

# REUNION FILING NO. 38

A PORTION OF THE NORTHWEST 1/4 OF SECTION 8,  
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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 AND REUNION METROPOLITAN DISTRICT BEING THE OWNERS OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, 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 AND BLOCKS, TRACTS, AND STREETS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF REUNION FILING NO. 38, AND DO HEREBY DEDICATE TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, PUBLIC RIGHTS OF WAY IN FEE SIMPLE, AND WARRANTS TITLE TO THE SAME, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT AND HEREBY DEDICATES SUCH EASEMENTS TO THE CITY OF COMMERCE CITY, AS ARE CREATED HEREBY, AND DEPICTED, SHOWN OR REFERENCED BY NOTE HEREON AND WARRANTS TITLE TO THE SAME.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

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 \_\_\_\_\_, 2021

BY \_\_\_\_\_

AS \_\_\_\_\_ OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

REUNION METROPOLITAN DISTRICT

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

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

STATE OF COLORADO )

COUNTY OF \_\_\_\_\_ ) SS

CITY OF \_\_\_\_\_ )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2021

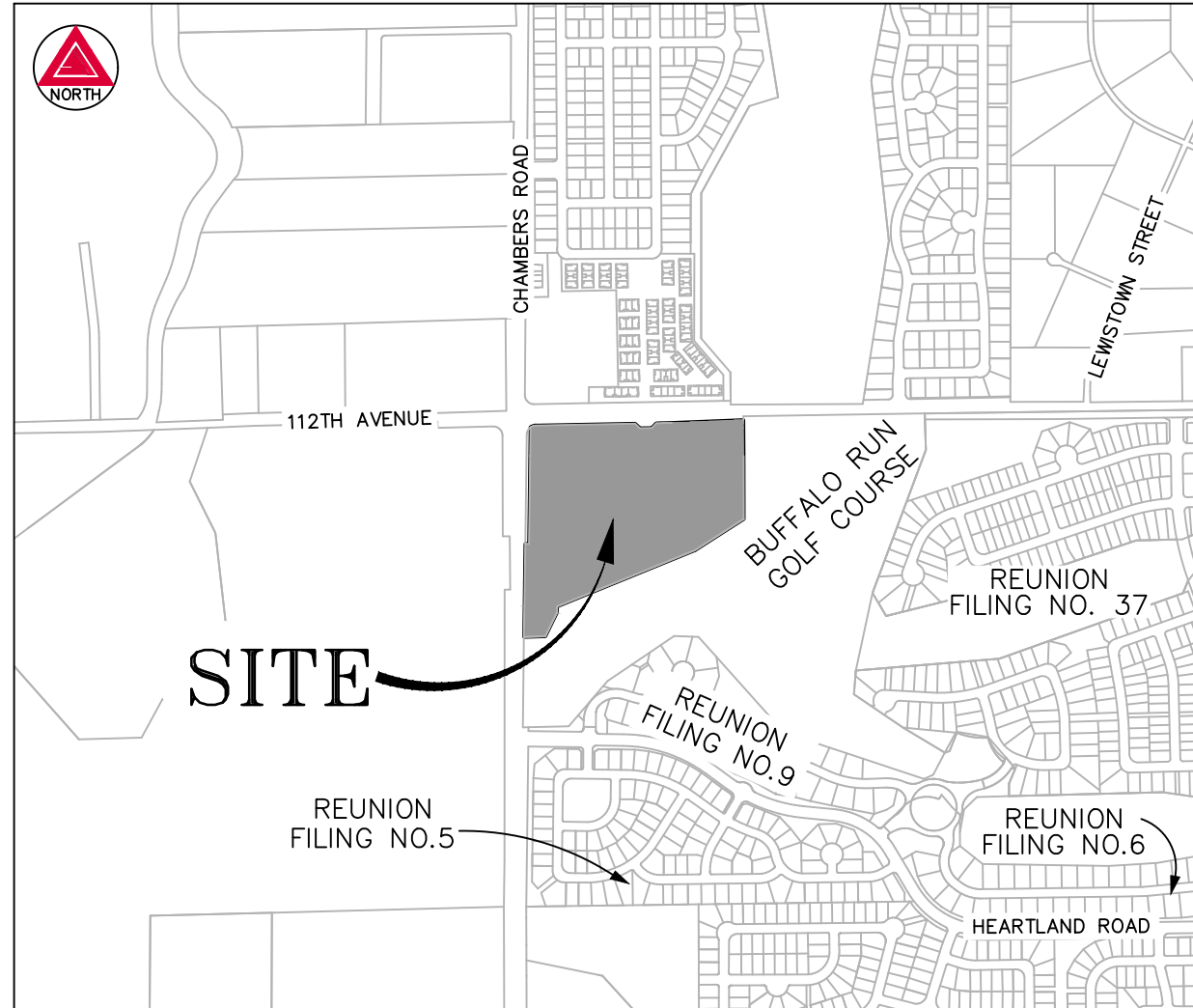
BY \_\_\_\_\_

AS \_\_\_\_\_ OF REUNION METROPOLITAN DISTRICT

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

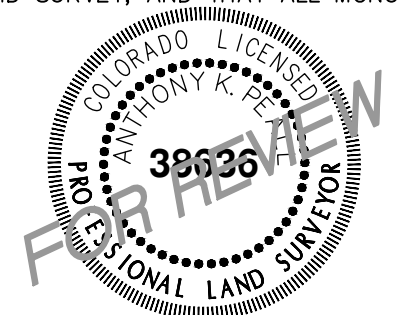


VICINITY MAP

SCALE: 1"=1000'

### SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, 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.



ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. No. 38636  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122

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 1.6.B.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.

### 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 ASSIGNMENT OF RENTS RECORDED AUGUST 21, 2017, AT INSTRUMENT NO. 2017000072560 AND 2017000072558 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. 2021.

