

# REUNION RIDGE FILING NO. 2

CASE # - S-778-20-21

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. 2. 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: \_\_\_\_\_

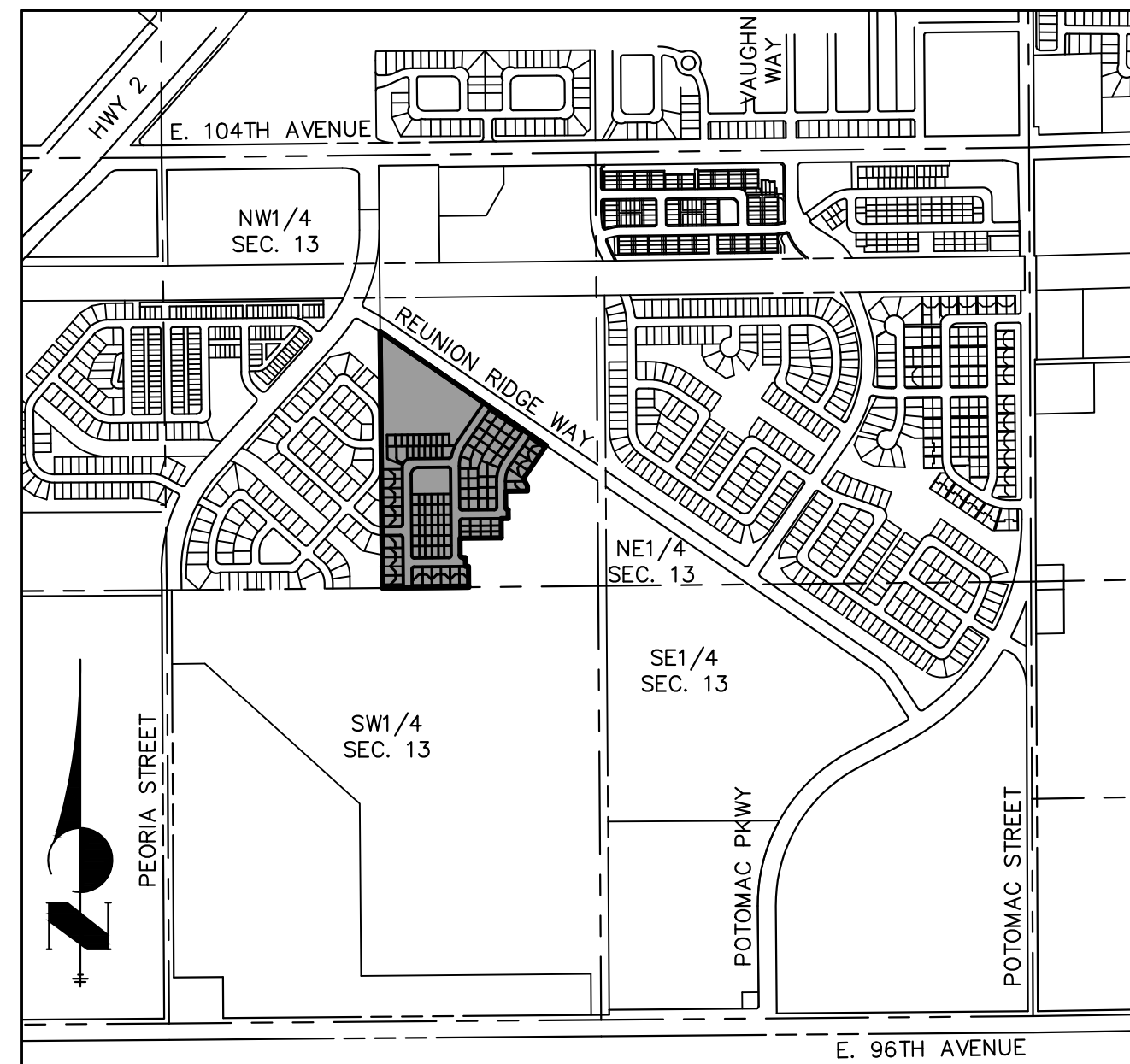
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS  
CITY OF \_\_\_\_\_ )

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	147	10.8730	48.8%
PUBLIC OPEN SPACE/FLOODPLAIN	0	0.0000	0.0%
RIGHT-OF-WAY	1	4.0761	18.3%
METRO DISTRICT OWNED & MAINTAINED OPEN SPACE	6	7.3092	32.8%
GROSS ACRES:		22.2600	100.0%

JOB NO. 14421.29  
MARCH 27, 2023  
SHEET 1 OF 11



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# REUNION RIDGE FILING NO. 2

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 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 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.

BEGINNING AT THE SOUTHWESTERLY CORNER OF REUNION RIDGE PARKWAY 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 SOUTHERLY RIGHT-OF-WAY LINE OF SAID REUNION RIDGE PARKWAY, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S32°50'41"W, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 01°37'08" AND AN ARC LENGTH OF 15.82 FEET, TO A POINT OF TANGENT;

THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S55°32'11"E A DISTANCE OF 1210.53 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, THE FOLLOWING FOURTEEN (14) COURSES:

1. S34°27'49"W A DISTANCE OF 244.48 FEET;
2. S27°41'51"E A DISTANCE OF 52.04 FEET;
3. S00°33'57"E A DISTANCE OF 29.99 FEET;
4. S89°26'03"W A DISTANCE OF 133.43 FEET;
5. S00°31'31"E A DISTANCE OF 96.99 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, 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 NON-TANGENT;
7. S00°33'57"E A DISTANCE OF 54.00 FEET;
8. S89°26'03"W A DISTANCE OF 43.13 FEET
9. S00°33'57"E A DISTANCE OF 117.49 FEET;
10. S89°26'03"W A DISTANCE OF 252.00 FEET;
11. S00°31'31"E A DISTANCE OF 102.50 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE LEFT, 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;
13. N89°26'03"E A DISTANCE OF 16.67 FEET;
14. S00°33'57"E A DISTANCE OF 54.00 FEET;
15. N89°26'03"E A DISTANCE OF 18.26 FEET;
16. S00°33'57"E A DISTANCE OF 127.00 FEET, TO A POINT ON THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13;

THENCE ON SAID SOUTH LINE, S89°26'03"W A DISTANCE OF 525.06 FEET, TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER;

THENCE ON SAID WEST LINE, N00°31'31"W A DISTANCE OF 1562.23 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 969,570 SQUARE FEET OR 22.2583 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. RND70723493, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MAY 21, 2021.
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. NOTICE IS HEREBY GIVEN:
  - A. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
  - B. ANY DIVISION OF AN EXISTING LOT, OR CONVEYANCE OF PART OF AN EXISTING SUBDIVISION LOT, IS IN VIOLATION OF THIS ARTICLE UNLESS (1) APPROVED BY THE CITY OF COMMERCE CITY; OR (2) IS EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.
  - C. THIS PLAT DOES NOT ESTABLISH WATER AVAILABILITY FOR THE SUBJECT PROPERTY. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. INVESTIGATION OF THE CURRENT WATER AVAILABILITY FOR THE PROPERTY AND ACQUISITION OF ANY ADDITIONAL WATER REQUIRED FOR DEVELOPMENT OF THE PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS. DEVELOPMENT APPROVALS WILL NOT BE GRANTED WITHOUT PROOF OF WATER AVAILABILITY.
  - D. THE STORM WATER FACILITIES PROPOSED WITHIN TRACT A SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER OF SUCH TRACTS AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. IN THE EVENT THAT SAID CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER SUCH AREA AND PERFORM THE NECESSARY WORK, THE COST OF WHICH, SAID OWNER, HEIRS, SUCCESSORS, AND ASSIGNS AGREES TO PAY UPON BILLING.
  - E. NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA WITHIN TRACT A, AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY.
  - F. THIS SUBDIVISION IS PART OF THE REUNION PUD ZONE DOCUMENT, RECORDED UNDER RECEPTION NO. 2019000050788.
9. 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.
10. AN ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF COMMERCE CITY OVER AND ACROSS TRACT A, AND THOSE EASEMENTS DEPICTED WITHIN TRACT A AS SHOWN HEREON, FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES AS NEEDED.

## LAND SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	OPEN SPACE (AC)	USE	OWNER	MAINTAINED BY
A	260,471	5.9796		OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
B	38,534	0.8846	0.8846	PARK, OPEN SPACE, UTILITIES	REUNION METRO DISTRICT	PROPERTY OWNER
C	4,213	0.0967	0.0967	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
D	2,208	0.0507	0.0507	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
E	5,161	0.1185	0.1185	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
F	7,801	0.1791	0.1791	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
TOTAL OPEN SPACE			1.3296			
TOTAL TRACT AREA	318,388	7.3092				
TOTAL LOT AREA	473,626	10.8730				
TOTAL ROW AREA	177,556	4.0761				
TOTAL SITE AREA	969,570	22.2583				

THIS SUBDIVISION PLAT CONTAINS 147 LOTS AND 6 TRACTS.



