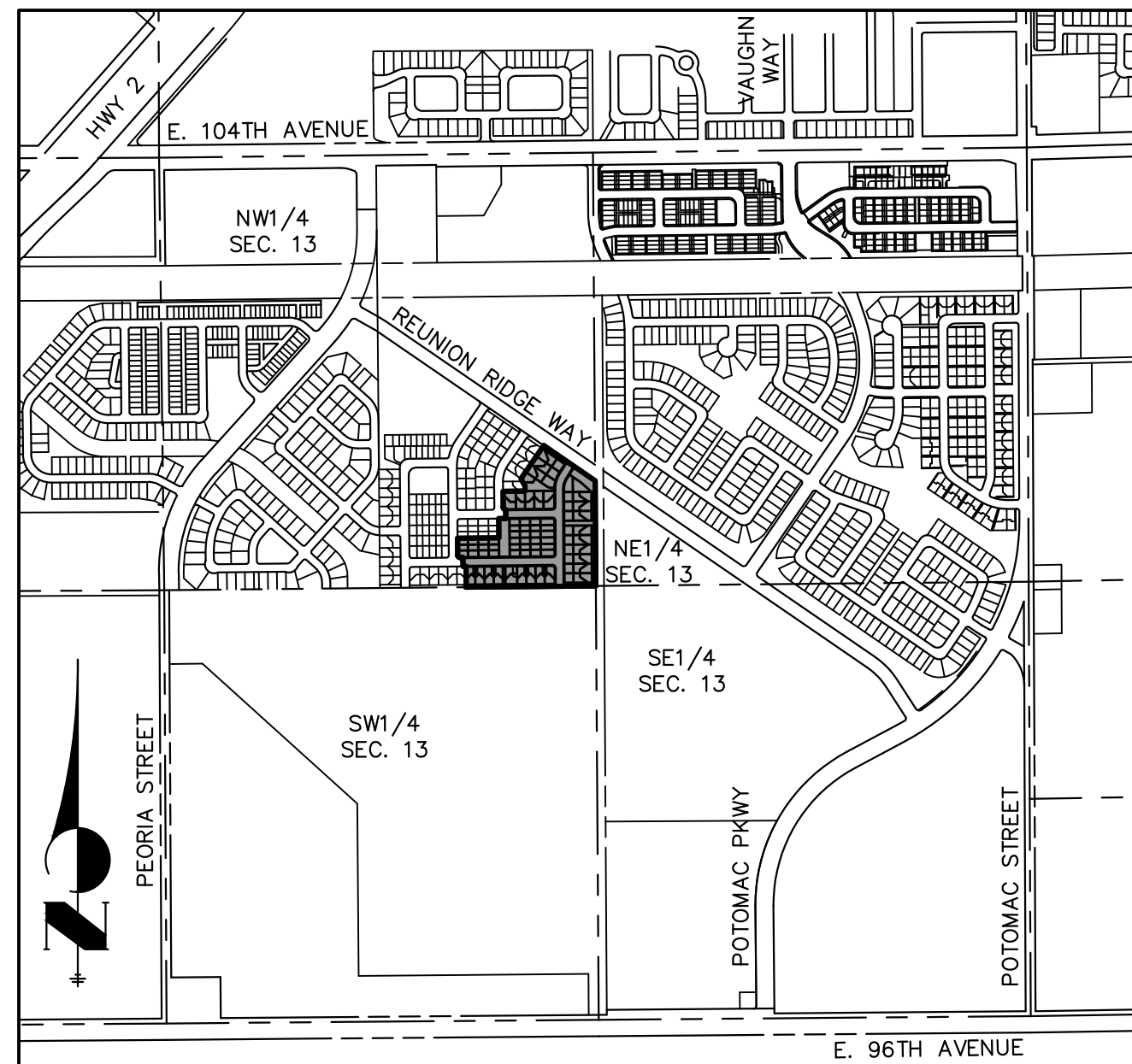
STATE OF _____ }
COUNTY OF _____ } SS
CITY OF _____ }

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

BY _____ AS _____ OF CLAYTON PROPERTIES
GROUP II, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



VICINITY MAP
SCALE: 1"=1000'

SURVEYOR'S CERTIFICATE

I, DEREK LEE VAGIAS, 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 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. _____

TECHNICAL DATA:

LAND USE	NUMBER OF LOTS/PARCELS	AREA (AC)	PERCENT OF PROJECT
RESIDENTIAL	104	7.5955	69.0%
PUBLIC OPEN SPACE/FLOODPLAIN	0	0.0000	0.0%
RIGHT-OF-WAY	1	2.0210	18.4%
METRO DISTRICT OWNED & MAINTAINED OPEN SPACE	4	1.3959	12.7%
GROSS ACRES:		11.0124	100.0%

JOB NO. 14421.29
APRIL 25, 2023
SHEET 1 OF 11



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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 11

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 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 EAST LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 30099" IN A RANGE BOX AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "LS 25369", BEARING S00°22'24"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

BEGINNING AT THE SOUTHEASTERLY CORNER OF REUNION RIDGE PARKWAY, ALSO BEING THE SOUTHEASTERLY CORNER OF PARCEL 3 AS SHOWN ON THE PLAT OF REUNION RIDGE FILING NO. 1, RECORDED UNDER RECEPTION NO. 202000006264 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, S00°22'24"E A DISTANCE OF 640.21 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 13;

THENCE ON THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13, S89°26'03"W A DISTANCE OF 794.66 FEET;

THENCE DEPARTING SAID SOUTH LINE, ON THE EASTERLY BOUNDARY LINE OF REUNION RIDGE FILING NO. 2 RECORDED UNDER RECEPTION NO. _____, THE FOLLOWING SIXTEEN (14) COURSES:

1. N00°33'57"W A DISTANCE OF 127.00 FEET;
 2. S89°26'03"W A DISTANCE OF 18.26 FEET;
 3. N00°33'57"W A DISTANCE OF 54.00 FEET;
 4. S89°26'03"W A DISTANCE OF 16.67 FEET, TO A POINT OF CURVE;
 5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°02'25" AND AN ARC LENGTH OF 23.57 FEET, TO A POINT OF TANGENT;
 6. N00°31'31"W A DISTANCE OF 102.50 FEET;
 7. N89°26'03"E A DISTANCE OF 252.00 FEET;
 8. N00°33'57"W A DISTANCE OF 117.49 FEET;
 9. N89°26'03"E A DISTANCE OF 43.13 FEET;
 10. N00°33'57"W A DISTANCE OF 54.00 FEET, TO A POINT OF NON-TANGENT CURVE;
 11. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N00°33'57"W, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°02'25" AND AN ARC LENGTH OF 23.57 FEET, TO A POINT OF TANGENT;
 12. N00°31'31"W A DISTANCE OF 96.99 FEET;
 13. N89°26'03"E A DISTANCE OF 133.43 FEET;
 14. N00°33'57"W A DISTANCE OF 29.99 FEET;
 15. N27°41'51"W A DISTANCE OF 52.04 FEET;
 16. N34°27'49"E A DISTANCE OF 244.48 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID REUNION RIDGE PARKWAY;
- THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S55°32'11"E A DISTANCE OF 380.30 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 479,699 SQUARE FEET OR 11.0124 ACRES.

