

# REUNION RIDGE FILING NO. 1, AMENDMENT NO. 4

A REPLAT OF TRACT B AND BB, REUNION RIDGE FILING NO. 1

LOCATED IN THE NE1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

## DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION BEING THE OWNER OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED HEREIN (SEE SHEET 2 FOR LEGAL DESCRIPTION) HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS AND STREETS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF REUNION RIDGE FILING NO. 1, AMENDMENT NO. 4 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 EASEMENTS HEREON SHOWN, FOR PUBLIC UTILITY, CABLE TV, AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY COMMERCE CITY.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS  
CITY OF \_\_\_\_\_ }

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

## CONSENT BY LENDER

KNOW ALL MEN BY THESE PRESENTS THAT SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP ("MORTGAGEE"), BEING THE MORTGAGEE OF THAT CERTAIN MORTGAGE, SECURITY AGREEMENTS AND ASSIGNMENTS OF RENTS RECORDED FEBRUARY 4, 2020 AT INSTRUMENT NO. 2020000011154 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "MORTGAGE"), AND THE LENDER UNDER ANY AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION WITH THE LOAN EVIDENCED BY THE MORTGAGE, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "LOAN DOCUMENTS"), HEREBY CONSENTS TO, AND RATIFIES AND CONFIRMS, THIS PLAT, AND AGREES THAT THE RIGHT, TITLE, LIEN AND INTEREST OF MORTGAGEE IN AND TO THE PROPERTY AS SHOWN HEREON UNDER AND PURSUANT TO THE MORTGAGE AND THE LOAN DOCUMENTS SHALL BE, AND HEREBY ARE, SUBORDINATE TO THIS PLAT TO THE EFFECT THAT, IN THE EVENT THAT PURSUANT TO THE FORECLOSURE OF THE MORTGAGE OR ANY OF THE OTHER LOAN DOCUMENTS OR ANY CONVEYANCE IN LIEU THEREOF, MORTGAGEE OR ANY OTHER PARTY SHALL SUCCEED TO THE INTEREST OF THE OWNER OF THE PROPERTY SHOWN HEREON, OR ANY PORTION THEREOF, THEN MORTGAGEE OR OTHER SUCH PARTY SHALL RECOGNIZE AND BE BOUND BY THIS PLAT.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

BY: \_\_\_\_\_

NAME: \_\_\_\_\_ AUTHORIZED AGENT

BY: \_\_\_\_\_

NAME: \_\_\_\_\_ AUTHORIZED AGENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS  
CITY OF \_\_\_\_\_ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ FOR SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

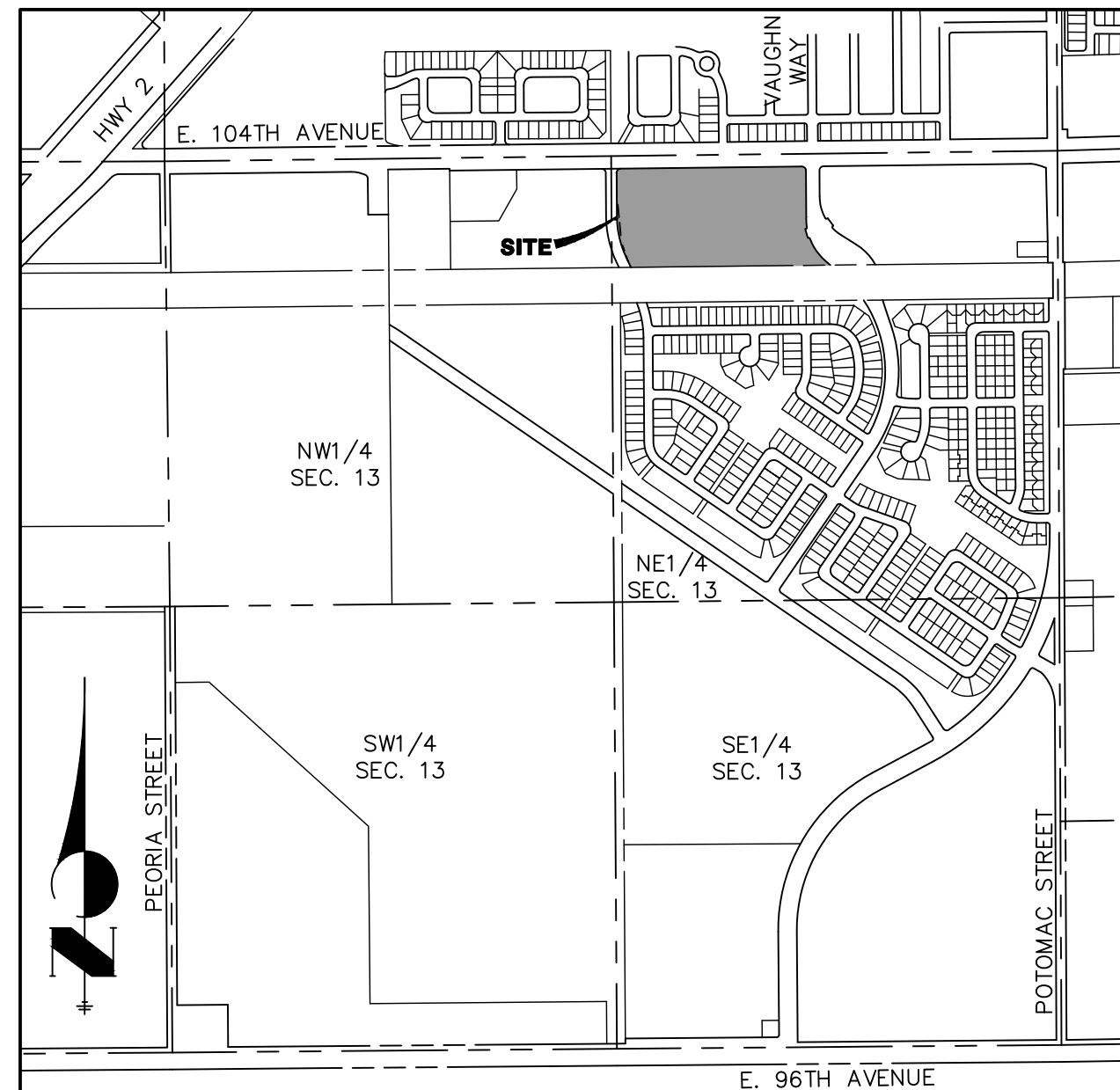
STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS  
CITY OF \_\_\_\_\_ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ FOR SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC



VICINITY MAP

SCALE: 1"=1000'

## CONSENT BY LENDER

KNOW ALL MEN BY THESE PRESENTS THAT DIBC 96TH AND POTOMAC, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY (COLLECTIVELY, "MORTGAGEE"), BEING THE MORTGAGEE OF THAT CERTAIN MORTGAGE, SECURITY AGREEMENTS AND ASSIGNMENTS OF RENTS RECORDED FEBRUARY 4, 2020 AT INSTRUMENT NO. 2020000011153 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "MORTGAGE"), AND THE LENDER UNDER ANY AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION WITH THE LOAN EVIDENCED BY THE MORTGAGE, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "LOAN DOCUMENTS"), HEREBY CONSENTS TO, AND RATIFIES AND CONFIRMS, THIS PLAT, AND AGREES THAT THE RIGHT, TITLE, LIEN AND INTEREST OF MORTGAGEE IN AND TO THE PROPERTY AS SHOWN HEREON UNDER AND PURSUANT TO THE MORTGAGE AND THE LOAN DOCUMENTS SHALL BE, AND HEREBY ARE, SUBORDINATE TO THIS PLAT TO THE EFFECT THAT, IN THE EVENT THAT PURSUANT TO THE FORECLOSURE OF THE MORTGAGE OR ANY OF THE OTHER LOAN DOCUMENTS OR ANY CONVEYANCE IN LIEU THEREOF, MORTGAGEE OR ANY OTHER PARTY SHALL SUCCEED TO THE INTEREST OF THE OWNER OF THE PROPERTY SHOWN HEREON, OR ANY PORTION THEREOF, THEN MORTGAGEE OR OTHER SUCH PARTY SHALL RECOGNIZE AND BE BOUND BY THIS PLAT.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