JOB NO. 14421.29  
MARCH 27, 2023  
SHEET 2 OF 11



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# REUNION RIDGE FILING NO. 2

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 3 OF 11

N 1/4 COR SEC. 13  
T2S, R67W, 6TH PM  
RECOVERED  
3.5" ALUMINUM CAP  
STAMPED "PLS 30099"  
IN A RANGE BOX

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

$\Delta=1'37'08"$   
 $R=560.00'$   
 $L=15.82'$   
 $CH=15.82'$   
 $S56'20'45"E$

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

TRACT G  
REUNION RIDGE FILING NO. 1  
REC. NO. 202000006264

BASIS OF BEARINGS  
E. LINE NW 1/4 SEC. 13  
S00'22'24"E 2640.42'

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

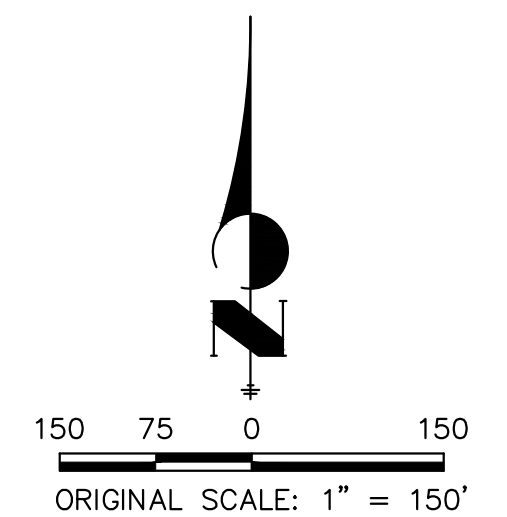
REUNION RIDGE FILING NO. 1  
REC. NO. 202000006264

## LEGEND

SET 18" LONG NO. 5 REBAR  
WITH A 1.5" ALUMINUM CAP  
STAMPED: JR ENG PLS 38578

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°02'25"	15.00'	23.57'	S45°32'44"E 21.22'
C2	90°02'25"	15.00'	23.57'	S45°32'44"E 21.22'

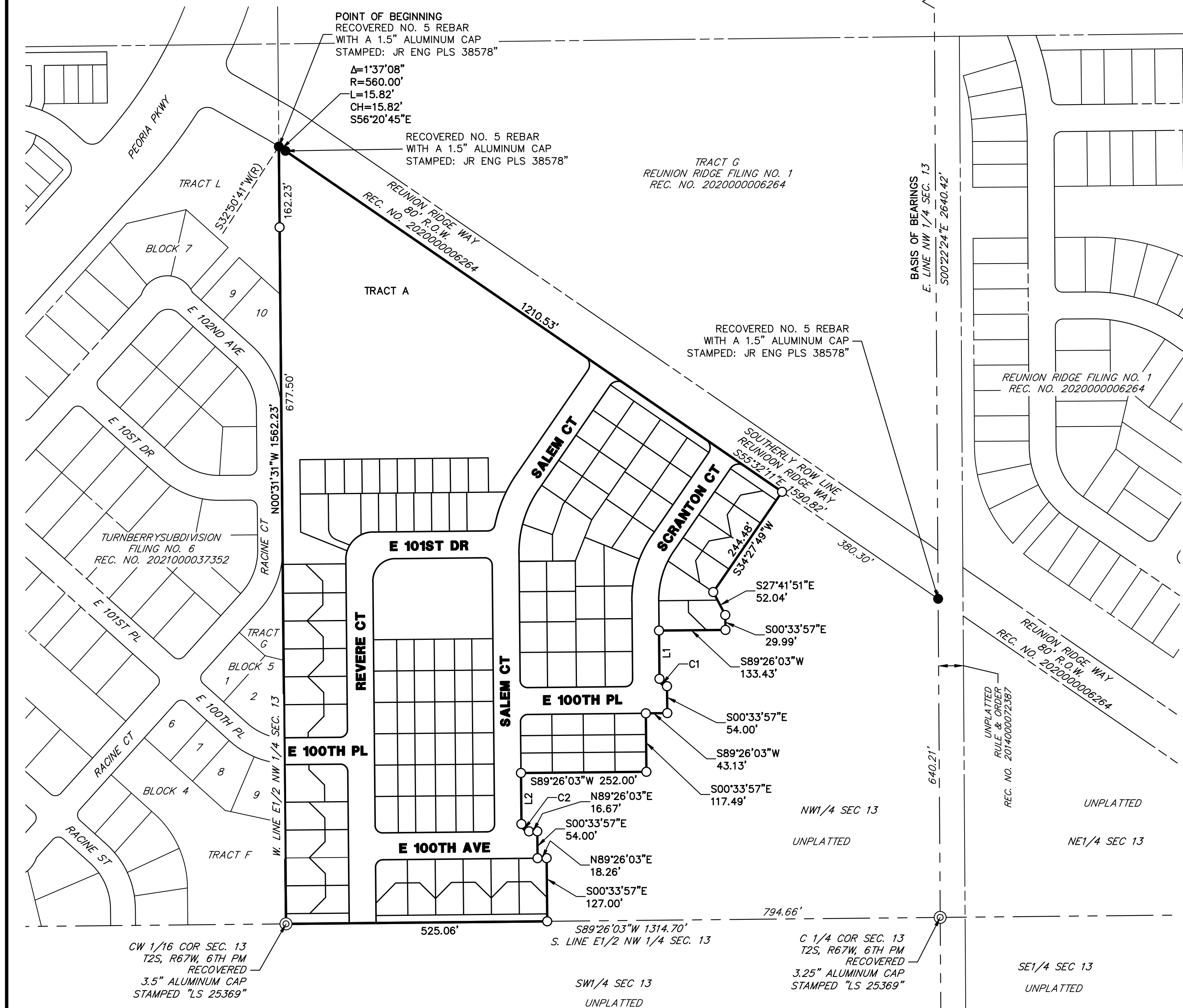
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°31'31"E	96.99'
L2	S00°31'31"E	102.50'



JOB NO. 14421.29  
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SHEET 3 OF 11

**J-R ENGINEERING**  
A Westrian Company

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

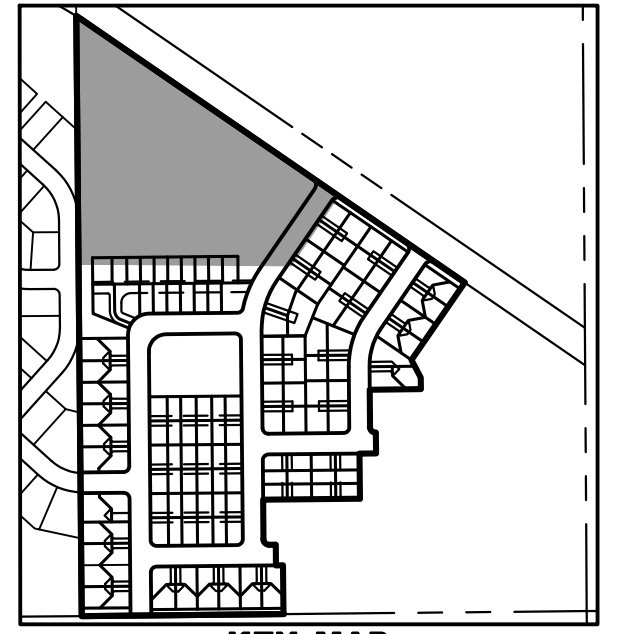
SW1/4 SEC 13  
UNPLATTED

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

SE1/4 SEC 13  
UNPLATTED

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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 4 OF 11



