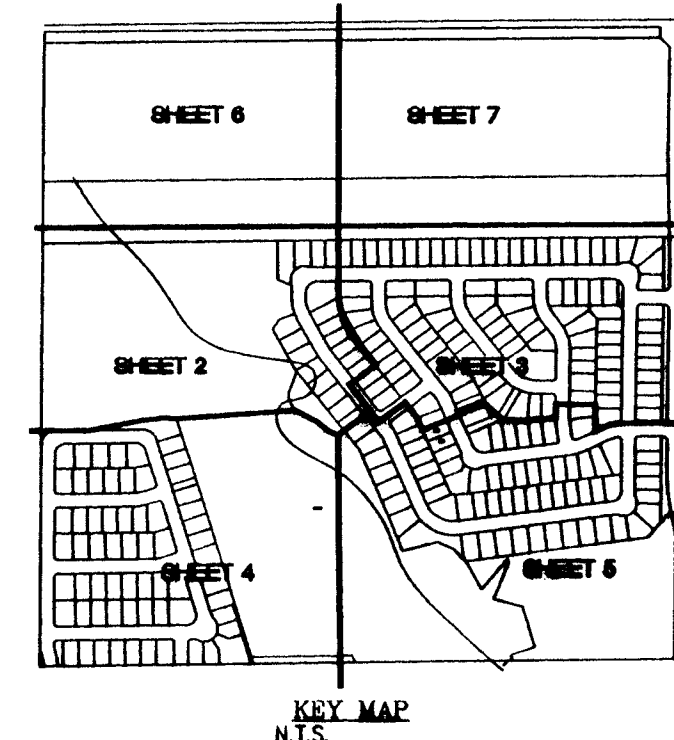


BUCKLEY RANCH SUBDIVISION

A PART OF THE NE 1/4 OF SECTION 17, T2S., R66W., 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT
SHEET 1 OF 8



LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SW CHAMBERS, LLC & MARK D. CAMPBELL & SUSAN FLESHER & VIRGINIA DUNCAN & DEBORAH DICE & MICHELLE ROBERTS, BEING THE OWNERS OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, EXCEPT THAT PART DESCRIBED IN BOOK 1066 AT PAGE 544, AND EXCEPT ANY PART OF SAID LAND LYING WITHIN THE RIGHT OF WAY FOR 104TH AVENUE, AND EXCEPT ANY PART CONTAINED IN DEED TO THE CITY OF COMMERCE CITY RECORDED MAY 2, 2003 UNDER RECEPTION NO. C1137343, COUNTY OF ADAMS, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT:

PARCEL 1

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE S00°16'18"W, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY LINE OF E. 104TH AVENUE (80' WIDE) AND THE POINT OF BEGINNING; THENCE N89°17'05"E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 2574.47 FEET TO A POINT;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE WESTERLY LINE OF A PARCEL OF LAND AS RECORDED AT RECEPTION NO. C1137343 IN THE LAND RECORDS OF SAID COUNTY OF ADAMS, COLORADO:

1. S00°42'33"E, A DISTANCE OF 45.00 FEET TO A POINT;
2. S45°05'22"E, A DISTANCE OF 55.95 FEET TO A POINT;
3. S00°31'49"W, A DISTANCE OF 470.54 FEET TO A POINT;
4. S01°21'07"E, A DISTANCE OF 78.80 FEET TO A POINT ON THE NORTHERLY LINE OF A PARCEL OF LAND AS RECORDED IN BOOK 1066 AT PAGE 544 IN SAID COUNTY OF ADAMS;

THENCE S89°16'56"W ALONG SAID NORTHERLY LINE, A DISTANCE OF 2614.39 FEET TO A POINT ON THE WESTERLY LINE OF SAID NORTHEAST 1/4;

THENCE N00°16'18"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 634.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,690,145 SQUARE FEET OR 38.8004 ACRES OF LAND, MORE OR LESS.

PARCEL 2

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE S00°16'18"W, A DISTANCE OF 874.45 FEET TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN SAID BOOK 1066 AT PAGE 544, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N89°16'56"E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 2662.37 FEET TO A POINT ON THE EASTERLY LINE OF SAID NORTHEAST QUARTER; THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID NORTHEAST QUARTER, THE FOLLOWING THREE (3) COURSES:

1. S00°31'50"W, A DISTANCE OF 1783.04 FEET;
2. S89°16'31"W, A DISTANCE OF 2654.32 FEET;
3. N00°16'18"E, A DISTANCE OF 1783.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,739,236 SQUARE FEET OR 108.7979 ACRES OF LAND, MORE OR LESS.

PARCEL 1 & 2 CONTAINING 6,429,381 SQUARE FEET OR 147.5983 ACRES OF LAND, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BUCKLEY RANCH SUBDIVISION 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 12 DAY OF April, AD 2004.

BY: Mark D. Campbell
MARK D. CAMPBELL

BY: Michelle Roberts
MICHELLE ROBERTS

BY: Susan Flesher
SUSAN FLESHER

BY: Deborah Dice
DEBORAH DICE

BY: Virginia Duncan
VIRGINIA DUNCAN

BY: Mark D. Campbell
SW CHAMBERS, LLC, A COLORADO LIMITED LIABILITY COMPANY BY CHAMBERS MANAGEMENT CORP., A COLORADO CORPORATION, MANAGER, BY MARK D. CAMPBELL, PRESIDENT