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

BY: \_\_\_\_\_ L.C. FULENWIDER, III, ATTORNEY IN FACT

FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ L.C. FULENWIDER, III, ATTORNEY IN FACT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS  
CITY OF \_\_\_\_\_ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY L.C. FULENWIDER, III AS ATTORNEY-IN-FACT FOR DIBC 96TH AND POTOMAC, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY L.C. FULENWIDER, III AS ATTORNEY-IN-FACT FOR FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

## TECHNICAL DATA:

LAND USE	NUMBER OF LOTS/PARCELS	AREA (AC)	PERCENT OF PROJECT
RESIDENTIAL	129	8.3251	55.0%
PUBLIC OPEN SPACE/FLOODPLAIN	0	0.0000	0.0%
RIGHT-OF-WAY	1	2.9054	19.2%
HOA OWNED & MAINTAINED OPEN SPACE	4	3.8938	25.7%
GROSS ACRES:		15.1243	

SEE SHEET 2 FOR GENERAL NOTES

## 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. \_\_\_\_\_

FINAL PLAT  
REUNION RIDGE FILING NO. 1, A4  
JOB NO. 14421.29  
MAY 19, 2021  
SHEET 1 OF 6



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

# REUNION RIDGE FILING NO. 1, AMENDMENT NO. 4

## A REPLAT OF TRACT B AND BB, REUNION RIDGE FILING NO. 1

LOCATED IN THE NE1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

### GENERAL NOTES:

- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- 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 TITLE COMMITMENT NO. ABC70663785, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED APRIL 29, 2020.
- THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT BOTH ENDS A 3.25" ALUMINUM CAP STAMPED "PLS 30099" IN A RANGE BOX, BEARING N89°19'23"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
- 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."
- 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 080010630H & 080010339H, BOTH WITH REVISED DATES OF MARCH 5, 2007.
- 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.
- PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.
- NOTICE IS HEREBY GIVEN:
  - ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
  - 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.
  - 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.
  - THE STORM WATER FACILITIES PROPOSED WITHIN TRACTS A AND B 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.
  - THIS SUBDIVISION IS PART OF THE REUNION PUD ZONE DOCUMENT, RECORDED UNDER RECEPTION NO. 2019000050788.
- 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.
- AN ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF COMMERCE CITY OVER AND ACROSS TRACT B, AND THOSE EASEMENTS DEPICTED WITHIN TRACT B AS SHOWN HEREON, FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES AS NEEDED.

### GENERAL NOTES CONTINUED:

- 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.
- A BLANKET EASEMENT IS HEREBY GRANTED TO UNITED POWER, OVER AND ACROSS ALL LOTS, FOR THE PURPOSE OF INSTALLATION OF ELECTRIC SERVICES.

### LEGAL DESCRIPTION

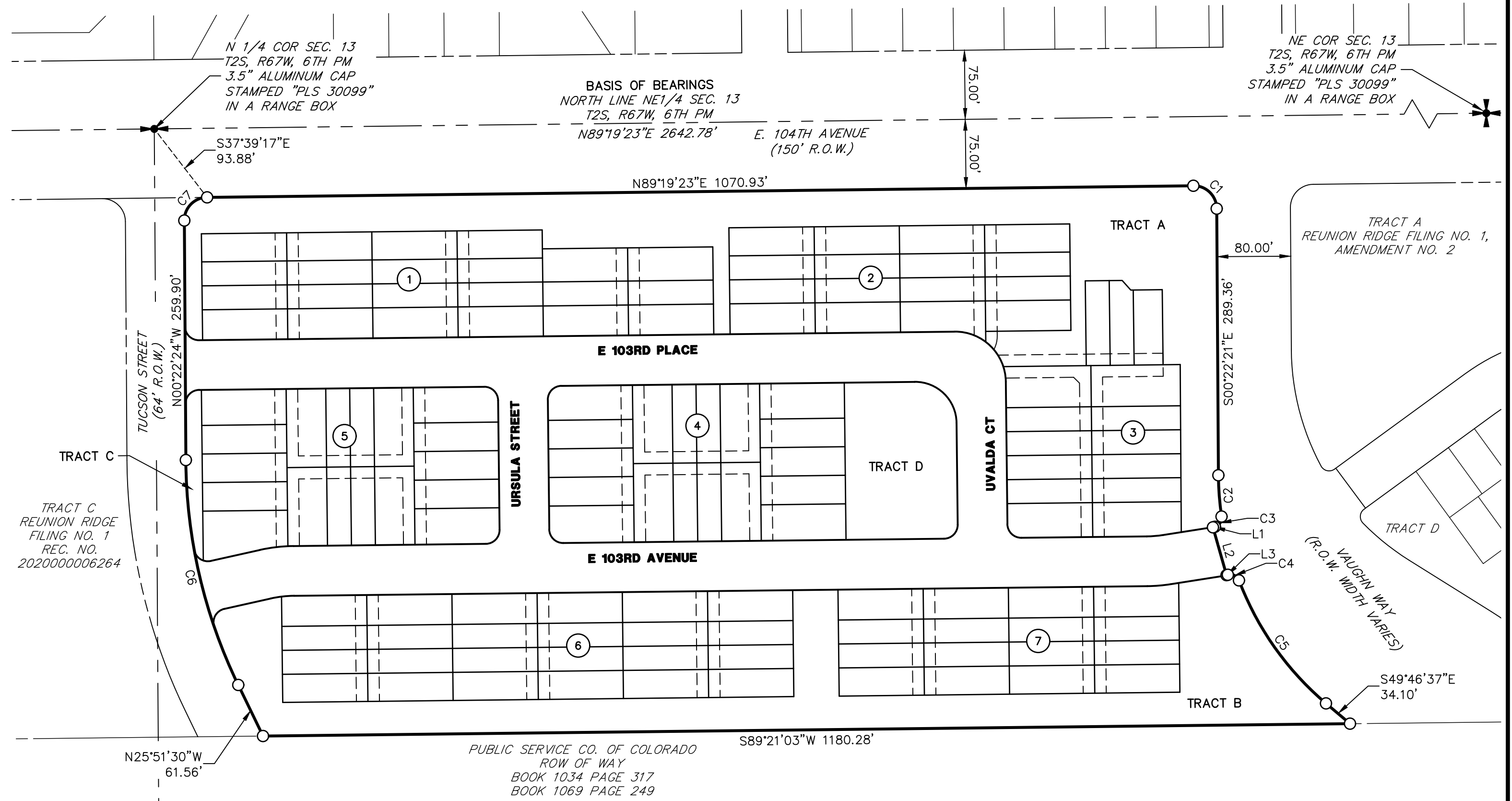
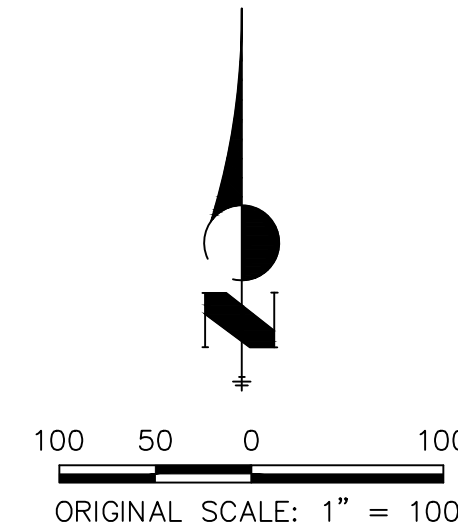
TRACTS B AND BB, REUNION RIDGE FILING NO. 1, RECORDED UNDER RECEPTION NO. 202000006264 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 658,819 SQUARE FEET OR 15.1244 ACRES.