GENERAL NOTES:

1. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
2. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON PROPERTY INFORMATION BINDER ORDER NO. RND70740541, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 14, 2021 AT 5:00 P.M.
3. THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 30099" IN A RANGE BOX AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "LS 25369", BEARING S00°22'24"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
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 LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, MAP NUMBERS 08001C0630H & 08001C0339H, BOTH WITH REVISED DATES OF MARCH 5, 2007.
6. THERE SHALL BE NO INTERFERENCE WITH THE ESTABLISHED LOT GRADING PLAN PURSUANT TO THE APPROVED CONSTRUCTION PLANS ON FILE WITH THE CITY ENGINEER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LOT GRADING PLAN IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS. THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT THE LOT GRADING AT ANY TIME. IF THE LOT DRAINAGE IS NOT PROPERLY MAINTAINED, THE CITY MAY REQUIRE THE NECESSARY MAINTENANCE TO RESOLVE ANY DEVIATION FROM THE APPROVED LOT GRADING PLANS.
7. PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.
8. FENCE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO REUNION METROPOLITAN DISTRICT FOR FENCE MAINTENANCE PURPOSES.
9. NOTICE IS HEREBY GIVEN:
 - A. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
 - B. ANY DIVISION OF AN EXISTING LOT, OR CONVEYANCE OF PART OF AN EXISTING SUBDIVISION LOT, IS IN VIOLATION OF THIS ARTICLE UNLESS (1) APPROVED BY THE CITY OF COMMERCE CITY; OR (2) IS EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.
 - C. THIS PLAT DOES NOT ESTABLISH WATER AVAILABILITY FOR THE SUBJECT PROPERTY. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. INVESTIGATION OF THE CURRENT WATER AVAILABILITY FOR THE PROPERTY AND ACQUISITION OF ANY ADDITIONAL WATER REQUIRED FOR DEVELOPMENT OF THE PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS. DEVELOPMENT APPROVALS WILL NOT BE GRANTED WITHOUT PROOF OF WATER AVAILABILITY.
 - D. THIS SUBDIVISION IS PART OF THE REUNION PUD ZONE DOCUMENT, RECORDED UNDER RECEPTION NO. 2019000050788.
10. 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.
11. SIGHT DISTANCE EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF COMMERCE CITY FOR SIGHT DISTANCE PURPOSES TOGETHER WITH THE FOLLOWING RESTRICTIONS OVER SAID EASEMENT: NO OBJECT WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE MORE THAN TWENTY-FOUR (24) INCHES ABOVE THE ADJACENT GROUND, SUCH OBJECTS SHALL INCLUDE BUT ARE NOT LIMITED TO BUILDINGS, LANDSCAPING, AND UTILITY CABINETS. PARKING IS ALSO RESTRICTED WITHIN THE EASEMENT. TREES SHALL BE PRUNED SO THE LOWEST BRANCH IS NO LOWER THAN SIX FEET ABOVE THE ADJACENT GROUND AND FENCES SHALL BE NO HIGHER THAN 42" AND BE OF OPEN DESIGN.

LAND SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	OPEN SPACE (AC)	USE	OWNER	MAINTAINED BY
A	15,340	0.3522	0.3522	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
B	9,820	0.2254	0.2254	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
C	3,439	0.0789	0.0789	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
D	32,207	0.7394	0.7394	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
TOTAL OPEN SPACE			1.3959			
TOTAL TRACT AREA	60,806	1.3959				
TOTAL LOT AREA	330,860	7.5955				
TOTAL ROW AREA	88,033	2.0210				
TOTAL SITE AREA	479,699	11.0124				

THIS SUBDIVISION PLAT CONTAINS 104 LOTS AND 4 TRACTS.



JOB NO. 14421.29
APRIL 25, 2023
SHEET 2 OF 11

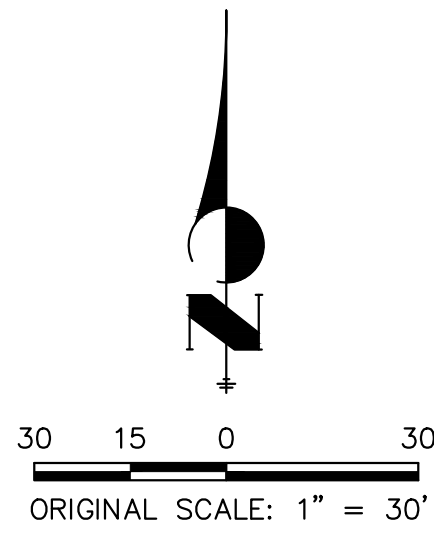
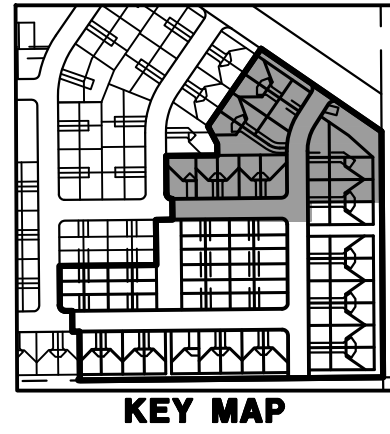


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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 11