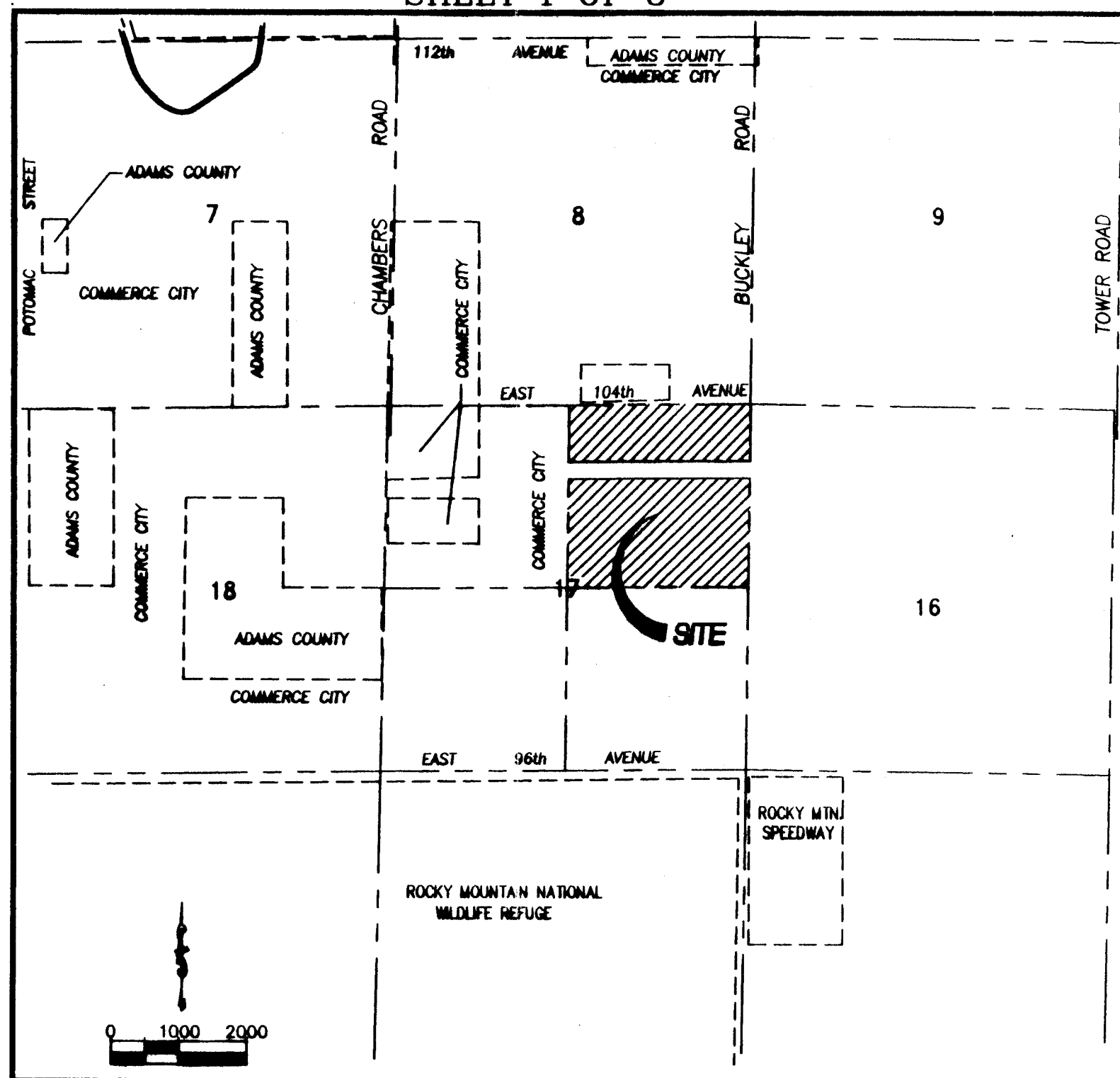
STATE OF COLORADO } SS
COUNTY OF Adams

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF April, 2004, BY MARK D. CAMPBELL, MICHELLE ROBERTS, SUSAN FLESHER, DEBORAH DICE, VIRGINIA DUNCAN

MY COMMISSION EXPIRES: Jan 7, 2008

Wendy Yosefian
NOTARY PUBLIC

WENDY YOSEFIAN
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES JAN. 07, 2008



VICINITY MAP

SCALE: 1"=2000'

NOTES

1. BEARINGS BEING BASED BETWEEN THE N 1/4 CORNER OF SECTION 17, T2S, R66W OF THE 6TH P.M., BEING A 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED LS 23518 AND THE NE CORNER OF SAID SECTION 17, BEING A 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED LS 30109 WHICH BEARS N89°17'05"E.
2. 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.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508, OF THE COLORADO REVISED STATUTES.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ASPEN SURVEYING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS AND TITLE OF RECORD, ASPEN SURVEYING, INC. RELIED UPON THE COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. ABJ70039072-B, PREPARED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE FEBRUARY 04, 2004.
5. CITY OF COMMERCE CITY GRANTED A FLOODPLAIN PERMIT IN CASE FP-26-04 FOR THE DEVELOPMENT OF LOTS AND RIGHTS-OF-WAY.
6. SW CHAMBERS LLC APPLIED FOR AND RECEIVED APPROVAL OF A CONDITIONAL LETTER OF MAP REVISION BASED ON FILL (CLOMR-F) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE DEVELOPMENT OF THIS SITE IN CASE 04-08-0328C.
7. TRACT D IS BEING DEDICATED TO THE CITY OF COMMERCE CITY BY THIS PLAT FOR FUTURE RIGHT-OF-WAY. THE PRESENT USE OF THE TRACT SHALL BE FOR LANDSCAPING WHICH THE BUCKLEY RANCH HOME OWNERS ASSOCIATION SHALL MAINTAIN.
8. DEVELOPMENT OF TRACT Q SHALL REQUIRE DEVELOPMENT PLAN APPROVAL BY THE CITY OF COMMERCE CITY DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES.
9. SW CHAMBERS LLC APPLIED FOR AND RECEIVED APPROVAL OF A LETTER OF MAP AMENDMENT (LOMA) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DEVELOPMENT OF THIS SITE IN CASE 04-08-0295A.

DETENTION NOTES

1. THE STORM WATER DETENTION AREA SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNEES. 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.
2. 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.

LIEN HOLDER

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED IN THE PLAT OF BUCKLEY RANCH SUBDIVISION, JOINS IN AND CONSENTS TO THE FILING HEREOF.

JAMES W. REASONER & CAROL D. REASONER

BY: James W. Reasoner

BY: Carol D. Reasoner

CAROL D. REASONER

STATE OF COLORADO } SS

COUNTY OF Adams

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April, A.D., 2004, BY JAMES W. REASONER & CAROL D. REASONER

FOR N/A

MY COMMISSION EXPIRES: Jan 7, 2008

Wendy Yosefian
NOTARY PUBLIC

LIEN HOLDER

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED IN THE PLAT OF BUCKLEY RANCH SUBDIVISION, JOINS IN AND CONSENTS TO THE FILING HEREOF.

KELLIE N. CAMPBELL

BY: Kellie N. Campbell

KELLIE N. CAMPBELL, A MINOR, BY AND THROUGH HER NEXT OF KIN AND LEGAL GUARDIAN

MARK D. CAMPBELL

STATE OF COLORADO } SS

COUNTY OF Adams

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April, A.D., 2004, BY Mark Campbell - legal guardian

FOR Kellie Campbell

MY COMMISSION EXPIRES: Jan 7, 2008

Wendy Yosefian
NOTARY PUBLIC

WENDY YOSEFIAN
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES JAN. 07, 2008

WENDY YOSEFIAN
NOTARY PUBLIC
STATE OF COLORADO

ASPEN Surveying, Inc.

2993 So. PEORIA STREET
SUITE 150
Aurora, CO 80014
Phone (303) 750-4590

NOTICE IS HEREBY GIVEN

1. ANY CONSTRUCTION ACROSS EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATIONS OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
2. ANY DIVISION OF AN EXISTING LOT, OR CONVEYANCE OF A PART OF AN EXISTING SUBDIVISION LOT, IS IN VIOLATION OF THIS ARTICLE UNLESS (1) APPROVED BY THE CITY OF COMMERCE CITY; OR (2) IS EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.

LOT SIZE (SQ. FT.)	NO. LOTS	PERCENTAGE OF LOTS
6000 - 6999	127	51
7000 - 7499	46	18
7500 AND GREATER	79	31
TOTAL	252	100

LAND USE TABLE

	ACRES	SQ. FT.	% AREA
TRACTS	86.08	3749581	58.32%
252 RESIDENTIAL LOTS	40.73	1774073	27.59%
PUBLIC RIGHTS-OF-WAY	20.79	905727	14.09%
TOTAL	147.60	6429381	100%

NET AREA OF SUBDIVISION
(GROSS AREA LESS R.O.W.) 126.81 ACRES

SURVEYOR CERTIFICATE

I, ROGER A. VERMAAS, 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.