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. 2021 BY \_\_\_\_\_ AS \_\_\_\_\_ FOR SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL 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. 2021 BY \_\_\_\_\_ AS \_\_\_\_\_ FOR SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

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

### CONSENT BY LENDER

KNOW ALL MEN BY THESE PRESENTS THAT DIBC BUFFALO HILLS RANCH, LLC AND FFP-DIA, LLC (COLLECTIVELY, "MORTGAGEE"), BEING THE MORTGAGEE OF THAT CERTAIN MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS RECORDED AUGUST 21, 2017, AT INSTRUMENT NO. 2017000072552 AND 2017000072554 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 SUCH OTHER PARTY SHALL RECOGNIZE AND BE BOUND BY THIS PLAT.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

DIBC BUFFALO HILLS RANCH, 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. 2021, BY L.C. FULENWIDER, III AS ATTORNEY-IN-FACT FOR DIBC BUFFALO HILLS RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL 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. 2021, BY L.C. FULENWIDER, III, AS ATTORNEY-IN-FACT FOR FFP-DIA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

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

### CITY STAFF CERTIFICATE

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

CITY ENGINEER: \_\_\_\_\_

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

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., 2021

COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_ DEPUTY RECEPTION NO. \_\_\_\_\_

LAST REVISED: 11/30/2021

**AZTEC** CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 19318-33  
Drawn By: CWB

DATE OF PREPARATION:	07-13-2021
SCALE:	N/A
SHEET 1 OF 8	



# REUNION FILING NO. 38

## A PORTION OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED WITHIN QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. C0365970 OF THE RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE ALONG WITH ALL OF THAT PARCEL OF LAND DESCRIBED WITHIN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 202000008055 IN SAID RECORDS, AND ALL OF THAT PARCEL OF LAND DESCRIBED AS PARCEL B, IN A SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000035759 IN SAID RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8 AND CONSIDERING THE NORTH LINE OF SAID SECTION 8 TO BEAR NORTH 89°13'51" EAST, A DISTANCE OF 5,278.95 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 49°52'09" EAST, A DISTANCE OF 101.42 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 112TH/ AVENUE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 202000008057, IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 88°54'26" EAST, A DISTANCE OF 536.11 FEET;
2. SOUTH 46°05'34" EAST, A DISTANCE OF 35.36 FEET;
3. NORTH 88°54'26" EAST, A DISTANCE OF 64.00 FEET;
4. NORTH 43°54'26" EAST, A DISTANCE OF 35.36 FEET;
5. NORTH 88°54'26" EAST, A DISTANCE OF 30.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 5555.00 FEET AND HAVING A CHORD BEARING OF NORTH 88°07'43" EAST, A DISTANCE OF 151.00 FEET;
6. NORTH 87°20'59" EAST, A DISTANCE OF 204.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,445.00 FEET AND HAVING A CHORD BEARING OF NORTH 88°09'23" EAST, A DISTANCE OF 68.84 FEET;
7. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°36'48", AN ARC LENGTH OF 68.84 FEET;
8. NORTH 89°50'53" EAST, A DISTANCE OF 14.89 FEET TO THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 202000008055, IN SAID RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY AND THE SOUTHERLY PROLONGATION OF SAID EASTERLY BOUNDARY, SOUTH 00°20'50" EAST, A DISTANCE OF 532.60 FEET TO THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED WITHIN THE SPECIAL WARRANTY DEED RECORDED ON FEBRUARY 14, 1995, IN BOOK 4466 AT PAGE 733, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 57°21'21" WEST, A DISTANCE OF 313.50 FEET;
2. SOUTH 67°47'22" WEST, A DISTANCE OF 803.42 FEET;
3. SOUTH 03°31'26" WEST, A DISTANCE OF 35.27 FEET;
4. SOUTH 26°07'51" WEST, A DISTANCE OF 140.18 FEET;
5. SOUTH 88°11'36" WEST, A DISTANCE OF 114.74 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF CHAMBERS ROAD, SAID POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, PARALLEL WITH SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8, NORTH 00°45'04" EAST, A DISTANCE OF 502.32 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 202000008055, IN SAID RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 202000008055 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°14'56" EAST, A DISTANCE OF 20.00 FEET;
2. NORTH 00°45'04" EAST, A DISTANCE OF 628.89 FEET TO SAID SOUTHERLY RIGHT-OF-WAY OF EAST 112TH/ AVENUE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 202000008057 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 50.00 FEET, HAVING A CHORD BEARING OF NORTH 71°23'39" EAST, A DISTANCE OF 30.09 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 36°07'08" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°01'34", AN ARC LENGTH OF 30.57 FEET TO THE **POINT OF BEGINNING**.

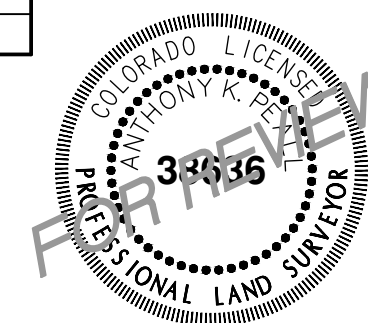
CONTAINING AN AREA OF 21.954 ACRES, (956,337 SQUARE FEET), MORE OR LESS.

**NOTES**

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
2. THIS SURVEY RELIES ON LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABC70597841, WITH AN EFFECTIVE DATE OF AUGUST 19, 2021 AT 5:00 P.M. NO TITLE SEARCH WAS MADE BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL TAX INFORMATION, LIENS, LEASES, DEEDS OF TRUST, RELEASES, CLAIMS, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, MOTIONS, DECLARATIONS, PROVISIONS, CONDITIONS, RESERVATIONS, WATER AND MINERAL RIGHTS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT.
3. BASIS OF BEARINGS: BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO AS BEARING NORTH 89°13'51" EAST, A DISTANCE OF 5,278.95 FEET BETWEEN THE MONUMENTS SHOWN HEREON.
4. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
5. FLOOD PLAIN NOTE: THE SITE AS PLATTED HEREON IS LOCATED WITHIN OTHER AREAS - FLOOD ZONE "X". DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, MAP NUMBER 08001C0343H, WITH AN EFFECTIVE DATE 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. NO EXISTING OIL AND GAS OPERATIONS, DRILLING WINDOWS, WELL SITES OR FUTURE OIL AND GAS OPERATIONS ARE PLANNED FOR THE SITE.
8. PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.
9. EACH OF THE EASEMENTS DEDICATED OR GRANTED ON THIS PLAT IS NON-EXCLUSIVE, AND THE GRANTEE OF EACH SUCH EASEMENT AT ITS EXPENSE SHALL, AFTER ANY CONSTRUCTION, REPAIR, REPLACEMENT, ENLARGEMENT OR OTHER WORK FOR ANY IMPROVEMENTS OR FACILITIES INSTALLED PURSUANT TO SUCH EASEMENT, RESTORE THE SURFACE OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION, AND ANY IMPROVEMENTS THEREON, TO THE GENERAL CONDITION IT WAS IN PRIOR TO ANY SUCH CONSTRUCTION.
10. 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, AMENDMENT NO. 5 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT, RECEPTION NO. 2019000050788.
11. 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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, 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.