KEY MAP

### LEGEND

○ SET 18" LOMG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252

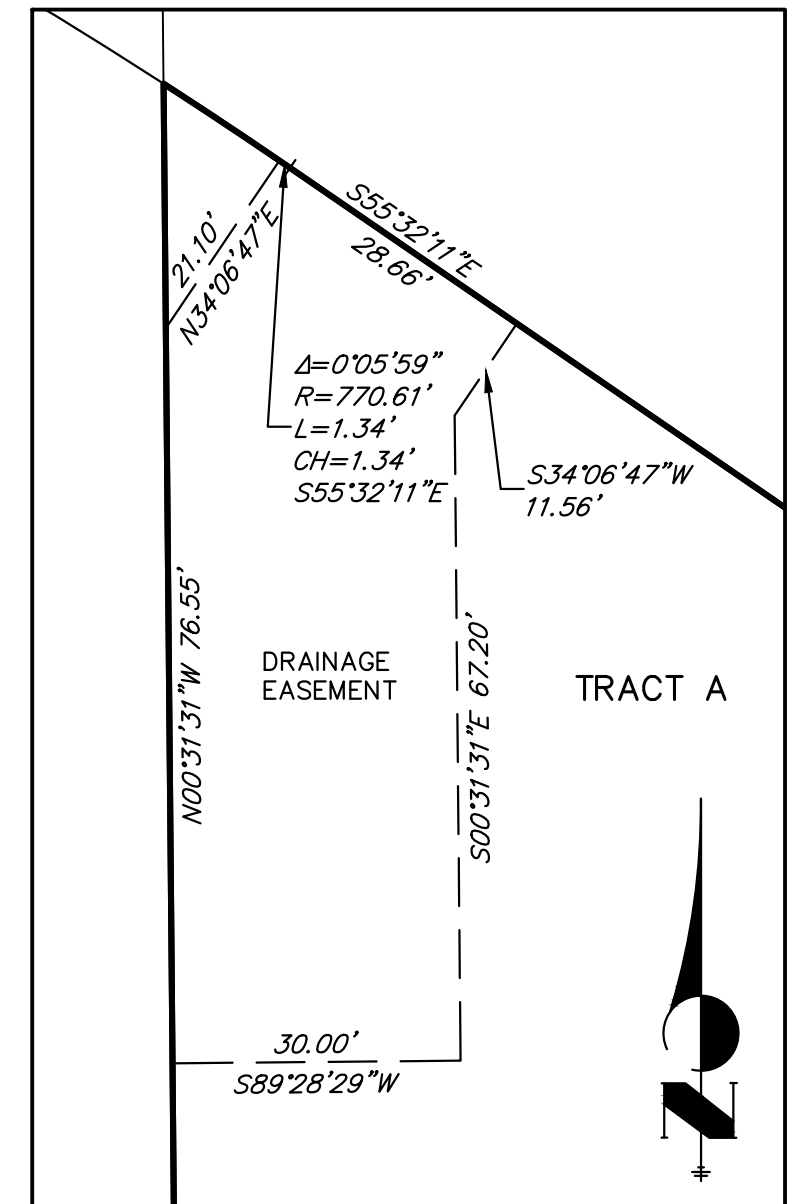
A.E. ACCESS EASEMENT

U.E. UTILITY EASEMENT

(RB) RADIAL BEARING

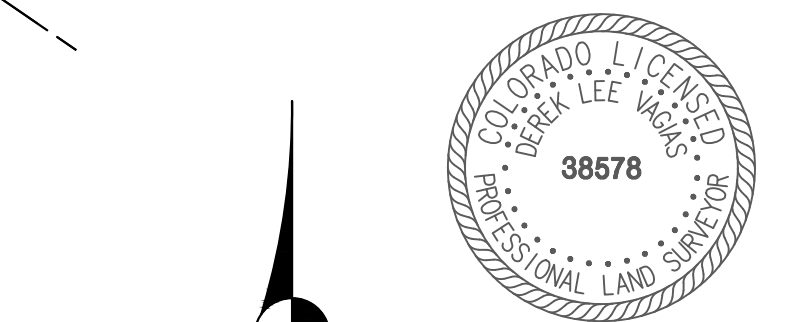
S.D.T. SIGHT DISTANCE TRIANGLE

**NOTE:**  
SEE SHEET 11 FOR LINE AND CURVE TABLES.  
SLANTED DIMENSIONS ARE FOR EASEMENTS.



DETAIL A

20 10 0 20  
ORIGINAL SCALE: 1" = 20'

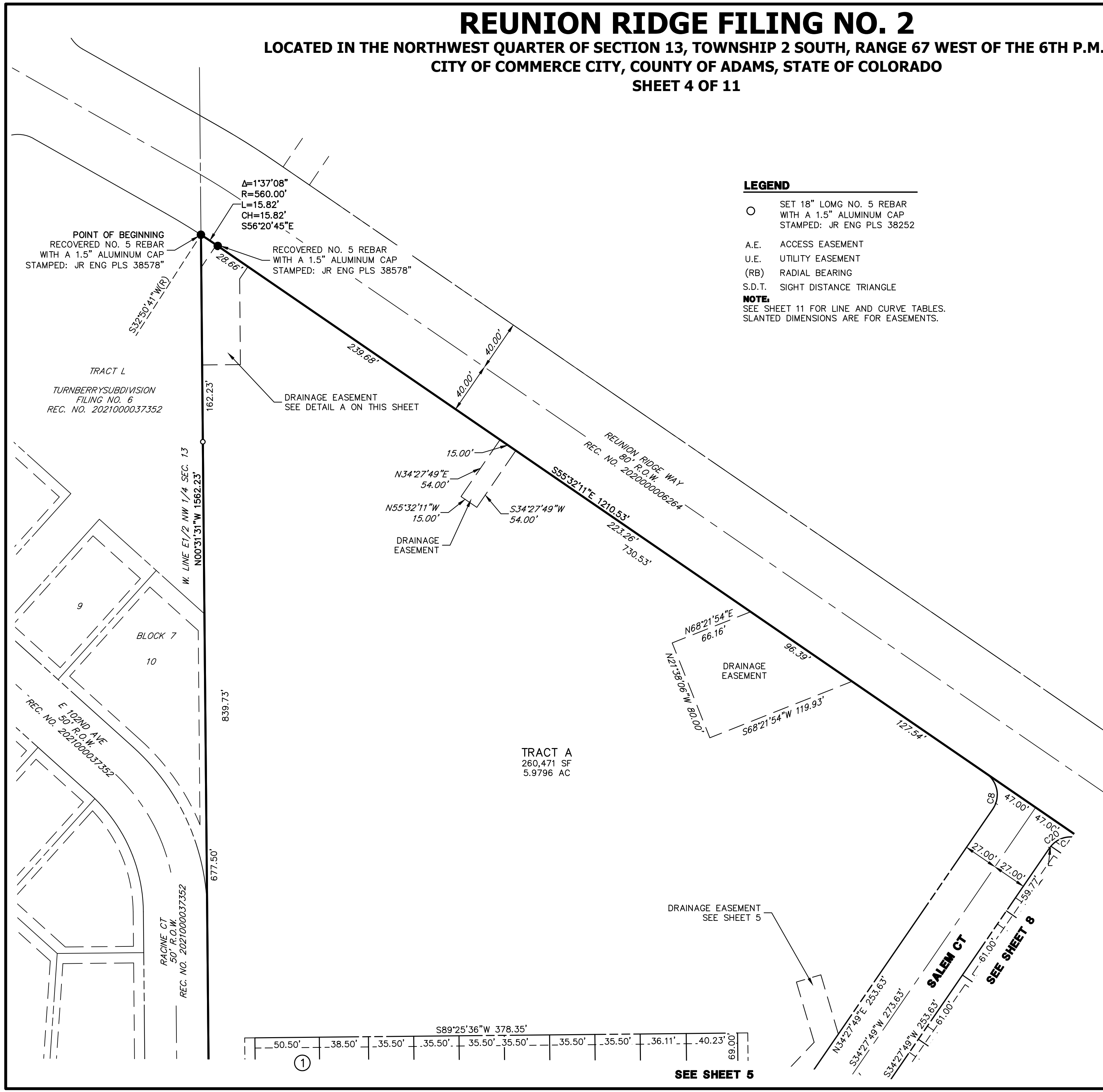


50 25 0 50  
ORIGINAL SCALE: 1" = 50'

JOB NO. 14421.29  
MARCH 27, 2023  
SHEET 4 OF 11



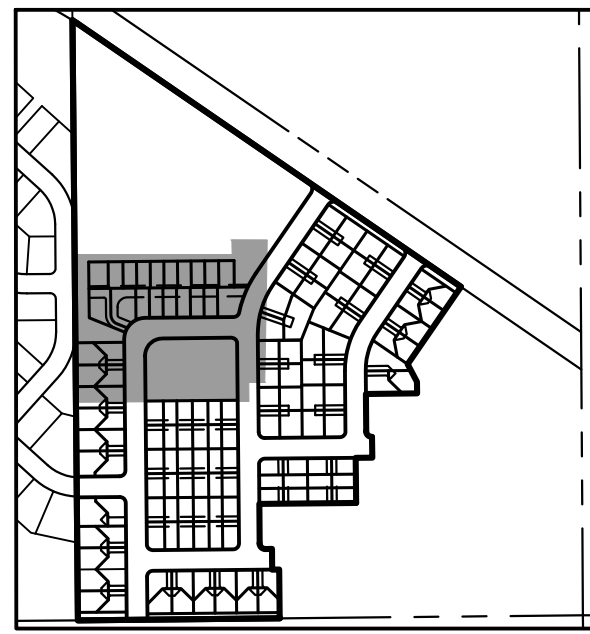
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SEE SHEET 5

# REUNION RIDGE FILING NO. 2

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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 5 OF 11