Roger A. Vermaas
ROGER A. VERMAAS
P.L.S. 24968
2993 S. PEORIA STREET, SUITE 150
AURORA, CO 80014
24968
REGISTERED LAND SURVEYOR

CITY STAFF CERTIFICATE

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS 22 DAY OF May, A.D. 2004.

Dan A. Stahly
CITY ENGINEER

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES OF THE CITY OF COMMERCE CITY, THIS 5TH DAY OF May, A.D. 2004.

Beth C. Hill
DIRECTOR, DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES

ADAMS COUNTY CLERK AND RECORDER CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT 2:01 P.M. ON THE 14 DAY OF May, A.D. 2004.

BY: Carol D. Snyder
DEPUTY COUNTY CLERK AND RECORDER

FILE No. _____

MAP No. _____

DOCUMENT
RECEPTION No. 20040504000312530

BUCKLEY RANCH SUBDIVISION

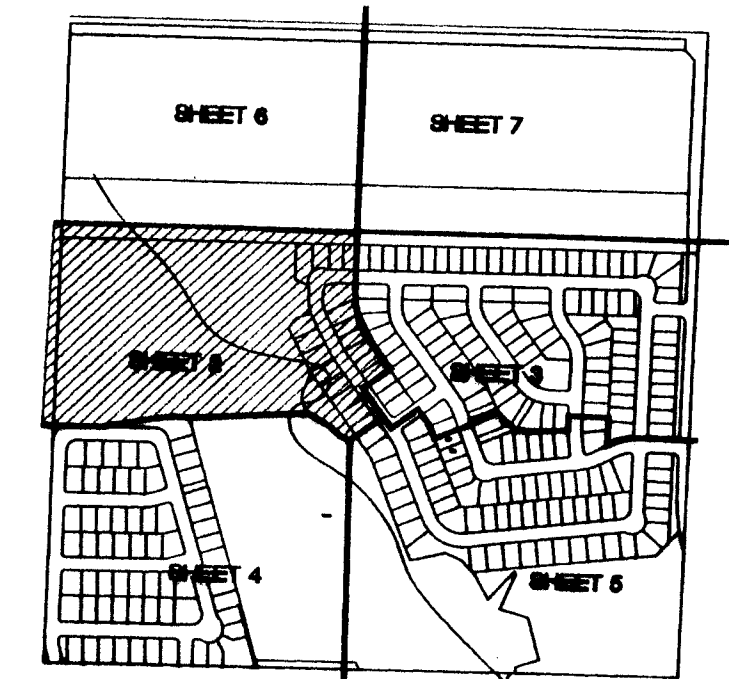
20040504000 312540

A PART OF THE NE 1/4 OF SECTION 17, T2S., R66W., 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT
SHEET 2 OF 8

TRACT	OWNED AND MAINTAINED BY	USE	AREA SQ. FT.	AREA AC.
TRACT A	HOA	LANDSCAPE, DRAINAGE, UTILITIES	5348	0.1228
TRACT B	HOA	LANDSCAPE, DRAINAGE, UTILITIES	12703	0.2916
TRACT C	HOA	LANDSCAPE, DRAINAGE, UTILITIES	10036	0.2304
TRACT D *	COMMERCE CITY	FUTURE ROW, LANDSCAPE, DRAINAGE, UTILITIES	9191	0.2110
TRACT E	HOA	PRIVATE PARK, DRAINAGE, UTILITIES	42600	0.9780
TRACT F	HOA	LANDSCAPE, DRAINAGE, UTILITIES	2050	0.0471
TRACT G	COMMERCE CITY	PUBLIC PARK, OPEN SPACE, DRAINAGE, UTILITIES	338735	7.763
TRACT H	HOA	DETENTION, LANDSCAPE, DRAINAGE, UTILITIES	16246	0.3730
TRACT I	HOA	LANDSCAPE, DRAINAGE, UTILITIES	3240	0.0744
TRACT J	HOA	PRIVATE PARK, DRAINAGE, UTILITIES	15855	0.3640
TRACT K	HOA	LANDSCAPE, DRAINAGE, UTILITIES	3242	0.0744
TRACT L	HOA	LANDSCAPE, DRAINAGE, UTILITIES	814	0.0187
TRACT M	HOA	DETENTION, LANDSCAPE, DRAINAGE, UTILITIES	23456	0.5385
TRACT N	COMMERCE CITY	OPEN SPACE, DRAINAGE, UTILITIES	1713966	39.3472
TRACT O	HOA	LANDSCAPE, DRAINAGE, UTILITIES	4712	0.1082
TRACT P	HOA	LANDSCAPE, DRAINAGE, UTILITIES	8237	0.1891
TRACT Q	SV CHAMBERS LLC MARK P. CHAMBERS MICHELLE ROBERTS	SUSAN FLEISHER DEBORAH DILL VIRGINIA DUNCAN	1539120	35.3333
TOTAL		FUTURE MIXED USE	3749581	86.0785

* SEE NOTE 7 SHEET 1



KEY MAP
N.T.S.

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	72.00	91°14'34"	114.87	102.83	N45°06'37"W
C2	72.00	90°00'00"	113.10	101.82	S44°16'57"E
C3	150.00	27°54'08"	73.05	72.33	S14°40'07"E
C4	150.00	96°53'41"	23.29	23.26	S33°04'00"E
C5	150.00	142°37'44"	37.80	37.50	N30°18'56"W
C6	150.00	74°23'04"	184.74	181.35	S80°18'30"E
C7	72.00	81°37'50"	103.00	94.44	N41°30'48"E
C8	250.00	28°02'34"	126.72	125.37	S78°00'33"W
C9	250.00	21°00'34"	91.87	91.16	N71°36'33"E
C10	72.00	74°23'04"	83.47	87.05	S80°18'30"E
C11	150.00	142°37'44"	37.80	37.50	N30°18'56"W
C12	150.00	36°47'47"	96.33	94.80	S18°08'57"E
C13	150.00	51°57'19"	136.02	131.41	S63°28'30"E
C14	150.00	36°47'47"	96.33	94.80	S18°08'57"E
C15	150.00	18°43'51"	48.04	48.82	N101°73'42"W
C16	150.00	18°56'05"	52.18	51.83	S08°41'44"E
C17	72.00	106°45'18"	134.15	115.57	N64°08'00"W
C18	72.00	73°14'42"	82.04	85.90	N39°53'52"E
C19	72.00	88°00'13"	111.85	100.83	S44°46'28"W
C20	150.00	18°46'18"	43.88	43.71	N80°53'52"E
C21	150.00	18°45'18"	43.88	43.71	N80°53'52"E
C22	20.00	80°00'00"	31.42	28.28	N45°31'50"E
C23	20.00	80°00'00"	31.42	28.28	N45°31'50"E
C24	13.00	80°00'00"	20.42	18.38	N44°28'10"E
C25	20.00	28°17'42"	8.88	8.78	S14°40'41"W
C26	57.00	36°44'38"	36.55	36.83	N102°71'47"E
C27	57.00	32°25'37"	32.28	31.83	N24°07'53"W
C28	57.00	34°58'15"	34.81	34.27	N67°50'19"W
C29	57.00	43°40'48"	43.45	42.41	S82°46'38"W
C30	13.00	80°00'00"	20.42	18.38	S45°31'50"W
C31	43.00	82°48'15"	47.13	44.81	N30°52'17"W
C32	43.00	28°28'38"	21.36	21.13	N78°29'44"W
C33	13.00	80°00'00"	20.42	18.38	S44°16'57"W