### LEGEND

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

NOTES:  
SEE SHEET 6 FOR LINE AND CURVE TABLES.  
SEE SHEET 6 FOR LOT AREA TABLES.



### TRACT SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	USE	OWNER	MAINTAINED BY
A	79,997	1.8378	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
B	66,573	1.5283	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
C	2,826	0.0649	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	PROPERTY OWNER
D	20,220	0.4642	PARK, OPEN SPACE	REUNION METRO DISTRICT	PROPERTY OWNER
TOTAL TRACT AREA	169,616	3.8938			
TOTAL LOT AREA	362,642	8.3251			
TOTAL ROW AREA	126,561	2.9054			
TOTAL SITE AREA	658,819	15.1244			

THIS SUBDIVISION PLAT CONTAINS 129 LOTS AND 4 TRACTS.

FINAL PLAT  
REUNION RIDGE FILING NO. 1, A4  
JOB NO. 14421.29  
MAY 19, 2021  
SHEET 2 OF 6

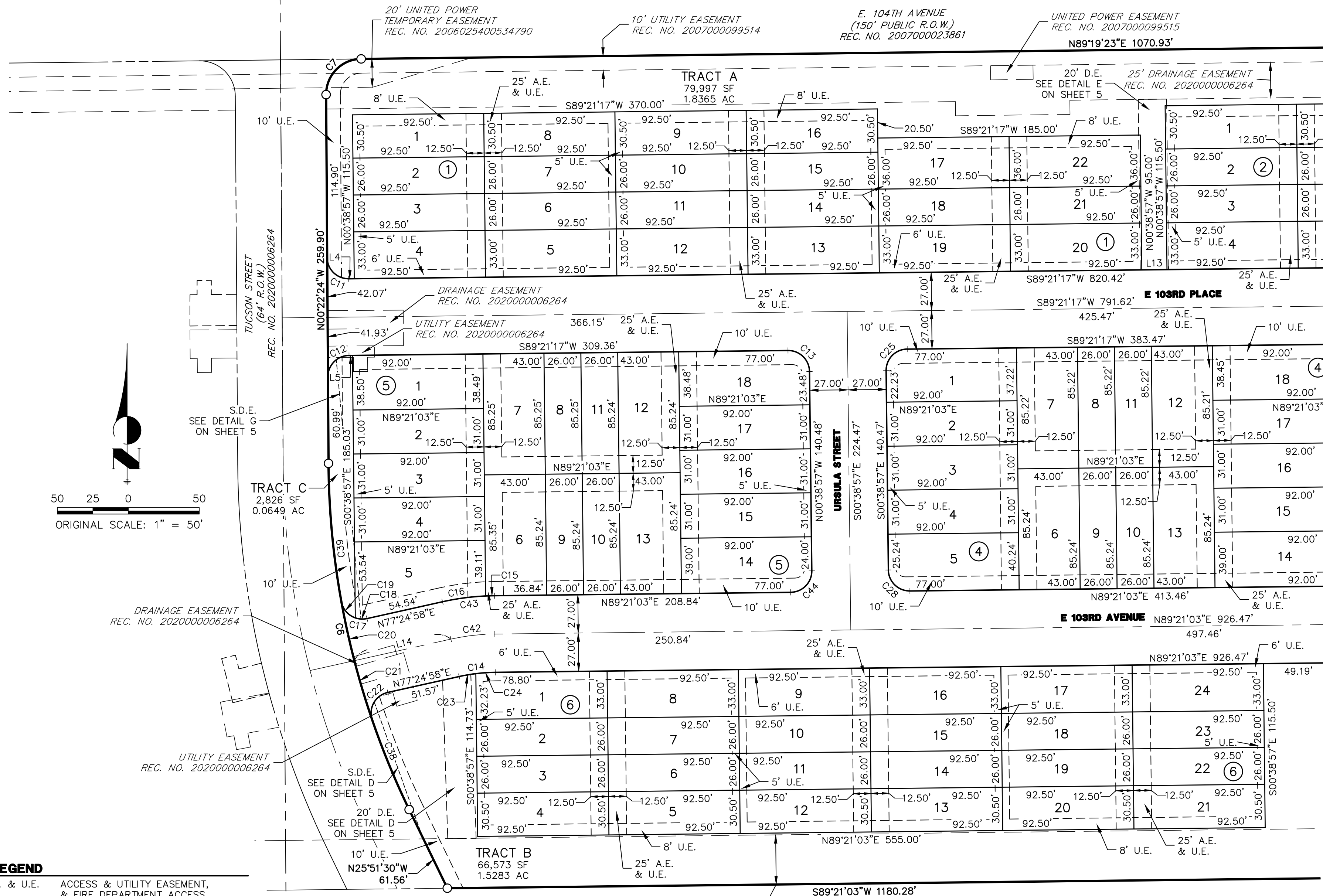


Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

# REUNION RIDGE FILING NO. 1, AMENDMENT NO. 4

A REPLAT OF TRACT B AND BB, REUNION RIDGE FILING NO. 1

LOCATED IN THE NE1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



**LEGEND**

- A.E. & U.E. ACCESS & UTILITY EASEMENT, & FIRE DEPARTMENT ACCESS
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED JR ENG PLS 38578

NOTES:  
SEE SHEET 6 FOR LINE AND CURVE TABLES.  
SEE SHEET 6 FOR LOT AREA TABLES.