**LAND SUMMARY CHART**

TRACT	AREA (S.F.±)	AREA (AC)	USE	OWNERSHIP	MAINTAINED BY
A	14,013	0.322	OPEN SPACE, UTILITIES	RMD	RMD
B	2,994	0.069	OPEN SPACE, UTILITIES	RMD	RMD
C	135	0.003	OPEN SPACE, UTILITIES	RMD	RMD
D	27,170	0.624	OPEN SPACE, PARK	RMD	RMD
E	22,412	0.515	OPEN SPACE, UTILITIES	RMD	RMD
F	46,133	1.059	OPEN SPACE, UTILITIES	RMD	RMD
G	6,547	0.150	GOLF COURSE, UTILITIES	CCC	CCC
H	56,869	1.306	DRAINAGE, POND	RMD	RMD
I	49,724	1.142	GOLF COURSE, UTILITIES	CCC	CCC
J	49,724	0.651	OPEN SPACE, UTILITIES	RMD	RMD
K	2,662	0.061	OPEN SPACE, UTILITIES	RMD	RMD
TOTAL TRACT AREA	257,013	5.902	RMD = REUNION METROPOLITAN DISTRICT CCC = CITY OF COMMERCE CITY		
TOTAL LOT AREA	523,264	12.010			
TOTAL ROW AREA	176,060	4.042			
TOTAL SITE AREA	956,337	21.954	THIS SUBDIVISION PLAT CONTAINS 153 LOTS AND 11 TRACTS		



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

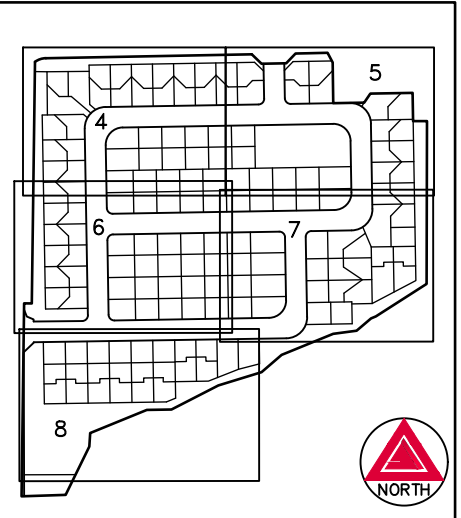
**AZTEC** CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 19318-33  
Drawn By: CWB

DATE OF PREPARATION:	07-13-2021
SCALE:	N/A
SHEET 2 OF 8	



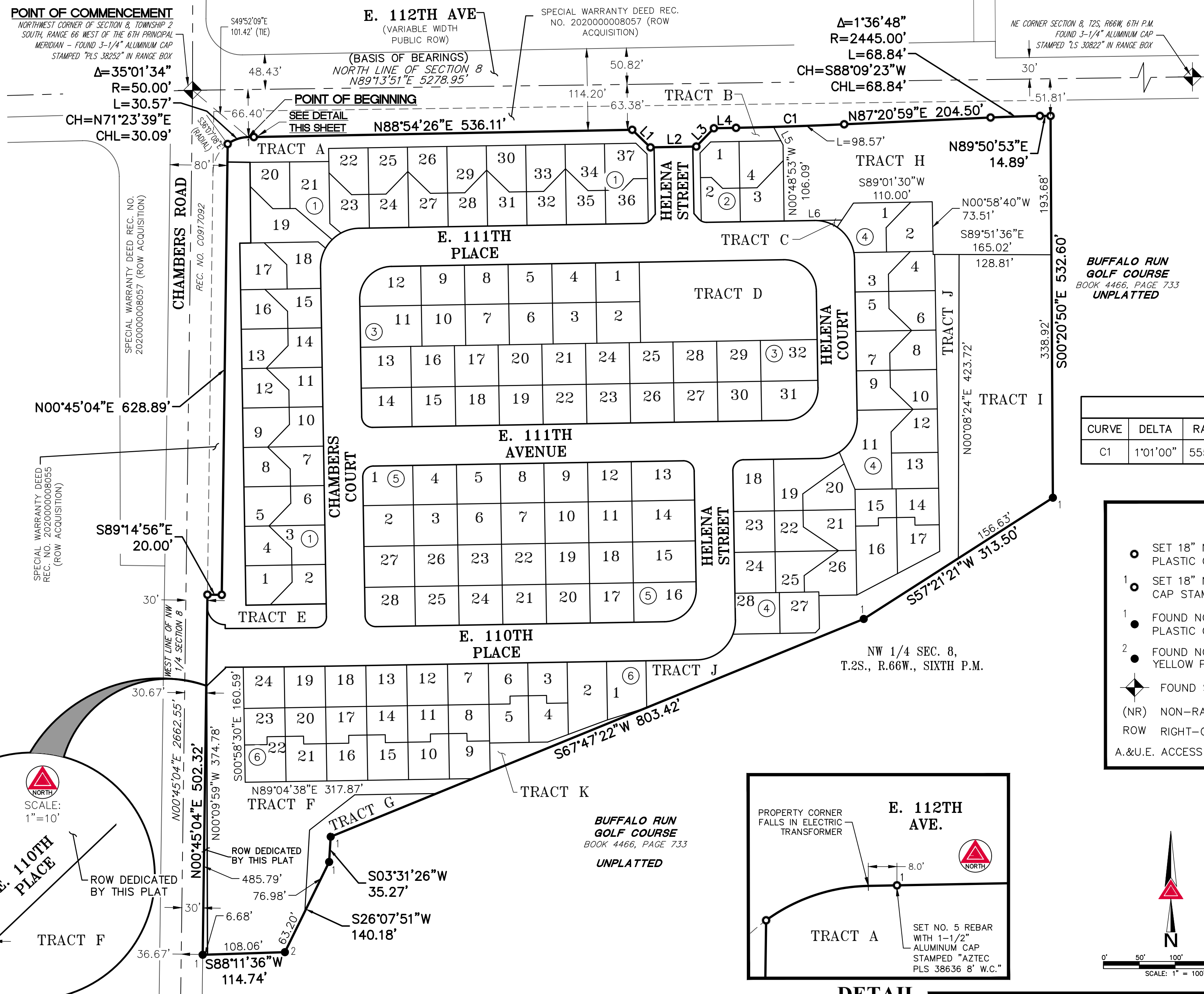
# REUNION FILING NO. 38

A PORTION OF THE NORTHWEST 1/4 OF SECTION 8,  
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