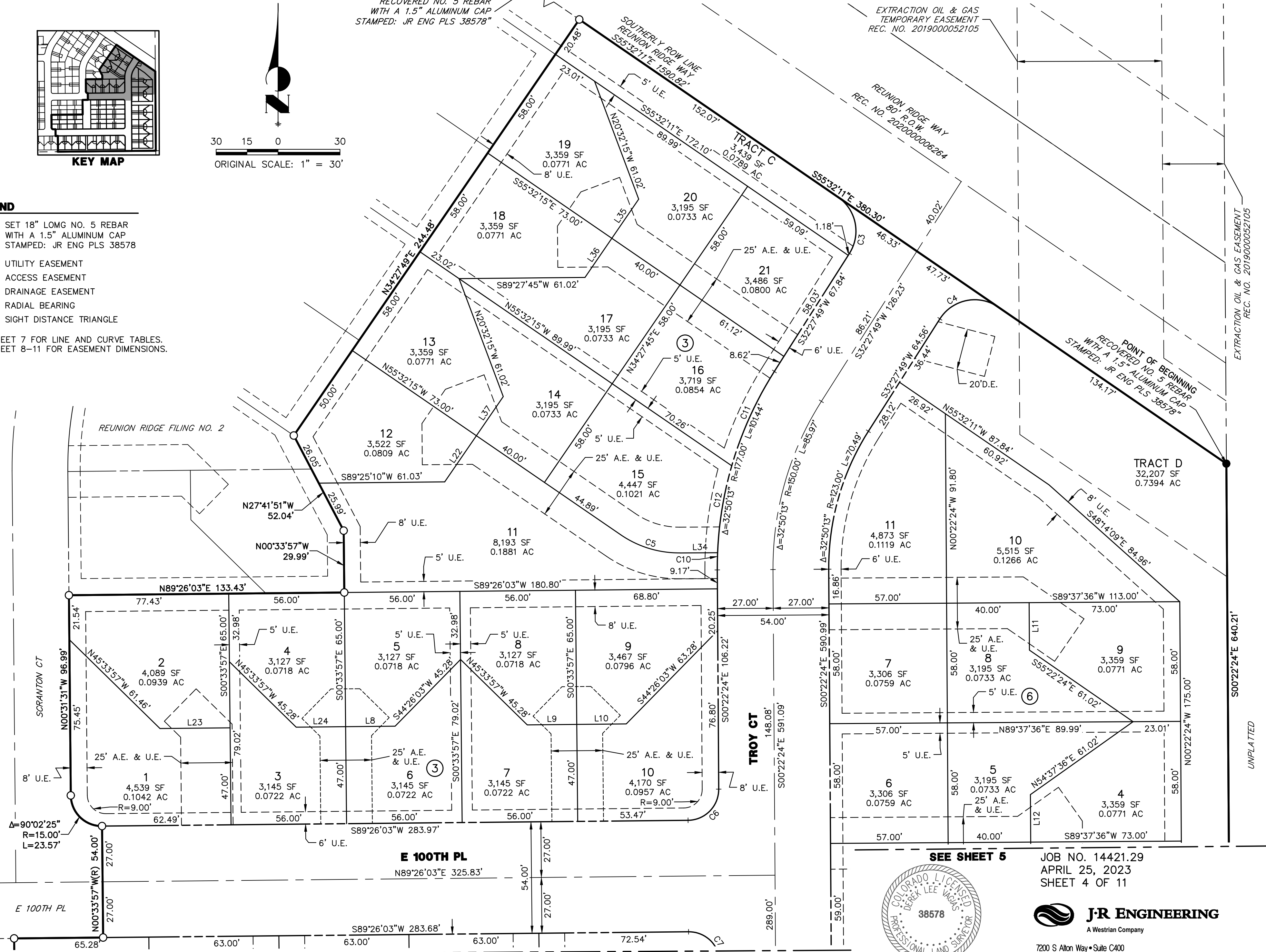
RECOVERED NO. 5 REBAR
WITH A 1.5" ALUMINUM CAP
STAMPED: JR ENG PLS 38578"

EXTRACTION OIL & GAS
TEMPORARY EASEMENT
REC. NO. 2019000052105

LEGEND

- SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38578
- U.E. UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- (RB) RADIAL BEARING
- S.D.T. SIGHT DISTANCE TRIANGLE

NOTE:
SEE SHEET 7 FOR LINE AND CURVE TABLES.
SEE SHEET 8-11 FOR EASEMENT DIMENSIONS.



SEE SHEET 5

JOB NO. 14421.29
APRIL 25, 2023
SHEET 4 OF 11



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A Westrian Company

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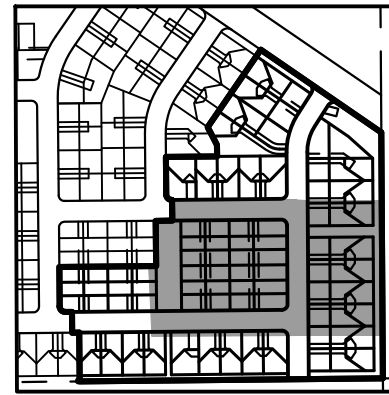
SEE SHEET 5