35' SOUTH ADAMS COUNTY  
WATER & SANITATION, &  
UNITED POWER EASEMENT  
REC. NO. 2008000005108

PUBLIC SERVICE CO. OF  
COLORADO  
ROW OF WAY  
BOOK 1034 PAGE 317  
BOOK 1069 PAGE 249

FINAL PLAT  
REUNION RIDGE FILING NO. 1, A4  
JOB NO. 14421.29  
MAY 19, 2021  
SHEET 3 OF 6



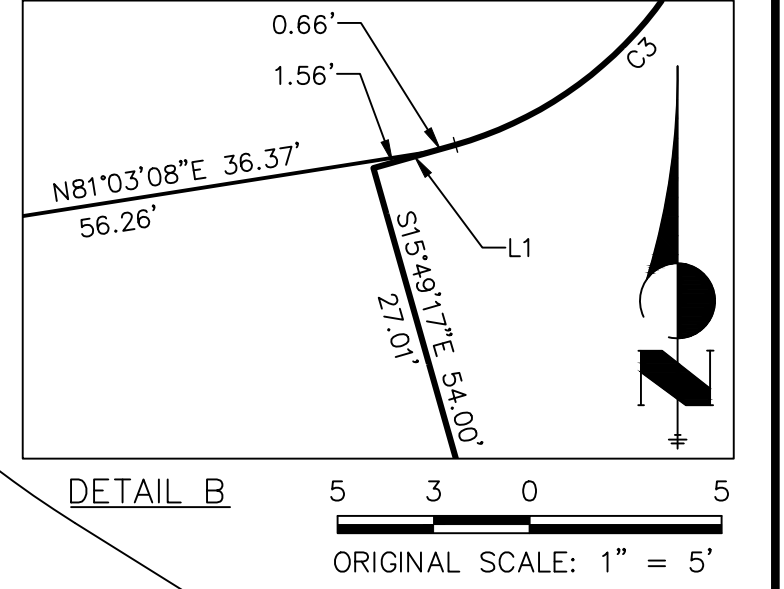
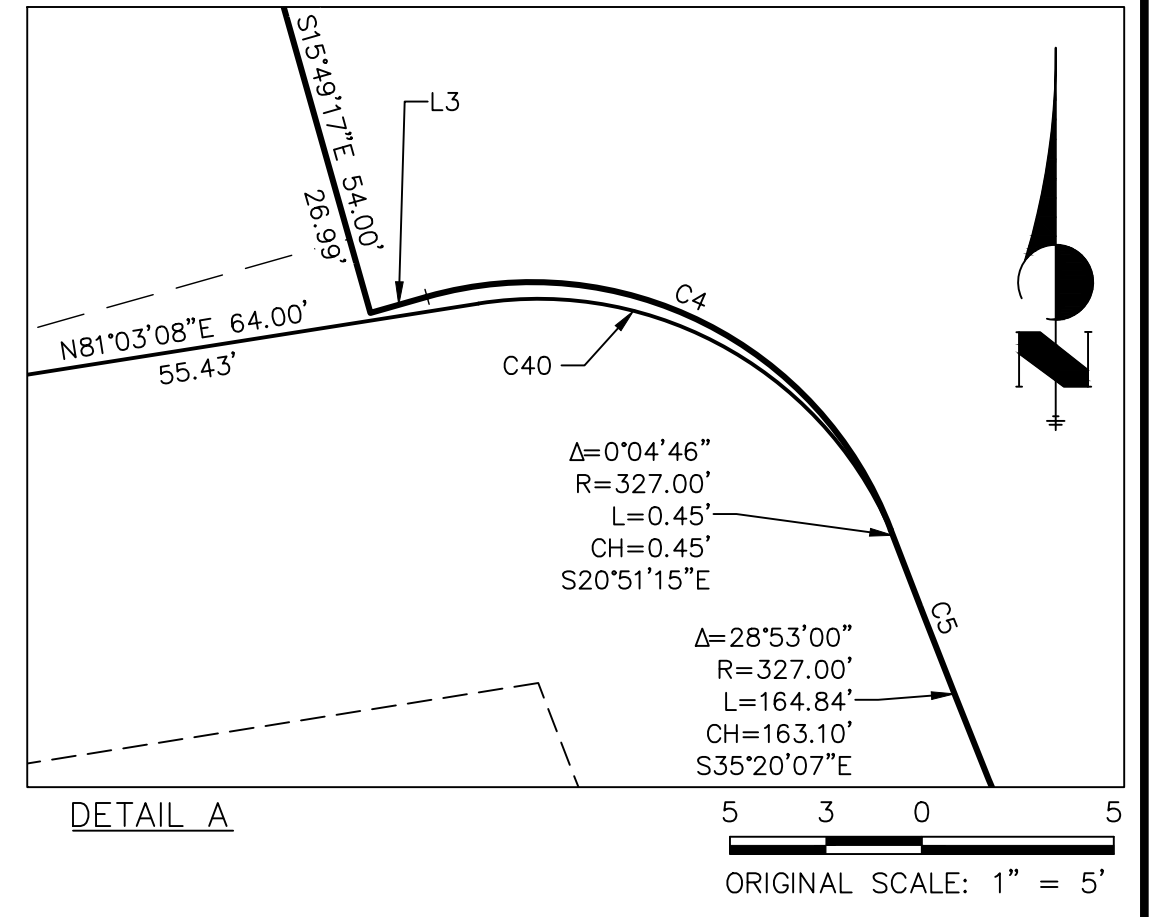
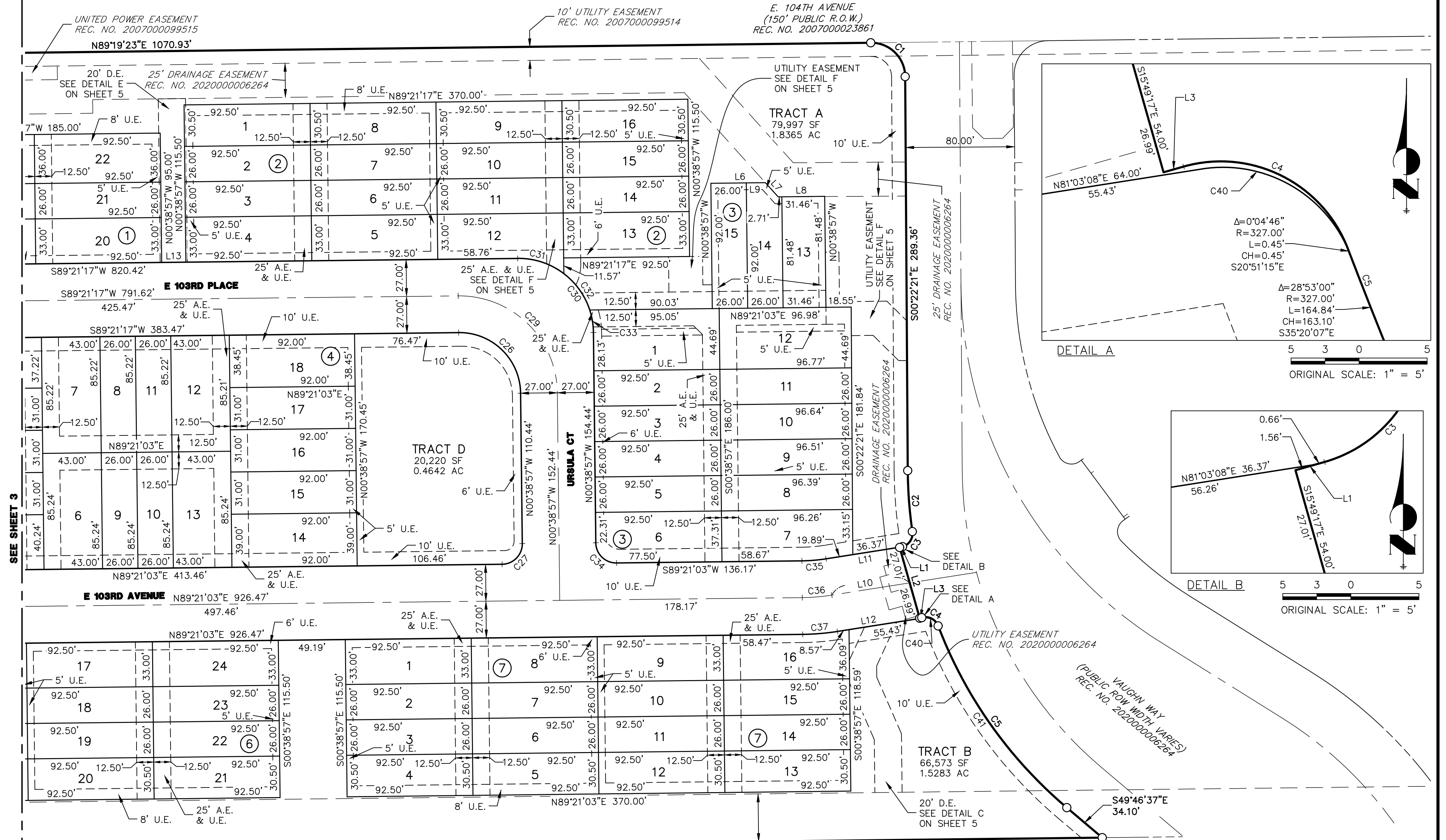
Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