**POINT OF COMMENCEMENT**  
NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2  
SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL  
MERIDIAN - FOUND 3-1/4" ALUMINUM CAP  
STAMPED "PLS 38252" IN RANGE BOX

$\Delta=35^{\circ}01'34"$   
 $R=50.00'$   
 $L=30.57'$   
 $CH=N71^{\circ}23'39"E$   
 $CHL=30.09'$



**LINE TABLE**

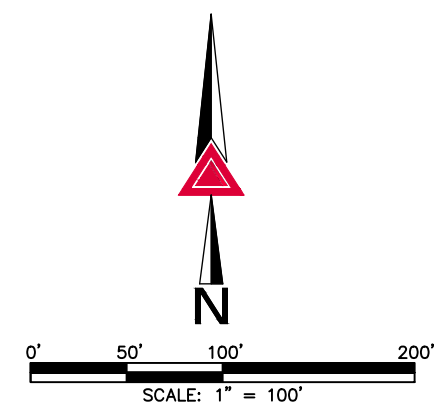
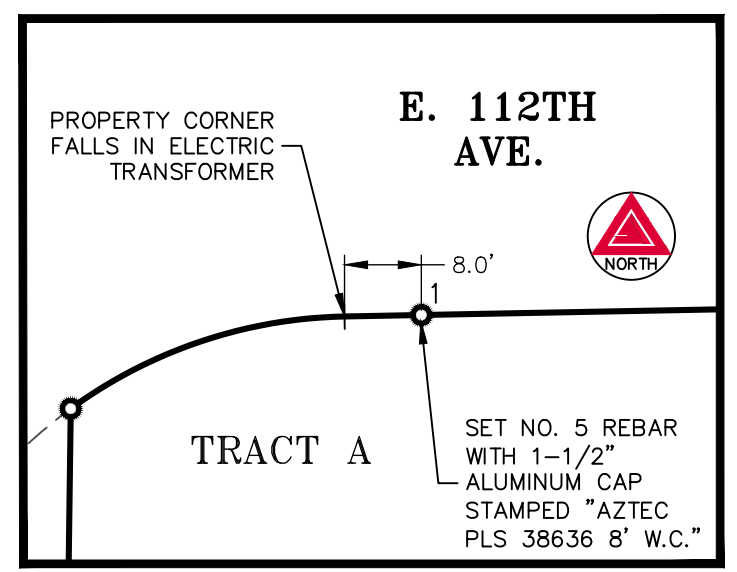
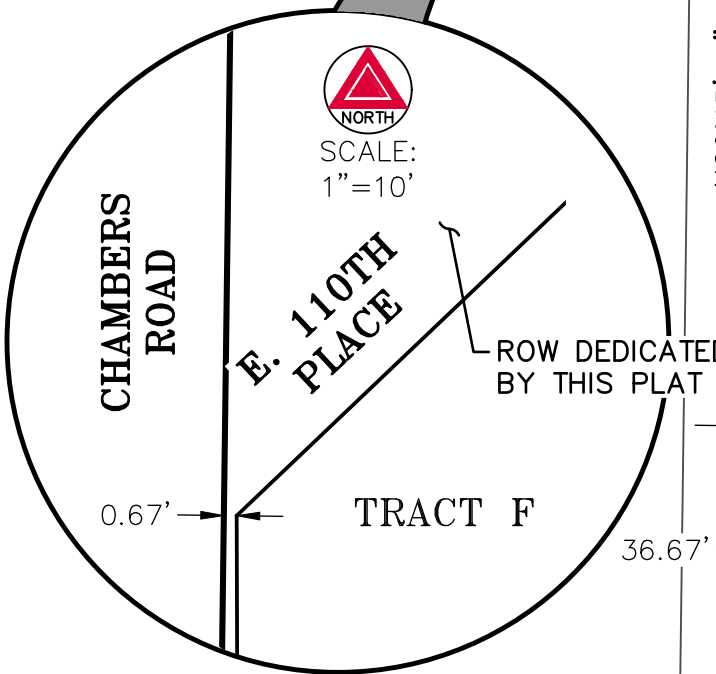
LINE	BEARING	LENGTH
L1	S46°05'34"E	35.36'
L2	N88°54'26"E	64.00'
L3	N43°54'26"E	35.36'
L4	N88°54'26"E	30.91'
L5	N27°37'43"W	28.41'
L6	S89°01'30"W	80.74'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	1°01'00"	5555.00'	98.57'	N87°51'29"E, 98.57'

**LEGEND**

- SET 18" NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- SET 18" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AZTEC LS 38636 8' W.C."
- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "BAYER LS 6973"
- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP ILLEGIBLE
- ◆ FOUND SECTION CORNER
- (NR) NON-RADIAL
- ROW RIGHT-OF-WAY
- A.&U.E. ACCESS AND UTILITY EASEMENT



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

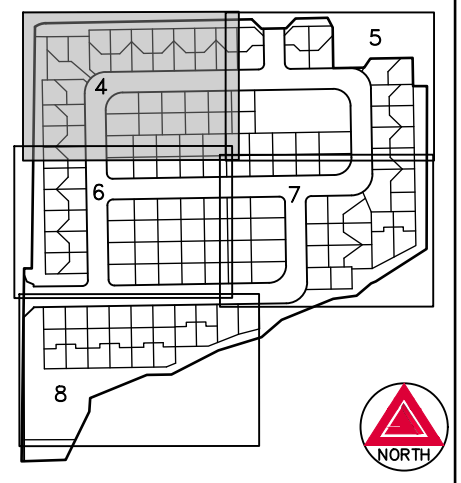
Aztec Proj. No.: 19318-33  
Drawn By: CWB