KEY MAP

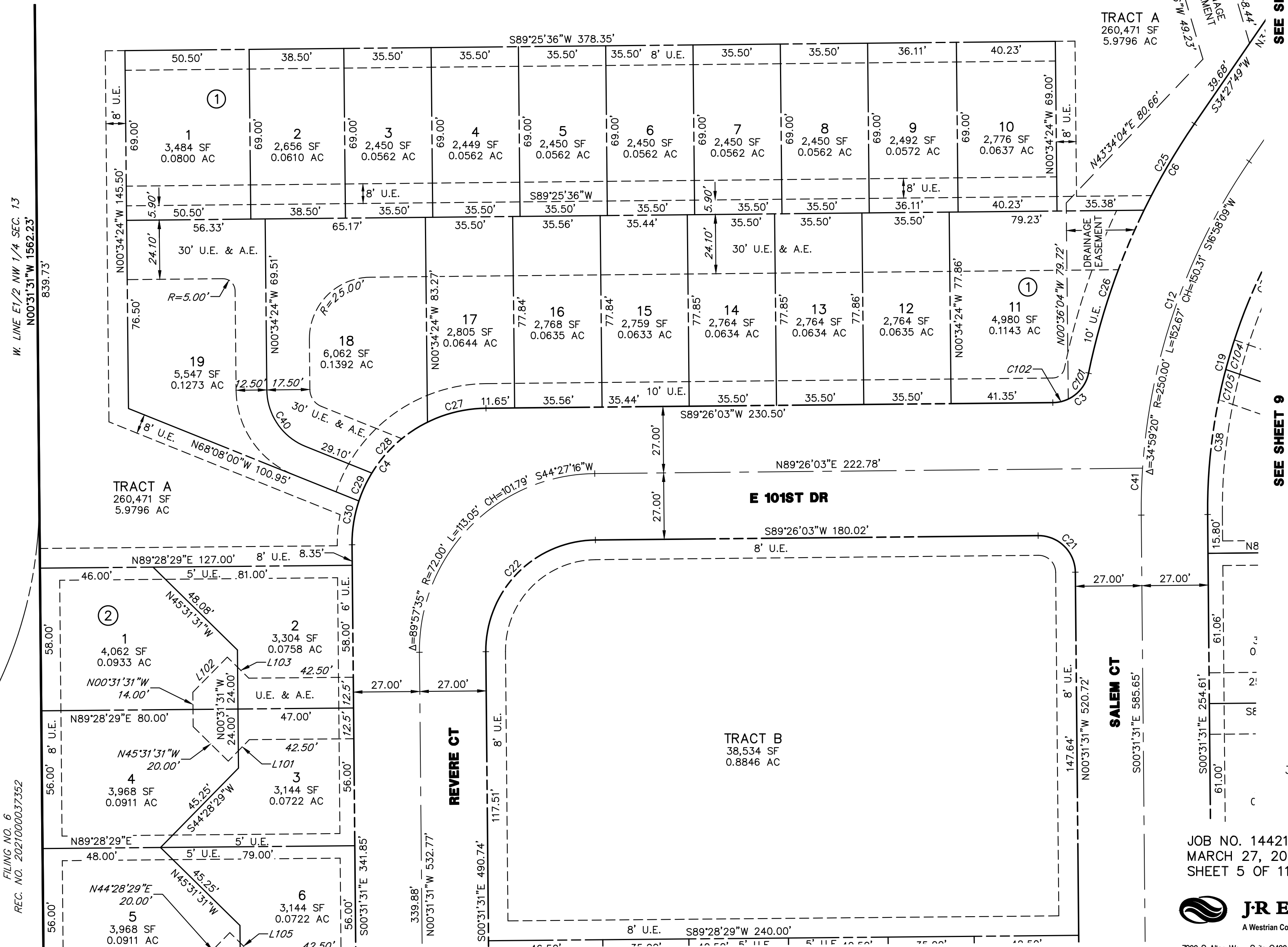
### LEGEND

○ SET 18" LOMG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252

A.E. ACCESS EASEMENT  
U.E. UTILITY EASEMENT  
(RB) RADIAL BEARING  
S.D.T. SIGHT DISTANCE TRIANGLE

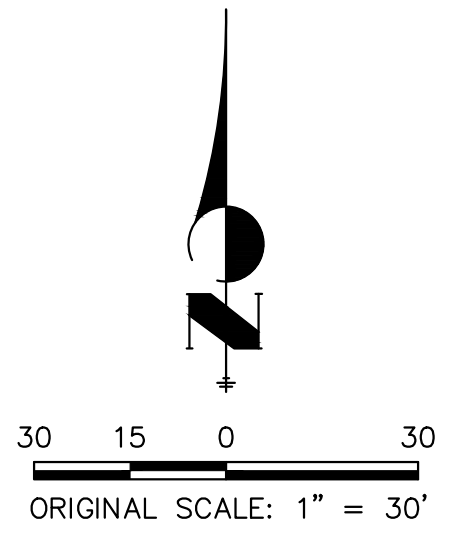
**NOTE:**  
SEE SHEET 11 FOR LINE AND CURVE TABLES.  
SLANTED DIMENSIONS ARE FOR EASEMENTS.

SEE SHEET 4



SEE SHEET 8

SEE SHEET 9



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MARCH 27, 2023  
SHEET 5 OF 11



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SEE SHEET 6



# REUNION RIDGE FILING NO. 2

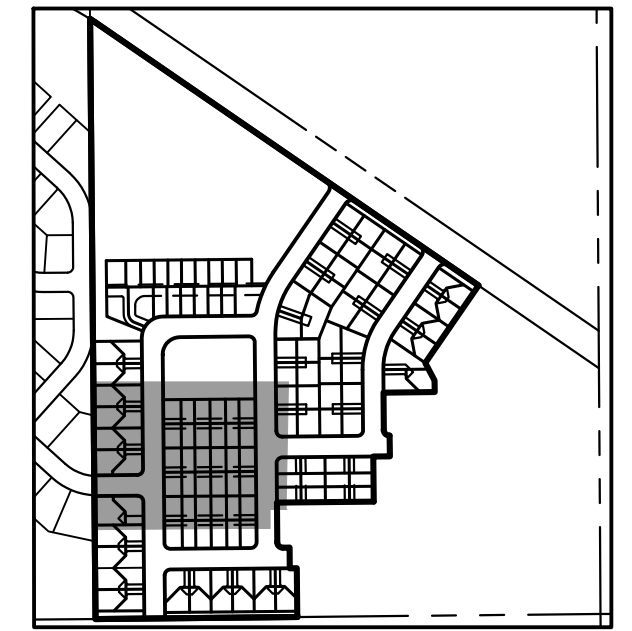
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 6 OF 11

## LEGEND

○ SET 18" LOMG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252

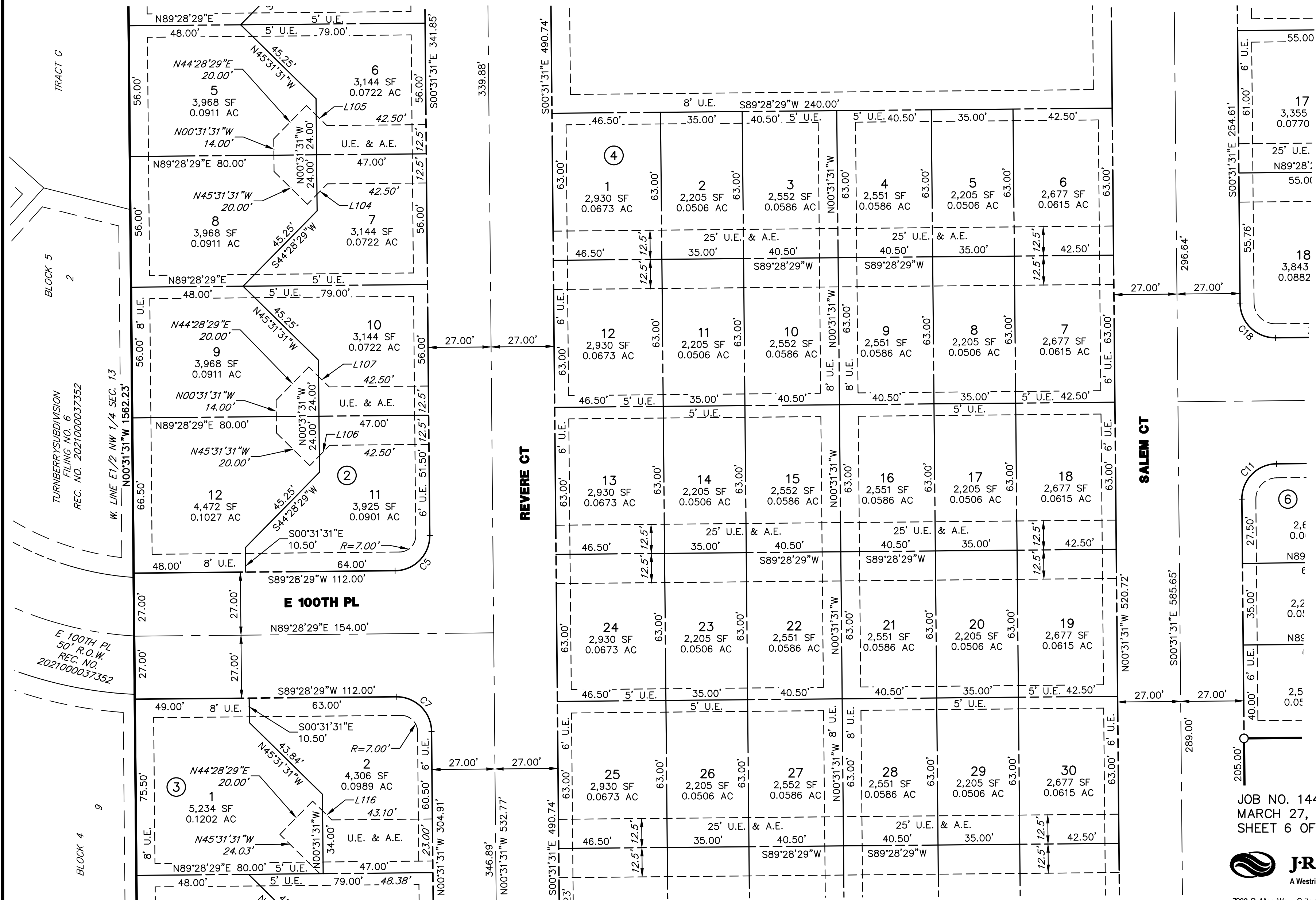
A.E. ACCESS EASEMENT  
U.E. UTILITY EASEMENT  
(RB) RADIAL BEARING  
S.D.T. SIGHT DISTANCE TRIANGLE