REUNION RIDGE FILING NO. 3

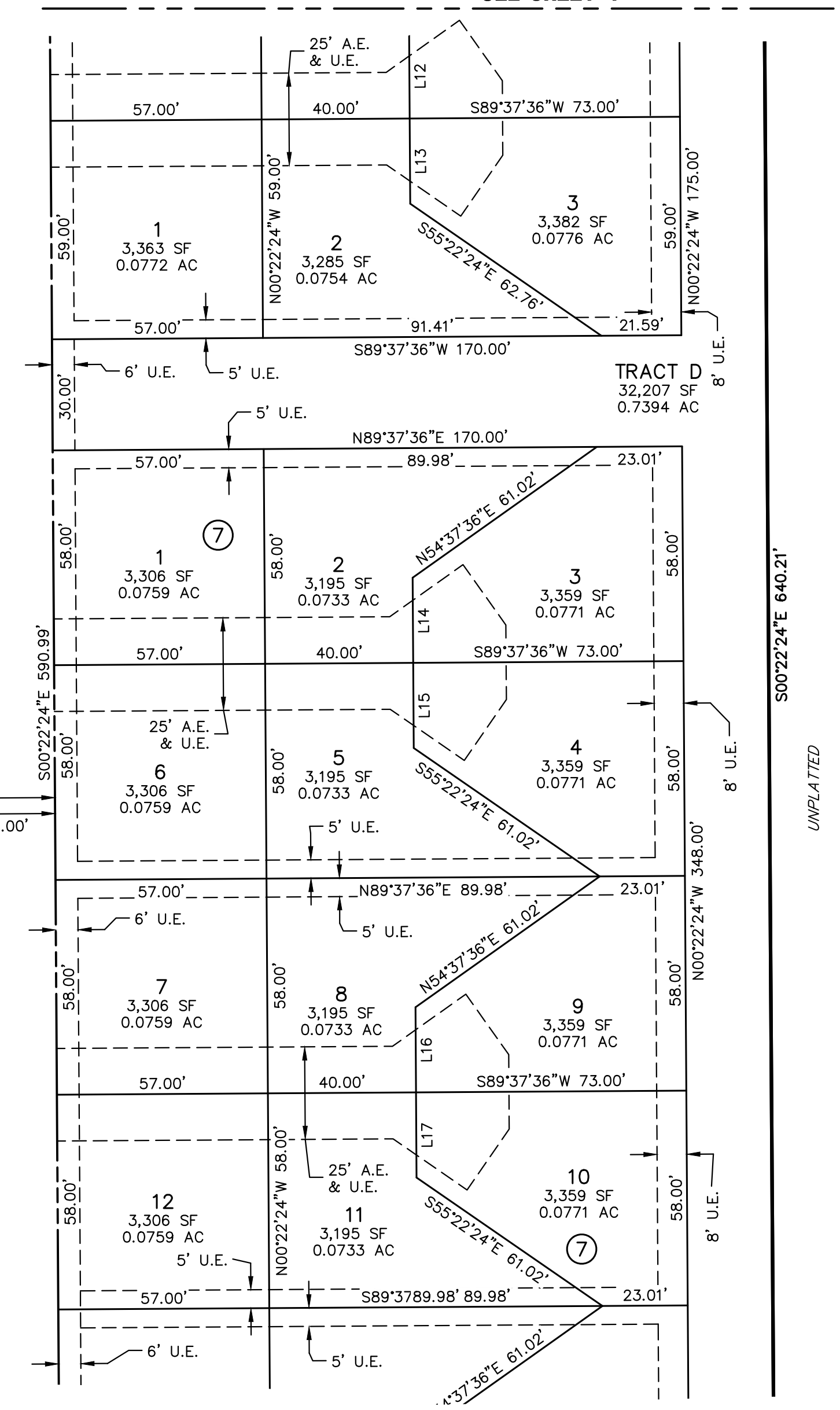
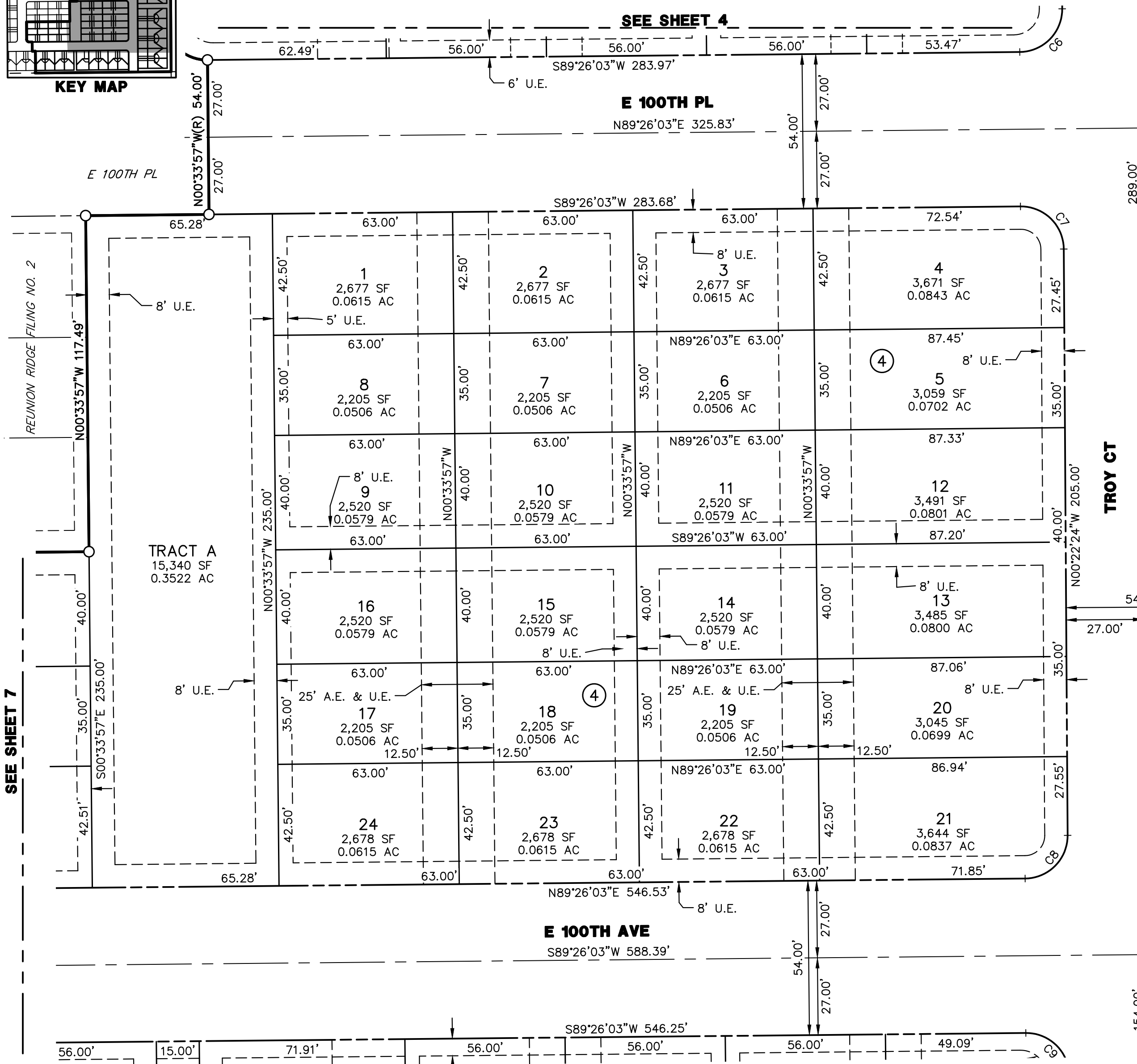
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SHEET 5 OF 11

SEE SHEET 4



KEY MAP



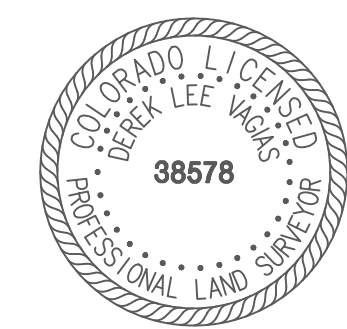
SEE SHEET 7

SEE SHEET 6

LEGEND

- SET 18" LOMG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38578
- U.E. UTILITY EASEMENT
- A.E. ACCESS EASEMENT
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- S.D.T. SIGHT DISTANCE TRIANGLE

NOTE:
SEE SHEET 7 FOR LINE AND CURVE TABLES.
SEE SHEET 8-11 FOR EASEMENT DIMENSIONS.



30 15 0 30
ORIGINAL SCALE: 1" = 30'

JOB NO. 14421.29
APRIL 25, 2023
SHEET 5 OF 11



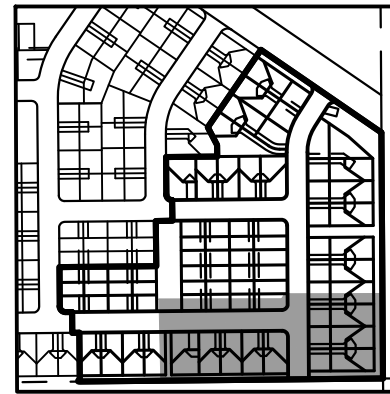
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UNPLATTED
S00°22'24"E 640.21'