SEE SHEET 4

# REUNION RIDGE FILING NO. 1, AMENDMENT NO. 4

A REPLAT OF TRACT B AND BB, REUNION RIDGE FILING NO. 1

LOCATED IN THE NE1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



SEE SHEET 3

SEE SHEET 5

SEE DETAIL B  
SEE DETAIL A

### LEGEND

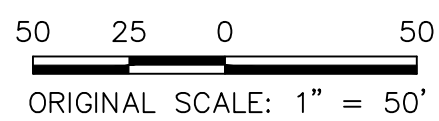
- A.E. & U.E. ACCESS & UTILITY EASEMENT, & FIRE DEPARTMENT ACCESS
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED JR ENG PLS 38578

NOTES:  
SEE SHEET 6 FOR LINE AND CURVE TABLES.  
SEE SHEET 6 FOR LOT AREA TABLES.

FINAL PLAT  
REUNION RIDGE FILING NO. 1, A4  
JOB NO. 14421.29  
MAY 19, 2021  
SHEET 4 OF 6



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com



PUBLIC SERVICE CO. OF COLORADO  
ROW OF WAY  
BOOK 1034 PAGE 317  
BOOK 1069 PAGE 249

35' SOUTH ADAMS COUNTY  
WATER & SANITATION, &  
UNITED POWER EASEMENT  
REC. NO. 2008000005108

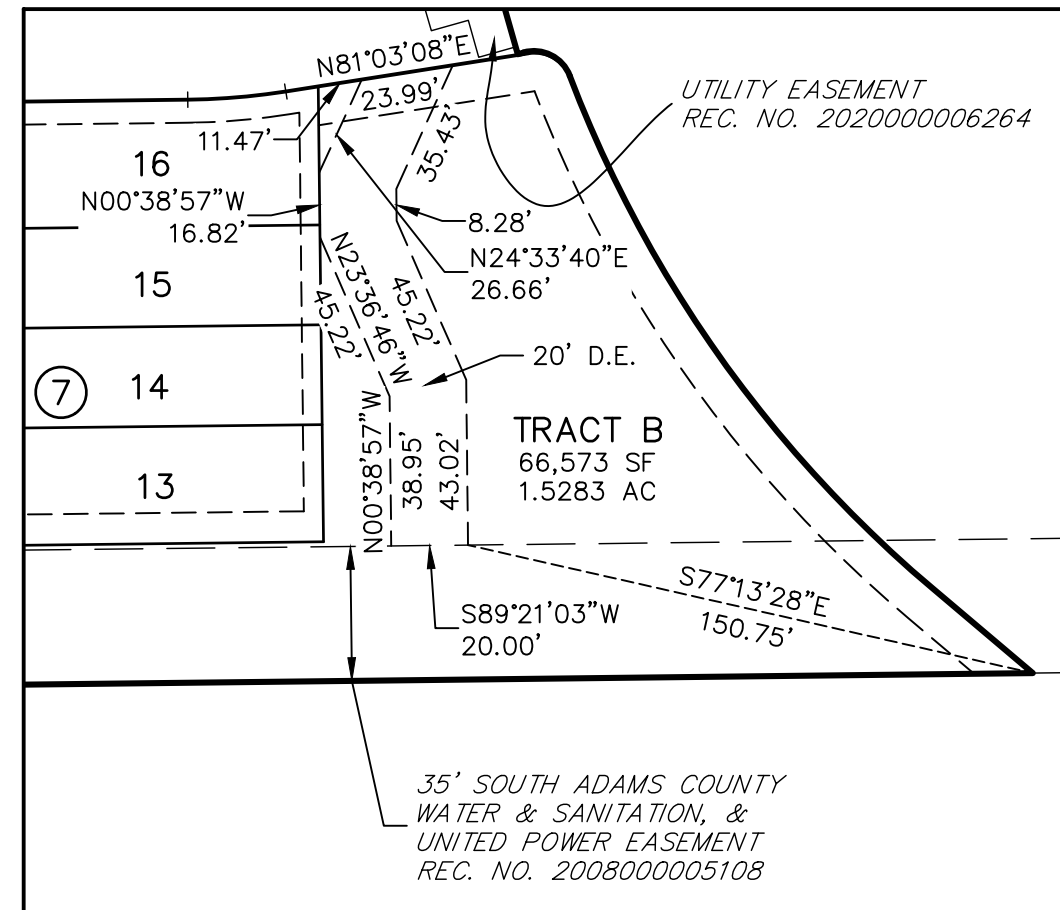
UTILITY EASEMENT  
REC. NO. 2020000006264

(PUBLIC ROW WIDTH VARIES)  
VAUGHN WAY  
REC. NO. 2020000006264

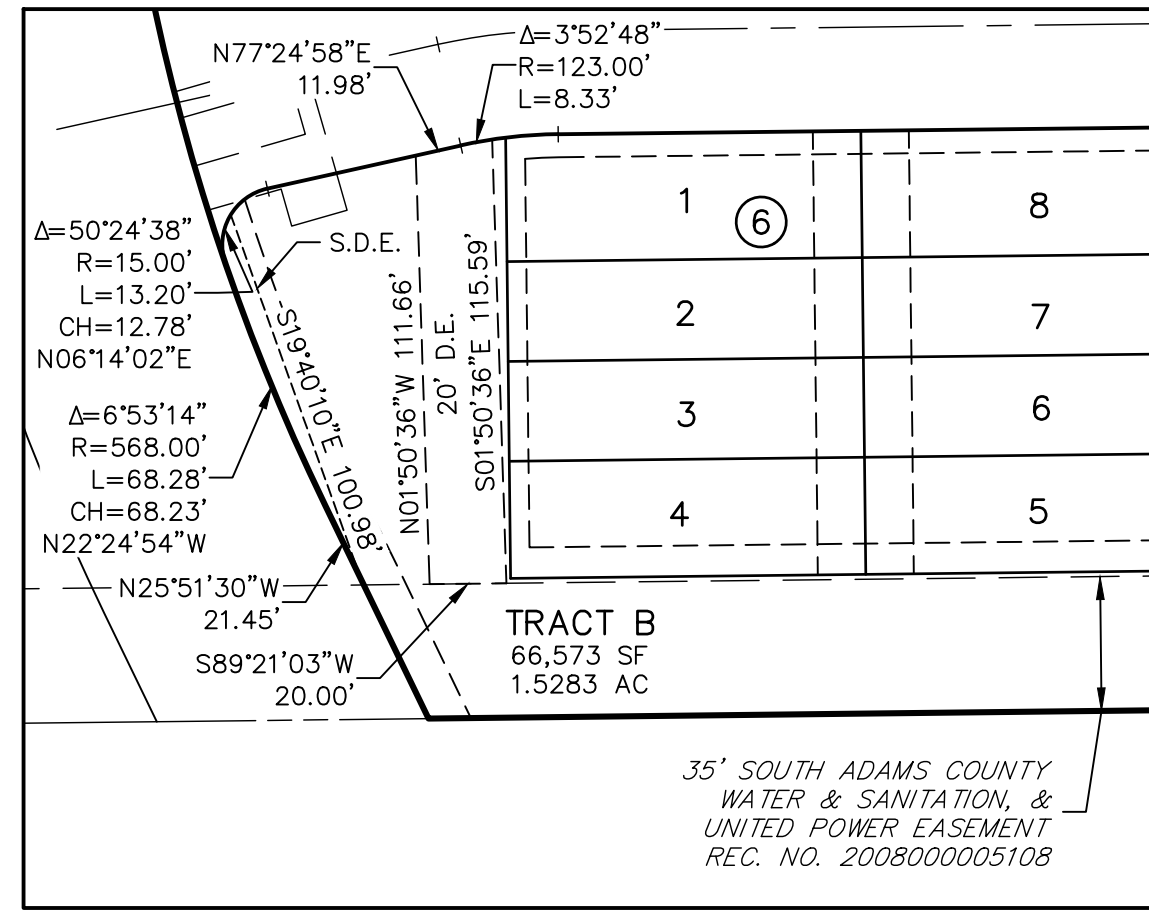
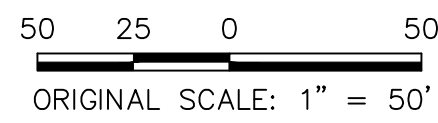
# REUNION RIDGE FILING NO. 1, AMENDMENT NO. 4