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

FND 5/8" REBAR
W/PLASTIC CAP
"LS 24968"

POINT OF BEGINNING
PARCEL 2

UTILITY ESMT

UTILITY ESMT

UTILITY ESMT

UTILITY ESMT

UTILITY ESMT

UTILITY ESMT

UTILITY ESMT

UTILITY ESMT

UTILITY ESMT

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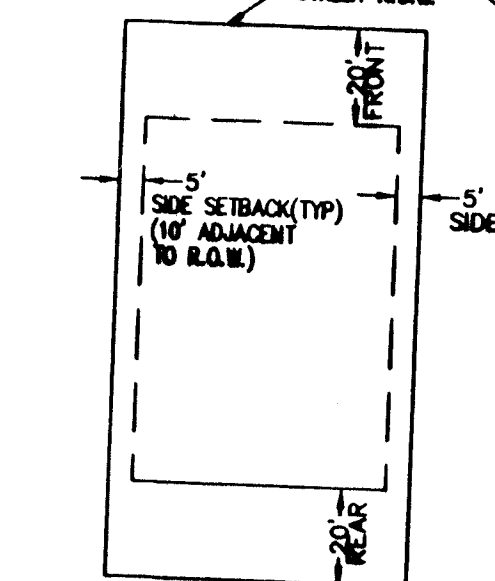
UTILITY ESMT

APPROXIMATE 100-YEAR
FLOOD INSURANCE RATE MAP NO. 08001C0075 G,
ADAMS COUNTY, COLORADO
EFFECTIVE DATE AUGUST 16, 1995.

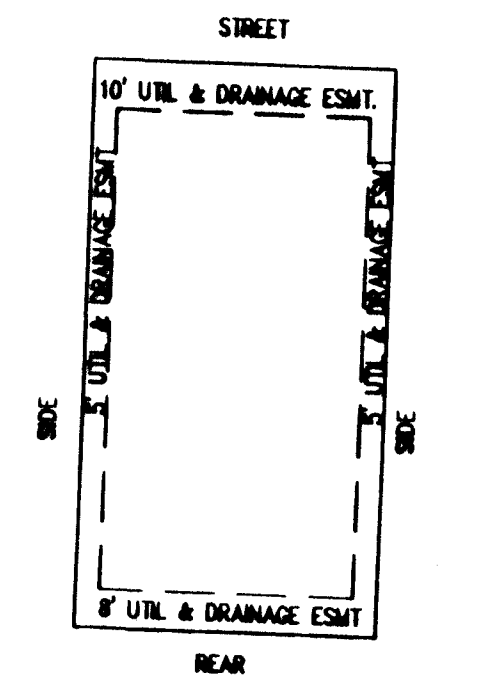
APPROXIMATE 100-YEAR
FLOOD HAZARD LIMITS
FHAD REPORT DATED FEBRUARY 1976
PROVIDED BY CITY OF COMMERCE CITY

APPROXIMATE 100-YEAR FLOOD HAZARD LIMITS
FLOOD INSURANCE RATE MAP NO. 08001C0075 G,
ADAMS COUNTY, COLORADO
EFFECTIVE DATE AUGUST 16, 1995.

TRACT N
1,713,966 SF
(PUBLIC)



TYPICAL BUILDING SETBACK
N.T.S.



TYPICAL LOT EASEMENTS
N.T.S.

FRONTERRA
VILLAGE FILING NO. 1
REC. NO. 080075
REC. NO. 080075

APPROXIMATE 100-YEAR
FLOOD HAZARD LIMITS
FHAD REPORT DATED FEBRUARY 1976
PROVIDED BY CITY OF COMMERCE CITY

MATCHLINE SEE SHEET 4

ASPEN Surveying, Inc.

2993 So. PEORIA STREET
SUITE 150
Aurora, CO 80014
Phone (303) 750-4590



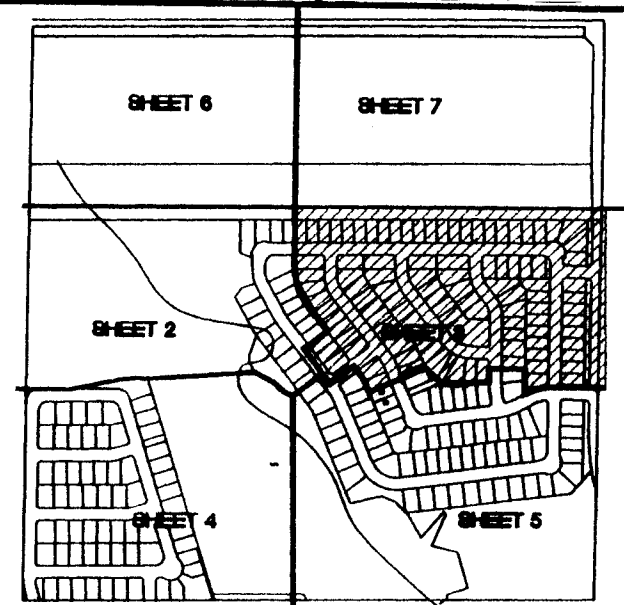
MATCHLINE SEE SHEET 3
MATCHLINE SEE SHEET 6

BUCKLEY RANCH SUBDIVISION

A PART OF THE NE 1/4 OF SECTION 17, T2S., R66W., 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT

SHEET 3 OF 8



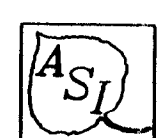
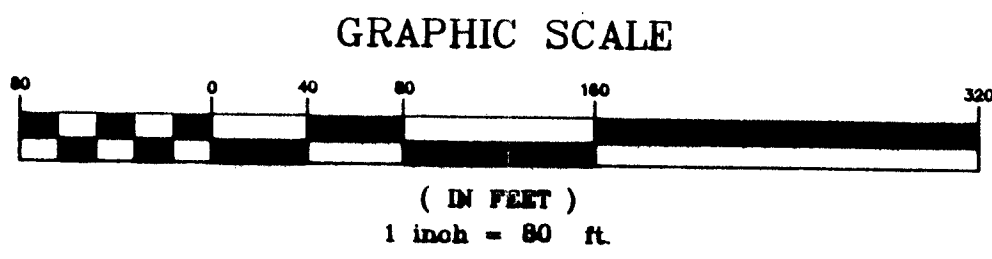
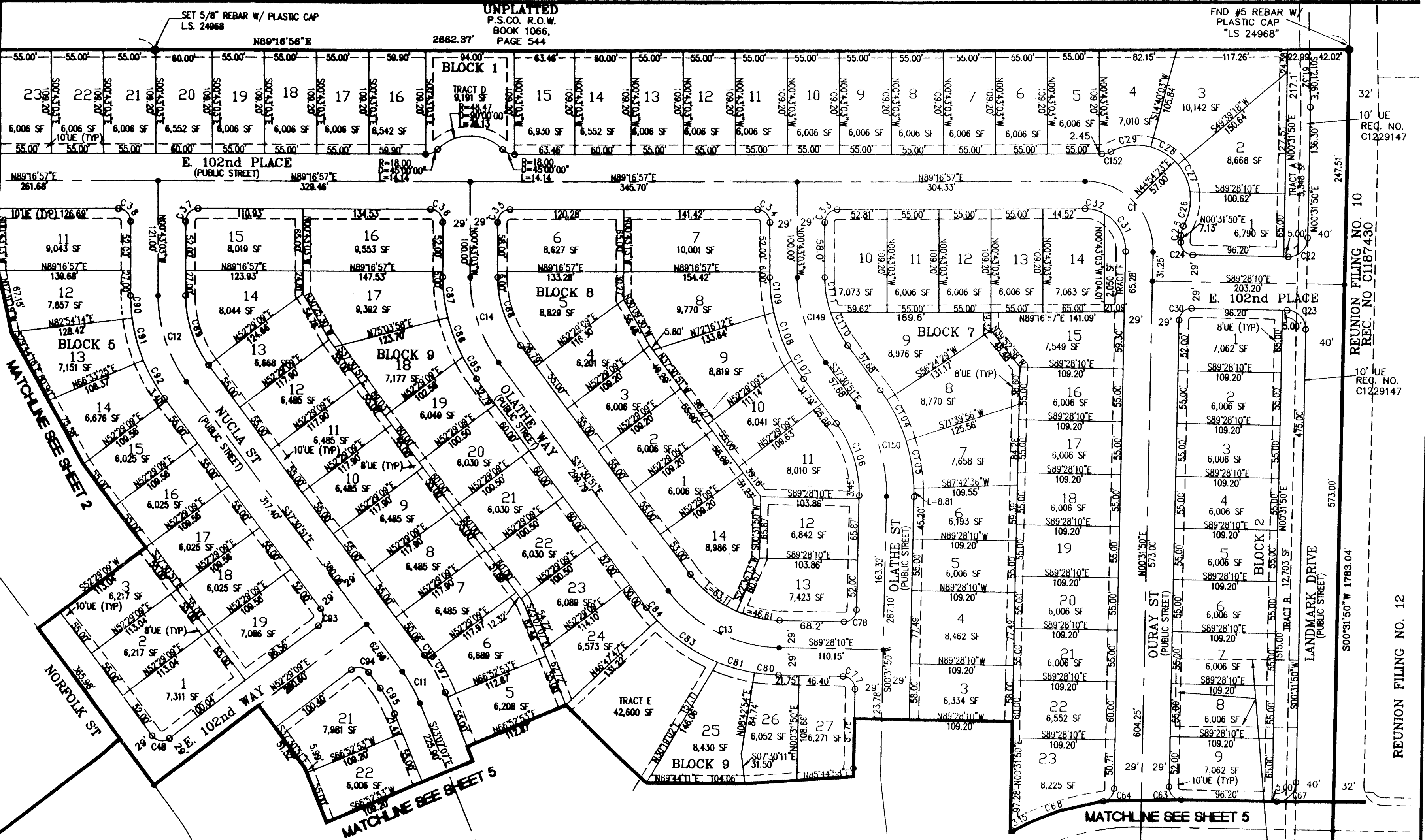
SHEET 3 OF 8

CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	
C34	13.00	90°00'00"	20.42	18.38	N45°43'03"W	C45	121.00	27°54'08"	58.92	58.34	S14°40'07"E	C56	20.00	29°31'35"	10.31	10.19	N82°44'24"W	C67	20.00	90°00'00"	31.42	28.28	N45°31'50"E	
C35	13.00	90°00'00"	20.42	18.38	S44°16'57"W	C46	179.00	04°28'51"	13.89	13.89	S30°50'35"E	C57	57.00	33°56'56"	33.77	33.28	S84°57'05"E	C68	279.00	20°46'22"	101.15	100.60	S71°52'27"W	
C36	13.00	90°00'00"	20.42	18.38	N45°43'03"W	C47	179.00	04°28'51"	13.89	13.89	S35°17'26"E	C58	57.00	36°52'15"	36.68	36.05	N59°38'20"E	C69	221.00	17°23'36"	67.09	66.83	S70°11'04"W	
C37	13.00	90°00'00"	20.42	18.38	S44°16'57"W	C48	13.00	90°00'00"	20.42	18.38	S82°30'51"E	C59	57.00	36°59'31"	36.80	36.17	N22°42'27"E	C70	279.00	10°43'10"	52.20	52.12	N68°42'17"E	
C38	13.00	90°00'00"	20.42	18.38	N45°43'03"W	C49	13.00	90°00'00"	20.56	18.48	S07°10'06"W	C60	57.00	31°58'33"	31.81	31.40	N11°46'35"W	C71	279.00	01°51'26"	9.04	9.04	N62°24'59"E	
C39	43.00	90°00'00"	67.54	60.81	S44°16'57"W	C50	121.00	14°23'44"	30.40	30.32	N30°18'59"W	C61	20.00	28°17'42"	9.88	9.78	S13°37'01"E	C72	221.00	09°21'34"	36.10	36.06	N66°10'04"E	
C40	57.00	65°40'56"	65.34	61.82	S78°00'02"W	C51	179.00	14°28'15"	45.26	45.14	N30°54'19"W	C62	13.00	90°00'00"	20.42	18.38	S45°31'50"W	C73	13.00	101°38'58"	23.06	20.16	S58°19'40"E	
C41	57.00	67°26'11"	67.09	63.28	S11°26'29"W	C52	121.00	72°38'52"	153.42	143.35	S61°10'45"E	C63	13.00	90°00'00"	20.42	18.38	S44°28'10"W							
C42	20.00	21°33'33"	7.53	7.48	S78°56'17"E	C53	179.00	16°07'58"	50.40	50.24	S31°11'07"E	C64	13.00	81°43'49"	18.54	17.01	N41°23'44"E							
C43	179.00	19°59'09"	62.44	62.12	S10°42'38"E	C54	179.00	17°18'08"	54.08	53.85	S47°54'11"E	C65	13.00	101°38'58"	23.06	20.16	N50°17'39"W							
C44	179.00	07°54'57"	24.73	24.71	S24°38'41"E	C55	43.00	81°57'54"	61.52	56.40	N41°30'49"E	C66	20.00	90°00'00"	31.42	28.28	N44°28'10"W							

MATCHLINE SEE SHEET

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 7



ASPEN Surveying, Inc.
2993 So. PEORIA STREET
SUITE 150
Aurora, CO 80014
Phone (303) 750-4590



DRAINAGE ESMT
REC. NO. C1239082
TO BE VACATED BY
THIS PLAT

REUNION FILING NO. 12

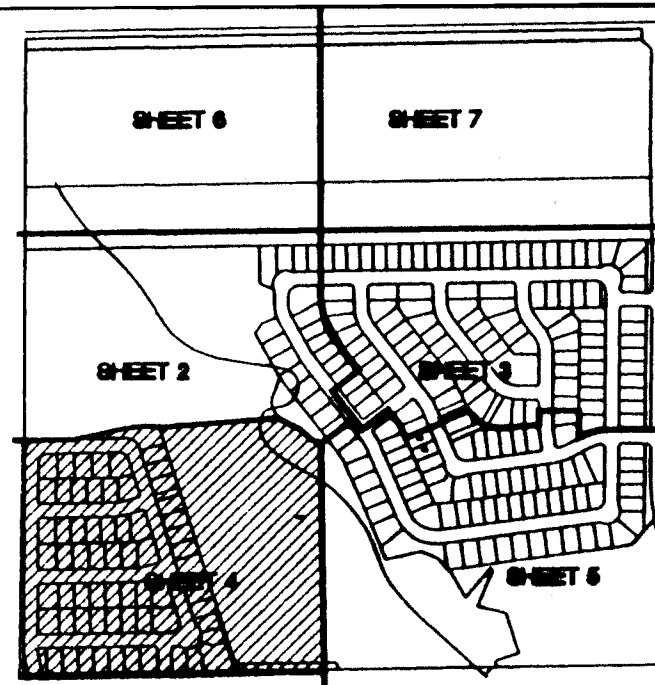
REUNION FILING NO. 10
REC. NO. C1167430

BUCKLEY RANCH SUBDIVISIONA PART OF THE NE 1/4 OF SECTION 17, T2S., R66W., 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT

SHEET 4 OF 8

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

KEY MAP

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C74	279.00	08°25'57"	41.06	41.02	N78°16'50"E
C75	13.00	90°00'00"	20.42	18.38	N37°29'49"E
C76	179.00	02°50'51"	8.90	8.89	S00°53'35"E
C76A	179.00	05°11'10"	16.20	16.20	S04°54'36"E
C77	13.00	90°00'00"	20.42	18.38	N44°28'10"W
C78	13.00	90°00'00"	20.42	18.38	N45°31'50"E
C80	179.00	08°08'46"	25.50	25.48	S85°23'17"E
C81	179.00	12°58'51"	40.55	40.47	S74°47'41"E
C83	179.00	25°06'03"	78.42	77.79	S55°45'14"E
C84	179.00	05°41'22"	17.77	17.77	S40°21'32"E
C85	179.00	08°44'32"	27.31	27.29	S33°08'35"E
C86	179.00	13°50'17"	43.23	43.13	S21°51'10"E
C87	179.00	14°12'58"	44.41	44.30	S07°49'33"E
C88	121.00	36°47'47"	77.71	76.38	S19°06'57"E
C89	121.00	36°47'47"	77.71	76.38	S19°06'57"E
C90	179.00	07°51'14"	24.54	24.52	S04°38'41"E
C91	179.00	14°20'13"	44.79	44.67	S15°44'24"E
C92	179.00	14°38'20"	45.63	45.51	S30°12'41"E
C93	13.00	90°00'00"	20.42	18.38	N07°29'09"W
C94	13.00	90°00'00"	20.42	18.38	N82°30'51"W
C95	121.00	14°23'44"	30.40	30.32	N30°18'59"W
C96	179.00	01°34'54"	4.94	4.94	N36°43'24"W
C97	179.00	12°48'49"	40.03	39.95	N29°31'32"W
C98	20.00	28°20'35"	9.89	9.79	N08°56'50"W
C99	43.00	74°23'04"	55.82	51.99	S60°18'39"E
C101	57.00	41°08'22"	40.94	40.07	S61°38'26"E
C102	57.00	43°33'46"	43.34	42.30	N75°59'00"E
C103	20.00	28°17'42"	9.88	9.78	S68°20'58"W
C104	179.00	15°15'27"	47.87	47.53	N25°57'47"W
C105	179.00	16°02'40"	50.12	49.96	N10°18'44"W
C106	121.00	38°02'41"	80.34	78.88	N18°29'30"W
C107	179.00	07°26'57"	23.27	23.26	S33°47'23"E
C108	179.00	17°03'18"	53.28	53.09	S21°32'15"E
C109	179.00	12°17'33"	38.40	38.33	S08°51'50"E
C110	121.00	18°23'36"	38.84	38.68	S28°19'03"E
C111	121.00	18°24'12"	38.86	38.70	S08°55'09"E
C112	1040.00	15°56'33"	286.38	286.45	S07°26'27"E
C113	179.00	18°43'51"	58.52	58.26	N10°17'52"W
C114	121.00	17°58'20"	37.95	37.80	S10°40'37"E
C115	179.00	19°56'05"	62.28	61.97	S09°41'44"E
C116	121.00	18°43'51"	38.56	38.38	N10°17'52"W
C117	13.00	90°57'59"	20.64	18.54	S43°47'32"W
C118	13.00	90°59'47"	20.65	18.54	S45°13'35"E
C119	13.00	89°47'47"	20.37	18.35	N45°49'36"W
C120	13.00	90°12'13"	20.47	18.42	S44°10'24"W
C121	20.00	32°25'06"	11.32	11.17	N74°30'56"W
C122	57.00	28°48'10"	28.65	28.35	S72°42'28"E
C123	57.00	38°28'52"	38.28	37.57	N73°39'01"E
C124	57.00	30°28'17"	30.31	29.96	N39°10'27"E
C125	57.00	33°53'01"	33.71	33.22	N06°59'48"E
C126	57.00	39°57'11"	38.75	38.95	N29°55'18"W
C127	20.00	32°25'06"	11.32	11.17	S33°41'20"E
C128	43.00	106°45'18"	80.12	69.02	N35°53'52"E
C129	13.00	90°00'00"	20.42	18.38	N62°28'47"W
C130	179.00	16°45'18"	52.34	52.16	N80°53'52"E
C131	121.00	02°26'36"	5.16	5.16	N88°03'11"E
C132	121.00	14°18'36"	30.22	30.14	N79°40'33"E
C133	13.00	90°00'00"	20.42	18.38	N27°31'13"E
C134	13.00	90°00'00"	20.42	18.38	N27°31'13"E
C135	13.00	90°00'00"	20.42	18.38	N62°28'47"W
C136	121.00	12°15'25"	25.88	25.84	N78°38'55"E
C137	179.00	16°45'18"	52.34	52.16	N80°53'52"E
C138	57.00	73°14'42"	72.87	68.01	N54°06'08"W
C139	43.00	73°14'42"	54.97	51.30	N54°06'08"W
C140	43.00	89°00'13"	66.80	60.28	S44°46'25"W
C141	57.00	89°00'13"	66.54	79.91	S44°46'25"W
C142	13.00	90°59'47"	20.65	18.54	S45°13'35"E
C143	13.00	89°00'13"	20.19	18.22	S44°46'25"W
C144	13.00	90°59'47"	20.65	18.54	S45°13'35"E
C145	13.00	89°00'13"	20.19	18.22	S44°46'25"W
C149	150.00	36°47'47"	96.33	94.69	S19°06'57"E
C150	150.00	38°02'41"	99.60	97.78	N18°29'30"W
C151	150.00	08°02'01"	21.03	21.01	S03°29'11"E
C152	20.00	28°17'43"	9.88	9.78	N75°08'06"E
C153	20.00	21°33'33"	7.53	7.48	N11°28'50"W

FRONTERRA
VILLAGE FILING NO. 1
FILE 18
MAP 472
REC. NO. C0830726C 1/4 COR
FND 3 1/4" ALUM CAP
IN RANGE BOX
LS 25379

ASPEN Surveying, Inc.