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SHEET 6 OF 11

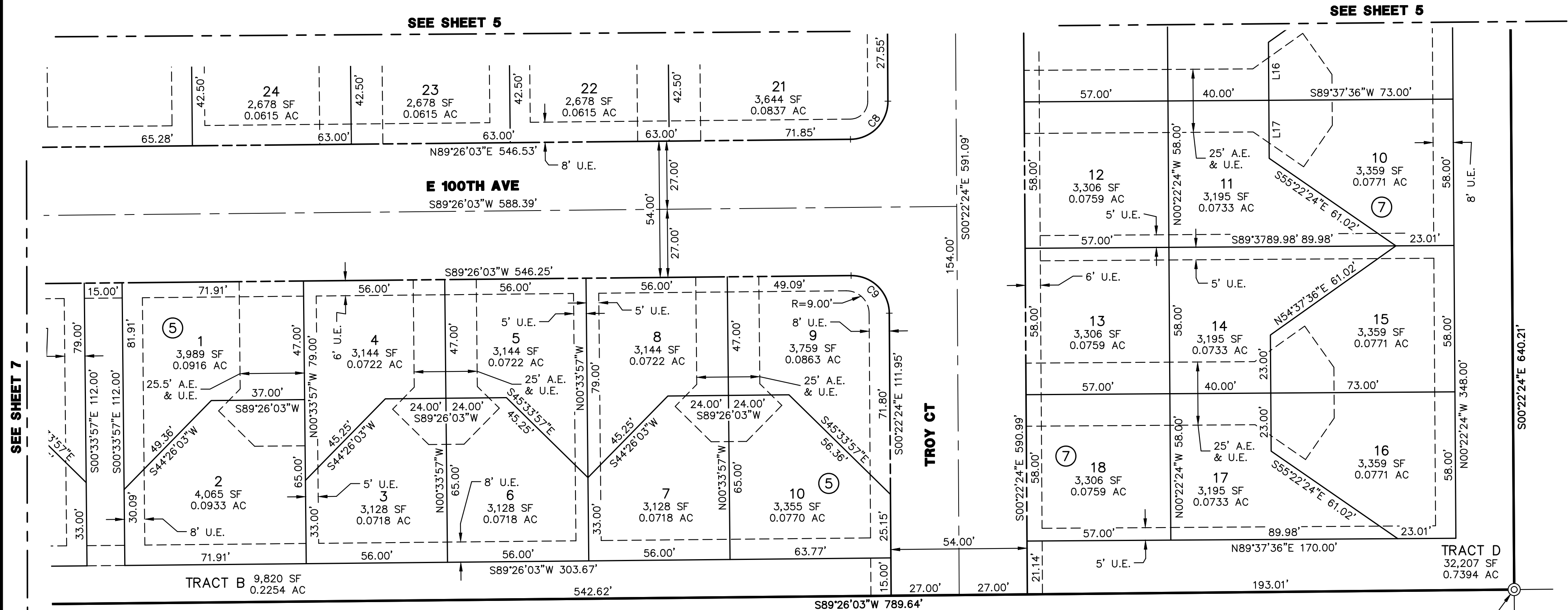


KEY MAP

LEGEND

- SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38578
- U.E. UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- (RB) RADIAL BEARING
- S.D.T. SIGHT DISTANCE TRIANGLE

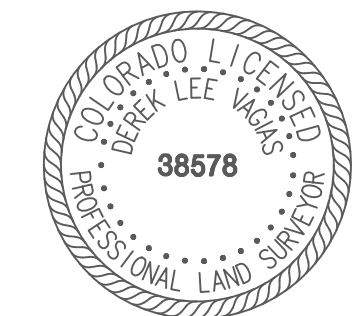
NOTE:
SEE SHEET 7 FOR LINE AND CURVE TABLES.
SEE SHEET 8-11 FOR EASEMENT DIMENSIONS.



C 1/4 COR SEC. 13
T2S, R67W, 6TH PM
RECOVERED
3.5" ALUMINUM CAP
STAMPED "LS 25369"

UNPLATTED

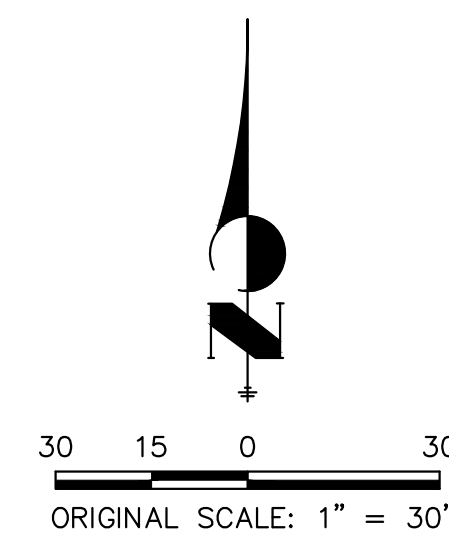
UNPLATTED



JOB NO. 14421.29
APRIL 25, 2023
SHEET 6 OF 11

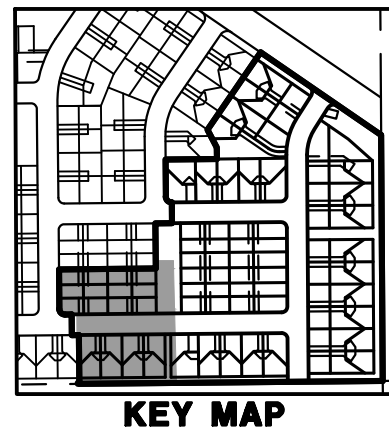


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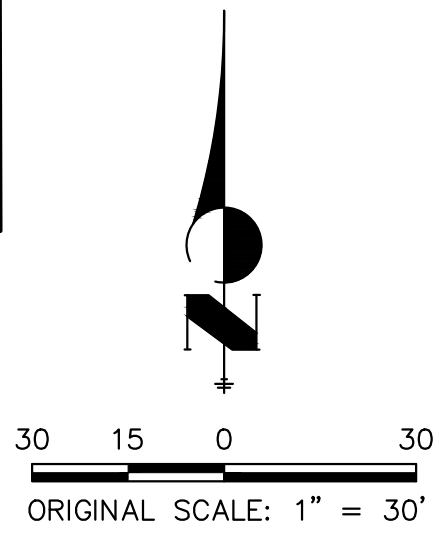


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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 11



KEY MAP



LEGEND

- SET 18" LOMG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38578
- U.E. UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- (RB) RADIAL BEARING
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NOTE:
SEE SHEET 7 FOR LINE AND CURVE TABLES.
SEE SHEET 8-11 FOR EASEMENT DIMENSIONS.