**NOTE:**  
SEE SHEET 11 FOR LINE AND CURVE TABLES.  
SLANTED DIMENSIONS ARE FOR EASEMENTS.



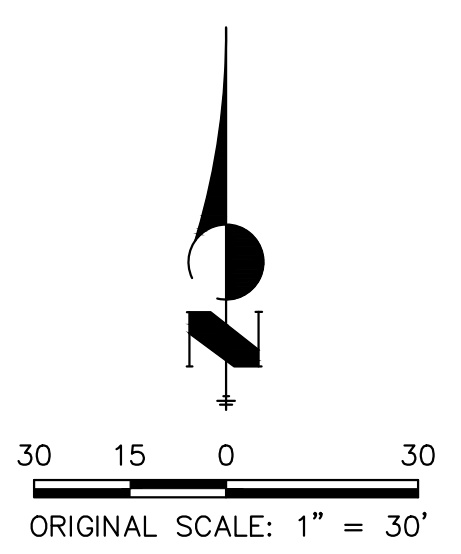
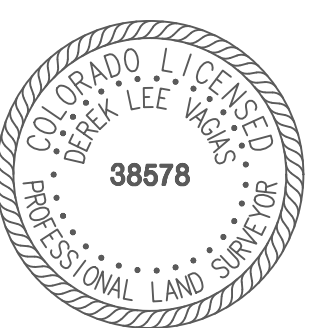
KEY MAP

SEE SHEET 5



SEE SHEET 7

SEE SHEET 10



JOB NO. 14421.29  
MARCH 27, 2023  
SHEET 6 OF 11



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# REUNION RIDGE FILING NO. 2

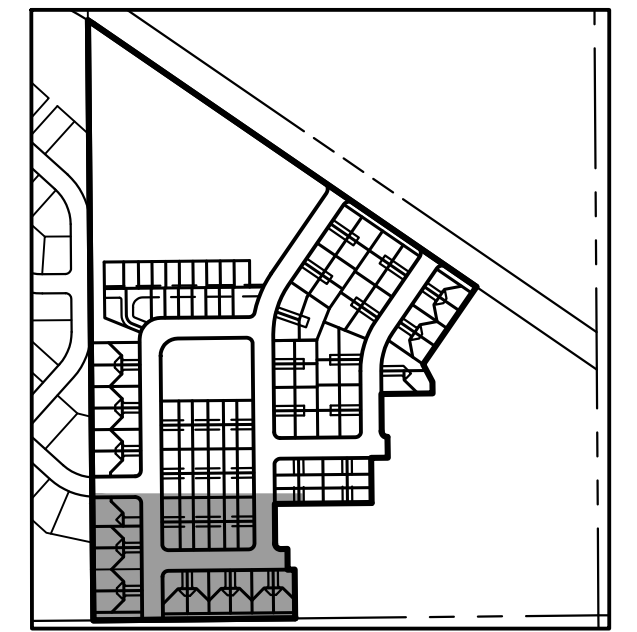
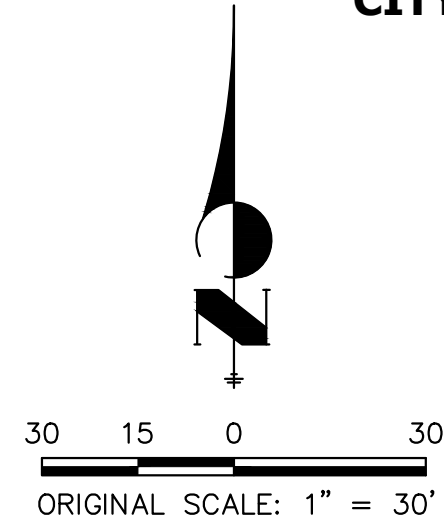
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 7 OF 11

## LEGEND

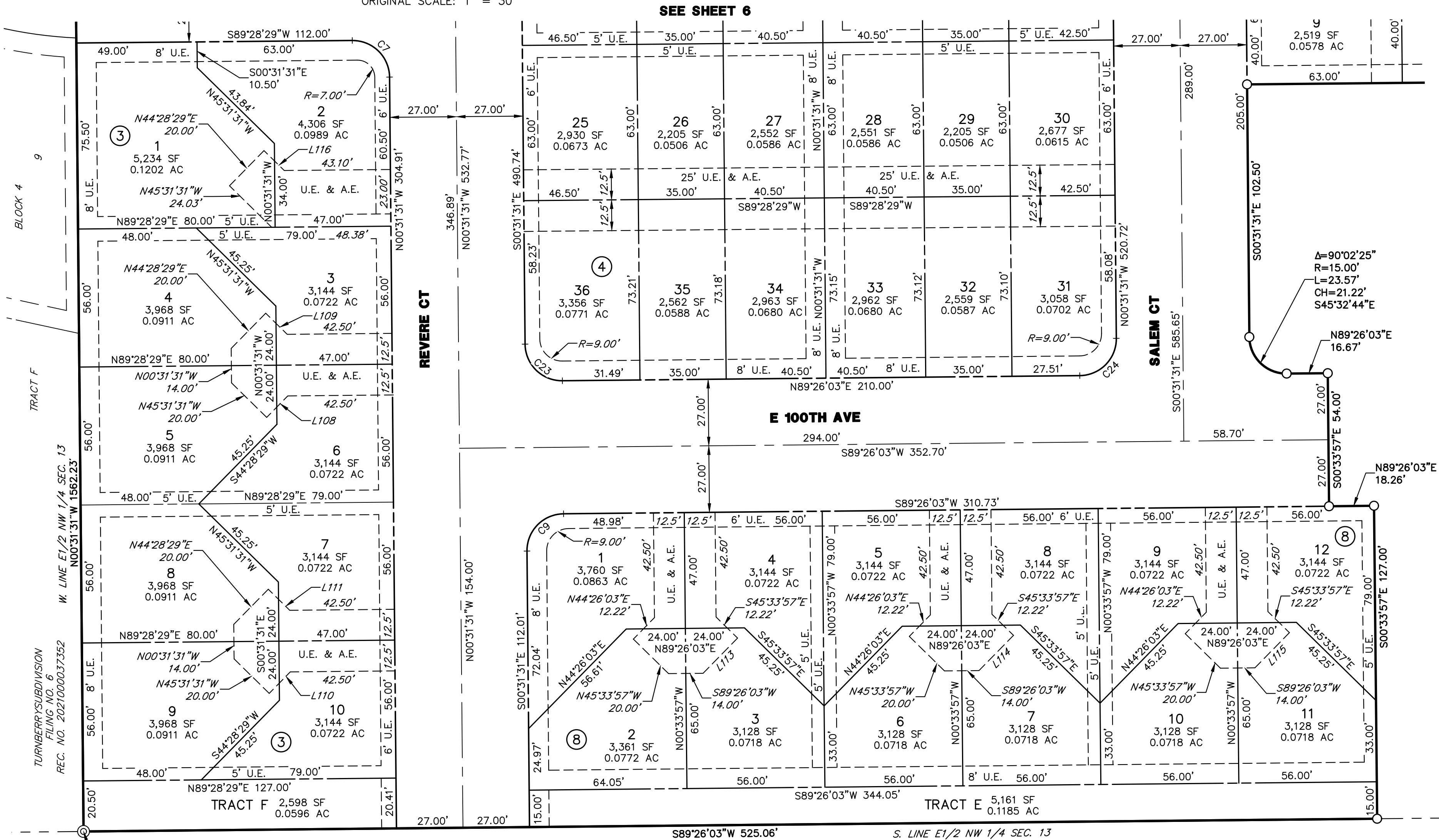
○ SET 18" LOMG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252