DATE OF PREPARATION:	07-13-2021
SCALE:	1"=100'
SHEET 3 OF 8	



# REUNION FILING NO. 38

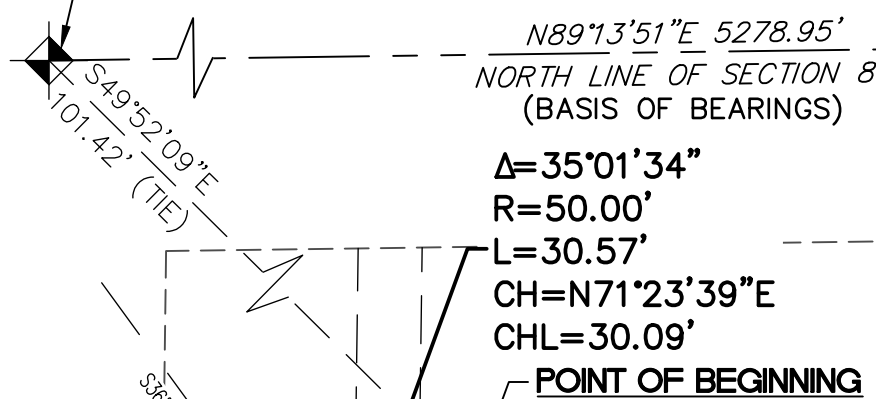
A PORTION OF THE NORTHWEST 1/4 OF SECTION 8,  
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



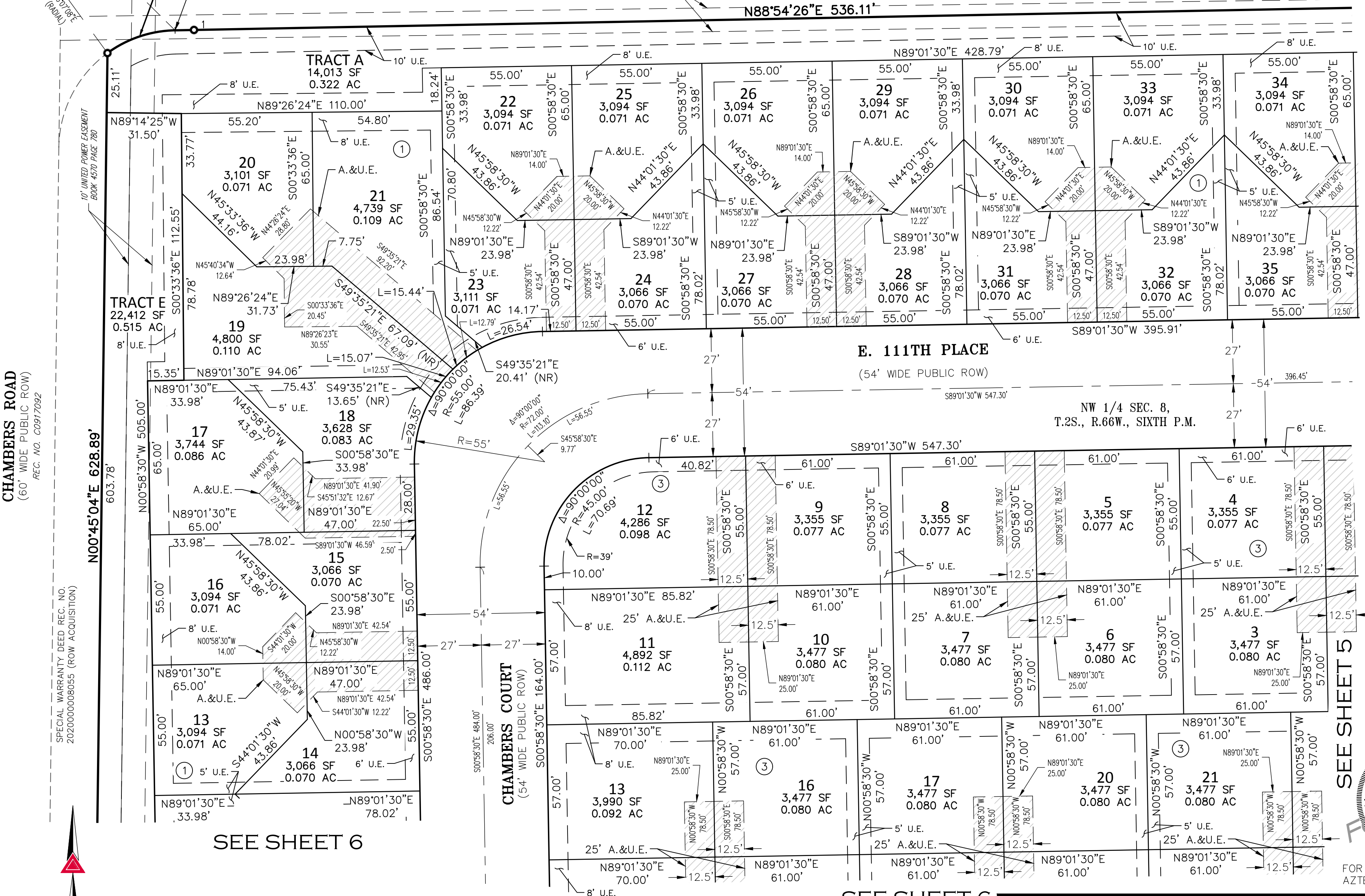
KEYMAP  
1" = 500'

POINT OF COMMENCEMENT

NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH RANGE BOX



SPECIAL WARRANTY DEED  
REC. NO. 202000008057  
(ROW ACQUISITION)



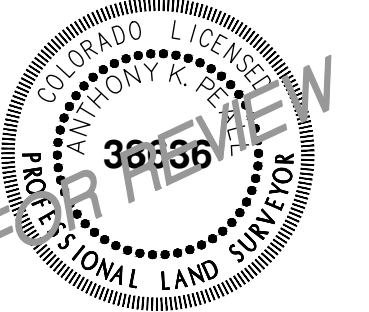
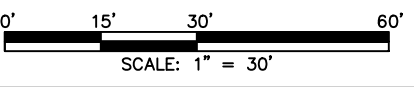
SEE SHEET 5