LINE TABLE		
LINE	BEARING	DISTANCE
L8	S89°26'03"W	23.98'
L9	S89°26'03"W	23.98'
L10	S89°26'03"W	23.98'
L11	N00°22'24"W	23.00'
L12	N00°22'24"W	23.00'
L13	N00°22'24"W	23.00'
L14	N00°22'24"W	23.00'
L15	N00°22'24"W	23.00'
L16	N00°22'24"W	23.00'
L17	N00°22'24"W	23.00'
L22	N34°27'45"E	27.12'
L23	N89°26'03"E	33.98'
L24	S89°26'03"W	23.98'
L34	S89°37'36"W	18.26'
L35	S34°27'45"W	23.00'
L36	S34°27'45"W	23.00'
L37	N34°27'45"E	23.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L38	S89°37'36"W	18.07'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C3	88°00'00"	20.00'	30.72'	S11°32'11"E 27.79'
C4	92°00'00"	20.00'	32.11'	N78°27'49"E 28.77'
C5	34°50'10"	50.00'	30.40'	S72°57'19"E 29.93'
C6	89°48'28"	15.00'	23.51'	N44°31'49"E 21.18'
C7	90°11'32"	15.00'	23.61'	N45°28'11"W 21.25'
C8	89°48'28"	15.00'	23.51'	N44°31'49"E 21.18'
C9	90°11'32"	15.00'	23.61'	N45°28'11"W 21.25'
C10	2°41'43"	177.00'	8.33'	S00°58'27"W 8.33'
C11	16°17'39"	177.00'	50.34'	S24°18'59"W 50.17'
C12	13°50'51"	177.00'	42.78'	S09°14'44"W 42.67'

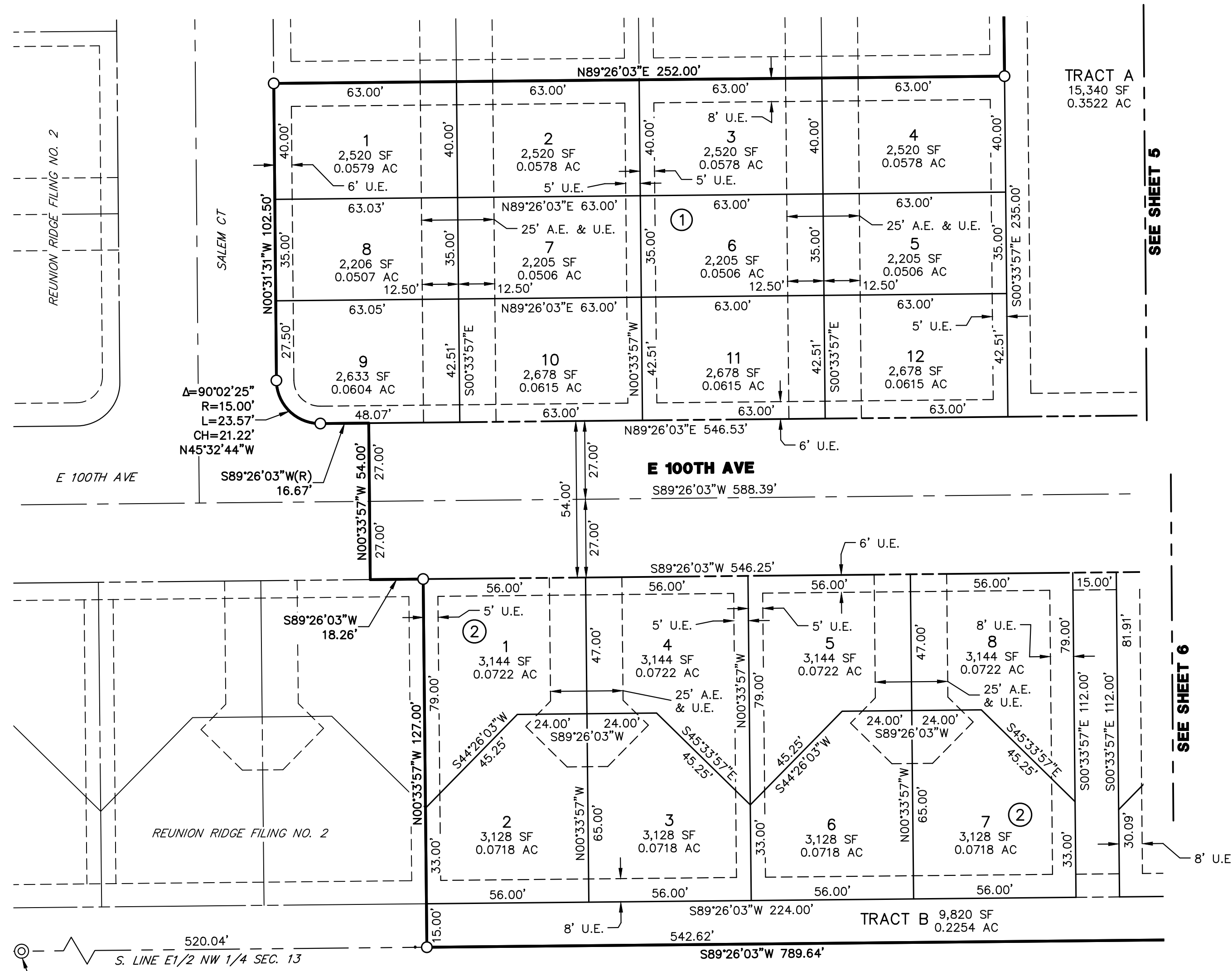
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C13	4°03'39"	177.00'	12.55'	S04°21'09"W 12.54'
C14	2°41'43"	177.00'	8.33'	S00°58'27"W 8.33'
C15	34°50'10"	62.50'	38.00'	N72°57'19"W 37.42'
C16	34°50'10"	37.50'	22.80'	S72°57'19"E 22.45'
C17	1°15'29"	177.00'	3.89'	S31°50'04"W 3.89'



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SHEET 7 OF 11



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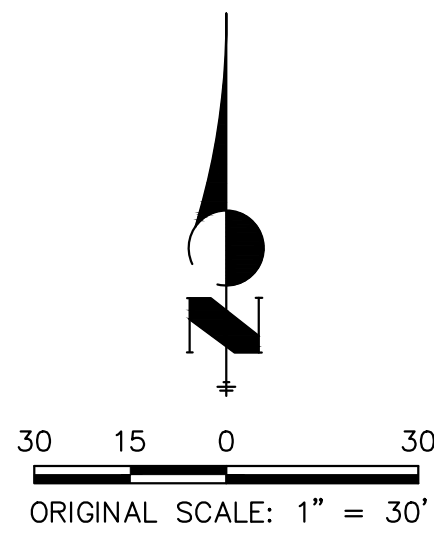
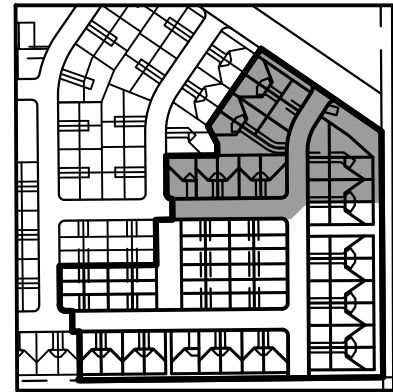
CW 1/16 COR SEC. 13
T2S, R67W, 6TH PM
RECOVERED
3.5" ALUMINUM CAP
STAMPED "LS 25369"