A REPLAT OF TRACT B AND BB, REUNION RIDGE FILING NO. 1

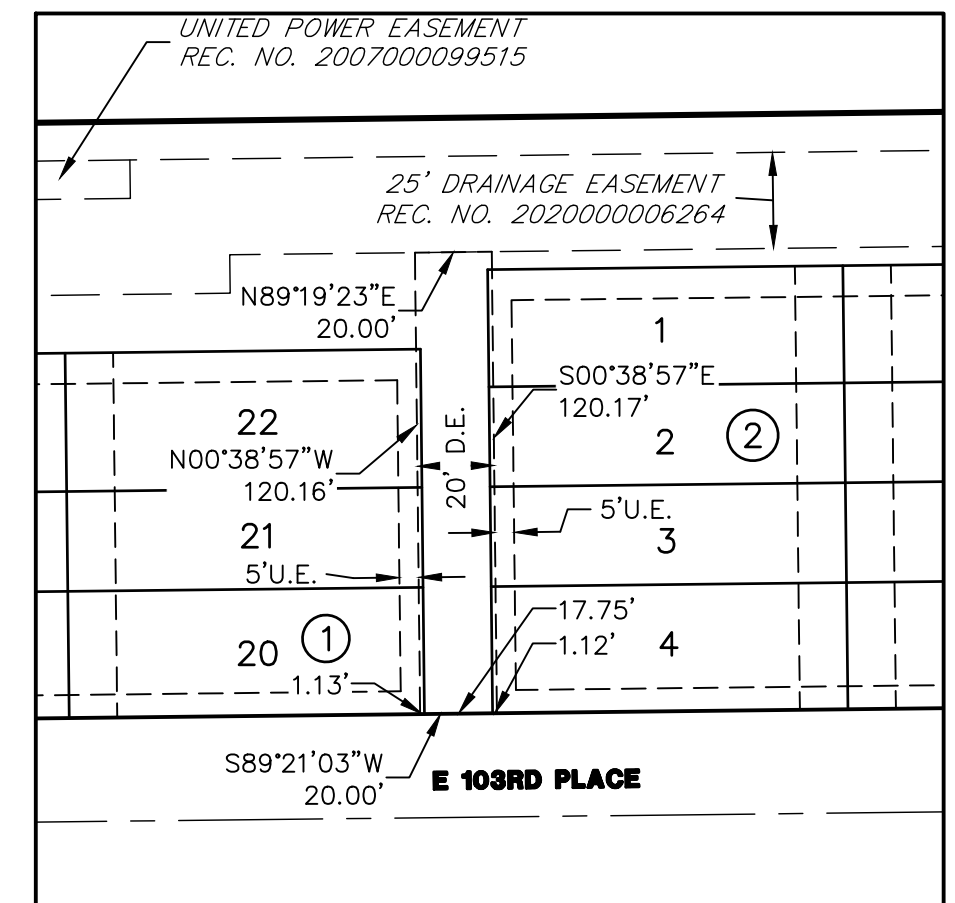
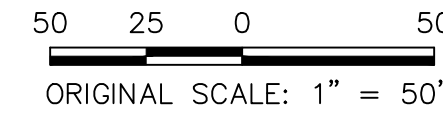
LOCATED IN THE NE1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



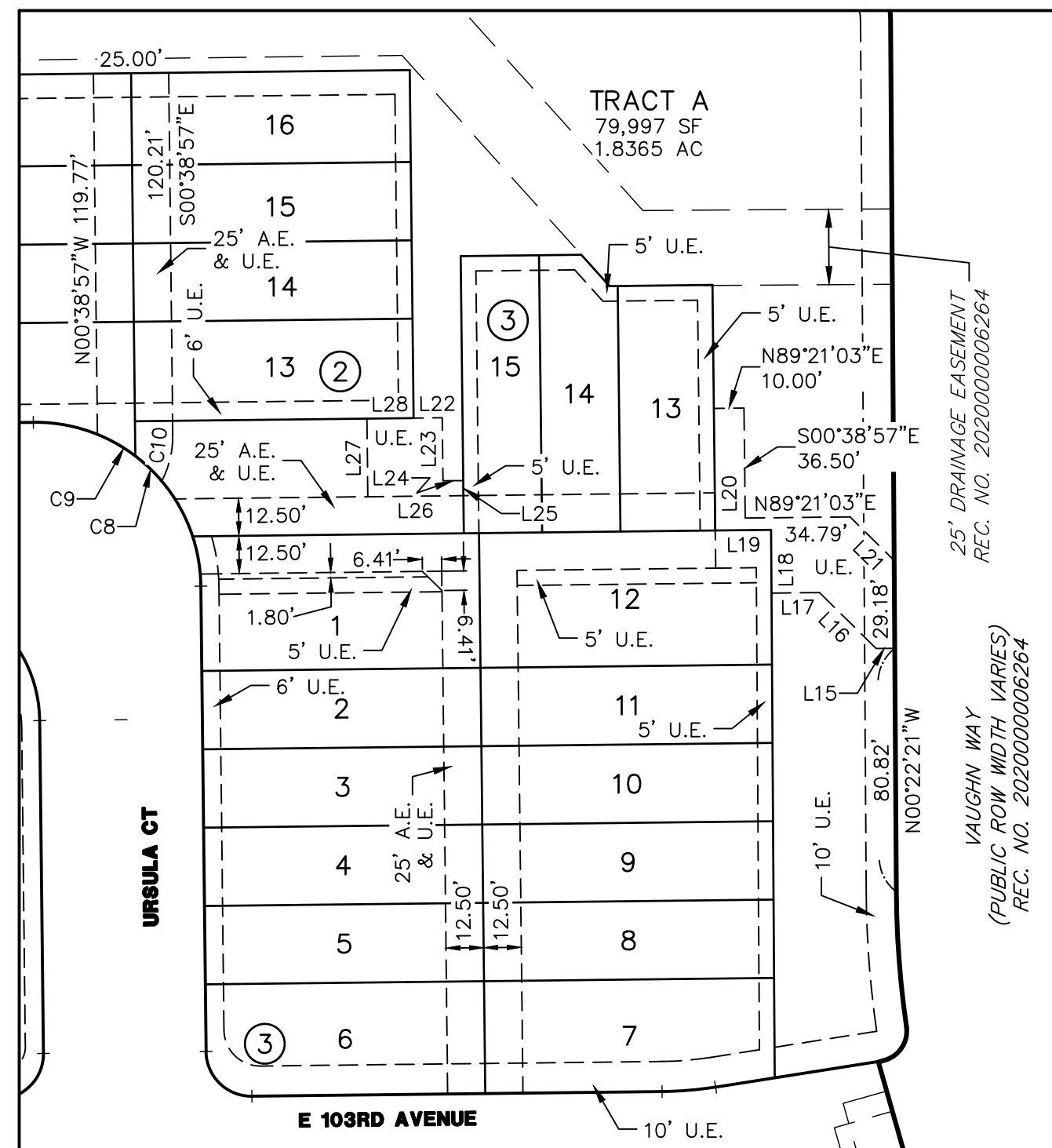
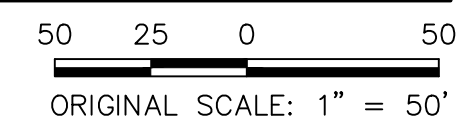
DETAIL C