SEE SHEET 5

SEE SHEET 6

SEE SHEET 6

SEE SHEET 3 FOR LEGEND  
SEE SHEET 8 FOR LINE TABLES



FOR AND ON BEHALF OF  
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AzTec Proj. No.: 19318-33  
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DATE OF PREPARATION:	07-13-2021
SCALE:	1"=30'
SHEET 4 OF 8	

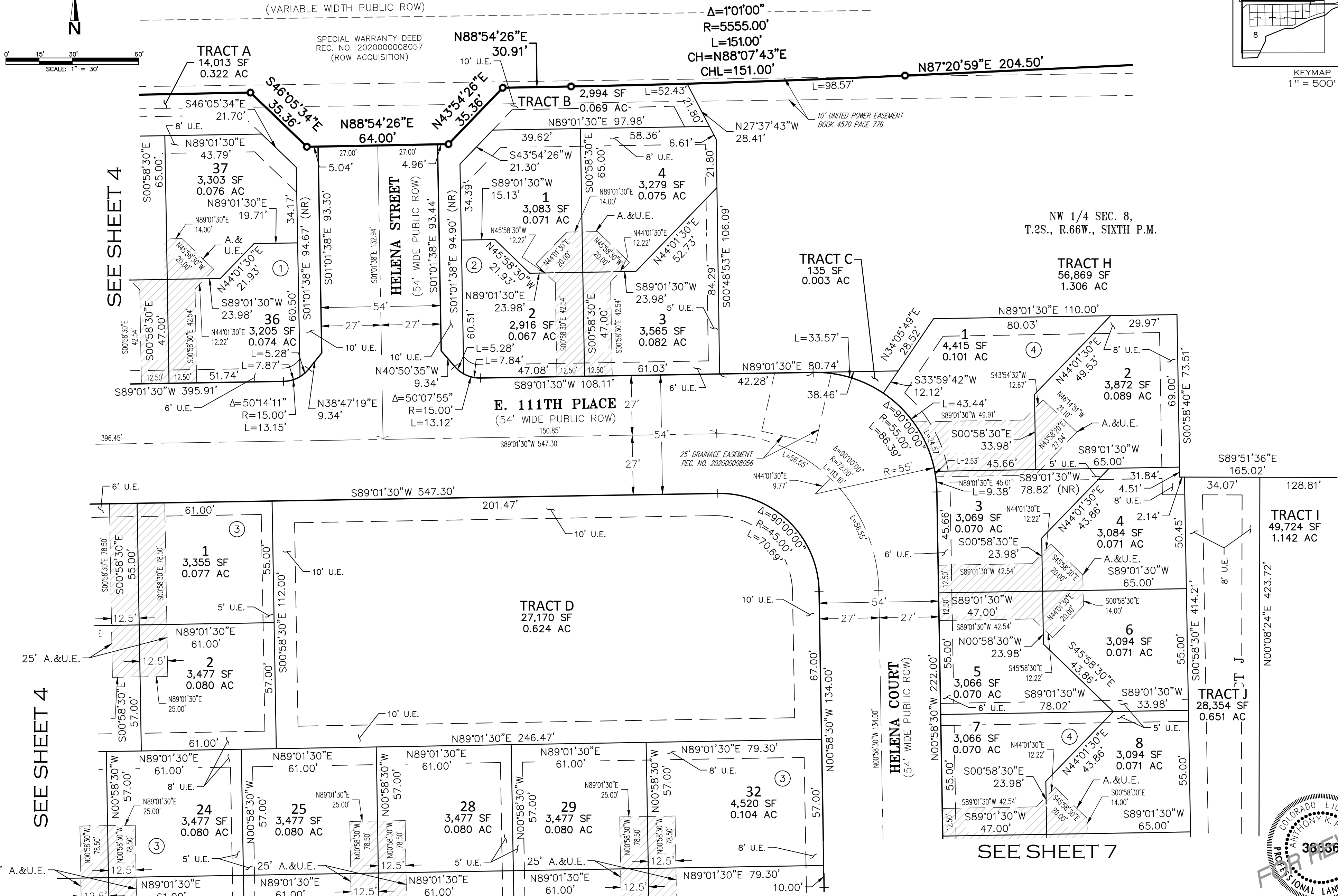
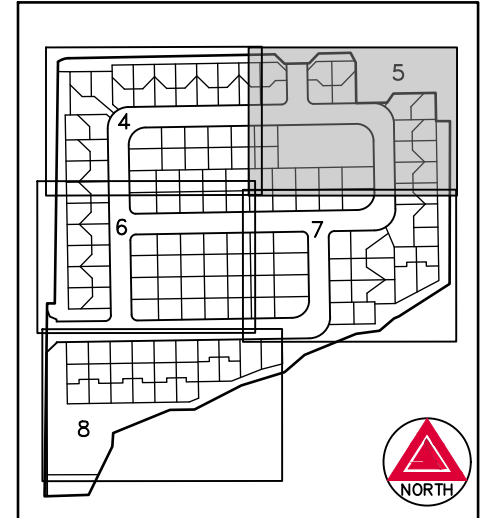
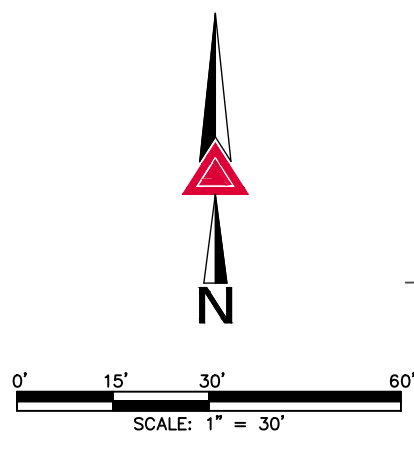


# REUNION FILING NO. 38

A PORTION OF THE NORTHWEST 1/4 OF SECTION 8,  
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

E. 112TH AVE  
(VARIABLE WIDTH PUBLIC ROW)

SPECIAL WARRANTY DEED  
REC. NO. 202000008057  
(ROW ACQUISITION)



NW 1/4 SEC. 8,  
T.2S., R.66W., SIXTH P.M.