A.E. ACCESS EASEMENT  
U.E. UTILITY EASEMENT  
(RB) RADIAL BEARING  
S.D.T. SIGHT DISTANCE TRIANGLE

**NOTE:**  
SEE SHEET 11 FOR LINE AND CURVE TABLES.  
SLANTED DIMENSIONS ARE FOR EASEMENTS.



KEY MAP



SEE SHEET 6

SEE SHEET 10

BLOCK 4

TRACT F

TURNBERRY SUBDIVISION  
FILING NO. 6  
REC. NO. 2021000037352

W. LINE E1/2 NW 1/4 SEC. 13  
N00°31'31"W 1562.23'

N89°28'29"E 80.00'

TRACT F

2,598 SF  
0.0596 AC

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

SEE SHEET 10

SEE SHEET 10



JOB NO. 14421.29  
MARCH 27, 2023  
SHEET 7 OF 11

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# REUNION RIDGE FILING NO. 2

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

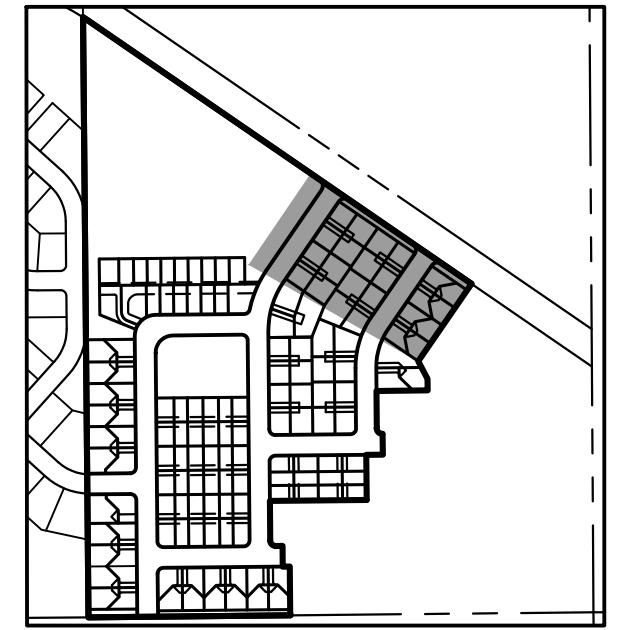
SHEET 8 OF 11

## LEGEND

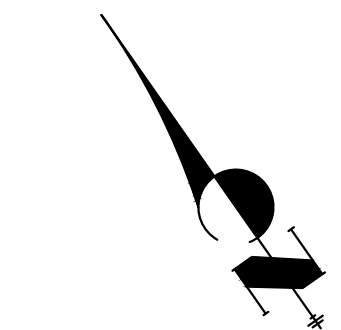
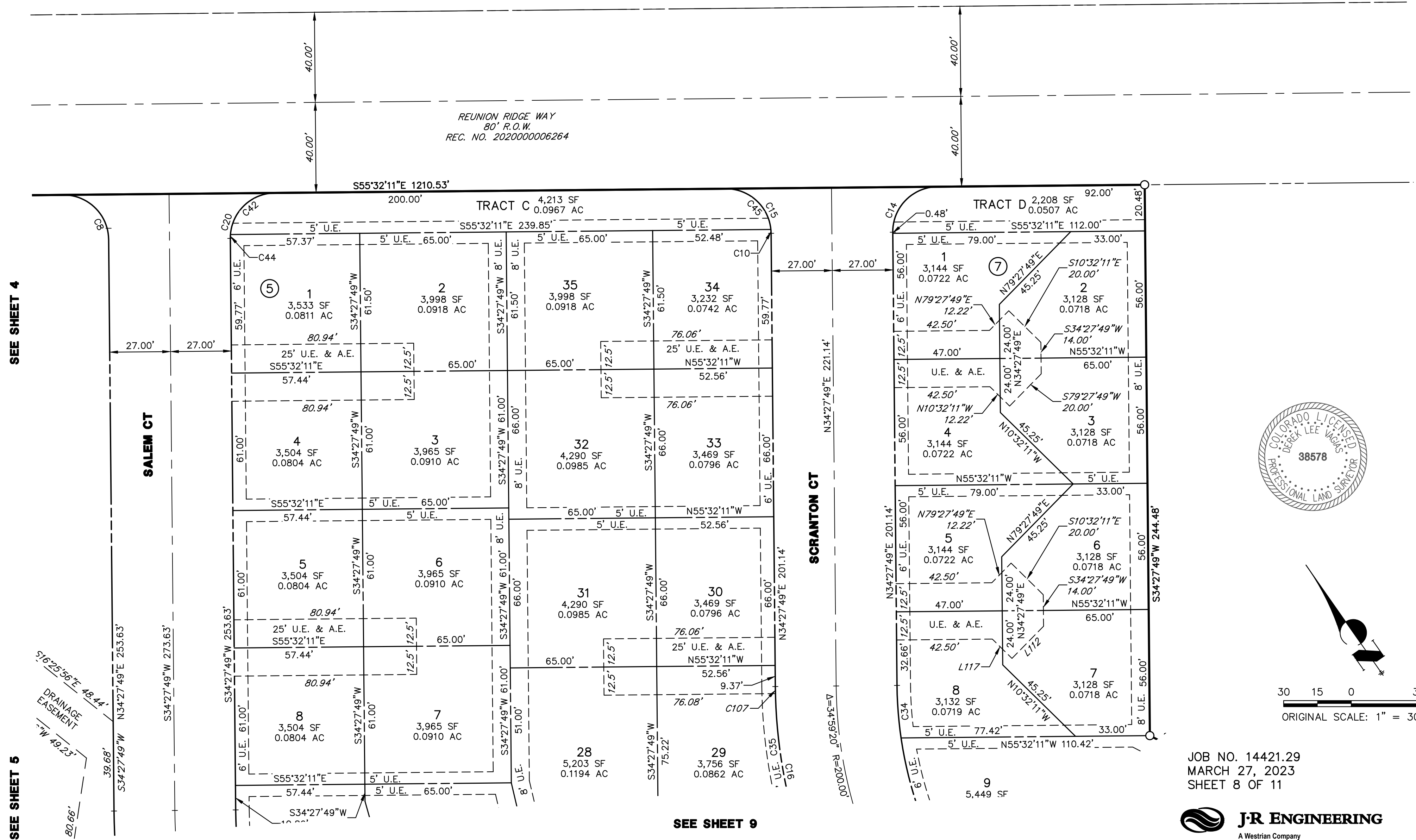
○ SET 18" LOMG NO. 5 REBAR  
WITH A 1.5" ALUMINUM CAP  
STAMPED: JR ENG PLS 38252