UNPLATTED

REUNION RIDGE FILING NO. 3

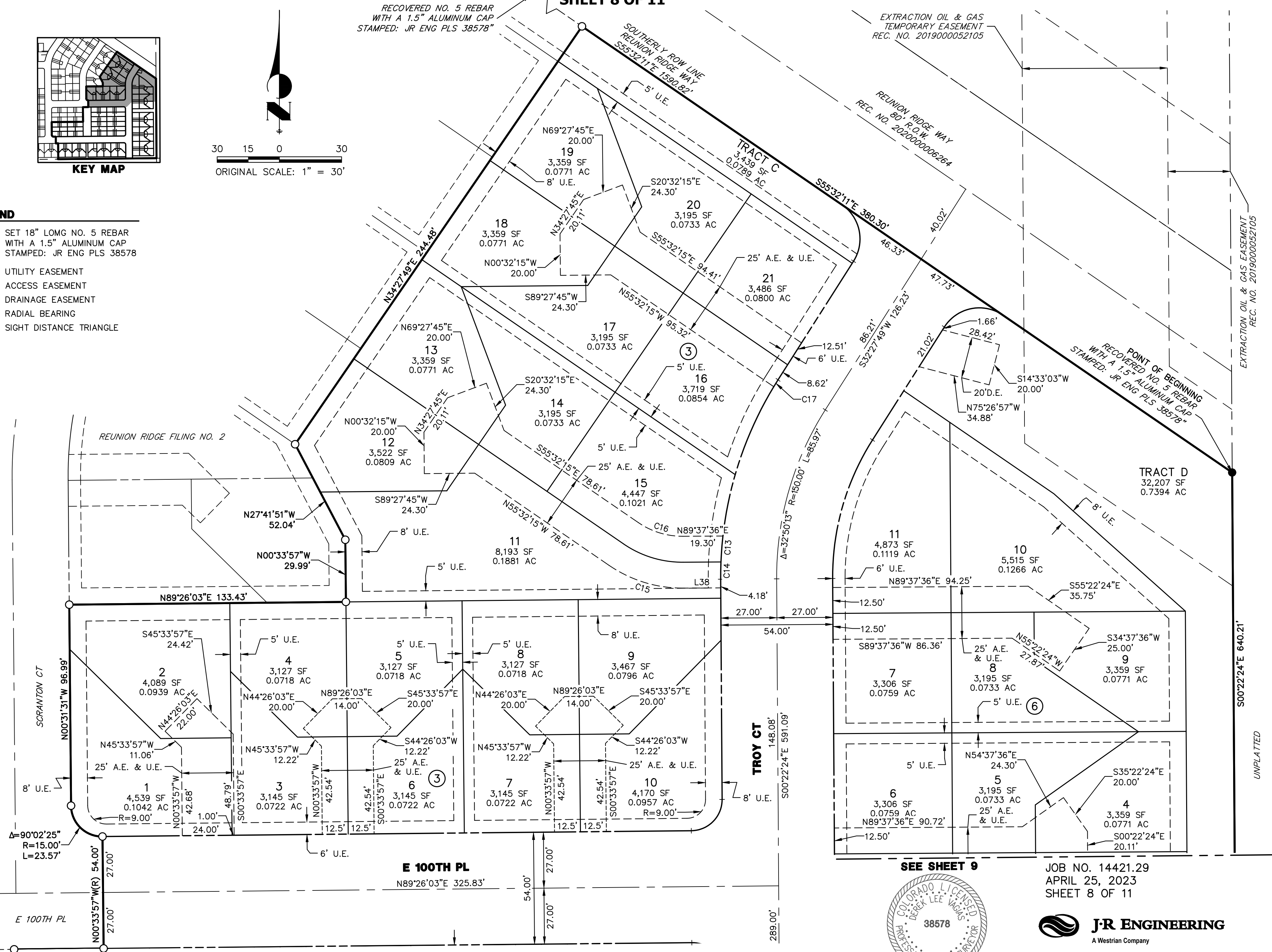
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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 11



LEGEND

- SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38578
- U.E. UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- (RB) RADIAL BEARING
- S.D.T. SIGHT DISTANCE TRIANGLE



SEE SHEET 9



JOB NO. 14421.29
APRIL 25, 2023
SHEET 8 OF 11



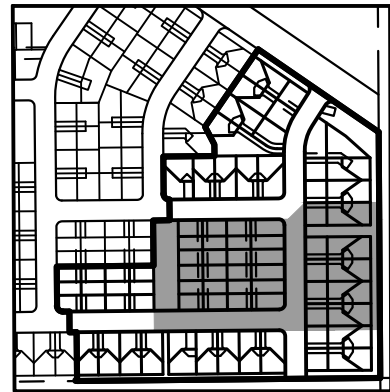
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SEE SHEET 9