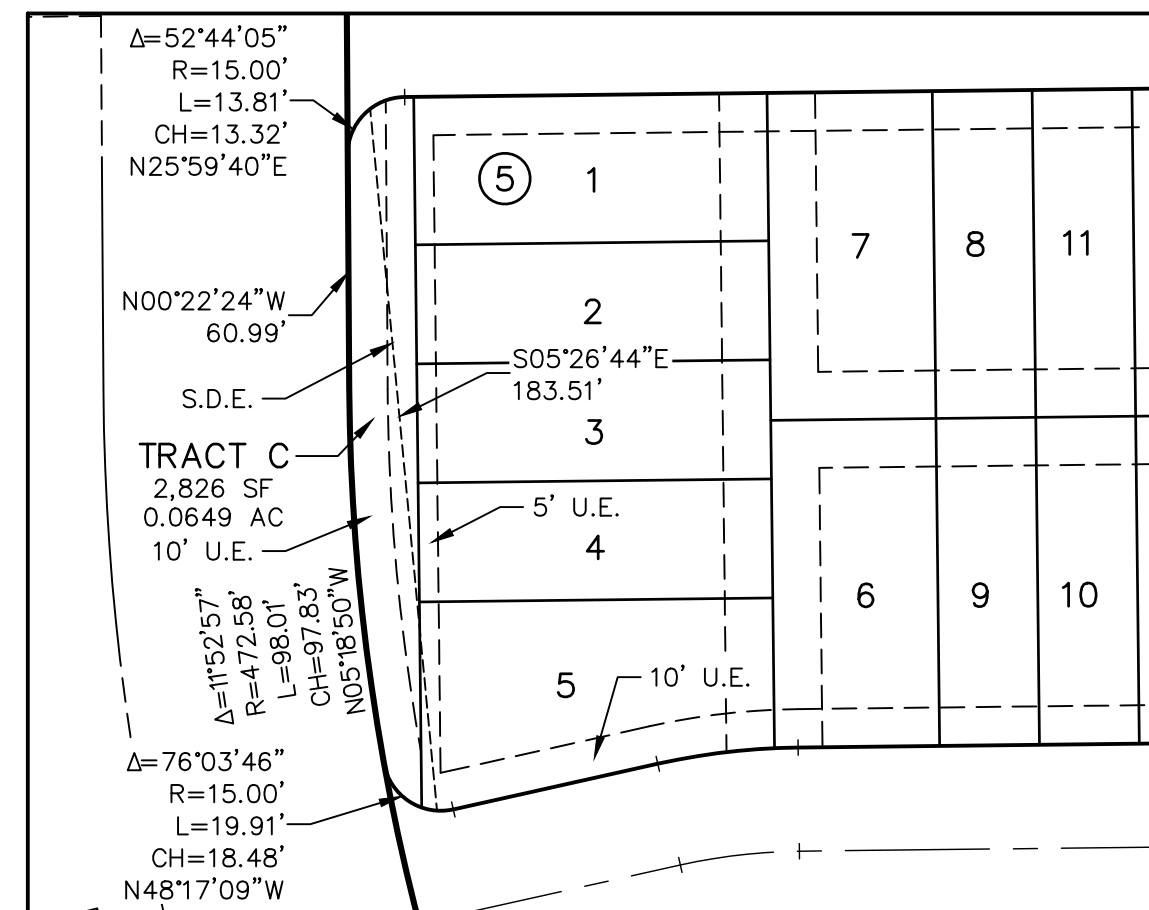
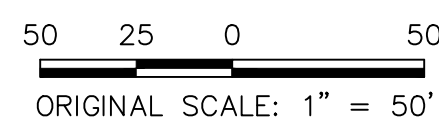
DETAIL D



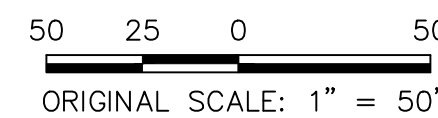
DETAIL E



DETAIL F



DETAIL G



LINE TABLE		
LINE	BEARING	DISTANCE
L15	S89°37'39\"W	6.18'
L16	N45°22'21\"W	26.41'
L17	S89°21'03\"W	15.92'
L18	N00°22'21\"W	21.00'
L19	S89°21'03\"W	18.55'
L20	N00°38'57\"W	40.50'
L21	S45°22'21\"E	20.57'
L22	N89°21'17\"E	9.50'
L23	S00°38'48\"E	20.93'
L24	N89°21'03\"E	6.73'
L25	S00°38'57\"E	5.00'
L26	S89°21'03\"W	31.72'
L27	N00°38'43\"W	25.93'
L28	N89°21'17\"E	15.50'

### LEGEND

- A.E. & U.E. ACCESS & UTILITY EASEMENT, & FIRE DEPARTMENT ACCESS
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT

FINAL PLAT  
 REUNION RIDGE FILING NO. 1, A4  
 JOB NO. 14421.29  
 MAY 19, 2021  
 SHEET 5 OF 6



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

# REUNION RIDGE FILING NO. 1, AMENDMENT NO. 4

A REPLAT OF TRACT B AND BB, REUNION RIDGE FILING NO. 1

LOCATED IN THE NE1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S74°10'43"W	2.22'
L2	S15°49'17"E	54.00'
L3	N74°10'43"E	1.54'
L4	S89°21'17"W	3.92'
L5	S89°21'17"W	2.36'
L6	N89°21'03"E	40.04'
L7	S41°59'14"E	14.01'
L8	N89°21'03"E	34.17'
L9	N89°21'03"E	14.04'
L10	N81°03'08"E	57.95'
L11	S81°03'08"W	56.26'
L12	N81°03'08"E	64.00'
L13	S89°21'17"W	17.75'
L14	N77°24'58"E	69.66'

LOT AREA TABLE			
BLOCK	LOT	SQUARE FEET	ACRES
1	1	2821	0.0648
1	2	2405	0.0552
1	3	2405	0.0552
1	4	3053	0.0701
1	5	3053	0.0701
1	6	2405	0.0552
1	7	2405	0.0552
1	8	2821	0.0648
1	9	2821	0.0648
1	10	2405	0.0552
1	11	2405	0.0552
1	12	3053	0.0701
1	13	3053	0.0701
1	14	2405	0.0552
1	15	2405	0.0552
1	16	2821	0.0648
1	17	3330	0.0764
1	18	2405	0.0552
1	19	3053	0.0701
1	20	3053	0.0701
1	21	2405	0.0552
1	22	3330	0.0764
2	1	2821	0.0648
2	2	2405	0.0552
2	3	2405	0.0552
2	4	3053	0.0701