A.E. ACCESS EASEMENT  
U.E. UTILITY EASEMENT  
(RB) RADIAL BEARING  
S.D.T. SIGHT DISTANCE TRIANGLE

**NOTE:**  
SEE SHEET 11 FOR LINE AND CURVE TABLES.  
SLANTED DIMENSIONS ARE FOR EASEMENTS.



KEY MAP



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

JOB NO. 14421.29  
MARCH 27, 2023  
SHEET 8 OF 11

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SEE SHEET 4

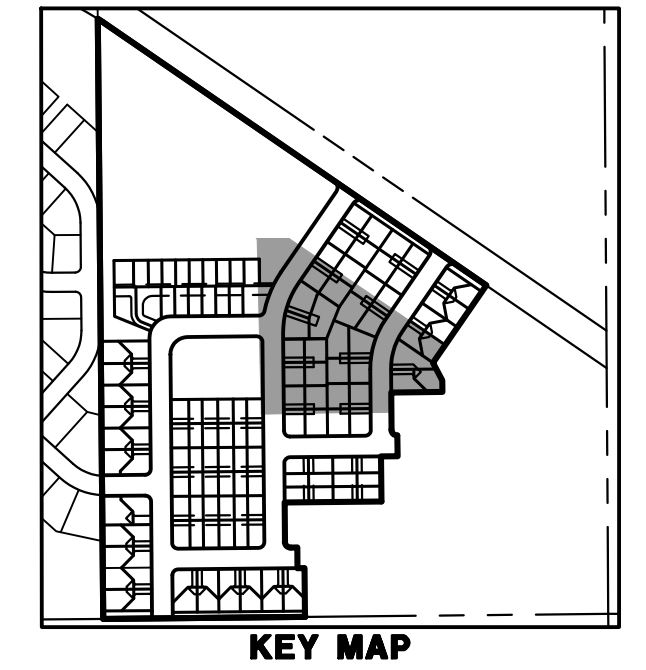
SEE SHEET 5

SEE SHEET 9



# REUNION RIDGE FILING NO. 2

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

### LEGEND

○ SET 18" LOMG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252

A.E. ACCESS EASEMENT

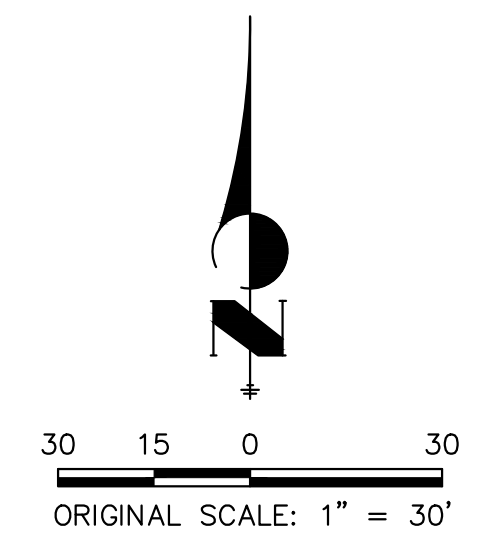
U.E. UTILITY EASEMENT

(RB) RADIAL BEARING

S.D.T. SIGHT DISTANCE TRIANGLE

### NOTE:

SEE SHEET 11 FOR LINE AND CURVE TABLES.  
SLANTED DIMENSIONS ARE FOR EASEMENTS.