SEE SHEET 4

SEE SHEET 4

SEE SHEET 7

SEE SHEET 7

SEE SHEET 3 FOR LEGEND  
SEE SHEET 8 FOR LINE TABLES



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

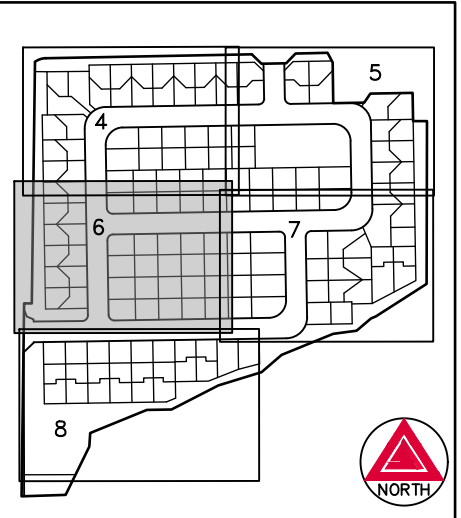
**AZTEC** CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
Aztec Proj. No.: 19318-33  
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SHEET 5 OF 8	



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TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



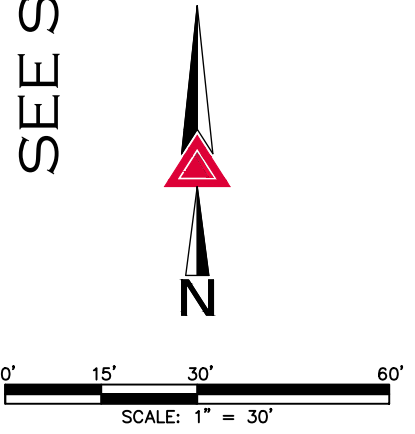
KEYMAP  
1" = 500'

SEE SHEET 4

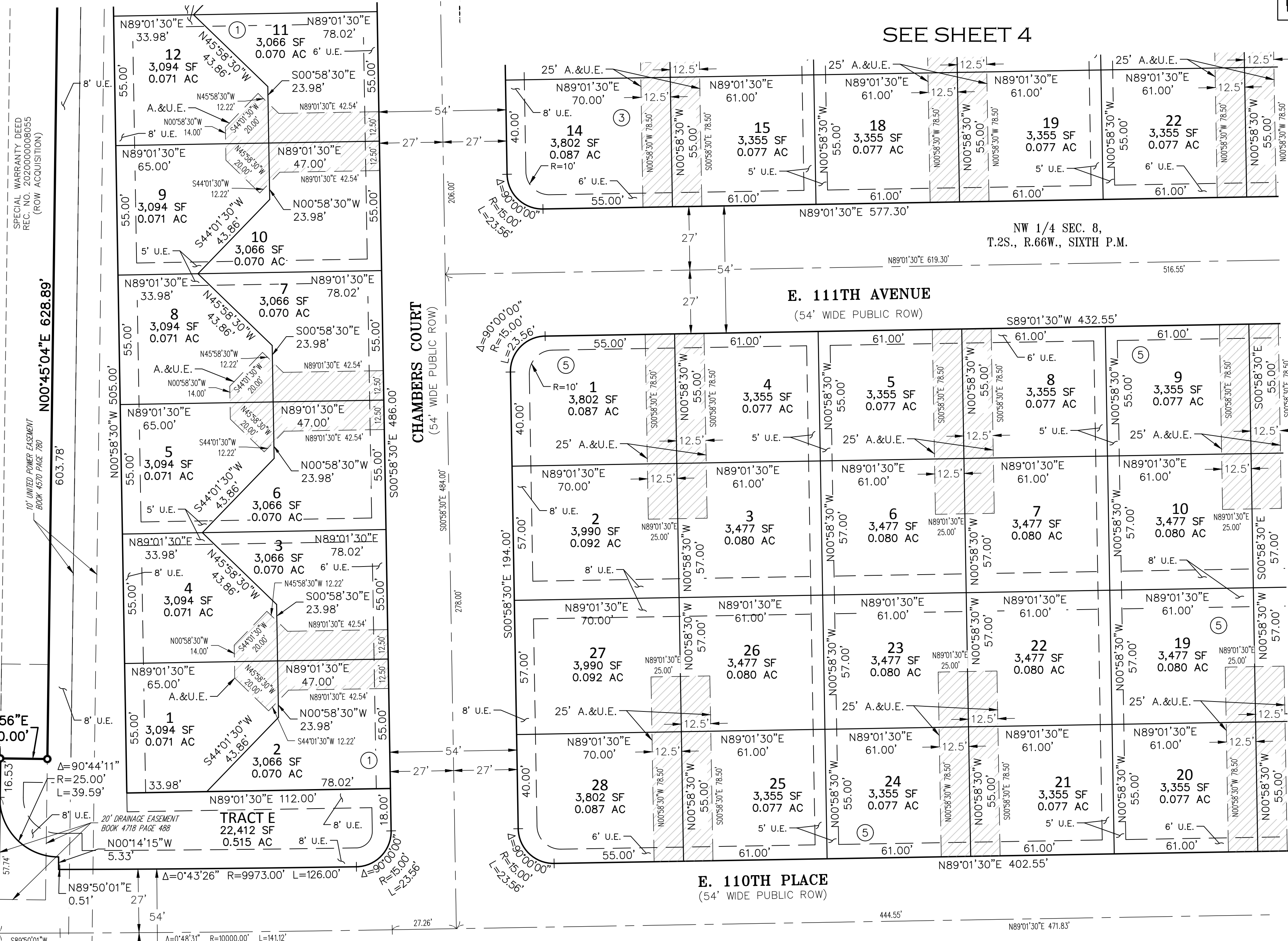
SEE SHEET 4

SEE SHEET 7

SEE SHEET 7



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC



SPECIAL WARRANTY DEED  
REC. NO. 20200008055  
(ROW ACQUISITION)

10' UNITED POWER EASEMENT  
BOOK 4570 PAGE 780

CHAMBERS ROAD  
(60' WIDE PUBLIC ROW)  
REC. NO. C0917092

20' DRAINAGE EASEMENT  
BOOK 4718 PAGE 488

SEE SHEET 8

SEE SHEET 3 FOR LEGEND  
SEE SHEET 8 FOR LINE TABLES

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DATE OF PREPARATION:	07-13-2021
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SHEET 6 OF 8	