REUNION RIDGE FILING NO. 3

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

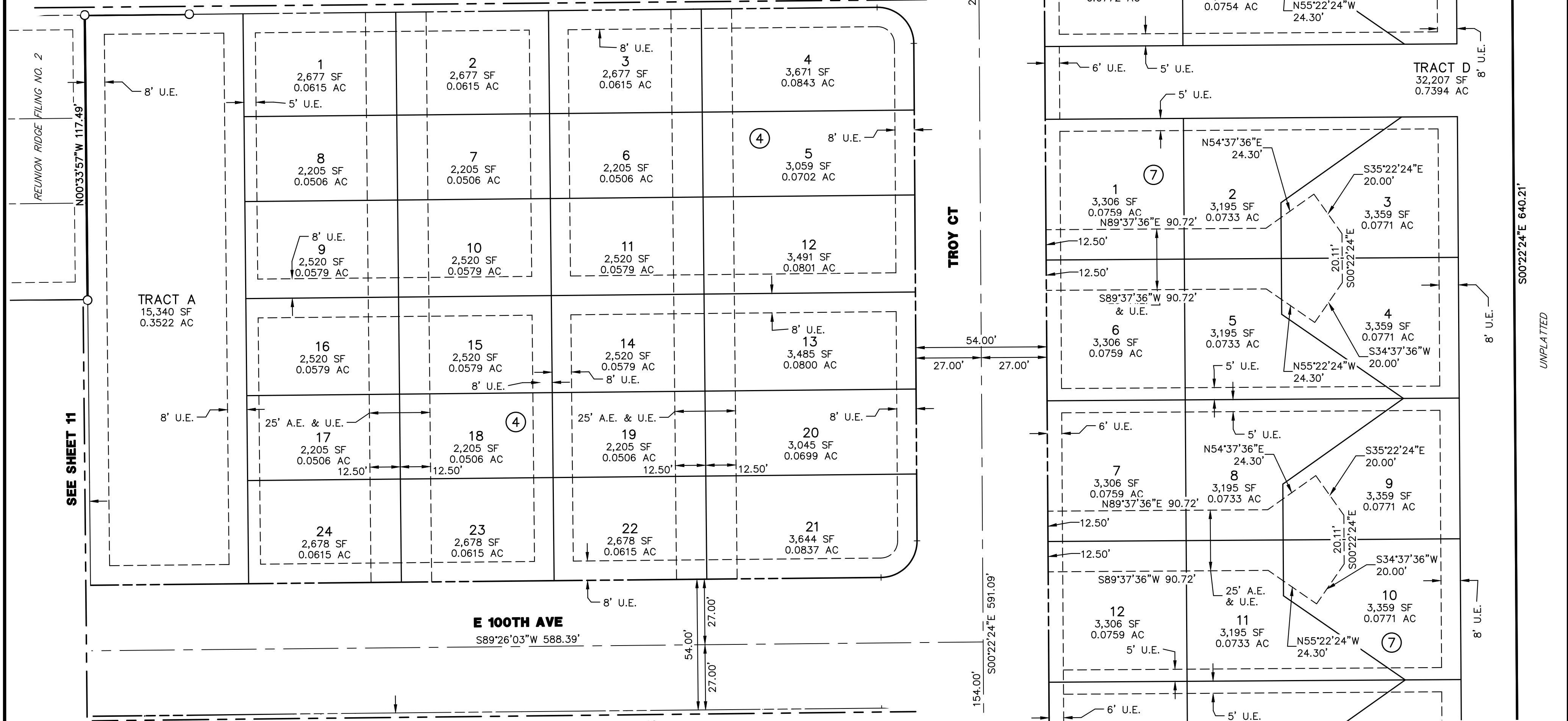
SHEET 9 OF 11



KEY MAP

SEE SHEET 8

SEE SHEET 8



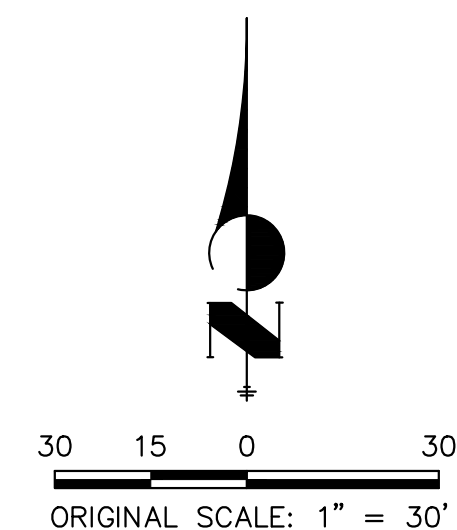
SEE SHEET 10

SEE SHEET 10

LEGEND

- SET 18" LOMG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38578
- U.E. UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- (RB) RADIAL BEARING
- S.D.T. SIGHT DISTANCE TRIANGLE

NOTE:
SEE SHEET 7 FOR LINE AND CURVE TABLES.
SEE SHEET 8-11 FOR EASEMENT DIMENSIONS.



JOB NO. 14421.29
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SHEET 9 OF 11

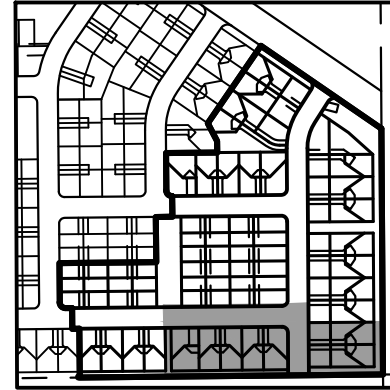


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REUNION RIDGE FILING NO. 3

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SHEET 10 OF 11

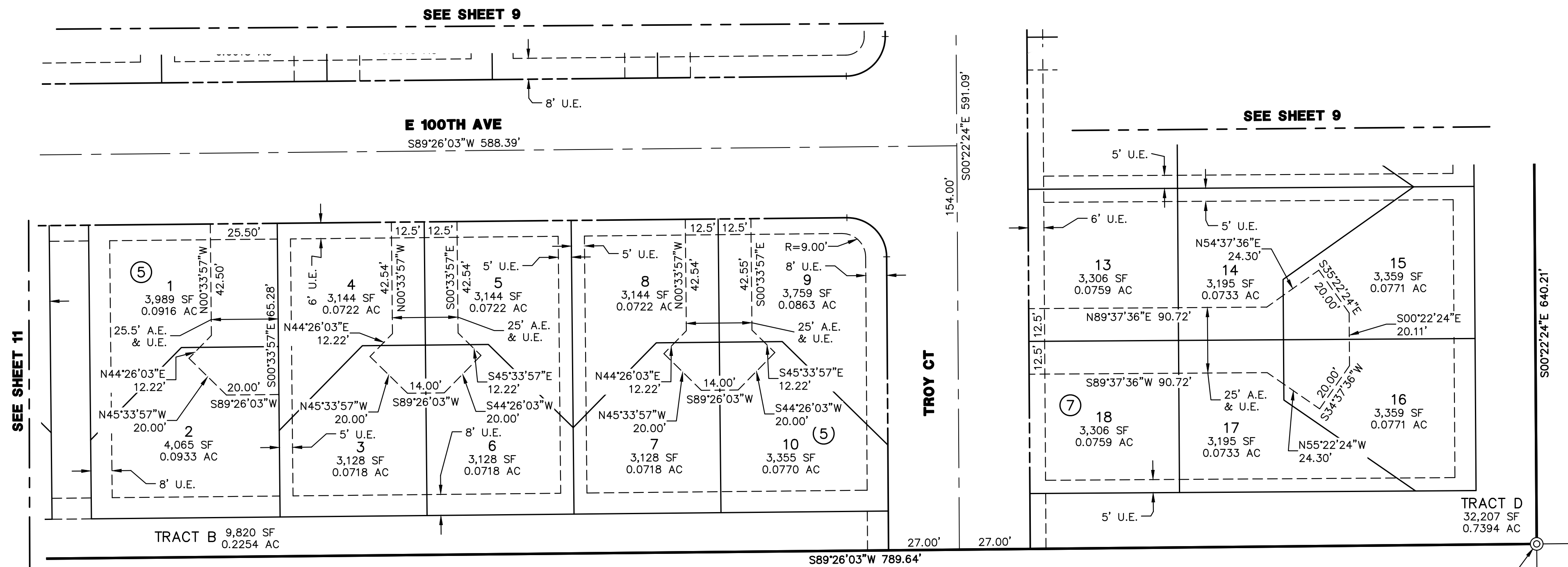


KEY MAP

LEGEND

- SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38578
- U.E. UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- (RB) RADIAL BEARING
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NOTE:
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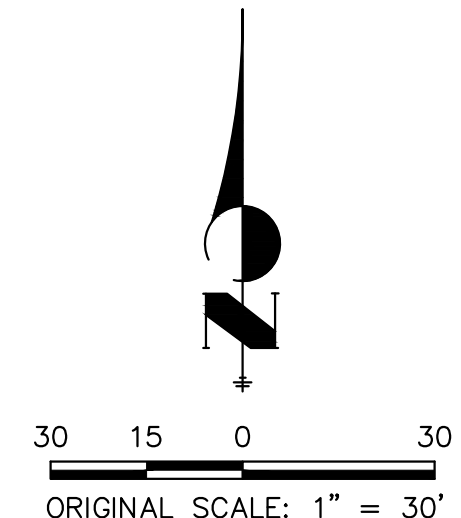
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RECOVERED
3.5" ALUMINUM CAP
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SHEET 10 OF 11



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