LOT AREA TABLE			
BLOCK	LOT	SQUARE FEET	ACRES
2	5	3053	0.0701
2	6	2405	0.0552
2	7	2405	0.0552
2	8	2821	0.0648
2	9	2821	0.0648
2	10	2405	0.0552
2	11	2405	0.0552
2	12	3177	0.0729
2	13	3053	0.0701
2	14	2405	0.0552
2	15	2405	0.0552
2	16	2821	0.0648
3	1	4148	0.0952
3	2	2405	0.0552
3	3	2405	0.0552
3	4	2405	0.0552
3	5	2405	0.0552
3	6	3403	0.0781
3	7	3527	0.0810
3	8	2504	0.0575
3	9	2508	0.0576
3	10	2511	0.0576
3	11	2514	0.0577
3	12	4329	0.0994
3	13	2563	0.0588
3	14	2315	0.0531

LOT AREA TABLE			
BLOCK	LOT	SQUARE FEET	ACRES
3	15	2392	0.0549
4	1	3377	0.0775
4	2	2852	0.0655
4	3	2852	0.0655
4	4	2852	0.0655
4	5	3654	0.0839
4	6	3665	0.0841
4	7	3665	0.0841
4	8	2216	0.0509
4	9	2216	0.0509
4	10	2216	0.0509
4	11	2216	0.0509
4	12	3664	0.0841
4	13	3665	0.0841
4	14	3588	0.0824
4	15	2852	0.0655
4	16	2852	0.0655
4	17	2852	0.0655
4	18	3537	0.0812
5	1	3541	0.0813
5	2	2852	0.0655
5	3	2852	0.0655
5	4	2852	0.0655
5	5	4264	0.0979
5	6	3666	0.0841
5	7	3666	0.0842

LOT AREA TABLE			
BLOCK	LOT	SQUARE FEET	ACRES
5	8	2216	0.0509
5	9	2216	0.0509
5	10	2216	0.0509
5	11	2216	0.0509
5	12	3665	0.0841
5	13	3665	0.0841
5	14	3540	0.0813
5	15	2852	0.0655
5	16	2852	0.0655
5	17	2852	0.0655
5	18	3492	0.0802
6	1	3049	0.0700
6	2	2405	0.0552
6	3	2405	0.0552
6	4	2821	0.0648
6	5	2821	0.0648
6	6	2405	0.0552
6	7	2405	0.0552
6	8	3053	0.0701
6	9	3053	0.0701
6	10	2405	0.0552
6	11	2405	0.0552
6	12	2821	0.0648
6	13	2821	0.0648
6	14	2405	0.0552
6	15	2405	0.0552

LOT AREA TABLE			
BLOCK	LOT	SQUARE FEET	ACRES
6	16	3053	0.0701
6	17	3053	0.0701
6	18	2405	0.0552
6	19	2405	0.0552
6	20	2821	0.0648
6	21	2821	0.0648
6	22	2405	0.0552
6	23	2405	0.0552
6	24	3052	0.0701
7	1	3052	0.0701
7	2	2405	0.0552
7	3	2405	0.0552
7	4	2821	0.0648
7	5	2821	0.0648
7	6	2405	0.0552
7	7	2405	0.0552
7	8	3052	0.0701
7	9	3053	0.0701
7	10	2405	0.0552
7	11	2405	0.0552
7	12	2821	0.0648
7	13	2821	0.0648
7	14	2405	0.0552
7	15	2405	0.0552
7	16	3089	0.0709

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°18'16"	25.00'	39.40'	S45°31'29"E 35.45'
C2	7°51'16"	328.00'	44.96'	S04°17'59"E 44.93'
C3	82°22'59"	10.00'	14.38'	S32°58'33"W 13.17'
C4	85°00'25"	10.00'	14.84'	S63°19'04"E 13.51'
C5	28°57'46"	327.00'	165.30'	S35°17'44"E 163.54'
C6	25°29'06"	568.00'	252.64'	N13°06'57"W 250.57'
C7	89°41'47"	25.00'	39.14'	N44°28'29"E 35.26'
C8	12°37'51"	55.00'	12.12'	N46°29'02"W 12.10'
C9	15°07'27"	55.00'	14.52'	N60°21'41"W 14.48'
C10	28°03'35"	32.50'	15.92'	S13°22'50"W 15.76'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C11	90°16'12"	15.00'	23.63'	S45°30'37"E 21.26'
C12	89°43'40"	15.00'	23.49'	S44°29'28"W 21.16'
C13	89°59'45"	15.00'	23.56'	N45°38'50"W 21.21'
C14	11°56'05"	123.00'	25.62'	S83°23'00"W 25.57'
C15	1°59'44"	177.00'	6.17'	S88°21'11"W 6.16'
C16	9°56'21"	177.00'	30.70'	S82°23'08"W 30.67'
C17	92°19'50"	15.00'	24.17'	S56°25'10"E 21.64'
C18	31°47'36"	15.00'	8.32'	S86°41'17"E 8.22'
C19	60°32'14"	15.00'	15.85'	S40°31'23"E 15.12'
C20	4°17'57"	568.00'	42.62'	S12°24'14"E 42.61'
C21	4°25'04"	568.00'	43.80'	S16°45'45"E 43.79'
C22	96°23'12"	15.00'	25.23'	S29°13'22"W 22.36'
C23	5°32'25"	123.00'	11.89'	S80°11'10"W 11.89'
C24	6°23'41"	123.00'	13.73'	S86°09'13"W 13.72'
C25	90°00'15"	15.00'	23.56'	S44°21'10"W 21.21'
C26	89°59'45"	45.00'	70.68'	N45°38'50"W 63.64'
C27	90°00'00"	15.00'	23.56'	N44°21'03"E 21.21'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C28	90°00'00"	15.00'	23.56'	S45°38'57"E 21.21'
C29	89°59'45"	72.00'	113.09'	N45°38'50"W 101.82'
C30	89°59'45"	55.00'	86.39'	N45°38'50"W 77.78'
C31	37°50'45"	55.00'	36.33'	N71°43'20"W 35.67'
C32	34°37'32"	55.00'	33.24'	N35°29'12"W 32.73'
C33	17°31'29"	55.00'	16.82'	N09°24'42"W 16.76'
C34	90°00'00"	15.00'	23.56'	S45°38'57"E 21.21'
C35	8°17'55"	123.00'	17.82'	N85°12'05"E 17.80'
C36	8°17'55"	150.00'	21.73'	N85°12'05"E 21.71'
C37	8°17'55"	177.00'	25.64'	N85°12'05"E 25.61'
C38	6°58'18"	568.00'	68.28'	N22°24'54"W 68.23'
C39	9°52'51"	568.00'	97.95'	N05°18'50"W 97.83'
C40	78°03'15"	10.00'	13.62'	N59°55'15"W 12.59'
C41	28°53'00"	327.00'	164.84'	S35°20'07"E 163.10'
C42	11°56'05"	150.00'	31.25'	N83°23'00"E 31.19'
C43	11°56'05"	177.00'	36.87'	S83°23'00"W 36.80'
C44	90°00'00"	15.00'	23.56'	N44°21'03"E 21.21'

FINAL PLAT  
REUNION RIDGE FILING NO. 1, A4  
JOB NO. 14421.29  
MAY 19, 2021  
SHEET 6 OF 6



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com