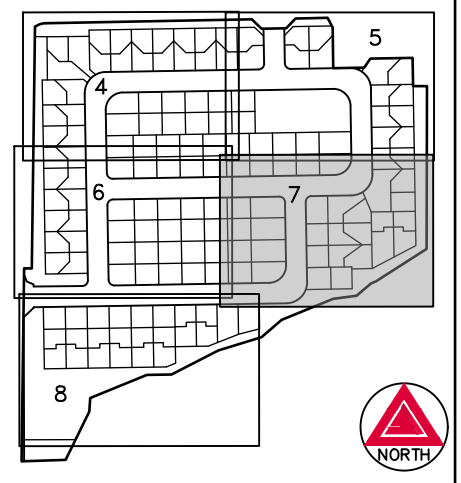
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TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	LENGTH
L18	N00°55'22"W	11.00'
L19	S00°55'22"E	11.00'

SEE SHEET 5

SEE SHEET 5



KEYMAP  
1" = 500'



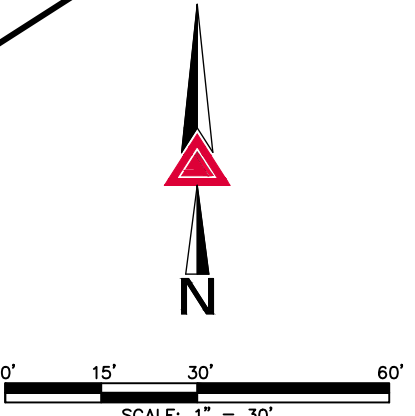
SEE SHEET 6

SEE SHEET 6

SEE SHEET 6

SEE SHEET 8

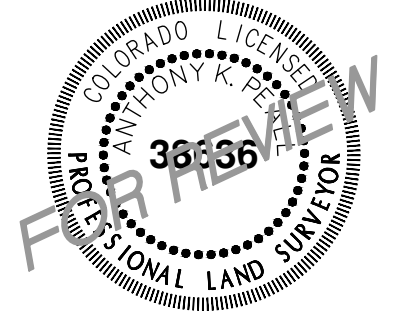
SEE SHEET 3  
FOR LEGEND



**BUFFALO RUN GOLF COURSE**  
BOOK 4466, PAGE 733  
UNPLATTED

NW 1/4 SEC. 8,  
T.2S., R.66W., SIXTH P.M.

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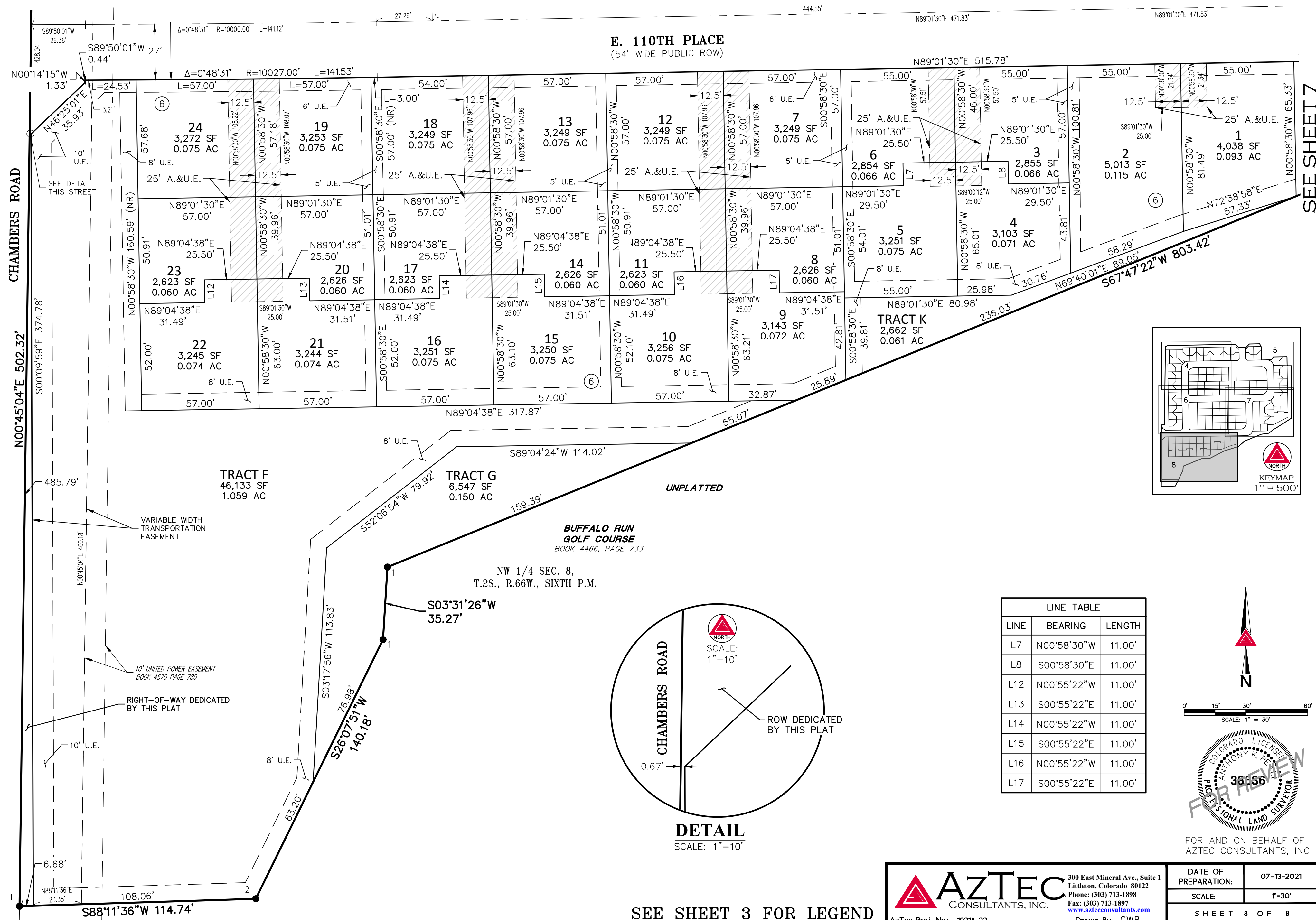
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AZTEC CONSULTANTS, INC

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SCALE:	1"=30'
SHEET 7 OF 8	



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TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SEE SHEET 6



SEE SHEET 7

SEE SHEET 3 FOR LEGEND

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DATE OF PREPARATION:	07-13-2021
SCALE:	1"=30'
SHEET 8 OF 8	