2993 So. PEORIA STREET
SUITE 150
Aurora, CO 80014
Phone (303) 750-4590FRONTERRA
VILLAGE FILING NO. 3
REC. NO. C1070335

20

TRACT K

TRACT H

APPROXIMATE 100-YEAR FLOOD HAZARD LIMITS
FLOOD INSURANCE RATE MAP NO. 08001C0075 G,
ADAMS COUNTY, COLORADO
EFFECTIVE DATE AUGUST 16, 1995.APPROXIMATE 100-YEAR
FLOOD HAZARD LIMITS
FHAD REPORT DATED FEBRUARY 1976
PROVIDED BY CITY OF COMMERCE CITYTRACT N
1,713,966 SF
(PUBLIC)APPROXIMATE 100-YEAR FLOOD HAZARD LIMITS
FLOOD INSURANCE RATE MAP NO. 08001C0075 G,
ADAMS COUNTY, COLORADO
EFFECTIVE DATE AUGUST 16, 1995.APPROXIMATE 100-YEAR
FLOOD HAZARD LIMITS
FHAD REPORT DATED FEBRUARY 1976
PROVIDED BY CITY OF COMMERCE CITY

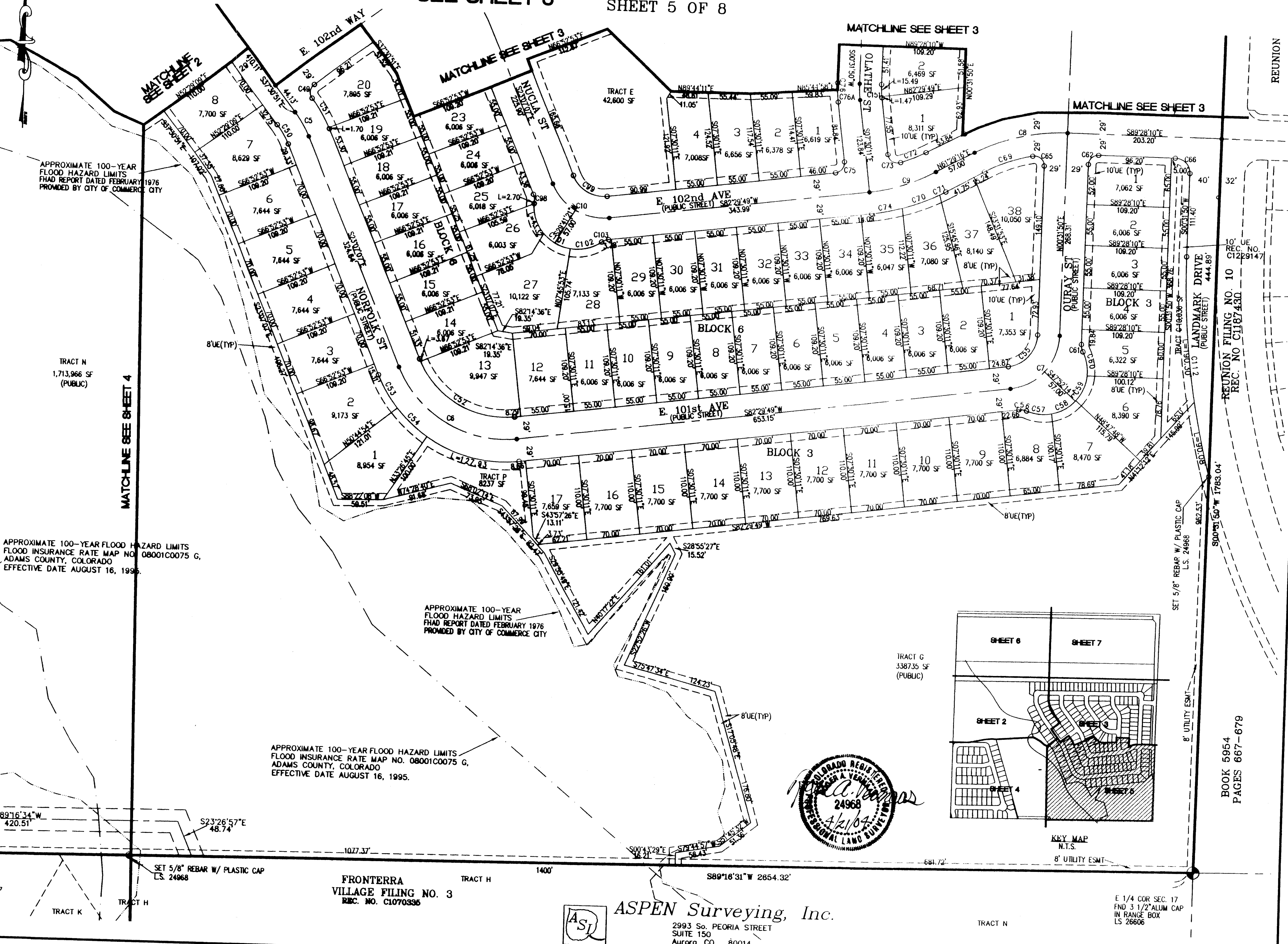
MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 2

A PART OF THE NE 1/4 OF SECTION 17, T2S., R66W., 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT
SHEET 5 OF 8



BOOK 5954
PAGES 667-679

UNION FILING NO. 10
REC. NO C1187430

E 1/4 COR SEC. 17
FND 3 1/2" ALUM CAP
IN RANGE BOX
LS 26606

TRACT N

ASPEN Surveying, Inc.
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Aurora, CO 80014
Phone (303) 750-4590

FRONTERRA
VILLAGE FILING NO. 3
REC. NO. C1070396

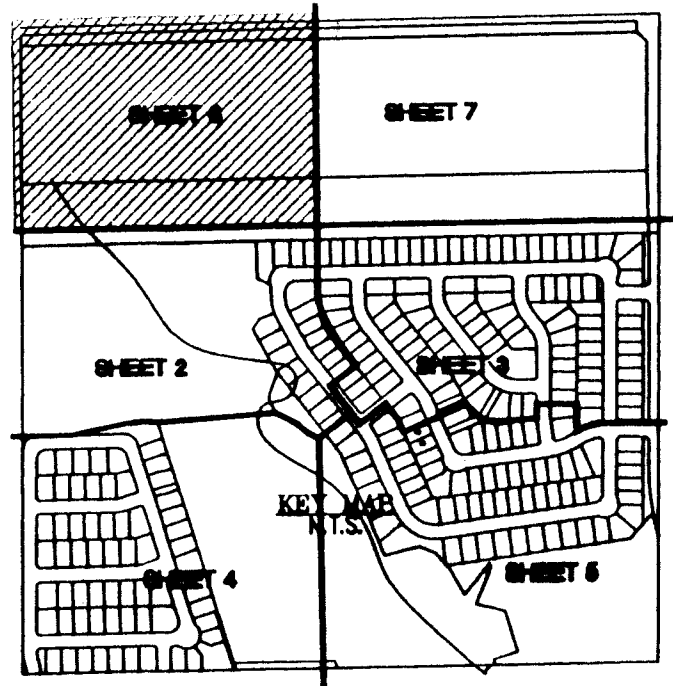


BUCKLEY RANCH SUBDIVISION

A PART OF THE NE 1/4 OF SECTION 17, T2S., R66W., 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT

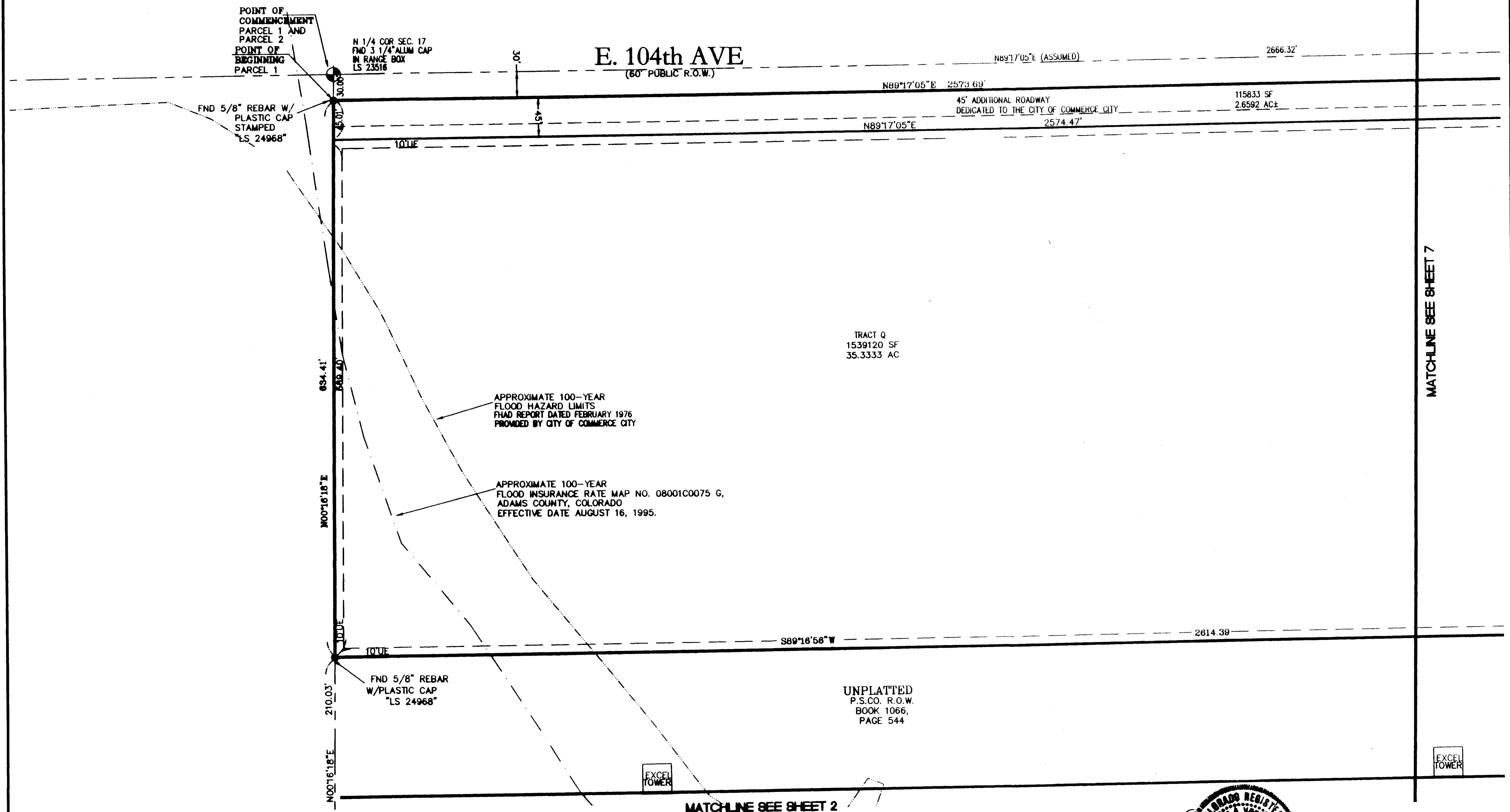
SHEET 6 OF 8



GRAPHIC SCALE

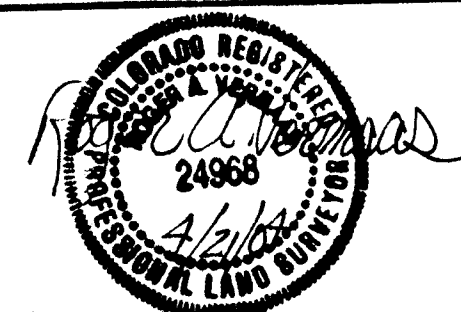


(IN FEET)
1 inch = 80 ft.



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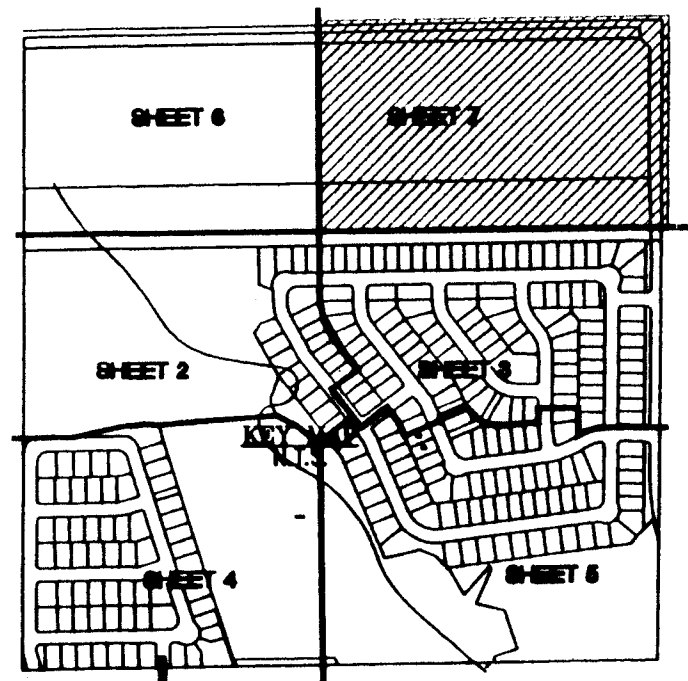


BUCKLEY RANCH SUBDIVISION

A PART OF THE NE 1/4 OF SECTION 17, T2S., R66W., 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT

SHEET 7 OF 8



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

NE COR SEC. 17
FND 3 1/4" ALUM CAP
IN RANGE BOX
LS 30109

E. 104th AVE
(60' PUBLIC R.O.W.)

N89°17'05"E 2573.69'

N89°17'05"E

2574.47'

10' UE

S00°42'33"E

45.00'

S45°05'22"E

55.95'

10' UE
REC. NO. C1229147

TRACT Q
1539120 SF
35.3333 AC

CITY OF COMMERCE CITY
REC. NO. C1137343

10' UE

S01°12'10"E

210.01'

S01°21'06"E

210.01'

FND 5/8" REBAR W/
PLASTIC CAP
"LS 24968"

S89°16'56"W

2614.39'

10' UE

UNPLATTED
P.S.CO. R.O.W.
BOOK 1066,
PAGE 544

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 6

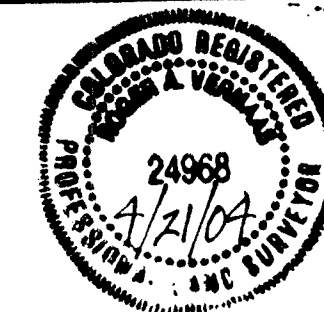
EXCEL
TOWER

EXCEL
TOWER



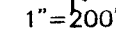
ASPEN Surveying, Inc.

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A PART OF THE NE 1/4 OF SECTION 17, T2S., R66W., 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT

OVERALL LAYOUT



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Aurora, CO 80014
Phone (303) 750-4590