JOB NO. 14421.29  
MARCH 27, 2023  
SHEET 9 OF 11

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SEE SHEET 4

SEE SHEET 8

SEE SHEET 8

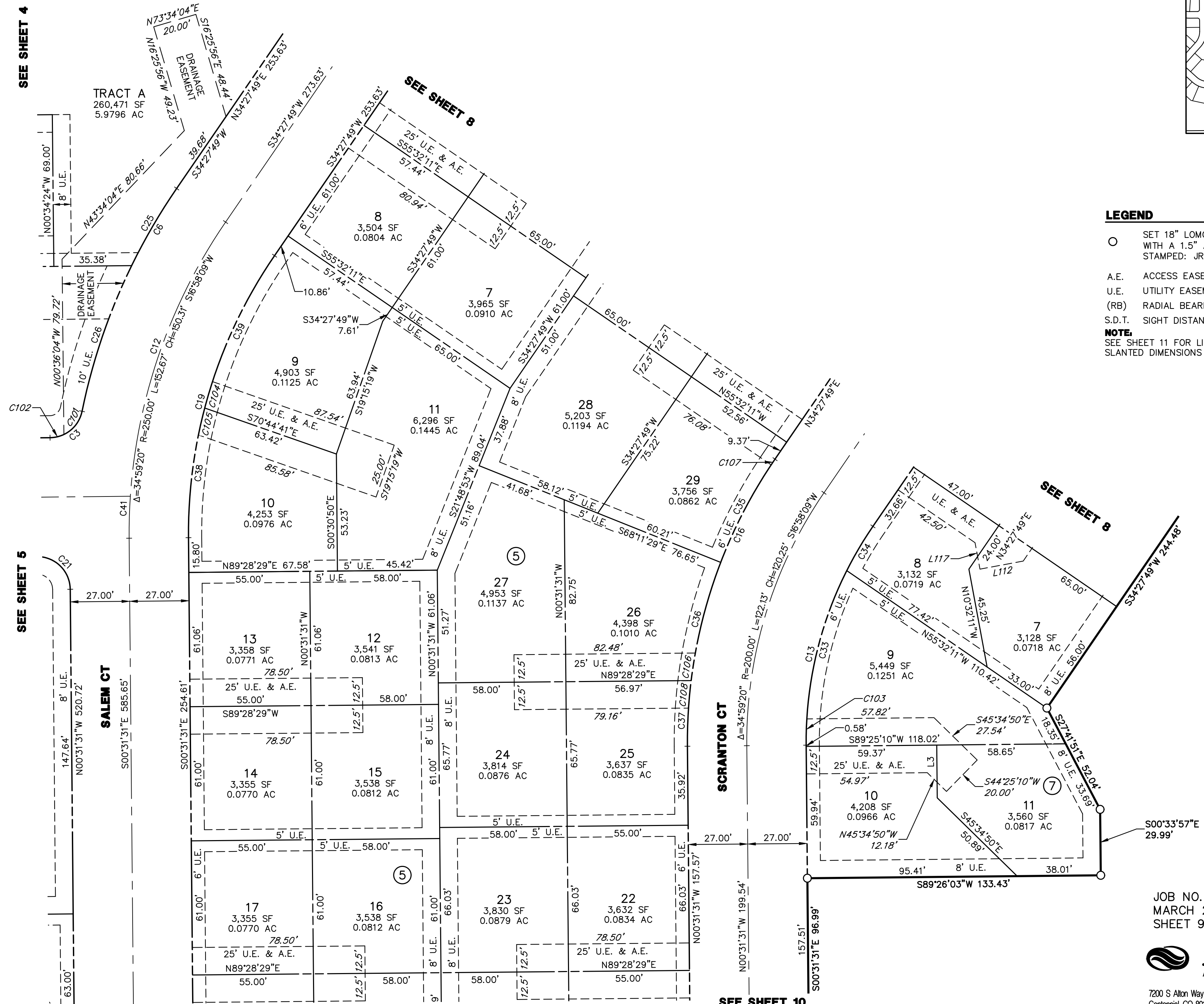
SEE SHEET 5

SCRANTON CT

SEE SHEET 10

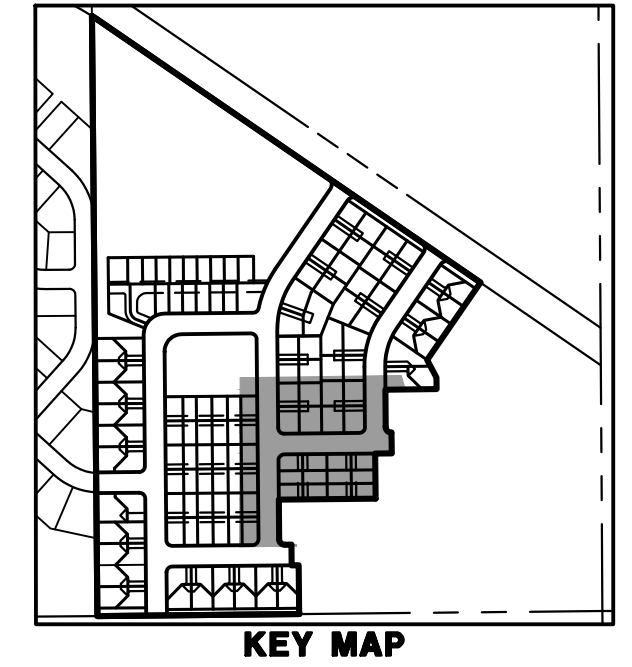
TRACT A  
260,471 SF  
5.9796 AC

SALEM CT

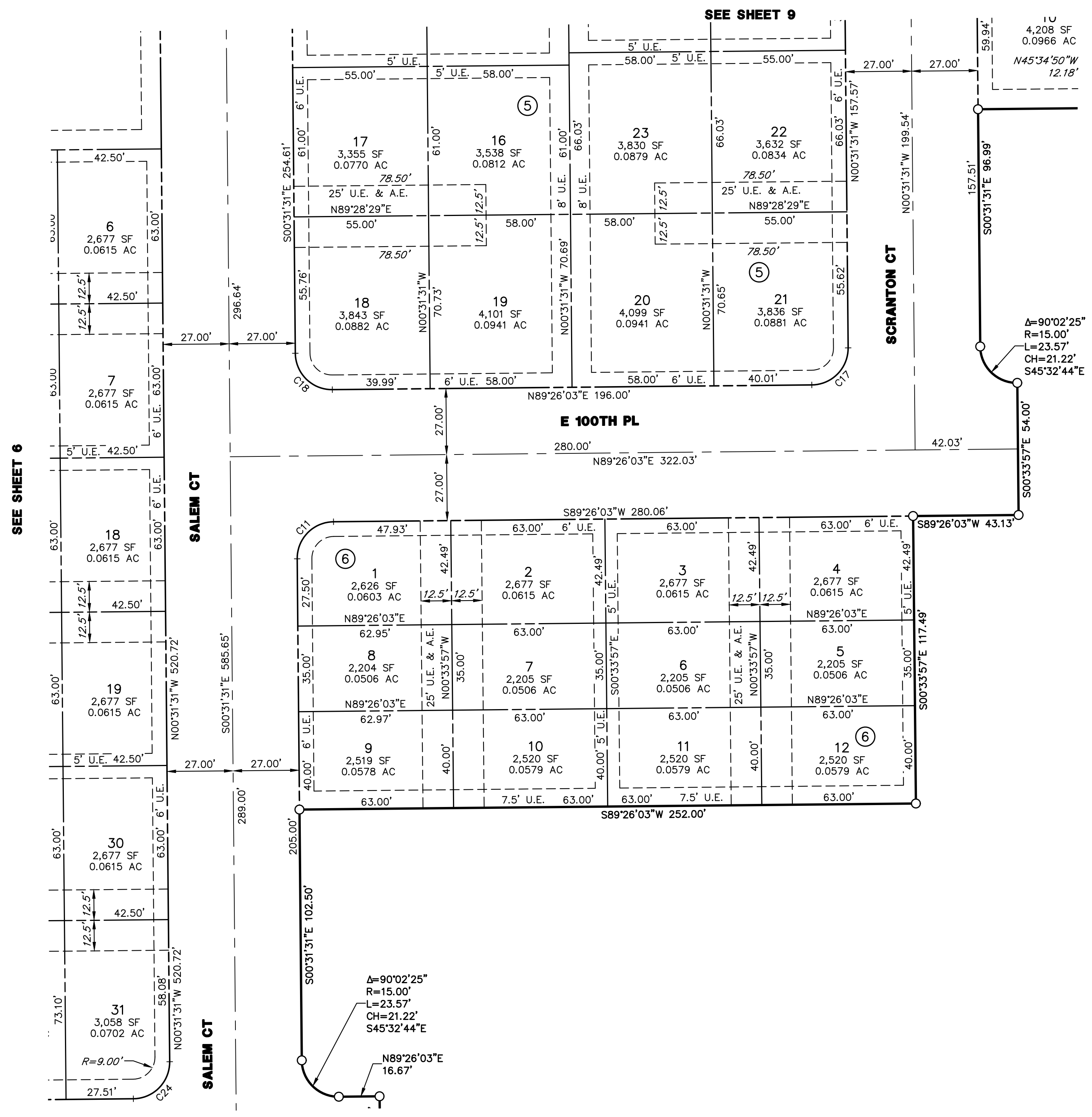


# REUNION RIDGE FILING NO. 2

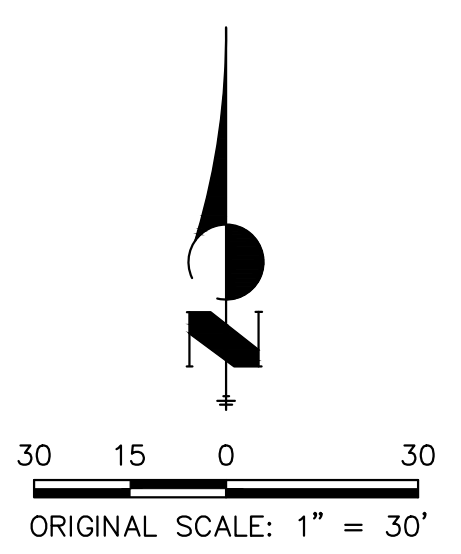
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 10 OF 11



KEY MAP



- LEGEND**
- SET 18" LOMG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED: JR ENG PLS 38252
  - A.E. ACCESS EASEMENT
  - U.E. UTILITY EASEMENT
  - (RB) RADIAL BEARING
  - S.D.T. SIGHT DISTANCE TRIANGLE
- NOTE:**  
SEE SHEET 11 FOR LINE AND CURVE TABLES.  
SLANTED DIMENSIONS ARE FOR EASEMENTS.



JOB NO. 14421.29  
MARCH 27, 2023  
SHEET 10 OF 11



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# REUNION RIDGE FILING NO. 2

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 11 OF 11

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C3	77°53'30"	15.00'	20.39'	N50°29'18"E 18.86'
C4	89°57'35"	55.00'	86.36'	S44°27'16"W 77.75'
C5	90°00'00"	15.00'	23.56'	N44°28'29"E 21.21'
C6	22°55'15"	277.00'	110.81'	S23°00'11"W 110.08'
C7	90°00'00"	15.00'	23.56'	N45°31'31"W 21.21'
C8	90°00'00"	20.00'	31.42'	N10°32'11"W 28.28'
C9	89°57'35"	15.00'	23.55'	S44°27'16"W 21.21'
C10	4°57'36"	20.00'	1.73'	N31°59'01"E 1.73'
C11	89°57'35"	15.00'	23.55'	S44°27'16"W 21.21'
C12	30°36'47"	250.00'	133.57'	S19°09'25"W 131.99'
C13	34°59'20"	173.00'	105.65'	S16°58'09"W 104.01'
C14	90°00'00"	20.00'	31.42'	S79°27'49"W 28.28'
C15	90°00'00"	20.00'	31.42'	N10°32'11"W 28.28'
C16	34°59'20"	227.00'	138.62'	S16°58'09"W 136.48'
C17	89°57'35"	15.00'	23.55'	N44°27'16"E 21.21'
C18	90°02'25"	15.00'	23.57'	S45°32'44"E 21.22'
C19	34°59'20"	223.00'	136.18'	S16°58'09"W 134.07'
C20	90°00'00"	20.00'	31.42'	S79°27'49"W 28.28'
C21	90°02'25"	15.00'	23.57'	N45°32'44"W 21.22'
C22	89°57'35"	45.00'	70.65'	S44°27'16"W 63.62'
C23	90°02'25"	15.00'	23.57'	S45°32'44"E 21.22'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C24	89°57'35"	15.00'	23.55'	N44°27'16"E 21.21'
C25	8°24'29"	277.00'	40.65'	S30°15'34"W 40.61'
C26	14°30'47"	277.00'	70.16'	S18°47'57"W 69.98'
C27	25°41'39"	55.00'	24.66'	S76°35'14"W 24.46'
C28	32°21'18"	55.00'	31.06'	S47°33'46"W 30.65'
C29	13°04'04"	55.00'	12.54'	S24°51'05"W 12.52'
C30	18°50'34"	55.00'	18.09'	S08°53'46"W 18.01'
C33	27°14'06"	173.00'	82.23'	S13°05'32"W 81.46'
C34	7°45'14"	173.00'	23.41'	S30°35'12"W 23.39'
C35	13°24'54"	227.00'	53.15'	S27°45'22"W 53.03'
C36	14°01'09"	227.00'	55.54'	S14°02'20"W 55.40'
C37	7°33'16"	227.00'	29.93'	S03°15'07"W 29.91'
C38	15°18'44"	223.00'	59.60'	S07°07'51"W 59.42'
C39	19°40'36"	223.00'	76.58'	S24°37'31"W 76.21'
C40	67°33'36"	25.00'	29.48'	S34°21'12"E 27.80'
C41	4°22'33"	250.00'	19.09'	S01°39'45"W 19.09'
C42	85°02'24"	20.00'	29.68'	S81°56'37"W 27.03'
C44	4°57'36"	20.00'	1.73'	S36°56'37"W 1.73'
C45	85°02'24"	20.00'	29.68'	N13°00'59"W 27.03'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C101	53°00'25"	15.00'	13.88'	N38°02'46"E 13.39'
C102	77°53'30"	15.00'	20.39'	N50°29'18"E 18.86'
C103	3°57'03"	173.00'	11.93'	N01°27'00"E 11.93'
C104	3°12'58"	223.00'	12.52'	N16°23'41"E 12.52'
C105	3°13'49"	223.00'	12.57'	N13°10'18"E 12.57'
C106	3°11'46"	227.00'	12.66'	S08°37'38"W 12.66'
C107	0°47'25"	227.00'	3.13'	S34°04'06"W 3.13'
C108	3°10'22"	227.00'	12.57'	S05°26'34"W 12.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N00°34'50"W	23.98'
L101	S44°28'29"W	12.22'
L102	N44°28'29"E	20.00'
L103	S45°31'31"E	12.22'
L104	S44°28'29"W	12.22'
L105	S45°31'31"E	12.22'
L106	S44°28'29"W	12.22'
L107	S45°31'31"E	12.22'
L108	S44°28'29"W	12.22'
L109	S45°31'31"E	12.22'
L110	S44°22'20"W	12.22'
L111	S45°31'31"E	12.20'
L112	S79°27'49"W	20.00'
L113	S44°26'03"W	20.00'
L114	S44°26'03"W	20.00'
L115	S44°26'03"W	20.00'
L116	S45°31'31"E	11.50'
L117	N10°32'11"W	12.22'



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